

Phase I Preliminary Site Investigation

27 Derriwong Rd, Dural NSW

Prepared for: Urbis Pty Ltd



ADE
CONSULTING
GROUP

Prepared for:

Urbis Pty Ltd
Phase I Preliminary Site Investigation

27 Derriwong Rd, Dural

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Envirotech Australia Pty Ltd.

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ABBREVIATIONS

ADE	A.D. Envirotech Australia Pty Ltd
ALS	Australian Laboratory Services
AST	Above Ground Storage Tank
BGL	Below ground level (following excavation works)
BLGL	Below local area ground level
BR	Blind Replicate
BTEX	Benzene, toluene, ethyl-benzene, xylene
COC	Chain of Custody
DEC	Department of Environment and Conservation
DQI	Data Quality Indicators
DQO	Data Quality Objectives
EILs	Ecological Investigation Levels
ESLs	Ecological Screening Levels
GILs	Groundwater Investigation Levels
HILs	Health Investigation Levels
HSLs	Health Screening Levels
LPI	Land Property Information
LTO	Land Titles Office
NATA	National Association of Testing Authorities
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW EPA	New South Wales Environmental Protection Authority
OEH	Office of Environment and Heritage
OPPs	Organophosphorous Pesticides
OCPs	Organochlorine Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance/Quality Control
RPD	Relative Percent Difference
SCID	Stored Chemical Information Database
SWL	Standing Water Level
SH&EWMS	Safety Health and Environmental Works Method Statement
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
VAL	Validation Report
VHC	Volatile Halogenated Compounds

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1 INTRODUCTION

1.1 General Information

A. D. Envirotech Australia Pty Ltd (ADE) was engaged by Urbis Pty Ltd to undertake a Phase I Preliminary Site Contamination Investigation (PSI) to assess the potential for contamination at 27 Derriwong Road, Dural NSW (hereafter referred to as the 'site').

The site entails Lot 9, DP 237576 in the Local Government Area of The Hills Shire Council, Parish of Nelson, County of Cumberland.

A site inspection was undertaken on the 3rd of July 2015 and comprised of a visual assessment of the site. Details of the field inspection are given in this report, together with comments on the significance of the findings of the investigation.

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

1.2 Proposed Development

ADE has been advised that, Urbis Pty Ltd, on behalf of their client, are re-purposing the site and adjoining properties for *a mixed use residential and commercial development comprising retail outlet shops and medium density residential units*.

1.3 Objectives

The objectives of the investigation were to:

- Identify past and present potentially contaminating activities;
- Identify potential sources of contamination and types of contaminants;
- Discuss the site condition;
- Provide a preliminary assessment of site contamination for the suitability of the proposed development; and
- Assess the need for further investigations.

1.4 Scope of Work

The scope of work required to achieve the objectives of the investigation involved the following:

- Completion of a Safety, Health & Environment Work Method Statement (SHEWMS);
- Desktop site review of:
 - Land title records;
 - Section 149 certificates;
 - WorkCover NSW;
 - NSW Environment and Heritage;
 - EPA contaminated lands register for notations; and
 - Dial Before You Dig service search;
- Review of past and current activities on the site;

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- Review of past and current activities on neighbouring sites and identification of any potential on-site/off-site sources of contamination;
- Review of past aerial photographs of the site and its surrounds to identify the locations of any previous buildings and/or other infrastructure associated with activities that could be on-site/off-site sources of contamination;
- Review of local geology and hydrogeology (including groundwater bore search);
- Site inspection by an experienced environmental consultant; and
- Preparation of a Phase I PSI report outlining:
 - Detailed information on the results of the desktop review and site inspection;
 - Conclusions regarding the potential for contamination at the site;
 - Conclusions regarding the sites suitability for the proposed development; and
 - Recommendations for a Phase II Detailed Site Investigation (DSI), should it be warranted.

1.5 Legislative Requirements

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

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

The relevant guidelines issued under the provisions of the aforementioned Acts/Regulations include:

- *Guidelines for the NSW Site Auditor Scheme*, NSW DEC 2006.
- *Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, 2000.
- *Guidelines for Assessing Service Station Sites*, NSW EPA 1994.
- *National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013.*
- Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
- Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
- *Sampling Design Guidelines* - NSW EPA, 1995.
- *Waste Classification Guidelines Part 1: Classifying Waste*, EPA, 2014.
- *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008*, NSW DECCW 2009.
- *Guidelines for the Assessment and Management of Groundwater Contamination*, NSW DEC, 2007.

1.6 Whole Report

No one section, or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

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2 SITE IDENTIFICATION

2.1 Site Location

The site has frontage to Derriwong Rd, Dural NSW as is shown by Figure 1 below.



Figure 1. Aerial photograph of the site (Photograph from maps.au.nearmap.com; accessed on 09.07.2015).

Bearings provided in this report are approximate only. For ease of representing locations in the report, the site is considered to be off Derriwong Road, with the Old Northern Road used for compass point directions having a nominal north-south direction assumed. All references to points of the compass within the report are based on these approximate bearings.

2.2 Site Inspection and Description

An Environmental Consultant from ADE carried out a site inspection on the 3rd of July 2015 in order to make a visual assessment of the site and provide information on potential site contamination issues, some of which are as follows:

- Surrounding land uses and potential contamination sources;
- Presence of hazardous or dangerous goods storage;
- Presence of Underground or Aboveground Storage Tanks, Generators or associated fuel transfers systems i.e. fuel lines;
- Condition of current structures, stockpiles, vegetation and soil;
- Proximity to water bodies/courses; and
- Visible and/or olfactory evidence of contamination.

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The site is approximately 1.98 ha of cleared land. At the time of the inspection the entire site was covered with grass. Evidence of a former access road into the centre of the site can be observed, the road is clay with no asphalt present. A residential house is situated in the south-eastern corner of the site with a small perimeter fence containing the house and carport. A septic tank was observed approximately 10 m west of the fence. The house appears to have been constructed in the 1980s. Access to the interior of the house could not be gained at the time of the inspection.

The site slopes gently from east to west with the Dural Public school situated upslope of the site. A small creek feeds down from Dural Public school into a drainage line present in the middle of the site, running east to west. Gentle undulations are present across the site. No visible sign of rubbish dumping or soil staining was observed during the site inspection. No former building footprints were evident during the site inspection.

Access to the site is gained via Derriwong Rd along an adjoining driveway to 618 Old Northern Rd. The northern boundary of the site has frontage to a small access street which is joined to the Old Northern Rd.

Photographs and site inspection notes taken on the 3rd July 2015 can be found in Appendix III – Photographs.

2.3 Surrounding Land Use

At the time of inspection the primary surrounding land-uses were observed as follows:

- Northern boundary: Immediately to the north of the site is a commercial building and associated carpark and a nursery. Further north are rural residential and former agricultural sites;
- Eastern boundary: directly to the east of the site is Dural Public School which consists of a large play field immediately adjacent the subject site and a number of buildings situated on a landscaped slope falling from east to west. A disused vacant block of land is present on the eastern boundary with a former fruit shop present in the south-east corner, the property is cleared and over grown with grass;
- Southern boundary: To the south of the site is a large cleared block which is understood to have been operating as an orchard until recently. Large scale rural residential properties are also present to the south-west; and
- Western boundary: West of the subject site are residential properties and privately owned, bushland blocks.

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2.4 Summary of Site Details

Table 1 below provides a summary of details pertaining to the site.

Table 1. Site details and information.

Site Details	
Site address	27 Derriwong Rd, Dural NSW
Title identification(s)	Lot 9, DP 237576
Current site use	Residential
Proposed site use	Mixed use / residential and commercial
Investigation area	Approximately 1.98 ha

3 PHYSICAL SETTING

3.1 Site Topography and Hydrology

The sites elevation varies between approximately 198 m AHD and 208 m AHD. The topography slopes gently down from east to west. A first order stream which is evident only through an apparent drainage line than runs across the site flows into O’Haras Creek further to the south-west.

3.2 Local Geology and Soil

The site is located on a Glenorie Soil Landscape (gn) as indicated on the Sydney Soil Landscape Map, prepared by the Soil Conservation Services of NSW.

The geology of the Glenorie Soil Landscape is underlain by Wianamatta group Ashfield Shale and Bringelly Shale formations. The Ashfield shale is comprised of laminate and dark grey shale. Bringelly shale consists of shale, calcareous clastone, laminate and fine to medium grained lithic-quartz stone.

Soils are shallow to moderately deep (< 100cm) with variability across upper slopes and drainage gullies.

The topsoil (A1 Horizon) consists of a friable dark brown loam, with moderately to strongly pedal structure. apedal single-grained structure and porous sandy fabric. The pH ranges from strongly acid (pH 4.0) to slightly acid (pH 6.0).

Beneath this layer occurs the B Horizon consisting of hardsetting clay loam. The pH ranges between strongly acid (pH 4.0) to slightly acid (pH 6.5).

In conjunction with the B Horizon, occurs a brown, strongly pedal medium clay. The pH varies from strongly acid (pH 4.5) to moderately acid (pH 6.5). Strongly weathered sandstone fragments are common. Roots and charcoal fragments are rare.

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It should be noted that the area occurs close to a transition between Glenorie and Lucas Heights soil landscapes and therefore transitional phases may occur and vary depending on the exact location.

Fill Material

No intrusive works were conducted during the site inspection, no obvious signs of cut or fill activities were observed on the site. Based on the evidence of former agricultural use, it is possible that top soil may have been imported to add nutrients and provide a growth medium for crops grown on site.

3.3 Hydrogeology

It was beyond the scope of work to study the groundwater flow direction. However, as previously mentioned in the above section, the local groundwater flow is likely to have a westerly direction towards O'Hara Creek which is located approximately 350 m to the west.

A search for registered groundwater wells within a 500 m radius of the site was undertaken by ADE via the NSW Office of Water (NSW Groundwater works, NR Atlas website). A groundwater bore was located on the adjoining property to the south in the south-western corner of the site (GW105866) with an additional 4 located nearby to the south-west of the site. No additional information relating to standing water level or soil profiles was provided. A nearby groundwater well (GW105497) which is located approximately 200 m south of the site indicates a standing water level of 29 m (refer to Appendix IV – NSW Groundwater (NRAtlas)).

3.4 Acid Sulphate Soils

A review of the Acid Sulphate Soil Risk Maps demonstrated that the site is within an area of “no known occurrence or low risk” of acid sulphate soils (refer to *Appendix V – Acid Sulfate Soils*).

4 SITE HISTORY

4.1 Historical Land and Title Search

The site history has been compiled from information gathered from the Land Titles Office (LTO), Land Property Information (LPI) and Council records.

The site entails Lot 9, DP 237576 in the Local Government Area of The Hills Shire Council, Parish of Nelson, County of Cumberland.

Anecdotal information provided by a local business owner nearby suggests that the site was previously used as a peach orchard.

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Table 2. Summary of LTO records for Lot 9, DP 237576

Date	Transferred/Leased From	Transferred/Leased To	Transfer No.	Certificate reference
Lot 9, DP 237576				
13.06.1823	Crown land	James Byrne	N/A	Vol 10637 Folio 219
	Unknown – no prior title reference to follow	Crane & Williams Pty Ltd	N/A	Vol 10637 Folio 219
3.7.1969	Part transfer to council for easement	Council	L452696	Vol 11036 Folio 109
05.06.1987	Converted to computer folio	Unknown	N/A	Lot 9 DP 237576
02.09.2006	Unknown	Deposited plan	DP1075559	Lot 2 DP 567995
21.10.2011	Unknown	Alan Raymond Trappel	AG513275	Lot 9 DP 237576

The information obtained from the LTO, LPI and Council Records is unclear with regards to the former owners of the land due to missing information on the documentation (Refer to Appendix I – LTO Records). No information can be extrapolated with regard to contamination from the LTO records.

4.2 NSW Office of Environment and Heritage

A search of the NSW Office of Environment and Heritage public register of state heritage inventory items identified no heritage listed items within the general area of the subject site (Refer to Appendix VI – NSW OEH State Heritage Records).

4.3 Aerial Photographs Review

A review of aerial photographs was conducted and is summarised in Table 3 below. Aerial photographs from the years of 1930, 1947, 1956, 1965, 1986, 1994, 2009, 2011 and 2015 were examined (refer to Appendix II - Aerial Photographs).

Table 3. Summary of aerial photography.

Year	Type	Subject Site Description	Adjacent Site Description
1930	Black and White	The site is a cleared block with tracks evident across the site. No built structures are present on the site. It is unclear what the current land use is.	The surrounding areas have been cleared. Areas to the south-west appear to be used for agricultural purposes. A small number of houses are located along The Old Northern Rd. Bushland reserve is present to the west and south. The school to the east is present in a basic form.
1947	Black and White	The majority of the site has trees planted and is functioning as an orchard. Adjacent properties are associated with the subject site.	The surrounding area continues to be used for orchards and agriculture. Minor alterations to the school have occurred.

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Table 3. continued...

Year	Type	Subject Site Description	Adjacent Site Description
1956	Black and White	The orchards operations appear to have been scaled back or removed. The land is grassed with minimal trees.	Housing density has increased in the surrounding area.
1965	Black and White	The site appears largely unchanged.	The adjacent property to the south has been transformed with the entire site covered in wind rows, the installation of a large dam, the addition of a large storage shed near to the house and an increased area of farming. Expansion of the school has occurred with the addition of a building. A large rural residential property is present to south-west of the site. It is not clear what is occurring further north of the site.
1986	Colour	The site appears largely unchanged.	The school to the east has added large playgrounds adjacent to the property. A building has been constructed adjacent to The Old Northern Rd on the northern boundary of the school. It is not clear what is occurring further north of the site.
1994	Colour	The site has been planted with a crop indicated by the dark green tone compared to its surrounds. A small house has been constructed in the south-western corner of the property.	The surrounding area appears largely unchanged. Areas of soil disturbance to the south-west can be observed. It is not clear what is occurring further north of the site.
2009	Colour	Rows of orchard trees are present across the site. An area of cleared and disturbed soil is present in the middle of the site.	The surrounding area appears largely unchanged.
2011	Colour	The site appears to have ceased operation as an orchard and is being scaled back.	The surrounds appear largely unchanged.
2015	Colour	The orchards have been removed and the subject site allowed to be covered with grass. The site is as appears today.	The neighbouring property has had the orchard removed as well. The structures and building remain present. The layout is as it appears today.

4.4 Contaminated Land Register Search

A search of the sites listed by the EPA under the *Contaminated Land Management Act 1997* revealed that no records have been issued against the site. No records of other contaminated sites that could have a potential impact on the site are present on the properties in the area surrounding the site (Refer to Appendix X – EPA Contaminated Sites Register).

4.5 Previous Investigation Reports

No previous investigative reports for the site or surrounding area have been provided by the client.

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4.6 Section 149

The site is currently zoned under Zone RU6 Transition under The Hills Local Environmental Plan 2012. The Planning Certificate under Section 149 of the *Environmental Planning and Assessment Act 1979* (See Appendix VII – Section 149 Certificate) provides the state and local environmental planning instruments which affect the site.

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

- The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997;
- The land is not subject to an investigation order or an remediation order within the meaning of the Contaminated Land Management Act 1997;
- The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environmental Protection Authority’s agreement under Section 19 or 26 of the Contaminated Land Management Act 1997; and
- The land is not subject to a site audit statement within the meaning of the Contaminated Land Management Act 1997.

4.7 Dial Before You Dig

An online search for utilities located within the site was conducted and is summarised in Table 4, below. Asset owners were notified and provided information on their utilities (refer to Appendix VIII – Dial Before You Dig).

Table 4. Summary of utilities located on or adjacent to the site

Asset Owner	Utility Type	Utility Location
Augrid	Underground Cable	No services present within the boundary of the subject site.
Telstra	Fibre Optic Cables	No services present within the boundary of the subject site.
Sydney Water	Water	No services present within the boundary of the subject site.
Endeavour Energy	Electrical	No services present within the boundary of the subject site.
Jemena	Gas	No services present within the boundary of the subject site.

4.8 Assessment of Historical Information Integrity

The site history assessment has been obtained from a variety of resources including government records from the NSW land titles office, local council, historical archives, historical aerial photographs, NSW Office of Water and EPA. The veracity of the information from these sources is considered to be high. The site history assessment is generally considered to be of high integrity with respect to the historical use of the site.

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4.9 WorkCover

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

5 POTENTIAL CONTAMINATION TYPES AND RECEPTORS

5.1 Potential Contamination Types

Table 5 below provides details of potential contamination types that were identified during the investigation. These are Contaminants of Potential Concern (COPC) were noted for each have the potential to have migrated to or be found on the site based on the site history.

Table 5. Potential Sources, Locations and Types of Contaminants.

Potential Source of contamination	Location	Migration pathway	Contaminants of Potential Concern
Previous Land-use – Orchard during the 1940s onwards	Entire site	Spraying	OCPs & OPPs
Importation of fill	Unknown extent, potential across the surface of subject site. Area of disturbed soil in middle section of site as evident in 2009 photo		Heavy Metals, PAHs, TRH, BTEX, Phenols & Asbestos
Residential House	House	Demolition	Asbestos
Septic Tank / Sewage	Septic tank and immediate surrounds	Leakages and demolition	Bacteria – e.coli & salmonella & heavy metals

No specific assessment of groundwater contamination has been undertaken within this investigation.

5.2 Potential Transport Mechanism

Primary transport mechanisms for the migration of potential contaminants on to the site or off the site include:

- Airborne particulates due to wind turbulence events;
- Surface water runoff and storm water drainage;
- Downward migration and leaching via infiltration of rain water into the soil; and
- Later migration via groundwater.

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5.3 Potential Contamination Receptors

The main potential contamination receptors were considered to include:

- Future construction / utility workers involved in excavation for future development of the site;
- Future residents and or users of the site;
- The aquatic ecosystems in O'Haras Creek.

5.4 Potential Contamination Discussion

During the course of the site inspection no signs olfactory contamination were noted. No dumped rubbish or obvious signs of imported fill were noted across the site.

Based on ongoing usage of the subject site for agricultural purposes as an orchard, it is considered likely that regular spraying of the site with pesticides and herbicides may have occurred over an extended period of time. As such the entire site has the potential for elevated levels of Organochlorine Pesticides (OCPs) and Organophosphate Pesticides (OPPs), it should be noted that based on the half life of these contaminants and the scale of the production, the risk is considered low to moderate for exceedances.

Due to the age and design of the site there is the potential for asbestos containing materials to be present in the building fabric. A hazardous materials survey should be undertaken prior to any demolition practices being undertaken. All hazardous materials are to be removed by a suitably qualified contractor prior to demolition of the house. Prior to disposal offsite, building rubble present on the northern boundary of the site should be inspected for potential asbestos contamination.

The onsite waste water treatment tank / trenches observed provide a potential source of contamination in the form of bacteria and heavy metals. Removal of the tank and trenches is to be carried out in accordance with the Local Government Authority requirements.

Results from the Stored Chemical Information Database no dangerous goods have were registered to the property address.

It is considered that the likelihood of contamination for the site is low however past land use indicate the potential for surface contamination and the possibility of imported fill from an unknown origin.

Upon review the available information presented within the body of this report, it is the opinion of ADE that there is the potential for contaminants of concern to pose a low risk to the proposed future users of the site and that a limited investigation into the nature and extent of contamination (if present) is required in the form of a limited detailed site investigation.

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6 CONCLUSIONS

Based on the data and evidence collected in the course of the site inspection and site history review, the findings of the Phase I PSI are as follows:

- The land –use has been predominantly agricultural since the 1940’s, prior to this the land use is not clear;
- Based on ongoing usage of the subject site for agricultural purposes it is likely that regular spraying of the site with pesticides and herbicides has occurred over an extended period of time;
- Based on the age of the house there is the potential for asbestos materials to be present within the building fabric of the house. A hazardous materials survey should be undertaken prior to any demolition practices being undertaken and recommendations adhered; and
- The onsite waste water treatment tank / trenches observed provide a potential source of contamination in the form of bacteria and heavy metals. Removal of the tank and trenches is to be carried out in accordance with the Local Government Authority requirements.
- It is the opinion of ADE that there is the potential for contaminants of concern to pose a low risk to the proposed future users of the site and that a limited investigation into the nature and extent of contamination (if present) is required in the form of a limited detailed site investigation.
- ADE considers that it is likely that any contamination detected during further investigations (if present) will be capable of being remediated such that the site is suitable for the proposed land use.

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7 LIMITATIONS

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only and has been based on information provided by the client. The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent and experienced person with experience in environmental investigations, before being used for any other purpose. A.D. Envirotech Australia Pty Ltd (ADE) accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced or amended in any way without prior approval by the client or ADE and should not be relied upon by any other party, who should make their own independent enquiries.

Furthermore, soils, rock and aquifer conditions are often variable, resulting in non-homogenous contaminant distributions across a site. Boundaries between zones of variable contamination are often indistinct and have been interpreted based on available information and the application of professional judgement. The accuracy with which the subsurface conditions have been characterised depends on the frequency and methods of sampling and the uniformity of subsurface conditions and is therefore limited by the scope of works undertaken.

At the time of inspection the residential house could not be accessed. In the event that chemicals or other unexpected items of potential concern are uncovered, the information should be provided to ADE for review and consideration.

This report does not provide a complete assessment of the environmental status of the site and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, ADE reserves the right to review the report in the context of the additional information.

ADE's professional opinions are based upon its professional judgement, experience, training and results from analytical data. In some cases further testing and analysis may be required, thus producing different results and/or opinions. ADE has limited investigation to the scope agreed upon with its client.

ADE has used a degree of care and skill ordinarily exercised in similar investigations by reputable member of the Environmental Industry within Australia. No other warranty, expressed or implied, is made or intended.

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8 REFERENCES

1. Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
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22. *Soils Manual 1998.* Acid Sulfate Soil Management Advisory Committee, Wollongbar, NSW, Australia.
23. *Waste Classification Guidelines Part 1: Classifying Waste*, EPA, 2014.
24. *WHS Regulation 2011.*
25. *WHS Act 2011.*
26. *WorkCover NSW Working With Asbestos Guide (2008).*

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Appendix I – LTO Records

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TITLE SEARCH

Title Reference: 9/237576

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 9/237576

SEARCH DATE	TIME	EDITION NO	DATE
22/10/2015	8:19 AM	2	21/10/2011

LAND

LOT 9 IN DEPOSITED PLAN 237576
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF NELSON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP237576

FIRST SCHEDULE

ALAN RAYMOND TRAPPEL (ND AG513275)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 A810461 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PIECE OF LAND 16 FEET 6 INCHES WIDE SHOWN IN DP220056
- 3 L452696 COVENANT
- 4 Q684955 EASEMENT FOR TRANSMISSION LINE AFFECTING PART OF THE LAND WITHIN DESCRIBED SHOWN SO BURDENED IN DP451451
- 5 DP1075559 EASEMENT FOR DRAINAGE OF WATER 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1075559

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 22/10/2015

* 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.

HISTORY OF TITLE TRANSACTION

Title Reference: 9/237576

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

22/10/2015 8:19AM

FOLIO: 9/237576

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 11036 FOL 109

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/9/2006	DP1075559	DEPOSITED PLAN	EDITION 1
21/10/2011	AG513275	NOTICE OF DEATH	EDITION 2

*** END OF SEARCH ***

PRINTED ON 22/10/2015



11036109

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.

Crown Grant Vol. 6466 Fol. 36
Prior Title Vol. 10637 Fol. 219

Vol. **11036** Fol. **109**



MF

Edition issued 23-4-1969

CANCELLED

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

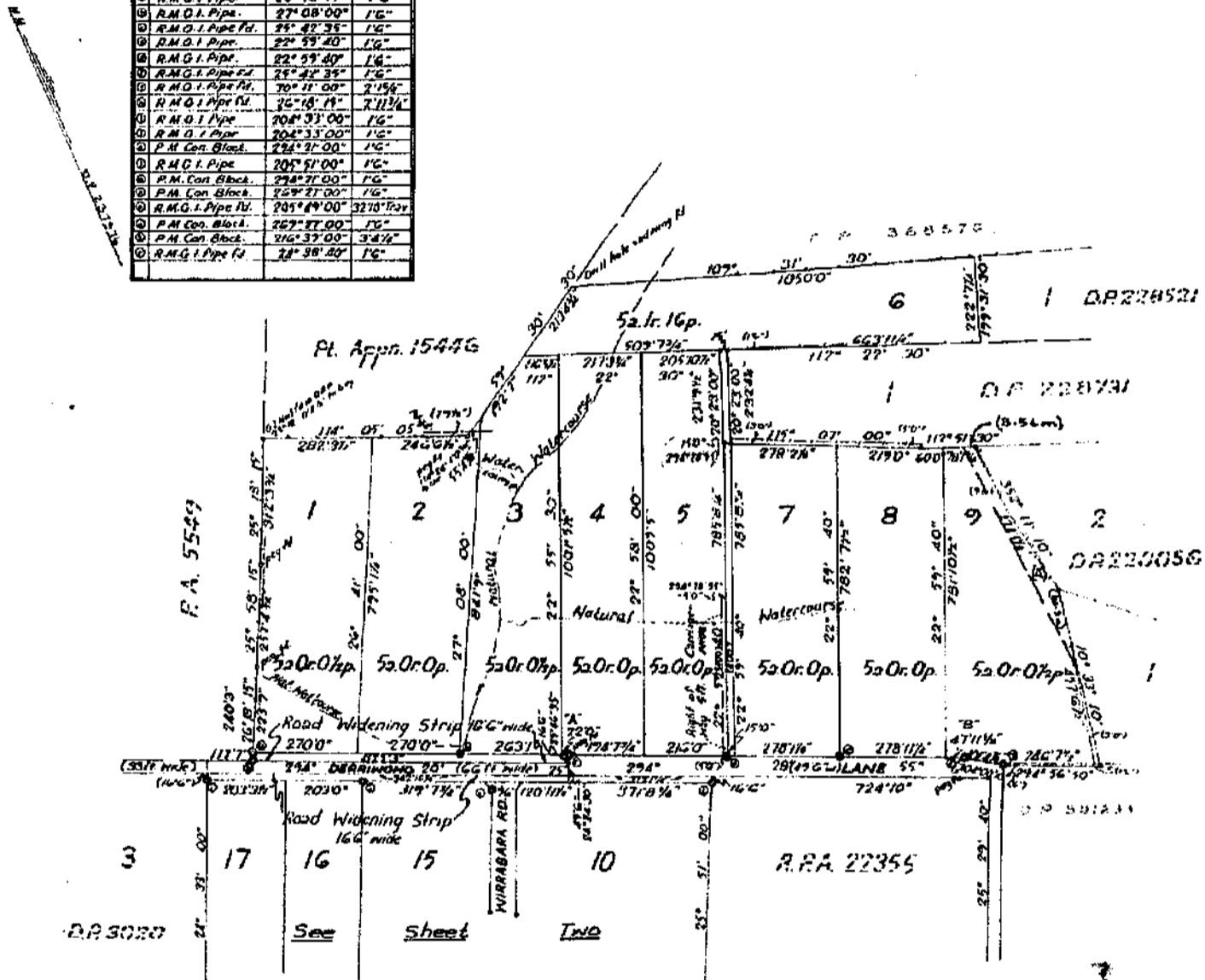
Witness *M. Flint*

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND

SCHEDULE OF REFERENCE	MEASUREMENT	BEARING
1. R.M.G.I. Pipe	20' 18' 15"	1° 6'
2. R.M.G.I. Pipe	27' 08' 00"	1° 6'
3. R.M.G.I. Pipe	25' 47' 35"	1° 6'
4. R.M.G.I. Pipe	22' 59' 40"	1° 6'
5. R.M.G.I. Pipe	25' 42' 35"	1° 6'
6. R.M.G.I. Pipe	70' 11' 00"	2° 15'
7. R.M.G.I. Pipe	25' 15' 11"	2° 11' 3/4"
8. R.M.G.I. Pipe	204' 51' 00"	1° 6'
9. R.M.G.I. Pipe	204' 33' 00"	1° 6'
10. P.M. Con. Block	224' 31' 00"	1° 6'
11. R.M.G.I. Pipe	204' 51' 00"	1° 6'
12. P.M. Con. Block	224' 31' 00"	1° 6'
13. P.M. Con. Block	224' 31' 00"	1° 6'
14. R.M.G.I. Pipe	204' 49' 00"	32° 10' 30"
15. P.M. Con. Block	224' 31' 00"	1° 6'
16. P.M. Con. Block	216' 37' 00"	3° 4 1/2'
17. R.M.G.I. Pipe	20' 38' 40"	1° 6'



(A) EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH - O 684955

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 9 in Deposited Plan 237576 at Round Corner, Dural, in the Shire of Baulkham Hills, Parish of Nelson and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

GRANE & WILLIAMS PTY. LIMITED.

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- Right of Way created by Transfer No. A810461P appurtenant to the land above described affecting the piece of land 16 feet 6 inches wide shown in Deposited Plan 220056
- Mortgage No. J635854 to John Michael Bennett, of Balgowlah Heights, Solicitor. Entered 10-8-1964. Discharged L452693
- Mortgage No. L222499 to John Michael Bennett, of Seaforth, Solicitor. Entered 31-10-1968. Discharged L452694
- Mortgage No. L252863 to The Commercial Banking Company of Sydney Limited. Entered 3-12-1968. Discharged L452695

J. Watson
Registrar General.

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

LWS 2093
 90
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 116
 67
 CT 19/9/78
 CP 66/955 749

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE	DATE		
Alan Raymond Jeffpell of Dual Contractors and Ruth Blanche Jeffpell his wife as joint tenants		Transfer	1452696	3-7-1969	<i>[Signature]</i>

SECOND SCHEDULE (continued)

PARTICULARS		ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	INSTRUMENT NUMBER			
Covenant	1452696	3-7-1969	<i>[Signature]</i>	
Transfer	9684955	4-6-1978	<i>[Signature]</i>	
Created by transfer No. 1452696 Enclosed for transmission are (as more fully set out in the schedule annexed) indicating that part of the land without restriction should be transferred to the person herein D.P. 451451				
CANCELLED				
SEE ITEM FOLIO				

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



10637219

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

NEW SOUTH WALES

Application No.15446 (as to part)

Prior Titles Vol.6234 Fols.106 and 107
Vol.7617 Fol. 43
Vol.9760 Fol.152

Vol. 10637 Fol. 219

CANCELLED
Edition issued 7-9-1967



MA

10637 Fol. 219 (Page 1) Vol.

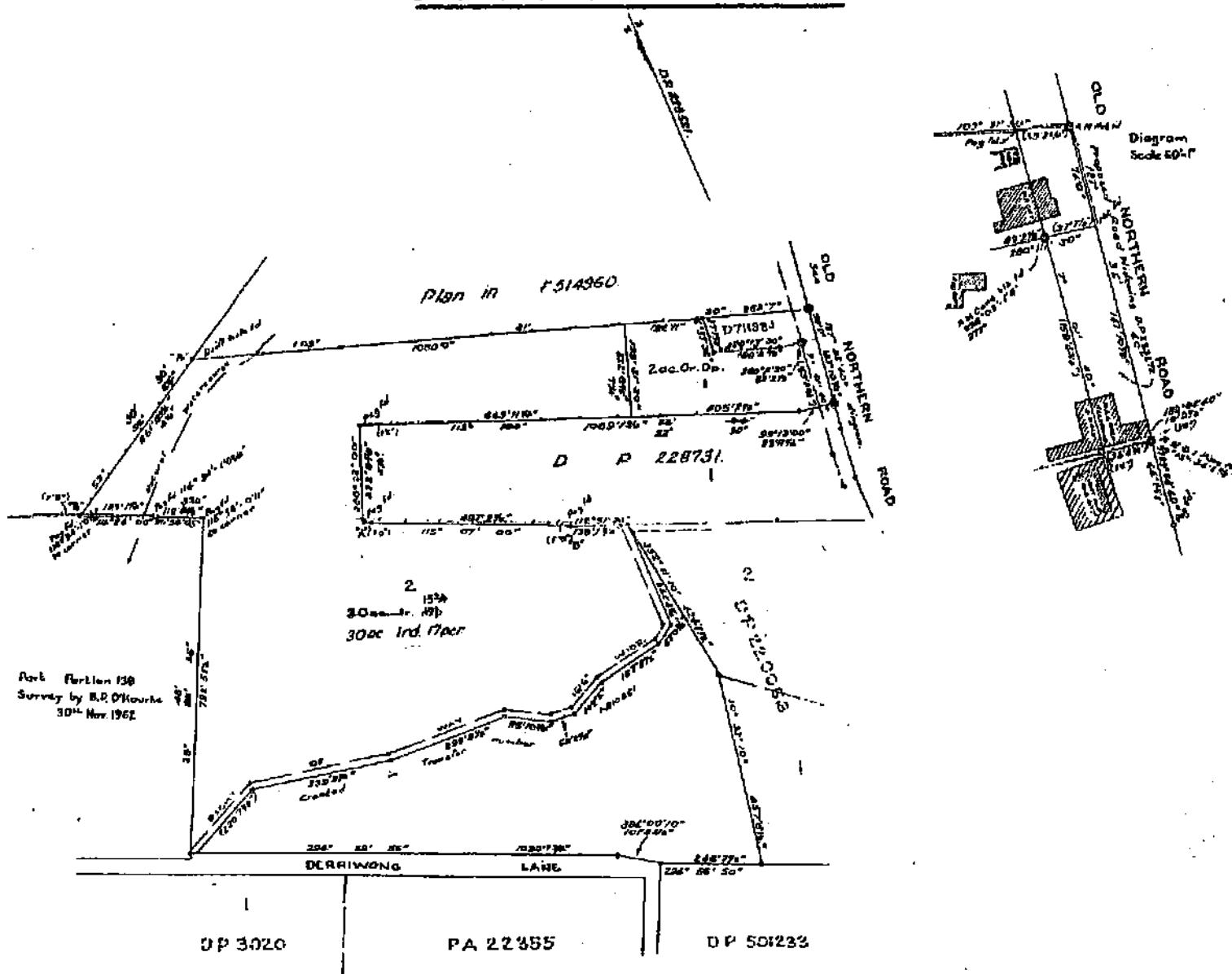
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *J. Offlick.*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 228521 at Dural in the Shire of Baulkham Hills Parish of Nelson and County of Cumberland being part of Portion 138 granted to James Byrne on 13-6-1823 and part of Portion 364 granted by Crown Grant Volume 6466 Folio 36 EXCEPTING THEREOUT the minerals reserved by the Crown Grant of Portion 364.

FIRST SCHEDULE (continued overleaf)

CRANE & WILLIAMS PTY. LIMITED.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Right of Way created by the Will of Ruth Hawkins, deceased (Probate No. 27443) affecting the piece of land 16 feet 6 inches wide shown in the plan hereon. *Cancelled 254700.*
3. Right of Way created by Transfer No. A810461 appurtenant to the part of the land above described formerly comprised in Certificate of Title Volume 9760 Folio 152 affecting the piece of land 16 feet 6 inches wide shown in Deposited Plan 220056.
4. Mortgage No. J635851 as regards that part of the land above described formerly comprised in Certificate of Title Volume 9760 Folio 152 to John Michael Bennett of Balgowlah Heights, Solicitor. Entered 10-8-1964.

Jawatson
Registrar General.

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

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

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

11,17 V.C.N. Blight, Government Printer

Handwritten notes:
 10637-219
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 ben...
 Registered...
 CT 10637-219
 10637-219

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT		ENTERED	Signature of Registrar-General
	NATURE	NUMBER		
This deed is cancelled as to <i>10637-219</i> New Certificates of Title have issued on <i>23-11-1968</i> for lots <i>10637-219</i> Plan No. <i>237576</i> as follows:- <i>1-17 Vol 11036 Fol 61-17</i> respectively.				



Signature of Registrar-General
 REGISTRAR GENERAL

SECOND SCHEDULE (continued)

PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
MORTGAGE K561271 to John Michael Bennett of Mosman Solicitor being the part of lot 2 in D.P. 228521 comprised in Certificate of Title Vol 6234 Fol 107 and Vol 7617 Fol 43	14-9-1967	<i>Signature</i>	
MORTGAGE K561273 to John Michael Bennett of Mosman Solicitor being that part of lot 2 in D.P. 228521 comprised in Certificate of Title Vol 6234 Fol 106	14-9-1967	<i>Signature</i>	
Mortgage L222199 to John Michael Bennett of Seagarth Solicitors	31-10-1968	<i>Signature</i>	
Mortgage L252863 to The Commercial Banking Company of Sydney Limited	3-12-1968	<i>Signature</i>	
L379399 Intergas created pursuant to Section 688 Conveyancing Act, 1911 by the registration of Deposited Plan 237576	28-3-1969	<i>Signature</i>	

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Appendix II – Aerial Photographs

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Aerial Photograph 1. Aerial photograph of the site dated 1930 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.



Aerial Photograph 2. Aerial photograph of the site dated 1947 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.

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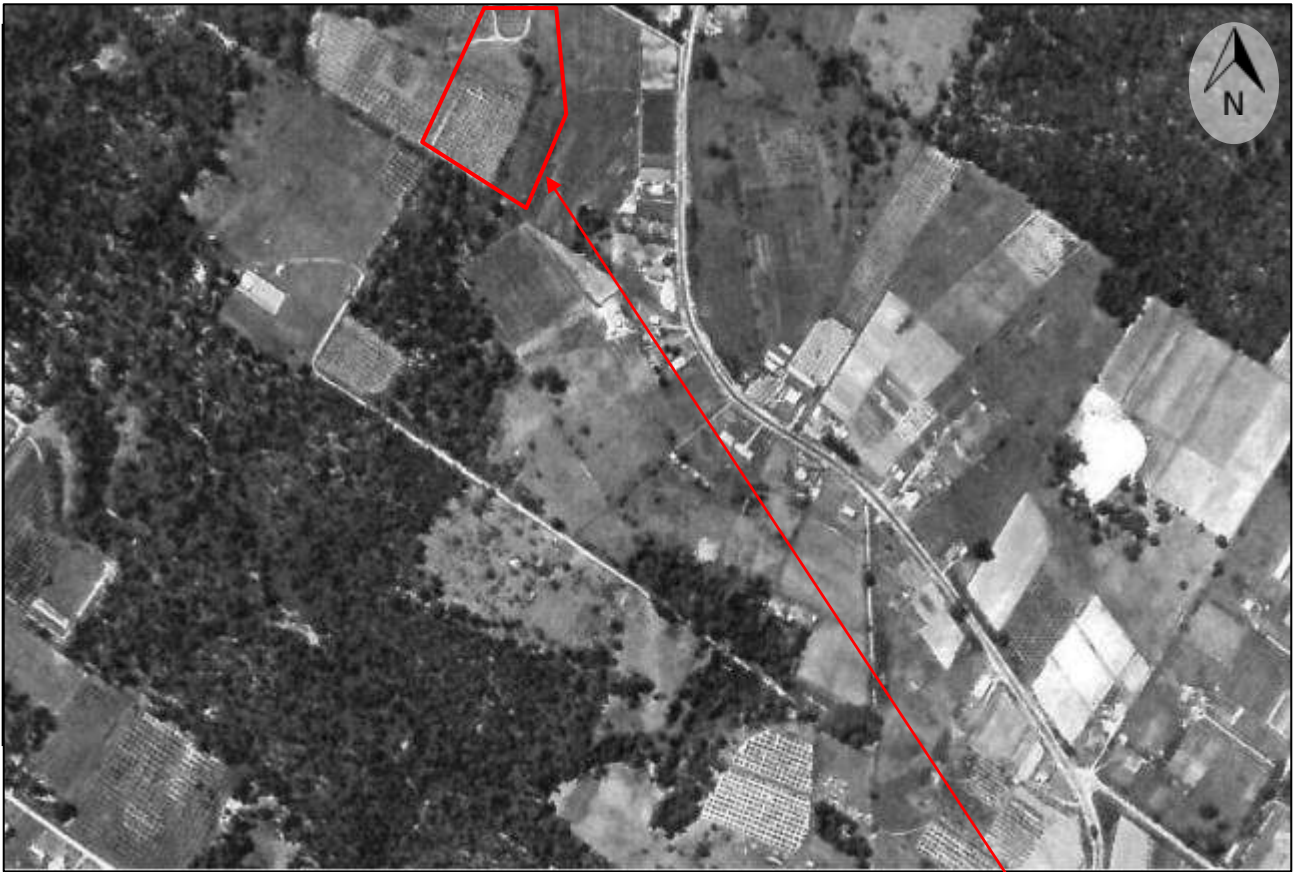
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Aerial Photograph 3. Aerial photograph of the site dated 1956 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.



Aerial Photograph 4. Aerial photograph of the site dated 1965 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.

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Aerial Photograph 5. Aerial photograph of the site dated 1986 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.



Aerial Photograph 6. Aerial photograph of the site dated 1994 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.

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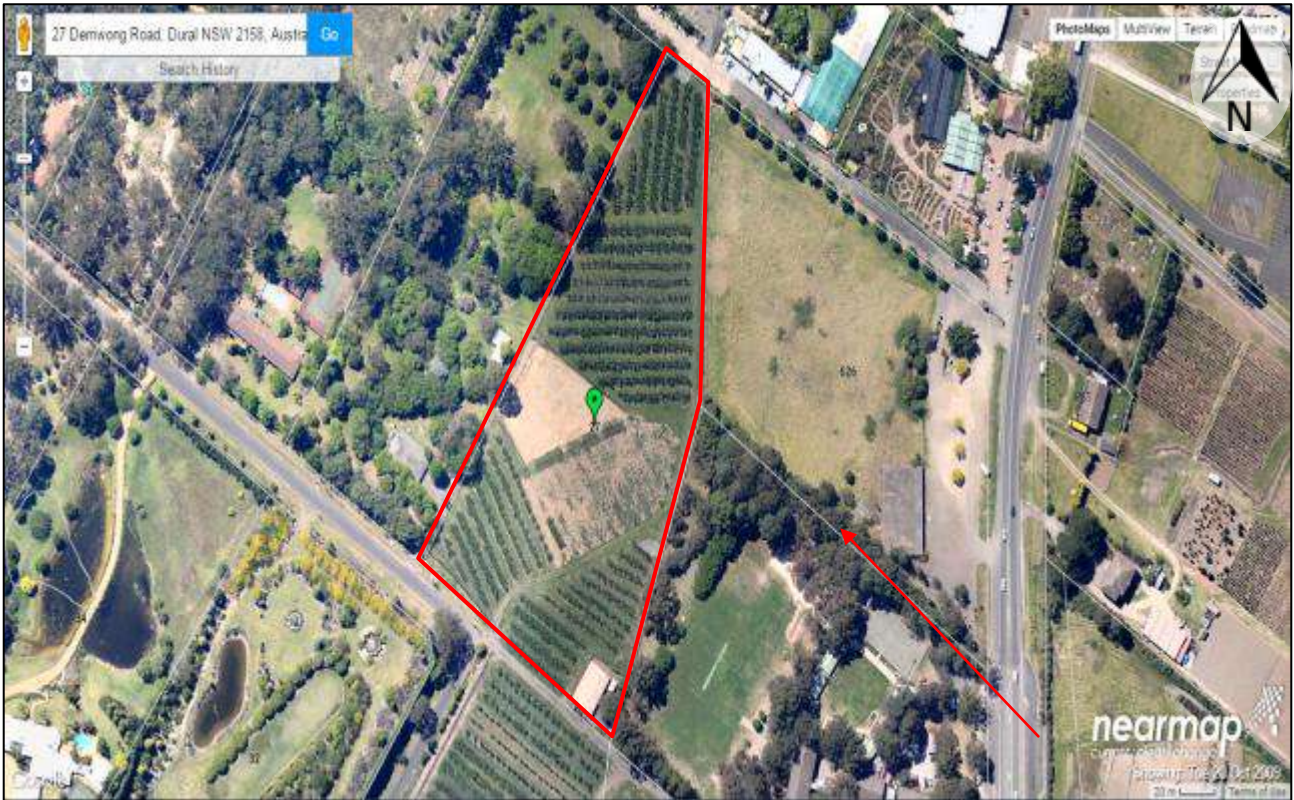
NSW: (02) 8541 7214
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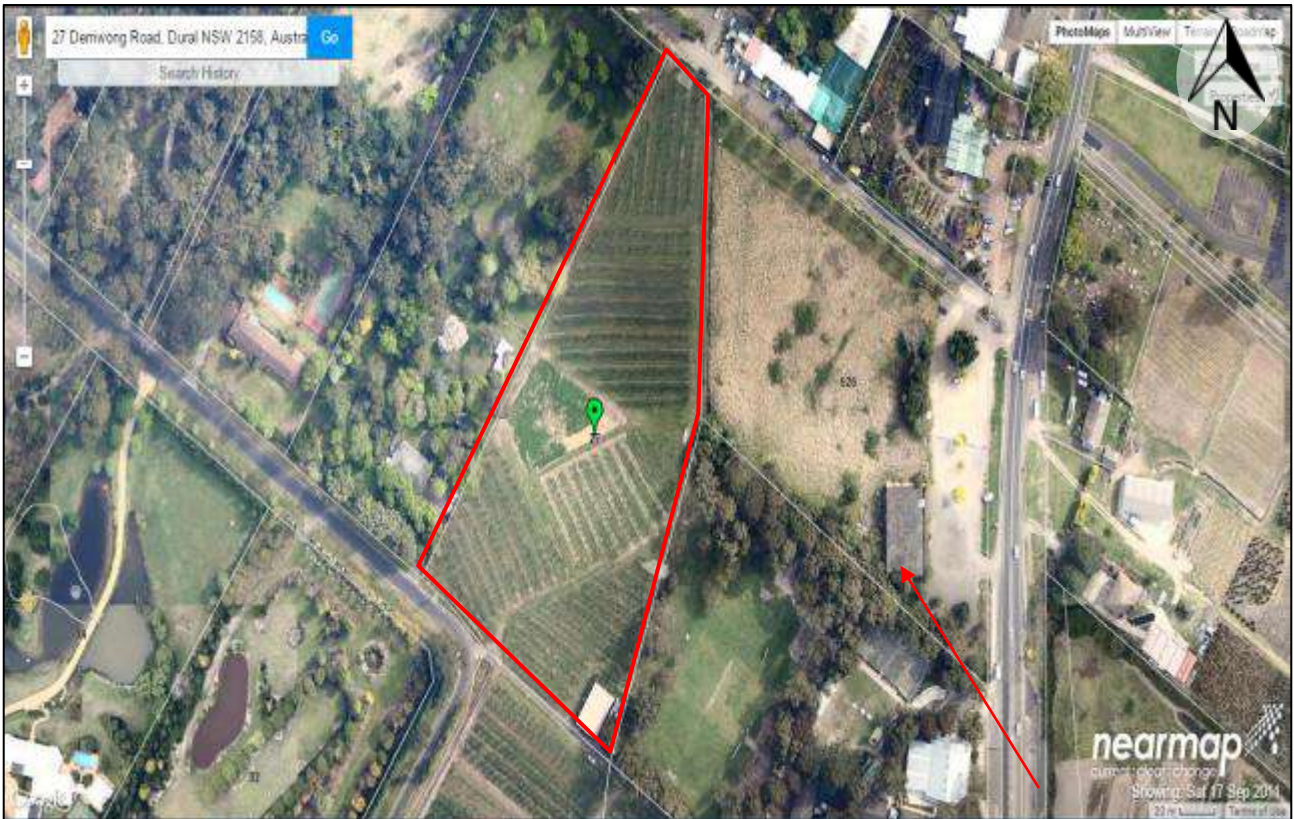
site: www.ADenvirotech.com.au
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Aerial Photograph 7. Aerial photograph of the site dated 2009 with approximate site boundary. Sourced from the nearmap.com, accessed on the 20.07.2015.



Aerial Photograph 8. Aerial photograph of the site dated 2011 with approximate site boundary. Sourced from the nearmap.com, accessed on the 20.07.2015.

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Aerial Photograph 9. Aerial photograph of the site dated 2015 with approximate site boundary. Sourced from the nearmap.com, accessed on the 20.07.2015.

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Appendix III – Photographs

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Photograph 1 – Facing north, former orchard



Photograph 2 – Residential house in the south-eastern corner of the site

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Photograph 3 – Small water outlet on the eastern boundary of the site which feeds into the “drainage line” dissecting the site.

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Appendix IV – Groundwater Search

New South Wales Office:

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Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

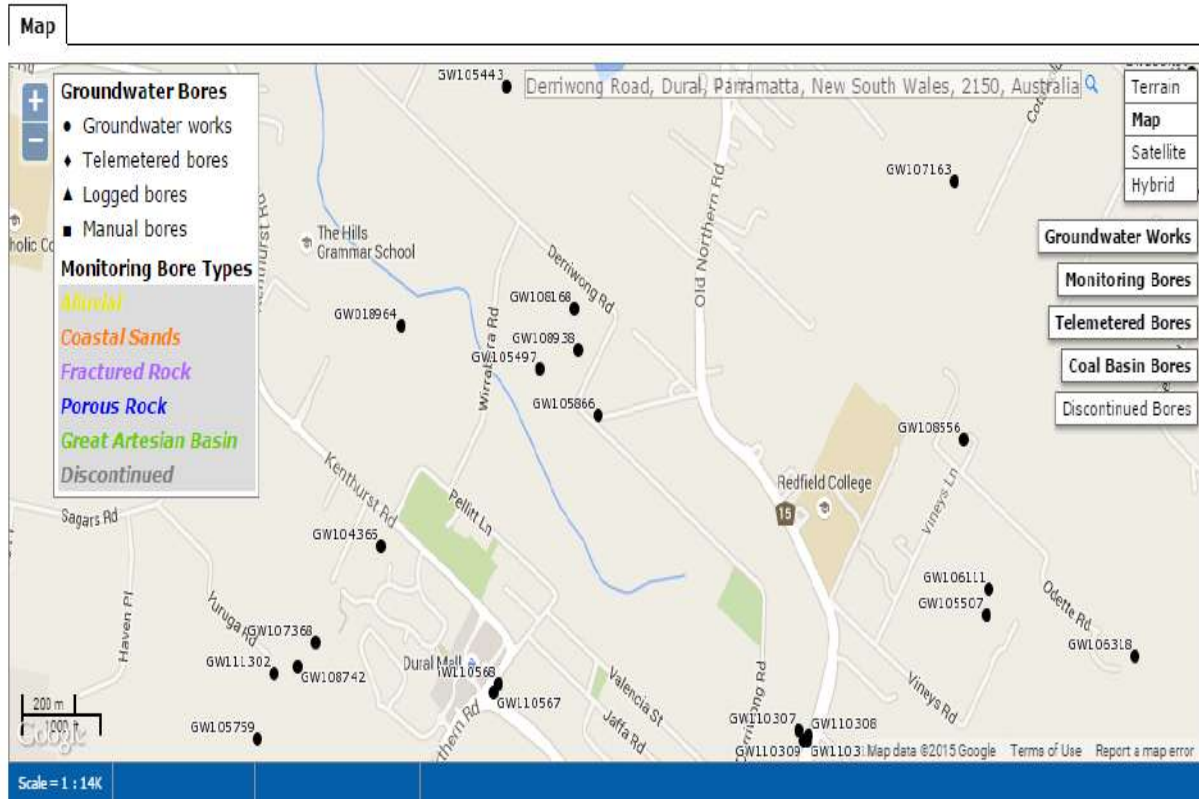
site: www.ADenirotech.com.au
e-mail info@ADenirotech.com.au

ABN:

520 934 529 50

Hawkesbury River Basin

All data times are Eastern Standard Time



NSW Office of Water

Work Summary

GW105866
Licence: 10BL163206

Licence Status: CONVERTED

Authorised Purpose(s): STOCK,DOMESTIC
Intended Purpose(s):
Work Type: Bore

Work Status:
Construct.Method:
Owner Type:
Commenced Date:
Completion Date: 05/05/2005

Final Depth:
Drilled Depth:
Contractor Name:
Driller:
Assistant Driller:
Property: TRAPPEL 618 OLD NORTHERN RD DURAL 2158

Standing Water Level:
GWMA: -
GW Zone: -

Salinity:
Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.38	X 501233
Licensed: CUMBERLAND	NELSON	Whole Lot X//501233

Region: 10 - Sydney South Coast

CMA Map: 9130-4S

River Basin: 212 - HAWKESBURY RIVER
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation (Unknown)
Source:
Northing: 6270712.0
Easting: 316825.0

Latitude: 33°41'15.9"S
Longitude: 151°01'25.8"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details

Water Bearing Zones

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

Geologists Log

Drillers Log

From	To	Thickness	Drillers Description	Geological Material	Comments

(m)	(m)	(m)			
-----	-----	-----	--	--	--

Remarks

***** End of GW105866 *****

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

NSW Office of Water

Work Summary

GW105497
Licence: 10BL162452

Licence Status: CONVERTED

Authorised Purpose(s): STOCK,DOMESTIC

Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore

Work Status:
Construct.Method: Rotary Air

Owner Type:
Commenced Date:
Completion Date: 12/11/2003

Final Depth: 150.00 m

Drilled Depth: 150.00 m

Contractor Name: INTERTEC DRILLING SERVICES

Driller: Damian Paranihi

Assistant Driller:
Property: MASTA P/L 30 DERRIWONG RD **Standing Water Level:** 29.000
DURAL 2158

GWMA: -
GW Zone: -

Salinity:
Yield: 0.300

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.38	2 623323
Licensed: CUMBERLAND	NELSON	Whole Lot 2//623323

Region: 10 - Sydney South Coast

CMA Map: 9130-4S

River Basin: 212 - HAWKESBURY RIVER
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation (Unknown)
Source:
Northing: 6270813.0
Easting: 316632.0

Latitude: 33°41'12.5"S
Longitude: 151°01'18.3"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.60	205			Down Hole Hammer
1		Hole	Hole	5.60	90.00	159			Down Hole Hammer
1		Hole	Hole	90.00	150.00	156			Down Hole Hammer
1	1	Casing	Steel	-0.40	5.60	168	158		Driven into Hole
1	1	Casing	Pvc Class 9	0.40	35.60	140			Suspended in Clamps, Screwed and Glued

Water Bearing Zones

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

						(m)		
62.30	62.40	0.10	Unknown			0.25	66.00	830.00
69.20	70.00	0.80	Unknown			0.10	72.00	869.00
126.00	127.30	1.30	Unknown			0.45	132.00	780.00
136.50	137.80	1.30	Unknown	29.00		0.30	138.00	998.00

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	TOPSOIL	Topsoil	
0.30	32.50	32.20	SANDSTONE BROWN/GREY MG	Sandstone	
32.50	32.70	0.20	F. SANDSTONE GREY AND SILTSTONE	Sandstone	
32.70	62.30	29.60	SANDSTONE GREY	Sandstone	
62.30	62.40	0.10	W. O.25 SANDSTONE L/GREY	Sandstone	
62.40	69.20	6.80	SANDSTONE GREY M/G	Sandstone	
69.20	70.00	0.80	SANDSTONE GREY	Sandstone	
70.00	126.00	56.00	SANDSTONE GREY L/GREY	Sandstone	
126.00	127.30	1.30	SANDSTONE L/GREY AND QUARTZ	Sandstone	
127.30	136.50	9.20	SANDSTONE L/GREY	Sandstone	
136.50	137.80	1.30	W,QUARRTZ	Quartz	
137.80	150.00	12.20	SANDSTONE L/GREY	Sandstone	

Remarks

10/11/2010: Karla Abbs 10-Nov-2010; Removed invalid codes and updated drillers log

*** End of GW105497 ***

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

NSW Office of Water

Work Summary

GW108938
Licence: 10BL601876

Licence Status: CONVERTED

Authorised Purpose(s): DOMESTIC

Intended Purpose(s): DOMESTIC

Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status:
Construct.Method:
Owner Type: Private

Commenced Date:
Completion Date: 19/06/2008

Final Depth:
Drilled Depth:
Contractor Name: INTERTEC DRILLING SERVICES

Driller: Paul Sheehy

Assistant Driller:
Property: BREITENBERGER 32
DERRIWONG ROAD ROUND
CORNER DURAL 2158 NSW

Standing Water Level:
GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.38	102/818569
Licensed:		

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Unknown
Source:
Northing: 6270860.0
Easting: 316755.0

Latitude: 33°41'11.1"S
Longitude: 151°01'23.1"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details

Water Bearing Zones

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

Geologists Log

Drillers Log

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

***** End of GW108938 *****

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

NSW Office of Water

Work Summary

GW108168
Licence: 10BL600425

Licence Status: CONVERTED

Authorised Purpose(s): DOMESTIC,STOCK

Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Down Hole Hammer

Owner Type: Private

Commenced Date:
Completion Date: 20/06/2006

Final Depth: 237.40 m

Drilled Depth: 237.40 m

Contractor Name: INTERTEC DRILLING SERVICES

Driller: Colin Leslie Barden

Assistant Driller:
Property: CALLUS 34 DERRIWONG RD
DURAL 2158 NSW

Standing Water Level: 34.000

GWMA: -
GW Zone: -

Salinity:
Yield: 0.700

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.38	101 818569
Licensed: CUMBERLAND	NELSON	Whole Lot 101//818569

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

Grid Zone:
Scale:
Area/District:
Elevation: 0.00 m (A.H.D.)

Northing: 6270954.0

Latitude: 33°41'08.0"S

Elevation Unknown
Easting: 316741.0

Longitude: 151°01'22.7"E

Source:
GS Map: -

MGA Zone: 0

Coordinate Source: GIS - Geographic Information System

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.50	203			Down Hole Hammer
1		Hole	Hole	2.50	120.00	165			Down Hole Hammer
1		Hole	Hole	120.00	237.40	160			Down Hole Hammer
1		Annulus	Concrete	0.00	2.50	203			
1	1	Casing	Pvc Class 9	-0.50	59.50	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.50	2.50	168	158		Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
65.00	66.00	1.00	Unknown			0.30		00:25:00	1570.00
112.00	113.00	1.00	Unknown			0.08		00:25:00	1450.00
128.00	130.00	2.00	Unknown			0.27		00:25:00	3300.00
232.00	236.00	4.00	Unknown	34.00		0.05		00:05:00	1900.00

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	topsoil	Topsoil	
0.50	34.50	34.00	sandstone, grey weathered	Sandstone	
34.50	39.00	4.50	shale	Shale	
39.00	51.00	12.00	sandstone, grey	Sandstone	
51.00	51.50	0.50	shale	Shale	
51.50	65.00	13.50	sandstone, grey	Sandstone	
65.00	66.00	1.00	sandstone, grey quartz	Sandstone	
66.00	112.00	46.00	sandstone, grey	Sandstone	
112.00	113.00	1.00	sandstone, grey quartz	Sandstone	
113.00	115.00	2.00	siltstone	Siltstone	
115.00	128.00	13.00	sandstone, grey	Sandstone	
128.00	130.00	2.00	sandstone, grey quartz	Sandstone	
130.00	150.00	20.00	sandstone, grey	Sandstone	
150.00	158.50	8.50	siltstone	Siltstone	
158.50	204.00	45.50	sandstone, grey	Sandstone	
204.00	207.00	3.00	sandstone, light brown	Sandstone	
207.00	232.00	25.00	sandstone, grey	Sandstone	
232.00	236.00	4.00	sandstone, grey quartz	Sandstone	
236.00	237.40	1.40	sandstone, grey	Sandstone	

Remarks

20/06/2006: Form A Remarks:

air lift test at 150m when completed was producing a surface flow rate of 0.6 LPS and TDS of 1650mg/l

03/05/2010: updated from original form A

*** End of GW108168 ***

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

Appendix V – Acid Sulphates Soils

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Location Search **Advanced Search**

Search Address or Place

[Place on map](#)

State: New South Wales, Australia

[Clear all layers](#)

Environmental Planning Instruments

- Acid Sulfate Soils
 - Class 1
 - Class 2
 - Class 3
 - Class 4
 - Class 5
- Active Street Frontage
- Additional Permitted Uses
- Additional Rural Village Land
- Airport Noise
- Bulk Water Supply Infrastructure
- Drinking Water
- Dwelling Density

Map data ©2015 Google 200 m Terms of Use Report a map error

Appendix VI - NSW OEH State Heritage Records

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

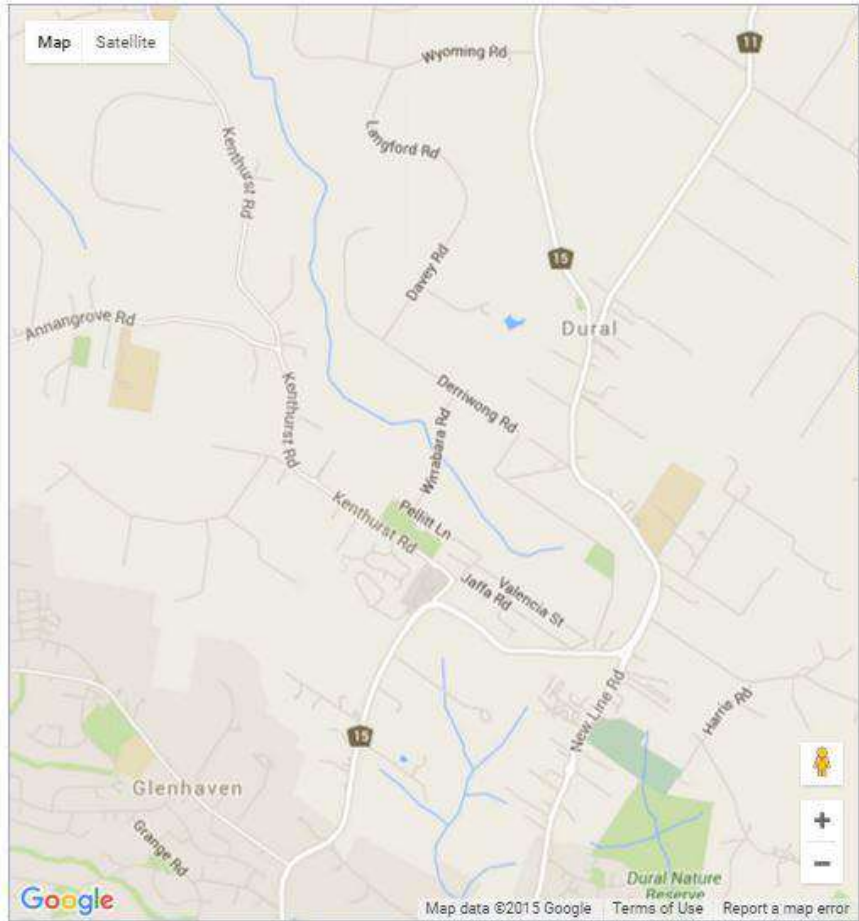
site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Search State Heritage Register

The results shown below are for the State Heritage Register ONLY and does not include items listed on Local Environmental Plans and s.170 Heritage and Conservation Registers. For further mapping information for please contact the relevant Local or State government agency.
Disclaimer: The positions of the State Heritage Register items shown on this page are for general identification and research purposes only. It should not be used for legal searches. Some SHR items have not been included for privacy and security reasons. Free downloading of State Heritage Register spatial datasets and associated metadata into a Geographical Information System (GIS) software package is available at [Community Access to Natural Resources Information \(CANRI\) - http://canri.nsw.gov.au/download/](http://canri.nsw.gov.au/download/)



The map displays the Dural area in New South Wales, Australia. It shows a network of roads including Wyoming Rd, Kangford Rd, Daney Rd, Derwong Rd, Annangrove Rd, Kenthurst Rd, Wirrabara Rd, Pellitt Ln, Jaffe Rd, Valencia St, New Line Rd, and Harrie Rd. A blue arrow points to a specific location on Daney Rd. The map also shows the Dural Nature Reserve and the Dural Nature Reserve. The map is overlaid with a grid and includes a search bar and a dropdown menu for local government areas. The map data is attributed to Google, 2015.

Local government area
The Hills

Suburb/postcode
[Empty text box]

NSW historic theme
Please Choose...

Item type

- All
- Archaeological-Maritime
- Archaeological-Terrestrial
- Built
- Landscape
- Movable / Collection
- Complex / Group
- Conservation Area

Map data ©2015 Google Terms of Use Report a map error

Appendix VII – Section 149

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153

Telephone +61 2 9843 0555

Facsimile +61 2 9843 0409

DX 9966 Norwest

Email council@thehills.nsw.gov.au

www.thehills.nsw.gov.au

ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

A.D Envirotech Australia
6/7 Millennium Ct
SILVERWATER NSW 2128

Certificate Number: **83230**
Reference: 9315:60041
Issue Date: 8 October 2015
Receipt No: 5001564
Fee Paid: \$ 53.00

ADDRESS: 21 Derriwong Road, DURAL NSW 2158
DESCRIPTION: Lot 2 DP 567995

The land is zoned:
Zone RU6 Transition

The following prescribed matters apply to the land to which this certificate relates:

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

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

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

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.30 - Intensive Agriculture
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions)2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011
 Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River (No.2 – 1997)

The following SEPP's may apply to the land. Please refer to '**Land to which Policy applies**' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

- (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 (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

No Proposed Local Environmental Plans apply to this land.

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Competition).
State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development (Amendment No 3)

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

The Hills Development Control Plan 2012

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

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).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone RU6 Transition

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (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?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
 - (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
 - (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.
- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (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?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code and Rural Housing Code

Complying Development under the General Housing Code and Rural Housing Code **may be** carried out on the land.

Housing Alterations Code and General Development Code

Complying Development under the Housing Alterations Code and General Development Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may be** carried out on the land.

Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes

Complying Development under the Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2012 - www.thehills.nsw.gov.au
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) - www.planning.nsw.gov.au

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

- (3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

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

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

(A) Division 2 of Part 3 of the Roads Act 1993; or

NO

(B) any environmental planning instrument; or

NO

(C) any resolution of council?

a) The Hills Development Control Plan 2012?

NO

b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by council, or

(b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

b) By The Hills Local Environmental Plan 2012 local provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

c) By The Hills Development Control Plan 2012 provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council has adopted the NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2006'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) **Subsidence**

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) **Acid sulphate soils**

NO

(vi) **Land contamination**

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) **Any other risk**

NO

7A. Flood related development controls information

- (1) Whether or not development on that 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) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

YES

The land is identified on Council's certified Bush Fire Prone Land map as being partly or wholly bush fire prone land. For details refer to the Bush Fire Prone Land map that can be viewed on Council's website at www.thehills.nsw.gov.au

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

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

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which 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?

NO

(b) Whether there are 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 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*?

NO

THE HILLS SHIRE COUNCIL

DAVE WALKER
GENERAL MANAGER



Per:

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 2(B)**Zone RU6 Transition****1 Objectives of zone**

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage innovative and sustainable tourist development, sustainable agriculture and the provision of farm produce directly to the public.

2 Permitted without consent

Bed and breakfast accommodation; Extensive agriculture; Home occupations.

3 Permitted with consent

Agricultural produce industries; Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cemeteries; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Garden centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafés; Roads; Roadside stalls; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals; Water supply systems.

4 Prohibited

Any development not specified in item 2 or 3.

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

Appendix VIII – Dial Before You Dig (DBYD)

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

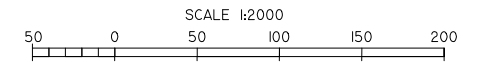
Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

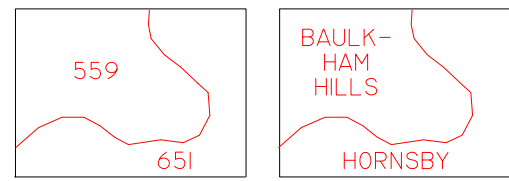
DURAL 4D



THIS MAP UPDATED ON 11/12/2014
 THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
 SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
 DATE ALTERED:..... BY:.....

D4A	D4B	D5A
D4C	D4D	D5C
D7A	D7B	D8A

ADJOINING MAPS



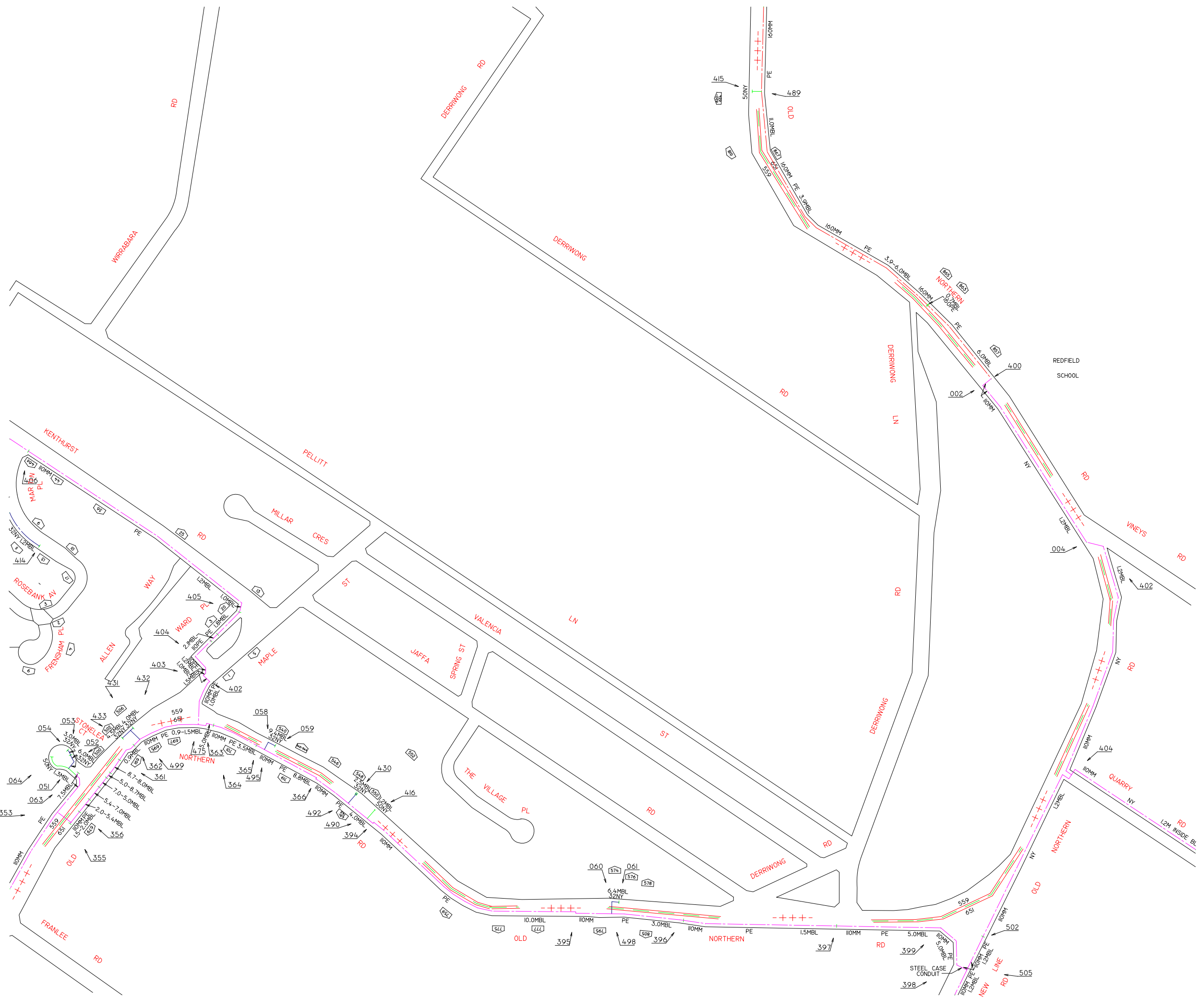
NETWORK AREA MUNICIPALITY AREA

Jemena

KEY

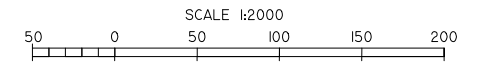
- | MAX ALLOWABLE OPERATING PRESSURE | |
|----------------------------------|--|
| — T — | TRUNK PIPELINE 7000 kPa |
| — P — | PRIMARY MAIN 3500 kPa |
| — S — | SECONDARY MAIN 1050 kPa |
| — 400 — | NETWORK MAIN 400 kPa |
| — 300 — | NETWORK MAIN 300 kPa |
| — 210 — | NETWORK MAIN 210 kPa |
| — 100 — | NETWORK MAIN 100 kPa |
| — 30 — | NETWORK MAIN 30 kPa |
| — 7 — | NETWORK MAIN 7 kPa |
| — 2 — | NETWORK MAIN 2 kPa |
| — + + + — | PROPOSED MAINS |
| PR II-2 3 | STEEL MAIN PROJECT NUMBER |
| △ | PRESSURE MONITORING STATION |
| ▽ | VALVE |
| □ | SYSTEM PRESSURE REGULATOR |
| • | SIPHON |
| 123 | NETWORK NODE |
| 123S | NETWORK VALVE NODE |
| 123 | VALVE NUMBER |
| 6NB | 6 INCH CAST IRON MAIN |
| 150MM | 150MM STEEL MAIN |
| 110MM PE/NY | 110MM POLYETHYLENE/NYLON MAIN |
| ⊙NB 50MM NY | 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN |
| 1.2MBL | DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE |
| 1957 | YEAR LAID |
| — + + + — | MUNICIPALITY BOUNDARY |
| — + + + — | NETWORK BOUNDARY |
| 123 | HOUSE NUMBER |

DURAL 4D





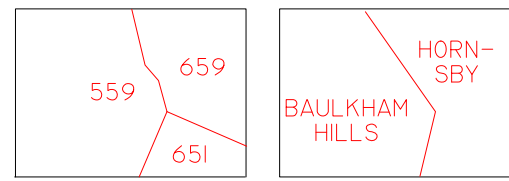
DURAL 4B



THIS MAP UPDATED ON 31.07.2014
 THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
 SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
 DATE ALTERED:..... BY:.....

DIC	DID	D2C
D4A	D4B	D5A
D4C	D4D	D5C

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

Jemena

KEY

- | MAX ALLOWABLE OPERATING PRESSURE | |
|----------------------------------|--|
| | TRUNK PIPELINE 7000 kPa |
| | PRIMARY MAIN 3500 kPa |
| | SECONDARY MAIN 1050 kPa |
| | NETWORK MAIN 400 kPa |
| | NETWORK MAIN 300 kPa |
| | NETWORK MAIN 210 kPa |
| | NETWORK MAIN 100 kPa |
| | NETWORK MAIN 30 kPa |
| | NETWORK MAIN 7 kPa |
| | NETWORK MAIN 2 kPa |
| | PROPOSED MAINS |
| | STEEL MAIN PROJECT NUMBER |
| | PRESSURE MONITORING STATION |
| | VALVE |
| | SYSTEM PRESSURE REGULATOR |
| | SIPHON |
| | NETWORK NODE |
| | NETWORK VALVE NODE |
| | VALVE NUMBER |
| | 6 INCH CAST IRON MAIN |
| | 150MM STEEL MAIN |
| | 100MM POLYETHYLENE/NYLON MAIN |
| | 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN |
| | DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE |
| | YEAR LAID |
| | MUNICIPALITY BOUNDARY |
| | NETWORK BOUNDARY |
| | HOUSE NUMBER |

If further information is required, please contact:
Ausgrid DBYD
Phone: (02) 4951 0899
Fax: (02) 4951 0729



Emergency Phone Number 131388

Underground Cable Location Search Advice

**-- Ausgrid Assets Not Recorded in the Vicinity --
(Caution Still Required)**

To:	Mr Evan Webb AD Envirotech 4 10 Millenium Silverwater NSW 2128	Phone No:	0296486669
		Issue Date:	30/06/2015

In response to your enquiry, Sequence No46400209 the records of Ausgrid **do not** disclose that there are Ausgrid underground cables in the defined search location.

