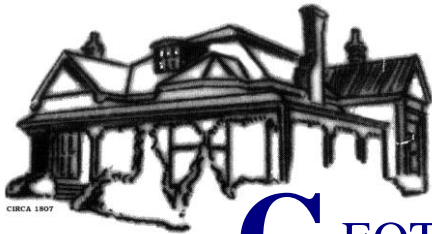


Appendix K

Preliminary Contamination Assessment prepared by Geotechnique



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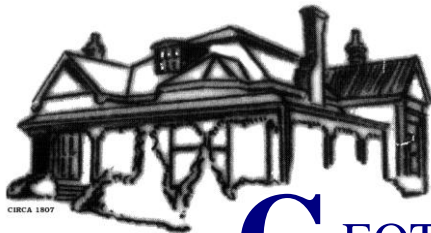


PRELIMINARY CONTAMINATION ASSESSMENT

**LOTS 2 & 3 IN DP554208, LOT A IN DP335578, LOT 472 IN DP1204429 AND
LOTS 1 & 2 AND LOTS 8-12 IN DP24728
222-266, 268-280, 282, 284 DUNMORE STREET AND
83, 85, 87, 89, 91, 93, 105 PENDLE WAY, PENDLE HILL**

REPORT NO 14467/1-AAR1

23 July 2019



GEOTECHNIQUE[®]
PTY LTD



ABN 64 002 841 063

Job No: 14467/1
Our Ref: 14467/1-AAR1
23 July 2019

Mark Garden
General Manager Property Development
Fresh Hope Care
Level 1, 3 Rider Boulevard
RHODES NSW 2138
Email: Mark.Garden@freshhopecare.org.au and belinda@9springs.com.au

Attention: Mr Mark Garden

Dear Sir

re: **Proposed Development**
Lots 2 & 3 in DP554208, Lot A in DP335578, Lot 472 in DP1204429 and Lots 1 & 2 and
Lots 8-12 in DP24728 – 222-266, 268-280, 282, 284 Dunmore Street and 83, 85, 87,
89, 91, 93, 105 Pendle Way, Pendle Hill
Preliminary Contamination Assessment

Please find herewith, as requested the updated preliminary contamination assessment report.

A brief of the outcome of the assessment is summarised in the Executive Summary.

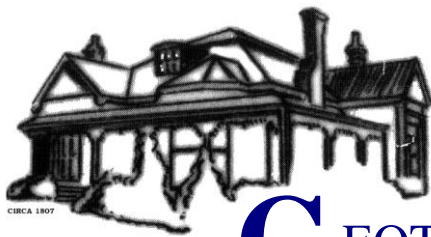
If you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully
GEOTECHNIQUE PTY LTD

ISAAC CONDIE
Environmental Scientist

Reviewed by

DANDA SAPKOTA
Associate



GEOTECHNIQUE[®]
PTY LTD

ABN 64 002 841 063



EXECUTIVE SUMMARY

A preliminary contamination assessment (PCA) was carried out for the site currently registered as Lots 2 & 3 in DP554208, Lot A in DP335578, Lot 472 in DP1204429 and Lots 1 & 2 and Lots 8-12 in DP24728, located at 222-266, 268-280, 282, 284 Dunmore Street and 83, 85, 87, 89, 91, 93, 105 Pendle Way, Pendle Hill, in the local government area of Cumberland.

The objectives of the assessment are to identify any areas of potential contamination and to assess if the site is likely to present a risk of harm to human health and the environment under the conditions of the proposed residential (seniors living, assisted living, associated wellness facilities & affordable housing) and community uses.

In order to achieve the objectives, a site reconnaissance and review of site historical and geological information were carried out.

Based on the information obtained in the preparation of this report, it is considered that the site has potential for contamination due to past and present site activities.

Based on the information site observation and desktop review for the PCA, it is considered that the site has a low potential for contamination due to minimum exposure of soil to human health under the current land use / present site conditions. However, as the site is proposed for rezoning for the residential development which will result in exposure of the soils to humans and the environment, we recommend an implementation of a suitable sampling and testing plan, to address the potential for contamination listed in Section 7.0 of this report, in order to determine the contamination status of the soil within the site. If any contaminants are identified the site can be made suitable for the proposed use, following successful remediation and validation.

During the development application stage, it is considered reasonable for conditional development consent to be issued to require the sampling and testing to determine the need or otherwise for remediation. It is considered that based on this approach Council's requirement can be satisfied that the site can be made suitable for the proposed use subject to the sampling and testing followed by remediation and validation (if required).

If any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheets(s)/pieces(s)/pipe(s), ash material, etc.) are encountered during any stage of future earthworks/site preparation, we recommend that this office is contacted for assessment. In the event of contamination, detailed assessment, remediation and validation will be necessary.

For any materials to be excavated and removed from the site, it is recommended that waste classification of the materials, in accordance with the "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA 2014a; NSW EPA resource recovery exemptions and orders under the Protection of the Environment Operations (Waste) Regulation 2014, or NSW EPA Certification: Virgin excavated natural material is undertaken prior to disposal at a facility that can lawfully accept the materials.

Any imported soil (fill) must be assessed by a qualified environmental consultant, prior to importation, to ensure suitability for the proposed use. In addition, the imported fill must not contain asbestos and ash, be free of unusual odour, and not be discoloured and not acid sulphate soil or potential acid sulphate soil. The imported fill should either be virgin excavated natural material (VENM) or excavated natural material (ENM) (NSW EPA 2014b and 2014c)

Reference should be made to Section 9.0 of the report and Appendix H, which sets out details of the limitations of the assessment.

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LIST OF REFERENCES

DRAWING

Drawing No 14467/1-AA1	Site Features
Survey Plan No 15214:	Provided by the Client

APPENDICES

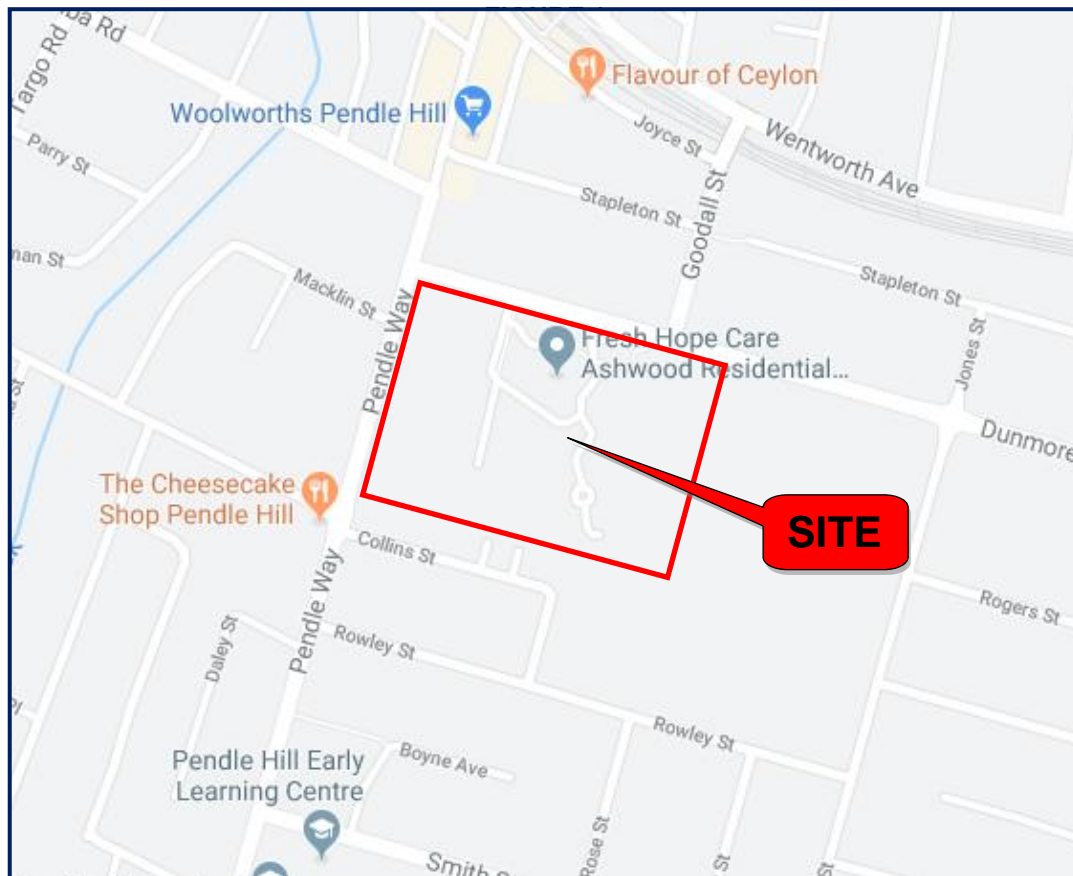
APPENDIX A	Recommended General Process for Assessment of site contamination - Flow Chart
APPENDIX B	NSW Land Registry Services Records
APPENDIX C	Aerial Photographs
APPENDIX D	Section 10.7 (2) Planning Certificates
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APPENDIX G	Groundwater Bore Records of Department of Primary Industries, Office of Water
APPENDIX H	Environmental Notes