This search is based on the geographical position of the dig site as denoted in the Dial Before You Dig caller confirmation sheet and an overview is provided:

Address:	27 Derriwong Road Dural NSW 2158
Job #:	9359067

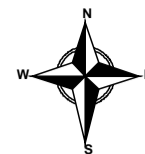


****Important****

All information provided to you is ONLY VALID FOR **30 DAYS** from the date of issue

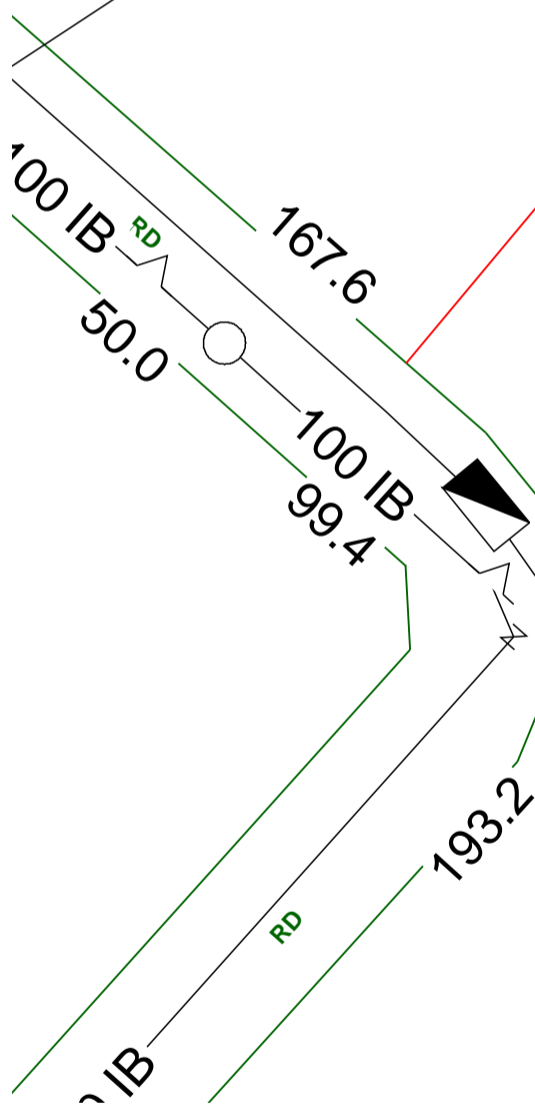
**YOU MUST READ AND UNDERSTAND THE:
IMPORTANT INFORMATION
AND
CHECKLIST FOR WORK NEAR OR AROUND UNDERGROUND CABLES
THAT ARE INCLUDED AS PART OF THIS ADVICE**

Cable Plan



0115
0117
0106
0108
0110
0113

100 PR
50 PR



620-624
PUBLIC PRIMARY SCHOOL



For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 30/06/2015 14:21:55

Sequence Number: 46400211

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

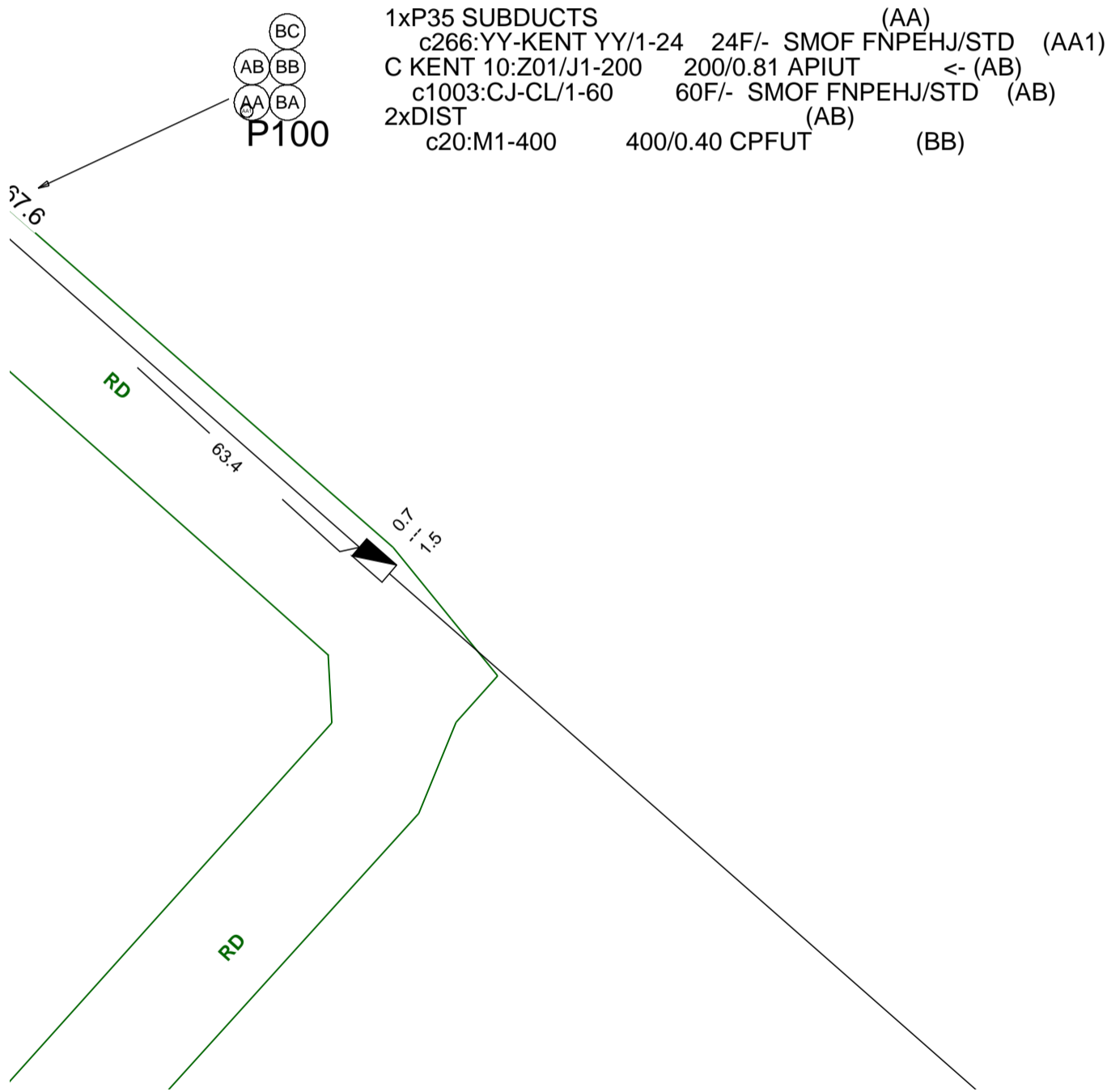
It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Mains Cable Plan

200/0.81 APIUT <- (AB)
 60F/- SMOF FNPEHJ/STD (AB)
 (AB)
 30/0.40 CPFUT (BB)



200DEAD 200
 c1:M1-1400 1400/0.5
 c19:M1-200 200/0.40

200DEAD 200 PIUT (AC)
 c1:M1-1400 1400/0.51 PIUT UA (AI)
 c19:M1-200 200/0.40 CPFUT (AE)

3001:CI-B22/1-12 12F/- SMOF F DIST (AA)



For all Telstra DBYD plan enquiries -
 email - Telstra.Plans@team.telstra.com
 For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 46400211

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

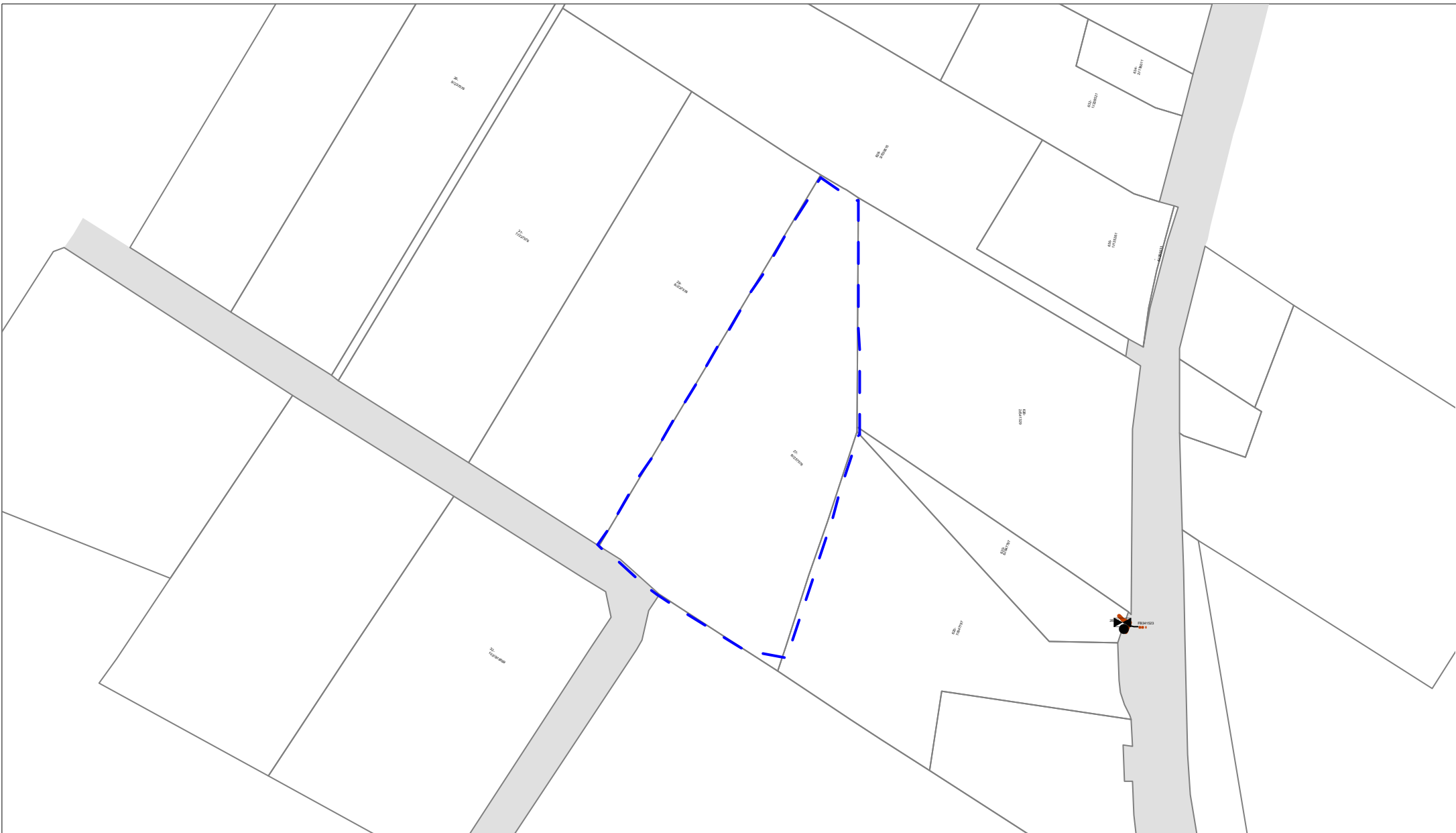
Generated On 30/06/2015 14:21:57

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



ENDEAVOUR ENERGY WARNING

This plan shows the approximate location of underground cables relative to fixtures existing when the cables were laid, and has been prepared solely for Endeavour Energy's own use. Endeavour Energy has taken all reasonable steps to ensure that the information is accurate as possible but will accept no liability for inaccuracies in the information shown on such plans from any cause whatsoever arising. Persons excavating are expected to exercise all due care in the vicinity where cables are indicated and will be held responsible for any damage caused to Endeavour Energy's property.

ALL ELECTRICAL APPARATUS SHALL BE CONSIDERED LIVE UNTIL PROVED DE-ENERGISED.
Contact with live electrical apparatus will cause severe injury or death.

Those excavating near Endeavour Energy's cables should be aware that **ASBESTOS OR ASBESTOS - CONTAINING MATERIAL MAY BE PRESENT** in Endeavour Energy's underground assets and that Organo-Chloride Pesticides(OCP) may be present in some sub-transmission trenches.



DO NOT SCALE

DBYD Sequence Number:	46400210
Issued Date:	30/06/2015



Job No 9359067

Phone: 1100
www.1100.com.au

Caller Details

Contact: Mr Evan Webb
Company: AD Envirotech
Address: 4 10 Millenium
Silverwater NSW 2128

Caller Id: 1153777
Mobile: 0449960490
Email: e.webb@adenvirotech.com.au
Phone: 0296486669
Fax: Not Supplied

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: 9315 - 27 Derriwong Rd
Working on Behalf of: Private
Enquiry Date: 30/06/2015
Start Date: 06/07/2015
End Date: 07/07/2015
Address: 27 Derriwong Road
Dural NSW 2158
Job Purpose: Excavation
Onsite Activity: Vertical Boring
Location of Workplace: Private Property
Location in Road: Not Supplied

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:
Not Supplied

Your Responsibilities and Duty of Care

- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

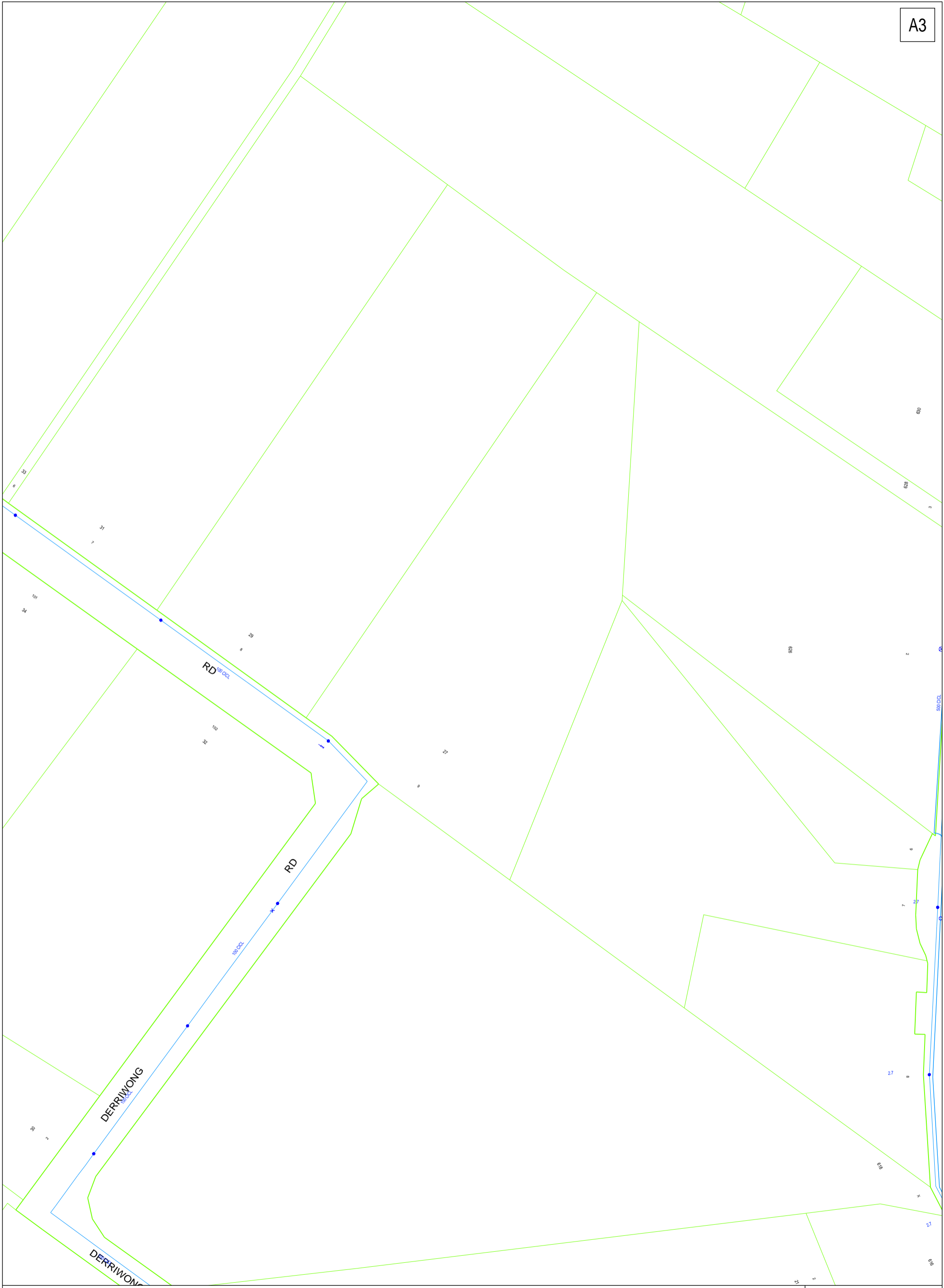
Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.
** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.
Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
46400209	Ausgrid	0249510899	NOTIFIED
46400210	Endeavour Energy	0298534161	NOTIFIED
46400212	Jemena Gas North	1300880906	NOTIFIED
46400213	Sydney Water	132092	NOTIFIED
46400211	Telstra NSW, Central	1800653935	NOTIFIED
46400208	The Hills Shire Council #	0298430555	NOTIFIED

END OF UTILITIES LIST

Lodge Your Free Enquiry Online – 24 Hours a Day, Seven Days a Week



Appendix IX – NSW WorkCover

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

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WorkCover

Our Ref: D15/167074
Your Ref 131349

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

13 October 2015

Attention: Evan Webb
6/7 Millenium Court
Silverwater NSW 2128

Dear Evan,

RE SITE: 27 Derriwong Rd, Dural NSW 2158

I refer to your site search request received by WorkCover NSW on 1st October 2015 requesting information on licences to keep dangerous goods for the above site.

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

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

Yours Sincerely

A handwritten signature in black ink, appearing to read "Bernadette Sturgiss".

Bernadette Sturgiss
Customer Service Officer
Dangerous Goods Team

Appendix X – EPA Contaminated Sites Register

New South Wales Office:

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Silverwater, NSW 2128

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Healthy Environment, Healthy Community, Healthy Business

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

Search results

Your search for:LGA: Baulkham Hills Shire Council

Matched 5 notices relating to 1 site.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Kenthurst	137 Annangrove Road	Annangrove Climbers	5 former

Page 1 of 1

30 June 2015

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Phase I Preliminary Site Investigation

584 Old Northern Rd, Dural NSW

Prepared for: Urbis Pty Ltd



ADE
CONSULTING
GROUP

Prepared for:

Urbis Pty Ltd

Phase I Preliminary Site Investigation

584 Old Northern Rd, Dural NSW

Version	Details	Date
v1 final	Written by Ben Withnall	26.02.2016
v2 final	Amended by Evan Webb	17.03.2016

Report No: STC-18-10130 / PS11 / v2 final

Date: 17th March 2016

Written by:

Ben Withnall
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Environmental Consultant

Reviewed by:

Thomas Lobsey
B. L&W. Sci
Senior Environmental Consultant

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Envirotech Australia Pty Ltd.

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ABBREVIATIONS

ADE	A.D. Envirotech Australia Pty Ltd
AST	Above Ground Storage Tank
BGL	Below ground level (following excavation works)
BLGL	Below local area ground level
BTEX	Benzene, toluene, ethyl-benzene, xylene
COC	Chain of Custody
DEC	Department of Environment and Conservation
DSI	Detailed Site Investigation
DQO	Data Quality Objectives
GILs	Groundwater Investigation Levels
HILs	Health Investigation Levels
HSLs	Health Screening Levels
LPI	Land Property Information
LTO	Land Titles Office
NATA	National Association of Testing Authorities
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW EPA	New South Wales Environmental Protection Authority
OEH	Office of Environment and Heritage
OPPs	Organophosphorous Pesticides
OCPs	Organochlorine Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance/Quality Control
RPD	Relative Percent Difference
SCID	Stored Chemical Information Database
SWL	Standing Water Level
SH&EWMS	Safety Health and Environmental Works Method Statement
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
VHC	Volatile Halogenated Compounds

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1 INTRODUCTION

1.1 General Information

A. D. Envirotech Australia Pty Ltd (ADE) was engaged by Urbis Pty Ltd to undertake a Phase I Preliminary Site Contamination Investigation (PSI) to assess the potential for contamination at 584 Old Northern Rd, Dural NSW (hereafter referred to as the 'site').

The site entails Lot 1 DP 660184 in the Local Government Area of The Hills Shire Council, Parish of South Colah, County of Cumberland.

A site inspection was undertaken on the 9th of February 2016 and comprised of a visual assessment of the site. Details of the field inspection are given in this report, together with comments on the significance of the findings of the investigation.

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

1.2 Proposed Development

ADE has been advised that Urbis Pty Ltd, on behalf of their client, are re-zoning the site from RU6 to R2 for residential and mixed use purposes including hospital, aged care and retail.

1.3 Objectives

The objectives of the investigation were to:

- Identify past and present potentially contaminating activities;
- Identify potential sources of contamination and types of contaminants;
- Discuss the site condition;
- Provide a preliminary assessment of site contamination for the suitability of the proposed development; and
- Assess the need for further investigations.

1.4 Scope of Work

The scope of work required to achieve the objectives of the investigation involved the following:

- Completion of a Safety, Health & Environment Work Method Statement (SHEWMS);
- Desktop site review of:
 - Land title records;
 - Section 149 certificates;
 - WorkCover NSW;
 - NSW Environment and Heritage;
 - EPA contaminated lands register for notations; and
 - Dial Before You Dig service search.
- Review of past and current activities on the site;
- Review of past and current activities on neighbouring sites and identification of any potential on-site/off-site sources of contamination;

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- Review of past aerial photographs of the site and its surrounds to identify the locations of any previous buildings and/or other infrastructure associated with activities that could be on-site/off-site sources of contamination;
- Review of local geology and hydrogeology (including groundwater bore search);
- Site inspection by an experienced environmental consultant; and
- Preparation of a Phase I PSI report outlining:
 - Detailed information on the results of the desktop review and site inspection;
 - Conclusions regarding the potential for contamination at the site;
 - Conclusions regarding the sites suitability for the proposed development; and
 - Recommendations for a Phase II Detailed Site Investigation (DSI), should it be warranted.

1.5 Legislative Requirements

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

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

The relevant guidelines issued under the provisions of the aforementioned Acts/Regulations include:

- *Guidelines for the NSW Site Auditor Scheme*, NSW DEC 2006.
- *Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, 2000.
- *Guidelines for Assessing Service Station Sites*, NSW EPA 1994.
- *National Environmental Protection Measure (Assessment of Site Contamination)*, 1999, as amended 2013.
- Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
- Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
- *Sampling Design Guidelines* - NSW EPA, 1995.
- *Waste Classification Guidelines Part 1: Classifying Waste*, EPA, 2014.
- *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008*, NSW DECCW 2009.
- *Guidelines for the Assessment and Management of Groundwater Contamination*, NSW DEC, 2007.

1.6 Whole Report

No one section, or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

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2 SITE IDENTIFICATION

2.1 Site Location

The site has frontage to The Old Northern Rd, Dural NSW as is shown by **Figure 1** below.

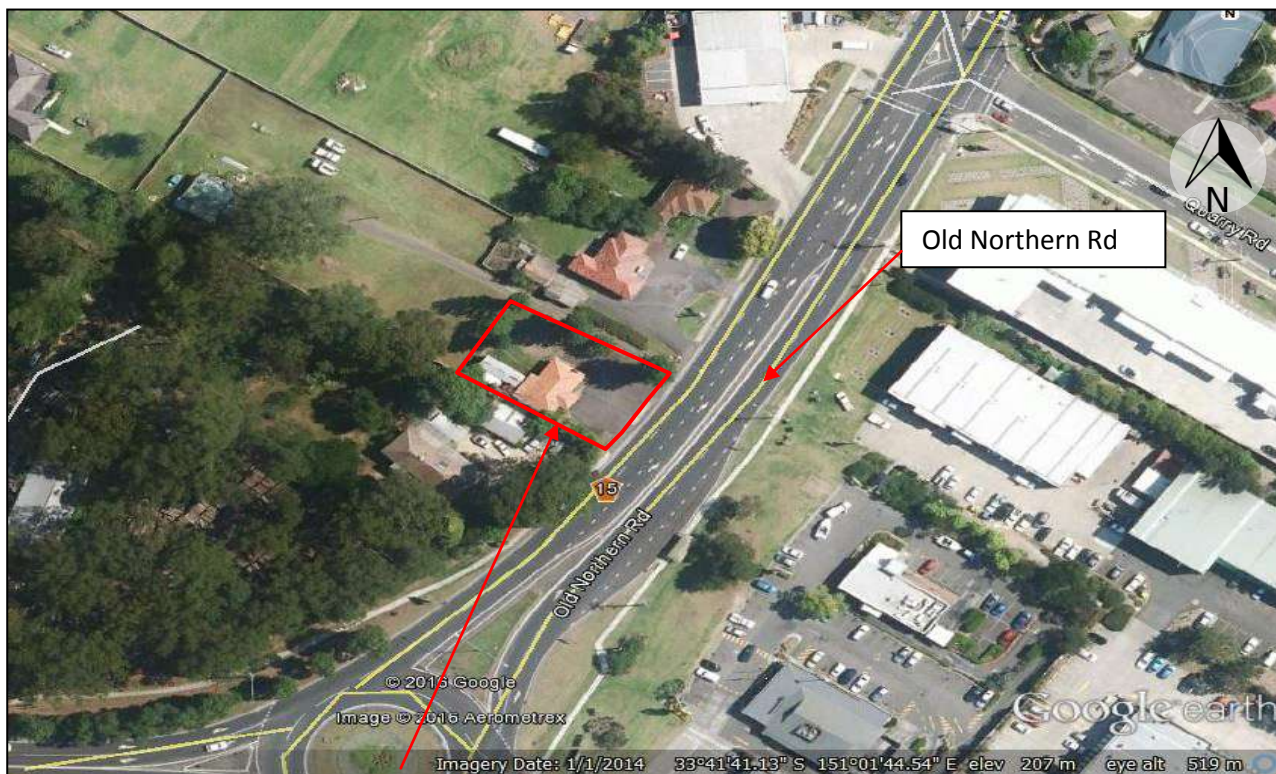


Figure 1. Aerial photograph of the site (photograph from Google Earth Pro; accessed on 17.02.2016).

Bearings provided in this report are approximate only. For ease of representing locations in the report, the site is considered to be off the Old Northern Road having a nominal north-south direction assumed. All references to points of the compass within the report are based on these approximate bearings.

2.2 Site Inspection and Description

An Environmental Consultant from ADE carried out a site inspection on the 9th of February 2016 in order to make a visual assessment of the site and provide information on potential site contamination issues, some of which are as follows:

- Surrounding land uses and potential contamination sources;
- Presence of hazardous or dangerous goods storage;
- Presence of Underground or Aboveground Storage Tanks, Generators or associated fuel transfers systems i.e. fuel lines;
- Condition of current structures, stockpiles, vegetation and soil;
- Proximity to water bodies/courses; and
- Visible and/or olfactory evidence of contamination.

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A number of potentially contaminating items or activities were identified during the site inspection summarised in **Figure 2** below.

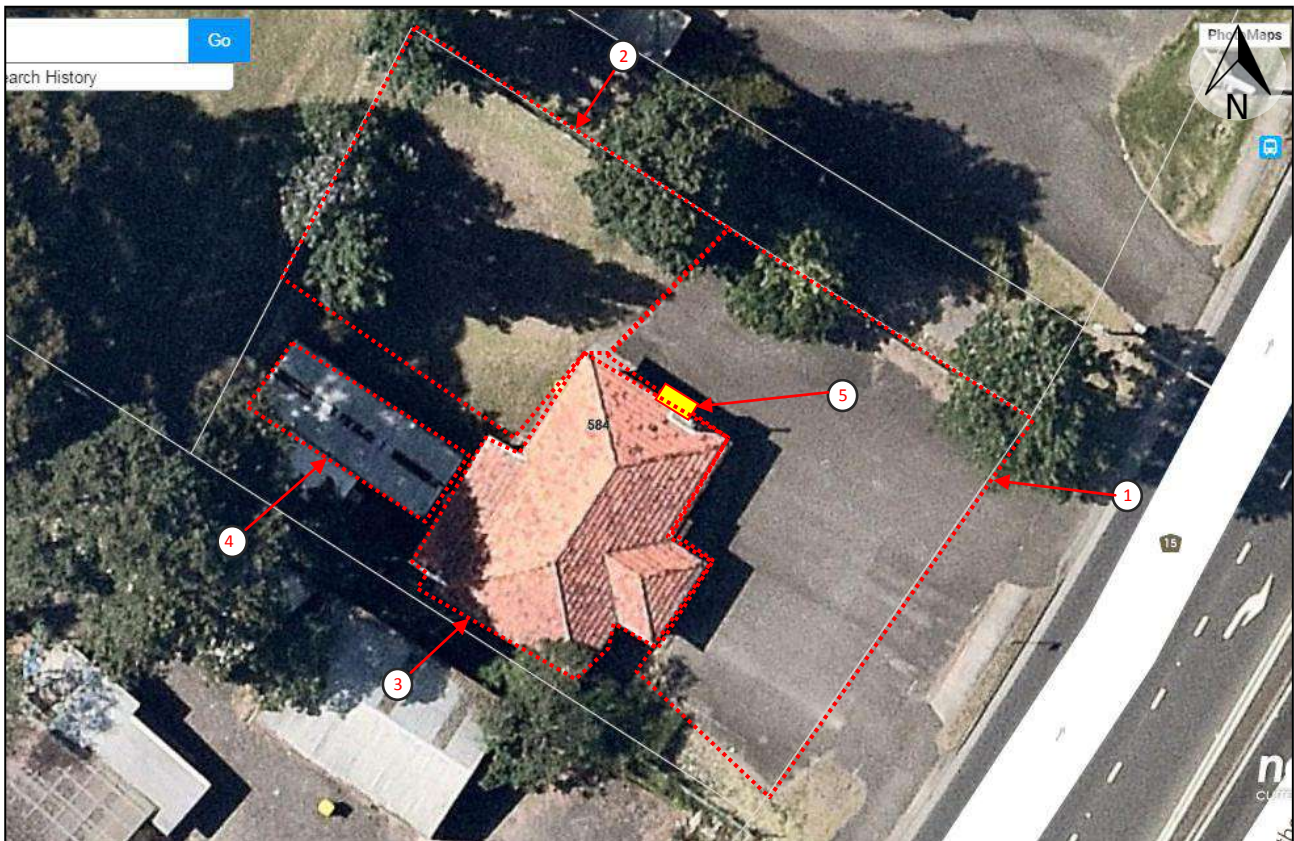


Figure 2. Aerial photograph of the site from map dated December 2015 (photograph from maps.au.nearmap.com; accessed on 16.02.2016).

1. Asphalt capped surface with potential fill beneath asphalt
2. Raised and retained soil profile with sparse grass and cracked asphalt and gravel indicating potential fill
3. House exterior is constructed of presumed asbestos cement sheeting / presumed asbestos cement debris and sheeting observed beneath the house within the building footprint
4. Demountable caravan with tyres and general waste in sub-floor space
5. Approximately 150 L Caltex above ground storage tank (AST) containing diesel

The subject site is rectangular in shape with an approximate area of 810 m². At the time of inspection the house in the southern sector was occupied as a business. The house appeared to have been constructed in the 1950's or 1960's. Presumed asbestos fibre cement and potential lead paint were observed within the building fabric. Further potential asbestos contamination was observed in the form of fibre cement debris and residual sheeting surrounding the building footprint and within the sub-floor space. The interior of the house was inaccessible at the time of inspection.

Inspection of the car park revealed an asphalt surface with no access to the soil beneath. Potential fill material may be present beneath the surface.

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Further inspection of the grassed area to the west of the car park revealed a disturbed soil profile with the area noticeably raised and retained in relation to the surrounding land indicating potential uncontrolled fill. The surface of the area was sparsely grassed with evidence of cracked asphalt and gravel indicating a car park or hardstand area in the past. Anecdotal evidence from a tenant onsite suggested that a garage was previously present in the area.

A demountable caravan was present in the south western sector of the site. The interior of the caravan was inaccessible at the time of inspection. Limited inspection of the sub-floor space revealed general rubbish and used tyres.

Inspection of the northern exterior of the house revealed an approximately 150 L 'Caltex' above ground storage tank (AST) with presumed diesel inside. The tank was raised off the ground and appeared intact with no evidence of staining or leakage on the ground beneath.

Photographs from the site inspection taken on the 9th of February 2016 can be found in Appendix III – Photographs.

2.3 Surrounding Land Use

At the time of inspection the primary surrounding land-uses were observed as follows:

- *Northern boundary:* North of the subject area lies a rural residential property, a Shell service station, and an agricultural equipment hire business. Further north consists of rural residential properties and light agriculture.
- *Eastern boundary:* East of the subject site is The Old Northern Rd followed by a commercial complex. Further east is dominated by mixed use and rural residential properties.
- *Southern boundary:* To the south of the site is a residential property. To the south-west lies a recycled timber yard and a service station.
- *Western boundary:* To the west of the site are two rural residential properties followed by Derriwong Road. To the west of Derriwong road lies further low density residential properties and bushland containing a first order stream to the north-west.

2.4 Summary of Site Details

Table 1 below provides a summary of details pertaining to the site.

Table 1. Site details and information.

Site Details	
Site address	584 Old Northern Rd, Dural NSW
Title identification(s)	Lot 1 DP 6602184
Current site use	Residential / commercial
Proposed site use	Mixed use / residential and commercial
Investigation area	Approximately 810 m ²

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3 PHYSICAL SETTING

3.1 Site Topography and Hydrology

The site sits below the adjacent road level with an immediate drop from the road verge to the front of the house. Elevation varies between approximately 215 m and 214 m AHD. The topography slopes down very gently from east to west. Two (2) first order streams which feed in to O'Haras Creek are located in the bushland to the north-west of the site. Surface water flow and groundwater is expected to follow the slope of the land and flow west to north-west into the first order streams and eventually into O'Haras Creek.

3.2 Local Geology and Soil

The site is located on a Glenorie Soil Landscape (gn) as indicated on the Sydney Soil Landscape Map, prepared by the Soil Conservation Services of NSW.

The geology of the Glenorie Soil Landscape is underlain by Wianamatta group Ashfield Shale and Bringelly Shale formations. The Ashfield shale is comprised of laminate and dark grey shale. Bringelly shale consists of shale, calcareous claystone, laminate and fine to medium grained lithic-quartz stone.

Soils are shallow to moderately deep (< 100cm) with variability across upper slopes and drainage gullies.

The topsoil (A1 Horizon) consists of a friable dark brown loam, with moderately to strongly pedal structure. apedal single-grained structure and porous sandy fabric. The pH ranges from strongly acid (pH 4.0) to slightly acid (pH 6.0).

Beneath this layer occurs the B Horizon consisting of hardsetting clay loam. The pH ranges between strongly acid (pH 4.0) to slightly acid (pH 6.5).

In conjunction with the B Horizon, a brown strongly pedal medium clay is present. The pH varies from strongly acid (pH 4.5) to moderately acid (pH 6.5). Strongly weathered sandstone fragments are common. Roots and charcoal fragments are rare.

It should be noted that the area occurs close to a transition between Glenorie and Lucas Heights soil landscapes and therefore transitional phases may occur and vary depending on the exact location.

Fill Material

No intrusive works were conducted during the site inspection. Potential fill was identified in the northern sector of site with raising evident in the sparsely grassed area and potentially beneath the asphalt car park.

3.3 Hydrogeology

It was beyond the scope of work to study the groundwater flow direction. However, as previously mentioned in the above section, the local groundwater flow is likely to have a west to north westerly direction towards the first order stream feeding in to O'Hara Creek located to the north-west.

A search for registered groundwater wells within a 500 m radius of the site was undertaken by ADE via the NSW Office of Water (Allwaterdata.water.nsw.gov.au). Four (4) groundwater bores associated with the shell service station approximately 50 m to the north are present. Records of the groundwater bores

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indicate that the wells were installed in 2009. Standing water level was recorded at 4.2m and 2.8m in the nearby site with a similar altitude (refer to Appendix IV – NSW Groundwater (Office of Water)).

3.4 Acid Sulphate Soils

A review of the Acid Sulphate Soil Risk Maps demonstrated that the site is within an area of “low probability” of acid sulphate soils (refer to Appendix V – Acid Sulfate Soils). No further investigation is required with regards to acid sulphate soils.

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4 SITE HISTORY

4.1 Historical Land and Title Search

The site history has been compiled from information gathered from the Land Titles Office (LTO), Land Property Information (LPI) and Council records.

The site entails Lot 1 DP 660184 in the Local Government Area of The Hills Shire Council, Parish of South Colah, County of Cumberland.

Table 2. Summary of LTO records for Lot 1, DP 660184

Date	Transferred/Leased From	Transferred/Leased To	Transfer No.	Certificate reference
Lot 1, DP 660184				
30.06.1823	Crown land	Simon Moulds	N/A	Vol 14335 Fol 91
	Unknown	Doreen Gladys Wall of Dural, Home Duties		
16.09.1994	Doreen Gladys Wall of Dural, Home Duties	Stella Mary Redman	N/A	Vol 14335 Fol 91
22.04.2002	Presumed same as above	J & J Michael Investments Pty Ltd	8530764	Auto Folio 1/60184
27.08.2003	Leased to J L ABBOTT SERVICES PTY LIMITED (Professional Consulant)		AD373269	Auto Folio 1/60184

The information obtained from the LTO, LPI and Council Records provides very little information to the ownership and usage of the land in question. This is potentially due to historical subdivision of agricultural land and corruption of the linkage between records (refer to Appendix I – LTO Records).

4.2 NSW Office of Environment and Heritage

A search of the NSW Office of Environment and Heritage public register of state heritage inventory items identified no heritage listed items within the general area of the subject site (refer to Appendix VI – NSW OEH State Heritage Records).

4.3 Aerial Photographs Review

A review of aerial photographs was conducted and is summarised in Table 3 below. Aerial photographs from the years of 1930, 1947, 1956, 1965, 1986, 1994 and 2014 were examined (refer to Appendix II - Aerial Photographs).

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Table 3. Summary of aerial photography.

Year	Type	Subject Site Description	Adjacent Site Description
1930	Black and White	The site appears to be vacant or used for light agriculture. There is no defined boundary to the subject site and it appears to be part of a larger plot.	Much of the surrounding sites are being used as orchards, in particular to the north-east and north-west of the site. There are a few houses present in the surrounding area. Broad scale clearing has occurred.
1947	Black and White	The site appears to be vacant or used for pasturage. The site still has no defined boundary and appears to be part of a larger plot.	The orchards to the west and north west appear to have been removed however much of the surrounding land continues to be managed with an apparent lack of re-growth. Orchards continue to function to the north of the site and to the east on the opposite side of The Old Northern Rd. South of the site is bushland. The road curving to the east, referenced today as Old Northern Road has recently been expanded.
1956	Black and White	The site appears to have been subdivided from the surrounding land.	The property to the north and south of the site has been potentially subdivided and has houses / structures present. Surrounding land use remains consistent with scattered orchards and market gardens.
1965	Black and White	The site and surrounding land has more defined delineation between blocks. There is a structure present on the site consistent with the existing house.	Surrounding land use is consistent with market gardens. Orchards are still present but less prevalent. Residential development to the south / south west has increased.
1986	Colour	The site remains consistent.	Land use to the east remains as market gardens however majority of other agriculture has ceased and orchards have been removed in the immediate area.
1994	Colour	The site remains consistent.	The site two blocks to the north is now in the form of the service station as is seen today. A recently disturbed area where the timber yard is present today is visible. Significant re-vegetation of the formerly cleared areas to the west / north-west has occurred. The site on the north eastern boundary resembles the equipment hire business as seen today.
2014	Colour	The site is as it was observed during inspection.	Surrounding land use remains consistent with the exception of the commercial complex present to the east. The surrounding land is as it was observed during inspection

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4.4 Contaminated Land Register Search

A search of the sites listed by the EPA under the *Contaminated Land Management Act 1997* revealed that no records have been issued against the site. A search of the 'List of NSW contaminated sites notified to the EPA' revealed that a former/current BP service station located at 582 Old Northern Road, Dural located south-west of the site is currently listed as 'under assessment'. Direct contact with the NSW EPA was made however no information could be provided in regards to the status of the site.

ADE contacted Stephanie Williams, a representative of BP service stations who gave a verbal indication that the site had been notified due to the presence of Benzene above the required reporting limit however she stated that there was no risk of offsite migration. This claim was based on the statement that perimeter groundwater monitoring wells installed onsite were providing results of Non Detect (ND) for benzene and other analytes. The phone conversation during which this information was provided to ADE took place on the 24.11.2015.

Based on the distance and fall of the land, in conjunction with the anecdotal evidence provided by BP, it is not considered that the service station does not pose a significant risk to the subject site.

4.5 Previous Investigation Reports

No previous investigative reports for the site or surrounding area have been provided by the client.

4.6 Section 149

The site is currently zoned under Zone RU6 Transition under The Hills Local Environmental Plan 2012. The Planning Certificate under Section 149 of the *Environmental Planning and Assessment Act 1979* (See Appendix VII – Section 149 Certificate) provides the state and local environmental planning instruments which affect the site.

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

- The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997;
- The land is not subject to an investigation order or an remediation order within the meaning of the Contaminated Land Management Act 1997;
- The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environmental Protection Authority's agreement under Section 19 or 26 of the Contaminated Land Management Act 1997; and
- The land is not subject to a site audit statement within the meaning of the Contaminated Land Management Act 1997.

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4.7 Dial Before You Dig

An online search for utilities located within the site was conducted and is summarised in Table 4, below. Asset owners were notified and provided information on their utilities (refer to Appendix VIII – Dial Before You Dig).

Table 4. Summary of utilities located on or adjacent to the site

Asset Owner	Utility Type	Utility Location
Ausgrid	Underground Cable	No services present within the boundary of the subject site. However a Transmission cable runs adjacent to the site within Old Northern Road.
Telstra	Underground Cable	An underground lead-in from is present running adjacent to the southern boundary from a pit on Old Northern Road to the house on site. It contains 7 live pairs and one dead pair. A further underground cable is present in the driveway outside the northern border.
Sydney Water	Water	No services present within the boundary of the subject site. Potable water main runs along Old Northern Road adjacent to site.
Endeavour Energy	Electrical	No services present within the boundary of the subject site.
Jemena	Gas	No services present within the boundary of the subject site. A gas main runs within Old Northern Road.
Optus	Telecommunication	No services present within the boundary of the subject site.
Pipe Networks NSW	Telecommunication	Contained within Telstra duct.

4.8 Assessment of Historical Information Integrity

The site history assessment has been obtained from a variety of resources including government records from the NSW land titles office, local council, historical archives, historical aerial photographs, NSW Office of Water and EPA. The veracity of the information from these sources is considered to be moderate due to an inability to track information relating to the previous owners via the LPI store. The site history assessment is generally considered to be of high integrity but low accuracy with respect to the historical use of the site.

4.9 WorkCover

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

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5 POTENTIAL CONTAMINATION TYPES AND RECEPTORS

5.1 Potential Contamination Types

Table 5 below provides details of potential contamination types that were identified during the investigation. These Contaminants of Potential Concern (COPC) were noted for each have the potential to have migrated to or be found on the site based on the site history.

Table 5. Potential Sources, Locations and Types of Contaminants.

Potential Source of contamination	Location	Migration pathway	Likelihood	Contaminants of Potential Concern
Potential fill material / earthworks	Asphalt car park and raised grassed area on side	Surface water runoff, leaching into soils, downward migration into groundwater	Moderately likely	Metals, BTEX, TRH, PAHs, OCPs, OPPs, PCBs, asbestos
House fabric / construction	House footprint including sub-floor space	Airborne particulate, surface water runoff, leaching into soils, groundwater migration	Highly Likely	Heavy Metals, Asbestos
Service station with USTS north of site	Surrounding soil & groundwater aquifer	Groundwater infiltration from leaking USTS	Moderately likely	TRHs, PAHs, BTEX, Lead
Above ground storage tank (AST)	Northern exterior of house	Leakages and spillages	Moderately likely	TRH, PAHs, BTEX, Lead

No specific assessment of groundwater contamination has been undertaken within this investigation.

5.2 Potential Transport Mechanism

Primary transport mechanisms for the migration of potential contaminants on to the site or off the site include:

- Potential importation of fill
- Airborne particulates due to wind turbulence events;
- Surface water runoff and storm water drainage;
- Downward migration and leaching via infiltration of rain water into the soil; and
- Lateral migration via groundwater.

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5.3 Potential Contamination Receptors

The main potential contamination receptors were considered to include:

- Future construction / utility workers involved in demolition of structures and excavation for future development of the site;
- Future residents and or users of the site; and
- The aquatic ecosystems in O'Haras Creek.

5.4 Potential Contamination Discussion

The house present on the subject site provides possible localised contamination surrounding the building footprint. Based on the presence of building debris, presumed asbestos fibre cement walls and debris on the soil surface there is the potential for loose asbestos fibres surrounding the building footprint and areas of surface contamination. Presumed lead paint may be on and around the house and should be managed appropriately. A hazardous materials survey should be undertaken prior to any demolition practices being undertaken. All hazardous materials are to be removed by a suitably qualified contractor prior to demolition of the house.

The site appears to have undergone earthworks and potential cut and fill activities particularly in the northern sector in the sparsely grassed area and within the asphalt car park. The potential for uncontrolled fill within the site requires a targeted soil sampling program to determine if contamination is present.

The active Shell service station 50 m north of the site presents a potential for contamination within the site via surface water runoff from spillage and lateral migration within groundwater from leaking USTS. Contaminants of concern include heavy metals, PAH, TRH, and BTEX. In the event that tanks have been poorly maintained then the site has a moderate likelihood of being impacted due to proximity.

Furthermore the above mentioned notification to the EPA of from the former service station to the south-west suggests the potential for groundwater contamination with elevated levels of Benzene reported. Based on distance and topography with respect to groundwater flow direction the risk is considered to be low.

The onsite AST containing fuel (diesel) was observed to be in good condition with no leakage or staining present on the ground beneath. The presence of the tank raises questions regarding the previous historical use of the site which are not clear based on the available desktop information. The tank suggest former use in a agricultural or industrial industry requiring semi-regular access to fuel. As such further investigation into the nature of the site use is required to determine that no previous high risk activities were undertaken on site. It is noted that a large shed is present behind the subject site however this is out of the site boundaries and there is no evidence to suggest they are linked. The levelled area adjacent the house appears consistent with the former footprint of a garage however aerial photography does not confirm this.

During the course of the site inspection no olfactory indication or visual staining on the soil surface were noted across the site.

An onsite waste water treatment tank was not observed during the inspection, however given that the area is not on town sewer, it is highly likely that there is a septic tank present on site, these provide a potential source of contamination in the form of bacteria and heavy metals. Removal of the tank and or

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trenches (if identified) is to be carried out in accordance with the Local Government Authority (local council) requirements.

Results from the Stored Chemical Information Database no dangerous goods have were registered to the property address.

Upon review the available information presented within the body of this report, it is the opinion of ADE that there is the potential for contaminants of concern to pose a risk to the proposed future users of the site and that further investigation into the nature and extent of contamination (if present) is required.

6 CONCLUSIONS

Based on the data and evidence collected in the course of the site inspection and site history review, the findings of the Phase I PSI are as follows:

- The land use is unclear prior to the early 2000s however it appears it has been residential since the 1980s and commercial since the 2000s. Prior to this the information available does not clearly suggest any type of land use;
- Localised contamination surrounding the building footprint is possible due to the presence of presumed asbestos fibre cement and building debris on the soil surface and within the subfloor space. A hazardous materials survey should be undertaken prior to any demolition practices being undertaken and recommendations adhered to;
- The levelled platform and covered asphalt driveway and carpark appear to have had earthworks to alter the lay of the land. The site has potential fill beneath the asphalt layer and should be investigated;
- The presence of the small AST on the northern side of the building raises questions regarding the former site use which cannot be clarified from the desktop investigation, as such further investigation is required into the potential for contamination on the site;
- An onsite waste water treatment tank is presumed to provide a potential source of contamination in the form of bacteria and heavy metals. Removal of the tank and trenches is to be carried out in accordance with the Local Government Authority (Local Council) requirements;
- The active petrol station situated to the north of the site and the previous service station site adjoining the southern border provide a potential source of contamination from underground storage tanks and lateral migration. Based on the risk, targeted sampling and groundwater monitoring is recommended to address this potential issue;
- It is the opinion of ADE that there is the potential for contaminants of concern to pose a risk to the proposed future users of the site and that a limited investigation into the nature and extent of contamination (if present) is required; and
- ADE considers that it is likely that any contamination detected during further investigations (if present) will be capable of being remediated such that the site is suitable for the proposed land use.

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7 LIMITATIONS

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only and has been based on information provided by the client. The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent and experienced person with experience in environmental investigations, before being used for any other purpose. A.D. Envirotech Australia Pty Ltd (ADE) accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced or amended in any way without prior approval by the client or ADE and should not be relied upon by any other party, who should make their own independent enquiries.

Furthermore, soils, rock and aquifer conditions are often variable, resulting in non-homogenous contaminant distributions across a site. Boundaries between zones of variable contamination are often indistinct and have been interpreted based on available information and the application of professional judgement. The accuracy with which the subsurface conditions have been characterised depends on the frequency and methods of sampling and the uniformity of subsurface conditions and is therefore limited by the scope of works undertaken.

This report does not provide a complete assessment of the environmental status of the site and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, ADE reserves the right to review the report in the context of the additional information.

Access to the interior of the house, demolished storage shed, garage and associated ancillary buildings a could not be gained during the site inspection, should any suspect materials or the storage of chemicals be uncovered, the information should be provided to ADE for review of the available information.

ADE's professional opinions are based upon its professional judgement, experience, training and results from analytical data. In some cases further testing and analysis may be required, thus producing different results and/or opinions. ADE has limited investigation to the scope agreed upon with its client.

ADE has used a degree of care and skill ordinarily exercised in similar investigations by reputable member of the Environmental Industry within Australia. No other warranty, expressed or implied, is made or intended.

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8 REFERENCES

1. Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
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4. *Contaminated Land Management Act 1998.*
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16. *National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013.*
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24. *WHS Regulation 2011.*
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26. *WorkCover NSW Working With Asbestos Guide (2008).*

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Appendix I – LTO Records

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HISTORY OF TITLE TRANSACTION

Title Reference: 12/866560

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

15/2/2016 1:41PM

FOLIO: 12/866560

First Title(s): OLD SYSTEM

Prior Title(s): CA58988

Recorded	Number	Type of Instrument	C.T. Issue
7/3/1997	CA58988	CONVERSION ACTION	FOLIO CREATED EDITION 1
19/6/1997	3158777	MORTGAGE	EDITION 2
26/8/1997	3356938	DISCHARGE OF MORTGAGE	
26/8/1997	3356939	TRANSFER	
26/8/1997	3356940	MORTGAGE	EDITION 3
27/7/1999	6033151	DEPARTMENTAL DEALING	
14/9/2015	AJ811575	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

PRINTED ON 15/2/2016



TITLE SEARCH

Title Reference: 12/866560

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 12/866560

SEARCH DATE	TIME	EDITION NO	DATE
15/2/2016	1:33 PM	3	26/8/1997

LAND

LOT 12 IN DEPOSITED PLAN 866560
 AT DURAL
 LOCAL GOVERNMENT AREA THE HILLS SHIRE
 PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP866560

FIRST SCHEDULE

RIMIKA NOMINEES PTY LIMITED
 IN 3/25 SHARE
 ROBERT JAMES CHALMERS
 LYNETTE MARGARET CHALMERS
 AS JOINT TENANTS IN 22/25 SHARE
 AS TENANTS IN COMMON (T 3356939)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 3356940 MORTGAGE TO ST. GEORGE BANK LIMITED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 15/2/2016

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TITLE SEARCH

Title Reference: 13561-87

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 13561-87

SEARCH DATE	TIME	EDITION NO	DATE
15/2/2016	12:56 PM	5	23/9/2006

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

RIMIKA NOMINEES PTY LTD (T AC619946)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT D IN DP38097
LOT D IN DP39261

TITLE DIAGRAM

DP38097
DP39261.

*** END OF SEARCH ***

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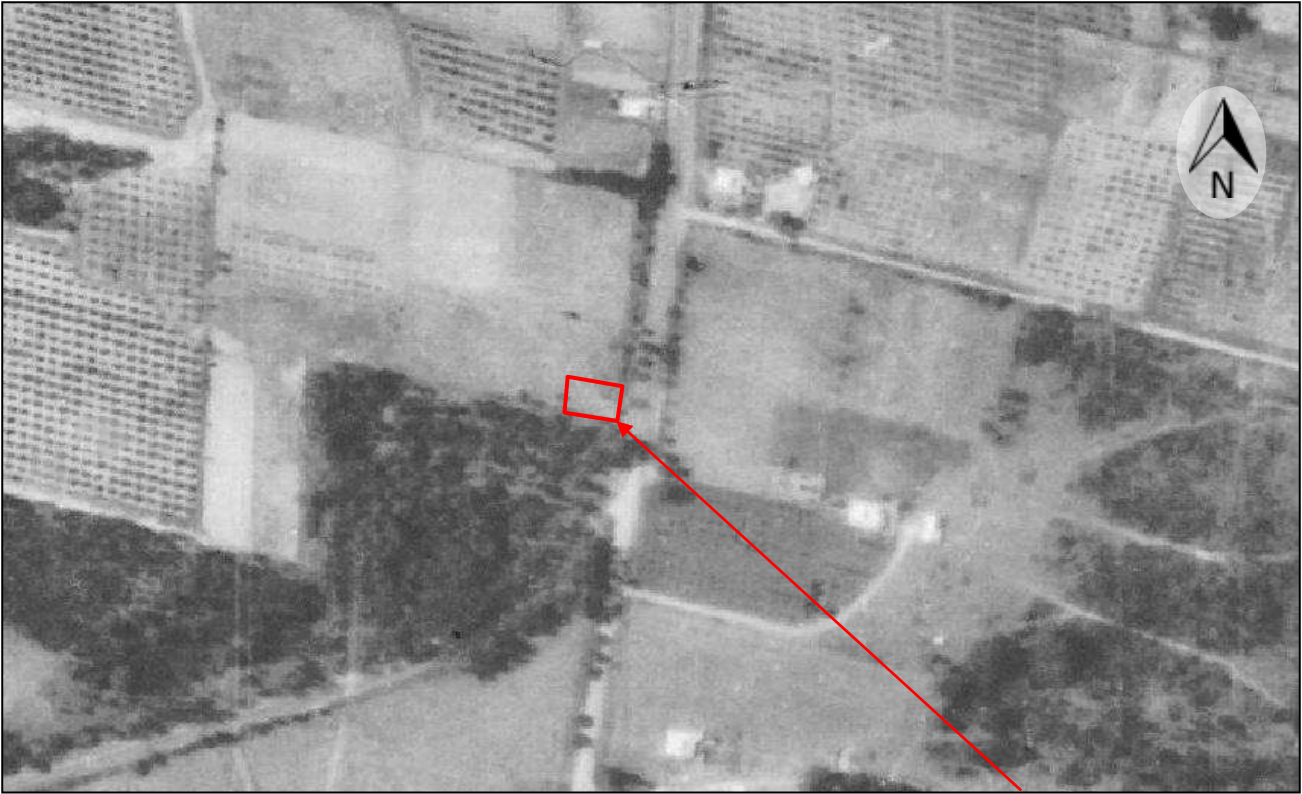
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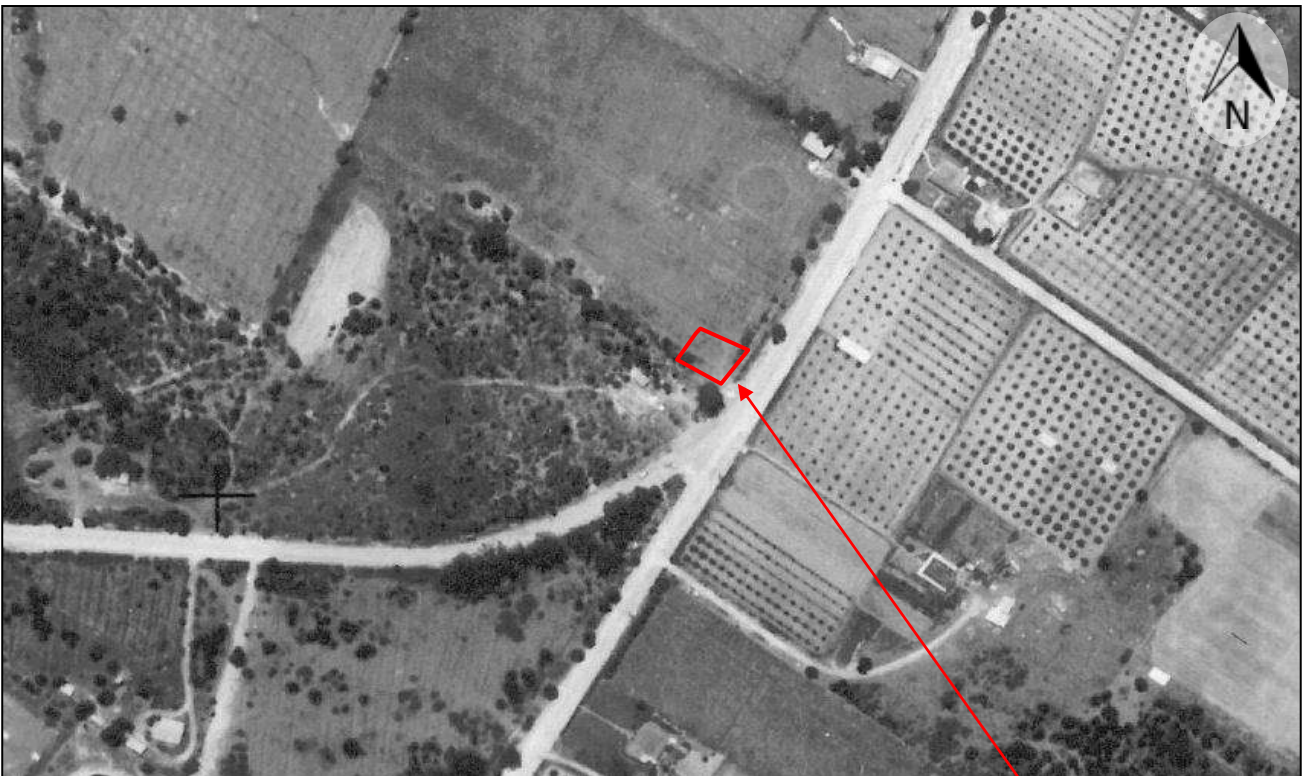
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Aerial Photograph 1. Aerial photograph of the site dated 1930 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.



Aerial Photograph 2. Aerial photograph of the site dated 1947 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.

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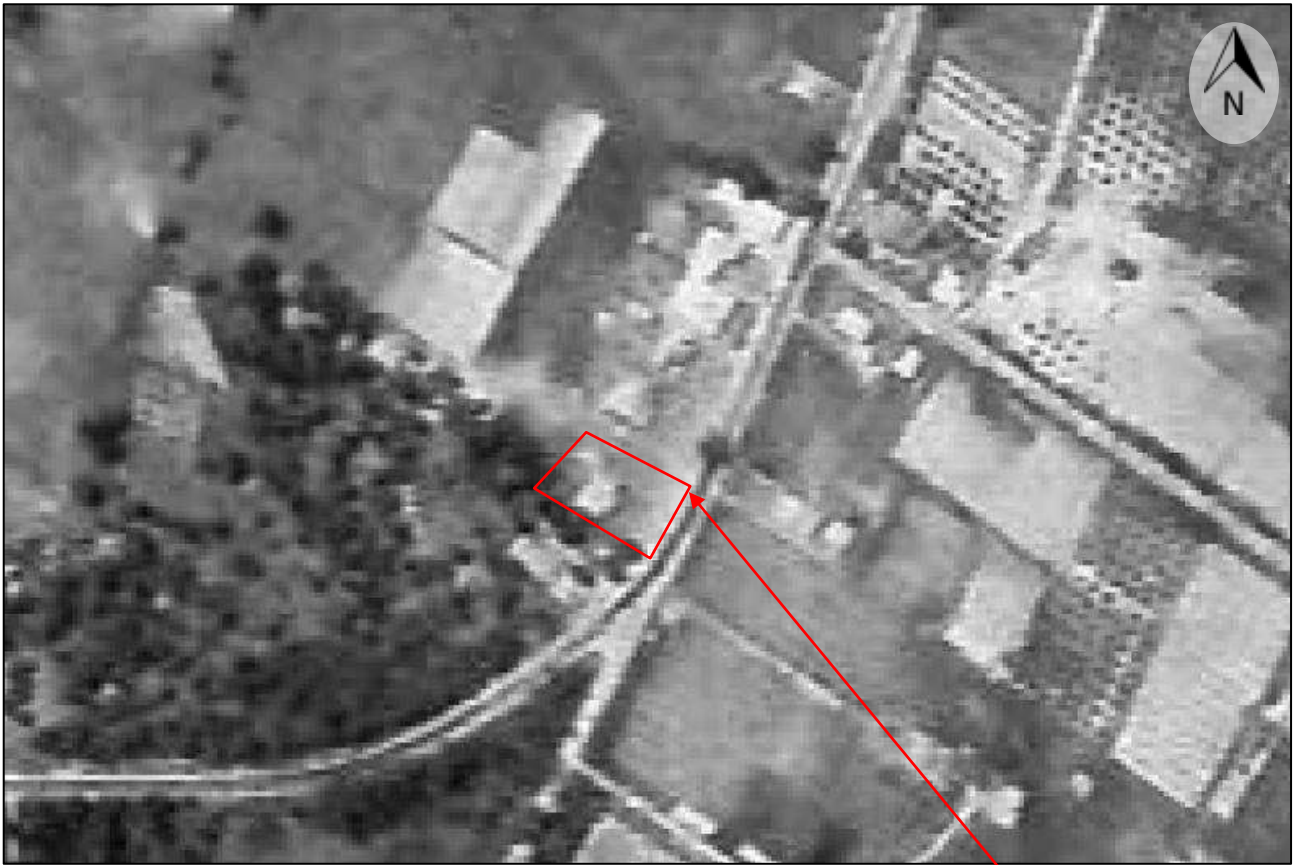
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Aerial Photograph 3. Aerial photograph of the site dated 1956 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.



Aerial Photograph 4. Aerial photograph of the site dated 1965 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.

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Aerial Photograph 5. Aerial photograph of the site dated 1986 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.



Aerial Photograph 6. Aerial photograph of the site dated 1994 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.

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Aerial Photograph 7. Aerial photograph of the site dated 2009 with approximate site boundary. Sourced from the nearmap.com, accessed on the 08.02.2016.

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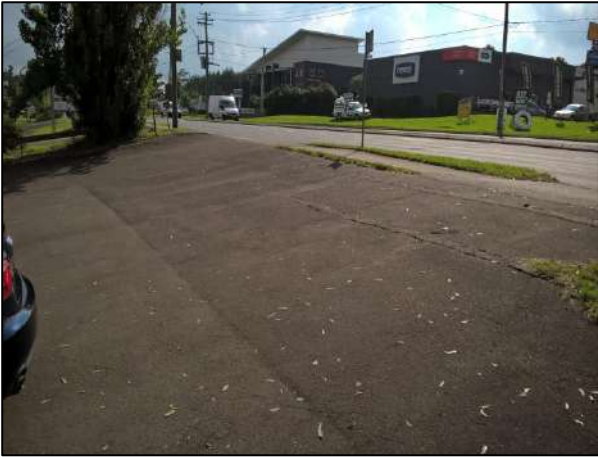
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Photograph 1 – View of the asphalt car park and frontage to Old Northern Road (facing north-east)



Photograph 2 – View of the southern boundary bordering on the previous service station site inc. house, car park (facing south)



Photograph 3 – Sparsely grassed raised area inc. demountable caravan (facing south)



Photograph 4 – House subfloor space with presumed asbestos sheeting and debris



Photograph 5 – Raised border of previous hardstand area indicating cut and fill (facing west)



Photograph 6 – Rear of house showing presumed asbestos wall cladding (facing south)

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Photograph 7 – Approximately 150 L Caltex AST on the northern house exterior (facing south)

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P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

NSW Office of Water

Work Summary

GW110309

Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 22/05/2009

Final Depth: 10.00 m

Drilled Depth: 10.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property: SHELL COMPANY OF AUST
LTD COLES EXPRESS DURAL
592 - 596 OLD NORTHERN
ROAD DURAL 2158 NSW

Standing Water Level: 3.100

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County: CUMBE
Form A: CUMBE
Licensed:

Parish: CUMBE.43

Cadastre: 11/825077

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6269974.0

Latitude: 33°41'40.3"S

Elevation Unknown

Easting: 317530.0

Longitude: 151°01'52.6"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	50			Rotary Air
1		Hole	Hole	1.20	3.20	50			Auger - Solid Flight
1		Hole	Hole	3.20	10.00	50			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing		0.00	4.00	50			
1	1	Casing		4.00	10.00	50			Seated on Bottom, Screwed
1	1	Opening	Screen	4.00	10.00	50		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.20	8.50	3.30	Unknown	3.10					

**Geologists Log
Drillers Log**

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.90	2.90	FILL,GREY AND BROWN CLAYEY SAND AND SANDSTONE FRAGS.	Fill	
2.90	10.00	7.10	SANDSTONE GREY,FINE TO MED. GRAINED	Sandstone	

Remarks

*** End of GW110309 ***

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

NSW Office of Water

Work Summary

GW110308
Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:
Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:
Completion Date: 22/06/2009

Final Depth: 7.00 m

Drilled Depth: 7.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:
Property: SHELL COMPANY OF AUST
 LTD COLES EXPRESS DURAL
 592 - 596 OLD NORTHERN
 ROAD DURAL 2158 NSW

Standing Water Level: 2.800

GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBE Licensed:	CUMBE.43	11//825077

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Unknown
Source:
Northing: 6269988.0
Easting: 317544.0

Latitude: 33°41'39.8"S
Longitude: 151°01'53.1"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	150			Rotary Air
1		Hole	Hole	1.20	7.00	125			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing		0.00	3.00	65			
1	1	Casing		3.00	7.00	65			Seated on Bottom
1	1	Opening	Screen	3.00	7.00	65		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	7.00	2.00	Unknown	2.80					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	FILL, GREY AND BROWN SANDY GRAVEL AND SANDSTONE	Fill	
1.50	2.20	0.70	CLAY, SANDY, BROWN AND GREY	Clay	
2.20	7.00	4.80	SANDSTONE, BROWN, FINE TO MED GRAINED	Sandstone	

Remarks

*** End of GW110308 ***

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

NSW Office of Water

Work Summary

GW110307
Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:
Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:
Completion Date: 26/05/2009

Final Depth: 8.00 m

Drilled Depth: 8.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:
Property: SHELL COMPANY OF AUST
 LTD COLES EXPRESS DURAL
 592 - 596 OLD NORTHERN
 ROAD DURAL 2158 NSW

Standing Water Level: 4.200

GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.43	11//825077
Licensed:		

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

Grid Zone:
Scale:
Area/District:
Elevation: 0.00 m (A.H.D.)

Northing: 6269999.0

Latitude: 33°41'39.5"S

Elevation Unknown
Easting: 317513.0

Longitude: 151°01'51.9"E

Source:
GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.22	50			Rotary Air
1		Hole	Hole	1.22	8.00	50			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded, Q:6500.000m3
1	1	Casing		0.00	2.00	50			
1	1	Casing		2.00	8.00	50			Seated on Bottom
1	1	Opening	Screen - Gauze/Mesh	2.00	8.00	50		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	8.00	2.00	Unknown	4.20					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.80	2.80	FILL,BROWN CLAYEY SAND	Fill	
2.80	4.00	1.20	CLAY SANDY BLACK TO GREY,FINE TO COARSE	Clay Loam	
4.00	8.00	4.00	SANDSTONE GREY AND BROWN	Sandstone	

Remarks

*** End of GW110307 ***

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

NSW Office of Water

Work Summary

GW110310

Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 22/05/2009

Final Depth: 8.50 m

Drilled Depth: 8.50 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property: SHELL COMPANY OF AUST
LTD COLES EXPRESS DURAL
592 - 596 OLD NORTHERN
ROAD DURAL 2158 NSW

Standing Water Level: 3.200

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County: CUMBE
Form A: CUMBE
Licensed:

Parish: CUMBE.43

Cadastre: 11/825077

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6269975.0

Latitude: 33°41'40.3"S

Elevation Unknown

Easting: 317540.0

Longitude: 151°01'53.0"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	150			Rotary Air
1		Hole	Hole	1.20	3.10	125			Auger - Solid Flight
1		Hole	Hole	3.10	8.50	100			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded, Q:6500.000m3
1	1	Casing		0.00	2.50	65			
1	1	Casing		2.50	8.50	65			Seated on Bottom, Screwed
1	1	Opening	Screen	2.50	8.50	65		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.50	8.50	2.00	Unknown	3.20					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.80	2.80	FILL, BROWN AND GREY, SAND AND GRAVEL	Fill	
2.80	8.50	5.70	SANDSTONE RED BROWN, FINE TO MED GRAINED AND WEATHERED	Sandstone	

Remarks

*** End of GW110310 ***

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

Appendix V – Acid Sulphates Soils

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Location Search **Advanced Search**

Search Address or Place

[Place on map](#)

State: New South Wales, Australia

[Clear all layers](#)

Environmental Planning Instruments

- Acid Sulfate Soils
 - Class 1
 - Class 2
 - Class 3
 - Class 4
 - Class 5
- Active Street Frontage
- Additional Permitted Uses
- Additional Rural Village Land
- Airport Noise
- Bulk Water Supply Infrastructure
- Drinking Water
- Dwelling Density

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Appendix VI - NSW OEH State Heritage Records

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

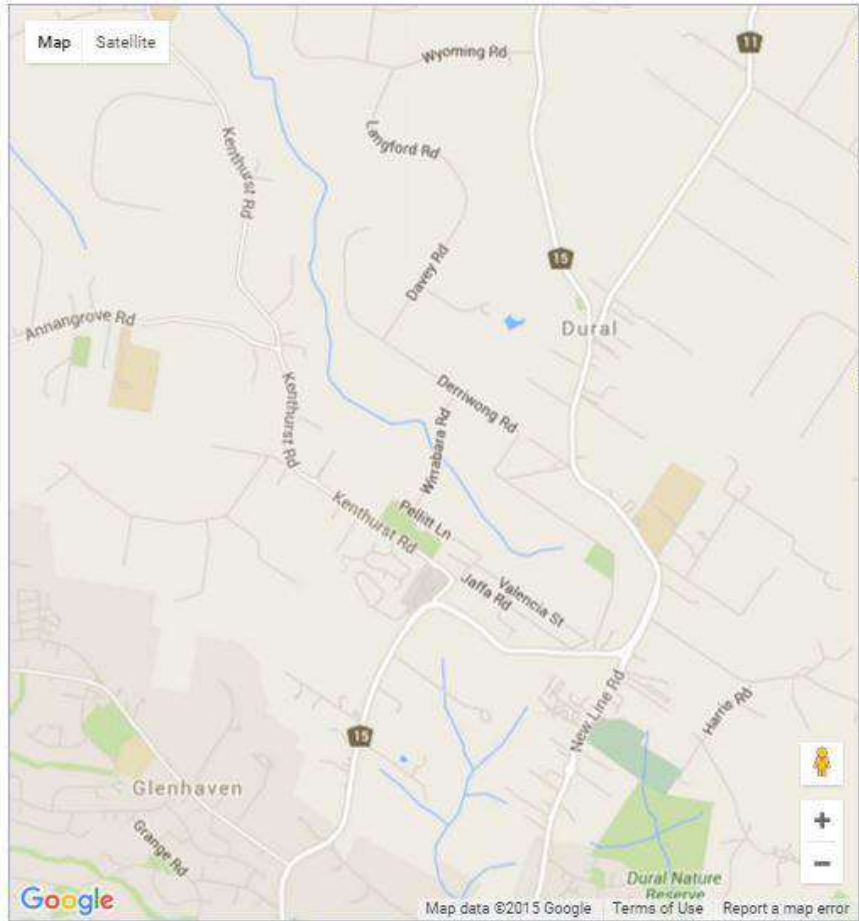
site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Search State Heritage Register

The results shown below are for the State Heritage Register ONLY and does not include items listed on Local Environmental Plans and s.170 Heritage and Conservation Registers. For further mapping information for please contact the relevant Local or State government agency.
Disclaimer: The positions of the State Heritage Register items shown on this page are for general identification and research purposes only. It should not be used for legal searches. Some SHR items have not been included for privacy and security reasons. Free downloading of State Heritage Register spatial datasets and associated metadata into a Geographical Information System (GIS) software package is available at [Community Access to Natural Resources Information \(CANRI\) - http://canri.nsw.gov.au/download/](http://canri.nsw.gov.au/download/)



The map displays the Dural area in New South Wales, Australia. It shows a network of roads including Wyoming Rd, Kangford Rd, Daney Rd, Derwong Rd, Annangrove Rd, Kenthurst Rd, Wirrabara Rd, Pellitt Ln, Jaffe Rd, Valencia St, New Line Rd, and Harrie Rd. A blue arrow points to a specific location on Daney Rd. The map also shows the Dural Nature Reserve and the Dural Nature Reserve. The map is overlaid with a grid and includes a search bar and a dropdown menu for local government areas.

Local government area
The Hills

Suburb/postcode
[Empty text box]

NSW historic theme
Please Choose...

Item type

- All
- Archaeological-Maritime
- Archaeological-Terrestrial
- Built
- Landscape
- Movable / Collection
- Complex / Group
- Conservation Area

Map data ©2015 Google Terms of Use Report a map error

Appendix VII – Section 149

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
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Internet:

site: www.ADenvirotech.com.au
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ABN:

520 934 529 50

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153

Telephone +61 2 9843 0555
Facsimile +61 2 9843 0409

Email council@thehills.nsw.gov.au
www.thehills.nsw.gov.au

DX 9966 Norwest

ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **84956**
Reference: 10130:64902
Issue Date: 17 February 2016
Receipt No: 5093935
Fee Paid: \$ 53.00

ADDRESS: Medical Practice, 584 Old Northern Road, DURAL NSW 2158
DESCRIPTION: Lot 1 DP 660184

The land is zoned:
Zone RU6 Transition

The following prescribed matters apply to the land to which this certificate relates:

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

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

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

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.30 - Intensive Agriculture
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions)2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011
 Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River (No.2 – 1997)

The following SEPP's may apply to the land. Please refer to '**Land to which Policy applies**' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

(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 (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Proposed The Hills Local Environmental Plan 2012 (Amendment No.) applies to this land.

Refer Attachment 1(2)(A)

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Competition).

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

The Hills Development Control Plan 2012

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

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).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone RU6 Transition

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (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?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
 - (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
 - (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.
- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (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?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of

the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code and Rural Housing Code

Complying Development under the General Housing Code and Rural Housing Code **may be** carried out on the land.

Housing Alterations Code and General Development Code

Complying Development under the Housing Alterations Code and General Development Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may be** carried out on the land.

Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes

Complying Development under the Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2012 - www.thehills.nsw.gov.au
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) - www.planning.nsw.gov.au

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Finance, Services and Innovation?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the

meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

(3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

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

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

(A) Division 2 of Part 3 of the Roads Act 1993; or

NO

(B) any environmental planning instrument; or

NO

(C) any resolution of council?

a) The Hills Development Control Plan 2012?

NO

b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

- a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- b) By The Hills Local Environmental Plan 2012 local provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- c) By The Hills Development Control Plan 2012 provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council has adopted the NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2006'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) Any other risk

NO

7A. Flood related development controls information

- (1) Whether or not development on that 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) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the Threatened Species Conservation Act 1995 relates, (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

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

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which 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?

NO

(b) Whether there are 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 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*?

NO

THE HILLS SHIRE COUNCIL

This land has frontage to a "Classified Road". Roads and Maritime Services, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.

DAVE WALKER
GENERAL MANAGER



Per:

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 1(2)(A)

Planning Proposal 20/2015/PLP – Rural Workers Dwellings.

Planning Proposal 20/2015/PLP is to amend *The Hills Local Environmental Plan 2012* as part of a strategic review of planning controls for the Shire's rural areas. The proposal is to prohibit rural workers dwellings across all rural zones under Local Environmental Plan 2012.

The Shire's rural lands are within close proximity to the urban area and rural workers dwellings are generally only appropriate in remote locations more than 200km from major population centres and when the scale and nature of the farm necessitates on-site workers.

The changes also involve simplifying planning controls under Development Control Plan 2012, the Growth Centre Development Control Plans for the North Kellyville and Box Hill Release Areas.

The Minister for the Department of Planning and Environment has chosen to delegate the making of the plan to Council.

For further information please contact Council's Duty Planner on 9843 0469.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can be viewed on Council's website

www.thehills.nsw.gov.au under 'Application Tracking' on the home page or under the 'Planning & Development' menu bar.

ATTACHMENT 2(B)**Zone RU6 Transition****1 Objectives of zone**

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage innovative and sustainable tourist development, sustainable agriculture and the provision of farm produce directly to the public.

2 Permitted without consent

Bed and breakfast accommodation; Extensive agriculture; Home occupations.

3 Permitted with consent

Agricultural produce industries; Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cemeteries; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Garden centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafés; Roads; Roadside stalls; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals; Water supply systems.

4 Prohibited

Any development not specified in item 2 or 3.

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

Appendix VIII – Dial Before You Dig (DBYD)

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

TR_N_50834145_GMLA3_1.hpg2

You are working near Transmission Cables. You must contact Ausgrid on (02) 4951 9200 at least two weeks before work commences. See Ausgrid Network Standard NS156.

DU44441

A

B

C

D

E

1

2

3

4

5

6

1.2 / 5.3

0.0 / 4.4

305.3 / 5.6PL

588

296.0 / 6.3PL

6.0PL / 283.3

584

582A

6.2 / 252.1 / 0.8 / 248.7

582

6.4 / 231.2 / 0.8

CONCRETE DRIVE COVERED

DU44441

DU44441

ISG GRID			GRID		
DU44414	DU44423	DU44424	131L13	131M13	131N13
DU44432	DU44441	DU44442	131L14	131M14	131N14
DU44434	DU44443	DU44444	131L15	131M15	131N15

Page 1 of 1



Scale 1:345

0 10 metres

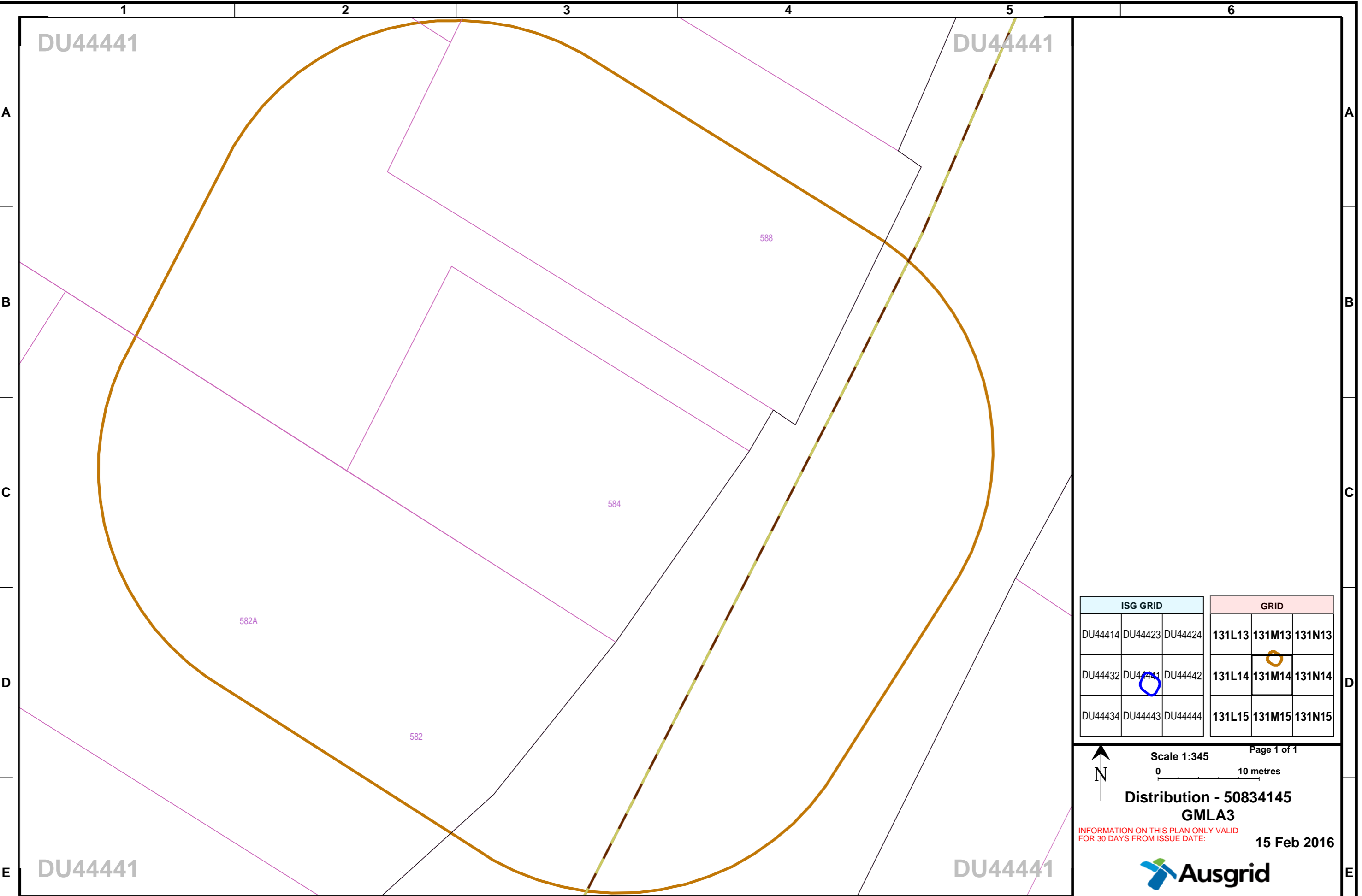
Transmission - 50834145
GMLA3

INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE:

15 Feb 2016



W A R N I N G : Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the street. Persons working near electricity networks must exercise care and will be held responsible for any damage caused. You must excavate by hand or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets. Underground: Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets as well as recommendations of Ausgrid's Network Standard NS156. Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers. Workers must maintain safe approach distances and follow applicable WorkCover Codes of Practice. NOTE: You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans.



ISG GRID			GRID		
DU44414	DU44423	DU44424	131L13	131M13	131N13
DU44432	DU44441	DU44442	131L14	131M14	131N14
DU44434	DU44443	DU44444	131L15	131M15	131N15

Scale 1:345
 0 10 metres
 Distribution - 50834145
 GMLA3
 INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE:
 15 Feb 2016



W A R N I N G : Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the street. Persons working near electricity networks must exercise care and will be held responsible for any damage caused. You must excavate by hand or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets. Underground: Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets as well as recommendations of Ausgrid's Network Standard NS156. Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers. Workers must maintain safe approach distances and follow applicable WorkCover Codes of Practice. NOTE: You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans.

If further clarification is required, please contact:
 Endeavour Energy
 Phone: (02) 9853 4161 (8:00am-4:30pm Mon-Fri)
Emergency Phone Number: 131 003



DBYD Underground Search Report

Date: 15/02/2016

DBYD Sequence No: 50834146

DBYD Job No: 10280835

ENDEAVOUR ENERGY ASSETS NOT AFFECTED

To:	Mr Ben Withnall	Company:	A.D. Envirotech Pty Ltd		
Address:	6/7 Millennium Court, Silverwater, NSW 2128				
Cust. ID:	1574323	Email:	b.withnall@adenvirotech.com.au		
Phone:	0414217615	Mobile:	Not Supplied	Fax:	Not Supplied
Enquiry Location:	584 Old Northern Road, Dural, NSW 2158				

Our Search has shown that **NO UNDERGROUND ASSETS ARE PRESENT** on our plans within the nominated enquiry location. However all persons planning excavation shall read and understand the warnings below. This search is based on the graphical position of the excavation site as denoted in the DBYD customer confirmation sheet.

WARNING

- **All electrical apparatus shall be regarded as live until proved de-energised.** Contact with live electrical apparatus will cause severe injury or death.
- In accordance with the *Electricity Supply Act 1995*, you are obliged to report any damage to Endeavour Energy Assets immediately by calling **131 003**.
- The customer must obtain a new set of plans from Endeavour Energy if work has not been started or completed within twenty (**20**) working days of the original plan issue date.
- The customer must contact Endeavour Energy if any of the plans provided have blank pages, as some underground asset information may be incomplete.
- Endeavour Energy underground earth grids may exist and their location **may not** be shown on plans. Persons excavating are expected to exercise all due care, especially in the vicinity of padmount substations, pole mounted substations, pole mounted switches, transmission poles and towers.
- Endeavour Energy plans **do not** show any underground customer service mains or information relating to service mains within private property.
- Asbestos or asbestos-containing material may be present on or near Endeavour Energy's underground assets.
- Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.
- All plans must be printed and made available at the worksite where excavation is to be undertaken. Plans must be reviewed and understood by the crew on site prior to commencing excavation.

SUPPLEMENTARY MATERIAL

Material	Purpose	Location
DBYD Cover Letter	Endeavour Energy DBYD response Cover Letter	Attached
DBYD Important Information & Disclaimer	Endeavour Energy disclaimer, responsibilities and information on understanding plans	Attached
DBYD Response Plans	Endeavour Energy DBYD plans	Attached
Work Cover NSW " <i>Work near underground assets: Guide</i> "	Guideline for anyone involved in construction work near underground assets	Contact Work Cover NSW for a copy
Work Cover NSW " <i>Excavation work: Code of practice</i> "	Practical guidance on managing health and safety risks associated with excavation	URL [Click Here]
Safe Work Australia " <i>Working in the vicinity of overhead and underground electric lines guidance material</i> "	Provides information on how to manage risks when working in the vicinity of overhead and underground electric lines at a workplace	URL [Click Here]
Endeavour Energy Safety Brochures & Guides	To raise awareness of dangers of working on or near Endeavour Energy's assets	URL [Click Here]

WARNING

- **All electrical apparatus shall be regarded as live until proved de-energised.** Contact with live electrical apparatus will cause severe injury or death.
- In accordance with the *Electricity Supply Act 1995*, you are obliged to report any damage to Endeavour Energy Assets immediately by calling **131 003**.
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- Asbestos or asbestos-containing material may be present on or near Endeavour Energy's underground assets.
- Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.
- All plans must be printed and made available at the worksite where excavation is to be undertaken. Plans must be reviewed and understood by the crew on site prior to commencing excavation.

INFORMATION PROVIDED BY ENDEAVOUR ENERGY

- Any plans provided pursuant to this service are intended to show the approximate location of underground assets relative to road boundaries, property fences and other structures at the time of installation.
- Depth of underground assets may vary significantly from information provided on plans as a result of changes to road, footpath or surface levels subsequent to installation.
- Such plans have been prepared solely for use by Endeavour Energy staff for design, construction and maintenance purposes.
- All enquiry details and results are kept in a register.

DISCLAIMER

Whilst Endeavour Energy has taken all reasonable steps to ensure that the information contained in the plans is as accurate as possible it will accept no liability for inaccuracies in the information shown on such plans.

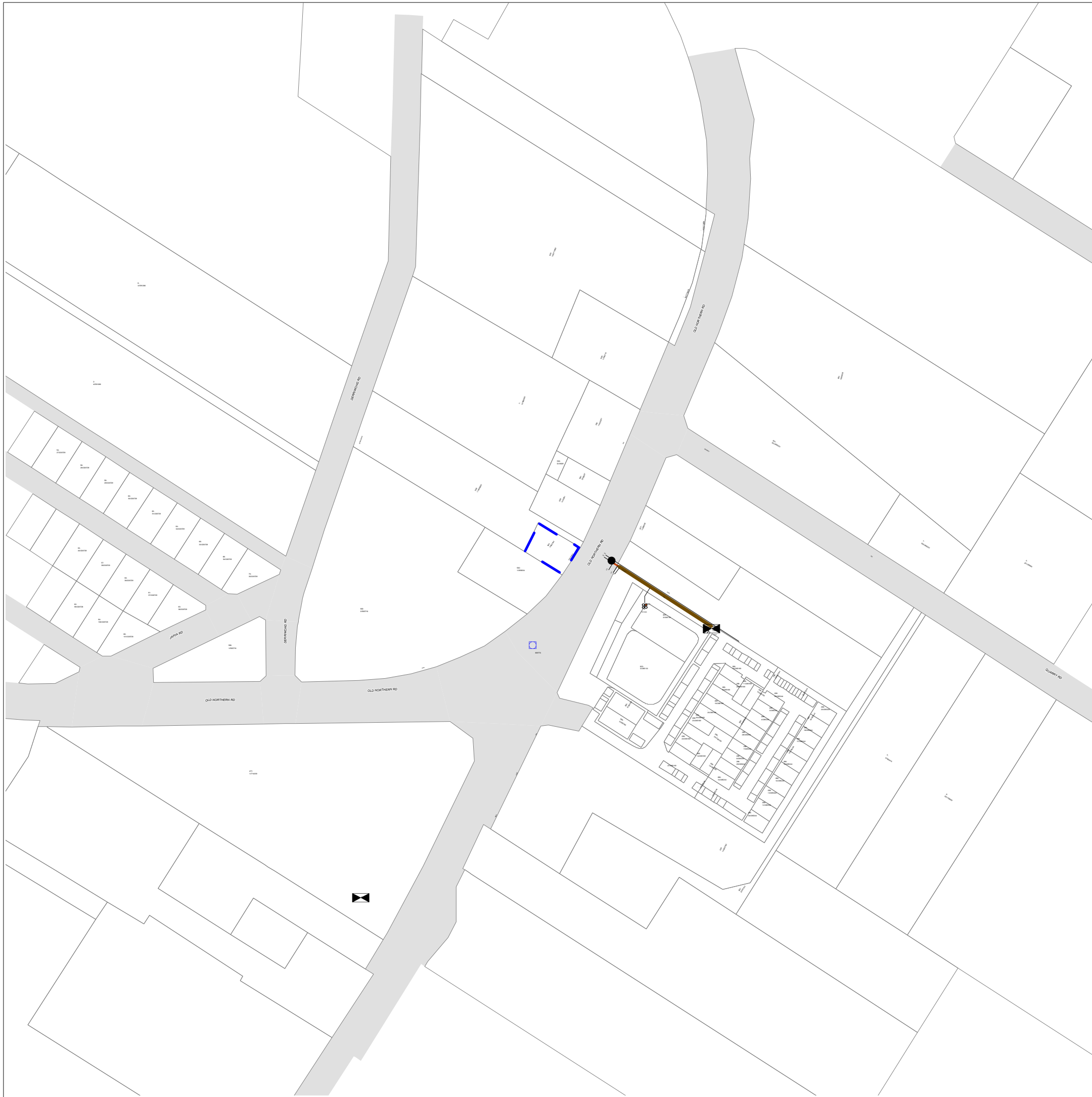
LEGEND

- OR ■ Street light column
- ▭ Padmount substation
- ▭ OR ▭ Overground pillar (O.G.Box)
- ▭ Underground pit
- ▬ Duct run
- ▬ Cable run
- ⊙ Typical duct section
- ▲ Asbestos warning



NOT TO SCALE

DBYD Sequence No.:	50834146
Issued Date:	15/02/2016





Network Protection

Assets Affected

In reply to your enquiry, there are gas mains at the location of your intended work as per the attached map. For an explanation of the map, please see the key below. The following excavation guidelines apply.

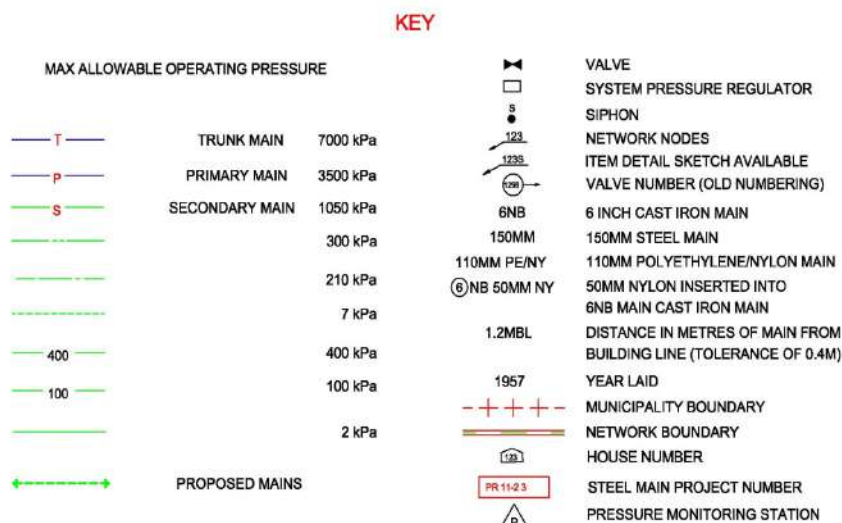
Excavation Guidelines:

It is essential the location of gas pipe/s are confirmed by carefully pot-holing by hand excavation prior to proceeding with mechanical excavation in the vicinity of gas pipes. If you cannot locate the gas main, contact the local depot.

In accordance with clause 34(5) of the Gas Supply (Safety and Network Management) Regulation 2013 (NSW), you should be informed that all excavation, (including pot-holing by hand to confirm the location of pipes) should be performed in accordance with “**Work Near Underground Assets Guideline**” published in 2007 by the Work Cover Authority.

A copy of this Guideline is available at: www.workcover.nsw.gov.au

DBYD Administration 1300 880 906

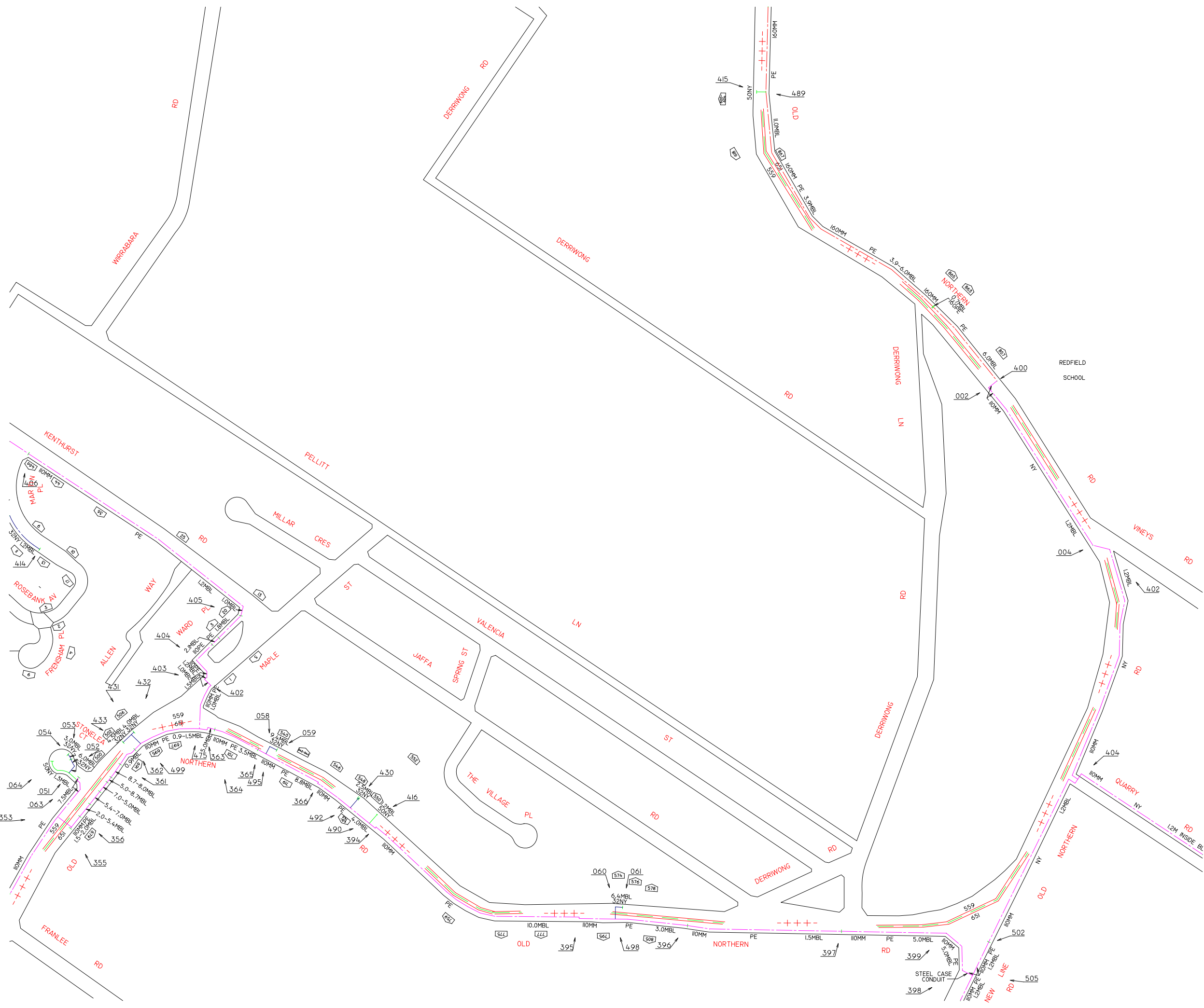


Warning: The enclosed plans show the position of Jemena Gas Networks (NSW) Ltd's underground gas mains and installations in public gazetted roads only. **Individual customers' services and services belonging to other third parties are not included** on these plans. These plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together “**Jemena**”) and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of underground mains and installations relative to fences, buildings etc., as they existed at the time the mains etc were installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared. Jemena makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. Jemena does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of Jemena, its employees, agents, officers or contractors). The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains and equipment. In accordance with the Work Near Underground Assets Guideline published in 2007 by Work Cover Authority, Jemena recommends that you carry out pot-holing by hand to accurately confirm the location of gas mains and installation prior to commencing excavations.

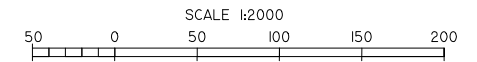
In case of Emergency Phone 131 909 (24 hours)

Admin
1300 880 906

*Jemena Asset Management Pty Ltd ABN 53 086 013 461
for and on behalf of Jemena Gas Networks (NSW) Ltd ABN 87 003 004 322*



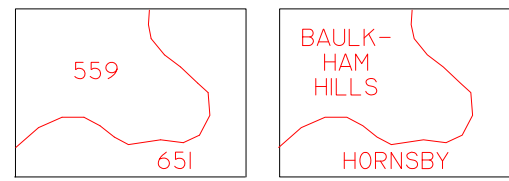
DURAL 4D



THIS MAP UPDATED ON 11/12/2014
 THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
 SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
 DATE ALTERED:..... BY:.....

D4A	D4B	D5A
D4C	D4D	D5C
D7A	D7B	D8A

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

Jemena

KEY

- | MAX ALLOWABLE OPERATING PRESSURE | |
|----------------------------------|--|
| — T — | TRUNK PIPELINE 7000 kPa |
| — P — | PRIMARY MAIN 3500 kPa |
| — S — | SECONDARY MAIN 1050 kPa |
| — 400 — | NETWORK MAIN 400 kPa |
| — 300 — | NETWORK MAIN 300 kPa |
| — 210 — | NETWORK MAIN 210 kPa |
| — 100 — | NETWORK MAIN 100 kPa |
| — 30 — | NETWORK MAIN 30 kPa |
| — 7 — | NETWORK MAIN 7 kPa |
| — 2 — | NETWORK MAIN 2 kPa |
| — + + + — | PROPOSED MAINS |
| PR II-2 3 | STEEL MAIN PROJECT NUMBER |
| △ | PRESSURE MONITORING STATION |
| ▽ | VALVE |
| □ | SYSTEM PRESSURE REGULATOR |
| • | SIPHON |
| 123 | NETWORK NODE |
| 123S | NETWORK VALVE NODE |
| 123 | VALVE NUMBER |
| 6NB | 6 INCH CAST IRON MAIN |
| 150MM | 150MM STEEL MAIN |
| 110MM PE/NY | 110MM POLYETHYLENE/NYLON MAIN |
| ⊙NB 50MM NY | 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN |
| 1.2MBL | DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE |
| 1957 | YEAR LAID |
| — + + + — | MUNICIPALITY BOUNDARY |
| — + + + — | NETWORK BOUNDARY |
| 123 | HOUSE NUMBER |

Date: 15/02/2016
To: Mr Ben Withnall
Company:
Address: 6/7 Millennium Court
Silverwater, NSW 2128

ENQUIRY DETAILS

Location: 584 Old Northern Road, Dural, NSW 2158
Sequence No.: 50834148
DBYD Reference: 10280835

In relation to your enquiry of the above address, Optus advises as follows:

The records of Optus disclose that there ARE NO underground Optus FIBRE OPTIC TELECOMMUNICATIONS cables in the vicinity of the above enquiry as per the attached plan(s). This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Drawings and Plans provided by Optus are reference diagrams which were correct at the time the asset was built. Exact ground cover and alignments cannot be provided with any certainty as these may alter over time. Depths of Telecommunications plant vary considerably as do alignments. It is essential to uncover the asset and positively identify the assets exact location.

Optus plans are provided as a guide only and the completeness of the information cannot be guaranteed.

“DUTY OF CARE”

When working in the vicinity of Telecommunications plant you have a legal “Duty of Care” that must be observed.

It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer and head contractor to design for minimal impact to Optus plant. Optus will provide assistance at this design stage through the provision of plans and sketches or consultation.

It is the owner’s (or constructor’s) responsibility to:-

- a) Request plans of Optus plant for a particular location at a reasonable time before construction begins. If you have doubts about the presence of Optus assets we strongly recommend that you engage an Optus Accredited plant locator.
- b) Visually locate Optus plant by hand digging or using non-destructive water jet method where construction activities may damage or interfere with Optus plant
- c) Contact Optus Network Operations – Asset Analyst (details below) if Optus plant is wholly or partly located near construction activities

CRIMINAL CODE ACT 1995

The following is an extract from the Criminal Code Act 1995 and is applicable to Optus plant

Chapter 10 National infrastructure

Part 10.6 Telecommunications Services

Division 474 Telecommunications offences

Sect 474.6 Interference with facilities

- 1) A person is guilty of an offence if the person tampers with, or interferes with, a facility owned or operated by:
 - (a) a carrier; or
 - (b) a carriage service provider; or
 - (c) a nominated carrier.

Penalty: Imprisonment for 1 year.

- 2) For the purposes of an offence against subsection (1), absolute liability applies to the physical element of circumstance of the offence, that the facility is owned or operated by a carrier, a carriage service provider or a nominated carrier.
- 3) A person is guilty of an offence if:
 - (a) the person tampers with, or interferes with, a facility owned or operated by:
 - i.a carrier; or
 - ii.a carriage service provider; or
 - iii.a nominated carrier; and
 - (b) this conduct results in hindering the normal operation of a carriage service supplied by a carriage service provider.

Penalty: Imprisonment for 2 years.

- 4) For the purposes of an offence against subsection (3), absolute liability applies to the following physical elements of circumstance of the offence:
 - (a) that the facility is owned or operated by a carrier, a carriage service provider or a nominated carrier;
 - (b) that the carriage service is supplied by a carriage service provider.
- 5) A person is guilty of an offence if:
 - (a) the person uses or operates any apparatus or device (whether or not it is comprised in, connected to or used in connection with a telecommunications network); and
 - (b) this conduct results in hindering the normal operation of a carriage service supplied by a carriage service provider.

Penalty: Imprisonment for 2 years.

DAMAGE

ANY DAMAGE TO OPTUS NETWORK MUST BE REPORTED TO 1800 500 253 IMMEDIATELY

The owner is responsible for all plant damage when works commence prior to obtaining Optus Drawings, or failure to follow instructions.

Optus reserves the right to recover compensation for loss or damage to its cable network and other property including consequential loss

ASSET RELOCATIONS

You are not permitted to relocate or alter any Optus assets or network under any circumstance.

For all enquiries relating to the relocation of Optus assets please email Fibre.Locations@optus.net.au

ESSENTIAL PRECAUTIONS AND APPROACH DISTANCES

Note: If the following clearances cannot be maintained, please contact Optus Network Operations Asset Analysis Team for advice on how to resolve the situation.

1. On receipt of plans and before commencing excavation work or similar activities near Optus plant, carefully locate the plant first to avoid damage. Engage an Optus accredited locator to undertake exposure of the Optus plant when working within the following approach distances.

Where Optus plant is in an area where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1.0m must be maintained from where it could be reasonably presumed that plant would reside.

In non established or unformed reserves this distance must be at least 3 metres.

In country or rural areas which may have wider variations in reasonably presumed plant presence, the following minimum approach distance applies:

- a) Parallel to plant: 5 metres

Note: Indicated depths may vary significantly and pot-holing needs to be undertaken within extreme care, commonsense and using techniques least likely to damage cables. Potholing is only to be undertaken by an Optus accredited plant location contractor.

If construction work is parallel to Optus plant, then careful hand digging or using non destructive water jet method (pot holing) at least every 5m is required to establish the location of the plant, confirming the location of the plant prior to work commencing.

Under no circumstances is crossing of Optus plant to be performed without first exposing the Optus plant and having an Optus representative present onsite.

2. Maintain the following minimum clearance between construction activity and the actual location of Optus plant.

Jackhammers / Pneumatic Breakers	Not within 1.0m of actual location
Vibrating Plate or Wacker Packer Compactor	Not within 0.5m of actual location 300mm compact clearance before compactor can be used across Optus ducts 750mm compact clearance cover before compactor can be used across Optus <i>Direct Buried</i> cable
Boring Equipment (in-line, horizontal and vertical)	Not within 5.0m of actual location without Optus representative onsite Constructor to hand dig or non-destructive water jet method (pot holing) and expose the Optus plant Not to cross the Optus plant without first exposing the plant at the crossing point and without Optus representative onsite
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven across Optus ducts or plant with less than 600mm of cover Depth to be verified via hand digging
Mechanical Excavators, Farm ploughing, Boring, Tree removal, fencing	Not within 1.0m of actual location Constructor to hand dig or use non-destructive water jet method (pot holing) and expose plant

All Optus pits and manholes should be a minimum of 1.0m in from the back of kerb or within 15m of street intersection after the completion of your work.

All Optus conduit should have the following minimum depth of cover **after the completion of your work**:-

- **Footway 600mm**
- **Roadway 1000mm at drain invert and at road centre crown**

In cases where it is considered that these clearances cannot be maintained at the completion of works advice is to be sought from the Optus Damages and Relocations Team

FURTHER ASSISTANCE

Assistance can be obtained by contacting Optus Network Operations Asset Analysis on **1800 505 777**

Where an on-site location is provided, the owner is responsible for all costs associated with hand digging or use of non-destructive water jet method (pot holing) to visually locate and expose Optus plant.

If plant location drawings or visual location of Optus plant by digging reveals that the location of Optus plant is situated wholly or partly where the owner plans to work, then Optus Damages and Relocates Team must be contacted through Optus Network Operations Asset Locations to discuss possible engineering solutions.

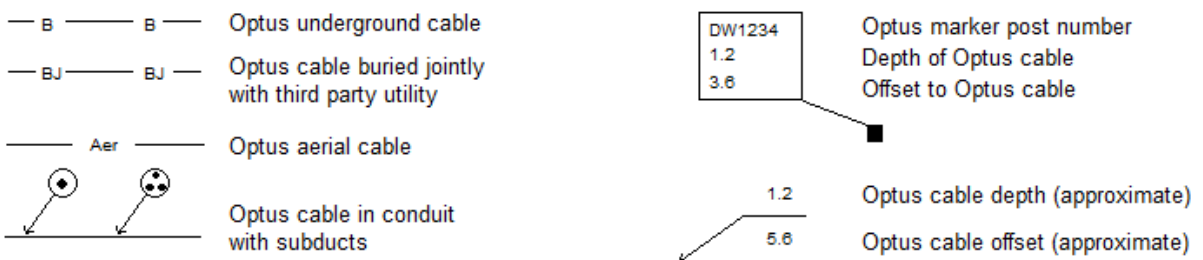
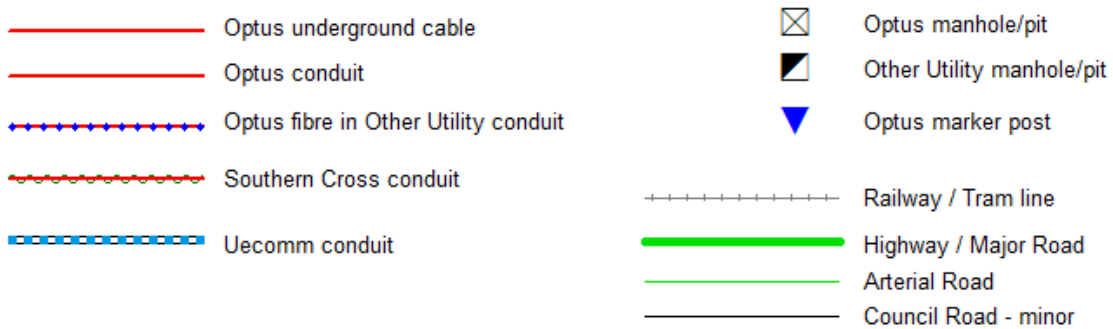
PRIVATE RESIDENTIAL LANDOWNERS and RURAL LANDOWNERS

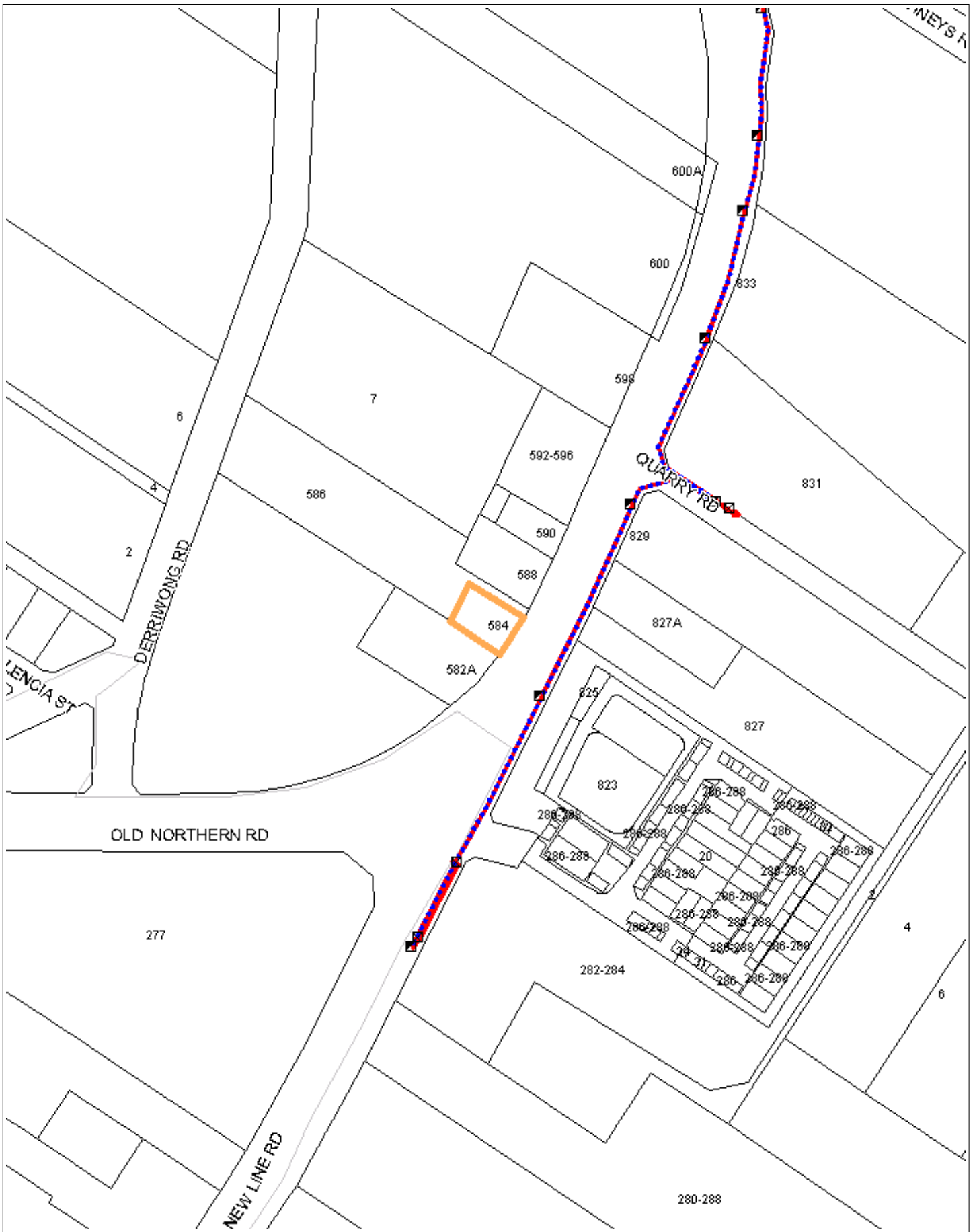
Where Optus owned cable crosses private residential property or agricultural land, Optus may provide a once off free onsite electronic cable location. Optus Network Operations Asset Analyst will provide assistance in determining whether a free on-site location is required.

Please note:

- The exact location, including depth of cables can only be verified by pot holing which is not covered under this service
- This service is only available to assist private residential land owners and rural land owners
- The service covers one hour onsite only. Additional time will be charged at the current nominal rate.

OPTUS ENGINEERING DRAWING SYMBOLS





WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed please raise a new enquiry.

Sequence Number: 50834148

Date Generated: 15/02/2016



For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208





Level 17, PIPE Networks House, 127 Creek Street, Brisbane 4000
PH:(07) 3233 9895 FAX:(07) 3233 9885

DBYD ENQUIRY RETURN:

PIPE Networks **DOES** own or operate telecommunications network infrastructure within the request area detailed above.

The affected network infrastructure is contained within the **Telstra** duct network and can be found listed on the appropriate **Telstra** duct Network plans.

THIS NETWORK IS VITAL TO OUR OPERATIONS AND AS SUCH, IT IS CRITICAL THAT **NO WORKS** COMMENCE WITHIN THE AREA UNTIL YOU HAVE RECEIVED AND APPRAISED THE TELSTRA DUCT PLANS FOR THIS AREA.

Due to continued network expansion, this network information can only be considered valid and accurate for 28 days from issue.

PIPE Networks will seek compensation for any damage to its network through negligence or ignorance of your duty of care.

PIPE NETWORKS
Ph (07) 3233 9895
Email: dbyd@pipenetworks.com
(for information specifically on this job only)



Response Cover Letter

Date: 15/02/2016

PIPE Networks
Level 17, 127 Creek St
Brisbane QLD 4000
Phone: +61 732339895
Fax: +61 732339880

To:

Mr Ben Withnall - Customer ID: 1574323
A.D. Envirotech Pty Ltd - Mr Ben Withnall
6/7 Millennium Court
Silverwater
NSW
2128

Email: b.withnall@adenvirotech.com.au
Phone: 0414217615
Fax: Not Supplied
Mobile: Not Supplied

Dear Mr Ben Withnall

The following is our response to your Dial Before You Dig enquiry.

Assets Affected: Telstra

Sequence Number: 50834144

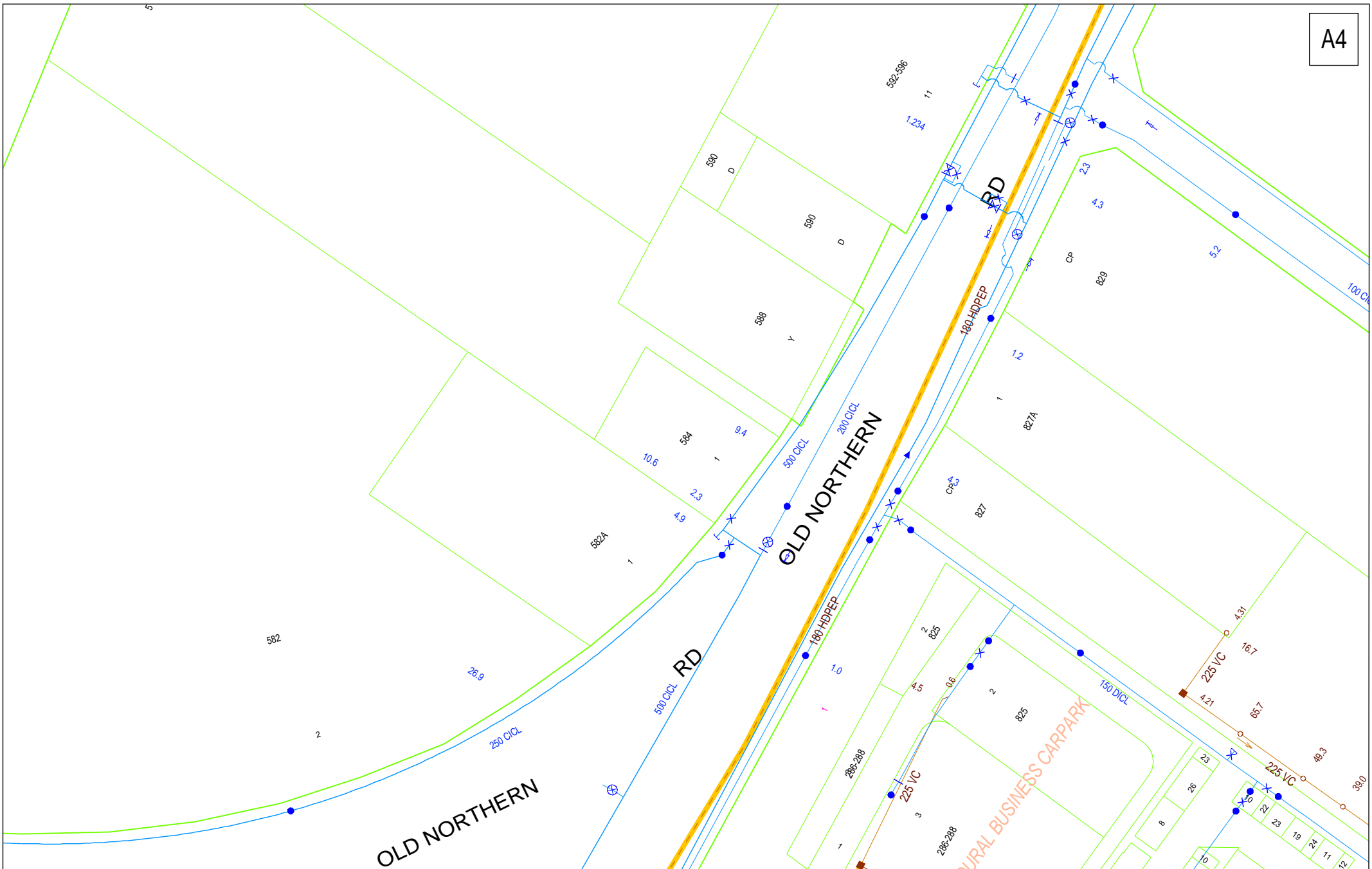
Location: 584 Old Northern Road
Dural
NSW 2158

Commencement Date: 18/02/2016

Please read over the attached documents for more information about your enquiry.

DISCLAIMER: No responsibility/liability is taken by PIPE Networks for any inaccuracy, error, omission or action based on the information supplied in this correspondence.

Note: If the works fall in an area that adjacent to PIPE Networks infrastructure, a pre-inspection is required prior to commencement of works. Contact PIPE Networks to arrange an inspection time. **NO WORKS TO COMMENCE PRIOR TO INSPECTION.**



DBYD Address:
584 Old Northern
Road
Dural NSW 2158

DBYD Job No: 10280835
DBYD Sequence No: 50834150

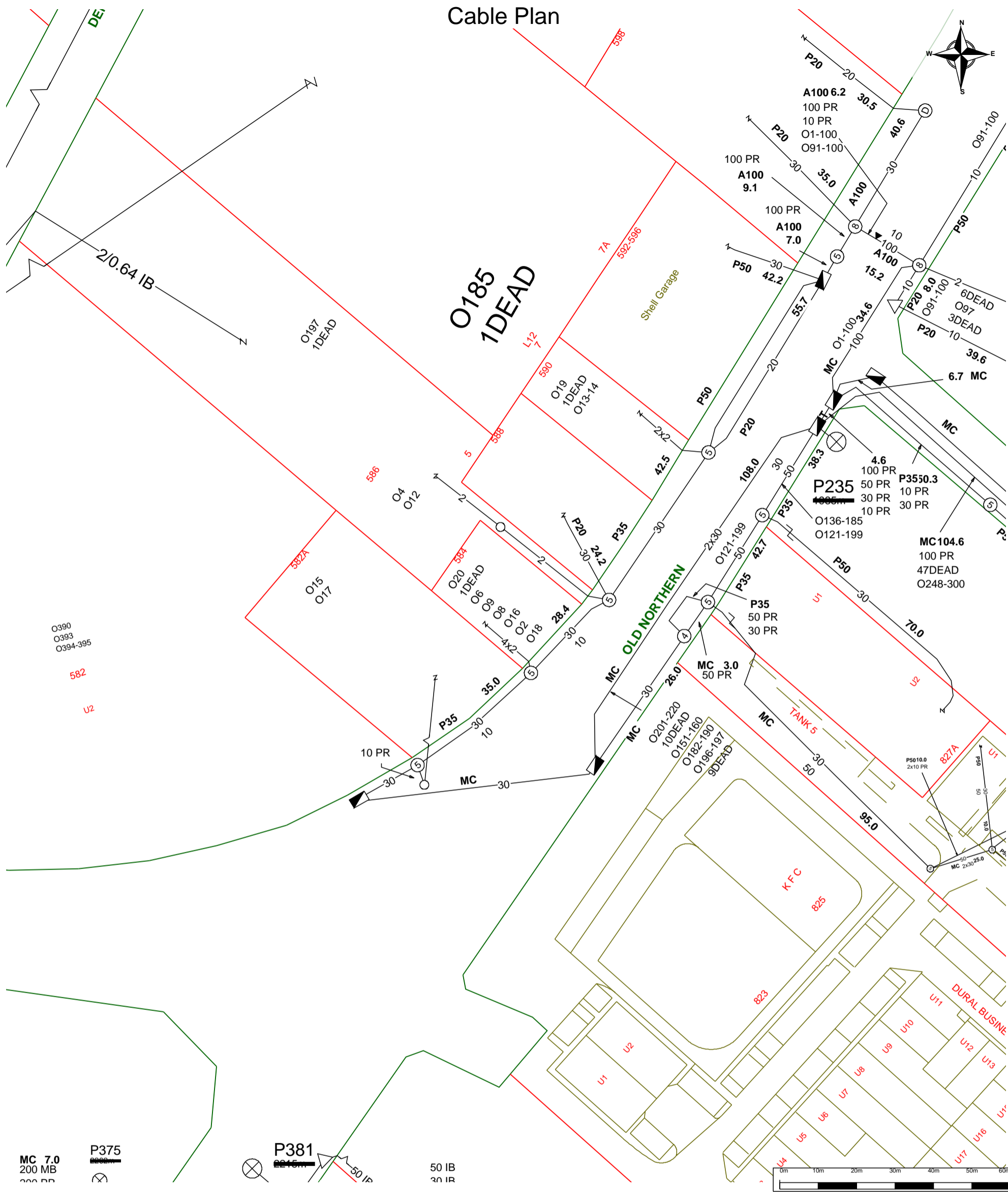
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No warranty is given that the information shown is complete or accurate.
SYDNEY WATER CORPORATION

Scale: 1:1000
Date of Production: 15/02/2016

Plan 1 of 1

0m 5m 10m 15m 20m

Cable Plan



For all Telstra DBYD plan enquiries -
 email - Telstra.Plans@team.telstra.com
 For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 15/02/2016 10:57:05

Sequence Number: 50834147

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

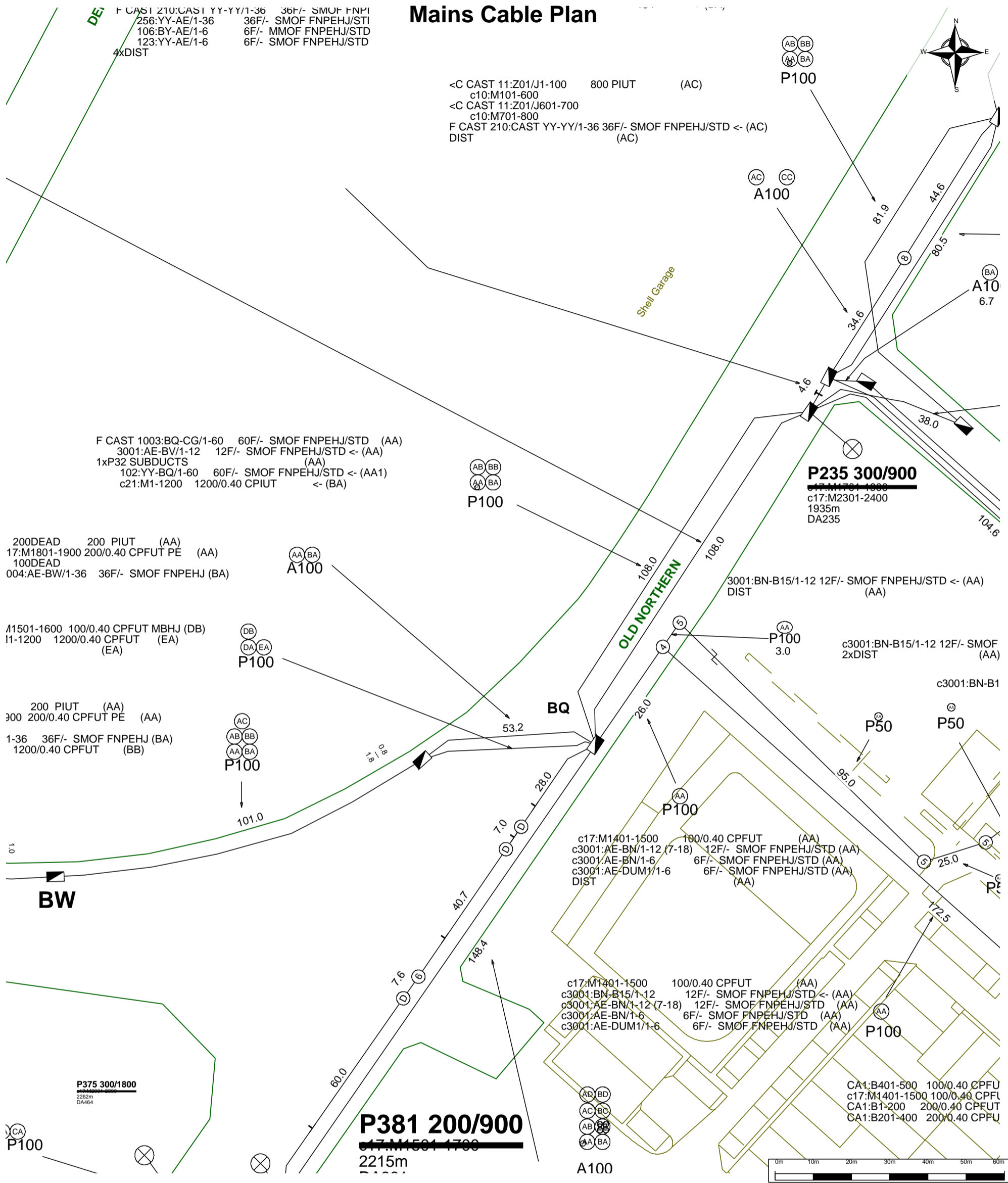
WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Mains Cable Plan



For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 50834147

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 15/02/2016 10:57:10

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Appendix IX – NSW WorkCover

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



SafeWork NSW

SafeWork NSW

92-100 Donnison Street, Gosford, NSW, 2250

Locked Bag 2906, Lisarow, NSW, 2252 |

Customer Service Centre 13 10 50

licensing@safework.nsw.gov.au | www.safework.nsw.gov.au

Our Ref: D16/525156
Your Ref: Evan Webb

17 February 2016

Attention: Evan Webb
AD Envirotech Pty Ltd
6/7 Millenium Court
Silverwater NSW 2128

Dear Mr Webb,

RE SITE: 584 Old Northern Rd Dural NSW

I refer to your site search request received by SafeWork NSW on 9 february 2016 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 our Customer Service Centre on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely,


Brent Jones
Customer Service Officer
Customer Service Centre - Operations
SafeWork NSW

Appendix X – EPA Contaminated Sites Register

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

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Internet:

site: www.ADenirotech.com.au
e-mail info@ADenirotech.com.au

ABN:

520 934 529 50



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

Search results

Your search for:LGA: Baulkham Hills Shire Council

Matched 5 notices relating to 1 site.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Kenthurst	137 Annangrove Road	Annangrove Climbers	5 former

Page 1 of 1

30 June 2015

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Government

NSW Government
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DRUMMOYNE	Caltex Service Station 191-195 Lyons ROAD	Service Station	Under assessment
DRUMMOYNE	Former Dry Cleaners 225 Victoria ROAD	Chemical Industry	Under assessment
DRUMMOYNE	Shell Coles Express Drummoyne (Westbound) 35-51 Victoria ROAD	Service Station	Under assessment
DRUMMOYNE	Shell Coles Express Drummoyne (Eastbound) 36 - 46 Victoria ROAD	Service Station	Under assessment
DUBBO	BP Service Station, Dubbo 105 Erskine STREET	Service Station	Under assessment
DUBBO	Lowes Petroleum BP-Branded (former Mobil) Depot 107 Erskine STREET	Other Petroleum	Under assessment
DUBBO	Former Shell Depot 109-111 Erskine STREET	Other Petroleum	Under assessment
DUBBO	Caltex Service Station 119 Bourke STREET	Service Station	Under assessment
DUBBO	Shell Coles Express Service Station 131-133 Cobra STREET	Service Station	Under assessment
DUBBO	Dubbo Police Station 153 Brisbane STREET	Other Petroleum	Under assessment
DUBBO	Former Ambulance Station 165 Brisbane STREET	Other Petroleum	Contamination formerly regulated under the CLM Act
DUBBO	Service Station at Harvey Norman Centre 219-233 Cobra STREET	Service Station	Under assessment
DUBBO	Former Mobil depot 40-44 Morgan STREET	Other Petroleum	Regulation under CLM Act not required
DUBBO	Shell Coles Express Service Station 45-49 Whylandra STREET	Service Station	Under assessment
DUBBO	Caltex Service Station, Dubbo 60 Windsor PARADE	Service Station	Regulation under CLM Act not required
DUBBO	Caltex Service Station, Dubbo Cnr Brisbane Street and Cobra STREET	Service Station	Contamination currently regulated under CLM Act
DUBBO	Caltex Service Station Phillip St Cnr Fitzroy STREET	Service Station	Under assessment
DUBBO WEST	Mobil Service Station Corner Whylandra Street and Victoria STREET	Service Station	Under assessment
DULWICH HILL	Former Tyre Recapping 115-117 Constitution ROAD	Other Industry	Regulation under CLM Act not required
DULWICH HILL	Denison Road Playground 194 Denison ROAD	Landfill	Regulation under CLM Act not required
DUNEDOO	Former Shell Depot Corner Bolaro Street and Redbank STREET	Other Petroleum	Under assessment
DUNGOG	Lot 54 Common Rd 54 Common ROAD	Unclassified	Regulation under CLM Act not required
DUNMORE	Equestrian Centre 71 Fig Hill LANE	Unclassified	Regulation under CLM Act not required
DURAL	Caltex Service Station 530 Old Northern ROAD	Service Station	Regulation under CLM Act not required

DURAL	Woolworths Service Station 532 Old Northern ROAD	Service Station	Under assessment
DURAL	BP Service Station 582 Old Northern ROAD	Service Station	Under assessment
DURAL	Caltex Service Station 917-923 Old Northern ROAD	Service Station	Under assessment
EAGLE VALE	BP Service Station Corner Eagle Vale Drive and Gould ROAD	Service Station	Under assessment
EARLWOOD	RTA Land 3 Jackson PLACE	Unclassified	Contamination currently regulated under CLM Act
EARLWOOD	Wolli Creek Aqueduct Unwin STREET	Unclassified	Regulation under CLM Act not required
EAST BALLINA	Caltex East Ballina Service Station 34 Links AVENUE	Service Station	Regulation under CLM Act not required
EAST GOSFORD	Mobil Service Station 44 Victoria STREET	Service Station	Contamination currently regulated under CLM Act
EAST GOSFORD	Presbyterian Aged Care Facility 8-18 Enid CRESCENT	Landfill	Regulation under CLM Act not required
EAST MAITLAND	Mobil Service Station 250 Newcastle STREET	Service Station	Under assessment
EAST MAITLAND	Former Gasworks Site Corner Melbourne Street and Brisbane STREET	Gasworks	Regulation under CLM Act not required
EAST MAITLAND	Caltex Service Station Newcastle Rd Cnr William STREET	Service Station	Under assessment
EAST TAMWORTH	Caltex Service Station 358 New England HIGHWAY	Service Station	Under assessment
EASTERN CREEK	Caltex Service Station M4 Motorway Westbound M4 Westbound	Service Station	Regulation under CLM Act not required
EASTERN CREEK	Caltex Service Station M4Eastbound MOTORWAY	Service Station	Under assessment
EASTERN CREEK	Pioneer Road Services Old Walgrove ROAD	Other Industry	Under assessment
EASTLAKES	Budget Petroleum Eastlakes 102 Maloney STREET	Service Station	Contamination currently regulated under CLM Act
EASTLAKES	Former Shell Rosebery service station and adjacent land 275-279 Gardeners ROAD	Service Station	Contamination formerly regulated under the CLM Act
EASTLAKES	Eastlakes Reserve Evans AVENUE	Service Station	Contamination formerly regulated under the CLM Act
EASTWOOD	Mobil Service Station 5 Trelawney STREET	Service Station	Under assessment
EDEN	Caltex Service Station 159 Imlay STREET	Service Station	Under assessment
EDEN	Caltex Service Station 80-86 Imlay STREET	Service Station	Under assessment
EDENSOR PARK	Mobil Service Station Corner Cowpasture Road and Elizabeth DRIVE	Service Station	Under assessment
EDGECLIFF	Shell Coles Express Service Station 67 New South Head ROAD	Service Station	Under assessment
EDGEWORTH	Caltex Service Station 662 Main ROAD	Service Station	Under assessment

Phase I Preliminary Site Investigation

590 Old Northern Rd, Dural NSW

Prepared for: Urbis Pty Ltd



ADE
CONSULTING
GROUP

Prepared for:

Urbis Pty Ltd

Phase I Preliminary Site Investigation

590 Old Northern Rd, Dural NSW

Version	Details	Date
v1 final	Written by Evan Webb	01.03.2016
v2 final	Amended by Evan Webb	17.03.2016

Report No:

STC-18-10130 / PS13 / v2 final

Date:

17th March 2016

Written by:

Evan Webb
B.Sc. (Environmental)
Environmental Consultant

Reviewed by:

Thomas Lobse0079
B. L&W. Sci
Senior Environmental Consultant

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Envirotech Australia Pty Ltd.

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ABN:

520 934 529 50

ABBREVIATIONS

ADE	A.D. Envirotech Australia Pty Ltd
AST	Above Ground Storage Tank
BGL	Below ground level (following excavation works)
BLGL	Below local area ground level
BTEX	Benzene, toluene, ethyl-benzene, xylene
COC	Chain of Custody
DEC	Department of Environment and Conservation
DSI	Detailed Site Investigation
DQO	Data Quality Objectives
GILs	Groundwater Investigation Levels
HILs	Health Investigation Levels
HSLs	Health Screening Levels
LPI	Land Property Information
LTO	Land Titles Office
NATA	National Association of Testing Authorities
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW EPA	New South Wales Environmental Protection Authority
OEH	Office of Environment and Heritage
OPPs	Organophosphorous Pesticides
OCPs	Organochlorine Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance/Quality Control
RPD	Relative Percent Difference
SCID	Stored Chemical Information Database
SWL	Standing Water Level
SH&EWMS	Safety Health and Environmental Works Method Statement
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
VHC	Volatile Halogenated Compounds

New South Wales Office:

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Unit 6/7 Millennium Court
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Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

1 INTRODUCTION

1.1 General Information

A. D. Envirotech Australia Pty Ltd (ADE) was engaged by Urbis Pty Ltd to undertake a Phase I Preliminary Site Contamination Investigation (PSI) to assess the potential for contamination at 590 Old Northern Rd, Dural NSW (hereafter referred to as the 'site').

The site entails Lot D DP 38097 in the Local Government Area of The Hills Shire Council, Parish of South Colah, County of Cumberland.

A site inspection was undertaken on the 9th of February 2016 and comprised of a visual assessment of the site. Details of the field inspection are given in this report, together with comments on the significance of the findings of the investigation.

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

1.2 Proposed Development

ADE has been advised that, Urbis Pty Ltd, on behalf of their client, are re-zoning the site from RU6 to R2 for residential and mixed use purposes including hospital, aged care and retail.

1.3 Objectives

The objectives of the investigation were to:

- Identify past and present potentially contaminating activities;
- Identify potential sources of contamination and types of contaminants;
- Discuss the site condition;
- Provide a preliminary assessment of site contamination for the suitability of the proposed development; and
- Assess the need for further investigations.

1.4 Scope of Work

The scope of work required to achieve the objectives of the investigation involved the following:

- Completion of a Safety, Health & Environment Work Method Statement (SHEWMS);
- Desktop site review of:
 - Land title records;
 - Section 149 certificates;
 - WorkCover NSW;
 - NSW Environment and Heritage;
 - EPA contaminated lands register for notations; and
 - Dial Before You Dig service search.
- Review of past and current activities on the site;
- Review of past and current activities on neighbouring sites and identification of any potential on-site/off-site sources of contamination;

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- Review of past aerial photographs of the site and its surrounds to identify the locations of any previous buildings and/or other infrastructure associated with activities that could be on-site/off-site sources of contamination;
- Review of local geology and hydrogeology (including groundwater bore search);
- Site inspection by an experienced environmental consultant; and
- Preparation of a Phase I PSI report outlining:
 - Detailed information on the results of the desktop review and site inspection;
 - Conclusions regarding the potential for contamination at the site;
 - Conclusions regarding the sites suitability for the proposed development; and
 - Recommendations for a Phase II Detailed Site Investigation (DSI), should it be warranted.

1.5 Legislative Requirements

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

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

The relevant guidelines issued under the provisions of the aforementioned Acts/Regulations include:

- *Guidelines for the NSW Site Auditor Scheme*, NSW DEC 2006.
- *Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, 2000.
- *Guidelines for Assessing Service Station Sites*, NSW EPA 1994.
- *National Environmental Protection Measure (Assessment of Site Contamination)*, 1999, as amended 2013.
- Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
- Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
- *Sampling Design Guidelines* - NSW EPA, 1995.
- *Waste Classification Guidelines Part 1: Classifying Waste*, EPA, 2014.
- *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008*, NSW DECCW 2009.
- *Guidelines for the Assessment and Management of Groundwater Contamination*, NSW DEC, 2007.

1.6 Whole Report

No one section, or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

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2 SITE IDENTIFICATION

2.1 Site Location

The site has frontage to Derriwong Rd and The Old Northern Rd, Dural NSW as is shown by **Figure 1** below.



Figure 1. Aerial photograph of the site (photograph from maps.au.nearmap.com; accessed on 08.02.2016).

Bearings provided in this report are approximate only. For ease of representing locations in the report, the site is considered to be off the Old Northern Road having a nominal north-south direction assumed. All references to points of the compass within the report are based on these approximate bearings.

2.2 Site Inspection and Description

An Environmental Consultant from ADE carried out a site inspection on the 9th of February 2016 in order to make a visual assessment of the site and provide information on potential site contamination issues, some of which are as follows:

- Surrounding land uses and potential contamination sources;
- Presence of hazardous or dangerous goods storage;
- Presence of Underground or Aboveground Storage Tanks, Generators or associated fuel transfers systems i.e. fuel lines;
- Condition of current structures, stockpiles, vegetation and soil;
- Proximity to water bodies/courses; and
- Visible and/or olfactory evidence of contamination.

A number of potentially contaminating items or activities were identified during the site inspection summarised in **Figure 2** below.

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Figure 2. Aerial photograph of the site from map dated December 2015 (photograph from maps.au.nearmap.com; accessed on 16.02.2016).

1. Asphalt capped surface with potential fill beneath
2. Sub-floor space and building footprint with presumed asbestos cement debris observed on soil surface / building constructed with presumed asbestos cement sheeting
3. Presumed asbestos cement debris on soil surface
4. Garage and House with presumed asbestos cement sheeting
5. Raised garden bed
6. Underground storage tanks associated with neighbouring service station

The subject site is a rectangle shape with an approximate area of 820 m². The house on-site is constructed of presumed asbestos cement sheeting and appears to have been constructed in the 1950s or 1960s. The building is situated on piers with a limited access sub-floor space present beneath the building. Presumed asbestos cement debris was observed on the soil surface. The building was vacant at the time of inspection; signage indicates that the most recent tenant provided accounting services. The fall of the land was consistent with that of the surrounding houses to the south of the site. A garage present in the backyard was constructed of presumed asbestos cement sheeting and fibre cement debris was observed on the soil surface adjacent damaged walls of the garage. Neither the garage nor house was accessible at the time of inspection. In the event that surface stains and or storage of chemicals become apparent within the garage and or house, an inspection by a suitably qualified consultant will be required and a subsequent update to this report issued.

The eastern portion of the site is capped with asphalt covering the entire front yard of the site and has been levelled either through cut or fill activities. A raised garden bed along the eastern boundary was apparent. The soil surface was not visible at the time of inspection.

A shipping container was observed in the backyard of the site for storage/archiving documents. No sign of chemical storage was apparent.

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A septic tank / trenches for waste water treatment were observed in the western half of the site close to the shipping container.

Immediately north of the site is a Shell service station with a USTs apparent adjacent to the boundary with fill points observed along the edge. The service station is raised approximately 1 m above the site with exposed soil profile indicating fill materials beneath the concrete slab along the fence line. Further north is a farm equipment maintenance and hire store with rural residential / former agricultural sites observed.

Photographs from the site inspection taken on the 9th of February 2016 can be found in Appendix III – Photographs.

2.3 Surrounding Land Use

At the time of inspection the primary surrounding land-uses were observed as follows:

- *Northern boundary:* North of the site is a Shell service station with a USTs adjacent the boundary. The service station is raised approximately 1 m above the subject site with an exposed soil profile. Further north is a farm equipment maintenance and hire store with and rural residential sites present.
- *Eastern boundary:* East of the subject site is The Old Northern Rd followed by a large commercial complex providing a broad range of services.
- *Southern boundary:* Immediately to the south is a real-estate building, a conveyancing firm and a large scale timber yard which appears to be at least 40 years old. To the south-west is a service station. To the south-east is ‘Hills District Bus Depot’ and more commercial / industrial sites.
- *Western boundary:* To the west of the site is a large rural residential property. Derriwong Road and rural residential property are further west followed by bushland.

2.4 Summary of Site Details

Table 1 below provides a summary of details pertaining to the site.

Table 1. Site details and information.

Site Details	
Site address	590 Old Northern Rd, Dural NSW
Title identification(s)	Lot D DP 38097
Current site use	Commercial – Accounting Firm
Proposed site use	Mixed use / residential and commercial
Investigation area	820m ²

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3 PHYSICAL SETTING

3.1 Site Topography and Hydrology

The sites slopes gently from east to west and has an approximate elevation of 214 m AHD. A first order stream which feeds into O'Haras Creek is located in the bushland to the west of the site. Surface water flow and groundwater is expected to follow the slope of the land and flow westward to O'Haras Creek.

3.2 Local Geology and Soil

The site is located on a Glenorie Soil Landscape (gn) as indicated on the Sydney Soil Landscape Map, prepared by the Soil Conservation Services of NSW.

The geology of the Glenorie Soil Landscape is underlain by Wianamatta group Ashfield Shale and Bringelly Shale formations. The Ashfield shale is comprised of laminate and dark grey shale. Bringelly shale consists of shale, calcareous claystone, laminate and fine to medium grained lithic-quartz stone.

Soils are shallow to moderately deep (< 100cm) with variability across upper slopes and drainage gullies.

The topsoil (A1 Horizon) consists of a friable dark brown loam, with moderately to strongly pedal structure. apedal single-grained structure and porous sandy fabric. The pH ranges from strongly acid (pH 4.0) to slightly acid (pH 6.0).

Beneath this layer occurs the B Horizon consisting of hardsetting clay loam. The pH ranges between strongly acid (pH 4.0) to slightly acid (pH 6.5).

In conjunction with the B Horizon, a brown strongly pedal medium clay is present. The pH varies from strongly acid (pH 4.5) to moderately acid (pH 6.5). Strongly weathered sandstone fragments are common. Roots and charcoal fragments are rare.

It should be noted that the area occurs close to a transition between Glenorie and Lucas Heights soil landscapes and therefore transitional phases may occur and vary depending on the exact location.

Fill Material

No intrusive works were conducted during the site inspection. No obvious locations of cutting was observed, potential fill activities were noted beneath the sealed front carpark and within the raised garden beds along the western boundary.

3.3 Hydrogeology

It was beyond the scope of work to study the groundwater flow direction. However, as previously mentioned in the above section, the local groundwater flow is likely to have a westerly direction towards the first order stream feeding in to O'Hara Creek located to the west.

A search for registered groundwater wells within a 500 m radius of the site was undertaken by ADE via the NSW Office of Water (Allwaterdata.water.nsw.gov.au). Four (4) groundwater bores associated with the shell service station next door are present. Records of the groundwater bores indicate that the wells were installed in 2009. Soil profile data provided indicates the presence of fill to a depth of up to 2.9m. Standing

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water level 4.2m and 2.8m in the nearby site with a similar altitude (refer to Appendix IV – NSW Groundwater (Office of Water)).

3.4 Acid Sulphate Soils

A review of the Acid Sulphate Soil Risk Maps demonstrated that the site is within an area of “low probability” of acid sulphate soils (refer to Appendix V – Acid Sulfate Soils). No further investigation is required with regards to acid sulphate soils.

4 SITE HISTORY

4.1 Historical Land and Title Search

The site history has been compiled from information gathered from the Land Titles Office (LTO), Land Property Information (LPI) and Council records.

The site entails Lot D DP 38097 in the Local Government Area of The Hills Shire Council, Parish of South Colah, County of Cumberland.

Table 2. Summary of LTO records for Lot D DP 38097

Date	Transferred/Leased From	Transferred/Leased To	Transfer No.	Certificate reference
Lot D DP 38097				
30.06.1823	Crown land	Simon Moulds	N/A	Vol 13561 Fol 87
	Simon Moulds	Unknown	-	Vol 13561 Fol 87
	Unknown	Enid Moore of Dural, Spinster	N/A	Vol 13561 Fol 87
21.11.1979	Enid Moore of Dural, Spinster	Alan Douglas Booth of West Pennant Hills, Mechanic	R527853	Vol 13561 Fol 87
21.08.1981	Alan Douglas Booth of West Pennant Hills, Mechanic	Salvatore Cali and Rosaria Cali as joint tenants	A643156	Vol 13561 Fol 87

The information obtained from the LTO, LPI and Council Records is incomplete with no reference to the prior title on the first most recent Torrens Title Image to trace the previous owners back. As such the validity of the information is not complete enough to rely upon (refer to Appendix I – LTO Records).

4.2 NSW Office of Environment and Heritage

A search of the NSW Office of Environment and Heritage public register of state heritage inventory items identified no heritage listed items within the general area of the subject site (refer to Appendix VI – NSW OEH State Heritage Records).

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4.3 Aerial Photographs Review

A review of aerial photographs was conducted and is summarised in Table 3 below. Aerial photographs from the years of 1930, 1947, 1956, 1965, 1986, 1994, 2010, and 2015 were examined (refer to Appendix II - Aerial Photographs).

Table 3. Summary of aerial photography.

Year	Type	Subject Site Description	Adjacent Site Description
1930	Black and White	The site is vacant and cleared land adjacent a main road. The site appears to be connected to a large portion of cleared land to the east.	To the north and west orchards are apparent with regularly spaced tress growing. The old northern road runs north to south adjacent the subject site. There appears to be a large farmstead house and associated buildings to the north. A small patch of bush remains intact to the south.
1947	Black and White	The site remains unchanged from above.	Orchards in the immediate vicinity of the subject site appear to have been cleared with the land use for grazing or as vacant paddocks. A small residential house is now present opposite Quarry Rd. Disturbance of the vegetation to the south is apparent with tracks and cleared areas. Sections of The Old Northern Rd appear to have been widened from the previous photo.
1956	Black and White	A residential property has been constructed on the subject site set back from The Old Northern Rd.	Adjoining properties to the South and West now have buildings erected. It not clear what the site use is for the adjoining properties. A patch of disturbed / altered soil profile is apparent to the immediate west of the subject site which appears consistent with agricultural activity. The majority of the orchards have been removed with small patches remaining sporadically around the site.
1965	Black and White	The building appears larger on site however the resolution does not allow for clear and accurate assessment of the make up of the buildings.	Residential properties have been established to the east on the opposite site of The Old Northern Rd. Former orchards to the north now appear to be used as market gardens. A residential subdivision to the south-west has been established.
1986	Colour	The site appears unchanged however the resolution does not provide a clear picture of the site layout.	Further urbanisation has occurred in the surrounds. Much of the adjacent land appears unused.
1994	Colour	The site appears unchanged however the resolution does not provide a clear picture of the site layout.	Surrounding sites remain largely unchanged.
2015	Colour	Clearer resolution reveals the site to be as observed during site inspection.	Surrounds are as described in the above section.

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4.4 Contaminated Land Register Search

A search of the sites listed by the EPA under the *Contaminated Land Management Act 1997* revealed that no records have been issued against the site. A search of the 'List of NSW contaminated sites notified to the EPA' revealed that a former BP service station located at 582 Old Northern Road, Dural approximately 200m south-west of the site is currently listed as 'under assessment'. Direct contact with the NSW EPA was made however no information could be provided in regards to the status of the site.

ADE contacted Stephanie Williams, a representative of BP service stations who gave a verbal indication that the site had been notified due to the presence of Benzene above the required reporting limit however she stated that there was no risk of offsite migration. This claim was based on the statement that perimeter groundwater monitoring wells installed onsite were providing results of Non Detect (ND) for benzene and other analytes. The phone conversation during which this information was provided to ADE took place on the 24.11.2015.

4.5 Previous Investigation Reports

No previous investigative reports for the site or surrounding area have been provided by the client.

4.6 Section 149

The site is currently zoned under Zone RU6 Transition under The Hills Local Environmental Plan 2012. The Planning Certificate under Section 149 of the *Environmental Planning and Assessment Act 1979* (See Appendix VII – Section 149 Certificate) provides the state and local environmental planning instruments which affect the site.

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

- The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997;
- The land is not subject to an investigation order or an remediation order within the meaning of the Contaminated Land Management Act 1997;
- The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environmental Protection Authority's agreement under Section 19 or 26 of the Contaminated Land Management Act 1997; and
- The land is not subject to a site audit statement within the meaning of the Contaminated Land Management Act 1997.

4.7 Dial Before You Dig

An online search for utilities located within the site was conducted and is summarised in Table 4, below. Asset owners were notified and provided information on their utilities (refer to Appendix VIII – Dial Before You Dig).

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Table 4. Summary of utilities located on or adjacent to the site

Asset Owner	Utility Type	Utility Location
Ausgrid	Underground Cable	No services present within the boundary of the subject site. However a conduit runs along the eastern boundary outside of the property line roughly along the edge of the Old Northern Rd.
Telstra	Overhead cable run	An overhead cable runs from the north-eastern corner to the subject house. Plans indicate the line is dead.
Sydney Water	Water	No services are present within the boundary of the site.
Endeavour Energy	Electrical	No asset affected.
Optus	Telecommunication	No asset affected.
Pipe Networks NSW	Telecommunication	Contained within Telstra duct

4.8 Assessment of Historical Information Integrity

The site history assessment has been obtained from a variety of resources including government records from the NSW land titles office, local council, historical archives, historical aerial photographs, NSW Office of Water and EPA. The veracity of the information from these sources is considered to be moderate to high. The site history assessment is generally considered to be of high integrity with respect to the historical use of the site.

4.9 WorkCover

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

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5 POTENTIAL CONTAMINATION TYPES AND RECEPTORS

5.1 Potential Contamination Types

Table 5 below provides details of potential contamination types that were identified during the investigation. These are Contaminants of Potential Concern (COPC) were noted for each have the potential to have migrated to or be found on the site based on the site history.

Table 5. Potential Sources, Locations and Types of Contaminants.

Potential Source of contamination	Location	Migration pathway	Likelihood	Contaminants of Potential Concern
Fill materials beneath asphalt carpark	Eastern portion of site beneath asphalt and within raised garden beds	Surface water runoff, downward migration into groundwater	Moderate likely	Metals, BTEX, TRH, PAHs, OCPs, OPPs, PCBs, asbestos
Septic Tank / Sewage	Septic tank and immediate surrounds	Leakages and demolition	Moderately likely	Bacteria – e.coli & salmonella & heavy metals
House fabric / construction	Sub-floor space of house, the garage and their immediate surrounds	Airborne particulate, surface water runoff, leaching into soils, groundwater migration	Highly likely	Asbestos
Service station with USTs adjacent northern boundary	Surrounding soil and groundwater aquifer	Groundwater infiltration from leaking USTs	Highly likely (if adjacent tanks are poorly maintained)	TRH, PAHs, BTEX, Lead

No specific assessment of groundwater contamination has been undertaken within this investigation.

5.2 Potential Transport Mechanism

Primary transport mechanisms for the migration of potential contaminants on to the site or off the site include:

- Demolition of structures and potential importation of fill
- Airborne particulates due to wind turbulence events;
- Surface water runoff and storm water drainage;
- Downward migration and leaching via infiltration of rain water into the soil; and
- Lateral migration via groundwater.

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5.3 Potential Contamination Receptors

The main potential contamination receptors were considered to include:

- Future construction / utility workers involved in excavation for future development of the site;
- Future residents and or users of the site; and
- The aquatic ecosystems in O'Haras Creek.

5.4 Potential Contamination Discussion

The site in general appeared to be well maintained and with limited onsite sources of contamination. The presence of a 1960's house constructed with presumed asbestos cement sheeting provides the potential for minor surface asbestos contamination within the building footprint and should be addressed at point of demolition. A hazardous materials survey should be undertaken prior to any demolition practices being undertaken. All hazardous materials are to be removed by a suitably qualified contractor prior to demolition of the house.

Areas of potential uncontrolled fill in the eastern portion of the site have been indicated by a capped and altered soil profile as shown in **Figure 2**. The potential for this material to be contaminated should be investigated to ensure any contaminants of potential concern are not present in levels that pose a risk to future construction and utility workers for the development of the site, and the future users of the site.

An operational Shell Service station is located directly adjacent the northern boundary of the site with a USTs present close to the boundary as indicated by the multiple fill points present. The USTs presents the potential for contamination within the site via surface water runoff from spillage and lateral migration within groundwater from leaking USTs. Contaminants of concern include metals, PAH, TRH, and BTEX. In the event that tanks have been poorly maintained then the site has a high likelihood of being impacted due to its proximity.

During the course of the site inspection no olfactory indication or visual staining on the soil surface were noted across the site.

An onsite waste water treatment tank was not observed during the inspection, however given that the area is not on town sewer, it is highly likely that there is a septic tank present on site, these provide a potential source of contamination in the form of bacteria and heavy metals. Removal of the tank and or trenches (if identified) is to be carried out in accordance with the Local Government Authority (local council) requirements.

Results from the Stored Chemical Information Database no dangerous goods have were registered to the property address.

Upon review the available information presented within the body of this report, it is the opinion of ADE that there is the potential for contaminants of concern to pose a risk to the proposed future users of the site and that a limited investigation into the nature and extent of contamination (if present) is required.

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6 CONCLUSIONS

Based on the data and evidence collected in the course of the site inspection and site history review, the findings of the Phase I PSI are as follows:

- Localised contamination surrounding the building footprint is likely. A hazardous materials survey should be undertaken prior to any demolition practices being undertaken and recommendations adhered to;
- An onsite waste water treatment tank is presumed to provide a potential source of contamination in the form of bacteria and heavy metals. Removal of the tank and trenches is to be carried out in accordance with the Local Government Authority (Local Council) requirements;
- The active petrol station situated adjacent to the northern boundary of the site provides a potential source of contamination from underground storage tanks and lateral migration. Based on the risk, targeted sampling and groundwater monitoring is recommended to address this potential issue;
- Areas observed to have a disturbed soil profile and the potential for uncontrolled fill detailed within **Figure 2** should be tested for contaminants of potential concern within those specific areas;
- It is the opinion of ADE that there is the potential for contaminants of concern to pose a risk to the proposed future users of the site and that an environmental investigation into the nature and extent of contamination (if present) is required;
- The findings of the investigations do not preclude the rezoning of the land. Further investigations are to be carried out prior to construction; and
- ADE considers that it is likely that any contamination detected during further investigations (if present) will be capable of being remediated such that the site is suitable for the proposed land use.

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7 LIMITATIONS

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only and has been based on information provided by the client. The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent and experienced person with experience in environmental investigations, before being used for any other purpose. A.D. Envirotech Australia Pty Ltd (ADE) accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced or amended in any way without prior approval by the client or ADE and should not be relied upon by any other party, who should make their own independent enquiries.

Furthermore, soils, rock and aquifer conditions are often variable, resulting in non-homogenous contaminant distributions across a site. Boundaries between zones of variable contamination are often indistinct and have been interpreted based on available information and the application of professional judgement. The accuracy with which the subsurface conditions have been characterised depends on the frequency and methods of sampling and the uniformity of subsurface conditions and is therefore limited by the scope of works undertaken.

This report does not provide a complete assessment of the environmental status of the site and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, ADE reserves the right to review the report in the context of the additional information.

Access to the interior of the house and garage and associated ancillary buildings a could not be gained during the site inspection, should any suspect materials or the storage of chemicals be uncovered, the information should be provided to ADE for review of the available information.

ADE's professional opinions are based upon its professional judgement, experience, training and results from analytical data. In some cases further testing and analysis may be required, thus producing different results and/or opinions. ADE has limited investigation to the scope agreed upon with its client.

ADE has used a degree of care and skill ordinarily exercised in similar investigations by reputable member of the Environmental Industry within Australia. No other warranty, expressed or implied, is made or intended.

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

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P.O. Box 288
Upper Coomera, QLD 4209

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QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

8 REFERENCES

1. Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
2. Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
3. Chapman, G.A. and Murphy, C.L. (1989), *Soil Landscapes of the Sydney 1:100000 sheet.* Soil Conservation Services of NSW, Sydney.
4. *Contaminated Land Management Act 1998.*
5. Cummins Distribution, Distribution Business Unit Environmental Due Diligence and Pollution Prevention Process (*Power Point Presentation*) – Individual Sites, July 2013.
6. DLWC 1995a, *Guidelines for the Use of Acid Sulfate Soils Risk Maps*, by S.D. Naylor, G.A. Chapman, G. Atkinson, C.L. Murphy, M.J. Tulau, T.C. Flewin, H.B. Milford, & D.T. Morand, Soil Conservation Service of NSW, Department of Land and Water Conservation, Sydney .
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9. *Guidelines for the Assessment and Management of Groundwater Contamination*, NSW DEC, 2007.
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13. *Guidelines for the investigation, assessment and remediation of mould in workplaces, March 2001* (Canada, Workplace Safety and Health Division Manitoba Department of Labour & Immigration).
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19. *Protection of the Environment Operations Act 1997.*
20. *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008.*
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22. *Soils Manual 1998.* Acid Sulfate Soil Management Advisory Committee, Wollongbar, NSW, Australia.
23. *Waste Classification Guidelines Part 1: Classifying Waste*, EPA, 2014.
24. *WHS Regulation 2011.*
25. *WHS Act 2011.*
26. *WorkCover NSW Working With Asbestos Guide (2008).*

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Appendix I – LTO Records

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
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Silverwater, NSW 2128

Queensland Office:

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e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

TITLE SEARCH

Title Reference: 1/73652

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/73652

SEARCH DATE	TIME	EDITION NO	DATE
11/2/2016	4:17 PM	2	20/12/2014

LAND

LOT 1 IN DEPOSITED PLAN 73652
AT DURAL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP73652

FIRST SCHEDULE

ANTHONY BADWANY ZEAITER
EVETTE HELEN ZEAITER
AS JOINT TENANTS (T AJ129513)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K102554 RESTRICTION ON USER (S 27E (6) MAIN ROADS ACT, 1924) OF PART BEING LOT 30 IN DP223272
- 3 LAND EXCLUDES THE ROAD(S) BEING LOT 30 IN DP223272

NOTATIONS

DP1038346 NOTE: PROPOSED EASEMENT FOR WATER SUPPLY PURPOSES 3.5 WIDE
& VARIABLE
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 11/2/2016

* 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.

HISTORY OF TITLE TRANSACTION

Title Reference: 1/73652

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

10/2/2016 2:46PM

FOLIO: 1/73652

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 5055 FOL 94

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/3/1999	5669362	DEPARTMENTAL DEALING	
20/2/2002	DP1038346	DEPOSITED PLAN	
12/3/2014	AI436619	DEPARTMENTAL DEALING	
23/7/2014	AI512364	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
20/12/2014	AJ129513	TRANSFER	EDITION 2

*** END OF SEARCH ***

PRINTED ON 10/2/2016

201.