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Corner of Dunmore Street and Pendle Way, Pendle Hill

1.0 INTRODUCTION

This report presents the results of a preliminary contamination assessment (PCA) for the site currently registered as Lots 2 & 3 in DP554208, Lot A in DP335578, Lot 472 in DP1204429 and Lots 1 & 2 and Lots 8-12 in DP24728, located at 222-266, 268-280, 282, 284 Dunmore Street and 83, 85, 87, 89, 91, 93, 105 Pendle Way, Pendle Hill, in the local government area of Cumberland, as indicated in Figure 1 below.



Map Data ©2019 Google

The site is proposed for proposed residential (seniors living, assisted living, associated wellness facilities & affordable housing) and community uses.

The objectives of this PCA with desktop study and site inspection are to identify any potential contaminants, potentially affected media and potential areas of contamination and site conditions, and to determine if the site is likely to present a risk of harm to human health and the environment under the conditions of the proposed uses.

This report was prepared generally in accordance with the NSW Environment Protection Authority (EPA), "Guidelines for Consultants Reporting on Contaminated Sites" (NSW OEH 2011) and to satisfy Managing Land Contamination: Planning Guidelines, State Environmental Planning Policy No. 55 – Remediation of Land (NSW DUAP/EPA 1998) and NEPM 1999 (April 2013).

The assessment of site contamination is to determine the nature, extent and concentrations of potential contaminants either on or off-site, and the actual or potential risk to human health or the environment, resulting from those contaminants (if any) for the proposed development.

The National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM 1999) provides recommended methods for assessment and was amended in 2013 (NEPM 1999, April 2013).

Schedule A of the NEPM (1999) describes the tiered or staged site assessment process. Tier 1 comprises preliminary assessment/investigation and detailed contamination assessment (DCA). Tier 2 and Tier 3 investigations comprise site-specific risk assessments. The recommended general process for the assessment of site contamination is shown in the flow chart in Appendix A as gleaned from Schedule A of the NEPM (1999).

As part of Tier 1 assessment, a Preliminary contamination assessment (PCA) usually includes a desktop study and site inspection to collect information to identify any potential contaminants, potentially affected media and potential areas of contamination, and to determine if the site is likely to present a risk of harm to human health and the environment under the conditions of the proposed uses. The findings of the review of the desktop study (as part of the PCA) are used to develop an initial conceptual site model (CSM) for the site. The human health risk is of primary concern when assessing land use and exposure scenarios. The assessment of site contamination also includes a consideration of risks to the environment. The on-site and off-site impacts of contaminants are considered to address the potential adverse impacts. The initial PCA may be followed by a more detailed assessment of human health risks and ecological risks depending on the findings of the PCA.