Appn. No. 23652
Reference to last certificate
Vol. 3608 Fol. 177

New South Wales.

[CERTIFICATE OF TITLE.]



REGISTER BOOK.
Vol. **5055** Fol. **94**

S
GRY

CANCELLED R
ON ISSUE OF NEW FOLIO 1/73652

RONALD THOMAS MOORE, of Dural, Orchardist, Transferee under Instrument of Transfer No. C796298, is now the proprietor of an Estate in Fee Simple, _____ subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated at Dural in the Shire of Baulkham Hills Parish of South Colah, and County of Cumberland containing Four acres one and one quarter perches or thereabouts as shown in the plan hereon and therein edged red and also shown in plan lodged with Application No. 23652 being part of Lot 16 of the Salisbury Park Estate and being also part of 100 acres (Portion 102 of Parish) and 50 acres (Portion 103 of Parish) both originally granted to William Tuckwell by two several Crown Grants, dated the 30th day of June 1823.

In witness whereof I have hereunto signed my name and affixed my Seal, this thirtieth day of June, 1939.

Signed in the presence of

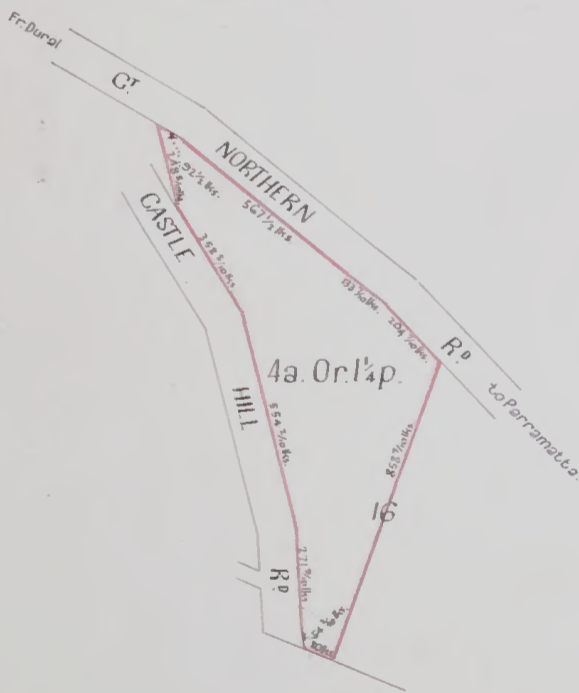
Whisgard }

Ray W. Wells
Registrar General.



help NOTIFICATION REFERRED TO.

THE LAND WITHIN LOT 1, IN DP 73652



No. D912 122 TRANSFER dated 25th October 1948 from the said Ronald Thomas Moore to Garnett Thompson Moore of Dural Orchardist of the land within described Produced and entered 20th October 1948 at 52 min to 11 o'clock in the fore noon.

J. H. Wells
REGISTRAR GENERAL.



Te 1922

No. G166999 TRANSFER dated 30th September 1954 from the said Garnett Thompson Moore to Donald Frederick Douglas Spentree of Mullumbidgee Raymond Graham Spentree and Nathaniel Graham Spentree his wives joint tenants of the land within described Produced and entered 1st October 1954 at 4 min to 30 o'clock in the after noon.

J. H. Wells
REGISTRAR GENERAL.



To G166999

h G167000

No. G167000 MORTGAGE dated 1st September 1954 from the said Donald Frederick Douglas Spentree and Nathaniel Graham Spentree to Garnett Thompson Moore of Dural Orchardist Produced and entered 1st October 1954 at 4 min to 30 o'clock in the after noon.

J. H. Wells
REGISTRAR GENERAL.



C796298

Handy 12/26 2/1/4 2/1/3

Scale: 4 Chains to one inch.

coln

No. G312059 DISCHARGE of within mortgage
No. G167000 dated 9th May 1953
Produced and entered 15th June 1953
at 5.30 a.m. o'clock in the forenoon.
J. H. Pellet
REGISTRAR GENERAL.

Lot 30. D. P. 223272 is subject to the restrictions on user imposed by Section 27 E (6) Main Roads Act 1924-1963
See No. K 102554 Entered 10h January 1966

Jawatson
REGISTRAR GENERAL

Giuseppa Giorgio Lombardo of Marzfield
Peter and Giuseppina Lombardo of Rose
now the registered proprietor of the land within described.
as for tenants in common in equal shares.
See TRANSFER No. K241641 dated 7th February 1966
Entered 4th April 1966
Jawatson
REGISTRAR GENERAL

REGISTERED PROPRIETOR *Caterina Vumbaca in 1/2 share*
Giuseppina Leonardo in 1/2 share as tenants in common
with a transmission of 529 237 Registered 9-5-1983
Jawatson
REGISTRAR GENERAL

REGISTERED PROPRIETOR *The Commissioner for Main Roads*
as to part being Lot 30 in D.P. 223272
by Resumption W13005 Registered 25-11-1985
N
O
P

REGISTERED PROPRIETOR *GIUSEPPINA LOMBARDO IN 1/2 SHARE*
AND NATALINA LEONARD AND GIUSEPPINA LOMBARDO
AS TENANTS IN 2 SHARE, AS TENANTS IN COMMON
IN THE LAND IN RESUMPTION W 13005 BY TRANSMISSION
W 984661 Registered 29-7-1987 27

COMPUTER FOLIO. NO FURTHER DEALINGS TO BE REGISTERED.

DP 223272
made by 26 2 25 2057
K102554 Dec 27
Lot 30 DP 223272
K241641
158237 TA
LOT 30
D.P. 223272
RESUMED FOR
MAIN ROAD
PURPOSES
VIDE QAZ,
27.9.85
FOL. 5169.
W13005 RAR
W984661 TAR

Appn. No. 23652

New South Wales.

78559

[CERTIFICATE OF TITLE.]



REGISTER BOOK,
VOL. 3608 Fol. 177

CANCELLED

Harry Granville Moore of Dural Orchardist Applicant in primary Application N^o 23652 is now the proprietor of an estate in fee simple subject nevertheless to the reservations and conditions if any, contained in the Grants hereinafter referred to and also subject to such encumbrances, liens and interests as are notified hereon in those pieces of land situated in the Shires of Hornsby and Baulkham Hills Parish of South Colah and County of Cumberland containing Ten acres one rood thirty five perches or thereabouts being part of Lots 13 and 14 and Four acres one and one quarter perches or thereabouts being part of Lot 16 of the Salisbury Park Estate and being also parts of one hundred acres (Portion 103 of Parish) and Fifty acres (Portion 103 of Parish) originally granted to William Tuckwell by two several Crown Grants both dated the thirtieth day of June one thousand eight hundred and twenty three

Which said pieces of land are shown in the plan hereon and therein edged red, and also shown in the plan lodged with said Application N^o 23652 and which said Grants are delineated in the Public Map of the said Parish in the Department of Lands

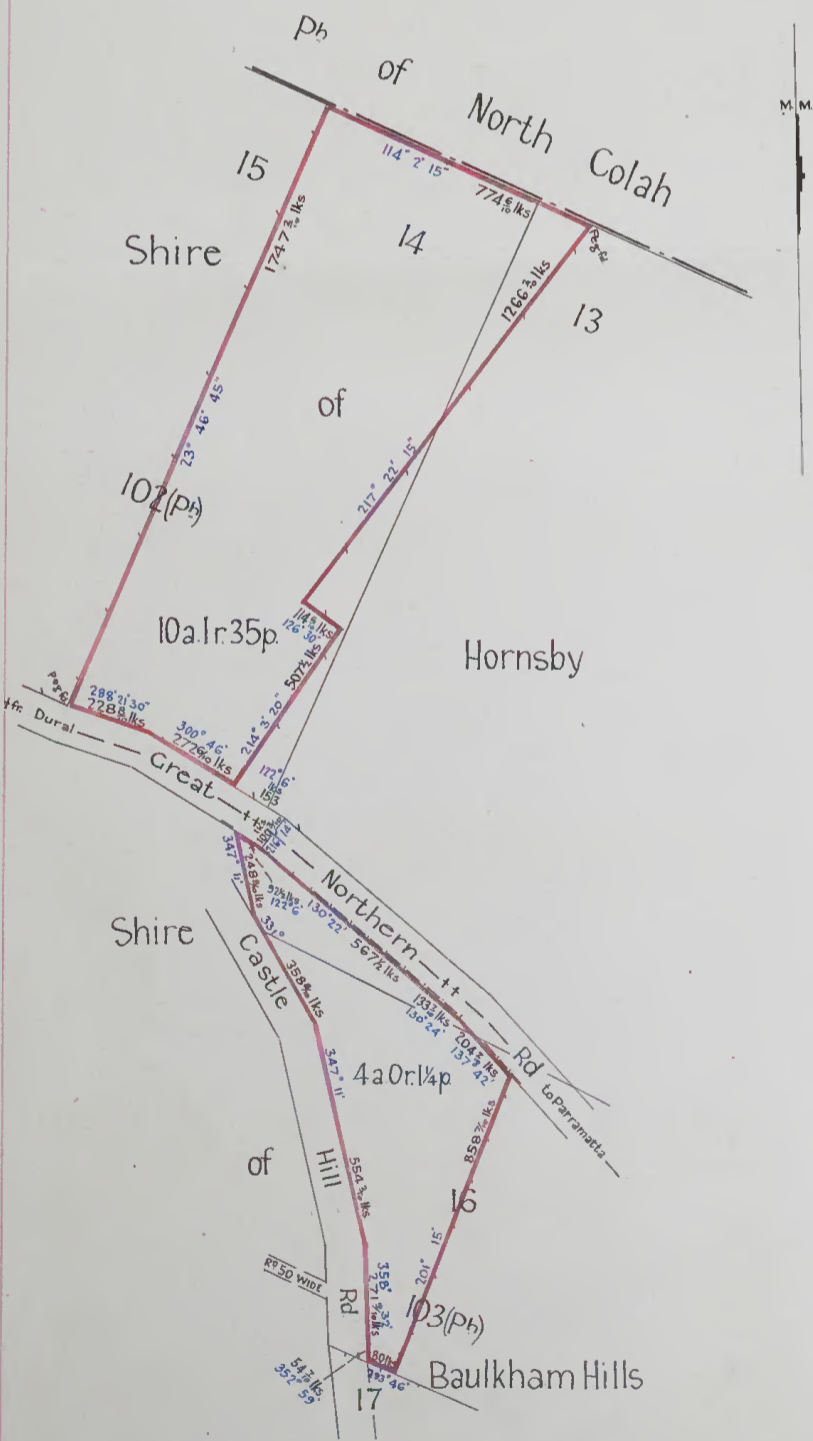
In witness whereof I have hereunto signed my name and affixed my Seal, this 28th day of June 1924

Signed in the presence of

J. May

A. Williams

Registrar General.

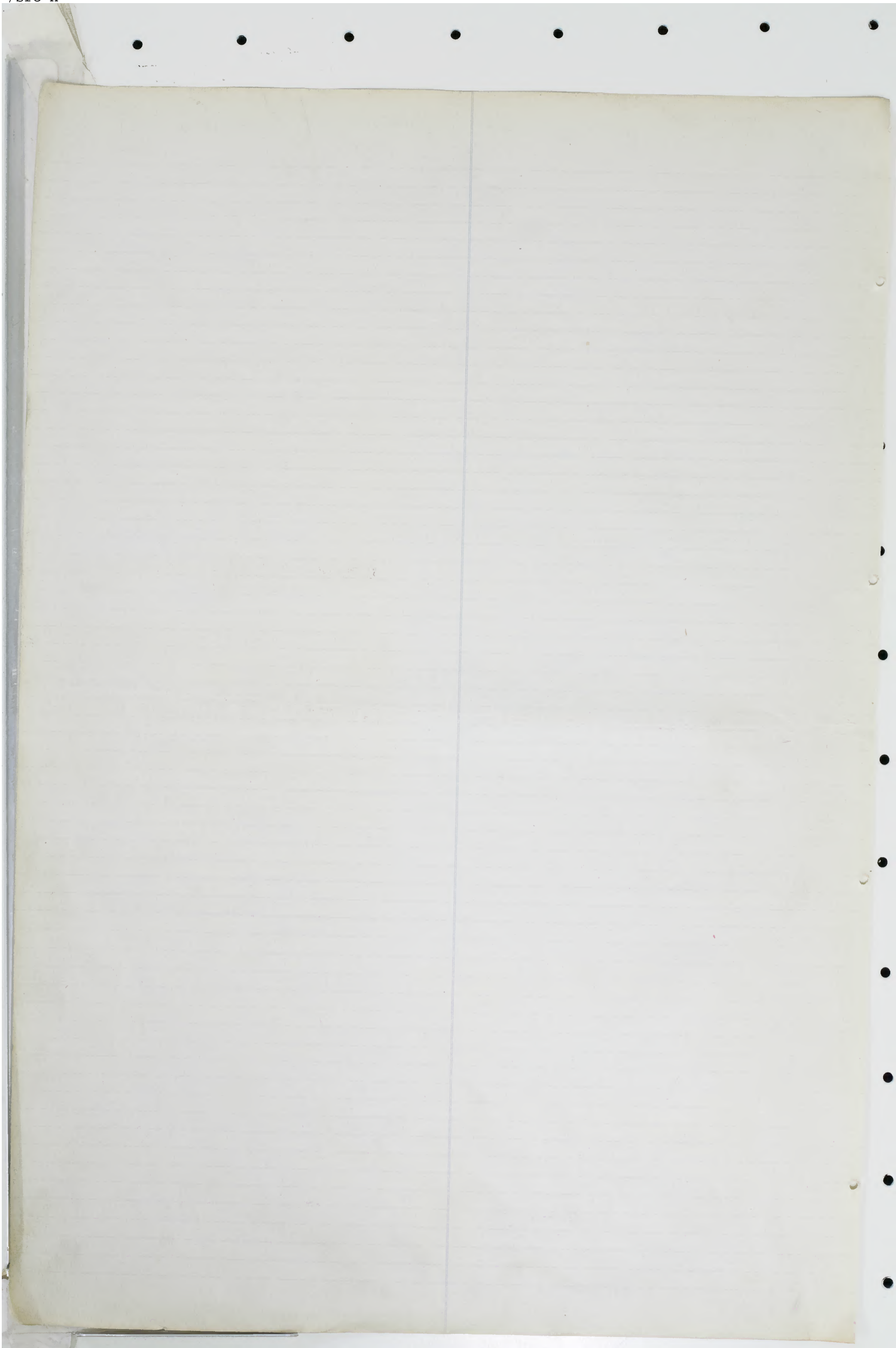


Scale 4Ch^m to one inch

No. C 796298	TRANSFER dated 1 st May 1939
from the said Harry Granville Moore to Ronald Thomas Moore of part	
of the land within described	
Produced 14 th June 1939 and entered 27 th June 1939	
at 12 o'clock in the noon.	
As to land in this transfer this certificate cancelled and new Certificate issued	
Vol. 3605 Fol. 94. REGISTRAR GENERAL	
No. C 796299	TRANSFER dated 15 th May 1939
from the said Harry Granville Moore to Sarah Jane Moore of the residue	
of the land within described	
Produced 14 th June 1939 and entered 27 th June 1939	
at 12 o'clock in the noon.	
As to land in this transfer this certificate cancelled and new Certificate issued	
Vol. 3605 Fol. 151. REGISTRAR GENERAL	

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796298 R
- 9 Res. R



Appendix II – Aerial Photographs

New South Wales Office:

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Silverwater, NSW 2128

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NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

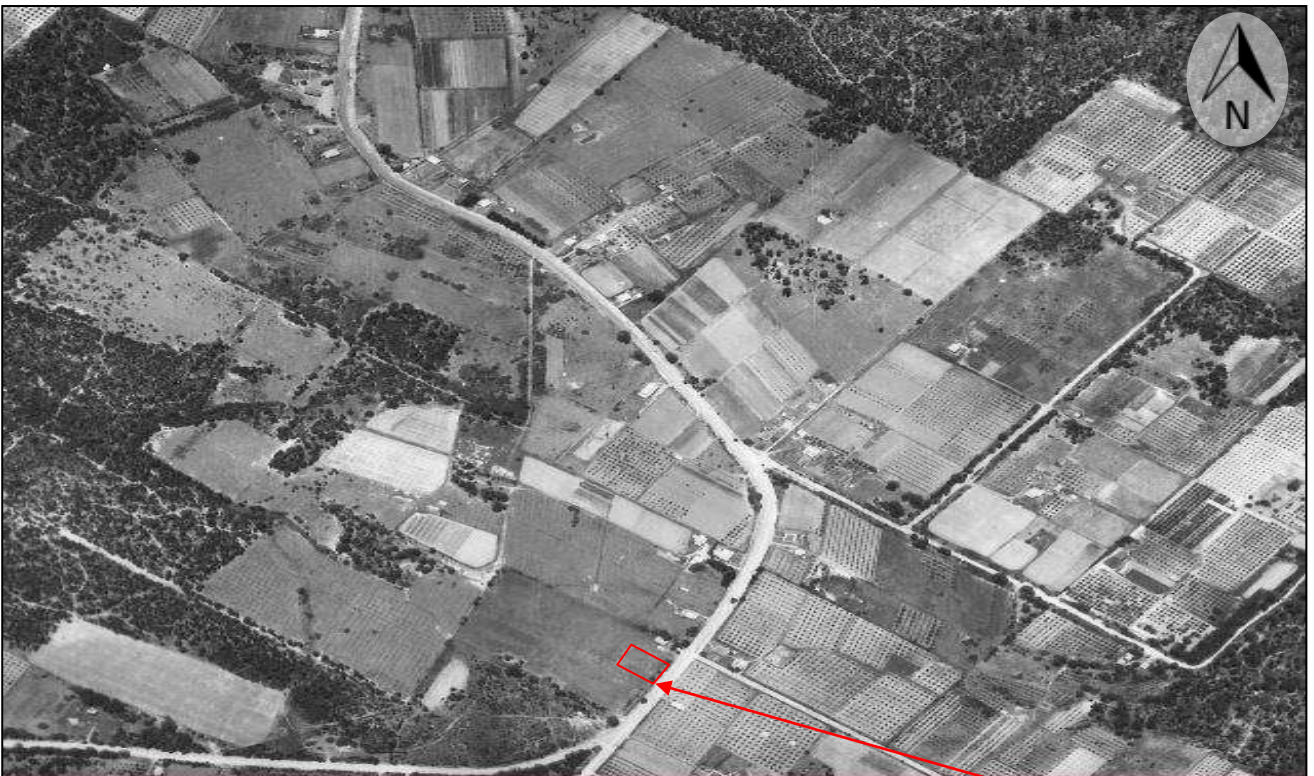
site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Aerial Photograph 1. Aerial photograph of the site dated 1930 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.



Aerial Photograph 2. Aerial photograph of the site dated 1947 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.

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ABN:

520 934 529 50



Aerial Photograph 3. Aerial photograph of the site dated 1956 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.



Aerial Photograph 4. Aerial photograph of the site dated 1965 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.

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520 934 529 50



Aerial Photograph 5. Aerial photograph of the site dated 1986 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.



Aerial Photograph 6. Aerial photograph of the site dated 1994 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.

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Aerial Photograph 7. Aerial photograph of the site dated 2015 with approximate site boundary. Sourced from the nearmap.com, accessed on the 29.02.2016.

New South Wales Office:

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Appendix III – Photographs

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
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Queensland Office:

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ABN:

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Photograph 1 – Capped front parking area (facing west).



Photograph 4 – Front door to subject property



Photograph 2 – taken from northern boundary of subject site, facing north to shell service station.



Photograph 5 – Western exterior of subject property in backyard and sub-floor space access.



Photograph 3 Height difference between subject site on bottom left and service station raised on right.



Photograph 6 – Shipping container in backyard, observed to store documents

New South Wales Office:

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Silverwater, NSW 2128

Queensland Office:

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ABN:

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Photograph 7 – Garage constructed of presumed asbestos cement sheeting.



Photograph 9 – Presumed asbestos cement debris on soil surface within sub-floor space



Photograph 8 – Presumed asbestos cement debris on soil surface



Photograph 10 – North-western corner of subject site with small amounts of household rubbish observed.

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Appendix IV – Groundwater Search (Office of Water)

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
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e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

NSW Office of Water

Work Summary

GW110309
Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:
Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:
Completion Date: 22/05/2009

Final Depth: 10.00 m

Drilled Depth: 10.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:
Property: SHELL COMPANY OF AUST
 LTD COLES EXPRESS DURAL
 592 - 596 OLD NORTHERN
 ROAD DURAL 2158 NSW

Standing Water Level: 3.100

GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.43	11/825077
Licensed:		

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Unknown
Source:
Northing: 6269974.0
Easting: 317530.0

Latitude: 33°41'40.3"S
Longitude: 151°01'52.6"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	50			Rotary Air
1		Hole	Hole	1.20	3.20	50			Auger - Solid Flight
1		Hole	Hole	3.20	10.00	50			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing		0.00	4.00	50			
1	1	Casing		4.00	10.00	50			Seated on Bottom, Screwed
1	1	Opening	Screen	4.00	10.00	50		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.20	8.50	3.30	Unknown	3.10					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.90	2.90	FILL,GREY AND BROWN CLAYEY SAND AND SANDSTONE FRAGS.	Fill	
2.90	10.00	7.10	SANDSTONE GREY,FINE TO MED. GRAINED	Sandstone	

Remarks

*** End of GW110309 ***

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

NSW Office of Water

Work Summary

GW110308

Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 22/06/2009

Final Depth: 7.00 m

Drilled Depth: 7.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property: SHELL COMPANY OF AUST
LTD COLES EXPRESS DURAL
592 - 596 OLD NORTHERN
ROAD DURAL 2158 NSW

Standing Water Level: 2.800

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County: CUMBE
Form A: CUMBE
Licensed:

Parish: CUMBE.43

Cadastre: 11//825077

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6269988.0

Latitude: 33°41'39.8"S

Elevation Unknown

Easting: 317544.0

Longitude: 151°01'53.1"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	150			Rotary Air
1		Hole	Hole	1.20	7.00	125			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing		0.00	3.00	65			
1	1	Casing		3.00	7.00	65			Seated on Bottom
1	1	Opening	Screen	3.00	7.00	65		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	7.00	2.00	Unknown	2.80					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	FILL,GREY AND BROWN SANDY GRAVEL AND SANDSTONE	Fill	
1.50	2.20	0.70	CLAY,SANDY,BROWN AND GREY	Clay	
2.20	7.00	4.80	SANDSTONE,BROWN,FINE TO MED GRAINED	Sandstone	

Remarks

*** End of GW110308 ***

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

NSW Office of Water

Work Summary

GW110307
Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:
Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:
Completion Date: 26/05/2009

Final Depth: 8.00 m

Drilled Depth: 8.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:
Property: SHELL COMPANY OF AUST
 LTD COLES EXPRESS DURAL
 592 - 596 OLD NORTHERN
 ROAD DURAL 2158 NSW

Standing Water Level: 4.200

GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.43	11//825077
Licensed:		

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

Grid Zone:
Scale:
Area/District:
Elevation: 0.00 m (A.H.D.)

Northing: 6269999.0

Latitude: 33°41'39.5"S

Elevation Unknown
Easting: 317513.0

Longitude: 151°01'51.9"E

Source:
GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.22	50			Rotary Air
1		Hole	Hole	1.22	8.00	50			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded, Q:6500.000m3
1	1	Casing		0.00	2.00	50			
1	1	Casing		2.00	8.00	50			Seated on Bottom
1	1	Opening	Screen - Gauze/Mesh	2.00	8.00	50		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	8.00	2.00	Unknown	4.20					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.80	2.80	FILL,BROWN CLAYEY SAND	Fill	
2.80	4.00	1.20	CLAY SANDY BLACK TO GREY,FINE TO COARSE	Clay Loam	
4.00	8.00	4.00	SANDSTONE GREY AND BROWN	Sandstone	

Remarks

*** End of GW110307 ***

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

NSW Office of Water

Work Summary

GW110310

Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 22/05/2009

Final Depth: 8.50 m

Drilled Depth: 8.50 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property: SHELL COMPANY OF AUST
LTD COLES EXPRESS DURAL
592 - 596 OLD NORTHERN
ROAD DURAL 2158 NSW

Standing Water Level: 3.200

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County: CUMBE
Form A: CUMBE
Licensed:

Parish: CUMBE.43

Cadastre: 11/825077

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6269975.0

Latitude: 33°41'40.3"S

Elevation Unknown

Easting: 317540.0

Longitude: 151°01'53.0"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	150			Rotary Air
1		Hole	Hole	1.20	3.10	125			Auger - Solid Flight
1		Hole	Hole	3.10	8.50	100			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded, Q:6500.000m3
1	1	Casing		0.00	2.50	65			
1	1	Casing		2.50	8.50	65			Seated on Bottom, Screwed
1	1	Opening	Screen	2.50	8.50	65		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.50	8.50	2.00	Unknown	3.20					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.80	2.80	FILL, BROWN AND GREY, SAND AND GRAVEL	Fill	
2.80	8.50	5.70	SANDSTONE RED BROWN, FINE TO MED GRAINED AND WEATHERED	Sandstone	

Remarks

*** End of GW110310 ***

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

Appendix V – Acid Sulphates Soils

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Location Search **Advanced Search**

Search Address or Place

[Place on map](#)

State: New South Wales, Australia

[Clear all layers](#)

Environmental Planning Instruments

- Acid Sulfate Soils
 - Class 1
 - Class 2
 - Class 3
 - Class 4
 - Class 5
- Active Street Frontage
- Additional Permitted Uses
- Additional Rural Village Land
- Airport Noise
- Bulk Water Supply Infrastructure
- Drinking Water
- Dwelling Density

Map data ©2015 Google 200 m Terms of Use Report a map error

Appendix VI - NSW OEH State Heritage Records

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

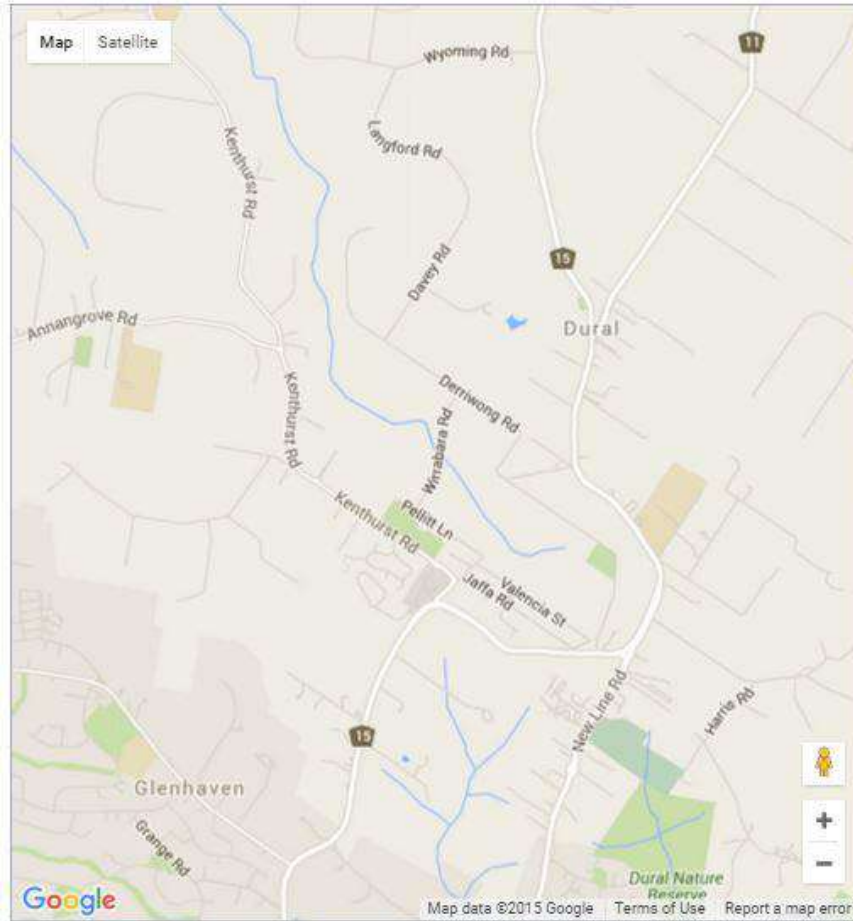
site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Search State Heritage Register

The results shown below are for the State Heritage Register ONLY and does not include items listed on Local Environmental Plans and s.170 Heritage and Conservation Registers. For further mapping information for please contact the relevant Local or State government agency. *Disclaimer:* The positions of the State Heritage Register items shown on this page are for general identification and research purposes only. It should not be used for legal searches. Some SHR items have not been included for privacy and security reasons. Free downloading of State Heritage Register spatial datasets and associated metadata into a Geographical Information System (GIS) software package is available at [Community Access to Natural Resources Information \(CANRI\) - http://canri.nsw.gov.au/download/](http://canri.nsw.gov.au/download/)



The map displays the Dural area in New South Wales, Australia. It shows a network of roads including Wyoming Rd, Kangford Rd, Daney Rd, Derwong Rd, Annangrove Rd, Kenthurst Rd, Wirrabara Rd, Pellitt Ln, Jaffe Rd, Valencia St, New Line Rd, and Harrie Rd. A blue arrow points to a specific location on Daney Rd. The map also shows the Dural Nature Reserve and the Dural Nature Reserve. The map is overlaid with a grid and includes a search bar and a dropdown menu for local government areas. The map data is attributed to Google, 2015.

Local government area
The Hills

Suburb/postcode
[Empty text box]

NSW historic theme
Please Choose...

Item type

- All
- Archaeological-Maritime
- Archaeological-Terrestrial
- Built
- Landscape
- Movable / Collection
- Complex / Group
- Conservation Area

Map data ©2015 Google Terms of Use Report a map error

Appendix VII – Section 149

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
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NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153

Telephone +61 2 9843 0555
Facsimile +61 2 9843 0409

Email council@thehills.nsw.gov.au
www.thehills.nsw.gov.au

DX 9966 Norwest

ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **84958**
Reference: 10130:64902
Issue Date: 17 February 2016
Receipt No: 5093935
Fee Paid: \$ 53.00

ADDRESS: 590 Old Northern Road, DURAL NSW 2158
DESCRIPTION: Lot D DP 38097, Lot D DP 39261

The land is zoned:
Zone RU6 Transition

The following prescribed matters apply to the land to which this certificate relates:

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

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

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

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.30 - Intensive Agriculture
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions)2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011
 Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River (No.2 – 1997)

The following SEPP's may apply to the land. Please refer to '**Land to which Policy applies**' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

(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 (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Proposed The Hills Local Environmental Plan 2012 (Amendment No.) applies to this land.

Refer Attachment 1(2)(A)

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Competition).

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

The Hills Development Control Plan 2012

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

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).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone RU6 Transition

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (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?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
 - (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
 - (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.
- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (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?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of

the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code and Rural Housing Code

Complying Development under the General Housing Code and Rural Housing Code **may be** carried out on the land.

Housing Alterations Code and General Development Code

Complying Development under the Housing Alterations Code and General Development Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may be** carried out on the land.

Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes

Complying Development under the Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2012 - www.thehills.nsw.gov.au
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) - www.planning.nsw.gov.au

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Finance, Services and Innovation?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the

meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

(3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

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

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

(A) Division 2 of Part 3 of the Roads Act 1993; or

NO

(B) any environmental planning instrument; or

NO

(C) any resolution of council?

a) The Hills Development Control Plan 2012?

NO

b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

- a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- b) By The Hills Local Environmental Plan 2012 local provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- c) By The Hills Development Control Plan 2012 provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council has adopted the NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2006'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) Any other risk

NO

7A. Flood related development controls information

- (1) Whether or not development on that 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) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the Threatened Species Conservation Act 1995 relates, (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

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

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which 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?

NO

(b) Whether there are 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 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*?

NO

THE HILLS SHIRE COUNCIL

This land has frontage to a "Classified Road". Roads and Maritime Services, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.

DAVE WALKER
GENERAL MANAGER



Per:

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 1(2)(A)

Planning Proposal 20/2015/PLP – Rural Workers Dwellings.

Planning Proposal 20/2015/PLP is to amend *The Hills Local Environmental Plan 2012* as part of a strategic review of planning controls for the Shire's rural areas. The proposal is to prohibit rural workers dwellings across all rural zones under Local Environmental Plan 2012.

The Shire's rural lands are within close proximity to the urban area and rural workers dwellings are generally only appropriate in remote locations more than 200km from major population centres and when the scale and nature of the farm necessitates on-site workers.

The changes also involve simplifying planning controls under Development Control Plan 2012, the Growth Centre Development Control Plans for the North Kellyville and Box Hill Release Areas.

The Minister for the Department of Planning and Environment has chosen to delegate the making of the plan to Council.

For further information please contact Council's Duty Planner on 9843 0469.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can be viewed on Council's website

www.thehills.nsw.gov.au under 'Application Tracking' on the home page or under the 'Planning & Development' menu bar.

ATTACHMENT 2(B)**Zone RU6 Transition****1 Objectives of zone**

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage innovative and sustainable tourist development, sustainable agriculture and the provision of farm produce directly to the public.

2 Permitted without consent

Bed and breakfast accommodation; Extensive agriculture; Home occupations.

3 Permitted with consent

Agricultural produce industries; Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cemeteries; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Garden centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafés; Roads; Roadside stalls; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals; Water supply systems.

4 Prohibited

Any development not specified in item 2 or 3.

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

Appendix VIII – Dial Before You Dig (DBYD)

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

TR_N_50833638_GMLA3_1.hpg2

You are working near Transmission Cables. You must contact Ausgrid on (02) 4951 9200 at least two weeks before work commences. See Ausgrid Network Standard NS156.

DU44441

DU44442

JOINT DETAIL REPORT			
No.	Bk-Fg	Pl/Cvr	Joint Location
4			IN PIT 2. 48.7 S of Quarry Road NPL extended
5			IN PIT 2. 48.7 S of Quarry Road NPL extended
6			IN PIT 2. 51.4 S of Quarry Road NPL extended

A

A

B

B

C

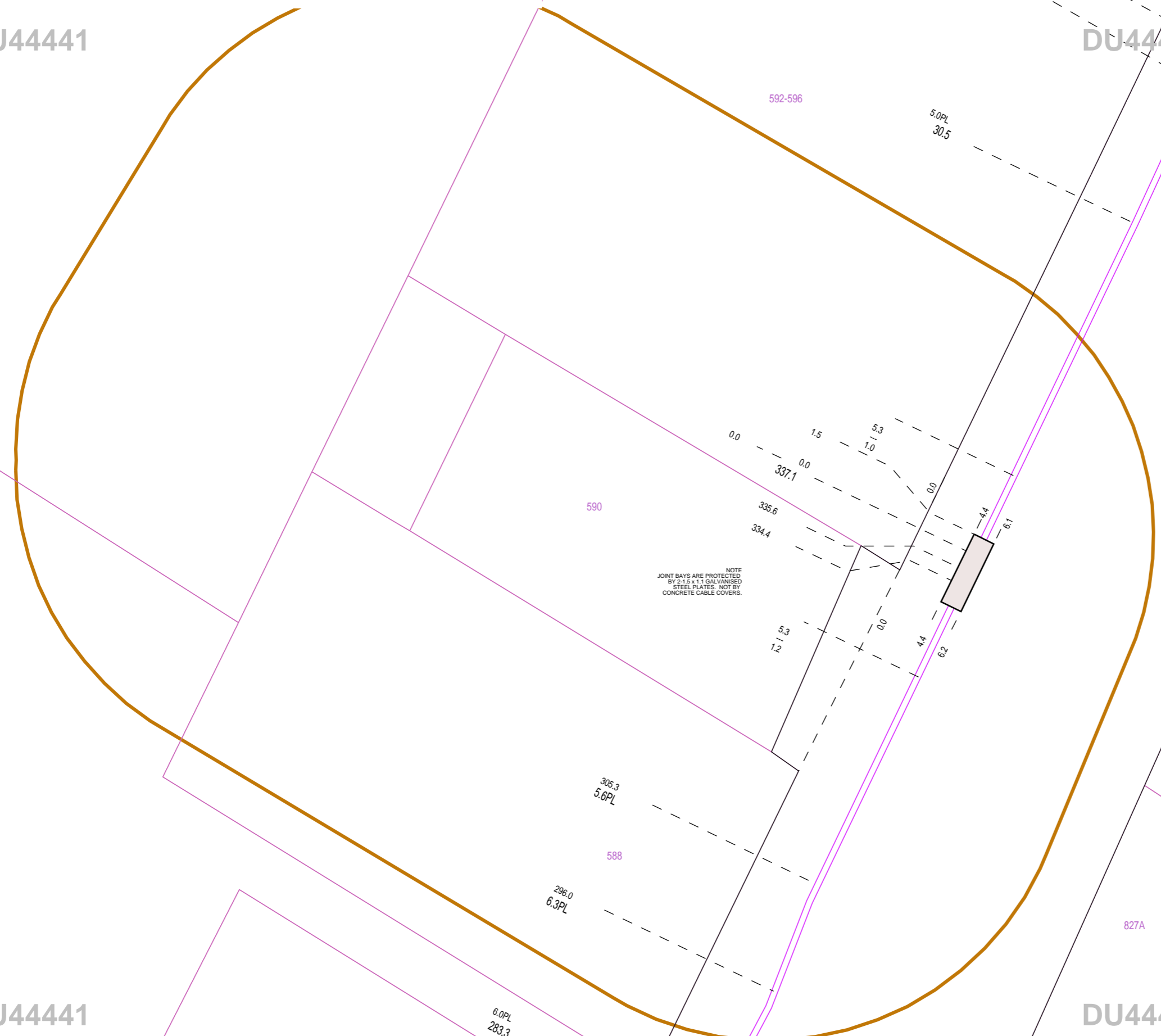
C

D

D

E

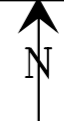
E



NOTE
JOINT BAYS ARE PROTECTED
BY 2-1.5 x 1.1 GALVANISED
STEEL PLATES. NOT BY
CONCRETE CABLE COVERS.

ISG GRID			GRID		
DU44414	DU44423	DU44424	131L12	131M12	131N12
DU44432	DU44441	DU44442	131L13	131M13	131N13
DU44434	DU44443	DU44444	131L14	131M14	131N14

Page 1 of 1



Scale 1:352
0 10 metres

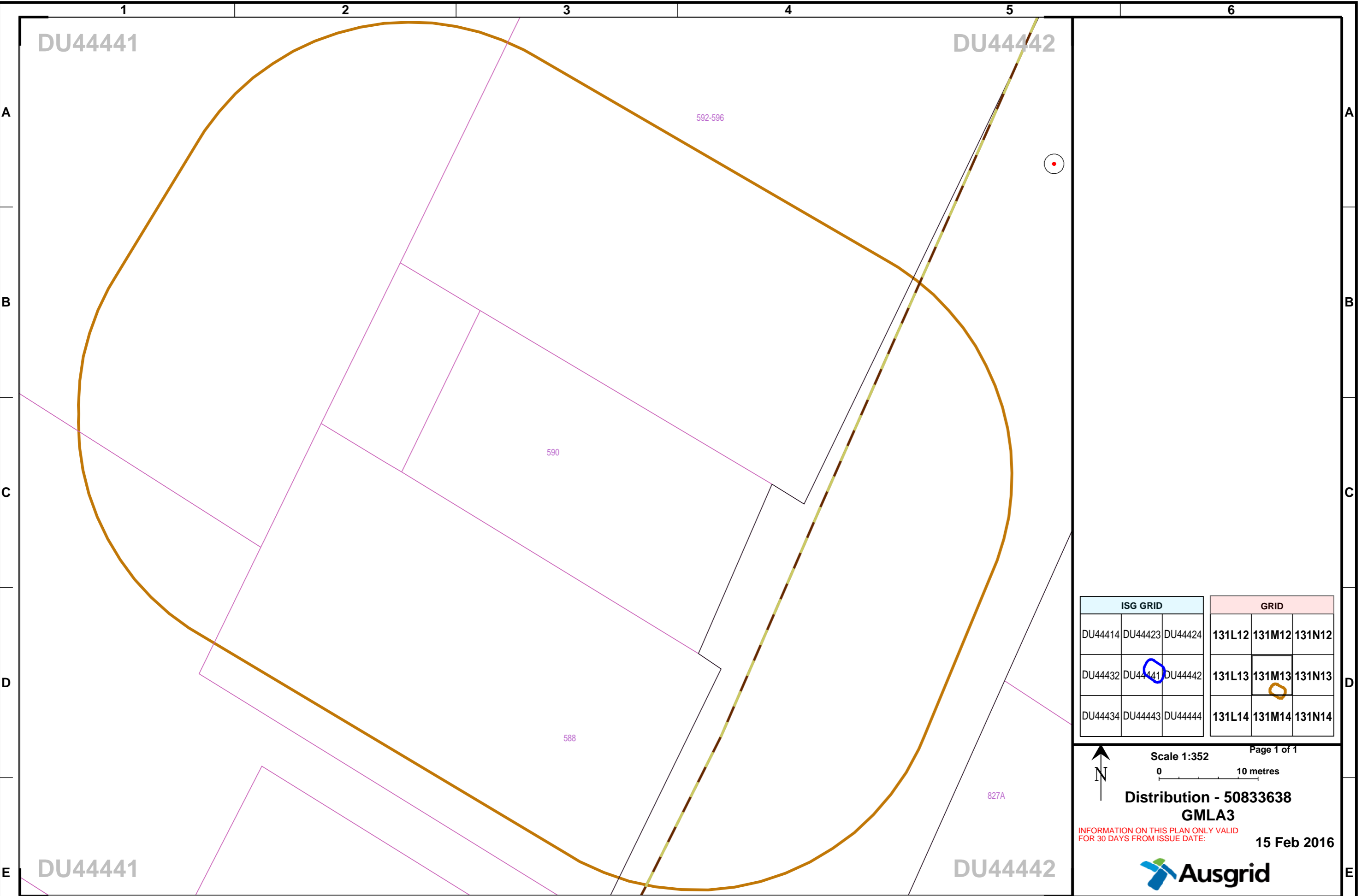
Transmission - 50833638
GMLA3

INFORMATION ON THIS PLAN ONLY VALID
FOR 30 DAYS FROM ISSUE DATE:

15 Feb 2016



W A R N I N G : Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the street. Persons working near electricity networks must exercise care and will be held responsible for any damage caused. You must excavate by hand or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets. Underground: Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets as well as recommendations of Ausgrid's Network Standard NS156. Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers. Workers must maintain safe approach distances and follow applicable WorkCover Codes of Practice. NOTE: You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans.



ISG GRID			GRID		
DU44414	DU44423	DU44424	131L12	131M12	131N12
DU44432	DU44441	DU44442	131L13	131M13	131N13
DU44434	DU44443	DU44444	131L14	131M14	131N14

Page 1 of 1

Scale 1:352

0 10 metres

Distribution - 50833638
GMLA3

INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE:

15 Feb 2016

W A R N I N G : Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the street. Persons working near electricity networks must exercise care and will be held responsible for any damage caused. You must excavate by hand or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets. Underground: Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets as well as recommendations of Ausgrid's Network Standard NS156. Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers. Workers must maintain safe approach distances and follow applicable WorkCover Codes of Practice. NOTE: You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans.

WARNING

- **All electrical apparatus shall be regarded as live until proved de-energised.** Contact with live electrical apparatus will cause severe injury or death.
- In accordance with the *Electricity Supply Act 1995*, you are obliged to report any damage to Endeavour Energy Assets immediately by calling **131 003**.
- The customer must obtain a new set of plans from Endeavour Energy if work has not been started or completed within twenty (20) working days of the original plan issue date.
- The customer must contact Endeavour Energy if any of the plans provided have blank pages, as some underground asset information may be incomplete.
- Endeavour Energy underground earth grids may exist and their location **may not** be shown on plans. Persons excavating are expected to exercise all due care, especially in the vicinity of padmount substations, pole mounted substations, pole mounted switches, transmission poles and towers.
- Endeavour Energy plans **do not** show any underground customer service mains or information relating to service mains within private property.
- Asbestos or asbestos-containing material may be present on or near Endeavour Energy's underground assets.
- Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.
- All plans must be printed and made available at the worksite where excavation is to be undertaken. Plans must be reviewed and understood by the crew on site prior to commencing excavation.

INFORMATION PROVIDED BY ENDEAVOUR ENERGY

- Any plans provided pursuant to this service are intended to show the approximate location of underground assets relative to road boundaries, property fences and other structures at the time of installation.
- Depth of underground assets may vary significantly from information provided on plans as a result of changes to road, footpath or surface levels subsequent to installation.
- Such plans have been prepared solely for use by Endeavour Energy staff for design, construction and maintenance purposes.
- All enquiry details and results are kept in a register.

DISCLAIMER

Whilst Endeavour Energy has taken all reasonable steps to ensure that the information contained in the plans is as accurate as possible it will accept no liability for inaccuracies in the information shown on such plans.

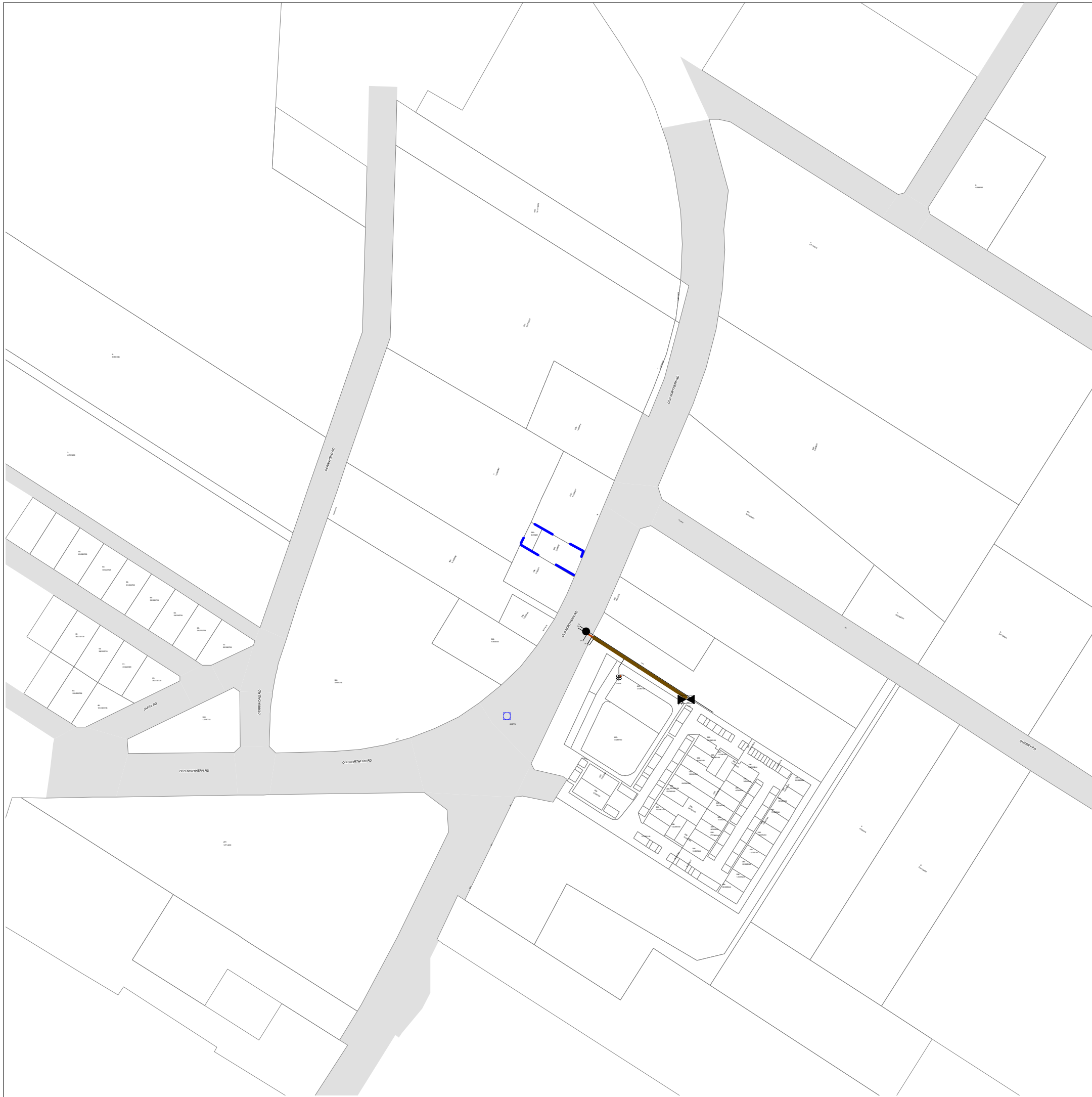
LEGEND

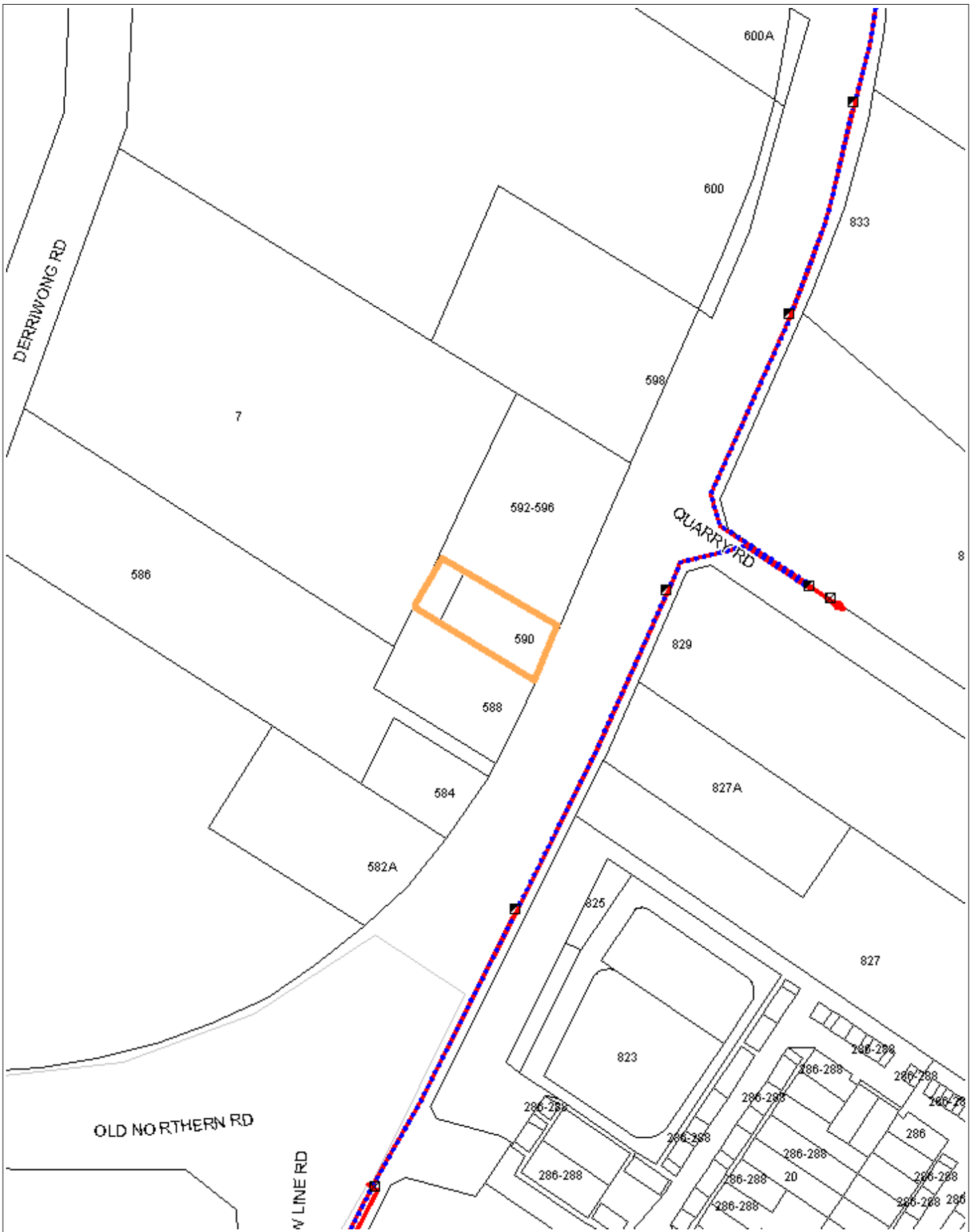
- OR ■ Street light column
- ▭ Padmount substation
- ▭ OR ▭ Overground pillar (O.G.Box)
- ▭ Underground pit
- ▬ Duct run
- ▬ Cable run
- ⊙ Typical duct section
- ▲ Asbestos warning



NOT TO SCALE

DBYD Sequence No.:	50833639
Issued Date:	15/02/2016





WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed please raise a new enquiry.

Sequence Number: 50833641

Date Generated: 15/02/2016



For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208





Level 17, PIPE Networks House, 127 Creek Street, Brisbane 4000
PH:(07) 3233 9895 FAX:(07) 3233 9885

DBYD ENQUIRY RETURN:

PIPE Networks **DOES** own or operate telecommunications network infrastructure within the request area detailed above.

The affected network infrastructure is contained within the **Telstra** duct network and can be found listed on the appropriate **Telstra** duct Network plans.

THIS NETWORK IS VITAL TO OUR OPERATIONS AND AS SUCH, IT IS CRITICAL THAT **NO WORKS** COMMENCE WITHIN THE AREA UNTIL YOU HAVE RECEIVED AND APPRAISED THE TELSTRA DUCT PLANS FOR THIS AREA.

Due to continued network expansion, this network information can only be considered valid and accurate for 28 days from issue.

PIPE Networks will seek compensation for any damage to its network through negligence or ignorance of your duty of care.

PIPE NETWORKS
Ph (07) 3233 9895
Email: dbyd@pipenetworks.com
(for information specifically on this job only)



Response Cover Letter

Date: 15/02/2016

PIPE Networks
Level 17, 127 Creek St
Brisbane QLD 4000
Phone: +61 732339895
Fax: +61 732339880

To:

Mr Ben Withnall - Customer ID: 1574323
A.D. Envirotech Pty Ltd - Mr Ben Withnall
6/7 Millennium Court
Silverwater
NSW
2128

Email: b.withnall@adenvirotech.com.au
Phone: 0414217615
Fax: Not Supplied
Mobile: Not Supplied

Dear Mr Ben Withnall

The following is our response to your Dial Before You Dig enquiry.

Assets Affected: Telstra

Sequence Number: 50833637

Location: 590 Old Northern Road
Dural
NSW 2158

Commencement Date: 18/02/2016

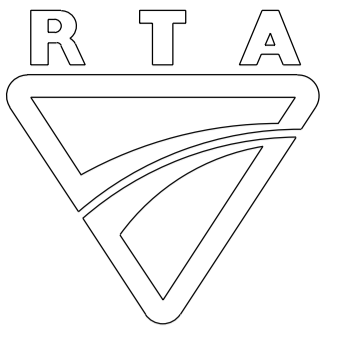
Please read over the attached documents for more information about your enquiry.

DISCLAIMER: No responsibility/liability is taken by PIPE Networks for any inaccuracy, error, omission or action based on the information supplied in this correspondence.

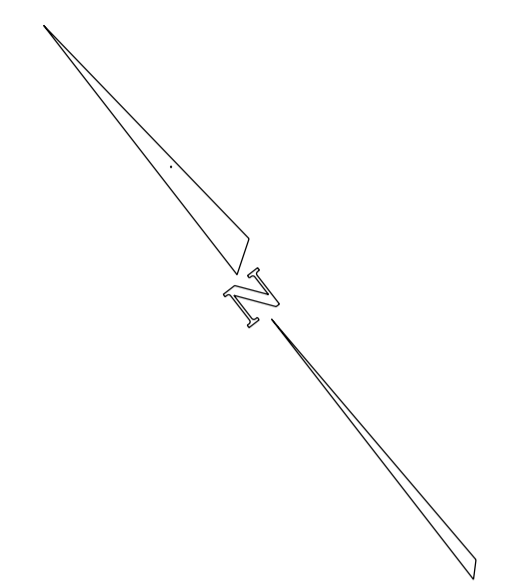
Note: If the works fall in an area that adjacent to PIPE Networks infrastructure, a pre-inspection is required prior to commencement of works. Contact PIPE Networks to arrange an inspection time. **NO WORKS TO COMMENCE PRIOR TO INSPECTION.**

DRAWN BY CADD
DO NOT AMEND MANUALLY

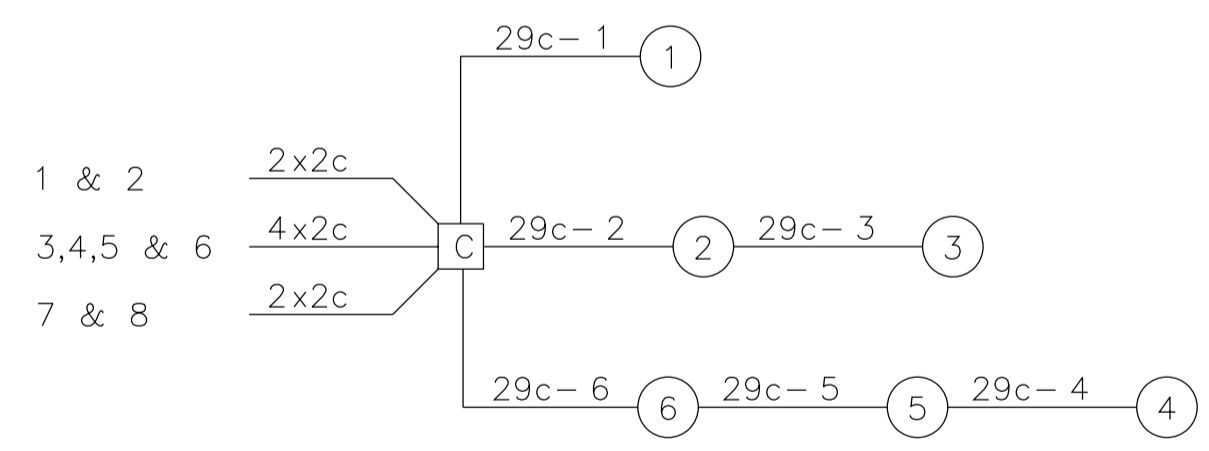
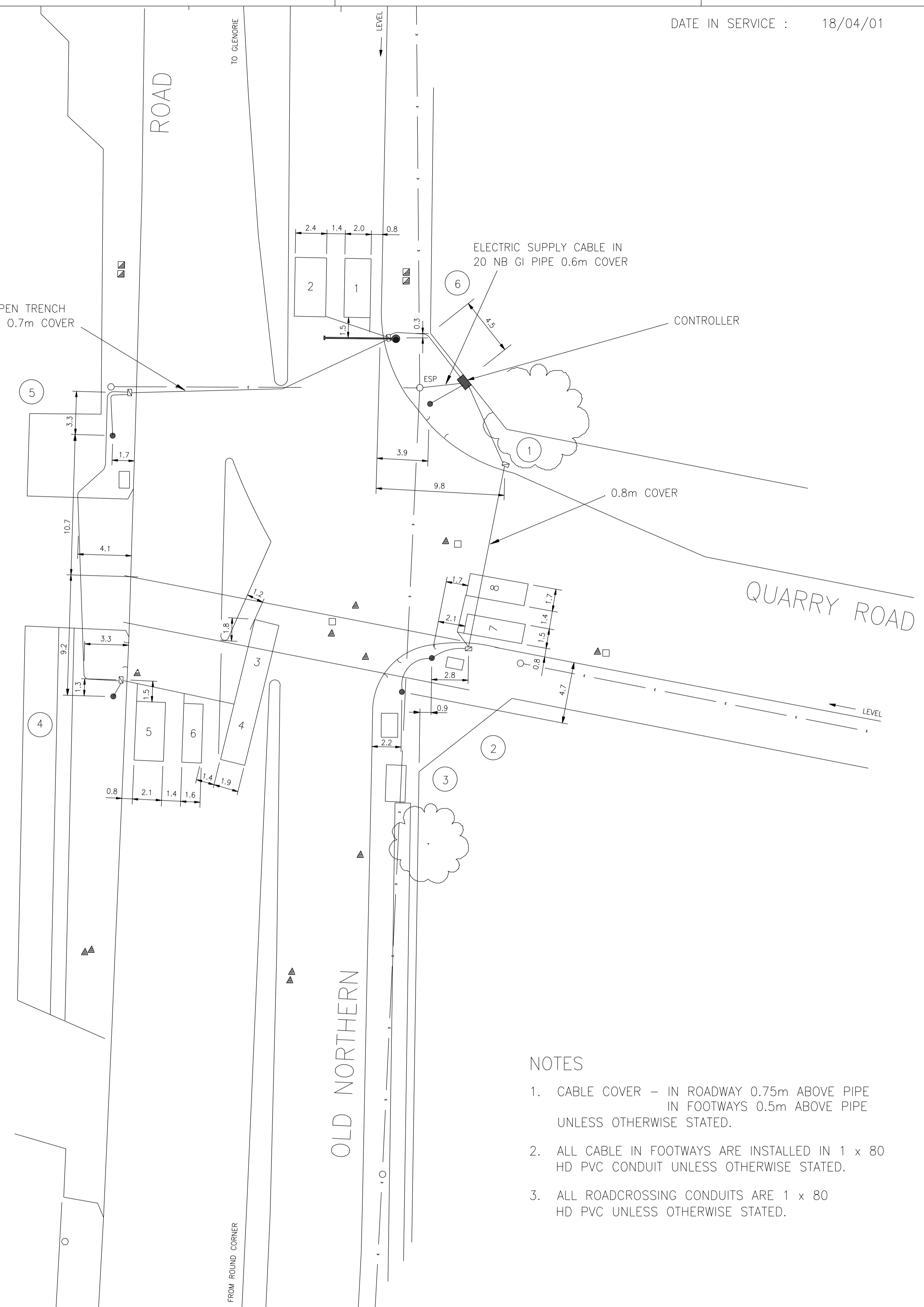
DATE IN SERVICE : 18/04/01



0160.201.WV.2684



PIPE INSTALLED BY OPEN TRENCH
APPROX. 11.0m LONG 0.7m COVER



CABLE LAYOUT

NOTES

1. CABLE COVER - IN ROADWAY 0.75m ABOVE PIPE
IN FOOTWAYS 0.5m ABOVE PIPE
UNLESS OTHERWISE STATED.
2. ALL CABLE IN FOOTWAYS ARE INSTALLED IN 1 x 80
HD PVC CONDUIT UNLESS OTHERWISE STATED.
3. ALL ROADCROSSING CONDUITS ARE 1 x 80
HD PVC UNLESS OTHERWISE STATED.

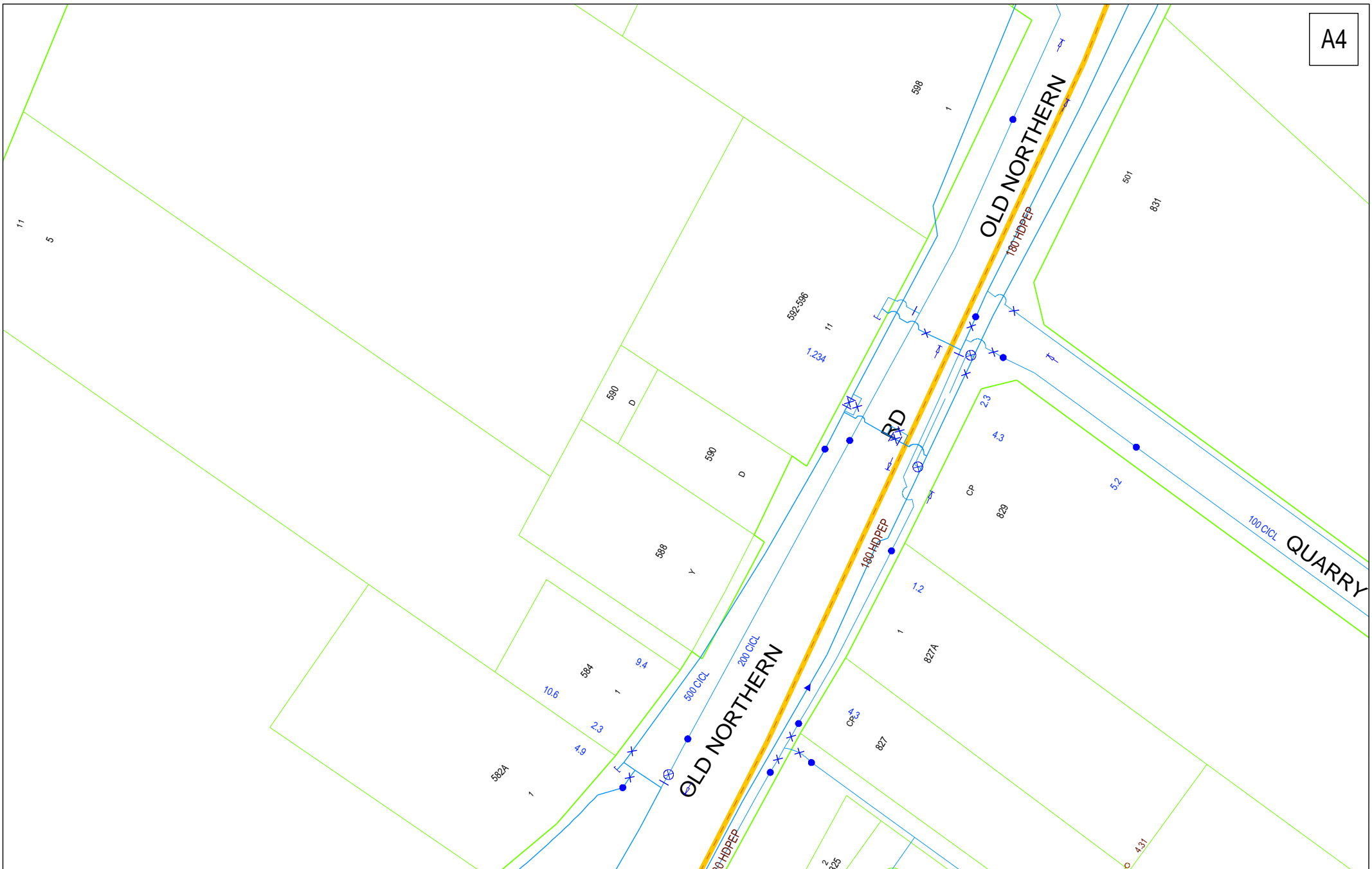
A ORIGINAL ISSUE

PUBLIC UTILITY LEGEND		REFERENCE PLANS		U.B.D. Ref 1996 Map 131/M13	
HYDRANT	□	SYMBOLS/ABBS.	VD003-6	I.S.G. E:	
STOP VALVE	▲	STD. POSIT.	VD001-5	CO-OROS N:	
GAS VALVE	≡	DET. SCHED. EXP.	VD018-10	DESIGNED B.D.S.E.	
SEWER MANHOLE	⊕	PRES. DETECT.	VC005-17	CHECKED LEN. CLAY	
TELECOM PIT	⊞	SSG. DIS. SEQ.	VD018-8	W. McCOURT	
ELECT. LIGHT POLE	○	DESIGN.	SHEET 1	SITE CHECKED	
POWER POLE	○	CABLE CHART	SHEET 3	RECOMMENDED	
STAY POLE	⊙				
TELEPHONE BOX	⊞	SURVEYOR :			
TELECOM PILLAR	●	DATE :			

APPROVED
R.C. Bird
NAME: R.C. BIRD
ELECT. DESIGN MANAGER
POSITION
DATE: 09/05/01

Roads and Traffic Authority, N.S.W.
HORNSBY SHIRE COUNCIL AREA
TRAFFIC SIGNALS AT THE INTERSECTION OF
OLD NORTHERN ROAD &
QUARRY ROAD
DURAL
CABLE INSTALLATION
TCS No 2684

DESIGN OFFICE PARRAMATTA - SYDNEY TECHNICAL SERVICES		CADD FILE: WV2684_2B_INS.dgn	
SCALE	5 0 (1:200) 5 10	SUPERSEDES SHEET/ISSUE	2A
FILE	201 TS 394	ISSUE	B
REGN.	0160.201.WV.2684	SHEET	2



DBYD Address:
 590 Old Northern
 Road
 Dural NSW 2158

DBYD Job No: 10280734
 DBYD Sequence No: 50833643

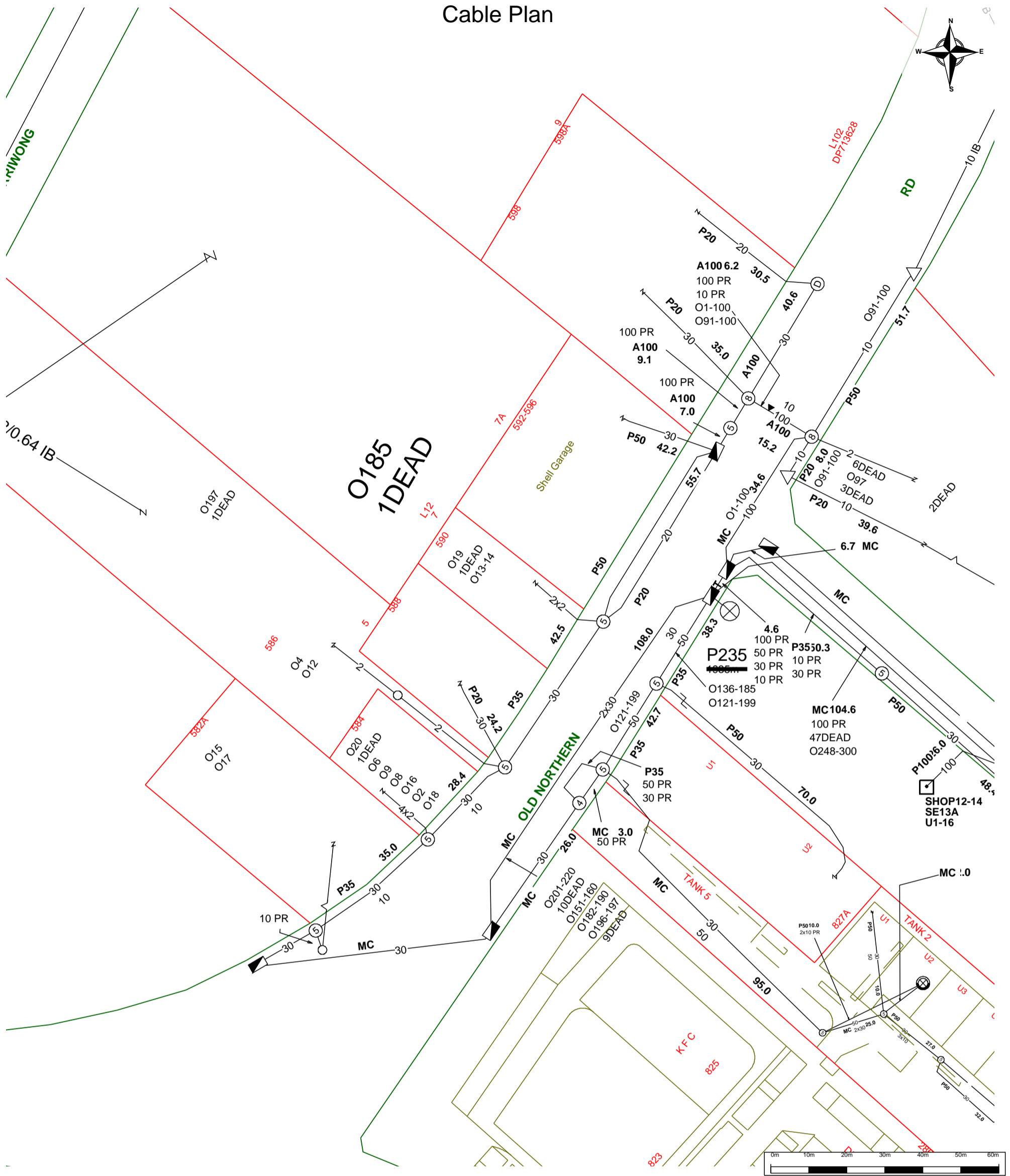
Copyright Reserved Sydney Water 2016
 No warranty is given that the information shown is complete or accurate.
 SYDNEY WATER CORPORATION

Scale: 1:1000
 Date of Production: 15/02/2016



Plan 1 of 1

Cable Plan



For all Telstra DBYD plan enquiries -
 email - Telstra.Plans@team.telstra.com
 For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 50833640

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 15/02/2016 10:47:34

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Mains Cable Plan

c1:M1-1200 1400/0.51 PIUT UA
 100DEAD
 c1:M1301-1400
 <C CAST 11:Z01/J1-100 800 PIUT
 c10:M101-600
 <C CAST 11:Z01/J601-700
 c10:M701-800
 200DEAD 200 PIUT
 c17:M1801-1900 100/0.40 PIUT
 c19:M1-100 100/0.40 CPFUT
 c17:M2601-2700 100/0.40 PIUT
 c17:M1701-1800 100/0.40 PIUT
 c17:M2301-2400 100/0.40 PIUT
 3004:AC-AE/1-84 84F/- SMOF FNPEHJ
 CAST 1003:BQ-CG/1-60 60F/- SMOF FNPEHJ/STD <-
 3001:AD-AE/1-60 60F/- SMOF FNPEHJ/STD
 F CAST 210:CAST YY-YY/1-36 36F/- SMOF FNPEHJ/STD <-
 256:YY-AE/1-36 36F/- SMOF FNPEHJ/STD
 106:BY-AE/1-6 6F/- MMOF FNPEHJ/STD
 123:YY-AE/1-6 6F/- SMOF FNPEHJ/STD
 4xDIST

1xP32 SUBDUCTS (AA)
 102:YY-BQ/1-60 60F/- SMOF FNPEHJ/STD <- (AA1)
 c21:M1-1200 1200/0.40 CPIUT <- (BA)

1xP32 SUBDUCTS (AA)
 102:YY-BQ/1-60 60F/- SMOF FNPEHJ/STD <- (AA1)
 c21:M1-1200 1200/0.40 CPIUT <- (BA)

<C CAST 11:Z01/J1-100 800 PIUT (AC)
 c10:M101-600
 <C CAST 11:Z01/J601-700
 c10:M701-800
 F CAST 210:CAST YY-YY/1-36 36F/- SMOF FNPEHJ/STD <- (AC)
 DIST (AC)

CAST 1003:BQ-CG/1-60 60F/- SMOF FNPEHJ/STD (AA)
 3001:AE-BV/1-12 12F/- SMOF FNPEHJ/STD <- (AA)
 1xP32 SUBDUCTS (AA)
 102:YY-BQ/1-60 60F/- SMOF FNPEHJ/STD <- (AA1)
 c21:M1-1200 1200/0.40 CPIUT <- (BA)

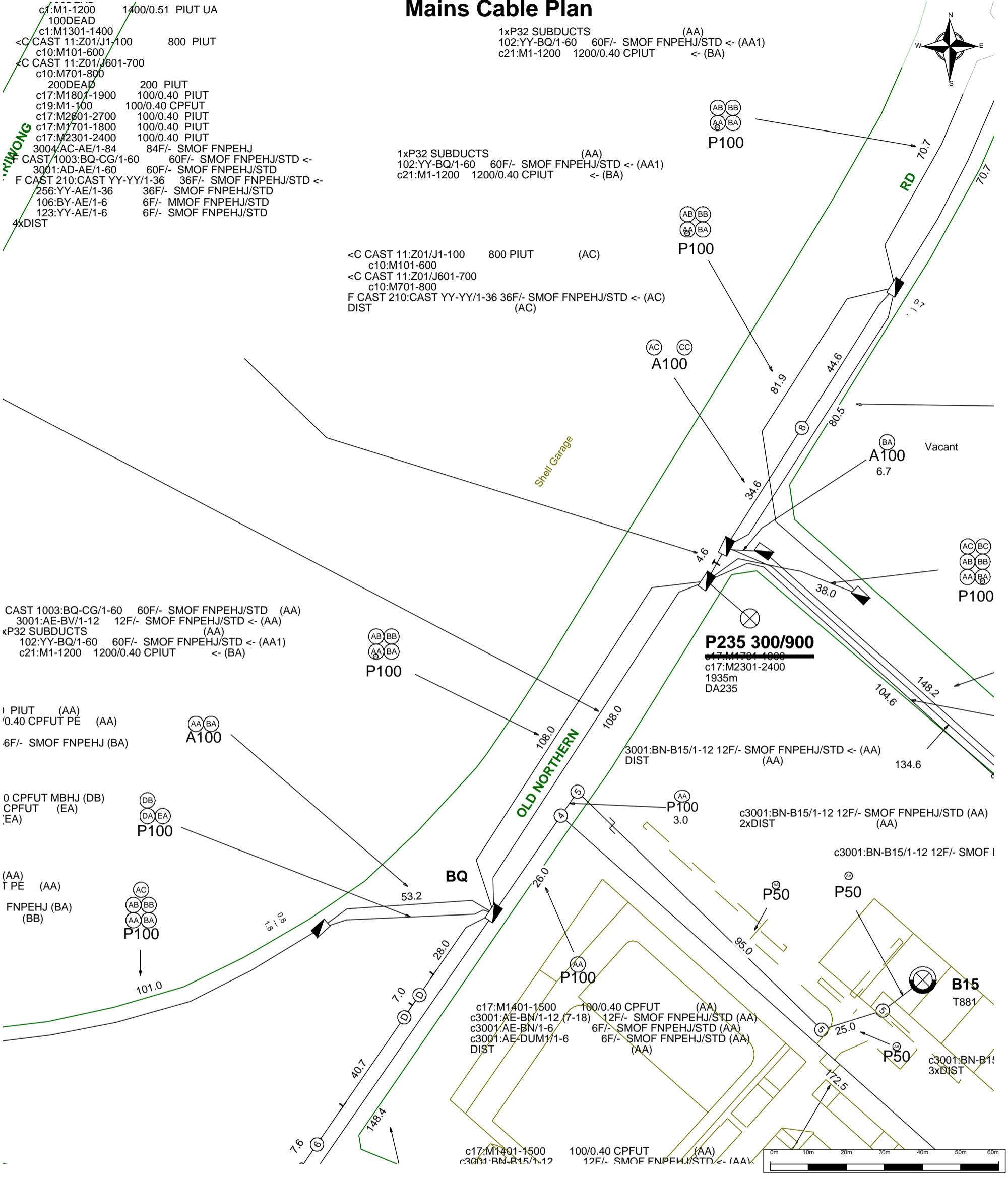
1 PIUT (AA)
 0.40 CPFUT PE (AA)
 6F/- SMOF FNPEHJ (BA)

0 CPFUT MBHJ (DB)
 CPFUT (EA)
 (EA)

(AA)
 T PE (AA)
 FNPEHJ (BA)
 (BB)

c17:M1401-1500 100/0.40 CPFUT (AA)
 c3001:AE-BN/1-12 (7-18) 12F/- SMOF FNPEHJ/STD (AA)
 c3001:AE-BN/1-6 6F/- SMOF FNPEHJ/STD (AA)
 c3001:AE-DUM/1-6 6F/- SMOF FNPEHJ/STD (AA)
 DIST (AA)

c17:M1401-1500 100/0.40 CPFUT (AA)
 c3001:BN-B15/1-12 12F/- SMOF FNPEHJ/STD <- (AA)



For all Telstra DBYD plan enquiries -
 email - Telstra.Plans@team.telstra.com
 For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 50833640
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 15/02/2016 10:47:38

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.
 Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.
 Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Appendix IX – NSW WorkCover

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



SafeWork NSW

SafeWork NSW

92-100 Donnison Street, Gosford, NSW, 2250

Locked Bag 2906, Lissarow, NSW, 2252 |

Customer Service Centre 13 10 50

licensing@safework.nsw.gov.au | www.safework.nsw.gov.au

Our Ref: D16/525156
Your Ref: Evan Webb

17 February 2016

Attention: Evan Webb
AD Envirotech Pty Ltd
6/7 Millenium Court
Silverwater NSW 2128

Dear Mr Webb,

RE SITE: 590 Old Northern Rd Dural NSW

I refer to your site search request received by SafeWork NSW on 9 february 2016 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 our Customer Service Centre on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Brent Jones'.

Brent Jones
Customer Service Officer
Customer Service Centre - Operations
SafeWork NSW

Appendix X – EPA Contaminated Sites Register

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenirotech.com.au
e-mail info@ADenirotech.com.au

ABN:

520 934 529 50



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

Search results

Your search for:LGA: Baulkham Hills Shire Council

Matched 5 notices relating to 1 site.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Kenthurst	137 Annangrove Road	Annangrove Climbers	5 former

Page 1 of 1

30 June 2015

Connect

Feedback

Web support
Public consultation

Contact

Contact us
Offices
Report pollution

Government

NSW Government
jobs.nsw

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DRUMMOYNE	Caltex Service Station 191-195 Lyons ROAD	Service Station	Under assessment
DRUMMOYNE	Former Dry Cleaners 225 Victoria ROAD	Chemical Industry	Under assessment
DRUMMOYNE	Shell Coles Express Drummoyne (Westbound) 35-51 Victoria ROAD	Service Station	Under assessment
DRUMMOYNE	Shell Coles Express Drummoyne (Eastbound) 36 - 46 Victoria ROAD	Service Station	Under assessment
DUBBO	BP Service Station, Dubbo 105 Erskine STREET	Service Station	Under assessment
DUBBO	Lowes Petroleum BP-Branded (former Mobil) Depot 107 Erskine STREET	Other Petroleum	Under assessment
DUBBO	Former Shell Depot 109-111 Erskine STREET	Other Petroleum	Under assessment
DUBBO	Caltex Service Station 119 Bourke STREET	Service Station	Under assessment
DUBBO	Shell Coles Express Service Station 131-133 Cobra STREET	Service Station	Under assessment
DUBBO	Dubbo Police Station 153 Brisbane STREET	Other Petroleum	Under assessment
DUBBO	Former Ambulance Station 165 Brisbane STREET	Other Petroleum	Contamination formerly regulated under the CLM Act
DUBBO	Service Station at Harvey Norman Centre 219-233 Cobra STREET	Service Station	Under assessment
DUBBO	Former Mobil depot 40-44 Morgan STREET	Other Petroleum	Regulation under CLM Act not required
DUBBO	Shell Coles Express Service Station 45-49 Whylandra STREET	Service Station	Under assessment
DUBBO	Caltex Service Station, Dubbo 60 Windsor PARADE	Service Station	Regulation under CLM Act not required
DUBBO	Caltex Service Station, Dubbo Cnr Brisbane Street and Cobra STREET	Service Station	Contamination currently regulated under CLM Act
DUBBO	Caltex Service Station Phillip St Cnr Fitzroy STREET	Service Station	Under assessment
DUBBO WEST	Mobil Service Station Corner Whylandra Street and Victoria STREET	Service Station	Under assessment
DULWICH HILL	Former Tyre Recapping 115-117 Constitution ROAD	Other Industry	Regulation under CLM Act not required
DULWICH HILL	Denison Road Playground 194 Denison ROAD	Landfill	Regulation under CLM Act not required
DUNEDOO	Former Shell Depot Corner Bolaro Street and Redbank STREET	Other Petroleum	Under assessment
DUNGOG	Lot 54 Common Rd 54 Common ROAD	Unclassified	Regulation under CLM Act not required
DUNMORE	Equestrian Centre 71 Fig Hill LANE	Unclassified	Regulation under CLM Act not required
DURAL	Caltex Service Station 530 Old Northern ROAD	Service Station	Regulation under CLM Act not required

DURAL	Woolworths Service Station 532 Old Northern ROAD	Service Station	Under assessment
DURAL	BP Service Station 582 Old Northern ROAD	Service Station	Under assessment
DURAL	Caltex Service Station 917-923 Old Northern ROAD	Service Station	Under assessment
EAGLE VALE	BP Service Station Corner Eagle Vale Drive and Gould ROAD	Service Station	Under assessment
EARLWOOD	RTA Land 3 Jackson PLACE	Unclassified	Contamination currently regulated under CLM Act
EARLWOOD	Wolli Creek Aqueduct Unwin STREET	Unclassified	Regulation under CLM Act not required
EAST BALLINA	Caltex East Ballina Service Station 34 Links AVENUE	Service Station	Regulation under CLM Act not required
EAST GOSFORD	Mobil Service Station 44 Victoria STREET	Service Station	Contamination currently regulated under CLM Act
EAST GOSFORD	Presbyterian Aged Care Facility 8-18 Enid CRESCENT	Landfill	Regulation under CLM Act not required
EAST MAITLAND	Mobil Service Station 250 Newcastle STREET	Service Station	Under assessment
EAST MAITLAND	Former Gasworks Site Corner Melbourne Street and Brisbane STREET	Gasworks	Regulation under CLM Act not required
EAST MAITLAND	Caltex Service Station Newcastle Rd Cnr William STREET	Service Station	Under assessment
EAST TAMWORTH	Caltex Service Station 358 New England HIGHWAY	Service Station	Under assessment
EASTERN CREEK	Caltex Service Station M4 Motorway Westbound M4 Westbound	Service Station	Regulation under CLM Act not required
EASTERN CREEK	Caltex Service Station M4Eastbound MOTORWAY	Service Station	Under assessment
EASTERN CREEK	Pioneer Road Services Old Walgrove ROAD	Other Industry	Under assessment
EASTLAKES	Budget Petroleum Eastlakes 102 Maloney STREET	Service Station	Contamination currently regulated under CLM Act
EASTLAKES	Former Shell Rosebery service station and adjacent land 275-279 Gardeners ROAD	Service Station	Contamination formerly regulated under the CLM Act
EASTLAKES	Eastlakes Reserve Evans AVENUE	Service Station	Contamination formerly regulated under the CLM Act
EASTWOOD	Mobil Service Station 5 Trelawney STREET	Service Station	Under assessment
EDEN	Caltex Service Station 159 Imlay STREET	Service Station	Under assessment
EDEN	Caltex Service Station 80-86 Imlay STREET	Service Station	Under assessment
EDENSOR PARK	Mobil Service Station Corner Cowpasture Road and Elizabeth DRIVE	Service Station	Under assessment
EDGECLIFF	Shell Coles Express Service Station 67 New South Head ROAD	Service Station	Under assessment
EDGEWORTH	Caltex Service Station 662 Main ROAD	Service Station	Under assessment

Phase I Preliminary Site Investigation

600 Old Northern Rd, Dural NSW

Prepared for: Urbis Pty Ltd



ADE
CONSULTING
GROUP

Prepared for:

Urbis Pty Ltd
Phase I Preliminary Site Investigation

600 Old Northern Rd, Dural

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Date: 6th May, 2016

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Envirotech Australia Pty Ltd.

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ABBREVIATIONS

ADE	A.D. Envirotech Australia Pty Ltd
ALS	Australian Laboratory Services
AST	Above Ground Storage Tank
BGL	Below ground level (following excavation works)
BLGL	Below local area ground level
BR	Blind Replicate
BTEX	Benzene, toluene, ethyl-benzene, xylene
COC	Chain of Custody
DEC	Department of Environment and Conservation
DQI	Data Quality Indicators
DSI	Detailed Site Investigation
DQO	Data Quality Objectives
EILs	Ecological Investigation Levels
ESLs	Ecological Screening Levels
GILs	Groundwater Investigation Levels
HILs	Health Investigation Levels
HSLs	Health Screening Levels
LPI	Land Property Information
LTO	Land Titles Office
NATA	National Association of Testing Authorities
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW EPA	New South Wales Environmental Protection Authority
OEH	Office of Environment and Heritage
OPPs	Organophosphorous Pesticides
OCPs	Organochlorine Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance/Quality Control
RPD	Relative Percent Difference
SCID	Stored Chemical Information Database
SWL	Standing Water Level
SH&EWMS	Safety Health and Environmental Works Method Statement
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
VAL	Validation Report
VHC	Volatile Halogenated Compounds

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1 INTRODUCTION

1.1 General Information

A. D. Envirotech Australia Pty Ltd (ADE) was engaged by Urbis Pty Ltd to undertake a Phase I Preliminary Site Contamination Investigation (PSI) to assess the potential for contamination at 618 Old Northern Rd, Dural NSW (hereafter referred to as the 'site').

The site entails Lot 100 DP 713628 in the Local Government Area of The Hills Shire Council, Parish of Nelson, County of Cumberland.

A site inspection was undertaken on the 3rd of July 2015 and comprised of a visual assessment of the site. Details of the field inspection are given in this report, together with comments on the significance of the findings of the investigation.

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

1.2 Proposed Development

ADE has been advised that, Urbis Pty Ltd, on behalf of their client, are re-zoning of the site from RU6 to most likely R2 for residential and mixed use purposes including hospital, aged care and retail.

1.3 Objectives

The objectives of the investigation were to:

- Identify past and present potentially contaminating activities;
- Identify potential sources of contamination and types of contaminants;
- Discuss the site condition;
- Provide a preliminary assessment of site contamination for the suitability of the proposed development; and
- Assess the need for further investigations.

1.4 Scope of Work

The scope of work required to achieve the objectives of the investigation involved the following:

- Completion of a Safety, Health & Environment Work Method Statement (SHEWMS);
- Desktop site review of:
 - Land title records;
 - Section 149 certificates;
 - WorkCover NSW;
 - NSW Environment and Heritage;
 - EPA contaminated lands register for notations; and
 - Dial Before You Dig service search;
- Review of past and current activities on the site;
- Review of past and current activities on neighbouring sites and identification of any potential on-site/off-site sources of contamination;

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- Review of past aerial photographs of the site and its surrounds to identify the locations of any previous buildings and/or other infrastructure associated with activities that could be on-site/off-site sources of contamination;
- Review of local geology and hydrogeology (including groundwater bore search);
- Site inspection by an experienced environmental consultant; and
- Preparation of a Phase I PSI report outlining:
 - Detailed information on the results of the desktop review and site inspection;
 - Conclusions regarding the potential for contamination at the site;
 - Conclusions regarding the sites suitability for the proposed development; and
 - Recommendations for a Phase II Detailed Site Investigation (DSI), should it be warranted.

1.5 Legislative Requirements

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

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

The relevant guidelines issued under the provisions of the aforementioned Acts/Regulations include:

- *Guidelines for the NSW Site Auditor Scheme*, NSW DEC 2006.
- *Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, 2000.
- *Guidelines for Assessing Service Station Sites*, NSW EPA 1994.
- *National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013.*
- Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
- Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
- *Sampling Design Guidelines* - NSW EPA, 1995.
- *Waste Classification Guidelines Part 1: Classifying Waste*, EPA, 2014.
- *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008*, NSW DECCW 2009.
- *Guidelines for the Assessment and Management of Groundwater Contamination*, NSW DEC, 2007.

1.6 Whole Report

No one section, or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

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2 SITE IDENTIFICATION

2.1 Site Location

The site has frontage to Derriwong Rd and The Old Northern Rd, Dural NSW as is shown by Figure 1 below.



Figure 1. Aerial photograph of the site (Photograph from maps.au.nearmap.com; accessed on 15.10.2015).

Bearings provided in this report are approximate only. For ease of representing locations in the report, the site is considered to be off the Old Northern Road having a nominal north-south direction assumed. All references to points of the compass within the report are based on these approximate bearings.

2.2 Site Inspection and Description

An Environmental Consultant from ADE carried out a site inspection on the 3rd of July 2015 in order to make a visual assessment of the site and provide information on potential site contamination issues, some of which are as follows:

- Surrounding land uses and potential contamination sources;
- Presence of hazardous or dangerous goods storage;
- Presence of Underground or Aboveground Storage Tanks, Generators or associated fuel transfers systems i.e. fuel lines;
- Condition of current structures, stockpiles, vegetation and soil;
- Proximity to water bodies/courses; and
- Visible and/or olfactory evidence of contamination.

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The subject site is made of up two separate blocks delineated by a fence line running east to west adjacent to the residential house. There is a gentle slope from east to west. The combined area of the site is approximately 2.8 ha. The majority of the site appears to be cleared land with evidence of recent use by horses. The residential house was boarded up at the time of the inspection and had not been occupied for an extended period of time. The house appeared to have been constructed prior to the 1950s, presumed lead paint and asbestos was observed within the building fabric. The interior of the house was inaccessible at the time of inspection. Limited access was gained to the sub-floor space area, presumed asbestos cement debris was observed on the soil surface and is presumed to be present throughout the sub-floor space.

To the west of the house is an above ground pool and a disused dog kennel. Significant amounts of rubbish consisting of metal, wood and other demolition waste were observed around the house and along the northern boundary of the site. No asbestos was observed at the time of the inspection however intrusive works were not undertaken. An onsite waste water treatment tank / trenches were observed close to the house as well as an old well.

A corrugated metal shed was observed in the centre of the site which appears to have been used for equipment storage and or storage of feed for animals. No sign of chemical storage, soil staining or other indication of contamination was observed.

Photographs from the site inspection taken on the 3rd July 2015 can be found in Appendix III – Photographs.

2.3 Surrounding Land Use

At the time of inspection the primary surrounding land-uses were observed as follows:

- *Northern boundary:* Immediately to the north of the site is a disused former market garden and residential property. A pre-school is located further north. Redfield college is situated on the eastern side of The Old Northern Rd.
- *Eastern boundary:* east of the subject site is The Old Northern Rd and then agricultural lands. Adjoining the eastern boundary is the Hills District Farming Equipment which sells farming machinery and is understood to carry out service and maintenance of farming equipment. Adjacent to the farming equipment supplier is a Shell Service station situated approximately 50m south of the south-western corner of the subject site;
- *Southern boundary:* To the south of the site is a rural residential property. Further south is a Timber yard;
- *Southern east of the site:* South-east of the site is a large commercial centre which has been recently constructed. Approximately 250 m south-east is a large Hills District Bus Depot; and
- *Western boundary:* West of the subject site is a residential property and bushland which adjoins residential properties. Dural Cemetery is located opposite the north-western boundary of the site.

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2.4 Summary of Site Details

Table 1 below provides a summary of details pertaining to the site.

Table 1. Site details and information.

Site Details	
Site address	600 Old Northern Rd, Dural NSW
Title identification(s)	Lot 100 DP 713628
Current site use	Rural agricultural / Residential
Proposed site use	Mixed use / residential and commercial
Investigation area	Approximately 2.8 ha

3 PHYSICAL SETTING

3.1 Site Topography and Hydrology

The sites elevation varies between approximately 213 m AHD and 206 m AHD. The topography slopes very gently down from east to west. A first order stream which feeds in to O'Haras Creek is located in the bushland to the west of the site. Surface water flow and groundwater is expected to follow the slope of the land and flow westward to O'Haras Creek.

3.2 Local Geology and Soil

The site is located on a Glenorie Soil Landscape (gn) as indicated on the Sydney Soil Landscape Map, prepared by the Soil Conservation Services of NSW.

The geology of the Glenorie Soil Landscape is underlain by Wianamatta group Ashfield Shale and Bringelly Shale formations. The Ashfield shale is comprised of laminate and dark grey shale. Bringelly shale consists of shale, calcareous claystone, laminate and fine to medium grained lithic-quartz stone.

Soils are shallow to moderately deep (< 100cm) with variability across upper slopes and drainage gullies.

The topsoil (A1 Horizon) consists of a friable dark brown loam, with moderately to strongly pedal structure. apedal single-grained structure and porous sandy fabric. The pH ranges from strongly acid (pH 4.0) to slightly acid (pH 6.0).

Beneath this layer occurs the B Horizon consisting of hardsetting clay loam. The pH ranges between strongly acid (pH 4.0) to slightly acid (pH 6.5).

In conjunction with the B Horizon, a brown strongly pedal medium clay is present. The pH varies from strongly acid (pH 4.5) to moderately acid (pH 6.5). Strongly weathered sandstone fragments are common. Roots and charcoal fragments are rare.

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It should be noted that the area occurs close to a transition between Glenorie and Lucas Heights soil landscapes and therefore transitional phases may occur and vary depending on the exact location.

Fill Material

No intrusive works were conducted during the site inspection. No obvious locations of cut or fill activities were noted during the site inspection.

3.3 Hydrogeology

It was beyond the scope of work to study the groundwater flow direction. However, as previously mentioned in the above section, the local groundwater flow is likely to have a westerly direction towards the first order stream feeding in to O'Hara Creek located to the west.

A search for registered groundwater wells within a 500 m radius of the site was undertaken by ADE via the NSW Office of Water (Allwaterdata.water.nsw.gov.au). Four (4) groundwater bores are located to the south-west of the site associated with the shell service station located nearby. Records of the groundwater bores indicate that the wells were installed in 2009. Soil profile data provided indicates the presence of fill to a depth of up to 2.9m. Standing water level 4.2m and 2.8m in the nearby site with a similar altitude (refer to Appendix IV – NSW Groundwater (Office of Water)).

3.4 Acid Sulphate Soils

A review of the Acid Sulphate Soil Risk Maps demonstrated that the site is within an area of “no known occurrence or low risk” of acid sulphate soils (refer to *Appendix V – Acid Sulfate Soils*). No further investigation is required with regards to acid sulphate soils.

4 SITE HISTORY

4.1 Historical Land and Title Search

The site history has been compiled from information gathered from the Land Titles Office (LTO), Land Property Information (LPI) and Council records.

The site entails Lot 100 DP 713628 in the Local Government Area of The Hills Shire Council, Parish of Nelson, County of Cumberland.

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Table 2. Summary of LTO records for Lot 100, Deposited Plan (DP) 713628

Date	Transferred/Leased From	Transferred/Leased To	Transfer No.	Certificate reference
Lot 100 DP 713628				
30.06.1823	Crown land	Unknown	N/A	Vol 11090 Fol 86
Unknown	Unknown	Vera Daphne Lamb of North Ryde, Spinster	N/A	Vol 11090 Fol 86
5.5.1972	Vera Daphne Lamb of North Ryde, Spinster	Daphne Ellen Pender of Ryde, Married woman and Harry Greenfield of Dural, Storeman as joint tenants	M676136	Vol 11090 Fol 86
15.10.1973	Subdivision in to three	Unknown		
29.05.1974	Unknown	J.A Pope (Pastoral) Pty Ltd	N851010	Vol 12237 Fol 81
10.01.1974	J.A Pope (Pastoral) Pty Ltd	Orana Court Pty Ltd	R12747	Vol 12237 Fol 81
17.05.1974	Orana Court Pty Ltd – subdivision	Frank Burgie of Dural, Hairdresser and Giuseppa Burgie his wife as joint tenants	R217795	Vol 13825 Fol 136
20.01.1985	Frank Burgie of Dural, Hairdresser and Giuseppa Burgie his wife as joint tenants	Frank Burgie of Dural, Hairdresser and Giuseppa Burgie his wife as joint tenants	W68237	100/713628
06.07.1999	Frank Burgie of Dural, Hairdresser and Giuseppa Burgie his wife as joint tenants	Giuseppa Burgie – notice of death	5960683	100/713628

The information obtained from the LTO, LPI and Council Records is unclear with regards to the former owners of the land due to missing information on the documentation (Refer to Appendix I – LTO Records). No information can be extrapolated with regard to contamination from the LTO records.

4.2 NSW Office of Environment and Heritage

A search of the NSW Office of Environment and Heritage public register of state heritage inventory items identified no heritage listed items within the general area of the subject site (Refer to Appendix VI – NSW OEH State Heritage Records).

4.3 Aerial Photographs Review

A review of aerial photographs was conducted and is summarised in Table 3 below. Aerial photographs from the years of 1930, 1947, 1956, 1965, 1986, 1994, 2010, and 2015 were examined (refer to Appendix II - Aerial Photographs).

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Table 3. Summary of aerial photography.

Year	Type	Subject Site Description	Adjacent Site Description
1930	Black and White	A house is present on the northern boundary of the subject site. There appears to be two ancillary buildings close by and access via a driveway to both. An orchard is evident on site.	Much of the surrounding sites are being used as orchards, in particular to the east and west of the site. Based on access and layout of the surrounding orchards it is likely that the orchards are conjoined. There are a few houses present in the surrounding area. Broad scale clearing has occurred. A small building is present on the south-eastern corner of the site.
1947	Black and White	The orchards appear to have been removed however there remains a large portion of the site which is disturbed and in use for agricultural activities.	The orchards appear to have been removed however much of the surrounding land appears to be continue to be managed with an apparent lack of re-growth of vegetation. Orchards continue to function to the north of the site and to the east on the opposite side of The Old Northern Rd. South of the site is cleared land. The road curving to the east, referenced today as Old Northern Road has recently been expanded.
1956	Black and White	The land appears largely unchanged. An orchard runs along the northern boundary of the site.	Land to the south has been subdivided along The Old Northern Rd and a number of houses constructed.
1965	Black and White	The land appears largely unchanged. Two small additional sheds are present to the west of the house.	The property to the north appears to have increased production and has constructed a number of buildings. The land to the south has now been cleared and appears to be used for farming.
1986	Colour	The site appears largely unchanged however a shed can now be seen in the centre of the site.	Production to the north has ceased and all orchards removed. The surrounding areas appear to have been scaled back or removed entirely with regards to orchards. A new building is present to the south-west of the site in the location which is now utilised as a service station facility.
1994	Colour	The site appears largely unchanged.	The above mentioned site is now in the form of the service station as is seen today. A recently disturbed area where the timber yard is present today is visible. The property to the north appears to be producing market garden vegetables as do properties to the east. Significant re-vegetation of the formerly cleared areas to the west has occurred.

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ABN:

520 934 529 50

Table 3. continued

Year	Type	Subject Site Description	Adjacent Site Description
2010	Colour	The site appears largely unchanged. An out ground pool is present. Clearer resolution reveals the presence of a drainage line running north to south dissecting the site.	Production to the east continues. Much of the rest of the surrounds appears to have been scaled back or abandoned with regards to agricultural activities.
2015	Colour	The surrounds appear largely unchanged and are as was observed at the time of the inspection.	The surrounds appear largely unchanged and are as was observed at the time of the inspection.

4.4 Contaminated Land Register Search

A search of the sites listed by the EPA under the *Contaminated Land Management Act 1997* revealed that no records have been issued against the site. A search of the 'List of NSW contaminated sites notified to the EPA' revealed that a former BP service station located at 582 Old Northern Road, Dural approximately 130 m south of the site is currently listed as 'under assessment'. Direct contact with the NSW EPA was made however no information could be provided in regards to the status of the site.

ADE contacted Stephanie Williams, a representative of BP service stations who gave a verbal indication that the site had been notified due to the presence of Benzene above the required reporting limit however she stated that there was no risk of offsite migration. This claim was based on the statement that perimeter groundwater monitoring wells installed onsite were providing results of Non Detect (ND) for benzene and other analytes. The phone conversation during which this information was provided to ADE took place on the 24.11.2015.

No other records of other contaminated sites that could have a potential impact on the site are present on the properties in the area surrounding the site (Refer to Appendix X – EPA Contaminated Sites Register).

4.5 Previous Investigation Reports

No previous investigative reports for the site or surrounding area have been provided by the client.

4.6 Section 149

The site is currently zoned under Zone RU6 Transition under The Hills Local Environmental Plan 2012. The Planning Certificate under Section 149 of the *Environmental Planning and Assessment Act 1979* (See Appendix VII – Section 149 Certificate) provides the state and local environmental planning instruments which affect the site.

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

- The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997;
- The land is not subject to an investigation order or an remediation order within the meaning of the Contaminated Land Management Act 1997;

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- The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environmental Protection Authority's agreement under Section 19 or 26 of the Contaminated Land Management Act 1997; and
- The land is not subject to a site audit statement within the meaning of the Contaminated Land Management Act 1997.

4.7 Dial Before You Dig

An online search for utilities located within the site was conducted and is summarised in Table 4, below. Asset owners were notified and provided information on their utilities (refer to Appendix VIII – Dial Before You Dig).

Table 4. Summary of utilities located on or adjacent to the site

Asset Owner	Utility Type	Utility Location
Ausgrid	Underground Cable	No services present within the boundary of the subject site.
Pipeline	Telecommunication	No services present within the boundary of the subject site.
Telstra	Fibre Optic Cables	A Telstra cable runs along the from the Old Northern Rd to the residential house
Sydney Water	Water	No services present within the boundary of the subject site.
Endeavour Energy	Electrical	No services present within the boundary of the subject site.
Jemena	Gas	No services present within the boundary of the subject site.
Optus	Telecommunication	No services present within the boundary of the subject site.

4.8 Assessment of Historical Information Integrity

The site history assessment has been obtained from a variety of resources including government records from the NSW land titles office, local council, historical archives, historical aerial photographs, NSW Office of Water and EPA. The veracity of the information from these sources is considered to be moderate to high. The site history assessment is generally considered to be of high integrity with respect to the historical use of the site.

4.9 WorkCover

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

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5 POTENTIAL CONTAMINATION TYPES AND RECEPTORS

5.1 Potential Contamination Types

Table 5 below provides details of potential contamination types that were identified during the investigation. These are Contaminants of Potential Concern (COPC) were noted for each have the potential to have migrated to or be found on the site based on the site history.

Table 5. Potential Sources, Locations and Types of Contaminants.

Potential Source of contamination	Location	Migration pathway	Contaminants of Potential Concern
Previous Land-use – Orchard during the 1940s onwards	Entire site	Spray	OCPs & OPPs
Residential House	House, surrounds and sub-floor space	Localised demolition	Asbestos, Lead
Septic Tank / Sewage	Septic tank and immediate surrounds	Leakages and demolition	Bacteria – e.coli & salmonella & heavy metals
Service station with USTS upslope of site	Surrounding soil & groundwater aquifer	Groundwater infiltration from leaking USTS	TRHs, PAHs, BTEX, Lead
Former Service station to the south of site with record of Benzene in groundwater	Surrounding soil & groundwater aquifer	Groundwater infiltration from leaking USTS	TRHs, PAHs, BTEX, Lead
Agricultural maintenance facility upslope of site	Surrounding soil & groundwater aquifer	Groundwater infiltration from leaking USTS	TRHs, PAHs, BTEX, Lead

No specific assessment of groundwater contamination has been undertaken within this investigation.

5.2 Potential Transport Mechanism

Primary transport mechanisms for the migration of potential contaminants on to the site or off the site include:

- Airborne particulates due to wind turbulence events;
- Surface water runoff and storm water drainage;
- Downward migration and leaching via infiltration of rain water into the soil; and
- Lateral migration via groundwater.

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5.3 Potential Contamination Receptors

The main potential contamination receptors were considered to include:

- Future construction / utility workers involved in excavation for future development of the site;
- Future residents and or users of the site; and
- The aquatic ecosystems in O'Haras Creek.

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5.4 Potential Contamination Discussion

Based on ongoing usage of the subject site for agricultural purposes as an orchard, it is considered likely that regular spraying of the site with pesticides and herbicides may have occurred over an extended period of time. As such the entire site has the potential for elevated levels of Organochlorine Pesticides (OCPs) and Organophosphate Pesticides (OPPs), it should be noted that based on the half life of these contaminants and the scale of the production, the risk is considered low to moderate for exceedances.

During the course of the site inspection no olfactory indication or visual staining on the soil surface were noted across the site.

The residential house present on the subject site provides possible localised contamination surrounding the building footprint. Asbestos cement debris was observed on the soil surface of the sub-floor space to the residential building. Presumed lead paint may be on and around the house and should be managed appropriately. A hazardous materials survey should be undertaken prior to any demolition practices being undertaken. All hazardous materials are to be removed by a suitably qualified contractor prior to demolition of the house. Prior to disposal offsite, building rubble present on the northern boundary of the site should be inspected for potential asbestos contamination.

The onsite waste water treatment tank / trenches observed provide a potential source of contamination in the form of bacteria and heavy metals. Removal of the tank and trenches is to be carried out in accordance with the Local Government Authority (local council) requirements.

Due to the proximity of a major road (The Old Northern Rd) there is a low to moderate potential for contamination to have migrated on to the site via surface water runoff. As such limited sampling on the perimeter of the site should be undertaken to address this potential issue. Contaminants of concern include heavy metals, TRH, and BTEX.

A petrol station situated approximately 30 – 50m south-west of the southern border of the site provides a potential source of contamination from underground storage tanks via groundwater seepage and direct leakages from potentially poorly maintained services. Based on the distance and expected flow of groundwater direction to the west, the risk is considered low and therefore only minimum sampling in the form of a single groundwater monitoring well to check for potential contaminants will be recommended.

A former petrol station which has been notified to the EPA is situated approximately 150 m south of the subject site. Anecdotal evidence provided to ADE by BP Service Station representative on the 24.11.2015 indicates that there is not risk of offsite migration from the localised and limited groundwater contamination. The above mentioned single groundwater monitoring well to be installed is considered adequate to screen for potential risk associated with the former BP site.

Results from the Stored Chemical Information Database no dangerous goods have been registered to the property address.

Upon review the available information presented within the body of this report, it is the opinion of ADE that there is the potential for contaminants of concern to pose a risk to the proposed future users of the site and that further investigation into the nature and extent of contamination (if present) is required.

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6 CONCLUSIONS

Based on the data and evidence collected in the course of the site inspection and site history review, the findings of the Phase I PSI are as follows:

- The land –use has been predominantly agricultural since the 1940’s, prior to this the land use is not clear;
- Localised contamination surrounding the building footprint is possible. A hazardous materials survey should be undertaken prior to any demolition practices being undertaken and recommendations adhered;
- Based on ongoing usage of the subject site for agricultural purposes it is likely that regular spraying of the site with pesticides and herbicides has occurred over an extended period of time;
- The onsite waste water treatment tank / trenches observed provide a potential source of contamination in the form of bacteria and heavy metals. Removal of the tank and trenches is to be carried out in accordance with the Local Government Authority (Local Council) requirements.
- Due to the proximity of a major road (The Old Northern Rd) there is a low to moderate potential for contamination to have migrated on to the site via surface water runoff, as such limited sampling is recommended to address this potential issue;
- A petrol station situated approximately 30m south-west of the southern border of the site and a former BP service station 150 m south which has been notified to the NSW EPA provides a potential source of contamination from underground storage tanks. Based on the risk, limited sampling is recommended to address this potential issue;
- It is the opinion of ADE that there is the potential for contaminants of concern to pose a risk to the proposed future users of the site and that a limited investigation into the nature and extent of contamination (if present) is required.
- ADE considers that it is likely that any contamination detected during further investigations (if present) will be capable of being remediated such that the site is suitable for the proposed land use.

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7 LIMITATIONS

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only and has been based on information provided by the client. The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent and experienced person with experience in environmental investigations, before being used for any other purpose. A.D. Envirotech Australia Pty Ltd (ADE) accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced or amended in any way without prior approval by the client or ADE and should not be relied upon by any other party, who should make their own independent enquiries.

Furthermore, soils, rock and aquifer conditions are often variable, resulting in non-homogenous contaminant distributions across a site. Boundaries between zones of variable contamination are often indistinct and have been interpreted based on available information and the application of professional judgement. The accuracy with which the subsurface conditions have been characterised depends on the frequency and methods of sampling and the uniformity of subsurface conditions and is therefore limited by the scope of works undertaken.

This report does not provide a complete assessment of the environmental status of the site and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, ADE reserves the right to review the report in the context of the additional information.

Access to the interior of the hazardous storage material shed and the interior of the residential house could not be gained during the site inspection, should any suspect materials or the storage of chemicals be uncovered, the information should be provided to ADE for review of the available information.

ADE's professional opinions are based upon its professional judgement, experience, training and results from analytical data. In some cases further testing and analysis may be required, thus producing different results and/or opinions. ADE has limited investigation to the scope agreed upon with its client.

ADE has used a degree of care and skill ordinarily exercised in similar investigations by reputable member of the Environmental Industry within Australia. No other warranty, expressed or implied, is made or intended.

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8 REFERENCES

1. Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
2. Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
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23. *Waste Classification Guidelines Part 1: Classifying Waste*, EPA, 2014.
24. *WHS Regulation 2011.*
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26. *WorkCover NSW Working With Asbestos Guide (2008).*

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Appendix I – LTO Records

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ABN:

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HISTORY OF TITLE TRANSACTION

Title Reference: 100/713628

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

23/10/2015 9:06AM

FOLIO: 100/713628

First Title(s): VOL 8440 FOL 28
Prior Title(s): VOL 13825 FOL 136

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
13/12/1985	DP713628	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
20/1/1986	W68237	TRANSFER	FOLIO CREATED EDITION 1
11/4/1990	Y942267	DISCHARGE OF MORTGAGE	EDITION 2
6/7/1999	5960683	NOTICE OF DEATH	EDITION 3
20/2/2002	DP1038346	DEPOSITED PLAN	

*** END OF SEARCH ***

PRINTED ON 23/10/2015

TITLE SEARCH

Title Reference: 100/713628

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 100/713628

SEARCH DATE	TIME	EDITION NO	DATE
23/10/2015	9:06 AM	3	6/7/1999

LAND

LOT 100 IN DEPOSITED PLAN 713628
 AT DURAL
 LOCAL GOVERNMENT AREA THE HILLS SHIRE
 PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP713628

FIRST SCHEDULE

GIUSEPPA BURGIO (ND 5960683)

SECOND SCHEDULE (2 NOTIFICATIONS)

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- NOTIFICATION IN GOVERNMENT GAZETTE DATED 11.12.1959 FOLIO 3816; EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

DP1038346 NOTE: PROPOSED EASEMENT FOR WATER SUPPLY PURPOSES 3.5 WIDE & VARIABLE

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 23/10/2015

* 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.

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



1109086

NEW SOUTH WALES

Prior Title (Crown Grant)
Volume 8440 Folio 28

Vol. 11090 Fol. 86

Edition issued 10-7-1969
DEPOSITED PLAN 535908



EH

(Page 1) Vol. 11090 Fol. 86

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

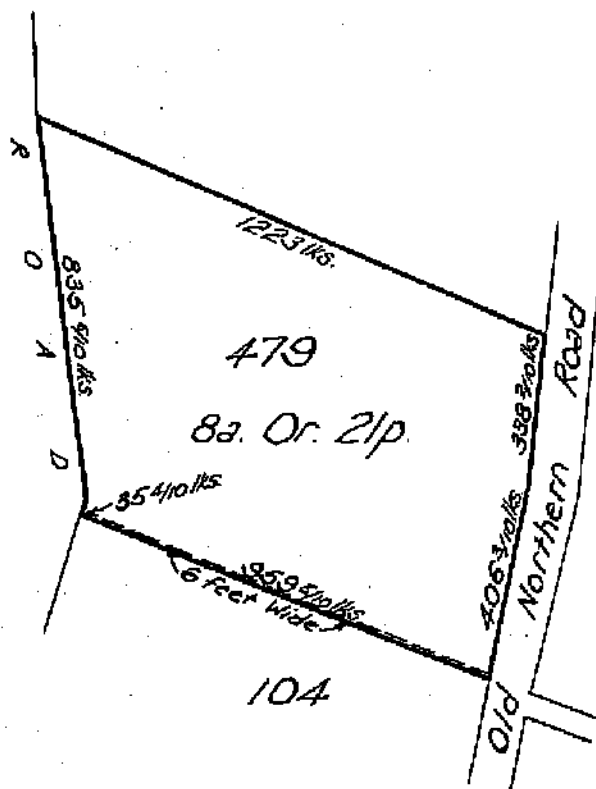
Witness *L. Belliver*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED



D.P. 535908 RR

Scale: 4 Chains to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Portion 479 in the Shire of Baulkham Hills Parish of South Colah and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

~~VERA DAPHNE LAMB, of North Ryde, Spinster.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement created by Notification in Government Gazette dated 11-12-1959 affecting the part of the land above described 6 feet wide shown in the plan hereon.
3. Restriction on user No.K102554 of Lot 33 in Deposited Plan 223272 being part of the land above described - see Section 27e(6) Main Roads Act, 1924. Entered 10-1-1966.

Jawatson
Registrar General.

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

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

17 V.C.N. Blight, Government Printer

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE	ENTERED		
<p><i>Reppre. Ellen Perley of Ryde Married Woman and Harry Greenfield Esq of Piccadilly, Stowman as joint Owners</i></p> <p>This deed is cancelled as to <u>the whole</u></p> <p>New Certificates of Title have issued on <u>15-10-73</u></p> <p>for lots in Deposited Plan No. <u>564716</u> as follows:</p> <p>Lots <u>1 to 3</u> Vol. <u>12237</u> Fol. <u>79 to 81</u> respectively.</p>		<p><i>Transmission</i></p>	<p><i>19.10.1972</i></p>	<p><i>5.5.1972</i></p>	<p><i>[Signature]</i></p>

[Signature]
 REGISTRAR GENERAL



SECOND SCHEDULE (continued)

PARTICULARS		ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	INSTRUMENT NUMBER			

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

M87615576

Dixon 7/16

D. S. 1/16

[Handwritten signatures and initials]

CERTIFICATE OF TITLE



12237 81

NEW SOUTH WALES

PROPERTY ACT, 1900

Crown Grant Vol. 8440 Fol.28
Prior Title Vol.11090 Fol.86

Vol. **12237** Fol. **81**
Edition issued 15-10-1973.



CANCELLED

12237 81
Fol. 81
Vol. 12237

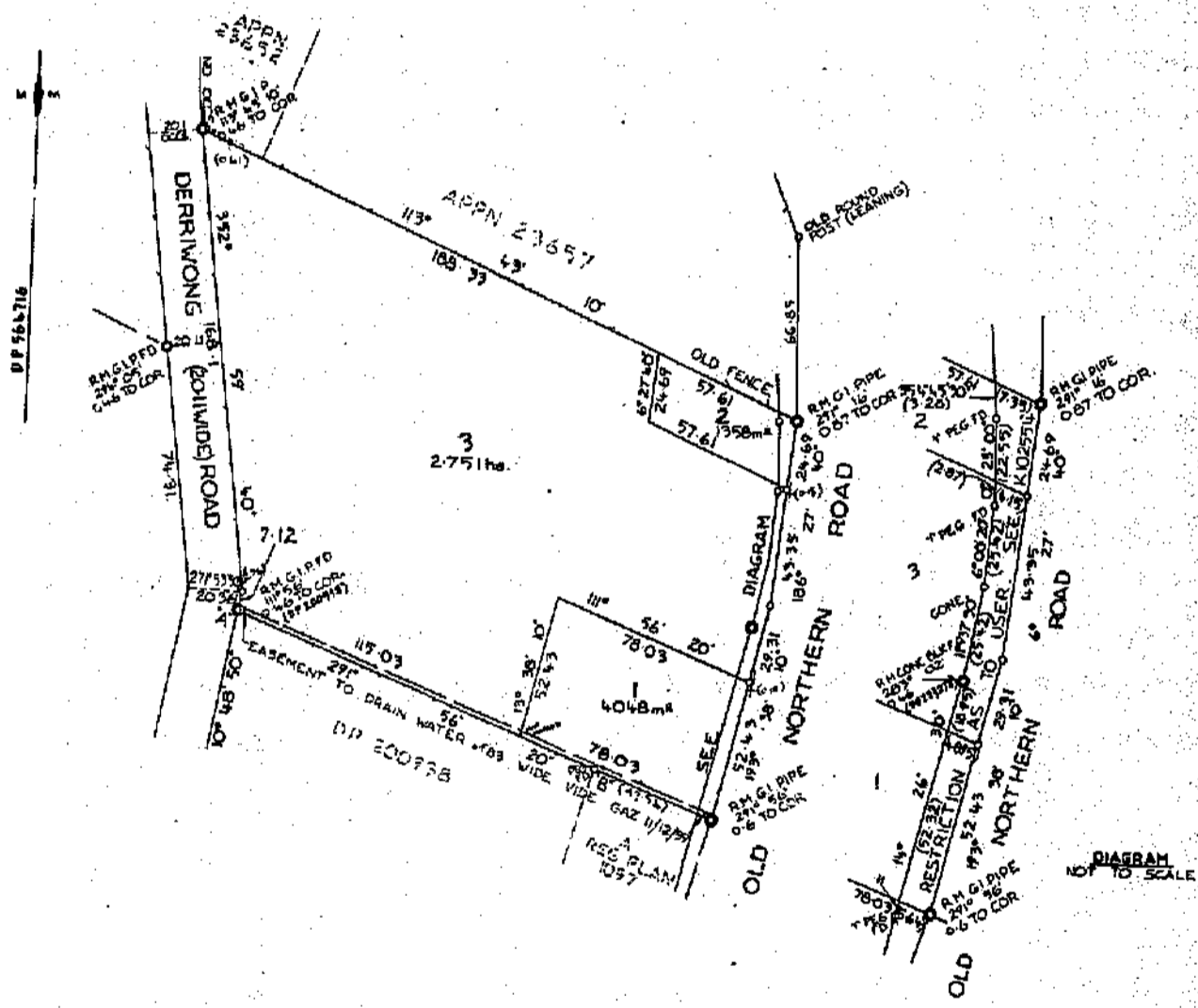
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 564716 at Dural in the Shire of Baulkham Hills Parish of South Colah and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grants.

FIRST SCHEDULE

~~DAPHNE GREEN RENDER of Ryde, Married Woman and HARRY GREENSHIELDS of Dural, Storeman as Joint Tenants.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement created by Notification in Government Gazette dated 11-12-1959 affecting the part of the land above described 1.83 wide shown in the plan hereon.
3. Restriction on user No. K102554 of Lot 33 in Deposited Plan 223272 being part of the land above described - See Section 27e(6) Main Roads Act, 1924. Entered 10-1-1966.

Jawatson
Registrar General

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

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

NBS 51010 RP
 R12747
 P. 601026
 9/22/79

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

J. A. Pope (Pastoral) Pty. Limited
 Oxana Court Pty. Limited



REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar General
NATURE	NUMBER	DATE	DATE		
TRANSFER	N851010	5-12-1973	29-5-1974	[Signature]	
TRANSFER	R12747		10-1-1979		

NEW CERTIFICATE OF TITLE ISSUED CH
 NO DEALING TO BE REGISTERED WITH REFERENCE TO
 SURVEY DRAFTING BRANCH
 P. 601026

SECOND SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER	DATE	DATE			

This deed is cancelled as to whole
 New Certificates of Title have issued on 14-3-79
 for lots in Deposited Plan No 601026 as follows:-
 Lots 1 & 2 Vol 13825 Fol 135/6 respectively.

[Signature]
 REGISTRAR GENERAL



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

CERTIFICATE OF TITLE

13825136

NEW SOUTH WALES

PROPERTY ACT, 1900

Crown Grant Vol. 8440 Fol. 28

Vol. 13825 Fol. 136

Prior Title Vol.12237 Fol. 81



CANCELLED

EDITION ISSUED

14 3 1979

13825 Fol. 136

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.

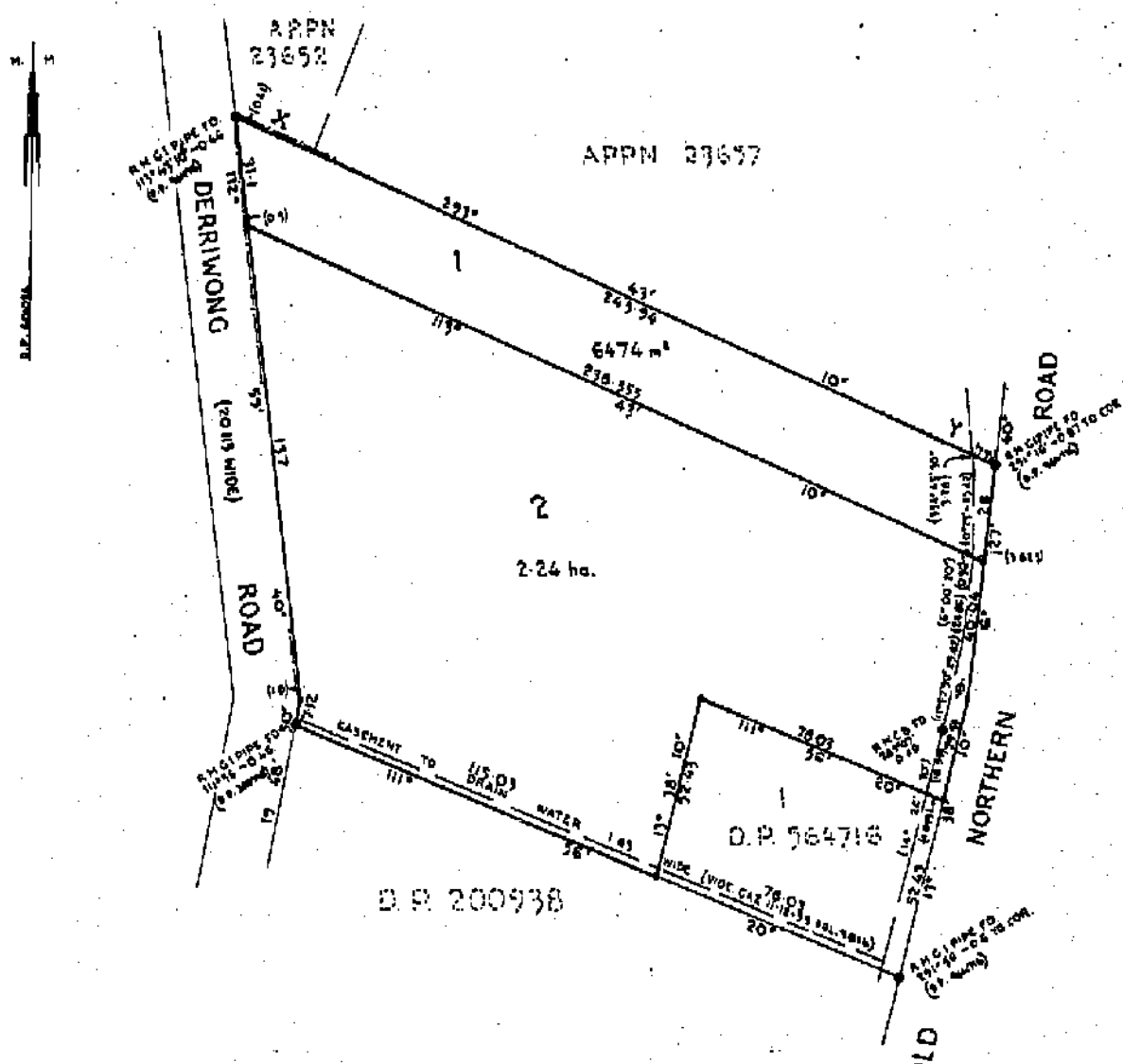
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



RESTRICTION AS TO USER VIDE K102554

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 601026 at Dural in the Shire of Baulkham Hills Parish of South Colah and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

~~GRANA GROUP PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement to drain water affecting the part of the land above described shown so burdened in Deposited Plan 601026 created by notification in Government Gazette dated 11-12-1959 Folio 3816.
3. K102554 Restriction as to user (Section 27E (6) Main Roads Act, 1924) affecting the part of the land above described shown so burdened in Deposited Plan 601026 (Lot 33 in Deposited Plan 223272).

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

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

Rain795-61
 5408890 D/1
 DP 713628 K
 23-5-1985
 W68237
 684
 77

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	Signature of Registrar General
	NATURE	NUMBER		
Frank Burgio of Durah, Hairdresser and Giuseppe Burgio his wife as joint tenants The Commissioner for Main Roads as to part being Lot 102 in DP713628 and Frank Burgio and Giuseppe Burgio as joint tenants as regards the residue being Lot 100 in DP713628 by Transfer W68237. Registered 10-1-1985	Transfer	R217795	17-5-1979	[Signature]

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
					REGISTERED	Discharged
Mortgage	R217796	to Bank of New South Wales	17-5-1979	[Signature]		S408890
S408891 Mortgage		to Bank of New South Wales. Registered 15-4-1981		[Signature]		
S408891 Mortgage	W68236	Discharged as regards part being Lot 102 in DP713628. Registered 10-1-1986		[Signature]		
W68237 Transfer		The part of the land within described being Lot 102 in DP713628 is required for road purposes.		[Signature]		
		Registered 10-1-1986.		[Signature]		
		This folio is cancelled as to whole upon creation of computer folios for lots 100 and 102 in DP713628. A Registered 10-1-1986.		[Signature]		

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

Appendix II – Aerial Photographs

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Aerial Photograph 1. Aerial photograph of the site dated 1930 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.



Aerial Photograph 2. Aerial photograph of the site dated 1947 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
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Silverwater, NSW 2128

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Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

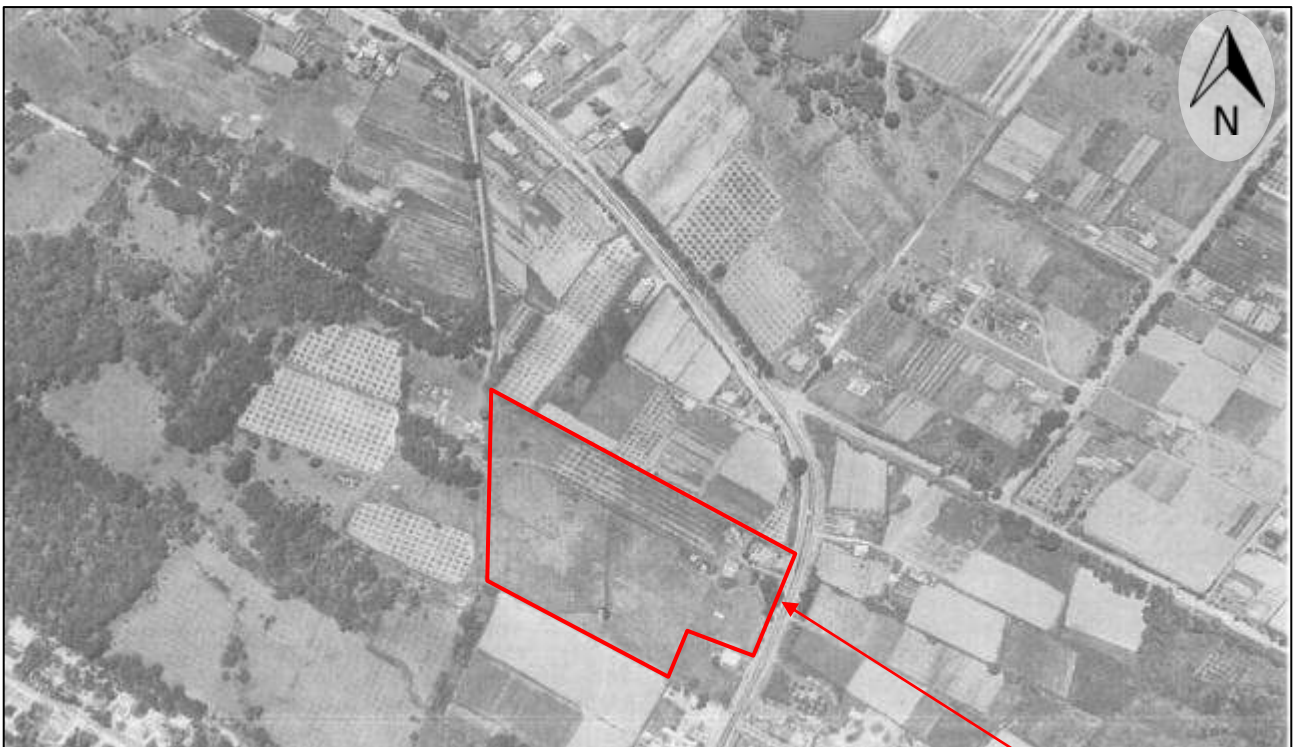
site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Aerial Photograph 3. Aerial photograph of the site dated 1956 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.



Aerial Photograph 4. Aerial photograph of the site dated 1965 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

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P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Aerial Photograph 5. Aerial photograph of the site dated 1986 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.



Aerial Photograph 6. Aerial photograph of the site dated 1994 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Aerial Photograph 7. Aerial photograph of the site dated 2010 with approximate site boundary. Sourced from the nearmap.com, accessed on the 20.07.2015.



Aerial Photograph 8. Aerial photograph of the site dated 2015 with approximate site boundary. Sourced from the nearmap.com, accessed on the 20.07.2015.

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Appendix III – Photographs

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Photograph 1 – Stockpile present along northern boundary of lower carpark



Photograph 4 – Apparent fill beneath shed 1 along the eastern portion of the site



Photograph 2 – Site sloping from east to west



Photograph 5 – View of AST and carpark beneath shed 1, facing south



Photograph 3 – Road dissecting the property from south to north



Photograph 6 – Presumed asbestos cement debris located adjacent to the eastern carpark

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
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Upper Coomera, QLD 4209

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Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Appendix IV – Groundwater Search (Office of Water)

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

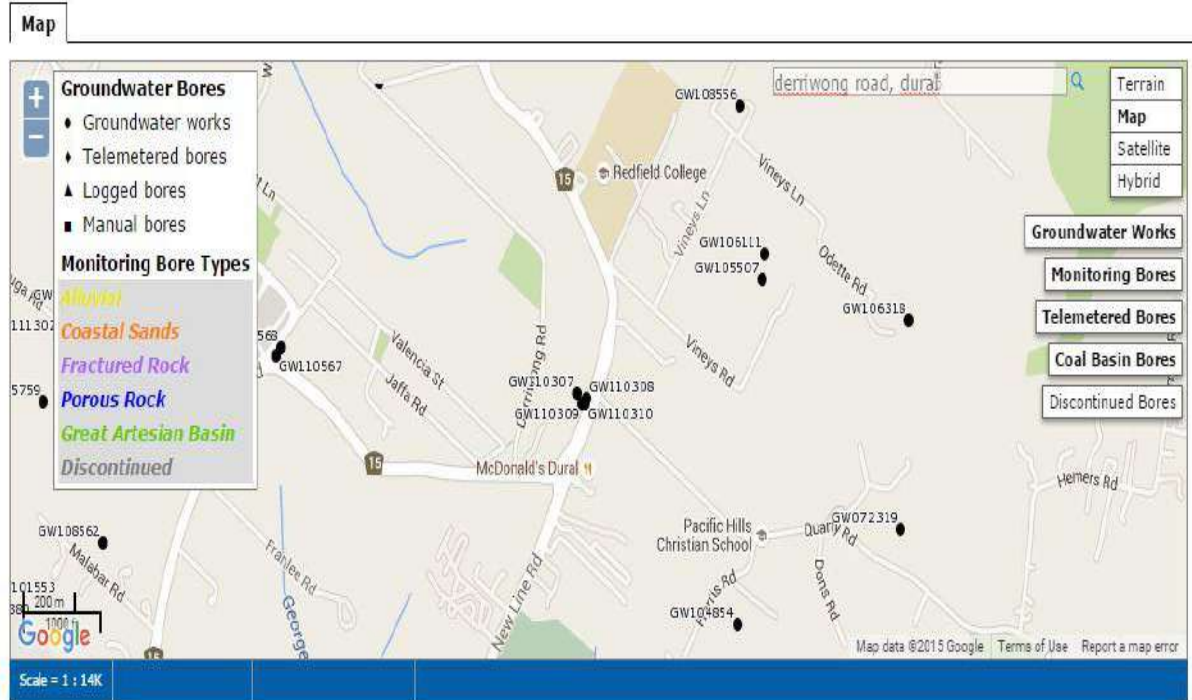
site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Hawkesbury River Basin

All data times are Eastern Standard Time



NSW Office of Water

Work Summary

GW110310

Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 22/05/2009

Final Depth: 8.50 m

Drilled Depth: 8.50 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property: SHELL COMPANY OF AUST
LTD COLES EXPRESS DURAL
592 - 596 OLD NORTHERN
ROAD DURAL 2158 NSW

Standing Water Level: 3.200

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County: CUMBE
Form A: CUMBE
Licensed:

Parish: CUMBE.43

Cadastre: 11/825077

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6269975.0
Easting: 317540.0

Latitude: 33°41'40.3"S
Longitude: 151°01'53.0"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	150			Rotary Air
1		Hole	Hole	1.20	3.10	125			Auger - Solid Flight
1		Hole	Hole	3.10	8.50	100			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded, Q:6500.000m3
1	1	Casing		0.00	2.50	65			
1	1	Casing		2.50	8.50	65			Seated on Bottom, Screwed
1	1	Opening	Screen	2.50	8.50	65		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.50	8.50	2.00	Unknown	3.20					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.80	2.80	FILL, BROWN AND GREY, SAND AND GRAVEL	Fill	
2.80	8.50	5.70	SANDSTONE RED BROWN, FINE TO MED GRAINED AND WEATHERED	Sandstone	

Remarks

*** End of GW110310 ***

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

NSW Office of Water

Work Summary

GW110309
Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:
Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:
Completion Date: 22/05/2009

Final Depth: 10.00 m

Drilled Depth: 10.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property: SHELL COMPANY OF AUST
 LTD COLES EXPRESS DURAL
 592 - 596 OLD NORTHERN
 ROAD DURAL 2158 NSW

Standing Water Level: 3.100

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
 CUMBE.43

Cadastre
 11/825077

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:
Scale:

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

Northing: 6269974.0
Easting: 317530.0

Latitude: 33°41'40.3"S
Longitude: 151°01'52.6"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	50			Rotary Air
1		Hole	Hole	1.20	3.20	50			Auger - Solid Flight
1		Hole	Hole	3.20	10.00	50			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing		0.00	4.00	50			
1	1	Casing		4.00	10.00	50			Seated on Bottom, Screwed
1	1	Opening	Screen	4.00	10.00	50		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.20	8.50	3.30	Unknown	3.10					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.90	2.90	FILL, GREY AND BROWN CLAYEY SAND AND SANDSTONE FRAGS.	Fill	
2.90	10.00	7.10	SANDSTONE GREY, FINE TO MED. GRAINED	Sandstone	

Remarks

*** End of GW110309 ***

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

NSW Office of Water

Work Summary

GW110308
Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:
Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:
Completion Date: 22/06/2009

Final Depth: 7.00 m

Drilled Depth: 7.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:
Property: SHELL COMPANY OF AUST
 LTD COLES EXPRESS DURAL
 592 - 596 OLD NORTHERN
 ROAD DURAL 2158 NSW

Standing Water Level: 2.800

GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.43	11//825077
Licensed:		

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Unknown
Source:
Northing: 6269988.0
Easting: 317544.0

Latitude: 33°41'39.8"S
Longitude: 151°01'53.1"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	150			Rotary Air
1		Hole	Hole	1.20	7.00	125			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing		0.00	3.00	65			
1	1	Casing		3.00	7.00	65			Seated on Bottom
1	1	Opening	Screen	3.00	7.00	65		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	7.00	2.00	Unknown	2.80					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	FILL, GREY AND BROWN SANDY GRAVEL AND SANDSTONE	Fill	
1.50	2.20	0.70	CLAY, SANDY, BROWN AND GREY	Clay	
2.20	7.00	4.80	SANDSTONE, BROWN, FINE TO MED GRAINED	Sandstone	

Remarks

*** End of GW110308 ***

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

NSW Office of Water

Work Summary

GW110307

Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 26/05/2009

Final Depth: 8.00 m

Drilled Depth: 8.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property: SHELL COMPANY OF AUST LTD COLES EXPRESS DURAL 592 - 596 OLD NORTHERN ROAD DURAL 2158 NSW

Standing Water Level: 4.200

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County **Parish** **Cadastre**
Form A: CUMBE CUMBE.43 11//825077
Licensed:

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6269999.0
Easting: 317513.0

Latitude: 33°41'39.5"S
Longitude: 151°01'51.9"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.22	50			Rotary Air
1		Hole	Hole	1.22	8.00	50			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded, Q:6500.000m3
1	1	Casing		0.00	2.00	50			
1	1	Casing		2.00	8.00	50			Seated on Bottom
1	1	Opening	Screen - Gauze/Mesh	2.00	8.00	50		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

--	--	--	--	--	--	--	--	--	--

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	8.00	2.00	Unknown	4.20					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.80	2.80	FILL,BROWN CLAYEY SAND	Fill	
2.80	4.00	1.20	CLAY SANDY BLACK TO GREY,FINE TO COARSE	Clay Loam	
4.00	8.00	4.00	SANDSTONE GREY AND BROWN	Sandstone	

Remarks

*** End of GW110307 ***

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

Appendix V – Acid Sulphates Soils

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Location Search **Advanced Search**

Search Address or Place

[Place on map](#)

State: New South Wales, Australia

[Clear all layers](#)

Environmental Planning Instruments

- Acid Sulfate Soils
 - Class 1
 - Class 2
 - Class 3
 - Class 4
 - Class 5
- Active Street Frontage
- Additional Permitted Uses
- Additional Rural Village Land
- Airport Noise
- Bulk Water Supply Infrastructure
- Drinking Water
- Dwelling Density

Map data ©2015 Google 200 m Terms of Use Report a map error

Appendix VI - NSW OEH State Heritage Records

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

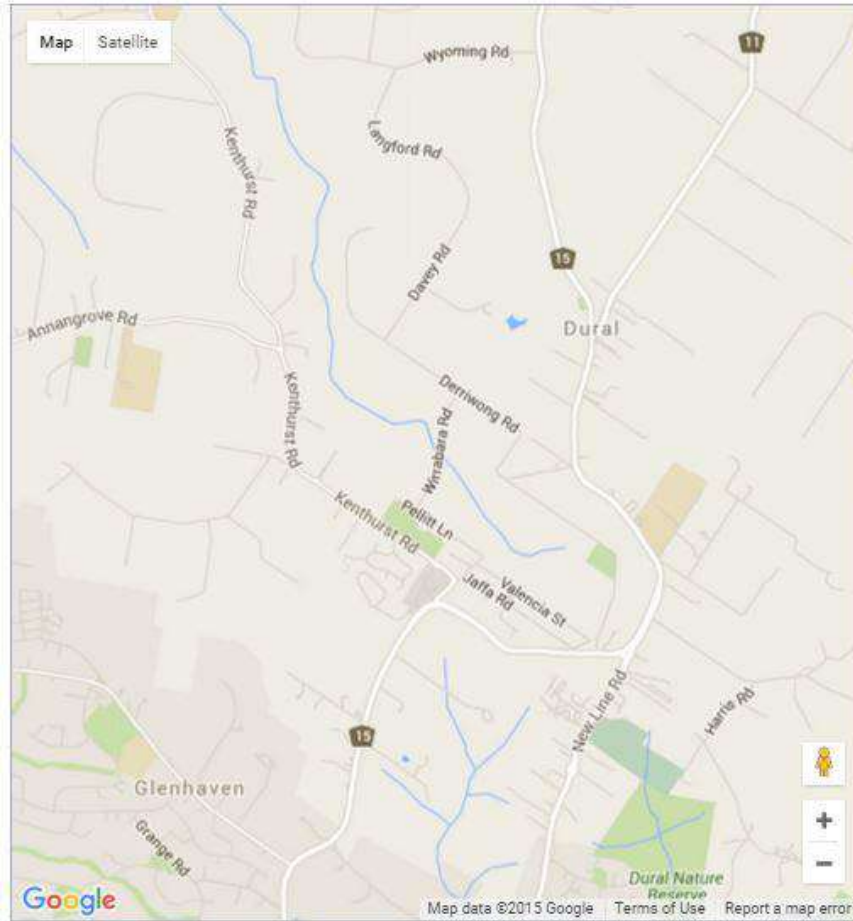
site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Search State Heritage Register

The results shown below are for the State Heritage Register ONLY and does not include items listed on Local Environmental Plans and s.170 Heritage and Conservation Registers. For further mapping information for please contact the relevant Local or State government agency. *Disclaimer:* The positions of the State Heritage Register items shown on this page are for general identification and research purposes only. It should not be used for legal searches. Some SHR items have not been included for privacy and security reasons. Free downloading of State Heritage Register spatial datasets and associated metadata into a Geographical Information System (GIS) software package is available at [Community Access to Natural Resources Information \(CANRI\) - http://canri.nsw.gov.au/download/](http://canri.nsw.gov.au/download/)



The map displays the Dural area in New South Wales, Australia. It shows a network of roads including Wyoming Rd, Kangford Rd, Daney Rd, Derwong Rd, Annangrove Rd, Kenthurst Rd, Wirrabara Rd, Pellitt Ln, Jaffe Rd, Valencia St, New Line Rd, and Harrie Rd. A blue arrow points to a specific location on Daney Rd. The map also shows the Dural Nature Reserve and the town of Glenhaven. The Google logo is visible in the bottom left corner, and map data is attributed to ©2015 Google. Links for Terms of Use and Report a map error are provided at the bottom.

Local government area
The Hills ▼

Suburb/postcode
[Empty text box]

NSW historic theme
Please Choose... ▼

Item type

- All
- Archaeological-Maritime
- Archaeological-Terrestrial
- Built
- Landscape
- Movable / Collection
- Complex / Group
- Conservation Area

[Search] [Reset]

Appendix VII – Section 149

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
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site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153

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ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

A.D Envirotech Australia
6/7 Millennium Ct
SILVERWATER NSW 2128

Certificate Number: **83238**
Reference: 9315:60041
Issue Date: 8 October 2015
Receipt No: 5001564
Fee Paid: \$ 53.00

ADDRESS: 600 Old Northern Road, DURAL NSW 2158
DESCRIPTION: Lot 100 DP 713628

The land is zoned:
Zone RU6 Transition

The following prescribed matters apply to the land to which this certificate relates:

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

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

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

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.30 - Intensive Agriculture
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions)2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011
 Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River (No.2 – 1997)

The following SEPP's may apply to the land. Please refer to '**Land to which Policy applies**' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

- (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 (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

No Proposed Local Environmental Plans apply to this land.

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Competition).
State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development (Amendment No 3)

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

The Hills Development Control Plan 2012

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

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).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone RU6 Transition

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (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?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
 - (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
 - (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.
- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (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?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code and Rural Housing Code

Complying Development under the General Housing Code and Rural Housing Code **may be** carried out on the land.

Housing Alterations Code and General Development Code

Complying Development under the Housing Alterations Code and General Development Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may be** carried out on the land.

Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes

Complying Development under the Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2012 - www.thehills.nsw.gov.au
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) - www.planning.nsw.gov.au

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

(3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

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

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

(A) Division 2 of Part 3 of the Roads Act 1993; or

NO

(B) any environmental planning instrument; or

NO

(C) any resolution of council?

a) The Hills Development Control Plan 2012?

NO

b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by council, or

(b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

b) By The Hills Local Environmental Plan 2012 local provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

c) By The Hills Development Control Plan 2012 provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council has adopted the NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2006'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) **Subsidence**

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) **Acid sulphate soils**

NO

(vi) **Land contamination**

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) **Any other risk**

NO

7A. Flood related development controls information

- (1) Whether or not development on that 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) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

YES

The land is identified on Council's certified Bush Fire Prone Land map as being partly or wholly bush fire prone land. For details refer to the Bush Fire Prone Land map that can be viewed on Council's website at www.thehills.nsw.gov.au

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

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

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which 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?

NO

(b) Whether there are 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 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*?

NO

THE HILLS SHIRE COUNCIL

This land has frontage to a "Classified Road". Roads and Maritime Services, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.

DAVE WALKER
GENERAL MANAGER



Per:

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 2(B)**Zone RU6 Transition****1 Objectives of zone**

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage innovative and sustainable tourist development, sustainable agriculture and the provision of farm produce directly to the public.

2 Permitted without consent

Bed and breakfast accommodation; Extensive agriculture; Home occupations.

3 Permitted with consent

Agricultural produce industries; Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cemeteries; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Garden centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafés; Roads; Roadside stalls; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals; Water supply systems.

4 Prohibited

Any development not specified in item 2 or 3.

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

Appendix VIII – Dial Before You Dig (DBYD)

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

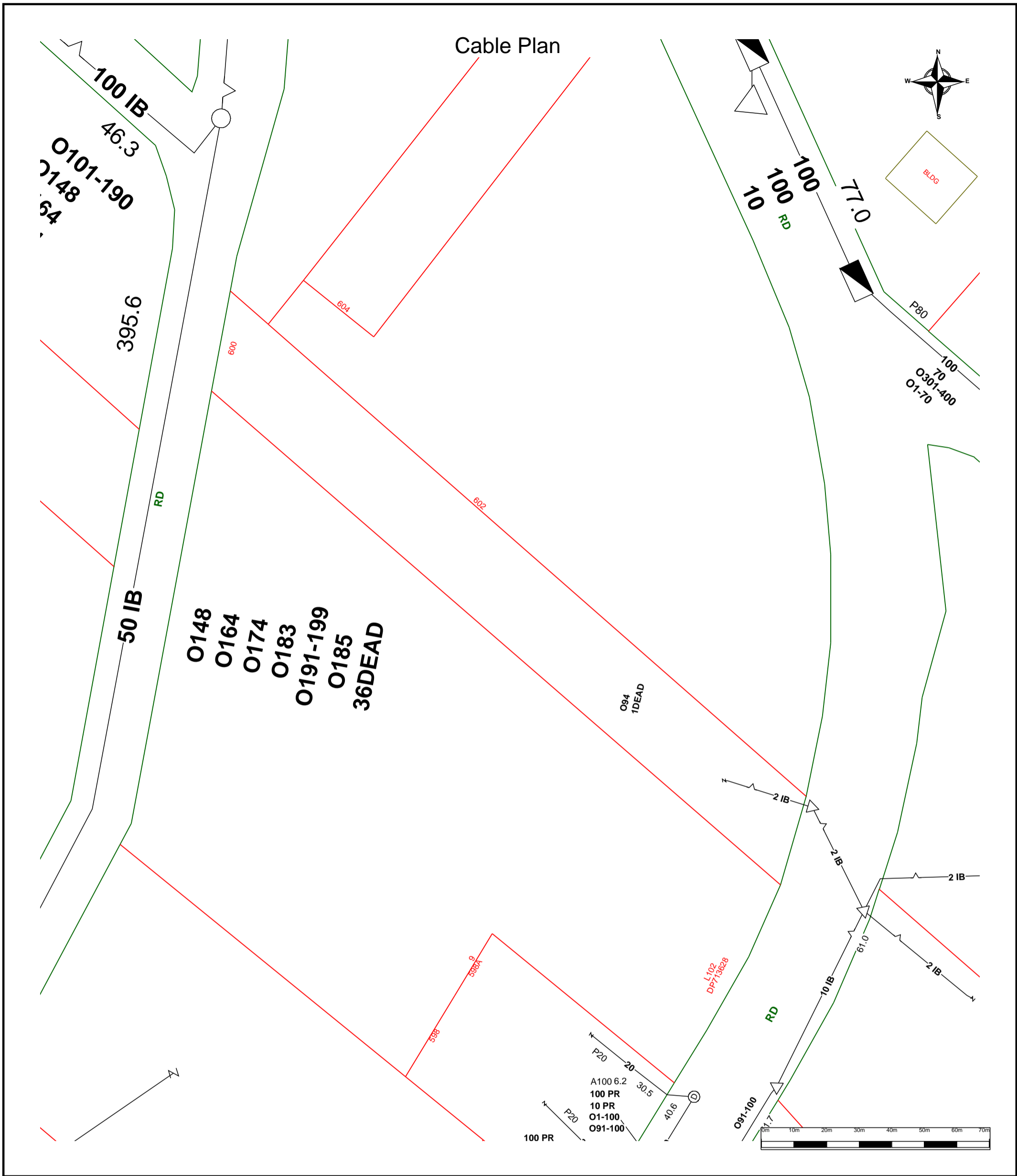
NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 46400245

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 30/06/2015 14:22:08

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

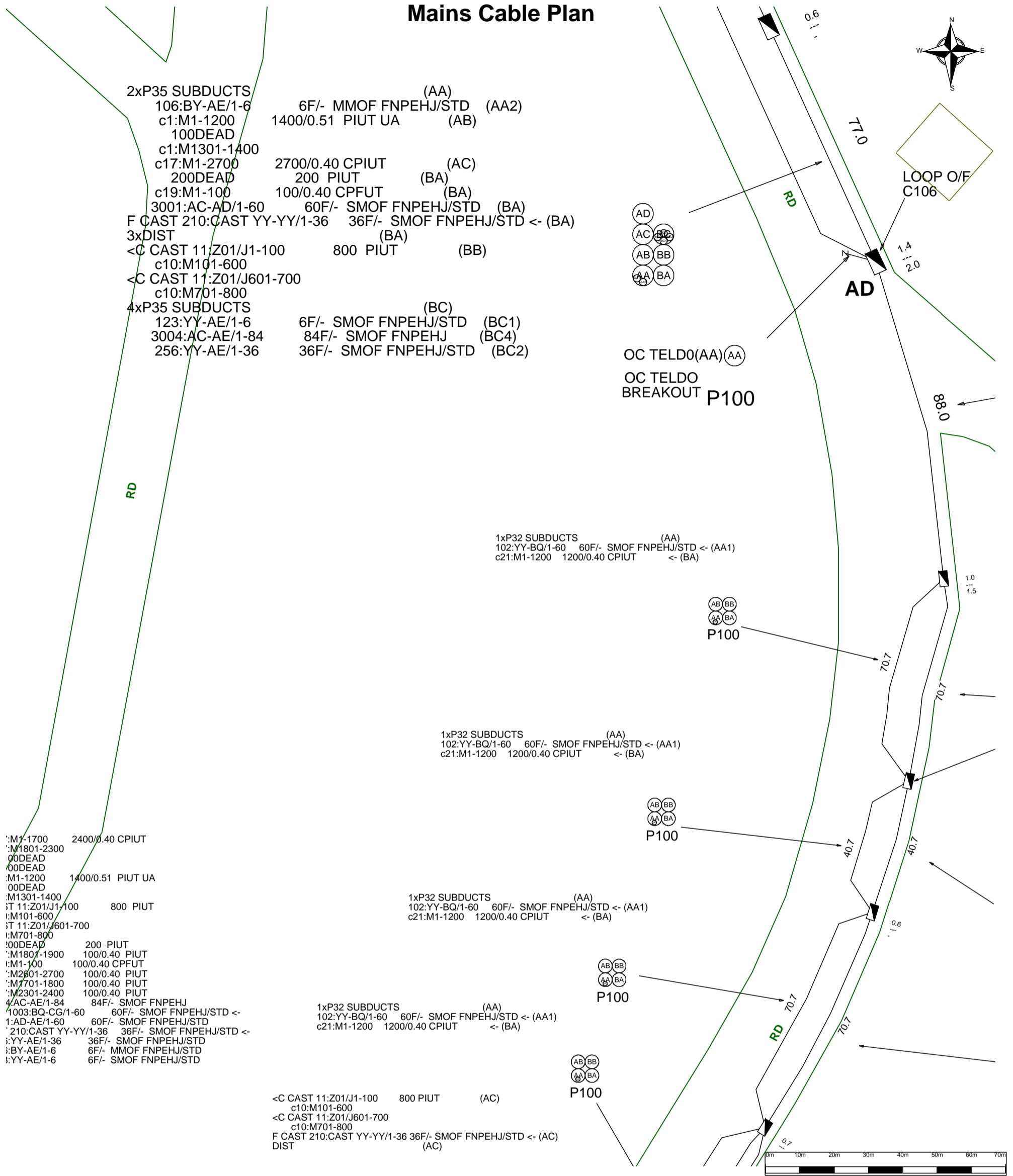
WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Mains Cable Plan



2xP35 SUBDUCTS (AA)
 106:BY-AE/1-6 6F/- MMOF FNPEHJ/STD (AA2)
 c1:M1-1200 1400/0.51 PIUT UA (AB)
 100DEAD
 c1:M1301-1400
 c17:M1-2700 2700/0.40 CPIUT (AC)
 200DEAD 200 PIUT (BA)
 c19:M1-100 100/0.40 CPFUT (BA)
 3001:AC-AD/1-60 60F/- SMOF FNPEHJ/STD (BA)
 F CAST 210:CAST YY-YY/1-36 36F/- SMOF FNPEHJ/STD <- (BA)
 3xDIST (BA)
 <C CAST 11:Z01/J1-100 800 PIUT (BB)
 c10:M101-600
 <C CAST 11:Z01/J601-700
 c10:M701-800
 4xP35 SUBDUCTS (BC)
 123:YY-AE/1-6 6F/- SMOF FNPEHJ/STD (BC1)
 3004:AC-AE/1-84 84F/- SMOF FNPEHJ (BC4)
 256:YY-AE/1-36 36F/- SMOF FNPEHJ/STD (BC2)

:M1-1700 2400/0.40 CPIUT
 :M1801-2300
 :00DEAD
 :00DEAD
 :M1-1200 1400/0.51 PIUT UA
 :00DEAD
 :M1301-1400
 :T 11:Z01/J1-100 800 PIUT
 :M101-600
 :T 11:Z01/J601-700
 :M701-800
 :00DEAD
 :M1801-1900 100/0.40 PIUT
 :M1-100 100/0.40 CPFUT
 :M2001-2700 100/0.40 PIUT
 :M1701-1800 100/0.40 PIUT
 :M2301-2400 100/0.40 PIUT
 :4AC-AE/1-84 84F/- SMOF FNPEHJ
 :1003:BQ-CG/1-60 60F/- SMOF FNPEHJ/STD <-
 :1AD-AE/1-60 60F/- SMOF FNPEHJ/STD
 :210:CAST YY-YY/1-36 36F/- SMOF FNPEHJ/STD <-
 :YY-AE/1-36 36F/- SMOF FNPEHJ/STD
 :BY-AE/1-6 6F/- MMOF FNPEHJ/STD
 :YY-AE/1-6 6F/- SMOF FNPEHJ/STD

1xP32 SUBDUCTS (AA)
 102:YY-BQ/1-60 60F/- SMOF FNPEHJ/STD <- (AA1)
 c21:M1-1200 1200/0.40 CPIUT <- (BA)

1xP32 SUBDUCTS (AA)
 102:YY-BQ/1-60 60F/- SMOF FNPEHJ/STD <- (AA1)
 c21:M1-1200 1200/0.40 CPIUT <- (BA)

1xP32 SUBDUCTS (AA)
 102:YY-BQ/1-60 60F/- SMOF FNPEHJ/STD <- (AA1)
 c21:M1-1200 1200/0.40 CPIUT <- (BA)

1xP32 SUBDUCTS (AA)
 102:YY-BQ/1-60 60F/- SMOF FNPEHJ/STD <- (AA1)
 c21:M1-1200 1200/0.40 CPIUT <- (BA)

<C CAST 11:Z01/J1-100 800 PIUT (AC)
 c10:M101-600
 <C CAST 11:Z01/J601-700
 c10:M701-800
 F CAST 210:CAST YY-YY/1-36 36F/- SMOF FNPEHJ/STD <- (AC)
 DIST (AC)



For all Telstra DBYD plan enquiries -
 email - Telstra.Plans@team.telstra.com
 For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 46400245

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

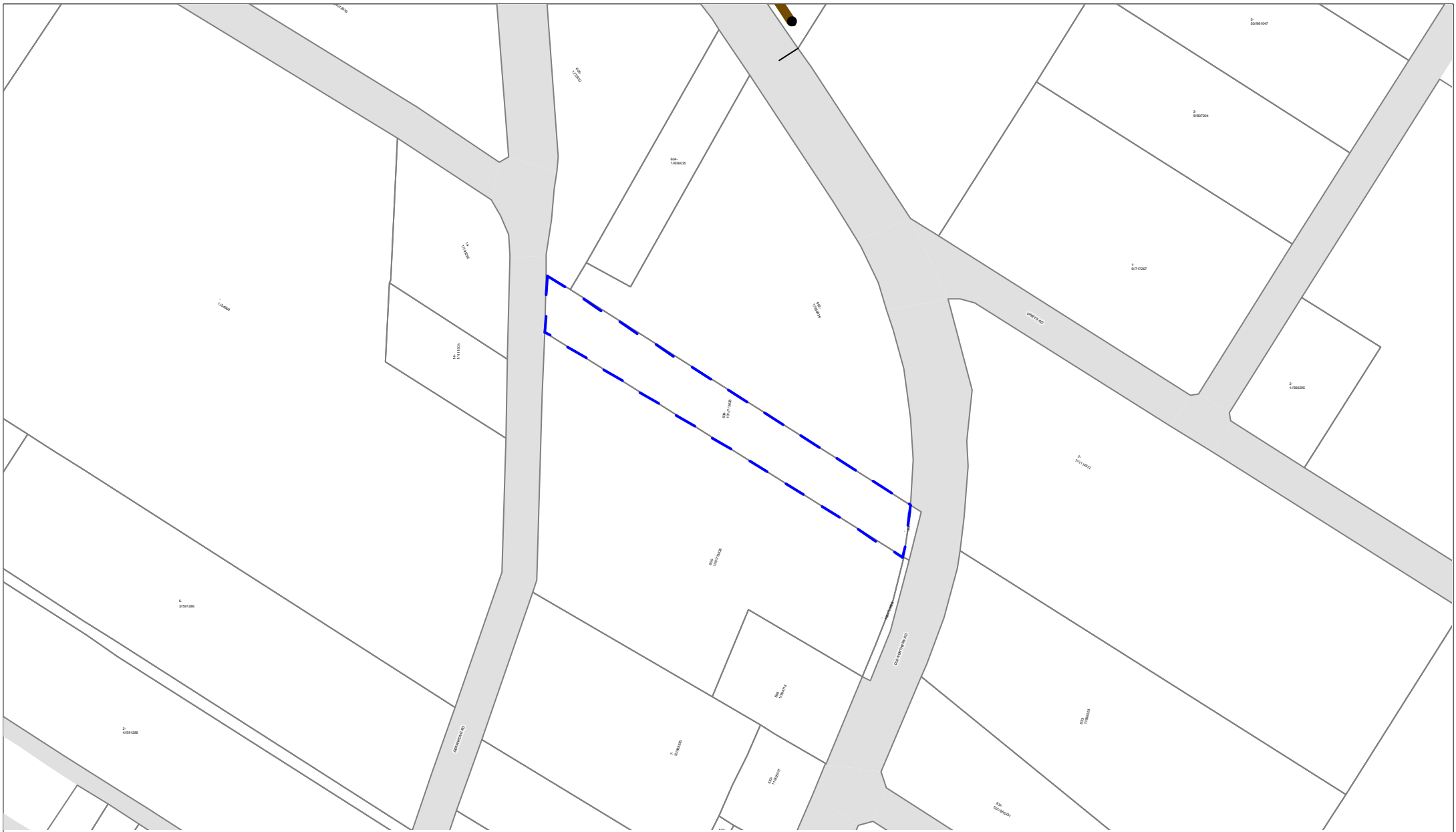
Generated On 30/06/2015 14:22:13

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



ENDEAVOUR ENERGY WARNING

This plan shows the approximate location of underground cables relative to fixtures existing when the cables were laid, and has been prepared solely for Endeavour Energy's own use. Endeavour Energy has taken all reasonable steps to ensure that the information is accurate as possible but will accept no liability for inaccuracies in the information shown on such plans from any cause whatsoever arising. Persons excavating are expected to exercise all due care in the vicinity where cables are indicated and will be held responsible for any damage caused to Endeavour Energy's property.