2.0 SCOPE OF WORK

In order to achieve the objectives of this assessment, the following scope of work was conducted in accordance with our email fee proposal dated 1 May 2019:

- A desktop study of;
 - Historical aerial photographs
 - NSW Land Registry Services records
 - Section 10.7 (2) Planning Certificates
 - Council records
 - NSW EPA Record of Notices for Contaminated Lands
 - Search for licences, applications and notices under the Protection of Environment Operations (POEO) register
 - SafeWork NSW records
 - Soil and geological maps
 - Groundwater bore records of Department of Primary Industries, Office of Water
- An inspection to observe present site conditions and any areas of environmental concern based on visual and olfactory indicators of potential contamination.

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3.0 SITE IDENTIFICATION

The site is located at 222-266, 268-280, 282, 284 Dunmore Street and 83, 85, 87, 89, 91, 93 and 105 Pendle Way, Pendle Hill, in the local government area of Cumberland Council and is registered as Lots 2 & 3 in DP554208, Lot A in DP335578, Lot 472 in DP1204429 and Lots 1 & 2 and Lots 8-12 in DP24728.

As shown on Drawing No 14467/1-AA1 and the attached Survey Plan No 15214-T3, the site is rectangular, measuring about 330 metres (m) along the Dunmore Street and 220m along Pendle Way, covering an area of 7.31 hectares (ha).

Reference may be made to the cadastral and deposited plans in Appendix B for details of the site location and dimensions.

4.0 SITE HISTORY

In order to formulate a picture of the site history and to assist in identification of any potential contamination, Geotechnique Pty Ltd (Geotechnique) reviewed available information, including historical aerial photographs, NSW Land Registry Services records, Planning Certificates under Section 10.7 (2) of the Environmental Planning and Assessment Act 1979, Council records, NSW EPA record of Notices for Contaminated Land and records of the POEO Public Register, as well as SafeWork NSW information on potential licensing to keep dangerous goods.

The information review is presented in the following sub-sections.

4.1 Aerial Photographs

Aerial photographs taken in 1951, 1961, 1970, 1986, 1998, October 2009 and April 2019 were examined. Copies of the aerial photographs are included in Appendix C of this report. The writer made the following observations. Due to scale, some of the listed observations are the best interpretations only.

All the aerial photographs indicate that Dunmore Street is located adjacent to the north of the site.

1951	<p>The site appears to consist of several structures (buildings/sheds) along the southern boundary, the centre and northern boundary of the site. The rest of the site appears to consist of open space with scattered trees.</p> <p>The site appears to be surrounded by residential land to the south, Dunmore Street to the north, Pendle Way to the west and an industrial/commercial warehouse and vacant land to the east.</p>
1961	<p>The site appears to remain essentially unchanged apart from the construction of several dwellings along the western boundary.</p> <p>The neighbouring land to the east appears to have undergone some development with the construction of an additional industrial/commercial warehouse.</p>
1970	<p>The site and neighbouring properties appear to remain essentially unchanged since 1961.</p>
1986	<p>The site appears to have undergone significant development with the construction of a residential complex in the western half of the site and a smaller residential structure in the north-eastern corner of the site.</p> <p>The neighbouring properties appear to remain essentially unchanged.</p>

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Corner of Dunmore Street and Pendle Way, Pendle Hill

1998	The site appears to have undergone some development with the construction of large residential buildings in the north-west of the site and small structures in the south-eastern corner and on the eastern boundary of the site. Some soil disturbance appears to have also occurred in the northeast of the site. The neighbouring land to the east appears to have undergone some development with the possible modifications to the industrial/commercial warehouses.
October 2009	The site and neighbouring properties appear to remain essentially unchanged since 1998.
April 2019	The site and neighbouring properties appear to remain essentially unchanged since October 2009.