ALL ELECTRICAL APPARATUS SHALL BE CONSIDERED LIVE UNTIL PROVED DE-ENERGISED.
 Contact with live electrical apparatus will cause severe injury or death.

Those excavating near Endeavour Energy's cables should be aware that **ASBESTOS OR ASBESTOS - CONTAINING MATERIAL MAY BE PRESENT** in Endeavour Energy's underground assets and that Organo-Chloride Pesticides(OCP) may be present in some sub-transmission trenches.



DO NOT SCALE

DBYD Sequence Number:	46400244
Issued Date:	30/06/2015



Response Cover Letter

Date: 30/06/2015

PIPE Networks
Level 17, 127 Creek St
Brisbane QLD 4000
Phone: +61 732339895
Fax: +61 732339880

To:

Mr Evan Webb - Customer ID: 1153777
AD Envirotech - Mr Evan Webb
4 10 Millenium
Silverwater
NSW
2128

Email: e.webb@adenvirotech.com.au
Phone: 0296486669
Fax: Not Supplied
Mobile: 0449960490

Dear Mr Evan Webb

The following is our response to your Dial Before You Dig enquiry.

Assets Affected: Telstra

Sequence Number: 46400242

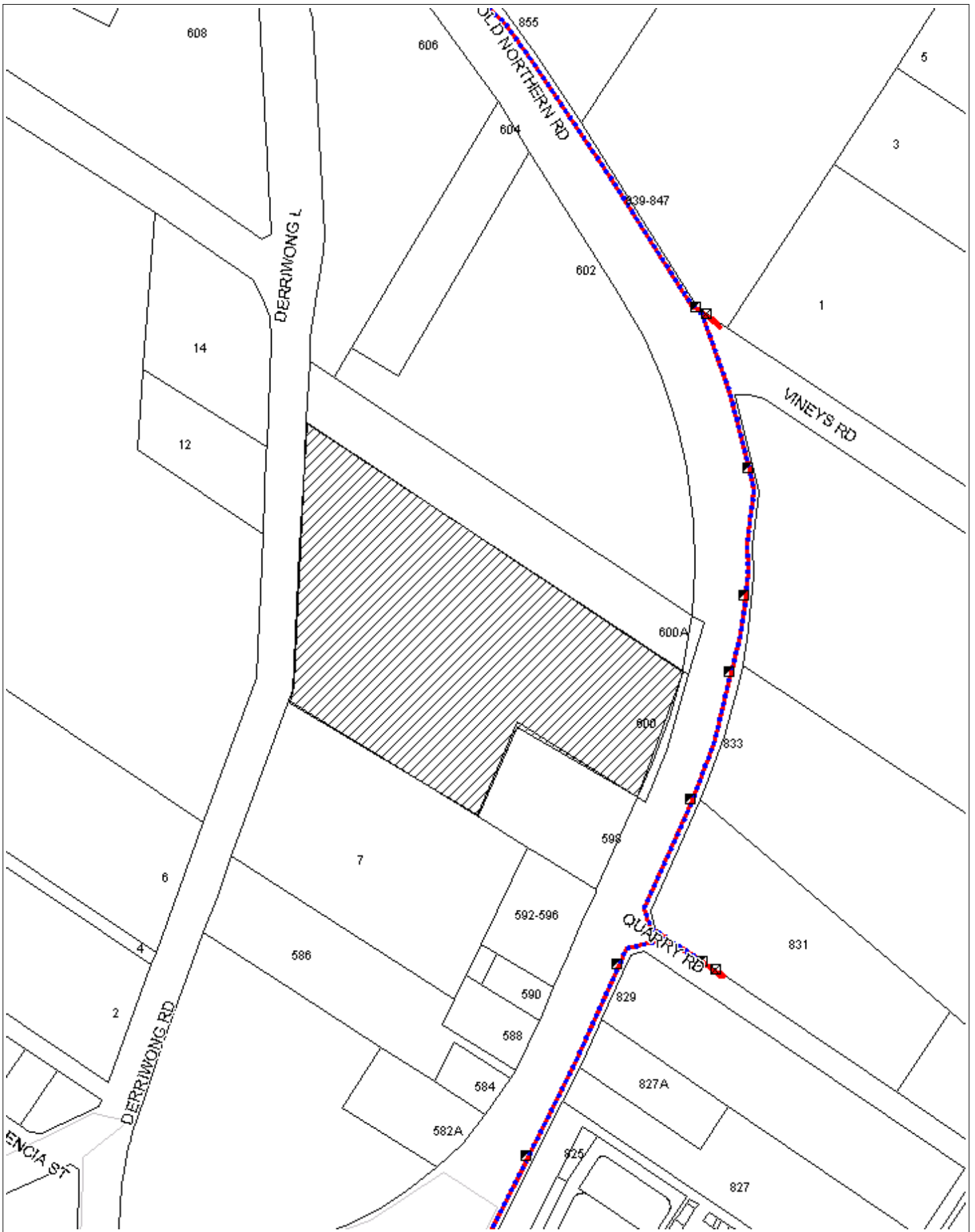
Location: 600 Old Northern Road
Dural
NSW 2158

Commencement Date: 06/07/2015

Please read over the attached documents for more information about your enquiry.

DISCLAIMER: No responsibility/liability is taken by PIPE Networks for any inaccuracy, error, omission or action based on the information supplied in this correspondence.

Note: If the works fall in an area that adjacent to PIPE Networks infrastructure, a pre-inspection is required prior to commencement of works. Contact PIPE Networks to arrange an inspection time. **NO WORKS TO COMMENCE PRIOR TO INSPECTION.**



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Sequence Number: 46399998

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 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208





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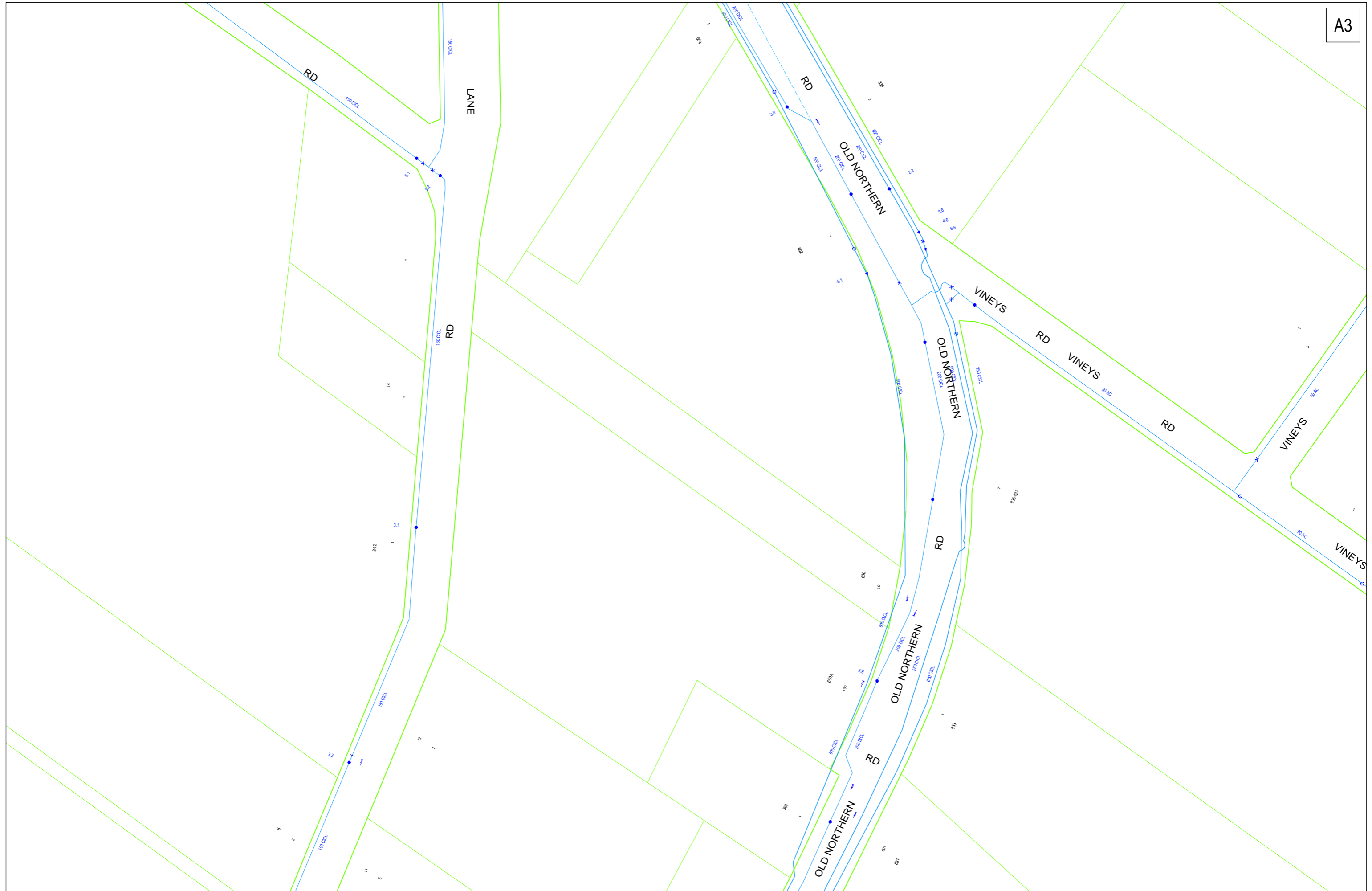
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DO NOT SCALE

DBYD Sequence Number:	46399996
Issued Date:	30/06/2015



Appendix IX – NSW WorkCover

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Unit 6/7 Millennium Court
Silverwater, NSW 2128

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e-mail info@ADenvirotech.com.au

ABN:

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WorkCover

Our Ref: D15/167097
Your Ref 131367

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

13 October 2015

Attention: Evan Webb
6/7 Millenium Court
Silverwater NSW 2128

Dear Evan,

RE SITE: 600 Old Northern Rd, Dural

I refer to your site search request received by WorkCover NSW on 1st October 2015 requesting information on licences to keep dangerous goods for the above site.

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

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

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Bernadette Sturgiss'.

Bernadette Sturgiss
Customer Service Officer
Dangerous Goods Team

Appendix X – EPA Contaminated Sites Register

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

Search results

Your search for:LGA: Baulkham Hills Shire Council

Matched 5 notices relating to 1 site.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Kenthurst	137 Annangrove Road	Annangrove Climbers	5 former

Page 1 of 1

30 June 2015

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DRUMMOYNE	Caltex Service Station 191-195 Lyons ROAD	Service Station	Under assessment
DRUMMOYNE	Former Dry Cleaners 225 Victoria ROAD	Chemical Industry	Under assessment
DRUMMOYNE	Shell Coles Express Drummoyne (Westbound) 35-51 Victoria ROAD	Service Station	Under assessment
DRUMMOYNE	Shell Coles Express Drummoyne (Eastbound) 36 - 46 Victoria ROAD	Service Station	Under assessment
DUBBO	BP Service Station, Dubbo 105 Erskine STREET	Service Station	Under assessment
DUBBO	Lowes Petroleum BP-Branded (former Mobil) Depot 107 Erskine STREET	Other Petroleum	Under assessment
DUBBO	Former Shell Depot 109-111 Erskine STREET	Other Petroleum	Under assessment
DUBBO	Caltex Service Station 119 Bourke STREET	Service Station	Under assessment
DUBBO	Shell Coles Express Service Station 131-133 Cobra STREET	Service Station	Under assessment
DUBBO	Dubbo Police Station 153 Brisbane STREET	Other Petroleum	Under assessment
DUBBO	Former Ambulance Station 165 Brisbane STREET	Other Petroleum	Contamination formerly regulated under the CLM Act
DUBBO	Service Station at Harvey Norman Centre 219-233 Cobra STREET	Service Station	Under assessment
DUBBO	Former Mobil depot 40-44 Morgan STREET	Other Petroleum	Regulation under CLM Act not required
DUBBO	Shell Coles Express Service Station 45-49 Whylandra STREET	Service Station	Under assessment
DUBBO	Caltex Service Station, Dubbo 60 Windsor PARADE	Service Station	Regulation under CLM Act not required
DUBBO	Caltex Service Station, Dubbo Cnr Brisbane Street and Cobra STREET	Service Station	Contamination currently regulated under CLM Act
DUBBO	Caltex Service Station Phillip St Cnr Fitzroy STREET	Service Station	Under assessment
DUBBO WEST	Mobil Service Station Corner Whylandra Street and Victoria STREET	Service Station	Under assessment
DULWICH HILL	Former Tyre Recapping 115-117 Constitution ROAD	Other Industry	Regulation under CLM Act not required
DULWICH HILL	Denison Road Playground 194 Denison ROAD	Landfill	Regulation under CLM Act not required
DUNEDOO	Former Shell Depot Corner Bolaro Street and Redbank STREET	Other Petroleum	Under assessment
DUNGOG	Lot 54 Common Rd 54 Common ROAD	Unclassified	Regulation under CLM Act not required
DUNMORE	Equestrian Centre 71 Fig Hill LANE	Unclassified	Regulation under CLM Act not required
DURAL	Caltex Service Station 530 Old Northern ROAD	Service Station	Regulation under CLM Act not required

DURAL	Woolworths Service Station 532 Old Northern ROAD	Service Station	Under assessment
DURAL	BP Service Station 582 Old Northern ROAD	Service Station	Under assessment
DURAL	Caltex Service Station 917-923 Old Northern ROAD	Service Station	Under assessment
EAGLE VALE	BP Service Station Corner Eagle Vale Drive and Gould ROAD	Service Station	Under assessment
EARLWOOD	RTA Land 3 Jackson PLACE	Unclassified	Contamination currently regulated under CLM Act
EARLWOOD	Wolli Creek Aqueduct Unwin STREET	Unclassified	Regulation under CLM Act not required
EAST BALLINA	Caltex East Ballina Service Station 34 Links AVENUE	Service Station	Regulation under CLM Act not required
EAST GOSFORD	Mobil Service Station 44 Victoria STREET	Service Station	Contamination currently regulated under CLM Act
EAST GOSFORD	Presbyterian Aged Care Facility 8-18 Enid CRESCENT	Landfill	Regulation under CLM Act not required
EAST MAITLAND	Mobil Service Station 250 Newcastle STREET	Service Station	Under assessment
EAST MAITLAND	Former Gasworks Site Corner Melbourne Street and Brisbane STREET	Gasworks	Regulation under CLM Act not required
EAST MAITLAND	Caltex Service Station Newcastle Rd Cnr William STREET	Service Station	Under assessment
EAST TAMWORTH	Caltex Service Station 358 New England HIGHWAY	Service Station	Under assessment
EASTERN CREEK	Caltex Service Station M4 Motorway Westbound M4 Westbound	Service Station	Regulation under CLM Act not required
EASTERN CREEK	Caltex Service Station M4Eastbound MOTORWAY	Service Station	Under assessment
EASTERN CREEK	Pioneer Road Services Old Walgrove ROAD	Other Industry	Under assessment
EASTLAKES	Budget Petroleum Eastlakes 102 Maloney STREET	Service Station	Contamination currently regulated under CLM Act
EASTLAKES	Former Shell Rosebery service station and adjacent land 275-279 Gardeners ROAD	Service Station	Contamination formerly regulated under the CLM Act
EASTLAKES	Eastlakes Reserve Evans AVENUE	Service Station	Contamination formerly regulated under the CLM Act
EASTWOOD	Mobil Service Station 5 Trelawney STREET	Service Station	Under assessment
EDEN	Caltex Service Station 159 Imlay STREET	Service Station	Under assessment
EDEN	Caltex Service Station 80-86 Imlay STREET	Service Station	Under assessment
EDENSOR PARK	Mobil Service Station Corner Cowpasture Road and Elizabeth DRIVE	Service Station	Under assessment
EDGECLIFF	Shell Coles Express Service Station 67 New South Head ROAD	Service Station	Under assessment
EDGEWORTH	Caltex Service Station 662 Main ROAD	Service Station	Under assessment

Phase I Preliminary Site Investigation

602 Old Northern Rd, Dural NSW

Prepared for: Urbis Pty Ltd



ADE
CONSULTING
GROUP

Prepared for:

Urbis Pty Ltd
Phase I Preliminary Site Investigation

602 Old Northern Rd, Dural

Version	Details	Date
v1 final	Written by Evan Webb	29 th October, 2015
v2 final	Ammended by Evan Webb	5 th May, 2016

Report No: 9315 / PSI5 / v1 final

Date: 29th October, 2015

Written by:

Evan Webb
B.Sc. (Environmental)
Environmental Consultant

Reviewed by:

Thomas Lobsey
B. L&W. Sci
Senior Environmental Consultant

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Envirotech Australia Pty Ltd.

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ABBREVIATIONS

ADE	A.D. Envirotech Australia Pty Ltd
ALS	Australian Laboratory Services
AST	Above Ground Storage Tank
BGL	Below ground level (following excavation works)
BLGL	Below local area ground level
BR	Blind Replicate
BTEX	Benzene, toluene, ethyl-benzene, xylene
COC	Chain of Custody
DEC	Department of Environment and Conservation
DQI	Data Quality Indicators
DSI	Detailed Site Investigation
DQO	Data Quality Objectives
EILs	Ecological Investigation Levels
ESLs	Ecological Screening Levels
GILs	Groundwater Investigation Levels
HILs	Health Investigation Levels
HSLs	Health Screening Levels
LPI	Land Property Information
LTO	Land Titles Office
NATA	National Association of Testing Authorities
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW EPA	New South Wales Environmental Protection Authority
OEH	Office of Environment and Heritage
OPPs	Organophosphorous Pesticides
OCPs	Organochlorine Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance/Quality Control
RPD	Relative Percent Difference
SCID	Stored Chemical Information Database
SWL	Standing Water Level
SH&EWMS	Safety Health and Environmental Works Method Statement
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
VAL	Validation Report
VHC	Volatile Halogenated Compounds

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1 INTRODUCTION

1.1 General Information

A. D. Envirotech Australia Pty Ltd (ADE) was engaged by Urbis Pty Ltd to undertake a Phase I Preliminary Site Contamination Investigation (PSI) to assess the potential for contamination at 602 Old Northern Rd, Dural NSW (hereafter referred to as the 'site').

The site entails Lot 1 DP 656036 in the Local Government Area of The Hills Shire Council, Parish of Nelson, County of Cumberland.

A site inspection was undertaken on the 3rd of July 2015 and comprised of a visual assessment of the site. Details of the field inspection are given in this report, together with comments on the significance of the findings of the investigation.

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

1.2 Proposed Development

ADE has been advised that, Urbis Pty Ltd, on behalf of their client, are re-zoning of the site from RU6 to most likely R2 for residential and mixed use purposes including hospital, aged care and retail.

1.3 Objectives

The objectives of the investigation were to:

- Identify past and present potentially contaminating activities;
- Identify potential sources of contamination and types of contaminants;
- Discuss the site condition;
- Provide a preliminary assessment of site contamination for the suitability of the proposed development; and
- Assess the need for further investigations.

1.4 Scope of Work

The scope of work required to achieve the objectives of the investigation involved the following:

- Completion of a Safety, Health & Environment Work Method Statement (SHEWMS);
- Desktop site review of:
 - Land title records;
 - Section 149 certificates;
 - WorkCover NSW;
 - NSW Environment and Heritage;
 - EPA contaminated lands register for notations; and
 - Dial Before You Dig service search;
- Review of past and current activities on the site;
- Review of past and current activities on neighbouring sites and identification of any potential on-site/off-site sources of contamination;

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- Review of past aerial photographs of the site and its surrounds to identify the locations of any previous buildings and/or other infrastructure associated with activities that could be on-site/off-site sources of contamination;
- Review of local geology and hydrogeology (including groundwater bore search);
- Site inspection by an experienced environmental consultant; and
- Preparation of a Phase I PSI report outlining:
 - Detailed information on the results of the desktop review and site inspection;
 - Conclusions regarding the potential for contamination at the site;
 - Conclusions regarding the sites suitability for the proposed development; and
 - Recommendations for a Phase II Detailed Site Investigation (DSI), should it be warranted.

1.5 Legislative Requirements

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

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

The relevant guidelines issued under the provisions of the aforementioned Acts/Regulations include:

- *Guidelines for the NSW Site Auditor Scheme*, NSW DEC 2006.
- *Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, 2000.
- *Guidelines for Assessing Service Station Sites*, NSW EPA 1994.
- *National Environmental Protection Measure (Assessment of Site Contamination)*, 1999, as amended 2013.
- Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
- Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
- *Sampling Design Guidelines* - NSW EPA, 1995.
- *Waste Classification Guidelines Part 1: Classifying Waste*, EPA, 2014.
- *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008*, NSW DECCW 2009.
- *Guidelines for the Assessment and Management of Groundwater Contamination*, NSW DEC, 2007.

1.6 Whole Report

No one section, or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

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2 SITE IDENTIFICATION

2.1 Site Location

The site has frontage to Derriwong Rd and The Old Northern Rd, Dural NSW as is shown by Figure 1 below.

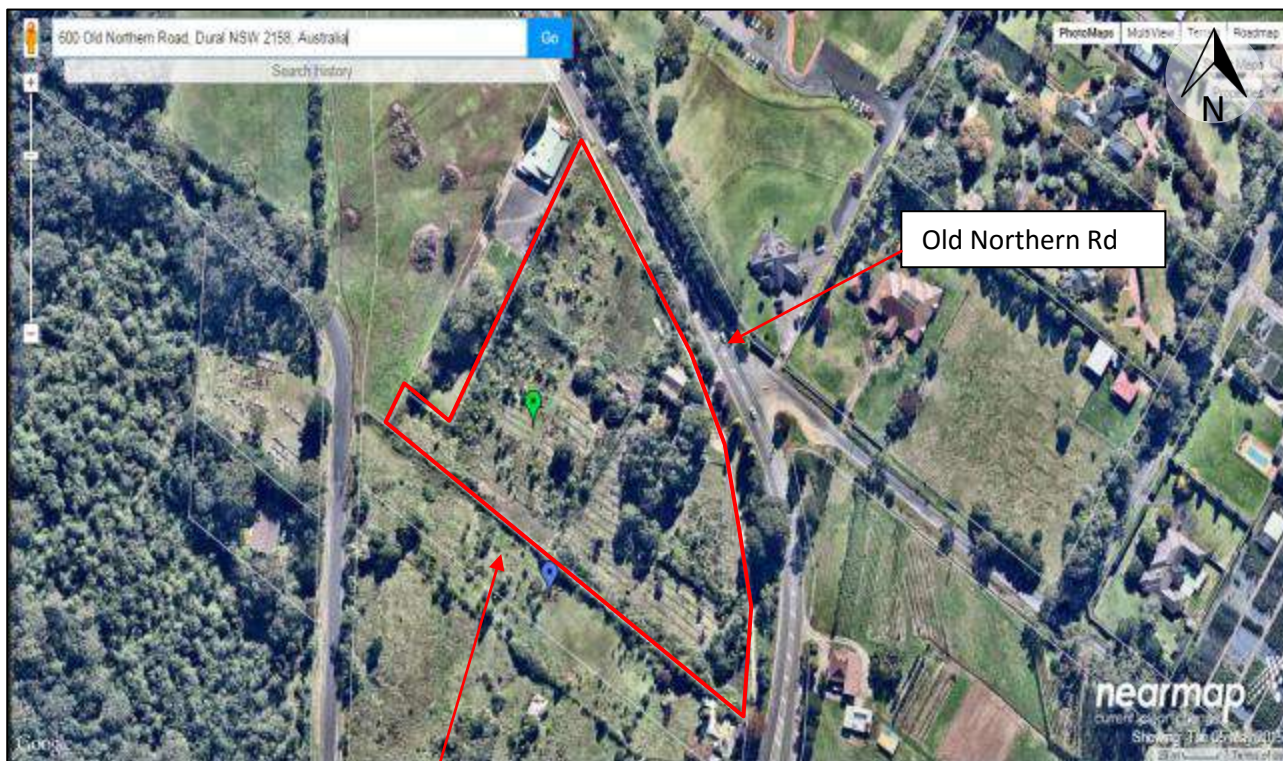


Figure 1. Aerial photograph of the site (Photograph from maps.au.nearmap.com; accessed on 15.10.2015).

Bearings provided in this report are approximate only. For ease of representing locations in the report, the site is considered to be off the Old Northern Road having a nominal north-south direction assumed. All references to points of the compass within the report are based on these approximate bearings.

2.2 Site Inspection and Description

An Environmental Consultant from ADE carried out a site inspection on the 3rd of July 2015 in order to make a visual assessment of the site and provide information on potential site contamination issues, some of which are as follows:

- Surrounding land uses and potential contamination sources;
- Presence of hazardous or dangerous goods storage;
- Presence of Underground or Aboveground Storage Tanks, Generators or associated fuel transfers systems i.e. fuel lines;
- Condition of current structures, stockpiles, vegetation and soil;
- Proximity to water bodies/courses; and
- Visible and/or olfactory evidence of contamination.

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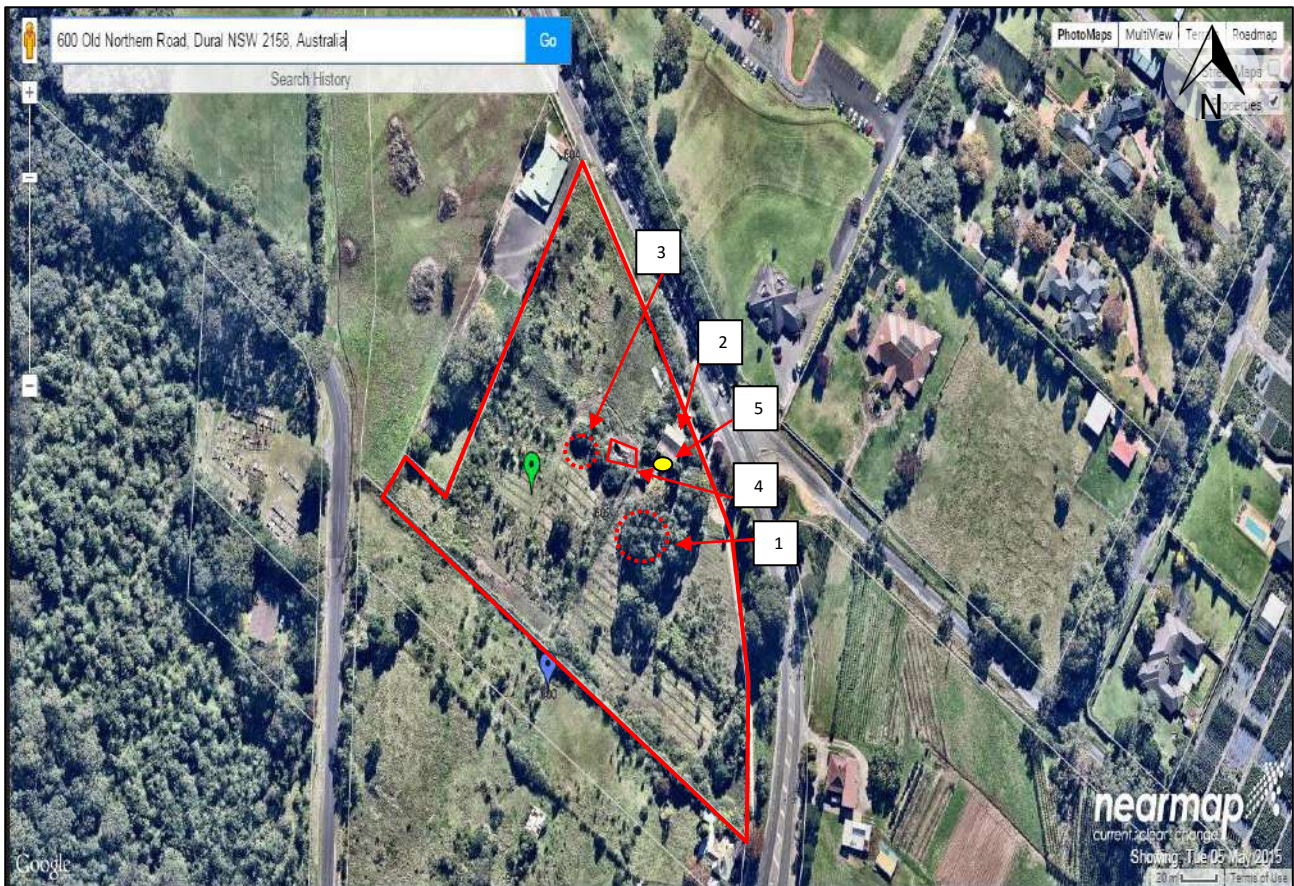


Figure 2. Aerial photograph of the site from map dated October 2009 (Photograph from maps.au.nearmap.com; accessed on 15.10.2015).

1. Dumped rubbish with petrol and oil containers and chlorine containers observed
2. Residential house and storage of chemical containers
3. Small stockpile of imported fill
4. Part demolished shed
5. 44 gallon drums filled with unknown substance

The subject site is a triangle shape with an approximate area of 1.95 ha. At the time of the inspection the site was unoccupied with recent regrowth and weeds spread across the site. Fences and access gates were poorly maintained and the house present on site appeared to have not been lived in for a significant period of time. The house appeared to have been constructed prior to the 1950s with presumed lead paint and asbestos observed within the building fabric. The roof of the house and adjacent garage was noted to be corrugated asbestos cement sheeting in fair condition. The interior of the house was inaccessible at the time of inspection. Limited access was gained to the sub-floor space area, storage of chemical containers including small household petrol tins was noted. Significant volumes of rubbish were present within the subfloor space and surrounding area. Six (6) 44 gallon drums of an unknown substance were noted adjacent the residential house on the western exterior.

Additional ancillary buildings were present surrounding the house including small storage sheds and temporary structures. Inspection of the garage and additional buildings was not undertaken due to accessibility.

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A partly demolished storage shed was observed to the west of the house which had been demolished but not yet removed offsite. Visual access to the soil surface could not be gained at the time of the inspection. A large amount of Styrofoam boxes were noted in the area as well as pallets. This area is expected to have been utilised for storage and potentially processing of the produce harvested on site.

Dumped rubbish was noted surrounding the demolished storage shed and within bushes around the site. Dumped rubbish including but not limited to Styrofoam boxes, metal and household items were present in various locations. Motor oil and chlorine containers were observed throughout the area.

The local area does not currently have access to sewer and it is therefore assumed that a septic is present on site within the vicinity of the residential property.

A small stockpile of imported fill was observed 20 m west of the demolished storage shed. No asbestos or building rubble was noted on the soil surface.

Obvious signs of landscaping / stepping of the slope to allow for market gardens was observed across the site and plastic irrigation piping was observed in numerous locations. It was unclear if imported fill has been utilised.

Photographs from the site inspection taken on the 3rd July 2015 can be found in Appendix III – Photographs.

2.3 Surrounding Land Use

At the time of inspection the primary surrounding land-uses were observed as follows:

- *Northern boundary:* Immediately to the north of the site is a pre-school / community hall. Further north is a cleared block formerly used as a market garden;
- *Eastern boundary:* East of the subject site is The Old Northern Rd and then agricultural lands and residential properties.
- *Southern boundary:* To the south of the site is a rural residential property;
- *Western boundary:* West of the subject site is a residential property and bushland which adjoins residential properties. Dural Cemetery is located immediately west of the western entry gate.

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2.4 Summary of Site Details

Table 1 below provides a summary of details pertaining to the site.

Table 1. Site details and information.

Site Details	
Site address	600 Old Northern Rd, Dural NSW
Title identification(s)	Lot 1 DP 656036
Current site use	Rural agricultural / Residential
Proposed site use	Mixed use / residential and commercial
Investigation area	Approximately 1.95 ha

3 PHYSICAL SETTING

3.1 Site Topography and Hydrology

The sites elevation varies between approximately 220 m AHD and 208 m AHD. The topography slopes gently down from east to west. Two (2) first order stream which feed in to O’Haras Creek are located in the bushland to the west and south-west of the site. Surface water flow and groundwater is expected to follow the slope of the land and flow westward into the first order streams and eventually into O’Haras Creek.

3.2 Local Geology and Soil

The site is located on a Glenorie Soil Landscape (gn) as indicated on the Sydney Soil Landscape Map, prepared by the Soil Conservation Services of NSW.

The geology of the Glenorie Soil Landscape is underlain by Wianamatta group Ashfield Shale and Bringelly Shale formations. The Ashfield shale is comprised of laminate and dark grey shale. Bringelly shale consists of shale, calcareous claystone, laminate and fine to medium grained lithic-quartz stone.

Soils are shallow to moderately deep (< 100cm) with variability across upper slopes and drainage gullies.

The topsoil (A1 Horizon) consists of a friable dark brown loam, with moderately to strongly pedal structure. apedal single-grained structure and porous sandy fabric. The pH ranges from strongly acid (pH 4.0) to slightly acid (pH 6.0).

Beneath this layer occurs the B Horizon consisting of hardsetting clay loam. The pH ranges between strongly acid (pH 4.0) to slightly acid (pH 6.5).

In conjunction with the B Horizon, a brown strongly pedal medium clay is present. The pH varies from strongly acid (pH 4.5) to moderately acid (pH 6.5). Strongly weathered sandstone fragments are common. Roots and charcoal fragments are rare.

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It should be noted that the area occurs close to a transition between Glenorie and Lucas Heights soil landscapes and therefore transitional phases may occur and vary depending on the exact location.

Fill Material

No intrusive works were conducted during the site inspection. No obvious locations of cut or fill activities were noted during the site inspection.

3.3 Hydrogeology

It was beyond the scope of work to study the groundwater flow direction. However, as previously mentioned in the above section, the local groundwater flow is likely to have a westerly direction towards the first order stream feeding in to O'Hara Creek located to the west.

A search for registered groundwater wells within a 500 m radius of the site was undertaken by ADE via the NSW Office of Water (Allwaterdata.water.nsw.gov.au). Four (4) groundwater bores associated with the shell service station approximately 150 m to the south are present. Records of the groundwater bores indicate that the wells were installed in 2009. Soil profile data provided indicates the presence of fill to a depth of up to 2.9m. Standing water level 4.2m and 2.8m in the nearby site with a similar altitude (refer to Appendix IV – NSW Groundwater (Office of Water)).

3.4 Acid Sulphate Soils

A review of the Acid Sulphate Soil Risk Maps demonstrated that the site is within an area of “no known occurrence or low risk” of acid sulphate soils (refer to *Appendix V – Acid Sulfate Soils*). No further investigation is required with regards to acid sulphate soils.

4 SITE HISTORY

4.1 Historical Land and Title Search

The site history has been compiled from information gathered from the Land Titles Office (LTO), Land Property Information (LPI) and Council records.

The site entails Lot 1 DP 656036 in the Local Government Area of The Hills Shire Council, Parish of Nelson, County of Cumberland.

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Table 2. Summary of LTO records for Lot 9, DP 237576

Date	Transferred/Leased From	Transferred/Leased To	Transfer No.	Certificate reference
Lot 9, DP 237576				
1.006.1823	Crown land	William Tuckwell	N/A	Vol 5461 Fol 4
04.12.1944	Unknown	Caleb Thompson Moore, of Dural, Orchardist	N/A	Vol 5461 Fol 4
11.10.1946	Caleb Thomas Moore, of Dural, Orchardist	Garrett Thomas Moore, of Dural, Orchardist	D572203	Vol 5461 Fol 4
10.03.1960	Garrett Thomas Moore, of Dural, Orchardist	Vincenzo Battiato of Carlingford, Market Gardner and Rosaria Battiato his wife	486520	Vol 5461 Fol 4
02.12.1985	Vincenzo Battiato of Carlingford, Market Gardner and Rosaria Battiato his wife	Change title to Lot 1 DP656036 - Vincenzo Battiato of Carlingford, Market Gardner and Rosaria Battiato his wife	N/A	Vol 15418 Fol 130
10.04.1995	Converted to computer folio	N/A	AG513275	1/656036
17.08.1999	Transfer – presumed Vincenzo Battiato of Carlingford, Market Gardner and Rosaria Battiato his wife	Presumed – Carmelina Spina	6097473	1/656036

The information obtained from the LTO, LPI and Council Records is unclear with regards to the former owners of the land due to missing information on the documentation (Refer to Appendix I – LTO Records). The information suggests the land has been owned by a number of Orchardists' across the past 100 years. No other information can be extrapolated with regard to contamination from the LTO records.

4.2 NSW Office of Environment and Heritage

A search of the NSW Office of Environment and Heritage public register of state heritage inventory items identified no heritage listed items within the general area of the subject site (Refer to Appendix VI – NSW OEH State Heritage Records).

4.3 Aerial Photographs Review

A review of aerial photographs was conducted and is summarised in Table 3 below. Aerial photographs from the years of 1930, 1947, 1956, 1965, 1986, 1994, 2010, and 2015 were examined (refer to Appendix II - Aerial Photographs).

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Table 3. Summary of aerial photography.

Year	Type	Subject Site Description	Adjacent Site Description
1930	Black and White	The site appears to be used as a market garden with clear signs of crops in various sections of the site.	A building is present on the northern boundary. The surrounding lands are predominantly used for agriculture, mostly orchards. A property to the south appears to be connected to the subject site. A small number of residential houses are scattered around the area.
1947	Black and White	The site continues to be used for agricultural purposes. Orchards are apparent in the north-east portion of the site.	Many of the surrounding orchards appear to have been removed to the west of the site. The land to the north appears unused. Land to the east on the opposite side of The Old Northern Rd is used for agricultural purposes. South of the site is cleared land.
1956	Black and White	A residential house is now apparent halfway along the eastern boundary. A driveway is present. Orchards are present across the site.	The surrounding land appears largely unchanged.
1965	Black and White	The layout of crops and garden beds appears to have changed. A small shed to the west has been constructed adjacent to the market beds.	The land to the north is now cleared and used for market gardens. The rest of the surrounds appears largely unchanged.
1986	Colour	The site has been cleared, no sign of agricultural use can be noted. The structures remain present as per previous description.	The surrounding areas appear to have been scaled back or removed entirely with regards to orchards. The property to the north continues as a market garden.
1994	Colour	Market gardens have been re-established in limited areas across the site.	The property to the north appears to have ceased operations. Surrounding sites remain largely unchanged.
2009	Colour	The site appears to be unused. A significant portion of the site has been covered by topsoil or disturbed land. Vegetation has re-grown.	The surrounds appear largely unchanged.
2012	Colour	The site has grown over with grass and appears largely unchanged.	The surrounds appear largely unchanged.
2015	Colour	The site appears largely unchanged and is as was observed at the time of the inspection.	The surrounds appear largely unchanged and are as was observed at the time of the inspection.

4.4 Contaminated Land Register Search

A search of the sites listed by the EPA under the *Contaminated Land Management Act 1997* revealed that no records have been issued against the site. No records of other contaminated sites that could have a potential impact on the site are present on the properties in the area surrounding the site (Refer to Appendix X – EPA Contaminated Sites Register).

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4.5 Previous Investigation Reports

No previous investigative reports for the site or surrounding area have been provided by the client.

4.6 Section 149

The site is currently zoned under Zone RU6 Transition under The Hills Local Environmental Plan 2012. The Planning Certificate under Section 149 of the *Environmental Planning and Assessment Act 1979* (See Appendix VII – Section 149 Certificate) provides the state and local environmental planning instruments which affect the site.

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

- The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997;
- The land is not subject to an investigation order or an remediation order within the meaning of the Contaminated Land Management Act 1997;
- The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environmental Protection Authority's agreement under Section 19 or 26 of the Contaminated Land Management Act 1997; and
- The land is not subject to a site audit statement within the meaning of the Contaminated Land Management Act 1997.

4.7 Dial Before You Dig

An online search for utilities located within the site was conducted and is summarised in Table 4, below. Asset owners were notified and provided information on their utilities (refer to Appendix VIII – Dial Before You Dig).

Table 4. Summary of utilities located on or adjacent to the site

Asset Owner	Utility Type	Utility Location
Ausgrid	Underground Cable	No services present within the boundary of the subject site.
Telstra	Fibre Optic Cables	A Telstra cable runs along the from the Old Northern Rd to the residential house.
Sydney Water	Water	Water service along the eastern boundary of the site.
Endeavour Energy	Electrical	No services present within the boundary of the subject site.
Jemena	Gas	No services present within the boundary of the subject site.
Optus	Telecommunication	No services present within the boundary of the subject site.

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4.8 Assessment of Historical Information Integrity

The site history assessment has been obtained from a variety of resources including government records from the NSW land titles office, local council, historical archives, historical aerial photographs, NSW Office of Water and EPA. The veracity of the information from these sources is considered to be moderate to high. The site history assessment is generally considered to be of high integrity with respect to the historical use of the site.

4.9 WorkCover

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

5 POTENTIAL CONTAMINATION TYPES AND RECEPTORS

5.1 Potential Contamination Types

Table 5 below provides details of potential contamination types that were identified during the investigation. These are Contaminants of Potential Concern (COPC) were noted for each have the potential to have migrated to or be found on the site based on the site history.

Table 5. Potential Sources, Locations and Types of Contaminants.

Potential Source of contamination	Location	Migration pathway	Contaminants of Potential Concern
Previous Land-use – Orchard during the 1940s onwards	Entire site	Spray	OCPs, OPPs & Arsenic
Storage of chemicals	Former storage shed, garage and house area	Leakage and spillages	TRHs, PAHs, BTEX, OCPs, OPPs, Metals
Septic Tank / Sewage	Septic tank and immediate surrounds	Leakages and demolition	Bacteria – e.coli & salmonella & heavy metals
Residential House	House, surrounds and sub-floor space	Localised demolition	Asbestos debris, asbestos in soil (weathered from corrugated roof), lead
Chemical containers (motor oil, chlorine, unknown 44 gallon drums)	Adjacent to house and within area of dumped rubbish (refer to Figure 2.)	Leakages and spillages	TRHs, PAHs, BTEX, OCPs, OPPs, Metals & VOCs

No specific assessment of groundwater contamination has been undertaken within this investigation.

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5.2 Potential Transport Mechanism

Primary transport mechanisms for the migration of potential contaminants on to the site or off the site include:

- Airborne particulates due to wind turbulence events;
- Surface water runoff and storm water drainage;
- Downward migration and leaching via infiltration of rain water into the soil; and
- Lateral migration via groundwater.

5.3 Potential Contamination Receptors

The main potential contamination receptors were considered to include:

- Future construction / utility workers involved in excavation for future development of the site;
- Future residents and or users of the site; and
- The aquatic ecosystems in O'Haras Creek.

5.4 Potential Contamination Discussion

Based on ongoing usage of the subject site for agricultural purposes as an orchard, it is considered likely that regular spraying of the site with pesticides and herbicides may have occurred over an extended period of time. As such the entire site has the potential for elevated levels of Organochlorine Pesticides (OCPs) and Organophosphate Pesticides (OPPs), it should be noted that based on the half life of these contaminants and the scale of the production, the risk is considered low for exceedances.

During the course of the site inspection no olfactory indication or visual staining on the soil surface were noted across the site.

The residential house present on the subject site provides possible localised contamination surrounding the building footprint. Based on the presence of a corrugated asbestos cement roof, it is likely that weathering of the roof has resulted in the release of asbestos fibres into the surrounding soils. Presumed lead paint may be on and around the house and should be managed appropriately. A hazardous materials survey should be undertaken prior to any demolition practices being undertaken. All hazardous materials are to be removed by a suitably qualified contractor prior to demolition of the house. Prior to disposal offsite, building rubble present on the northern boundary of the site should be inspected for potential asbestos contamination. Areas observed to contain motor oil containers, chlorine, and unknown chemical storage containers as detailed within figure 2 should be tested for contaminants of potential concern within those specific areas.

Following the removal of the significant volumes of rubbish present around the site, further inspection of the shed, garage and sub-floor space should be undertaken to inspect for soil staining and obvious signs of contamination from asbestos cement debris.

An onsite waste water treatment tank was not observed during the inspection, however given that the area is not on town sewer, it is highly likely that there is a septic tank present on site, these provide a potential source of contamination in the form of bacteria and heavy metals. Removal of the tank and or trenches (if identified) is to be carried out in accordance with the Local Government Authority (local council) requirements.

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Results from the Stored Chemical Information Database no dangerous goods have been registered to the property address.

Upon review the available information presented within the body of this report, it is the opinion of ADE that there is the potential for contaminants of concern to pose a risk to the proposed future users of the site and that a limited investigation into the nature and extent of contamination (if present) is required.

6 CONCLUSIONS

Based on the data and evidence collected in the course of the site inspection and site history review, the findings of the Phase I PSI are as follows:

- The land –use has been predominantly agricultural since the 1940’s, prior to this the land use is not clear;
- Localised contamination surrounding the building footprint is possible. A hazardous materials survey should be undertaken prior to any demolition practices being undertaken and recommendations adhered;
- Based on ongoing usage of the subject site for agricultural purposes it is likely that regular spraying of the site with pesticides and herbicides has occurred over an extended period of time;
- An onsite waste water treatment tank is presumed to provide a potential source of contamination in the form of bacteria and heavy metals. Removal of the tank and trenches is to be carried out in accordance with the Local Government Authority (Local Council) requirements.
- Areas observed to contain motor oil containers, chlorine, and unknown chemical storage containers and detailed within figure 2 should be tested for contaminants of potential concern within those specific areas.
- It is the opinion of ADE that there is the potential for contaminants of concern to pose a risk to the proposed future users of the site and that a limited investigation into the nature and extent of contamination (if present) is required.
- ADE considers that it is likely that any contamination detected during further investigations (if present) will be capable of being remediated such that the site is suitable for the proposed land use.

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7 LIMITATIONS

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only and has been based on information provided by the client. The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent and experienced person with experience in environmental investigations, before being used for any other purpose. A.D. Envirotech Australia Pty Ltd (ADE) accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced or amended in any way without prior approval by the client or ADE and should not be relied upon by any other party, who should make their own independent enquiries.

Furthermore, soils, rock and aquifer conditions are often variable, resulting in non-homogenous contaminant distributions across a site. Boundaries between zones of variable contamination are often indistinct and have been interpreted based on available information and the application of professional judgement. The accuracy with which the subsurface conditions have been characterised depends on the frequency and methods of sampling and the uniformity of subsurface conditions and is therefore limited by the scope of works undertaken.

This report does not provide a complete assessment of the environmental status of the site and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, ADE reserves the right to review the report in the context of the additional information.

Access to the interior of the house, demolished storage shed, garage and associated ancillary buildings a could not be gained during the site inspection, should any suspect materials or the storage of chemicals be uncovered, the information should be provided to ADE for review of the available information.

ADE's professional opinions are based upon its professional judgement, experience, training and results from analytical data. In some cases further testing and analysis may be required, thus producing different results and/or opinions. ADE has limited investigation to the scope agreed upon with its client.

ADE has used a degree of care and skill ordinarily exercised in similar investigations by reputable member of the Environmental Industry within Australia. No other warranty, expressed or implied, is made or intended.

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8 REFERENCES

1. Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
2. Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
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4. *Contaminated Land Management Act 1998.*
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12. *Guidelines for the NSW Site Auditor Scheme*, NSW DEC 2006.
13. *Guidelines for the investigation, assessment and remediation of mould in workplaces, March 2001* (Canada, Workplace Safety and Health Division Manitoba Department of Labour & Immigration).
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16. *National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013.*
17. *NSW Code of Practice: How to Manage and Control Asbestos in the Workplace (2011).*
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19. *Protection of the Environment Operations Act 1997.*
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22. *Soils Manual 1998.* Acid Sulfate Soil Management Advisory Committee, Wollongbar, NSW, Australia.
23. *Waste Classification Guidelines Part 1: Classifying Waste*, EPA, 2014.
24. *WHS Regulation 2011.*
25. *WHS Act 2011.*
26. *WorkCover NSW Working With Asbestos Guide (2008).*

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Appendix I – LTO Records

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TITLE SEARCH

Title Reference: 1/656036

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/656036

SEARCH DATE	TIME	EDITION NO	DATE
26/10/2015	10:18 PM	1	17/8/1999

LAND

LOT 1 IN DEPOSITED PLAN 656036
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP656036

FIRST SCHEDULE

CARMELA SPINA (TA 6097473)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

DP1038346 NOTE: PROPOSED EASEMENT FOR WATER SUPPLY PURPOSES VARIABLE WIDTH

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 26/10/2015

* 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.

HISTORY OF TITLE TRANSACTION

Title Reference: 1/656036

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/10/2015 10:18PM

FOLIO: 1/656036

First Title(s): OLD SYSTEM
Prior Title(s): VOL 15418 FOL 130

Recorded	Number	Type of Instrument	C.T. Issue
10/4/1995		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/8/1999	6097473	TRANSMISSION APPLICATION	EDITION 1
20/2/2002	DP1038346	DEPOSITED PLAN	

*** END OF SEARCH ***

PRINTED ON 26/10/2015

201.

Appn. No. 23657
Reference to last certificate
Vol. 3694 Fol. 217

New South Wales.

[CERTIFICATE OF TITLE.]



ORDER NO. D317572

REGISTER BOOK.
Vol. 5461 Fol. 4

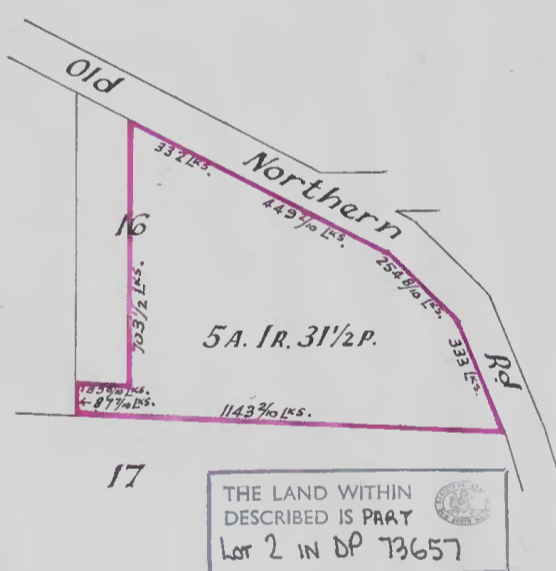
CANCELLED
ON ISSUE OF NEW FOLIO 32/223272

CALEB THOMAS MOORE, of Dural, Orchardist, by virtue of Certificate of Title Volume 3694 Folio 217 now surrendered is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated at Dural in the Shire of Baulkham Hills Parish of South Colah, and County of Cumberland containing Five acres one rood thirty one and one half perches or thereabouts as shown in the plan hereon and therein edged red being part of lot 16 of Salisbury Park Estate and being also part of 50 acres (Portion 103 of Parish) originally granted to William Tuckwell by Crown Grant dated the 30th day of June 1823.

In witness whereof I have hereunto signed my name and affixed my Seal, this fourth day of December, 1944.

Signed in the presence of W.P. Friend

Ben W. Wells
Registrar General.



Scale: 4 Chains to one inch

NOTIFICATION REFERRED TO

No. D572203 TRANSFER dated 11th October 1946 from the said Caleb Thomas Moore to Garnett Thompson Moore of Dural Orchardist of the land within described Produced 12th October 1946 and entered 25th November 1946 at 12 o'clock in the noon.
J. Wells
REGISTRAR GENERAL.

No. D741019 MORTGAGE dated 16th June 1947 from the said Garnett Thompson Moore to Bank of New South Wales
Produced and entered 17th October 1947 at 10 o'clock in the fore noon.
J. Wells
REGISTRAR GENERAL.

MORTGAGE No. D 741019 has been discharged
See H486519 Entered 20th May 1960.
Jawatson
REGISTRAR GENERAL.

Vincento Battisto of Baulkham Hills, Market Gardens and Rosaria Battisto his wife are now the registered proprietors of the land within described as joint tenants
See TRANSFER No. H486520 dated 10th March 1960
Entered 20th May 1960.
Jawatson
REGISTRAR GENERAL.

No. H486521 MORTGAGE dated 28th April 1960 to Garnett Thompson Moore of Dural Orchardist
Entered 20th May 1960
Jawatson
REGISTRAR GENERAL.

D317572

D572203

(over)

MORTGAGE No. H486521 has been discharged.
Sec 3rd H813597 Entered 22nd June 1961
Jayalson
REGISTRAR GENERAL

The residue comprises
Lot 32 in DP 223272 is
now road.

32/223272
COMPUTER FILED
DEALINGS TO BE REGISTERED.

No J256947 MORTGAGE dated 18th September 1963
to The National Bank of Australasia
Entered 30th September 1963
Jayalson
REGISTRAR GENERAL

Lot 32 D.P. 223272 is subject to the restrictions on
user imposed by Section 27 E (6) Main Roads Act 1924-1963
Sec No. K 102554 Entered 10th January 1966

Jayalson
REGISTRAR GENERAL

D/M
L298968

MORTGAGE No. J256947 has been discharged.
Sec L298968 Entered 21st January 1969
Jayalson
REGISTRAR GENERAL

REGISTERED PROPRIETOR The Commissioner For Main
Roads as to part being lot 32 in DP 223272
by Transfer V998996. Registered 2-12-1985

V998996 Transfer. Lot 32 in DP 223272 is
now road. Registered 2-12-1985.

As to pt being pt Lot 1 DP 8057
this Deed is cancelled and New Certificate of Title Issued.
Vol. 15415 Fol. 130 dated 16/1/1986
Vide V998996

H813597 D/M R
DP 223272
to make agreement with pt
20.2.65 the 596.197
K102554 Dec 27/6
L298968 D/P 223272
V998996 D/M R
Lot 32 DP 223272

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

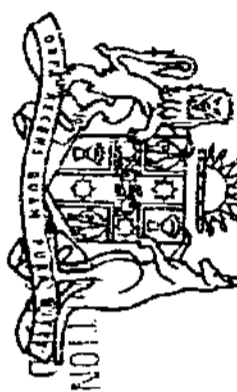
(Page 1) Vol. 15418 Fol. 130

NEW SOUTH WALES

CERTIFICATE OF TITLE
 REAL PROPERTY ACT, 1900

TORRENS TITLE
 Registrar

First Title Old System
 Prior Title Vol. 5461 Fol. 4



Vol. 15418 Fol. 130
 REGISTRAR GENERAL

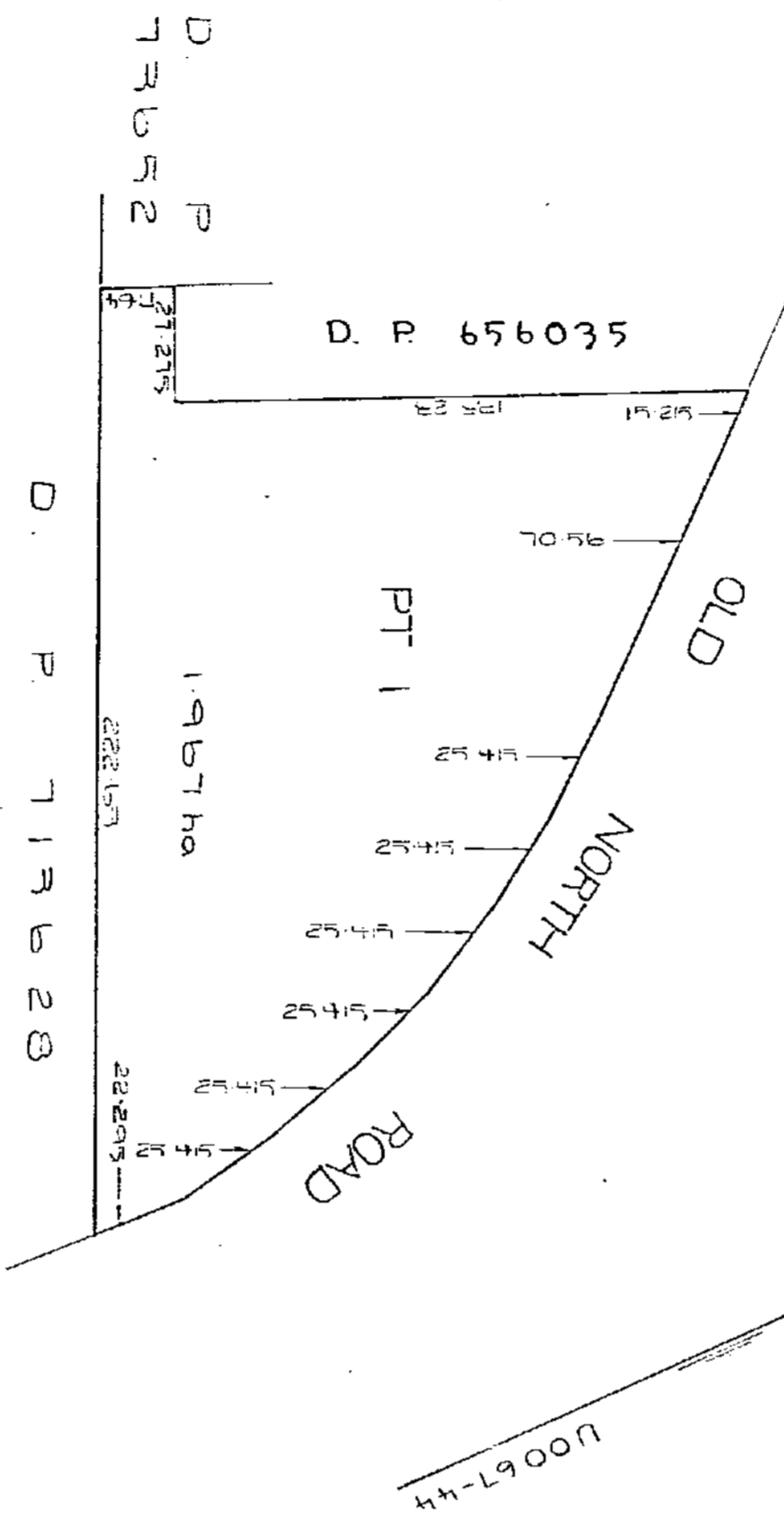
I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

[Signature]
 Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



THE LAND WITHIN DESCRIBED IS NOW LOT 1 IN DP656036

LAND REFERRED TO

The part of Lot 1 in DP73657 shown in the plan hereon at Dural in the Shire of Baulkham Hills Parish of South Colah County of Cumberland.

FIRST SCHEDULE

~~VINCENZO MATTIATO and ROSARIO MATTIATO, as Joint Tenants.~~ H486520

SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.

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

N O O I D I B

DP 656036		
Prepared :	10-4-1995	
This plan has been created to provide a unique identifier to enable the issue of an Automated Torrens Title for the land comprised in folio of the Register		
Volume	15418 Folio 130	
Metric Conversion Chart		
Feet	Inches	Metres
1/4	0.0064	
1/2	0.0127	
3/4	0.0190	
1	0.0254	
2	0.0508	
3	0.0762	
4	0.1016	
5	0.1270	
6	0.1524	
7	0.1778	
8	0.2032	
9	0.2286	
10	0.2540	
11	0.2794	
1	0	0.3048
50	0	15.24
100	0	30.48
Links	Metres	
1/10	0.0201	
1	0.2012	
100	20.115	
Areas		
1 Perch (P)	25.29	m2
1 Rood (R)	1012	m2
1 Acre (A)	4047	m2
1 Hectare (Ha)	= 10,000	m2

Appendix II – Aerial Photographs

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Aerial Photograph 1. Aerial photograph of the site dated 1930 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.



Aerial Photograph 2. Aerial photograph of the site dated 1947 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.

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ABN:

520 934 529 50



Aerial Photograph 3. Aerial photograph of the site dated 1956 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.



Aerial Photograph 4. Aerial photograph of the site dated 1965 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.

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ABN:

520 934 529 50



Aerial Photograph 5. Aerial photograph of the site dated 1986 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.



Aerial Photograph 6. Aerial photograph of the site dated 1994 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 20.07.2015.

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Silverwater, NSW 2128

Queensland Office:

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Upper Coomera, QLD 4209

Telephone:

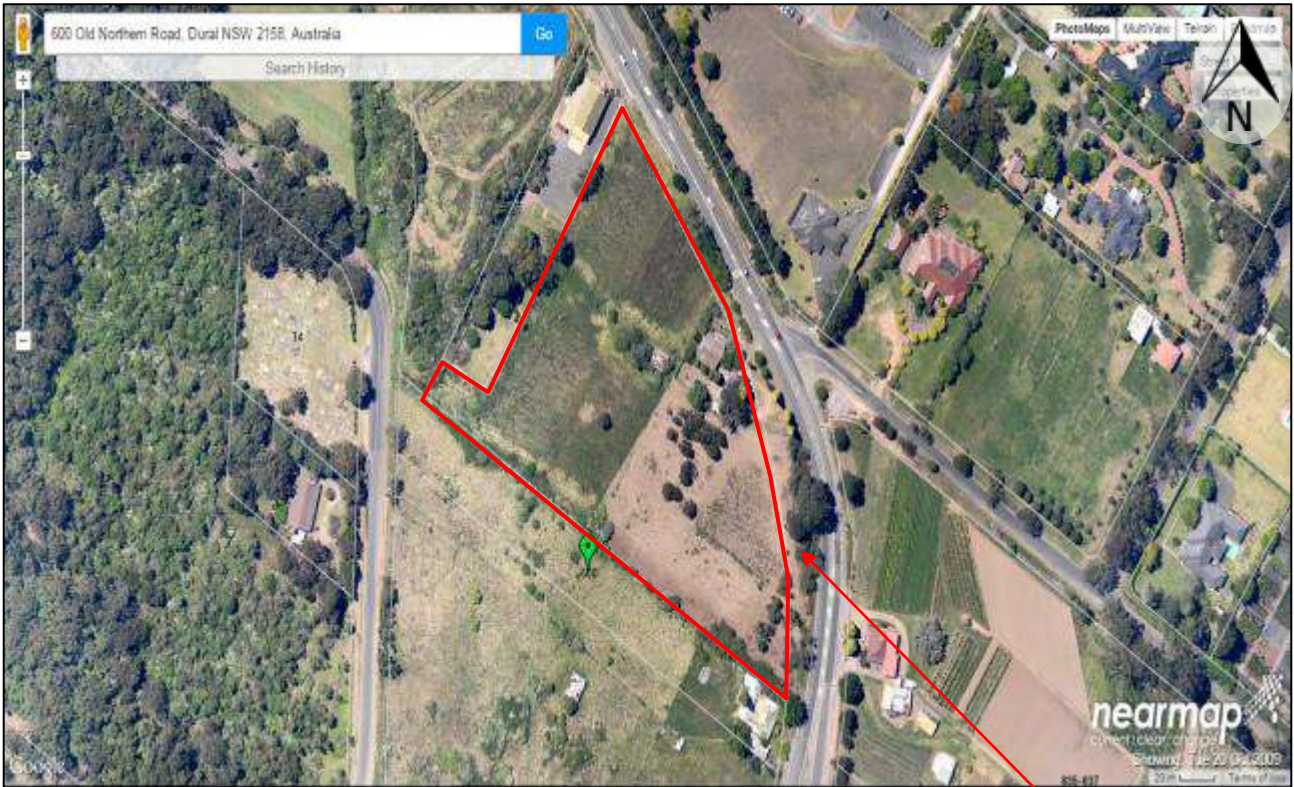
NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Aerial Photograph 7. Aerial photograph of the site dated 2009 with approximate site boundary. Sourced from the nearmap.com, accessed on the 20.07.2015.



Aerial Photograph 8. Aerial photograph of the site dated 2012 with approximate site boundary. Sourced from the nearmap.com, accessed on the 20.07.2015.

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Silverwater, NSW 2128

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Upper Coomera, QLD 4209

Telephone:

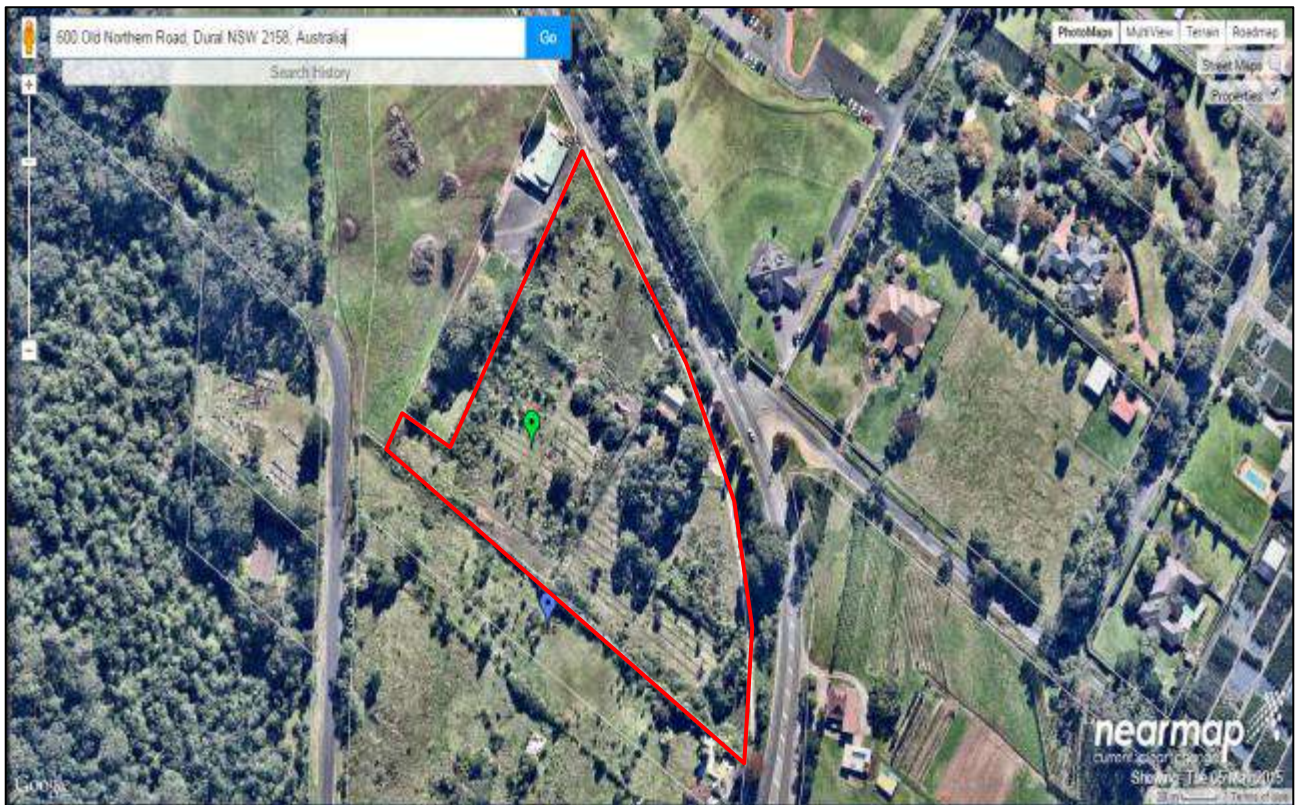
NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Aerial Photograph 9. Aerial photograph of the site dated 2015 with approximate site boundary. Sourced from the nearmap.com, accessed on the 20.07.2015

New South Wales Office:

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Unit 6/7 Millennium Court
Silverwater, NSW 2128

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QLD: (07) 5519 4610

Internet:

site: www.ADenirotech.com.au
e-mail info@ADenirotech.com.au

ABN:

520 934 529 50

Appendix III – Photographs

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

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e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Photograph 1 – View of the landscape



Photograph 4 – View of the former market garden area facing west to Derriwong Rd



Photograph 2 – Area of former market garden use



Photograph 5 – Chlorine and chemical storage containers observed associated with rubbish.



Photograph 3 – Regrowth across area of former market garden



Photograph 6 – Rubbish on soil surface

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

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ABN:

520 934 529 50



Photograph 7 – Demolished shed with corrugated iron



Photograph 10 – Rubbish present in area surrounding house



Photograph 8 – Chemical drums adjacent to the house



Photograph 11 – Exterior of house with asbestos sheeting



Photograph 9 – Stored rubbish adjacent to house



Photograph 12 – Rubbish and garage roof, corrugated asbestos cement roofing

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site: www.ADenvirotech.com.au
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ABN:

520 934 529 50

Appendix IV – Groundwater Search (Office of Water)

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

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Internet:

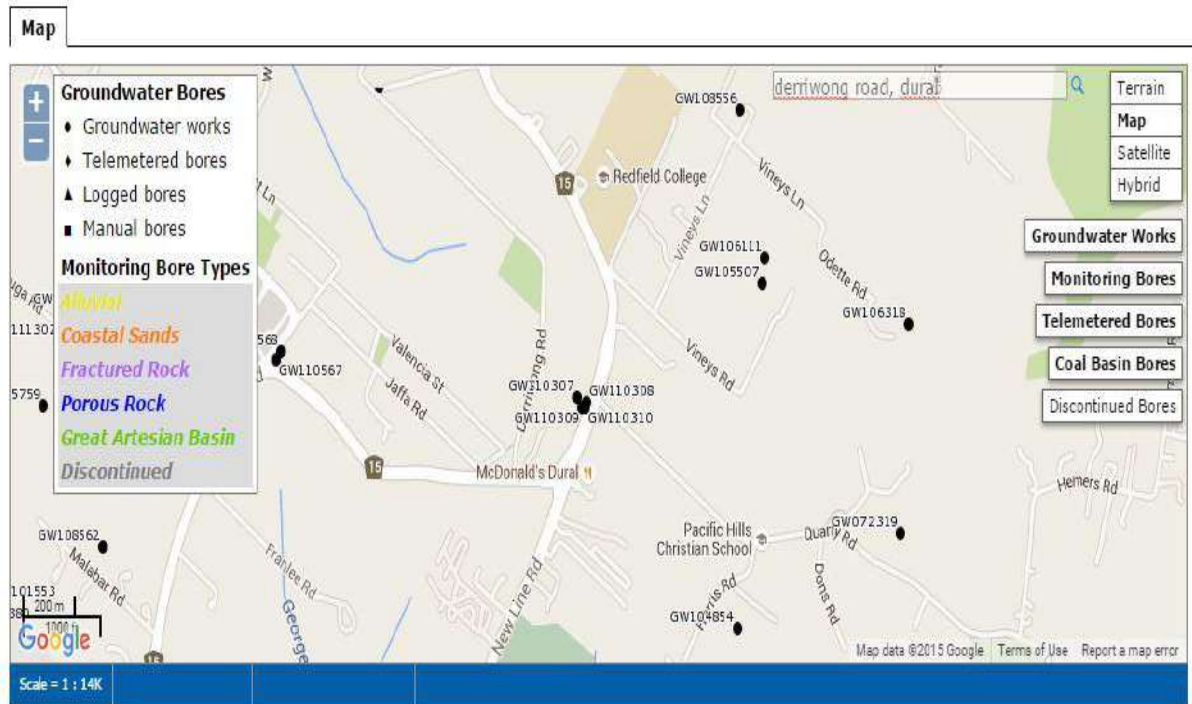
site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Hawkesbury River Basin

All data times are Eastern Standard Time



NSW Office of Water

Work Summary

GW110307

Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 26/05/2009

Final Depth: 8.00 m

Drilled Depth: 8.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property: SHELL COMPANY OF AUST LTD COLES EXPRESS DURAL
 592 - 596 OLD NORTHERN ROAD DURAL 2158 NSW

Standing Water Level: 4.200

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County **Parish** **Cadastre**
Form A: CUMBE CUMBE.43 11//825077
Licensed:

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6269999.0
Easting: 317513.0

Latitude: 33°41'39.5"S
Longitude: 151°01'51.9"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.22	50			Rotary Air
1		Hole	Hole	1.22	8.00	50			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded, Q:6500.000m3
1	1	Casing		0.00	2.00	50			
1	1	Casing		2.00	8.00	50			Seated on Bottom
1	1	Opening	Screen - Gauze/Mesh	2.00	8.00	50		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

--	--	--	--	--	--	--	--	--	--

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	8.00	2.00	Unknown	4.20					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.80	2.80	FILL,BROWN CLAYEY SAND	Fill	
2.80	4.00	1.20	CLAY SANDY BLACK TO GREY,FINE TO COARSE	Clay Loam	
4.00	8.00	4.00	SANDSTONE GREY AND BROWN	Sandstone	

Remarks

*** End of GW110307 ***

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NSW Office of Water

Work Summary

GW110310

Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 22/05/2009

Final Depth: 8.50 m

Drilled Depth: 8.50 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property: SHELL COMPANY OF AUST
LTD COLES EXPRESS DURAL
592 - 596 OLD NORTHERN
ROAD DURAL 2158 NSW

Standing Water Level: 3.200

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County: CUMBE
Form A: CUMBE
Licensed:

Parish: CUMBE.43

Cadastre: 11/825077

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6269975.0
Easting: 317540.0

Latitude: 33°41'40.3"S
Longitude: 151°01'53.0"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	150			Rotary Air
1		Hole	Hole	1.20	3.10	125			Auger - Solid Flight
1		Hole	Hole	3.10	8.50	100			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded, Q:6500.000m3
1	1	Casing		0.00	2.50	65			
1	1	Casing		2.50	8.50	65			Seated on Bottom, Screwed
1	1	Opening	Screen	2.50	8.50	65		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.50	8.50	2.00	Unknown	3.20					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.80	2.80	FILL, BROWN AND GREY, SAND AND GRAVEL	Fill	
2.80	8.50	5.70	SANDSTONE RED BROWN, FINE TO MED GRAINED AND WEATHERED	Sandstone	

Remarks

*** End of GW110310 ***

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

NSW Office of Water

Work Summary

GW110309
Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:
Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:
Completion Date: 22/05/2009

Final Depth: 10.00 m

Drilled Depth: 10.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:
Property: SHELL COMPANY OF AUST
 LTD COLES EXPRESS DURAL
 592 - 596 OLD NORTHERN
 ROAD DURAL 2158 NSW

Standing Water Level: 3.100

GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.43	11/825077
Licensed:		

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Unknown
Source:
Northing: 6269974.0
Easting: 317530.0

Latitude: 33°41'40.3"S
Longitude: 151°01'52.6"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	50			Rotary Air
1		Hole	Hole	1.20	3.20	50			Auger - Solid Flight
1		Hole	Hole	3.20	10.00	50			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing		0.00	4.00	50			
1	1	Casing		4.00	10.00	50			Seated on Bottom, Screwed
1	1	Opening	Screen	4.00	10.00	50		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.20	8.50	3.30	Unknown	3.10					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.90	2.90	FILL,GREY AND BROWN CLAYEY SAND AND SANDSTONE FRAGS.	Fill	
2.90	10.00	7.10	SANDSTONE GREY,FINE TO MED. GRAINED	Sandstone	

Remarks

*** End of GW110309 ***

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

NSW Office of Water

Work Summary

GW110308

Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 22/06/2009

Final Depth: 7.00 m

Drilled Depth: 7.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property: SHELL COMPANY OF AUST
LTD COLES EXPRESS DURAL
592 - 596 OLD NORTHERN
ROAD DURAL 2158 NSW

Standing Water Level: 2.800

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County: CUMBE
Form A: CUMBE
Licensed:

Parish: CUMBE.43

Cadastre: 11//825077

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6269988.0
Easting: 317544.0

Latitude: 33°41'39.8"S
Longitude: 151°01'53.1"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	150			Rotary Air
1		Hole	Hole	1.20	7.00	125			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing		0.00	3.00	65			
1	1	Casing		3.00	7.00	65			Seated on Bottom
1	1	Opening	Screen	3.00	7.00	65		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	7.00	2.00	Unknown	2.80					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	FILL, GREY AND BROWN SANDY GRAVEL AND SANDSTONE	Fill	
1.50	2.20	0.70	CLAY, SANDY, BROWN AND GREY	Clay	
2.20	7.00	4.80	SANDSTONE, BROWN, FINE TO MED GRAINED	Sandstone	

Remarks

*** End of GW110308 ***

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Appendix V – Acid Sulphates Soils

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
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QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Location Search **Advanced Search**

Search Address or Place

[Place on map](#)

State: New South Wales, Australia

[Clear all layers](#)

Environmental Planning Instruments

- Acid Sulfate Soils
 - Class 1
 - Class 2
 - Class 3
 - Class 4
 - Class 5
- Active Street Frontage
- Additional Permitted Uses
- Additional Rural Village Land
- Airport Noise
- Bulk Water Supply Infrastructure
- Drinking Water
- Dwelling Density

Map data ©2015 Google 200 m Terms of Use Report a map error

Appendix VI - NSW OEH State Heritage Records

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

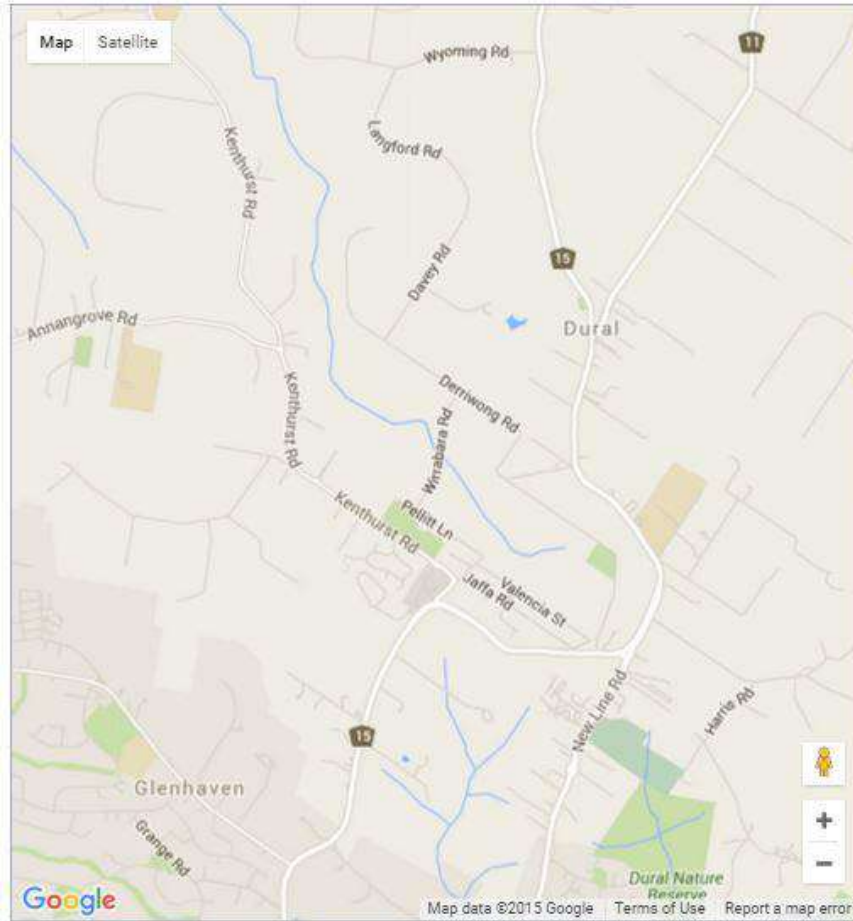
site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Search State Heritage Register

The results shown below are for the State Heritage Register ONLY and does not include items listed on Local Environmental Plans and s.170 Heritage and Conservation Registers. For further mapping information for please contact the relevant Local or State government agency.
Disclaimer: The positions of the State Heritage Register items shown on this page are for general identification and research purposes only. It should not be used for legal searches. Some SHR items have not been included for privacy and security reasons. Free downloading of State Heritage Register spatial datasets and associated metadata into a Geographical Information System (GIS) software package is available at [Community Access to Natural Resources Information \(CANRI\) - http://canri.nsw.gov.au/download/](http://canri.nsw.gov.au/download/)



The map displays the Dural area in New South Wales, Australia. It shows a network of roads including Wyoming Rd, Kangford Rd, Daney Rd, Derwong Rd, Annangrove Rd, Kenthurst Rd, Wirrabara Rd, Pellitt Ln, Jaffe Rd, Valencia St, New Line Rd, and Harrie Rd. A blue arrow points to a specific location on Daney Rd. The map also shows the Dural Nature Reserve and the Dural Nature Reserve. The map is overlaid with a grid and includes a search bar and a dropdown menu for local government areas. The map data is attributed to Google, 2015.

Local government area
The Hills

Suburb/postcode
[Empty text box]

NSW historic theme
Please Choose...

Item type

- All
- Archaeological-Maritime
- Archaeological-Terrestrial
- Built
- Landscape
- Movable / Collection
- Complex / Group
- Conservation Area

Map data ©2015 Google Terms of Use Report a map error

Appendix VII – Section 149

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

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site: www.ADenvirotech.com.au
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520 934 529 50

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153

Telephone +61 2 9843 0555

Facsimile +61 2 9843 0409

DX 9966 Norwest

Email council@thehills.nsw.gov.au

www.thehills.nsw.gov.au

ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

A.D Envirotech Australia
6/7 Millennium Ct
SILVERWATER NSW 2128

Certificate Number: **83240**
Reference: 9315:60041
Issue Date: 8 October 2015
Receipt No: 5001564
Fee Paid: \$ 53.00

ADDRESS: 602 Old Northern Road, DURAL NSW 2158
DESCRIPTION: Lot 1 DP 656036

The land is zoned:
Zone RU6 Transition

The following prescribed matters apply to the land to which this certificate relates:

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

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

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

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.30 - Intensive Agriculture
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions)2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011
 Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River (No.2 – 1997)

The following SEPP's may apply to the land. Please refer to '**Land to which Policy applies**' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

- (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 (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

No Proposed Local Environmental Plans apply to this land.

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Competition).
State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development (Amendment No 3)

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

The Hills Development Control Plan 2012

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

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).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone RU6 Transition

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (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?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
 - (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
 - (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.
- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (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?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code and Rural Housing Code

Complying Development under the General Housing Code and Rural Housing Code **may be** carried out on the land.

Housing Alterations Code and General Development Code

Complying Development under the Housing Alterations Code and General Development Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may be** carried out on the land.

Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes

Complying Development under the Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2012 - www.thehills.nsw.gov.au
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) - www.planning.nsw.gov.au

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

(3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

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

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

(A) Division 2 of Part 3 of the Roads Act 1993; or

NO

(B) any environmental planning instrument; or

NO

(C) any resolution of council?

a) The Hills Development Control Plan 2012?

NO

b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by council, or

(b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

b) By The Hills Local Environmental Plan 2012 local provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

c) By The Hills Development Control Plan 2012 provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council has adopted the NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2006'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) **Subsidence**

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) **Acid sulphate soils**

NO

(vi) **Land contamination**

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) **Any other risk**

NO

7A. Flood related development controls information

- (1) Whether or not development on that 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) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the *Threatened Species Conservation Act 1995* relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

YES

The land is identified on Council's certified Bush Fire Prone Land map as being partly or wholly bush fire prone land. For details refer to the Bush Fire Prone Land map that can be viewed on Council's website at www.thehills.nsw.gov.au

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

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

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which 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?

NO

(b) Whether there are 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 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*?

NO

THE HILLS SHIRE COUNCIL

This land has frontage to a "Classified Road". Roads and Maritime Services, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.

DAVE WALKER
GENERAL MANAGER



Per:

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 2(B)**Zone RU6 Transition****1 Objectives of zone**

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage innovative and sustainable tourist development, sustainable agriculture and the provision of farm produce directly to the public.

2 Permitted without consent

Bed and breakfast accommodation; Extensive agriculture; Home occupations.

3 Permitted with consent

Agricultural produce industries; Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cemeteries; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Garden centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafés; Roads; Roadside stalls; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals; Water supply systems.

4 Prohibited

Any development not specified in item 2 or 3.

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

Appendix VIII – Dial Before You Dig (DBYD)

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

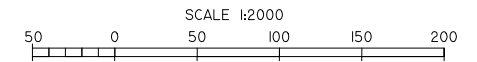
Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

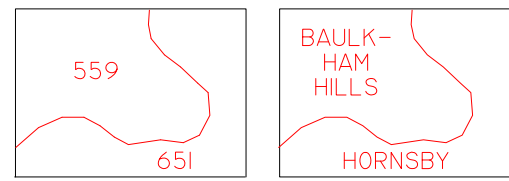
DURAL 4D



THIS MAP UPDATED ON 11/12/2014
 THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
 SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
 DATE ALTERED:..... BY:.....

D4A	D4B	D5A
D4C	D4D	D5C
D7A	D7B	D8A

ADJOINING MAPS



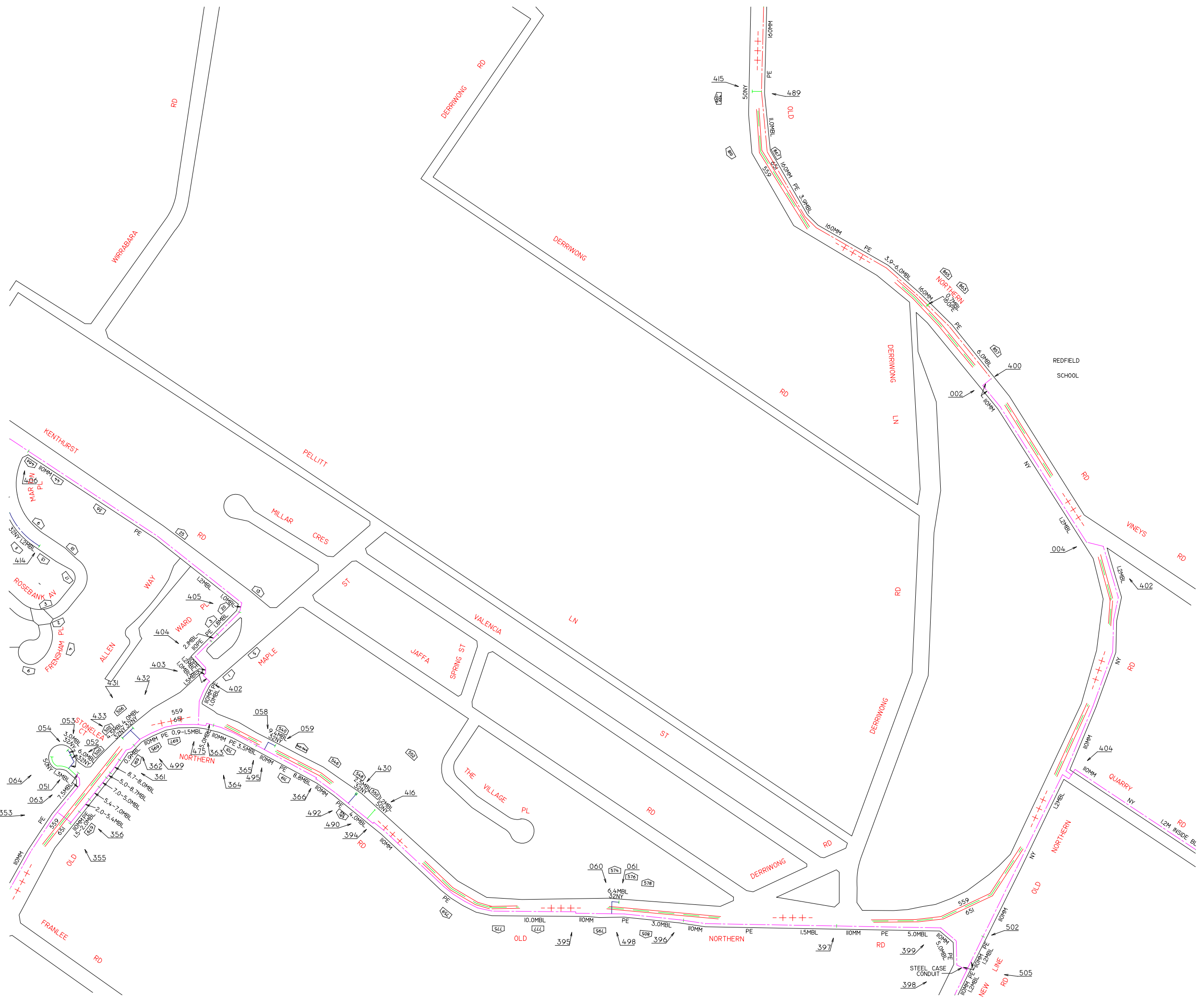
NETWORK AREA MUNICIPALITY AREA

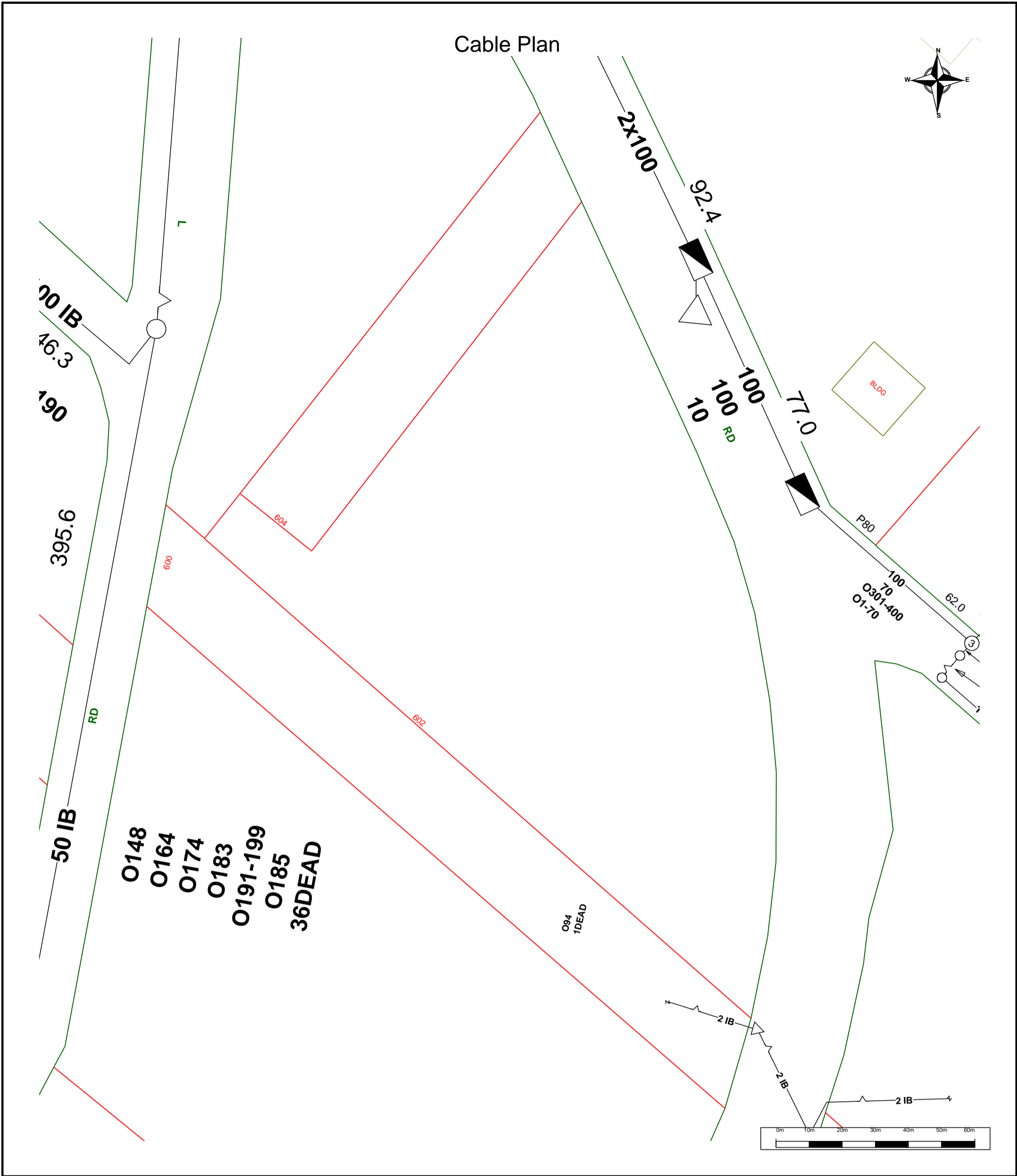
Jemena


KEY

- | MAX ALLOWABLE OPERATING PRESSURE | |
|----------------------------------|--|
| — T — | TRUNK PIPELINE 7000 kPa |
| — P — | PRIMARY MAIN 3500 kPa |
| — S — | SECONDARY MAIN 1050 kPa |
| — 400 — | NETWORK MAIN 400 kPa |
| — 300 — | NETWORK MAIN 300 kPa |
| — 210 — | NETWORK MAIN 210 kPa |
| — 100 — | NETWORK MAIN 100 kPa |
| — 30 — | NETWORK MAIN 30 kPa |
| — 7 — | NETWORK MAIN 7 kPa |
| — 2 — | NETWORK MAIN 2 kPa |
| — + + + — | PROPOSED MAINS |
| PR II-2 3 | STEEL MAIN PROJECT NUMBER |
| △ | PRESSURE MONITORING STATION |
| ▽ | VALVE |
| □ | SYSTEM PRESSURE REGULATOR |
| • | SIPHON |
| 123 | NETWORK NODE |
| 123S | NETWORK VALVE NODE |
| 123V | VALVE NUMBER |
| 6NB | 6 INCH CAST IRON MAIN |
| 150MM | 150MM STEEL MAIN |
| 110MM PE/NY | 110MM POLYETHYLENE/NYLON MAIN |
| ⊙NB 50MM NY | 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN |
| 1.2MBL | DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE |
| 1957 | YEAR LAID |
| — + + + — | MUNICIPALITY BOUNDARY |
| — + + + — | NETWORK BOUNDARY |
| 123 | HOUSE NUMBER |

DURAL 4D





 <p>For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)</p>	<p>Sequence Number: 46400322</p>
	<p>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</p>
<p>TELSTRA CORPORATION LIMITED A.C.N. 051 775 556</p>	
<p>Generated On 30/06/2015 14:22:19</p>	

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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Mains Cable Plan

A100
AA BA



DUCTS
-BQ/1-60 60F/- SMOF FNPEHJ/STD <- (AA1)
-1200 1200/0.40 CPIUT <- (BA)
3:BQ-CG/1-60 60F/- SMOF FNPEHJ/STD (BB)
DUCTS
689 DBOR1 06/2027 (BB) (BB1)

AB BB
AA BA
P100

2xP35 SUBDUCTS (AA)
106:BY-AE/1-6 6F/- MMOF FNPEHJ/STD (AA2)
c1:M1-1200 1400/0.51 PIUT UA (AB)
100DEAD
c1:M1301-1400
c17:M1-2700 2700/0.40 CPIUT (AC)
200DEAD 200 PIUT (BA)
c19:M1-100 100/0.40 CPFUT (BA)
3001:AC-AD/1-60 60F/- SMOF FNPEHJ/STD (BA)
F CAST 210:CAST YY-YY/1-36 36F/- SMOF FNPEHJ/STD <- (BA)
3xDIST (BA)
<C CAST 11:Z01/J1-100 800 PIUT (BB)
c10:M101-600
<C CAST 11:Z01/J601-700
c10:M701-800
4xP35 SUBDUCTS (BC)
123:YY-AE/1-6 6F/- SMOF FNPEHJ/STD (BC1)
3004:AC-AE/1-84 84F/- SMOF FNPEHJ (BC4)
256:YY-AE/1-36 36F/- SMOF FNPEHJ/STD (BC2)

AD
AC BB
AB BB
AA BA

OC TELD0(AA)(AA)
OC TELD0
BREAKOUT P100

1xP32 SUBDUCTS (AA)
102:YY-BQ/1-60 60F/- SMOF FNPEHJ/STD <- (AA1)
c21:M1-1200 1200/0.40 CPIUT <- (BA)

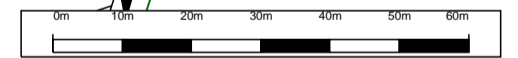
AB BB
AA BA
P100

1xP32 SUBDUCTS (AA)
102:YY-BQ/1-60 60F/- SMOF FNPEHJ/STD <- (AA1)
c21:M1-1200 1200/0.40 CPIUT <- (BA)

AB BB
AA BA
P100

1xP32 SUBDUCTS (AA)
102:YY-BQ/1-60 60F/- SMOF FNPEHJ/STD <- (AA1)
c21:M1-1200 1200/0.40 CPIUT <- (BA)

1400/0.40 CPIUT
1400/0.51 PIUT UA
800 PIUT
700



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TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

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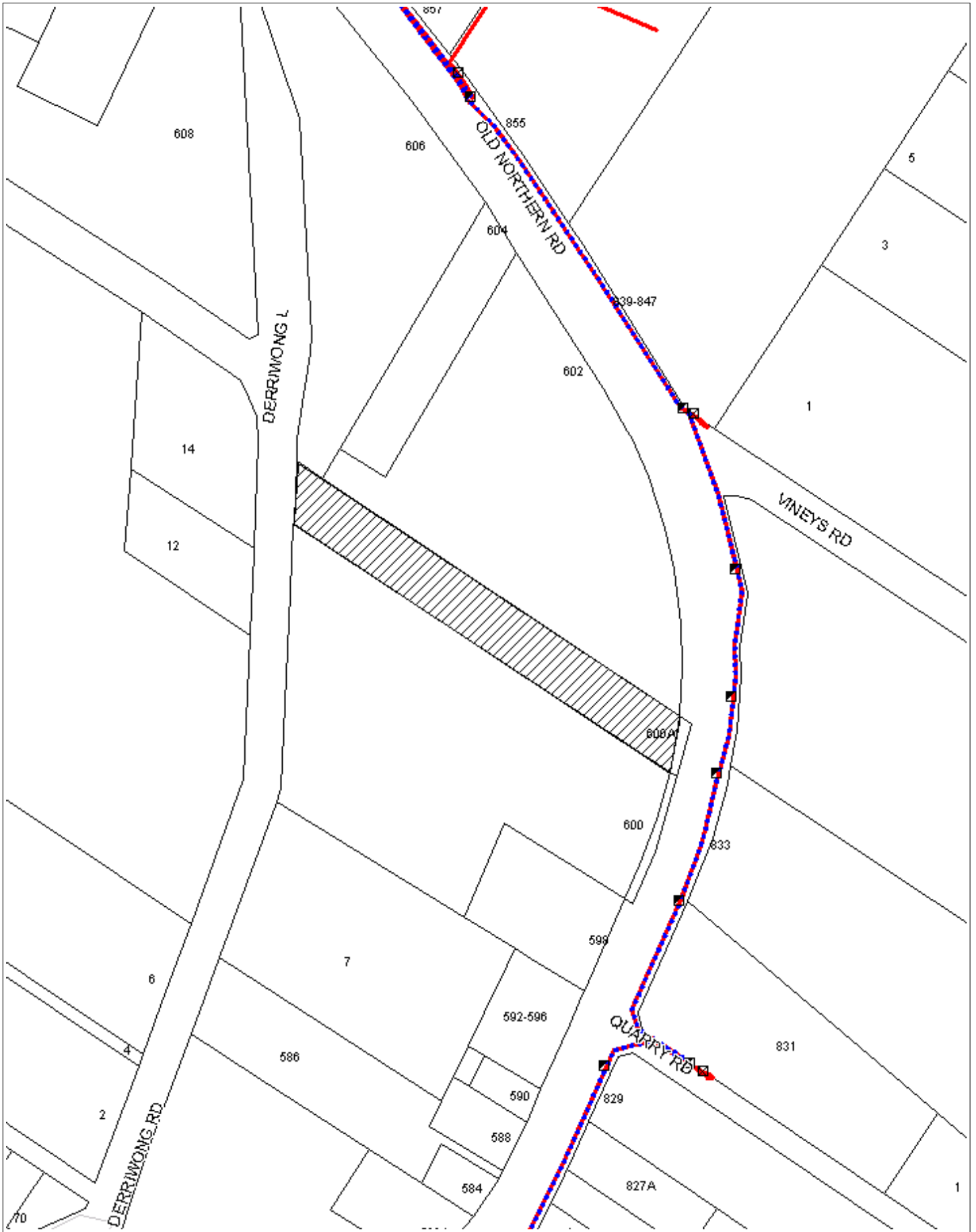
ALL ELECTRICAL APPARATUS SHALL BE CONSIDERED LIVE UNTIL PROVED DE-ENERGISED.
 Contact with live electrical apparatus will cause severe injury or death.

Those excavating near Endeavour Energy's cables should be aware that **ASBESTOS OR ASBESTOS - CONTAINING MATERIAL MAY BE PRESENT** in Endeavour Energy's underground assets and that **Organo-Chloride Pesticides(OCP)** may be present in some sub-transmission trenches.



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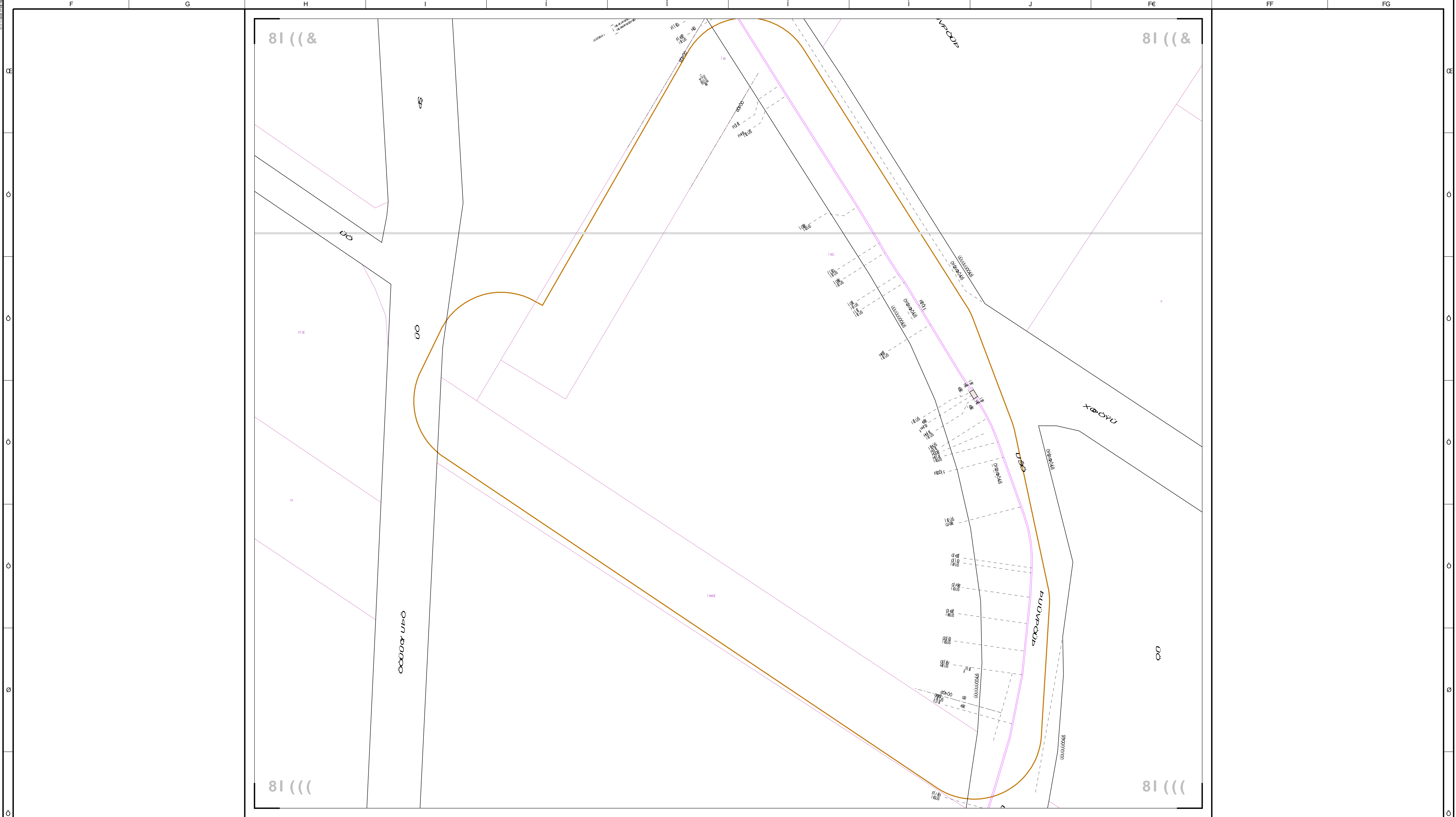
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Legend table with 2 columns: Symbol and Description. The symbols include various line styles and colors representing different types of boundaries and infrastructure.

K5FB-B:
Detailed text block containing project information, site details, and possibly a list of stakeholders or contractors. The text is dense and includes various alphanumeric codes and names.

Project information and branding. Includes the Ausgrid logo, a scale bar, and other project-specific details. The text 'HfLbga Jgg]cT' ('SS' &S' is visible, along with 'DU' Y%>Z%' and 'A @ \$'.

Appendix IX – NSW WorkCover

New South Wales Office:

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Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

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P.O. Box 288
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WorkCover
Our Ref: D15/166185
Your Ref: Evan Webb

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

13 October 2015

Attention: Evan Webb
AD Envirotech Pty Ltd
6/7 Millenium Court
Silverwater NSW 2128

Dear Mr Webb,

RE SITE: 602 Old Northern Rd Dural NSW

I refer to your site search request received by WorkCover NSW on 6 October 2015 requesting information on licences to keep dangerous goods for the above site.

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

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

Yours Sincerely


Brent Jones
Senior Licensing Officer
Dangerous Goods Team

Appendix X – EPA Contaminated Sites Register

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Search results

Your search for:LGA: Baulkham Hills Shire Council

Matched 5 notices relating to 1 site.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Kenthurst	137 Annangrove Road	Annangrove Climbers	5 former

Page 1 of 1

30 June 2015

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Phase I Preliminary Site Investigation

606 Old Northern Rd, Dural NSW

Prepared for: Urbis Pty Ltd



ADE
CONSULTING
GROUP

Prepared for:

Urbis Pty Ltd

Phase I Preliminary Site Investigation

606 Old Northern Rd, Dural NSW

Version	Details	Date
v1 final	Written by Ben Withnall and Evan Webb	26.02.2016
v2 final	Amended by Evan Webb	17.03.2016

Report No:

STC-18-10130 / PS15 / v2 final

Date:

17th March 2016

Written by:

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Environmental Consultant

Reviewed by:

Evan Webb
B.Sc. (Environmental)
Environmental Consultant

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Envirotech Australia Pty Ltd.

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ABBREVIATIONS

ADE	A.D. Envirotech Australia Pty Ltd
AST	Above Ground Storage Tank
BGL	Below ground level (following excavation works)
BLGL	Below local area ground level
BTEX	Benzene, toluene, ethyl-benzene, xylene
COC	Chain of Custody
DEC	Department of Environment and Conservation
DSI	Detailed Site Investigation
DQO	Data Quality Objectives
GILs	Groundwater Investigation Levels
HILs	Health Investigation Levels
HSLs	Health Screening Levels
LPI	Land Property Information
LTO	Land Titles Office
NATA	National Association of Testing Authorities
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW EPA	New South Wales Environmental Protection Authority
OEH	Office of Environment and Heritage
OPPs	Organophosphorous Pesticides
OCPs	Organochlorine Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance/Quality Control
RPD	Relative Percent Difference
SCID	Stored Chemical Information Database
SWL	Standing Water Level
SH&EWMS	Safety Health and Environmental Works Method Statement
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
VHC	Volatile Halogenated Compounds

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1 INTRODUCTION

1.1 General Information

A. D. Envirotech Australia Pty Ltd (ADE) was engaged by Urbis Pty Ltd to undertake a Phase I Preliminary Site Contamination Investigation (PSI) to assess the potential for contamination at 606 Old Northern Rd, Dural NSW (hereafter referred to as the 'site').

The site entails Lot 1 DP 73652 in the Local Government Area of The Hills Shire Council, Parish of South Colah, County of Cumberland.

A site inspection was undertaken on the 9th of February 2016 and comprised of a visual assessment of the site. Details of the field inspection are given in this report, together with comments on the significance of the findings of the investigation.

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

1.2 Proposed Development

ADE has been advised that, Urbis Pty Ltd, on behalf of their client, are re-zoning of the site from RU6 to R2 for residential and mixed use purposes including hospital, aged care and retail.

1.3 Objectives

The objectives of the investigation were to:

- Identify past and present potentially contaminating activities;
- Identify potential sources of contamination and types of contaminants;
- Discuss the site condition;
- Provide a preliminary assessment of site contamination for the suitability of the proposed development; and
- Assess the need for further investigations.

1.4 Scope of Work

The scope of work required to achieve the objectives of the investigation involved the following:

- Completion of a Safety, Health & Environment Work Method Statement (SHEWMS);
- Desktop site review of:
 - Land title records;
 - Section 149 certificates;
 - WorkCover NSW;
 - NSW Environment and Heritage;
 - EPA contaminated lands register for notations; and
 - Dial Before You Dig service search.
- Review of past and current activities on the site;
- Review of past and current activities on neighbouring sites and identification of any potential on-site/off-site sources of contamination;

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- Review of past aerial photographs of the site and its surrounds to identify the locations of any previous buildings and/or other infrastructure associated with activities that could be on-site/off-site sources of contamination;
- Review of local geology and hydrogeology (including groundwater bore search);
- Site inspection by an experienced environmental consultant; and
- Preparation of a Phase I PSI report outlining:
 - Detailed information on the results of the desktop review and site inspection;
 - Conclusions regarding the potential for contamination at the site;
 - Conclusions regarding the sites suitability for the proposed development; and
 - Recommendations for a Phase II Detailed Site Investigation (DSI), should it be warranted.

1.5 Legislative Requirements

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

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

The relevant guidelines issued under the provisions of the aforementioned Acts/Regulations include:

- *Guidelines for the NSW Site Auditor Scheme, NSW DEC 2006.*
- *Guidelines for Consultants Reporting on Contaminated Sites, NSW EPA, 2000.*
- *Guidelines for Assessing Service Station Sites, NSW EPA 1994.*
- *National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013.*
- *Australian Standard AS 4482.1 Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
- *Australian Standard AS 4482.2 Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
- *Sampling Design Guidelines - NSW EPA, 1995.*
- *Waste Classification Guidelines Part 1: Classifying Waste, EPA, 2014.*
- *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008, NSW DECCW 2009.*
- *Guidelines for the Assessment and Management of Groundwater Contamination, NSW DEC, 2007.*

1.6 Whole Report

No one section, or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

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2 SITE IDENTIFICATION

2.1 Site Location

The site has frontage to Derriwong Rd and The Old Northern Rd, Dural NSW as is shown by **Figure 1** below.



Figure 1. Aerial photograph of the site (photograph from maps.au.nearmap.com; accessed on 08.02.2016).

Bearings provided in this report are approximate only. For ease of representing locations in the report, the site is considered to be off the Old Northern Road having a nominal north-south direction assumed. All references to points of the compass within the report are based on these approximate bearings.

2.2 Site Inspection and Description

An Environmental Consultant from ADE carried out a site inspection on the 9th of February 2016 in order to make a visual assessment of the site and provide information on potential site contamination issues, some of which are as follows:

- Surrounding land uses and potential contamination sources;
- Presence of hazardous or dangerous goods storage;
- Presence of Underground or Aboveground Storage Tanks, Generators or associated fuel transfers systems i.e. fuel lines;
- Condition of current structures, stockpiles, vegetation and soil;
- Proximity to water bodies/courses; and
- Visible and/or olfactory evidence of contamination.

A number of potentially contaminating items or activities were identified during the site inspection summarised in **Figure 2** below.

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Figure 2. Aerial photograph of the site from map dated December 2015 (photograph from maps.au.nearmap.com; accessed on 08.02.2016).

1. Presumed asbestos fibre cement debris on soil surface
2. Potential uncontrolled fill observed in opportunistic soil profile
3. 'Tryquat' herbicide container observed
4. General rubbish and building debris
5. 'Agral 60' adjuvant container observed
6. Fly-tipped / stockpiled building waste (brick, metal, concrete)
7. Disturbed soil profile, potential imported fill and general rubbish
8. General waste
9. Exposed soil surface with uncontrolled demolition waste
10. Presumed asbestos fibre cement debris on soil surface
11. Disturbed soil profile and presumed cut & fill activities observed. Presumed asbestos cement cladding of house exterior and presumed lead paint
 - General rubbish and presumed asbestos fibre cement in the building footprint

The subject site is a triangular shape with an approximate area of 1.2 ha. At the time of the inspection the house in the northern sector was occupied and the remainder of the site unused. Fences were poorly maintained on the eastern and western borders. The house appeared to have been constructed in the 1950's or 1960's with extensions added. Presumed lead paint and asbestos were observed within the building fabric. The building footprint and surrounding area has an altered soil profile with potential cut and fill activities in the past. The interior of the house was inaccessible at the time of inspection. Limited access was gained to the sub-floor space area; general household rubbish was observed on the soil surface.

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Inspection of the western boundary adjacent to the house revealed presumed asbestos fibre cement debris on the soil surface and an altered soil profile potentially indicating uncontrolled fill. A drainage easement runs in a north-south direction along the western boundary of the site with power poles spanning its length.

One herbicide container labelled 'Tryquat' was observed in the vegetation along the western boundary, south of the house as well as an adjuvant container labelled 'Agral 60' further south.

General waste and rubbish including but not limited to Styrofoam, metal, carpet and building waste was observed on the western and eastern boundaries, within vegetation and surrounding the house.

Fly tipped / stockpiled building waste including brick, metal and concrete was observed on the southern boundary adjacent to the Derriwong Road access gate.

The south eastern corner of site exhibits a disturbed soil profile with building waste and general rubbish present. An exposed drainage pipe end was observed on the eastern boundary adjacent to the neighbouring property's carp park. Standing water was present which had an iridescent sheen on the surface potentially indicating the presence of hydrocarbons.

An exposed soil surface surrounding storage shed south east of the house revealed building debris and waste indicative of uncontrolled demolition. Presumed asbestos fibre cement debris was observed on the soil surface on the north western side of the building. The building itself was seen to be constructed of corrugated iron and timber.

In the northern corner of the site adjacent to Old Northern Road a sewer service capping point and an electrical capping point were observed. Multiple (7) sewer service caps were identified on the northern boundary adjacent to Old Northern Road south of the house with an 'Odour Control Unit' service box located adjacent to the caps on the property boundary.

Photographs from the site inspection taken on the 9th of February 2016 can be found in Appendix III – Photographs.

2.3 Surrounding Land Use

At the time of inspection the primary surrounding land-uses were observed as follows:

- *Northern boundary:* north of the subject area lies rural residential properties and agricultural land
- *Eastern boundary:* East of the subject site is The Old Northern Rd followed by a mixed use area and Redfield College to the north-east, further east is dominated by agricultural and horticultural land use and residential properties
- *Southern boundary:* Immediately to the south lies a pre-school / community hall, followed by vacant blocks previously used as an orchard and market garden. A Shell service station is located approximately 330 m south to south of the site.
- *Western boundary:* To the west of the site is Derriwong Road and rural residential properties with bushland. Dural cemetery is located immediately west of the southern entry gate.

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2.4 Summary of Site Details

Table 1 below provides a summary of details pertaining to the site.

Table 1. Site details and information.

Site Details	
Site address	606 Old Northern Rd, Dural NSW
Title identification(s)	Lot 1 DP 73652
Current site use	Rural agricultural / Residential
Proposed site use	Mixed use / residential and commercial
Investigation area	Approximately 1.2 ha

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3 PHYSICAL SETTING

3.1 Site Topography and Hydrology

The sites elevation varies between approximately 217 m AHD and 208 m AHD. The topography slopes down from north-east to south-west. Two (2) first order streams which feed in to O'Haras Creek are located in the bushland to the south-west of the site. Surface water flow and groundwater is expected to follow the slope of the land and flow westward into the first order streams and eventually into O'Haras Creek.

3.2 Local Geology and Soil

The site is located on a Glenorie Soil Landscape (gn) as indicated on the Sydney Soil Landscape Map, prepared by the Soil Conservation Services of NSW.

The geology of the Glenorie Soil Landscape is underlain by Wianamatta group Ashfield Shale and Bringelly Shale formations. The Ashfield shale is comprised of laminate and dark grey shale. Bringelly shale consists of shale, calcareous claystone, laminate and fine to medium grained lithic-quartz stone.

Soils are shallow to moderately deep (< 100cm) with variability across upper slopes and drainage gullies.

The topsoil (A1 Horizon) consists of a friable dark brown loam, with moderately to strongly pedal structure. apedal single-grained structure and porous sandy fabric. The pH ranges from strongly acid (pH 4.0) to slightly acid (pH 6.0).

Beneath this layer occurs the B Horizon consisting of hardsetting clay loam. The pH ranges between strongly acid (pH 4.0) to slightly acid (pH 6.5).

In conjunction with the B Horizon, a brown strongly pedal medium clay is present. The pH varies from strongly acid (pH 4.5) to moderately acid (pH 6.5). Strongly weathered sandstone fragments are common. Roots and charcoal fragments are rare.

It should be noted that the area occurs close to a transition between Glenorie and Lucas Heights soil landscapes and therefore transitional phases may occur and vary depending on the exact location.

Fill Material

No intrusive works were conducted during the site inspection. No obvious locations of cut or fill activities were noted during the site inspection with the exception of raised garden beds along the western boundary.

3.3 Hydrogeology

It was beyond the scope of work to study the groundwater flow direction. However, as previously mentioned in the above section, the local groundwater flow is likely to have a south westerly direction towards the first order stream feeding in to O'Hara Creek located to the west.

A search for registered groundwater wells within a 500 m radius of the site was undertaken by ADE via the NSW Office of Water (Allwaterdata.water.nsw.gov.au). Four (4) groundwater bores associated with the shell service station approximately 330 m to the south are present. Records of the groundwater bores

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indicate that the wells were installed in 2009. Standing water level is recorded at 4.2m and 2.8m in the nearby site with a similar altitude (refer to Appendix IV – NSW Groundwater (Office of Water)).

3.4 Acid Sulphate Soils

A review of the Acid Sulphate Soil Risk Maps demonstrated that the site is within an area of “low probability” of acid sulphate soils (refer to *Appendix V – Acid Sulfate Soils*). No further investigation is required with regards to acid sulphate soils.

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4 SITE HISTORY

4.1 Historical Land and Title Search

The site history has been compiled from information gathered from the Land Titles Office (LTO), Land Property Information (LPI) and Council records.

The site entails Lot 1 DP 73652 in the Local Government Area of The Hills Shire Council, Parish of South Colah, County of Cumberland.

Table 2. Summary of LTO records for Lot 1, DP 73652

Date	Transferred/Leased From	Transferred/Leased To	Transfer No.	Certificate reference
Lot 1, DP 73652				
30.06.1823	Crown land	William Tuckwell	N/A	Vol 3608 Fol 177
28.06.1924	Unknown	Harry Granville Moore, of Dural, Orchardist	Appn No. 23652	Vol 3608 Fol 177
01.05.1939	Harry Granville Moore, of Dural, Orchardist	Ronald Thomas Moore, of Dural, Orchardist (of part)	C796298	Vol 3608 Fol 177
15.05.1939	Harry Granville Moore, of Dural, Orchardist	Sarah Jane Moore (of the residue)	C796299	Vol 3608 Fol 177
30.06.1939	Residual transfer	Ronald Thomas Moore, of Dural, Orchardist (of whole)	N/A	Vol 5055 Fol 94
13.10.1948	Ronald Thomas Moore, of Dural, Orchardist	Garret Thompson Moore, of Dural, Orchardist	D912122	Vol 5055 Fol 94
30.09.1954	Garrett Thompson Moore, of Dural, Orchardist	Donald Frederick Douglass Greentree, of Mullumbimby, Banana grower, and Kathleen Graham Greentree his wife	G166999	Vol 5055 Fol 94
07.02.1966	Donald Frederick Douglass Greentree, of Mullumbimby, Banana grower, and Kathleen Graham Greentree his wife	Vincenyo Georgio Vumbaca, of Morsfield, Retired, and Giuseppina Lombardo, of Rose Bay, married woman	K241641	Vol 5055 Fol 94
09.05.1983	N/A	Caterina Vumbaca and Guiseppina Lombardo in half shares as tenants in common	T529237	Vol 5055 Fol 94
25.11.1985	N/A	The Commissioner for Main Roads (part share)	Resumption W13005	Vol 5055 Fol 94
29.07.1987	N/A	Guiseppina Lombardo and Natalina Leongino as tenants in common	W984661	Vol 5055 Fol 94
02.05.1990	N/A	Converted to Computer Folio		1/73652

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Table 2. continued...

Date	Transferred/Leased From	Transferred/Leased To	Transfer No.	Certificate reference
20.12.2014	Unknown	Anthony Badwany Zeaiter and Evette Helen Zeaiter, as joint tenants	TAJ129513	1/73652

The information obtained from the LTO, LPI and Council Records indicates that the site has had multiple owners over the past 100 years mainly consisting of Orchardists and Market Gardeners. Prior to 1924 the land use is unknown however the usage is likely to be of a similar agricultural or horticultural nature (refer to Appendix I – LTO Records).

4.2 NSW Office of Environment and Heritage

A search of the NSW Office of Environment and Heritage public register of state heritage inventory items identified no heritage listed items within the general area of the subject site (refer to Appendix VI – NSW OEHS State Heritage Records).

4.3 Aerial Photographs Review

A review of aerial photographs was conducted and is summarised in Table 3 below. Aerial photographs from the years of 1930, 1947, 1956, 1965, 1986, 1994, 2010, and 2015 were examined (refer to Appendix II - Aerial Photographs).

Table 3. Summary of aerial photography.

Year	Type	Subject Site Description	Adjacent Site Description
1930	Black and White	The site appears to be partly used as an orchard with some signs of regularly spaced trees. Two buildings are present in the northern sector, one in the north western corner and a large structure to the east.	A building is present in the north-eastern corner. The surrounding lands are predominantly used for agriculture, mostly orchards. A small number of residential houses are scattered around the area.
1947	Black and White	The site continues to be used for agricultural purposes but to a lesser degree. Some signs of regularly spaced trees remain in the north western sector and a cleared section in the south western sector indicates agricultural use. The large structure in the central northern sector is gone.	Many of the surrounding orchards appear to have been removed to the west of the site. The land to the east has an increase in residential buildings. Land to the north on the opposite side of The Old Northern Rd is used for agricultural purposes. West of the site appears less intensively used and orchards removed.
1956	Black and White	The site appears to be used for market gardens with a regular cleared area in the eastern sector. A small shed has been constructed adjacent to the crops.	The surrounding land appears largely unchanged.

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Table 4. Continued...

Year	Type	Subject Site Description	Adjacent Site Description
1965	Black and White	The site has more extensive crops evident indicative of market garden usage. A house is present in the north eastern sector corresponding with the existing building.	The land to the east is now cleared and used for market gardens. The rest of the surrounds appears largely unchanged.
1986	Colour	The site has extensive crops evident indicative of market garden usage. The shed and building remain consistent.	The surrounding areas appear to have been scaled back or removed entirely with regards to orchards. The property to the south west has been cleared entirely. Land usage to the east is indicative of further market gardens.
1994	Colour	The site remains consistent. Derriwong Road on the western boundary has been re-routed to current position.	Surrounding sites remain largely unchanged.
2009	Colour	The site has a large amount of equipment, and apparent rubbish strew across the northern and north eastern sectors surrounding the house. Market gardens area still evident in the central sector.	The surrounds appear largely unchanged and are as was observed at the time of the inspection.
2015	Colour	The site appears to have been cleared and grass re-established. The equipment and market gardens are gone and the site is in the state observed during inspection	The surrounds appear largely unchanged and are as was observed at the time of the inspection.

4.4 Contaminated Land Register Search

A search of the sites listed by the EPA under the *Contaminated Land Management Act 1997* revealed that no records have been issued against the site. No records of other contaminated sites that could have a potential impact on the site are present on the properties in the area surrounding the site (refer to Appendix X – EPA Contaminated Sites Register).

4.5 Previous Investigation Reports

No previous investigative reports for the site or surrounding area have been provided by the client.

4.6 Section 149

The site is currently zoned under Zone RU6 Transition under The Hills Local Environmental Plan 2012. The Planning Certificate under Section 149 of the *Environmental Planning and Assessment Act 1979* (See Appendix VII – Section 149 Certificate) provides the state and local environmental planning instruments which affect the site.

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

- The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997;
- The land is not subject to an investigation order or an remediation order within the meaning of the Contaminated Land Management Act 1997;
- The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environmental Protection Authority’s agreement under Section 19 or 26 of the Contaminated Land Management Act 1997; and
- The land is not subject to a site audit statement within the meaning of the Contaminated Land Management Act 1997.

4.7 Dial Before You Dig

An online search for utilities located within the site was conducted and is summarised in Table 4, below. Asset owners were notified and provided information on their utilities (refer to Appendix VIII – Dial Before You Dig).

Table 5. Summary of utilities located on or adjacent to the site

Asset Owner	Utility Type	Utility Location
Ausgrid	Underground Cable	No services present within the boundary of the subject site. However a conduit runs along the northern boundary outside of the property line.
Telstra	Overhead cable run	An overhead cable runs within the easement on the western boundary. A 50 mm PVC conduit is present in the north western apex. Major cable outside site.
Sydney Water	Water	One 150 mm cast iron cement lined hydrant line runs along the western easement boundary. One 200 mm ductile iron cement lined hydrant line runs along the northern boundary. A sewer main runs along the northern boundary, including a jetting point
Endeavour Energy	Electrical	No services present within the boundary of the subject site.
Jemena	Gas	No services present within the boundary of the subject site. A gas main runs along the northern boundary within Old Northern Road
Optus	Telecommunication	No services present within the boundary of the subject site.
Pipe Networks NSW	Telecommunication	Contained within Telstra duct

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4.8 Assessment of Historical Information Integrity

The site history assessment has been obtained from a variety of resources including government records from the NSW land titles office, local council, historical archives, historical aerial photographs, NSW Office of Water and EPA. The veracity of the information from these sources is considered to be moderate to high. The site history assessment is generally considered to be of high integrity with respect to the historical use of the site.

4.9 WorkCover

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

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5 POTENTIAL CONTAMINATION TYPES AND RECEPTORS

5.1 Potential Contamination Types

Table 5 below provides details of potential contamination types that were identified during the investigation. These are Contaminants of Potential Concern (COPC) were noted for each have the potential to have migrated to or be found on the site based on the site history.

Table 6. Potential Sources, Locations and Types of Contaminants.

Potential Source of contamination	Location	Migration pathway	Likelihood	Contaminants of Potential Concern
Previous Land-use – Orchard and Market Garden during the 1920s onwards	Entire site	Atmospheric dispersion, surface water runoff, downward migration into groundwater	Low to moderate	OCPs, OPPs & Arsenic
Septic Tank / Sewage	Septic tank and immediate surrounds	Leakages and demolition	Moderate	Bacteria – e.coli & salmonella & heavy metals
Demolition of structures / demolition and general waste	Northern and eastern sectors, soil surface	Localised demolition. Leaching into soils and groundwater transport. Atmospheric dispersion	Likely	Heavy Metals, PCBs, Asbestos
Potential earthworks / cut and fill activities	North-eastern garden beds and surrounds	Atmospheric dispersion, surface water runoff, downward migration into groundwater	Moderate	Heavy Metals, PAH, TRH, BTEX, OCPs & OPPs, PCBs, asbestos

No specific assessment of groundwater contamination has been undertaken within this investigation.

5.2 Potential Transport Mechanism

Primary transport mechanisms for the migration of potential contaminants on to the site or off the site include:

- Demolition of structures and potential importation of fill
- Airborne particulates due to wind turbulence events;
- Surface water runoff and storm water drainage;
- Downward migration and leaching via infiltration of rain water into the soil; and
- Lateral migration via groundwater.

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5.3 Potential Contamination Receptors

The main potential contamination receptors were considered to include:

- Future construction / utility workers involved in excavation for future development of the site;
- Future residents and or users of the site; and
- The aquatic ecosystems in O'Haras Creek.

5.4 Potential Contamination Discussion

Based on previous usage of the subject site for agricultural purposes as an orchard and market garden it is considered likely that regular spraying of the site with pesticides and herbicides may have occurred over an extended period of time. As such the entire site has the potential for elevated levels of Organochlorine Pesticides (OCPs) and Organophosphate Pesticides (OPPs), it should be noted that based on the half life of these contaminants and the scale of the production, the risk is considered low for exceedances.

During the course of the site inspection no olfactory indication or visual staining on the soil surface were noted across the site.

The residential house present on the subject site provides possible localised contamination surrounding the building footprint as well as previous uncontrolled demolition in the eastern sector. Based on the presence of building debris, asbestos fibre cement walls and debris on the soil surface there is the potential for loose asbestos fibres surrounding the building footprint and areas of surface contamination. Presumed lead paint may be on and around the house and should be managed appropriately. A hazardous materials survey should be undertaken prior to any demolition practices being undertaken. All hazardous materials are to be removed by a suitably qualified contractor prior to demolition of the house. The site has the potential for elevated levels of lead, PCBs and asbestos contamination. These contaminants, if present, pose a risk to future users of the site; removal of the surface contamination and investigation into the presence and extent of contamination within the soil should be undertaken.

An onsite waste water treatment tank was not observed during the inspection, however given that the area is not on town sewer, it is highly likely that there is a septic tank present on site, these provide a potential source of contamination in the form of bacteria and heavy metals. Removal of the tank and or trenches (if identified) is to be carried out in accordance with the Local Government Authority (local council) requirements.

Areas of potential uncontrolled fill have been indicated by a disturbed soil profile as shown in **Figure 2**. The potential for this material to be contaminated should be investigated to ensure any contaminants of potential concern are not present in levels that pose a risk to future construction and utility workers for the development of the site, and the future users of the site.

Results from the Stored Chemical Information Database no dangerous goods have were registered to the property address.

Upon review the available information presented within the body of this report, it is the opinion of ADE that there is the potential for contaminants of concern to pose a risk to the proposed future users of the site and that a limited investigation into the nature and extent of contamination (if present) is required.

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6 CONCLUSIONS

Based on the data and evidence collected in the course of the site inspection and site history review, the findings of the Phase I PSI are as follows:

- The land –use has been predominantly agricultural since the 1920’s, prior to this the land use is not clear;
- Localised contamination surrounding the building footprint is possible. A hazardous materials survey should be undertaken prior to any demolition practices being undertaken and recommendations adhered;
- Based on ongoing usage of the subject site for agricultural purposes it is likely that regular spraying of the site with pesticides and herbicides has occurred over an extended period of time;
- An onsite waste water treatment tank is presumed to provide a potential source of contamination in the form of bacteria and heavy metals. Removal of the tank and trenches is to be carried out in accordance with the Local Government Authority (Local Council) requirements;
- Demolition and building debris including presumed asbestos fibre cement debris were identified on the soil surface. Further investigation into the presence and extent of COC within these areas should be undertaken;
- Areas observed to have a disturbed soil profile and the potential for uncontrolled fill detailed within **Figure 2** should be tested for contaminants of potential concern within those specific areas;
- It is the opinion of ADE that there is the potential for contaminants of concern to pose a risk to the proposed future users of the site and that a limited investigation into the nature and extent of contamination (if present) is required; and
- ADE considers that it is likely that any contamination detected during further investigations (if present) will be capable of being remediated such that the site is suitable for the proposed land use.

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7 LIMITATIONS

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only and has been based on information provided by the client. The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent and experienced person with experience in environmental investigations, before being used for any other purpose. A.D. Envirotech Australia Pty Ltd (ADE) accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced or amended in any way without prior approval by the client or ADE and should not be relied upon by any other party, who should make their own independent enquiries.

Furthermore, soils, rock and aquifer conditions are often variable, resulting in non-homogenous contaminant distributions across a site. Boundaries between zones of variable contamination are often indistinct and have been interpreted based on available information and the application of professional judgement. The accuracy with which the subsurface conditions have been characterised depends on the frequency and methods of sampling and the uniformity of subsurface conditions and is therefore limited by the scope of works undertaken.

This report does not provide a complete assessment of the environmental status of the site and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, ADE reserves the right to review the report in the context of the additional information.

Access to the interior of the house, demolished storage shed, garage and associated ancillary buildings a could not be gained during the site inspection, should any suspect materials or the storage of chemicals be uncovered, the information should be provided to ADE for review of the available information.

ADE's professional opinions are based upon its professional judgement, experience, training and results from analytical data. In some cases further testing and analysis may be required, thus producing different results and/or opinions. ADE has limited investigation to the scope agreed upon with its client.

ADE has used a degree of care and skill ordinarily exercised in similar investigations by reputable member of the Environmental Industry within Australia. No other warranty, expressed or implied, is made or intended.

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8 REFERENCES

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Appendix I – LTO Records

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TITLE SEARCH

Title Reference: 1/73652

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/73652

SEARCH DATE	TIME	EDITION NO	DATE
11/2/2016	4:17 PM	2	20/12/2014

LAND

LOT 1 IN DEPOSITED PLAN 73652
 AT DURAL
 LOCAL GOVERNMENT AREA THE HILLS SHIRE
 PARISH OF SOUTH COLAH COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP73652

FIRST SCHEDULE

ANTHONY BADWANY ZEAITER
 EVETTE HELEN ZEAITER
 AS JOINT TENANTS (T AJ129513)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K102554 RESTRICTION ON USER (S 27E (6) MAIN ROADS ACT, 1924) OF PART BEING LOT 30 IN DP223272
- 3 LAND EXCLUDES THE ROAD(S) BEING LOT 30 IN DP223272

NOTATIONS

DP1038346 NOTE: PROPOSED EASEMENT FOR WATER SUPPLY PURPOSES 3.5 WIDE & VARIABLE
 UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 11/2/2016

* 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.

HISTORY OF TITLE TRANSACTION

Title Reference: 1/73652

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

10/2/2016 2:46PM

FOLIO: 1/73652

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 5055 FOL 94

Recorded	Number	Type of Instrument	C.T. Issue
18/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/3/1999	5669362	DEPARTMENTAL DEALING	
20/2/2002	DP1038346	DEPOSITED PLAN	
12/3/2014	AI436619	DEPARTMENTAL DEALING	
23/7/2014	AI512364	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
20/12/2014	AJ129513	TRANSFER	EDITION 2

*** END OF SEARCH ***

PRINTED ON 10/2/2016

Appn. No. 23652

New South Wales.

7859

[CERTIFICATE OF TITLE.]



REGISTER BOOK,
 VOL. 3608 FOL. 177

CANCELLED

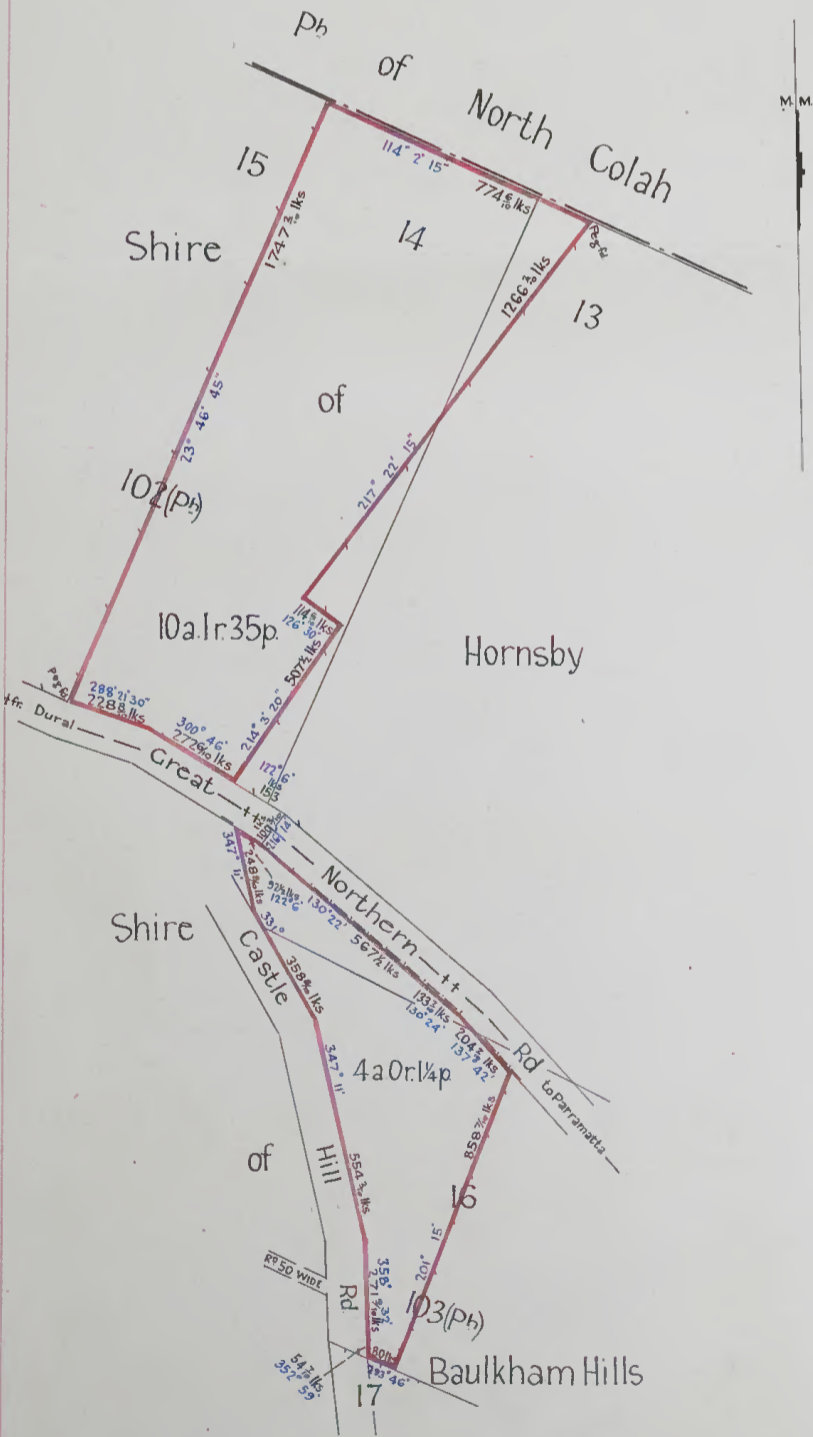
Harry Granville Moore of Dural Orchardist Applicant in primary Application N° 23652 is now the proprietor of an estate in fee simple subject nevertheless to the reservations and conditions if any, contained in the Grants hereinafter referred to and also subject to such encumbrances, liens and interests as are notified hereon in those pieces of land situated in the Shires of Hornsby and Baulkham Hills Parish of South Colah and County of Cumberland containing Ten acres one rood thirty five perches or thereabouts being part of Lots 13 and 14 and Four acres one and one quarter perches or thereabouts being part of Lot 16 of the Salisbury Park Estate and being also parts of one hundred acres (Portion 103 of Parish) and Fifty acres (Portion 103 of Parish) originally granted to William Tuckwell by two several Crown Grants both dated the thirtieth day of June one thousand eight hundred and twenty three which said pieces of land are shown in the plan hereon and therein edged red and also shown in the plan lodged with said application N° 23652 and which said Grants are delineated in the Public Map of the said Parish in the Department of Lands

In witness whereof I have hereunto signed my name and affixed my Seal, this 28th day of June 1924

Signed in the presence of

J. May

R. Williams
 Registrar General.



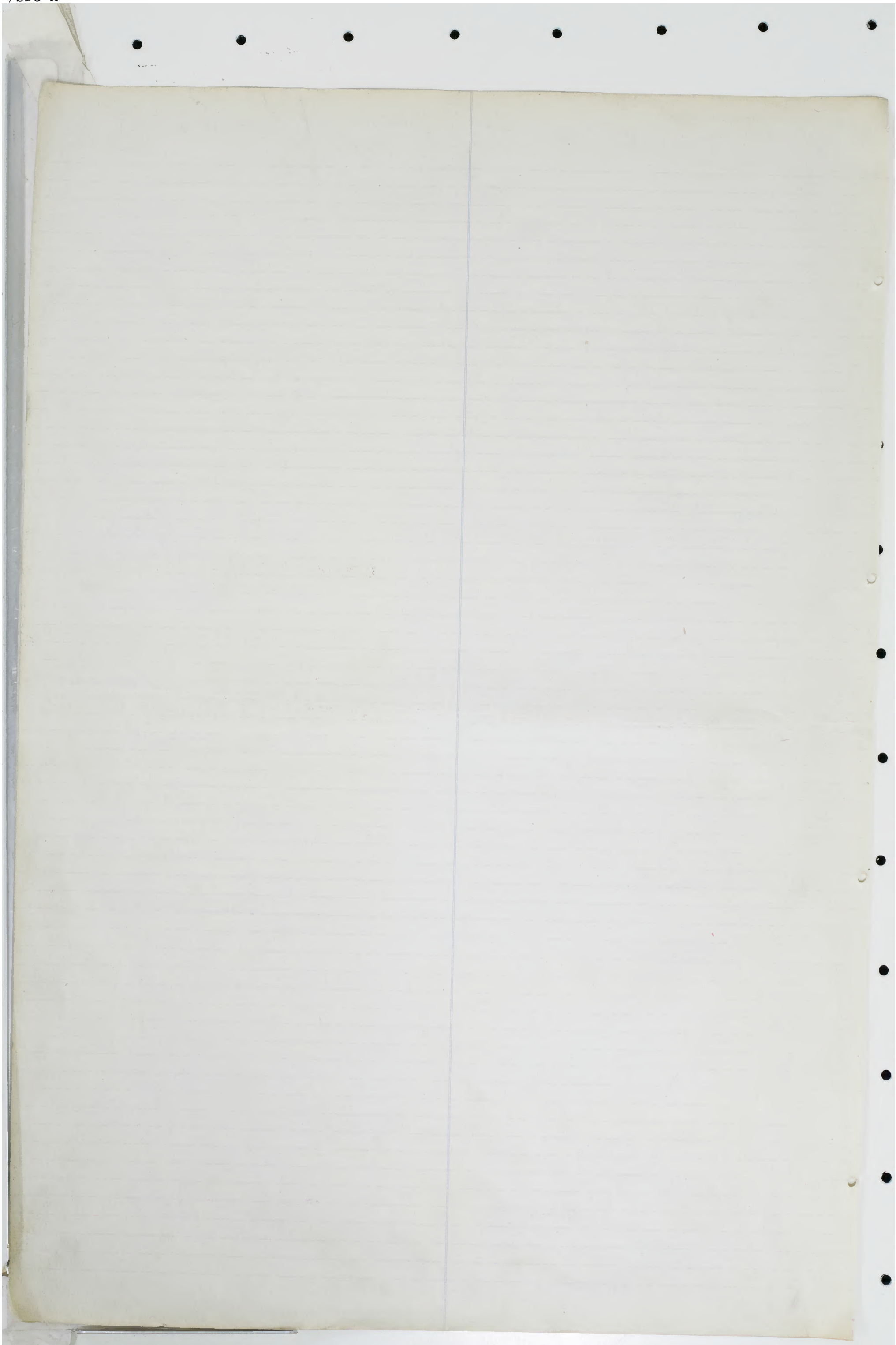
No. C 796298 TRANSFER dated 1st May 1939
 from the said Harry Granville Moore to Ronald
 Thomas Moore of part
 of the land within described
 Produced 14th June 1939 and entered 27th June 1939
 at 12 o'clock in the noon.
 As to land in this transfer this certificate cancelled and new Certificate issued Vol. 3605 Fol. 94.
 Registrar General.

No. C 796299 TRANSFER dated 15th May 1939
 from the said Harry Granville Moore to Sarah
 Jane Moore of the residue
 of the land within described
 Produced 14th June 1939 and entered 27th June 1939
 at 12 o'clock in the noon.
 As to land in this transfer this certificate cancelled and new Certificate issued Vol. 3605 Fol. 151.
 Registrar General.

Scale 4Ch" to one inch

*C 796298 R
 - 9 Res. R*

PA. 23652



201.

Appn. No. 23652
Reference to last certificate
Vol. 3608 Fol. 177

New South Wales.

[CERTIFICATE OF TITLE.]



REGISTER BOOK.
Vol. **5055** Fol. **94**

S
GRY

CANCELLED R
ON ISSUE OF NEW FOLIO 1/73652

RONALD THOMAS MOORE, of Dural, Orchardist, Transferee under Instrument of Transfer No. C796298, is now the proprietor of an Estate in Fee Simple, _____ subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated at Dural in the Shire of Baulkham Hills Parish of South Colah, and County of Cumberland containing Four acres one and one quarter perches or thereabouts as shown in the plan hereon and therein edged red and also shown in plan lodged with Application No. 23652 being part of Lot 16 of the Salisbury Park Estate and being also part of 100 acres (Portion 102 of Parish) and 50 acres (Portion 103 of Parish) both originally granted to William Tuckwell by two several Crown Grants, dated the 30th day of June 1823.

In witness whereof I have hereunto signed my name and affixed my Seal, this thirtieth day of June, 1939.

Signed in the presence of

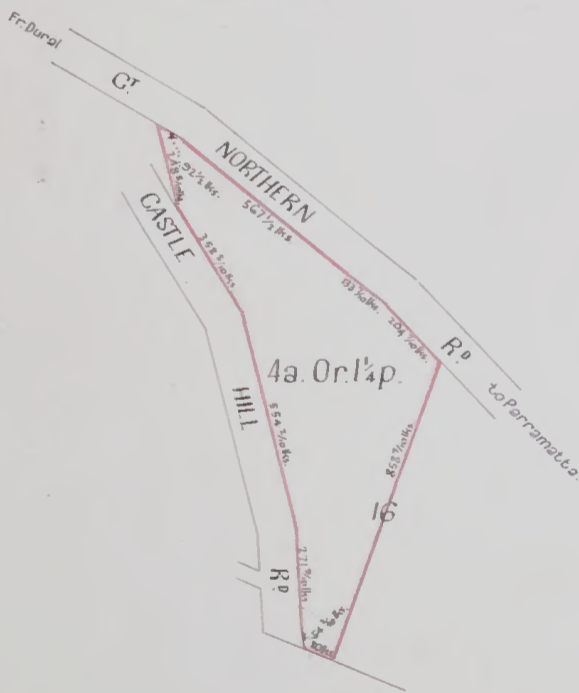
Whisgard }

Ray W. Wells
Registrar General



help NOTIFICATION REFERRED TO.

THE LAND WITHIN LOT 1, IN DP 73652



No. D912 122 TRANSFER dated 25th October 1948 from the said Ronald Thomas Moore to Garnett Thompson Moore of Dural Orchardist of the land within described Produced and entered 20th October 1948 at 52 mts to 11 o'clock in the fore noon.

Te 19122

J. H. Wells
REGISTRAR GENERAL.

No. G166999 TRANSFER dated 30th September 1954 from the said Garnett Thompson Moore to Donald Frederick Douglas Spentree of Mullumbidgee Raymond Spentree and Nathaniel Spentree his wives joint tenants of the land within described Produced and entered 1st October 1954 at 4 mts to 30 o'clock in the after noon.

To G166999

J. H. Wells
REGISTRAR GENERAL.

No. G167000 MORTGAGE dated 1st September 1954 from the said Donald Frederick Douglas Spentree and Nathaniel Spentree joint tenants to Garnett Thompson Moore of Dural Orchardist Produced and entered 1st October 1954 at 4 mts to 30 o'clock in the after noon.

h G167000

J. H. Wells
REGISTRAR GENERAL.

C796298

Handy 12/26 2/1/4 2/1/3

Scale: 4 Chains to one inch.

coln

No. G312059 DISCHARGE of within mortgage
No. G167000 dated 9th May 1953
Produced and entered 15th June 1953
at 5.30 a.m. o'clock in the forenoon.
J. H. Pellet
REGISTRAR GENERAL.

Lot 30. D. P. 223272 is subject to the restrictions on
user imposed by Section 27 E (6) Main Roads Act 1924-1963
See No. K 102554 Entered 10h January 1966

Jawatson
REGISTRAR GENERAL

Giuseppa Giorgio Lombardo of Marzfield
Peter and Giuseppina Lombardo of Rose
now the registered proprietor of the land within described.
as for tenants in common in equal shares.
See TRANSFER No. K241641 dated 7th February 1966
Entered 4th April 1966
Jawatson
REGISTRAR GENERAL

REGISTERED PROPRIETOR *Caterina Vumbaca in 1/2 share*
Giuseppina Leonardo in 1/2 share as tenants in common
with a transmission of 529 237 Registered 9-5-1983
Jawatson
REGISTRAR GENERAL

REGISTERED PROPRIETOR *The Commissioner for Main*
Roads as to part being Lot 30 in D.P. 223272
by Resumption W13005 Registered 25-11-1985
N
O
P

REGISTERED PROPRIETOR *GIUSEPPINA LOMBARDO IN 1/2 SHARE*
AND NATALINA LEONARDI AND GIUSEPPINA LOMBARDO
AS TENANTS IN 2 SHARE, AS TENANTS IN COMMON
IN THE LAND IN RESUMPTION W 13005 BY TRANSMISSION
W 984661 Registered 29-7-1987 27

COMPUTER FOLIO. NO FURTHER
DEALINGS TO BE REGISTERED.

DP 223272
made by 26 2 25 20517
K102554 Dec 27 6
Lot 30 DP 223272
K241641
158237 TA
LOT 30
D.P. 223272
RESUMED FOR
MAIN ROAD
PURPOSES
VIDE QAZ,
27.9.85
FOL. 5169.
W13005 RAR
W984661 TAR

Appendix II – Aerial Photographs

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

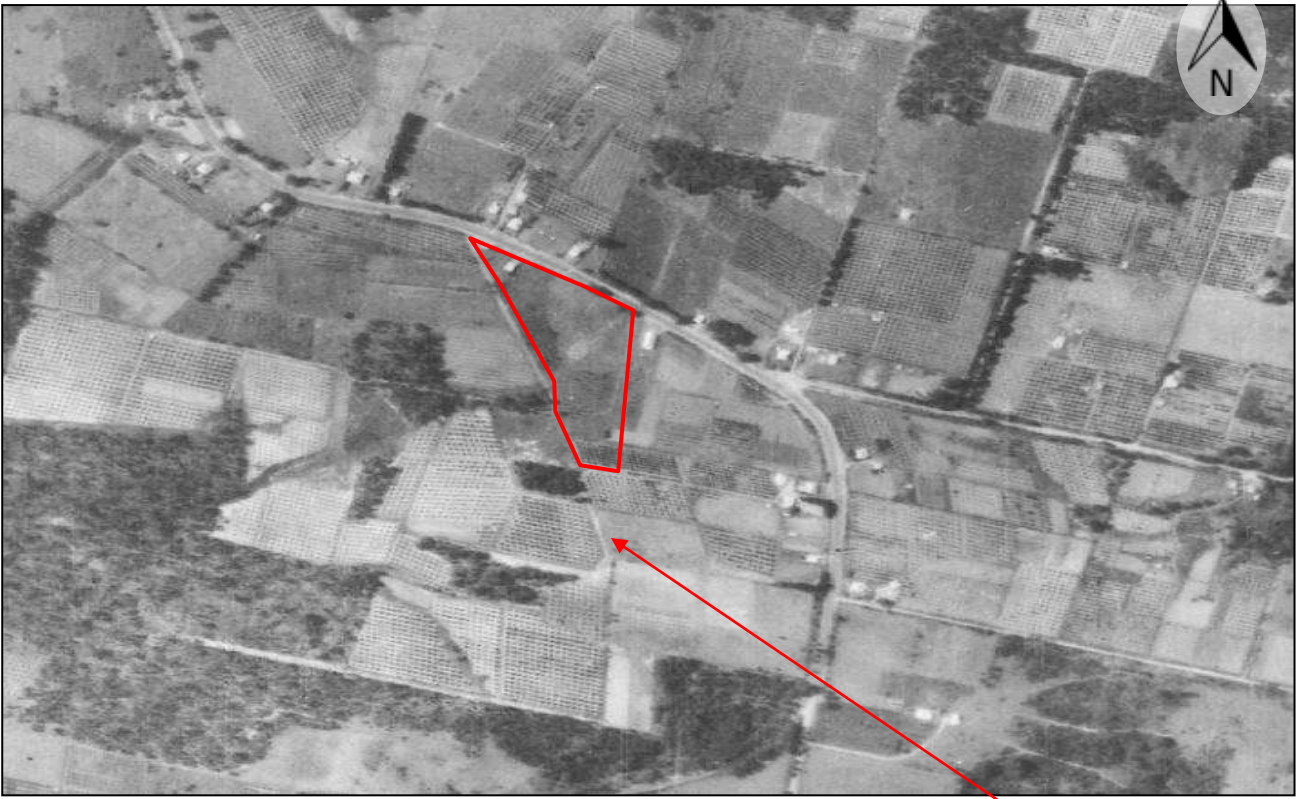
NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

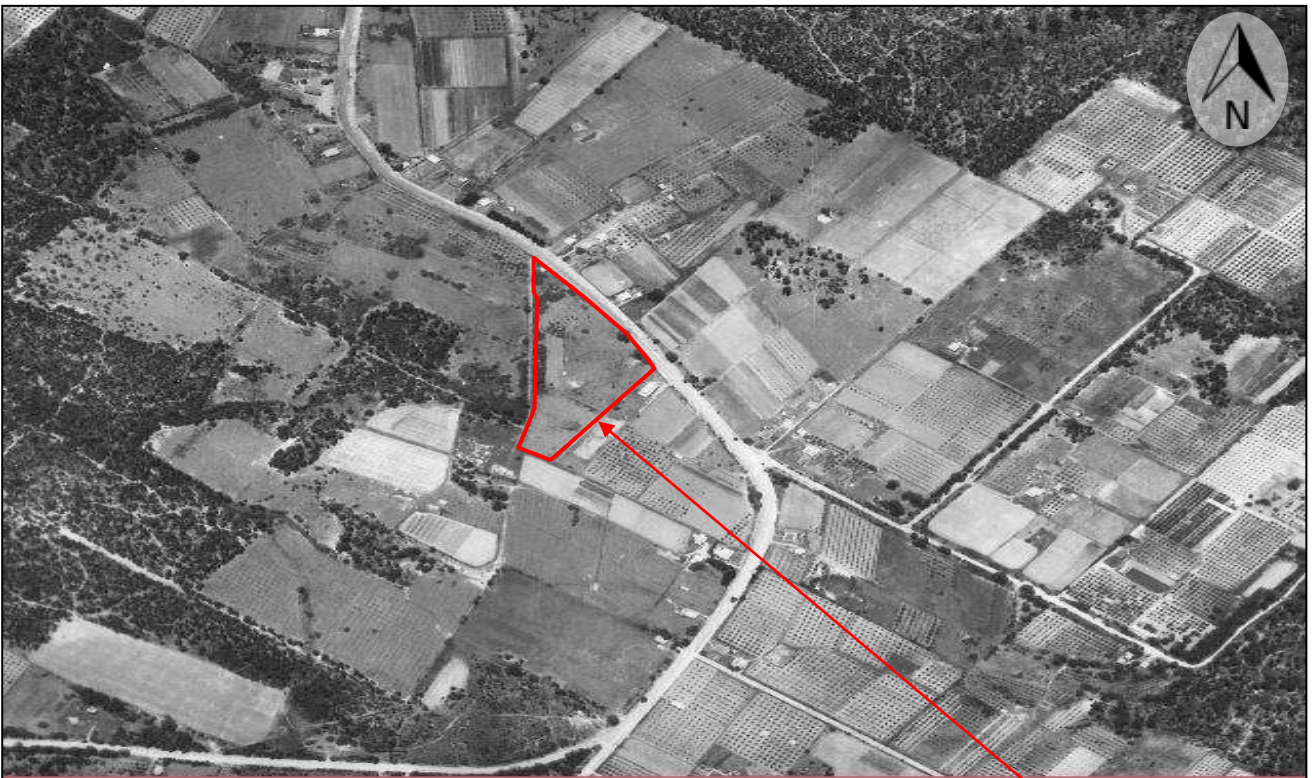
site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Aerial Photograph 1. Aerial photograph of the site dated 1930 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.



Aerial Photograph 2. Aerial photograph of the site dated 1947 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

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P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
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site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Aerial Photograph 3. Aerial photograph of the site dated 1956 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.



Aerial Photograph 4. Aerial photograph of the site dated 1965 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.

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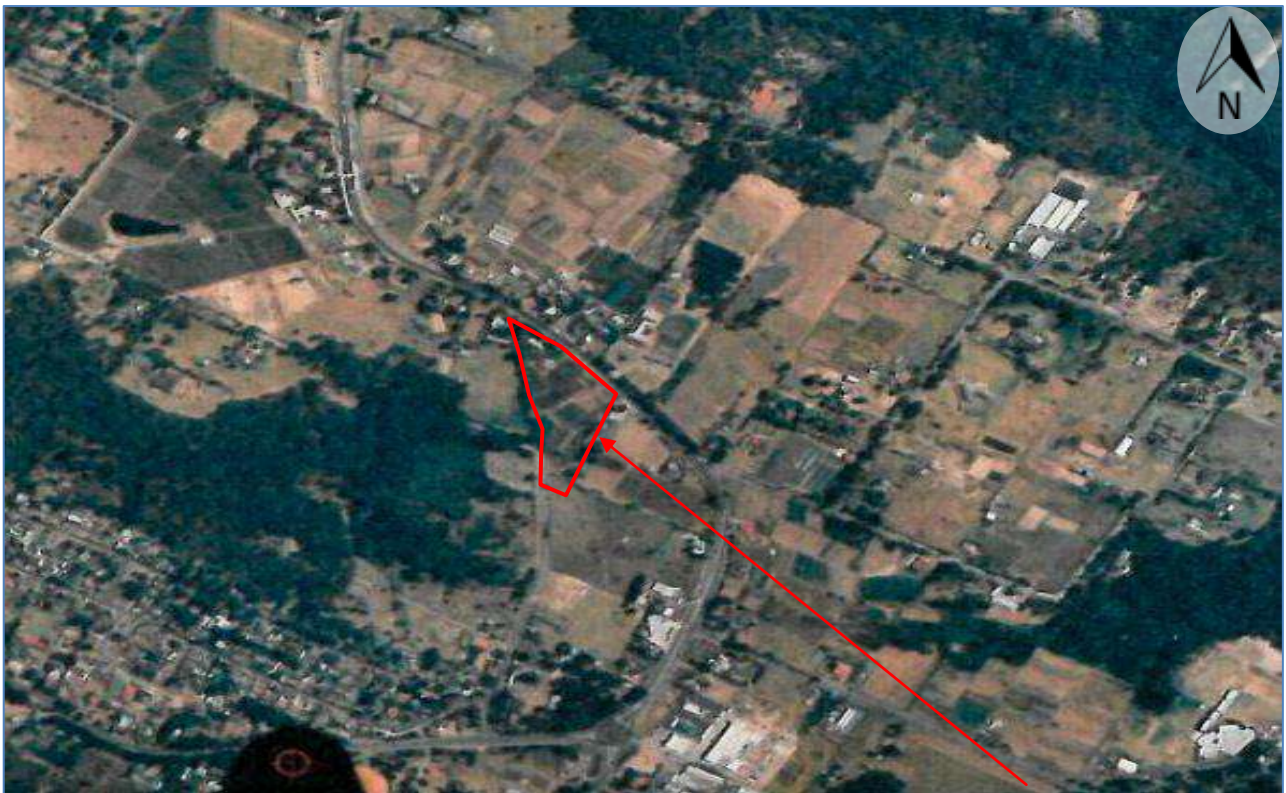
site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Aerial Photograph 5. Aerial photograph of the site dated 1986 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.



Aerial Photograph 6. Aerial photograph of the site dated 1994 with approximate site boundary. Sourced from the Department of Finance and Services records, accessed on the 08.02.2016.

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Silverwater, NSW 2128

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Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

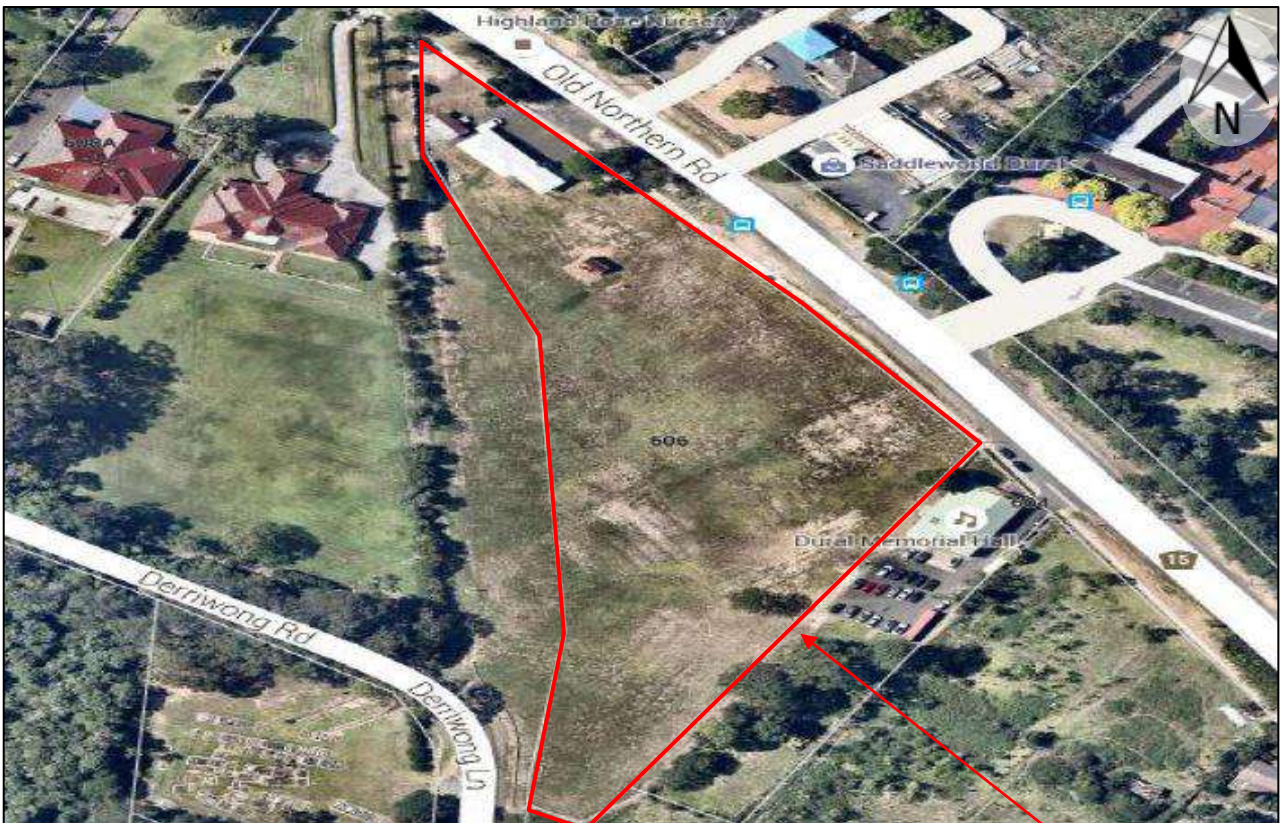
site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Aerial Photograph 7. Aerial photograph of the site dated 2009 with approximate site boundary. Sourced from the nearmap.com, accessed on the 08.02.2016.



Aerial Photograph 8. Aerial photograph of the site dated 2012 with approximate site boundary. Sourced from the nearmap.com, accessed on the 08.02.2016.

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Silverwater, NSW 2128

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Upper Coomera, QLD 4209

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NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Appendix III – Photographs

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Photograph 1 – View of the landscape (facing north)



Photograph 4 – View of the northern boundary inc. house, shed and 'odour control unit' (facing west)



Photograph 2 – Presumed asbestos fibre cement debris on the western boundary.



Photograph 5 – 'Agral 60' adjuvant container on the western boundary



Photograph 3 – Stockpiled building and demolition waste, southern boundary.



Photograph 6 – Exposed soil surface to the east of shed revealing uncontrolled demolition waste.

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

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e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Photograph 7 – Presumed asbestos fibre cement debris adjacent to shed



Photograph 10 – Drainage pipe end adjacent to car park with iridescent sheen on water.



Photograph 8 – Corrugated iron shed with debris on soil surface (facing east).



Photograph 11 – Exterior of house with disturbed soil profile with debris on surface (facing west).



Photograph 9 – disturbed soil profile on the south-eastern boundary (facing north).



Photograph 12 – Car port in the north-western apex showing potential fill and raising.

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
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Silverwater, NSW 2128

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site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Appendix IV – Groundwater Search (Office of Water)

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

NSW Office of Water

Work Summary

GW110307
Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:
Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:
Completion Date: 26/05/2009

Final Depth: 8.00 m

Drilled Depth: 8.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:
Property: SHELL COMPANY OF AUST
 LTD COLES EXPRESS DURAL
 592 - 596 OLD NORTHERN
 ROAD DURAL 2158 NSW

Standing Water Level: 4.200

GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.43	11//825077
Licensed:		

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

Grid Zone:
Scale:
Area/District:
Elevation: 0.00 m (A.H.D.)

Northing: 6269999.0

Latitude: 33°41'39.5"S

Elevation Unknown
Easting: 317513.0

Longitude: 151°01'51.9"E

Source:
GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.22	50			Rotary Air
1		Hole	Hole	1.22	8.00	50			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded, Q:6500.000m3
1	1	Casing		0.00	2.00	50			
1	1	Casing		2.00	8.00	50			Seated on Bottom
1	1	Opening	Screen - Gauze/Mesh	2.00	8.00	50		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	8.00	2.00	Unknown	4.20					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.80	2.80	FILL,BROWN CLAYEY SAND	Fill	
2.80	4.00	1.20	CLAY SANDY BLACK TO GREY,FINE TO COARSE	Clay Loam	
4.00	8.00	4.00	SANDSTONE GREY AND BROWN	Sandstone	

Remarks

*** End of GW110307 ***

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

NSW Office of Water

Work Summary

GW110310

Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 22/05/2009

Final Depth: 8.50 m

Drilled Depth: 8.50 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property: SHELL COMPANY OF AUST
LTD COLES EXPRESS DURAL
592 - 596 OLD NORTHERN
ROAD DURAL 2158 NSW

Standing Water Level: 3.200

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County: CUMBE
Form A: CUMBE
Licensed:

Parish: CUMBE.43

Cadastre: 11/825077

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6269975.0

Latitude: 33°41'40.3"S

Elevation Unknown

Easting: 317540.0

Longitude: 151°01'53.0"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	150			Rotary Air
1		Hole	Hole	1.20	3.10	125			Auger - Solid Flight
1		Hole	Hole	3.10	8.50	100			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded, Q:6500.000m3
1	1	Casing		0.00	2.50	65			
1	1	Casing		2.50	8.50	65			Seated on Bottom, Screwed
1	1	Opening	Screen	2.50	8.50	65		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.50	8.50	2.00	Unknown	3.20					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.80	2.80	FILL, BROWN AND GREY, SAND AND GRAVEL	Fill	
2.80	8.50	5.70	SANDSTONE RED BROWN, FINE TO MED GRAINED AND WEATHERED	Sandstone	

Remarks

*** End of GW110310 ***

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

NSW Office of Water

Work Summary

GW110309

Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 22/05/2009

Final Depth: 10.00 m

Drilled Depth: 10.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property: SHELL COMPANY OF AUST
LTD COLES EXPRESS DURAL
592 - 596 OLD NORTHERN
ROAD DURAL 2158 NSW

Standing Water Level: 3.100

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County: CUMBE
Form A: CUMBE
Licensed:

Parish: CUMBE.43

Cadastre: 11/825077

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Area/District:

Scale:

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

Northing: 6269974.0

Latitude: 33°41'40.3"S

Elevation Unknown

Easting: 317530.0

Longitude: 151°01'52.6"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	50			Rotary Air
1		Hole	Hole	1.20	3.20	50			Auger - Solid Flight
1		Hole	Hole	3.20	10.00	50			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing		0.00	4.00	50			
1	1	Casing		4.00	10.00	50			Seated on Bottom, Screwed
1	1	Opening	Screen	4.00	10.00	50		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.20	8.50	3.30	Unknown	3.10					

**Geologists Log
Drillers Log**

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.90	2.90	FILL,GREY AND BROWN CLAYEY SAND AND SANDSTONE FRAGS.	Fill	
2.90	10.00	7.10	SANDSTONE GREY,FINE TO MED. GRAINED	Sandstone	

Remarks

*** End of GW110309 ***

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NSW Office of Water

Work Summary

GW110308

Licence: 10BL603071

Licence Status: ACTIVE

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

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 22/06/2009

Final Depth: 7.00 m

Drilled Depth: 7.00 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property: SHELL COMPANY OF AUST
LTD COLES EXPRESS DURAL
592 - 596 OLD NORTHERN
ROAD DURAL 2158 NSW

Standing Water Level: 2.800

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County: CUMBE
Form A: CUMBE
Licensed:

Parish: CUMBE.43

Cadastre: 11//825077

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6269988.0

Latitude: 33°41'39.8"S

Elevation Unknown

Easting: 317544.0

Longitude: 151°01'53.1"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.20	150			Rotary Air
1		Hole	Hole	1.20	7.00	125			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing		0.00	3.00	65			
1	1	Casing		3.00	7.00	65			Seated on Bottom
1	1	Opening	Screen	3.00	7.00	65		1	PVC Class 18, Screwed, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	7.00	2.00	Unknown	2.80					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	FILL,GREY AND BROWN SANDY GRAVEL AND SANDSTONE	Fill	
1.50	2.20	0.70	CLAY,SANDY,BROWN AND GREY	Clay	
2.20	7.00	4.80	SANDSTONE,BROWN,FINE TO MED GRAINED	Sandstone	

Remarks

*** End of GW110308 ***

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

Appendix V – Acid Sulphates Soils

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Location Search **Advanced Search**

Search Address or Place

[Place on map](#)

State: New South Wales, Australia

[Clear all layers](#)

Environmental Planning Instruments

- Acid Sulfate Soils
 - Class 1
 - Class 2
 - Class 3
 - Class 4
 - Class 5
- Active Street Frontage
- Additional Permitted Uses
- Additional Rural Village Land
- Airport Noise
- Bulk Water Supply Infrastructure
- Drinking Water
- Dwelling Density

Map data ©2015 Google 200 m Terms of Use Report a map error

Appendix VI - NSW OEH State Heritage Records

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

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P.O. Box 288
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Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

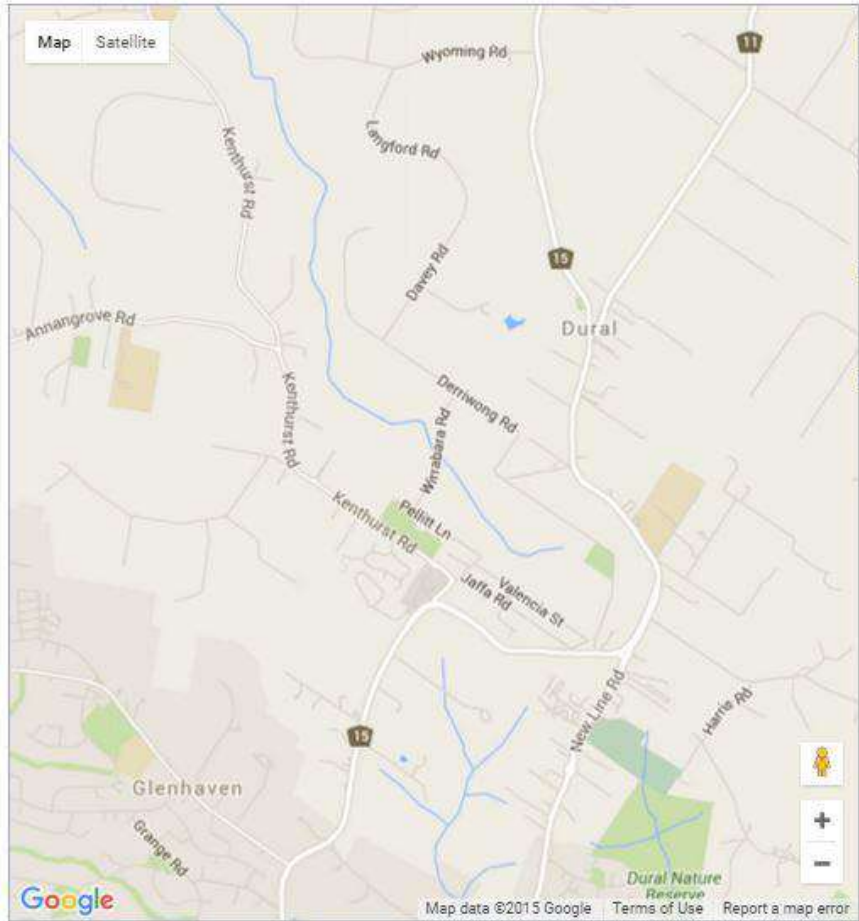
site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

Search State Heritage Register

The results shown below are for the State Heritage Register ONLY and does not include items listed on Local Environmental Plans and s.170 Heritage and Conservation Registers. For further mapping information for please contact the relevant Local or State government agency. *Disclaimer:* The positions of the State Heritage Register items shown on this page are for general identification and research purposes only. It should not be used for legal searches. Some SHR items have not been included for privacy and security reasons. Free downloading of State Heritage Register spatial datasets and associated metadata into a Geographical Information System (GIS) software package is available at [Community Access to Natural Resources Information \(CANRI\) - http://canri.nsw.gov.au/download/](http://canri.nsw.gov.au/download/)



The map displays the Dural area in New South Wales, Australia. It shows a network of roads including Wyoming Rd, Kangford Rd, Daney Rd, Derwong Rd, Annangrove Rd, Kenthurst Rd, Wirrabara Rd, Pellitt Ln, Jaffe Rd, Valencia St, New Line Rd, and Harrie Rd. A blue arrow points to a specific location on Daney Rd. The map also shows the Dural Nature Reserve and the town of Glenhaven. The Google logo is visible in the bottom left corner, and map data is attributed to ©2015 Google. There are also links for Terms of Use and Report a map error.

Local government area
The Hills ▼

Suburb/postcode
[Empty text box]

NSW historic theme
Please Choose... ▼

Item type

- All
- Archaeological-Maritime
- Archaeological-Terrestrial
- Built
- Landscape
- Movable / Collection
- Complex / Group
- Conservation Area

[Search] [Reset]

Appendix VII – Section 149

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

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520 934 529 50

THE HILLS SHIRE COUNCIL

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PO Box 7064, Baulkham Hills BC NSW 2153

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Facsimile +61 2 9843 0409

Email council@thehills.nsw.gov.au
www.thehills.nsw.gov.au

DX 9966 Norwest

ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **84959**
Reference: 10130:64902
Issue Date: 17 February 2016
Receipt No: 5093935
Fee Paid: \$ 53.00

ADDRESS: 606 Old Northern Road, DURAL NSW 2158
DESCRIPTION: Lot 1 DP 73652

The land is zoned:
Zone RU6 Transition

The following prescribed matters apply to the land to which this certificate relates:

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

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

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

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.30 - Intensive Agriculture
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions)2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011
 Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River (No.2 – 1997)

The following SEPP's may apply to the land. Please refer to '**Land to which Policy applies**' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

(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 (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Proposed The Hills Local Environmental Plan 2012 (Amendment No.) applies to this land.

Refer Attachment 1(2)(A)

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Competition).

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

The Hills Development Control Plan 2012

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

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).

- (A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone RU6 Transition

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (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?

The Hills Local Environmental Plan 2012?

YES

Clause 4.2A of The Hills Local Environmental Plan 2012 provides minimum land dimensions for the erection of a dwelling house on the following zones:

RU1 Primary Production, RU2 Rural Landscape, RU6 Transition, E3 Environmental Management and E4 Environmental Living.

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
 - (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
 - (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.
- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (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?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code and Rural Housing Code

Complying Development under the General Housing Code and Rural Housing Code **may be** carried out on the land.

Housing Alterations Code and General Development Code

Complying Development under the Housing Alterations Code and General Development Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code **may be** carried out on the land.

Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes

Complying Development under the Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2012 - www.thehills.nsw.gov.au
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) - www.planning.nsw.gov.au

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Finance, Services and Innovation?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

(3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

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

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

(A) Division 2 of Part 3 of the Roads Act 1993; or

NO

(B) any environmental planning instrument; or

NO

(C) any resolution of council?

a) The Hills Development Control Plan 2012?

NO

b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

- a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- b) By The Hills Local Environmental Plan 2012 local provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

- c) By The Hills Development Control Plan 2012 provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council has adopted the NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2006'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) Any other risk

NO

7A. Flood related development controls information

- (1) Whether or not development on that 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) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 94A

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the Threatened Species Conservation Act 1995 relates, (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

YES

The land is identified on Council's certified Bush Fire Prone Land map as being partly or wholly bush fire prone land. For details refer to the Bush Fire Prone Land map that can be viewed on Council's website at www.thehills.nsw.gov.au

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

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

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which 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?

NO

(b) Whether there are 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 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

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) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009*?

NO

THE HILLS SHIRE COUNCIL

This land has frontage to a "Classified Road". Roads and Maritime Services, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.

DAVE WALKER
GENERAL MANAGER



Per:

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 1(2)(A)

Planning Proposal 20/2015/PLP – Rural Workers Dwellings.

Planning Proposal 20/2015/PLP is to amend *The Hills Local Environmental Plan 2012* as part of a strategic review of planning controls for the Shire's rural areas. The proposal is to prohibit rural workers dwellings across all rural zones under Local Environmental Plan 2012.

The Shire's rural lands are within close proximity to the urban area and rural workers dwellings are generally only appropriate in remote locations more than 200km from major population centres and when the scale and nature of the farm necessitates on-site workers.

The changes also involve simplifying planning controls under Development Control Plan 2012, the Growth Centre Development Control Plans for the North Kellyville and Box Hill Release Areas.

The Minister for the Department of Planning and Environment has chosen to delegate the making of the plan to Council.

For further information please contact Council's Duty Planner on 9843 0469.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can be viewed on Council's website

www.thehills.nsw.gov.au under 'Application Tracking' on the home page or under the 'Planning & Development' menu bar.

ATTACHMENT 2(B)**Zone RU6 Transition****1 Objectives of zone**

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage innovative and sustainable tourist development, sustainable agriculture and the provision of farm produce directly to the public.

2 Permitted without consent

Bed and breakfast accommodation; Extensive agriculture; Home occupations.

3 Permitted with consent

Agricultural produce industries; Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cemeteries; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Garden centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafés; Roads; Roadside stalls; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals; Water supply systems.

4 Prohibited

Any development not specified in item 2 or 3.

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

Appendix VIII – Dial Before You Dig (DBYD)

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

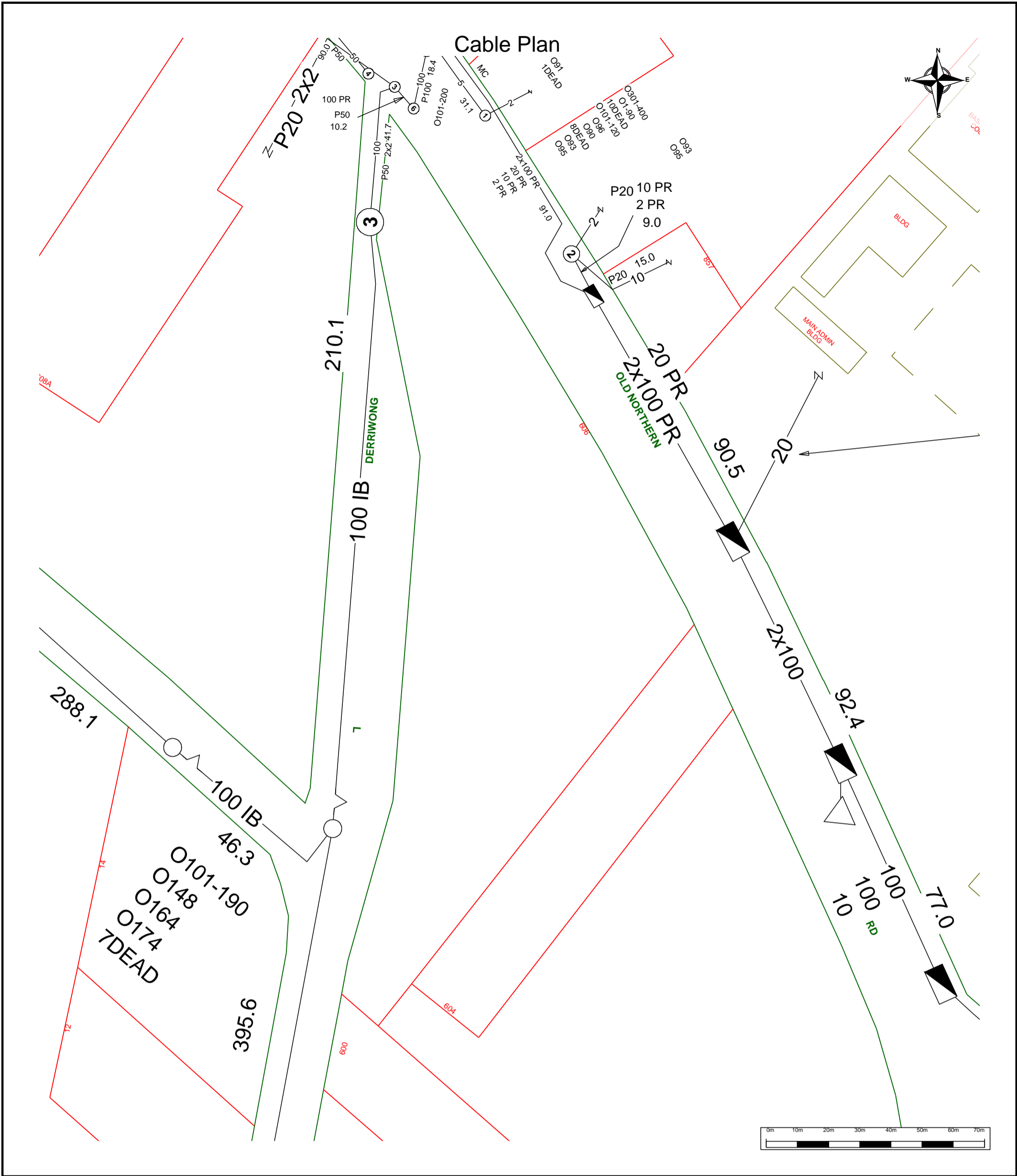
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ABN:

520 934 529 50



	<p>For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)</p>	<p>Sequence Number: 50806116</p>
<p>TELSTRA CORPORATION LIMITED A.C.N. 051 775 556</p>		<p>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</p>
<p>Generated On 12/02/2016 13:16:35</p>		

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

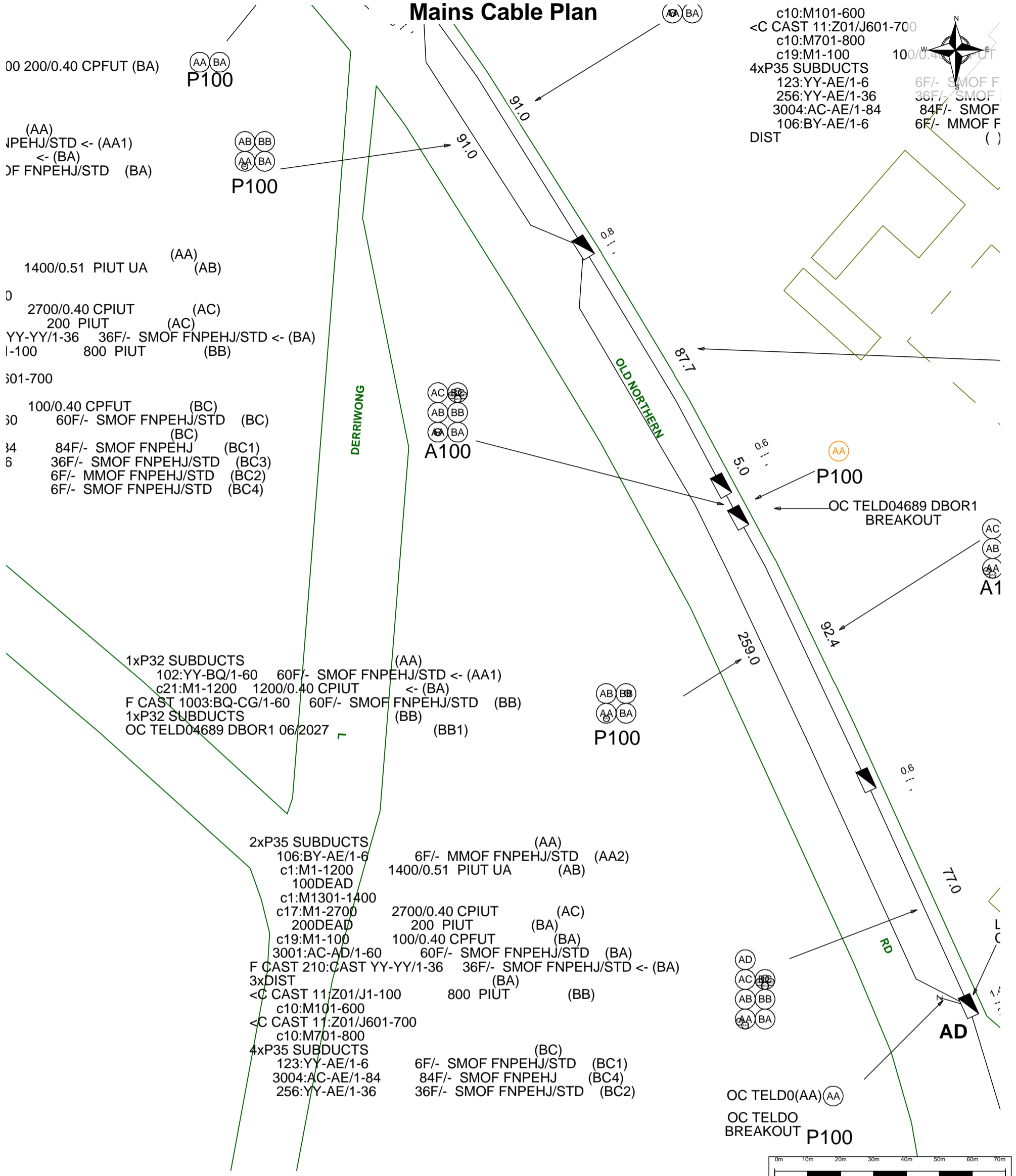
WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Mains Cable Plan



For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 50806116

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

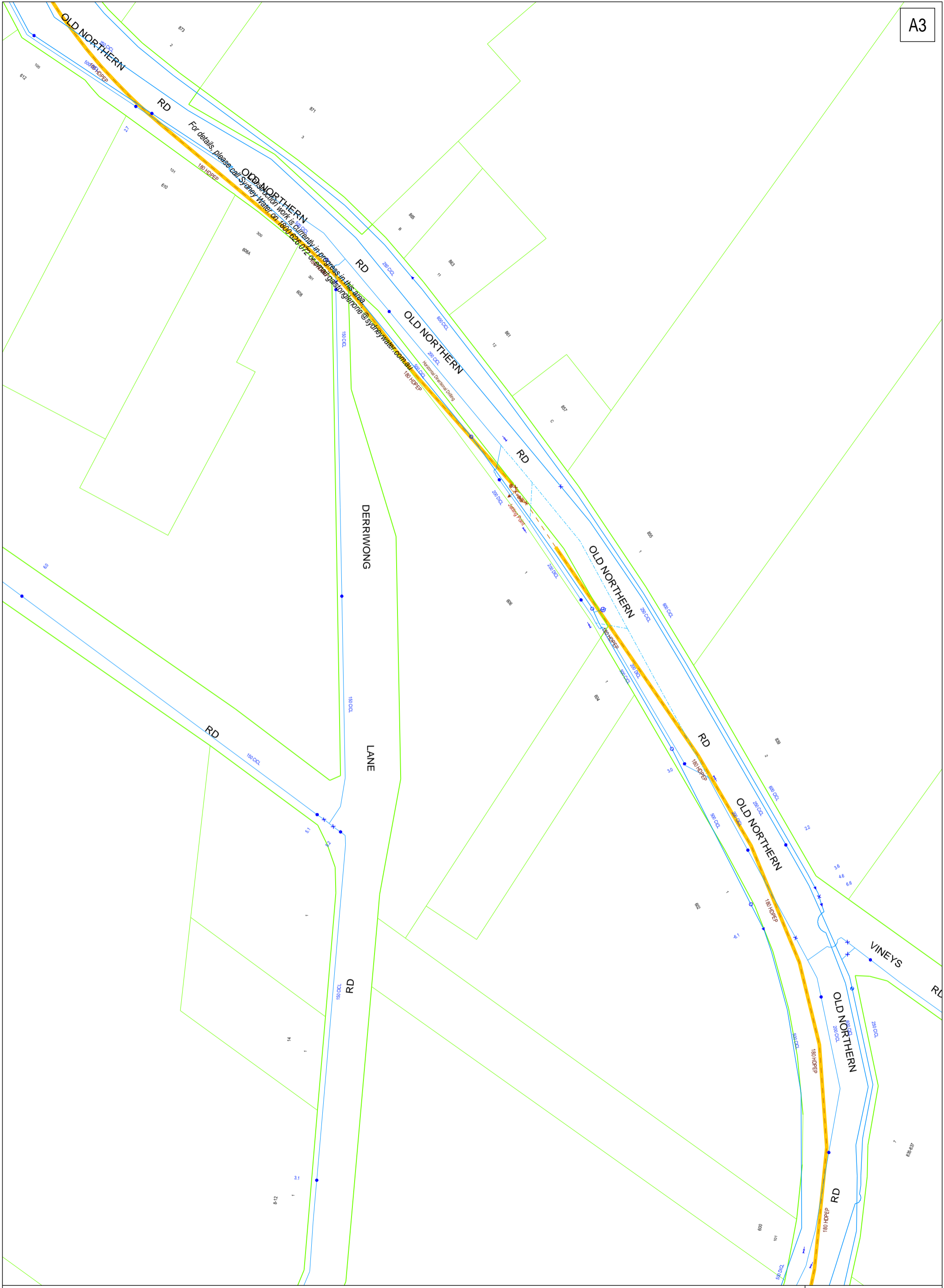
Generated On 12/02/2016 13:16:40

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

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Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.





Level 17, PIPE Networks House, 127 Creek Street, Brisbane 4000
PH:(07) 3233 9895 FAX:(07) 3233 9885

DBYD ENQUIRY RETURN:

PIPE Networks **DOES** own or operate telecommunications network infrastructure within the request area detailed above.

The affected network infrastructure is contained within the **Telstra** duct network and can be found listed on the appropriate **Telstra** duct Network plans.

THIS NETWORK IS VITAL TO OUR OPERATIONS AND AS SUCH, IT IS CRITICAL THAT **NO WORKS** COMMENCE WITHIN THE AREA UNTIL YOU HAVE RECEIVED AND APPRAISED THE TELSTRA DUCT PLANS FOR THIS AREA.

Due to continued network expansion, this network information can only be considered valid and accurate for 28 days from issue.

PIPE Networks will seek compensation for any damage to its network through negligence or ignorance of your duty of care.

PIPE NETWORKS
Ph (07) 3233 9895
Email: dbyd@pipenetworks.com
(for information specifically on this job only)



Response Cover Letter

Date: 12/02/2016

PIPE Networks
Level 17, 127 Creek St
Brisbane QLD 4000
Phone: +61 732339895
Fax: +61 732339880

To:

Mr Evan Webb - Customer ID: 1153777
AD Envirotech - Mr Evan Webb
4 10 Millenium
Silverwater
NSW
2128

Email: e.webb@adenvirotech.com.au
Phone: 0296486669
Fax: Not Supplied
Mobile: 0449960490

Dear Mr Evan Webb

The following is our response to your Dial Before You Dig enquiry.

Assets Affected: Telstra

Sequence Number: 50806113

Location: 606 Old Northern Road
Dural
NSW 2158

Commencement Date: 17/02/2016

Please read over the attached documents for more information about your enquiry.

DISCLAIMER: No responsibility/liability is taken by PIPE Networks for any inaccuracy, error, omission or action based on the information supplied in this correspondence.

Note: If the works fall in an area that adjacent to PIPE Networks infrastructure, a pre-inspection is required prior to commencement of works. Contact PIPE Networks to arrange an inspection time. **NO WORKS TO COMMENCE PRIOR TO INSPECTION.**

Date: 12/02/2016
To: Mr Evan Webb
Company:
Address: 4 10 Millenium
Silverwater, NSW 2128

ENQUIRY DETAILS

Location: 606 Old Northern Road, Dural, NSW 2158
Sequence No.: 50806117
DBYD Reference: 10275044

In relation to your enquiry of the above address, Optus advises as follows:

The records of Optus disclose that there ARE NO underground Optus FIBRE OPTIC TELECOMMUNICATIONS cables in the vicinity of the above enquiry as per the attached plan(s). This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Drawings and Plans provided by Optus are reference diagrams which were correct at the time the asset was built. Exact ground cover and alignments cannot be provided with any certainty as these may alter over time. Depths of Telecommunications plant vary considerably as do alignments. It is essential to uncover the asset and positively identify the assets exact location.

Optus plans are provided as a guide only and the completeness of the information cannot be guaranteed.

“DUTY OF CARE”

When working in the vicinity of Telecommunications plant you have a legal “Duty of Care” that must be observed.

It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer and head contractor to design for minimal impact to Optus plant. Optus will provide assistance at this design stage through the provision of plans and sketches or consultation.

It is the owner’s (or constructor’s) responsibility to:-

- a) Request plans of Optus plant for a particular location at a reasonable time before construction begins. If you have doubts about the presence of Optus assets we strongly recommend that you engage an Optus Accredited plant locator.
- b) Visually locate Optus plant by hand digging or using non-destructive water jet method where construction activities may damage or interfere with Optus plant
- c) Contact Optus Network Operations – Asset Analyst (details below) if Optus plant is wholly or partly located near construction activities

CRIMINAL CODE ACT 1995

The following is an extract from the Criminal Code Act 1995 and is applicable to Optus plant

Chapter 10 National infrastructure

Part 10.6 Telecommunications Services

Division 474 Telecommunications offences

Sect 474.6 Interference with facilities

- 1) A person is guilty of an offence if the person tampers with, or interferes with, a facility owned or operated by:
 - (a) a carrier; or
 - (b) a carriage service provider; or
 - (c) a nominated carrier.

Penalty: Imprisonment for 1 year.

- 2) For the purposes of an offence against subsection (1), absolute liability applies to the physical element of circumstance of the offence, that the facility is owned or operated by a carrier, a carriage service provider or a nominated carrier.
- 3) A person is guilty of an offence if:
 - (a) the person tampers with, or interferes with, a facility owned or operated by:
 - i.a carrier; or
 - ii.a carriage service provider; or
 - iii.a nominated carrier; and
 - (b) this conduct results in hindering the normal operation of a carriage service supplied by a carriage service provider.

Penalty: Imprisonment for 2 years.

- 4) For the purposes of an offence against subsection (3), absolute liability applies to the following physical elements of circumstance of the offence:
 - (a) that the facility is owned or operated by a carrier, a carriage service provider or a nominated carrier;
 - (b) that the carriage service is supplied by a carriage service provider.
- 5) A person is guilty of an offence if:
 - (a) the person uses or operates any apparatus or device (whether or not it is comprised in, connected to or used in connection with a telecommunications network); and
 - (b) this conduct results in hindering the normal operation of a carriage service supplied by a carriage service provider.

Penalty: Imprisonment for 2 years.

DAMAGE

ANY DAMAGE TO OPTUS NETWORK MUST BE REPORTED TO 1800 500 253 IMMEDIATELY

The owner is responsible for all plant damage when works commence prior to obtaining Optus Drawings, or failure to follow instructions.

Optus reserves the right to recover compensation for loss or damage to its cable network and other property including consequential loss

ASSET RELOCATIONS

You are not permitted to relocate or alter any Optus assets or network under any circumstance.

For all enquiries relating to the relocation of Optus assets please email Fibre.Locations@optus.net.au

ESSENTIAL PRECAUTIONS AND APPROACH DISTANCES

Note: If the following clearances cannot be maintained, please contact Optus Network Operations Asset Analysis Team for advice on how to resolve the situation.

1. On receipt of plans and before commencing excavation work or similar activities near Optus plant, carefully locate the plant first to avoid damage. Engage an Optus accredited locator to undertake exposure of the Optus plant when working within the following approach distances.

Where Optus plant is in an area where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1.0m must be maintained from where it could be reasonably presumed that plant would reside.

In non established or unformed reserves this distance must be at least 3 metres.

In country or rural areas which may have wider variations in reasonably presumed plant presence, the following minimum approach distance applies:

- a) Parallel to plant: 5 metres

Note: Indicated depths may vary significantly and pot-holing needs to be undertaken within extreme care, commonsense and using techniques least likely to damage cables. Potholing is only to be undertaken by an Optus accredited plant location contractor.

If construction work is parallel to Optus plant, then careful hand digging or using non destructive water jet method (pot holing) at least every 5m is required to establish the location of the plant, confirming the location of the plant prior to work commencing.

Under no circumstances is crossing of Optus plant to be performed without first exposing the Optus plant and having an Optus representative present onsite.

2. Maintain the following minimum clearance between construction activity and the actual location of Optus plant.

Jackhammers / Pneumatic Breakers	Not within 1.0m of actual location
Vibrating Plate or Wacker Packer Compactor	Not within 0.5m of actual location 300mm compact clearance before compactor can be used across Optus ducts 750mm compact clearance cover before compactor can be used across Optus <i>Direct Buried</i> cable
Boring Equipment (in-line, horizontal and vertical)	Not within 5.0m of actual location without Optus representative onsite Constructor to hand dig or non-destructive water jet method (pot holing) and expose the Optus plant Not to cross the Optus plant without first exposing the plant at the crossing point and without Optus representative onsite
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven across Optus ducts or plant with less than 600mm of cover Depth to be verified via hand digging
Mechanical Excavators, Farm ploughing, Boring, Tree removal, fencing	Not within 1.0m of actual location Constructor to hand dig or use non-destructive water jet method (pot holing) and expose plant

All Optus pits and manholes should be a minimum of 1.0m in from the back of kerb or within 15m of street intersection after the completion of your work.

All Optus conduit should have the following minimum depth of cover **after the completion of your work**:-

- **Footway 600mm**
- **Roadway 1000mm at drain invert and at road centre crown**

In cases where it is considered that these clearances cannot be maintained at the completion of works advice is to be sought from the Optus Damages and Relocations Team

FURTHER ASSISTANCE

Assistance can be obtained by contacting Optus Network Operations Asset Analysis on **1800 505 777**

Where an on-site location is provided, the owner is responsible for all costs associated with hand digging or use of non-destructive water jet method (pot holing) to visually locate and expose Optus plant.

If plant location drawings or visual location of Optus plant by digging reveals that the location of Optus plant is situated wholly or partly where the owner plans to work, then Optus Damages and Relocates Team must be contacted through Optus Network Operations Asset Locations to discuss possible engineering solutions.

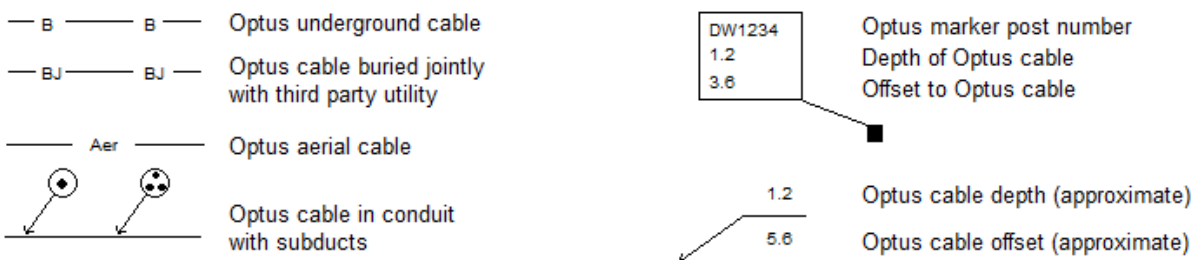
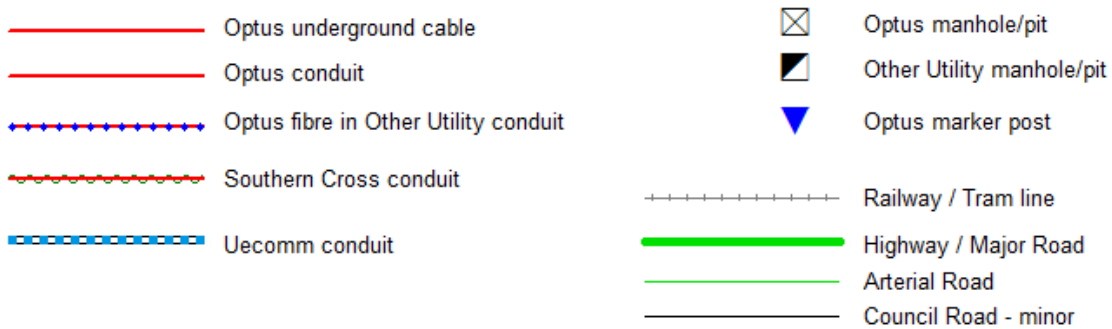
PRIVATE RESIDENTIAL LANDOWNERS and RURAL LANDOWNERS

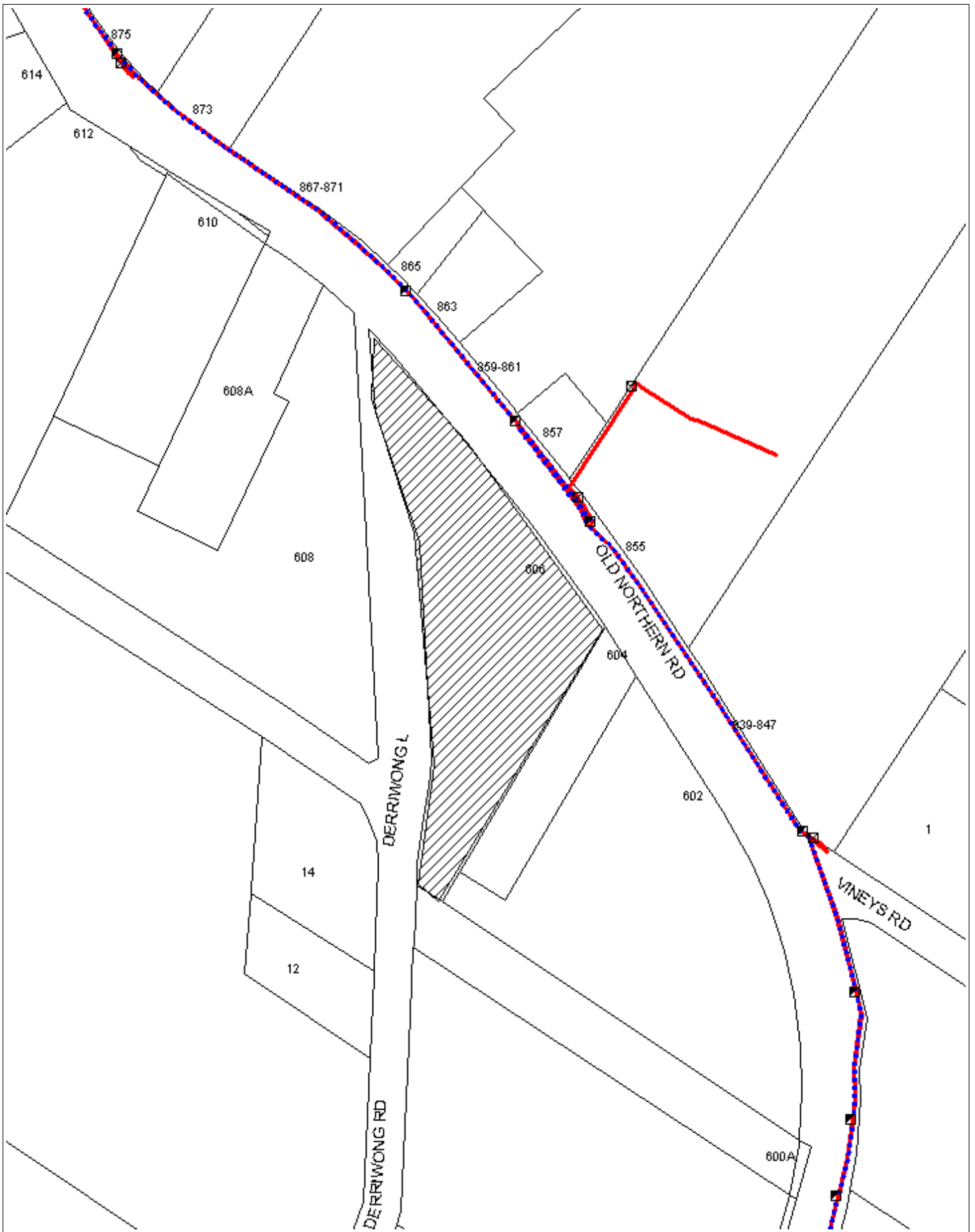
Where Optus owned cable crosses private residential property or agricultural land, Optus may provide a once off free onsite electronic cable location. Optus Network Operations Asset Analyst will provide assistance in determining whether a free on-site location is required.

Please note:

- The exact location, including depth of cables can only be verified by pot holing which is not covered under this service
- This service is only available to assist private residential land owners and rural land owners
- The service covers one hour onsite only. Additional time will be charged at the current nominal rate.

OPTUS ENGINEERING DRAWING SYMBOLS





WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed please raise a new enquiry.

Sequence Number: 50806117

Date Generated: 12/02/2016



For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208





Network Protection

Assets Affected

In reply to your enquiry, there are gas mains at the location of your intended work as per the attached map. For an explanation of the map, please see the key below. The following excavation guidelines apply.

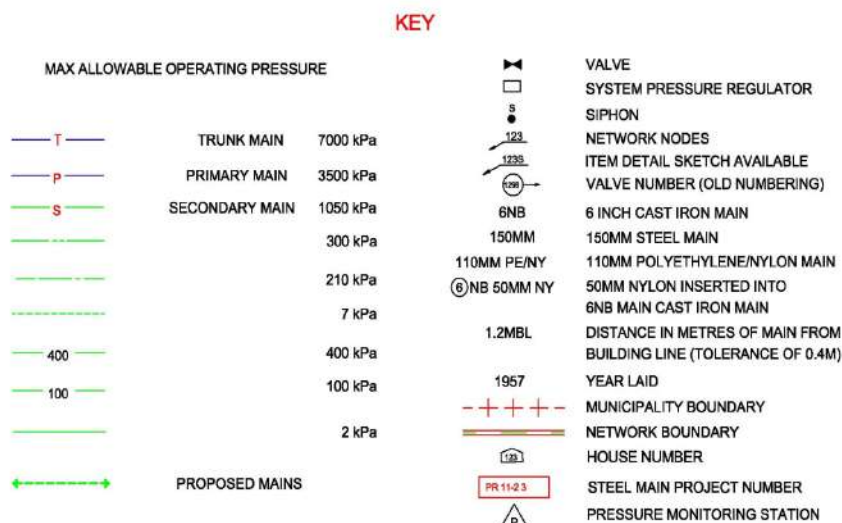
Excavation Guidelines:

It is essential the location of gas pipe/s are confirmed by carefully pot-holing by hand excavation prior to proceeding with mechanical excavation in the vicinity of gas pipes. If you cannot locate the gas main, contact the local depot.

In accordance with clause 34(5) of the Gas Supply (Safety and Network Management) Regulation 2013 (NSW), you should be informed that all excavation, (including pot-holing by hand to confirm the location of pipes) should be performed in accordance with "**Work Near Underground Assets Guideline**" published in 2007 by the Work Cover Authority.

A copy of this Guideline is available at: www.workcover.nsw.gov.au

DBYD Administration 1300 880 906

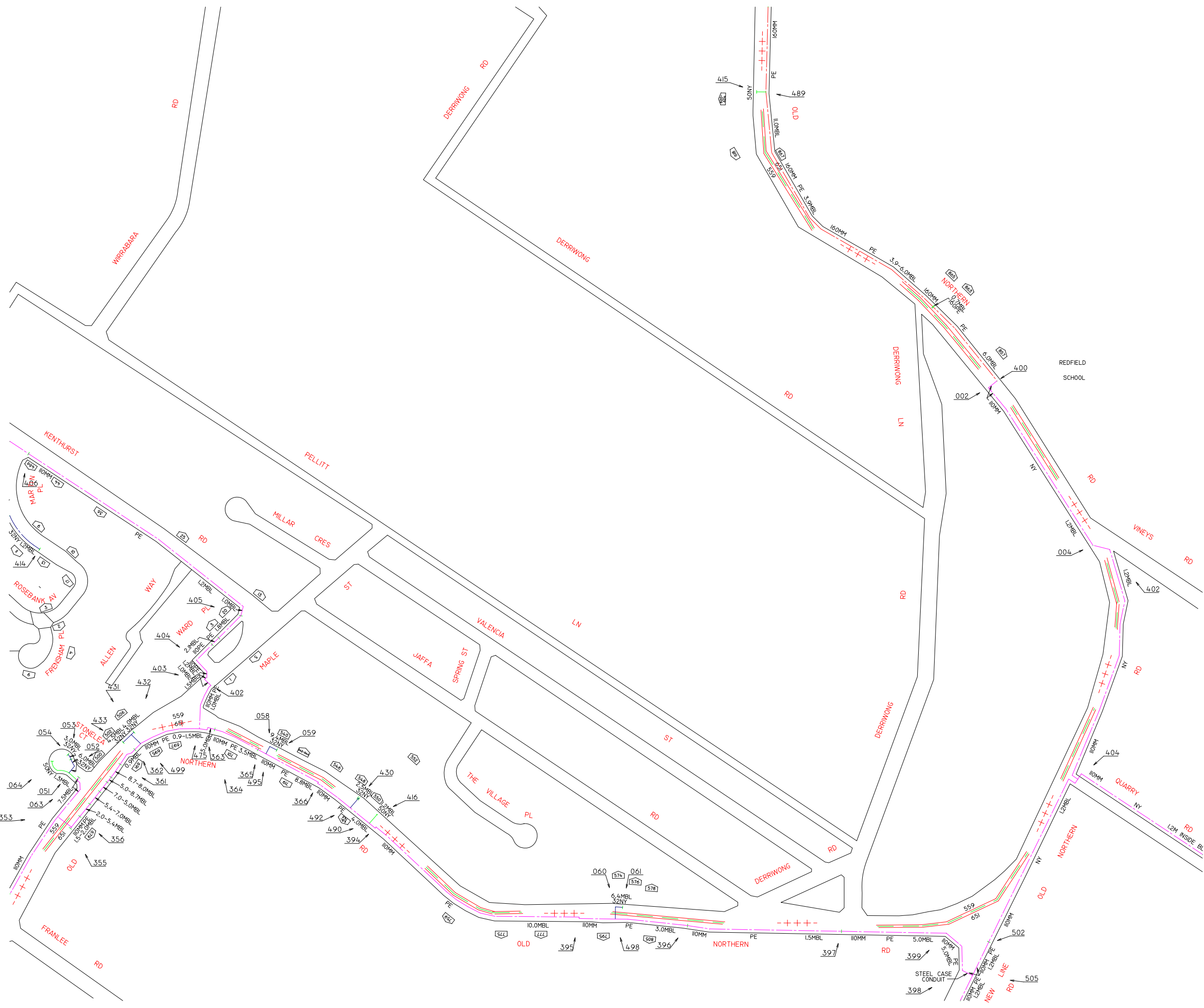


Warning: The enclosed plans show the position of Jemena Gas Networks (NSW) Ltd's underground gas mains and installations in public gazetted roads only. **Individual customers' services and services belonging to other third parties are not included** on these plans. These plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together "**Jemena**") and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of underground mains and installations relative to fences, buildings etc., as they existed at the time the mains etc were installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared. Jemena makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. Jemena does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of Jemena, its employees, agents, officers or contractors). The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains and equipment. In accordance with the Work Near Underground Assets Guideline published in 2007 by Work Cover Authority, Jemena recommends that you carry out pot-holing by hand to accurately confirm the location of gas mains and installation prior to commencing excavations.

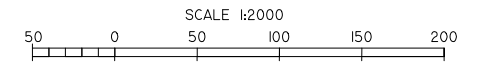
In case of Emergency Phone 131 909 (24 hours)

Admin
1300 880 906

Jemena Asset Management Pty Ltd ABN 53 086 013 461
for and on behalf of Jemena Gas Networks (NSW) Ltd ABN 87 003 004 322



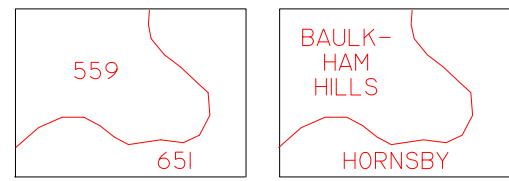
DURAL 4D



THIS MAP UPDATED ON 11/12/2014
 THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
 SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
 DATE ALTERED:..... BY:.....

D4A	D4B	D5A
D4C	D4D	D5C
D7A	D7B	D8A

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

Jemena

KEY

- | MAX ALLOWABLE OPERATING PRESSURE | |
|----------------------------------|--|
| — T — | TRUNK PIPELINE 7000 kPa |
| — P — | PRIMARY MAIN 3500 kPa |
| — S — | SECONDARY MAIN 1050 kPa |
| — 400 — | NETWORK MAIN 400 kPa |
| — 300 — | NETWORK MAIN 300 kPa |
| — 210 — | NETWORK MAIN 210 kPa |
| — 100 — | NETWORK MAIN 100 kPa |
| — 30 — | NETWORK MAIN 30 kPa |
| — 7 — | NETWORK MAIN 7 kPa |
| — 2 — | NETWORK MAIN 2 kPa |
| — + + + — | PROPOSED MAINS |
| PR II-2 3 | STEEL MAIN PROJECT NUMBER |
| △ | PRESSURE MONITORING STATION |
| ▽ | VALVE |
| □ | SYSTEM PRESSURE REGULATOR |
| • | SIPHON |
| 123 | NETWORK NODE |
| 123S | NETWORK VALVE NODE |
| 123V | VALVE NUMBER |
| 6NB | 6 INCH CAST IRON MAIN |
| 150MM | 150MM STEEL MAIN |
| 110MM PE/NY | 110MM POLYETHYLENE/NYLON MAIN |
| ⊙NB 50MM NY | 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN |
| 1.2MBL | DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE |
| 1957 | YEAR LAID |
| — + + + — | MUNICIPALITY BOUNDARY |
| — + + + — | NETWORK BOUNDARY |
| 123 | HOUSE NUMBER |

If further clarification is required, please contact:
 Endeavour Energy
 Phone: (02) 9853 4161 (8:00am-4:30pm Mon-Fri)
Emergency Phone Number: 131 003



DBYD Underground Search Report

Date: 12/02/2016

DBYD Sequence No: 50806115

DBYD Job No: 10275044

ENDEAVOUR ENERGY ASSETS NOT AFFECTED

To:	Mr Evan Webb	Company:	AD Envirotech
Address:	4 10 Millenium, Silverwater, NSW 2128		
Cust. ID:	1153777	Email:	e.webb@adenvirotech.com.au
Phone:	0296486669	Mobile:	0449960490
		Fax:	Not Supplied
Enquiry Location:	606 Old Northern Road, Dural, NSW 2158		

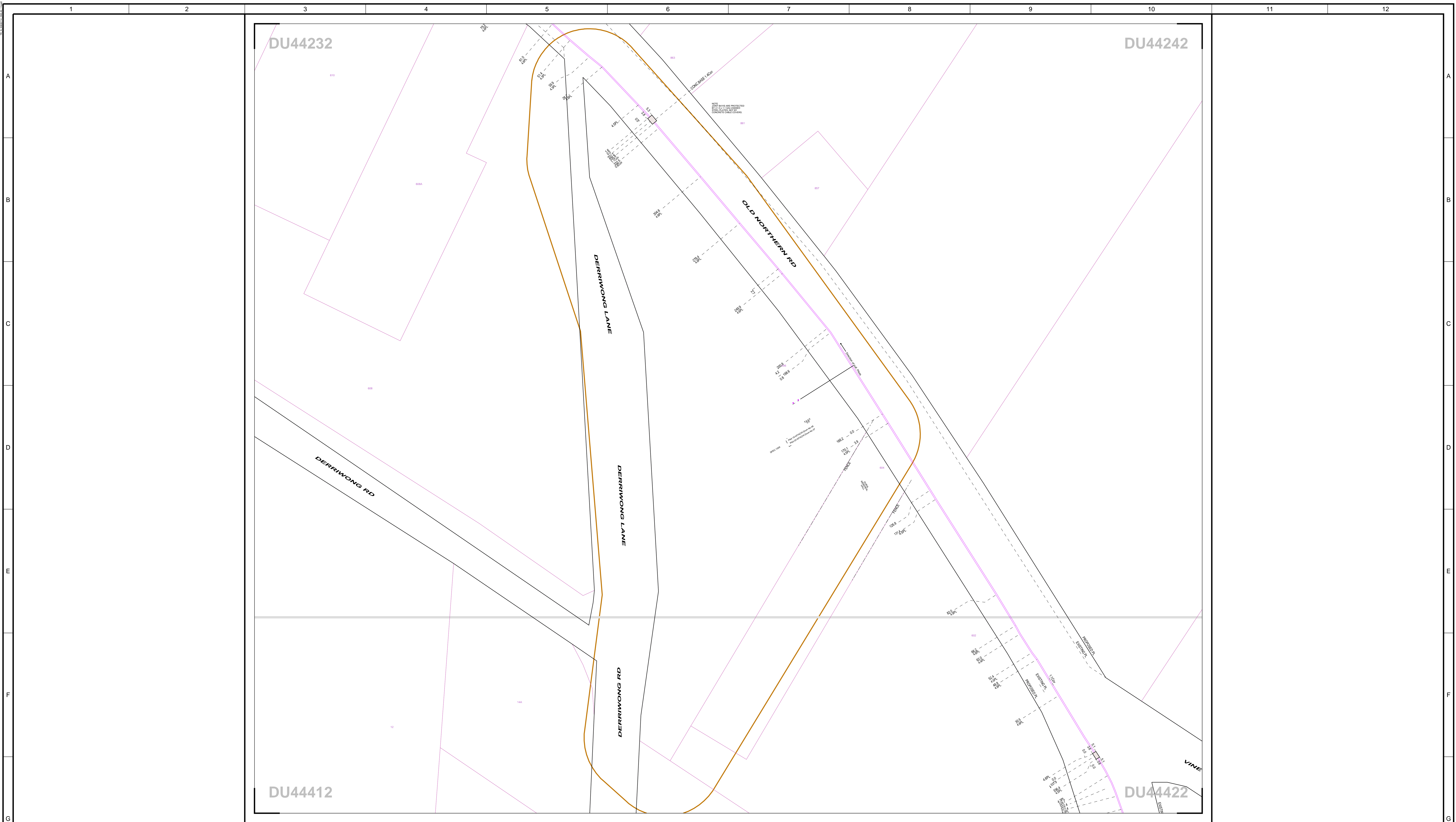
Our Search has shown that **NO UNDERGROUND ASSETS ARE PRESENT** on our plans within the nominated enquiry location. However all persons planning excavation shall read and understand the warnings below. This search is based on the graphical position of the excavation site as denoted in the DBYD customer confirmation sheet.

WARNING

- **All electrical apparatus shall be regarded as live until proved de-energised.** Contact with live electrical apparatus will cause severe injury or death.
- In accordance with the *Electricity Supply Act 1995*, you are obliged to report any damage to Endeavour Energy Assets immediately by calling **131 003**.
- The customer must obtain a new set of plans from Endeavour Energy if work has not been started or completed within twenty (**20**) working days of the original plan issue date.
- The customer must contact Endeavour Energy if any of the plans provided have blank pages, as some underground asset information may be incomplete.
- Endeavour Energy underground earth grids may exist and their location **may not** be shown on plans. Persons excavating are expected to exercise all due care, especially in the vicinity of padmount substations, pole mounted substations, pole mounted switches, transmission poles and towers.
- Endeavour Energy plans **do not** show any underground customer service mains or information relating to service mains within private property.
- Asbestos or asbestos-containing material may be present on or near Endeavour Energy's underground assets.
- Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.
- All plans must be printed and made available at the worksite where excavation is to be undertaken. Plans must be reviewed and understood by the crew on site prior to commencing excavation.

SUPPLEMENTARY MATERIAL

Material	Purpose	Location
DBYD Cover Letter	Endeavour Energy DBYD response Cover Letter	Attached
DBYD Important Information & Disclaimer	Endeavour Energy disclaimer, responsibilities and information on understanding plans	Attached
DBYD Response Plans	Endeavour Energy DBYD plans	Attached
Work Cover NSW " <i>Work near underground assets: Guide</i> "	Guideline for anyone involved in construction work near underground assets	Contact Work Cover NSW for a copy
Work Cover NSW " <i>Excavation work: Code of practice</i> "	Practical guidance on managing health and safety risks associated with excavation	URL [Click Here]
Safe Work Australia " <i>Working in the vicinity of overhead and underground electric lines guidance material</i> "	Provides information on how to manage risks when working in the vicinity of overhead and underground electric lines at a workplace	URL [Click Here]
Endeavour Energy Safety Brochures & Guides	To raise awareness of dangers of working on or near Endeavour Energy's assets	URL [Click Here]



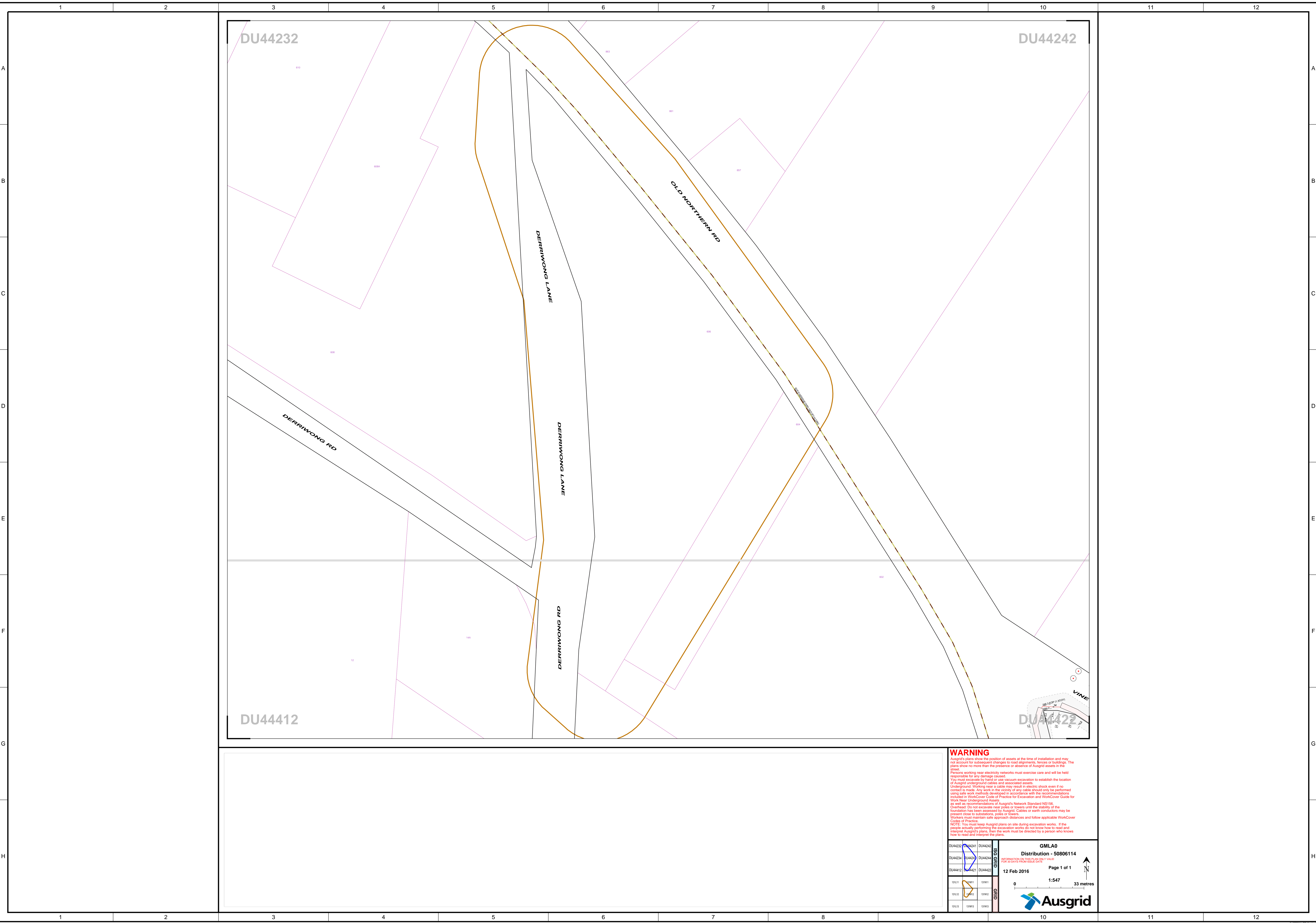
JOINT DETAIL REPORT

No.	Rev.	Date	Author
1	01	12/02/2016	...
2	01	12/02/2016	...

WARNING
 Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the street.
 Persons working near electricity networks must exercise care and will be held responsible for any damage caused.
 You must excavate by hand or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets.
 Underground Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets.
 as well as recommendations of Ausgrid's Network Standard NS156.
 Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.
 Workers must maintain safe approach distances and follow applicable WorkCover Codes of Practice.
 NOTE: You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans.

DU44232	DU44241	DU44242
DU44241	DU44242	DU44243
DU44412	DU44421	DU44422

GMLAO
Transmission - 50806114
INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE
 Page 1 of 1
 12 Feb 2016
 1:547
 33 metres



WARNING
 Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in this street.
 Persons working near electricity networks must exercise care and will be held responsible for any damage caused.
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 Underground Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets.
 as well as recommendations of Ausgrid's Network Standard NS156.
 Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.
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DU44232	DU44241	DU44242
DU44234	DU44243	DU44244
DU44412	DU44421	DU44422

GMLAO
 Distribution - 50806114
 INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE
 12 Feb 2016
 Page 1 of 1

0 1:547 33 metres

Appendix IX – NSW WorkCover

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



SafeWork NSW

SafeWork NSW
92-100 Donnison Street, Gosford, NSW, 2250
Locked Bag 2906, Lisarow, NSW, 2252 |
Customer Service Centre 13 10 50
licensing@safework.nsw.gov.au | www.safework.nsw.gov.au

Our Ref: D16/525156
Your Ref: Evan Webb

17 February 2016

Attention: Evan Webb
AD Envirotech Pty Ltd
6/7 Millenium Court
Silverwater NSW 2128

Dear Mr Webb,

RE SITE: 606 Old Northern Rd Dural NSW

I refer to your site search request received by SafeWork NSW on 9 february 2016 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 our Customer Service Centre on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Brent Jones'.

Brent Jones
Customer Service Officer
Customer Service Centre - Operations
SafeWork NSW

Appendix X – EPA Contaminated Sites Register

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50



Healthy Environment, Healthy Community, Healthy Business

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

Search results

Your search for:LGA: Baulkham Hills Shire Council

Matched 5 notices relating to 1 site.

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Suburb	Address	Site Name	Notices related to this site
Kenthurst	137 Annangrove Road	Annangrove Climbers	5 former

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DRUMMOYNE	Caltex Service Station 191-195 Lyons ROAD	Service Station	Under assessment
DRUMMOYNE	Former Dry Cleaners 225 Victoria ROAD	Chemical Industry	Under assessment
DRUMMOYNE	Shell Coles Express Drummoyne (Westbound) 35-51 Victoria ROAD	Service Station	Under assessment
DRUMMOYNE	Shell Coles Express Drummoyne (Eastbound) 36 - 46 Victoria ROAD	Service Station	Under assessment
DUBBO	BP Service Station, Dubbo 105 Erskine STREET	Service Station	Under assessment
DUBBO	Lowes Petroleum BP-Branded (former Mobil) Depot 107 Erskine STREET	Other Petroleum	Under assessment
DUBBO	Former Shell Depot 109-111 Erskine STREET	Other Petroleum	Under assessment
DUBBO	Caltex Service Station 119 Bourke STREET	Service Station	Under assessment
DUBBO	Shell Coles Express Service Station 131-133 Cobra STREET	Service Station	Under assessment
DUBBO	Dubbo Police Station 153 Brisbane STREET	Other Petroleum	Under assessment
DUBBO	Former Ambulance Station 165 Brisbane STREET	Other Petroleum	Contamination formerly regulated under the CLM Act
DUBBO	Service Station at Harvey Norman Centre 219-233 Cobra STREET	Service Station	Under assessment
DUBBO	Former Mobil depot 40-44 Morgan STREET	Other Petroleum	Regulation under CLM Act not required
DUBBO	Shell Coles Express Service Station 45-49 Whylandra STREET	Service Station	Under assessment
DUBBO	Caltex Service Station, Dubbo 60 Windsor PARADE	Service Station	Regulation under CLM Act not required
DUBBO	Caltex Service Station, Dubbo Cnr Brisbane Street and Cobra STREET	Service Station	Contamination currently regulated under CLM Act
DUBBO	Caltex Service Station Phillip St Cnr Fitzroy STREET	Service Station	Under assessment
DUBBO WEST	Mobil Service Station Corner Whylandra Street and Victoria STREET	Service Station	Under assessment
DULWICH HILL	Former Tyre Recapping 115-117 Constitution ROAD	Other Industry	Regulation under CLM Act not required
DULWICH HILL	Denison Road Playground 194 Denison ROAD	Landfill	Regulation under CLM Act not required
DUNEDOO	Former Shell Depot Corner Bolaro Street and Redbank STREET	Other Petroleum	Under assessment
DUNGOG	Lot 54 Common Rd 54 Common ROAD	Unclassified	Regulation under CLM Act not required
DUNMORE	Equestrian Centre 71 Fig Hill LANE	Unclassified	Regulation under CLM Act not required
DURAL	Caltex Service Station 530 Old Northern ROAD	Service Station	Regulation under CLM Act not required

DURAL	Woolworths Service Station 532 Old Northern ROAD	Service Station	Under assessment
DURAL	BP Service Station 582 Old Northern ROAD	Service Station	Under assessment
DURAL	Caltex Service Station 917-923 Old Northern ROAD	Service Station	Under assessment
EAGLE VALE	BP Service Station Corner Eagle Vale Drive and Gould ROAD	Service Station	Under assessment
EARLWOOD	RTA Land 3 Jackson PLACE	Unclassified	Contamination currently regulated under CLM Act
EARLWOOD	Wolli Creek Aqueduct Unwin STREET	Unclassified	Regulation under CLM Act not required
EAST BALLINA	Caltex East Ballina Service Station 34 Links AVENUE	Service Station	Regulation under CLM Act not required
EAST GOSFORD	Mobil Service Station 44 Victoria STREET	Service Station	Contamination currently regulated under CLM Act
EAST GOSFORD	Presbyterian Aged Care Facility 8-18 Enid CRESCENT	Landfill	Regulation under CLM Act not required
EAST MAITLAND	Mobil Service Station 250 Newcastle STREET	Service Station	Under assessment
EAST MAITLAND	Former Gasworks Site Corner Melbourne Street and Brisbane STREET	Gasworks	Regulation under CLM Act not required
EAST MAITLAND	Caltex Service Station Newcastle Rd Cnr William STREET	Service Station	Under assessment
EAST TAMWORTH	Caltex Service Station 358 New England HIGHWAY	Service Station	Under assessment
EASTERN CREEK	Caltex Service Station M4 Motorway Westbound M4 Westbound	Service Station	Regulation under CLM Act not required
EASTERN CREEK	Caltex Service Station M4Eastbound MOTORWAY	Service Station	Under assessment
EASTERN CREEK	Pioneer Road Services Old Walgrove ROAD	Other Industry	Under assessment
EASTLAKES	Budget Petroleum Eastlakes 102 Maloney STREET	Service Station	Contamination currently regulated under CLM Act
EASTLAKES	Former Shell Rosebery service station and adjacent land 275-279 Gardeners ROAD	Service Station	Contamination formerly regulated under the CLM Act
EASTLAKES	Eastlakes Reserve Evans AVENUE	Service Station	Contamination formerly regulated under the CLM Act
EASTWOOD	Mobil Service Station 5 Trelawney STREET	Service Station	Under assessment
EDEN	Caltex Service Station 159 Imlay STREET	Service Station	Under assessment
EDEN	Caltex Service Station 80-86 Imlay STREET	Service Station	Under assessment
EDENSOR PARK	Mobil Service Station Corner Cowpasture Road and Elizabeth DRIVE	Service Station	Under assessment
EDGECLIFF	Shell Coles Express Service Station 67 New South Head ROAD	Service Station	Under assessment
EDGEWORTH	Caltex Service Station 662 Main ROAD	Service Station	Under assessment