In summary, the aerial photographs reveal that the site has been slowly developed over the years with the construction of residential buildings and associated structures.

The adjacent land to the north, west and south have remained essentially the same since 1951, being occupied by Dunmore Street to the north, Pendle Way to the west residential properties to the south. The land to the west appears to have been used for industrial/commercial purposes since 1951, and has been developed over the years.

4.2 NSW Land Registry Services Records

The chronological list of proprietors and lessee for the site is presented in Appendix B.

The records of reviewed land titles indicate various current and past owners (either private or commercial) of the site. It was noted that parts of the site were also owned by a panel beater and builders during the period between 1953 and 1959, a boilermaker during the period between 1954 and 1974 and a fitter mechanic during the period between 1956 and 1981.

4.3 Section 10.7 (2) Planning Certificates

Review of the selected Planning Certificates (Numbers 880/2019, 879/2019, 881/2019, 882/2019, 883/2019, 1280/ 2019, 1281/ 2019, 1282/ 2019, 1283/ 2019, 1284/ 2019 and 1285/ 2019) under Section 10.7 of the Environmental Planning and Assessment Act 1979, for Lots 2 & 3 in DP554208, Lot A in DP335578, Lot 472 in DP1204429 and Lots 1 & 2 and Lots 8-12 in DP24728 issued on 6 May & 1 July 2019 by Cumberland Council, indicated the following:

- The site is composed of lots zoned Low, Medium and High Density Residential (R2, R3, & R4).
- The site does not include or comprise critical habitat.
- The site is not in a conservation area.
- An item of environmental heritage is situated in Lot 3 in DP554208 and Lot A in DP335578.
- The site is not affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*.
- The site has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.
- The site is not affected by road widening / road realignment under Division 2 of Part 3 of the Roads Act 1992, any environmental planning instrument or any resolution of the Council.

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Corner of Dunmore Street and Pendle Way, Pendle Hill

- Council is not aware of the site including any residential premises listed on the Loose-Fill Asbestos Insulation Registered maintained under Division 1A of Part 8 of the Home Building Act 1989.
- The site is not affected by any of the matters prescribed by Section 59(2) of the Contaminated Land Management Act 1997.

Reference may be made to Appendix D for the Section 10.7 (2) Certificates.

It should be noted that the street addresses 95, 97, 99, 101 and 103 Pendle Way are related to Lot 472 of DP1204429, with street address as 282 Dunmore Street (Refer to the Certificate No 882/2019 in Appendix D).

4.4 Council Records

Publicly available records of the Cumberland Council focus primarily on Development Applications (DA), Building Applications (BA) and application approvals. This information can sometimes include complaints or comments from neighbouring persons or companies, which might be relevant to the contamination status of the site.

The available council records were accessed by an Environmental Scientist from Geotechnique on 16 May 2019 and are summarised below:

- 16 January 2009, Council approval of development application (DA 2008/160/1, Lot 3) by Living Care for proposed construction of a new entry structure and communal facilities to an existing residential care facility and construction of associated car park.
- 29 September 2009, Council approval of construction certificate (CC 2009/324/1, Lot 3) by Living Care for proposed alteration & additions to existing aged care facility staff rooms enclosing existing balcony spaces.
- 19 December 2013, Council approval of development application (DA 2013/360/1, Lot 3) by Paynter Dixon Constructions for proposed internal refurbishment and additions to existing seniors living facility to increase the number of resident rooms by 7 and associated driveway, car park, engineering and landscape works.
- 18 February 2016 Council approval of development application (DA 2015/3/1, Lot 3) by Integrated Design Associates for proposed alteration and additions to existing Dunmore House to create training and conference rooms; construction of a pergola and ancillary accommodation associated with the training and conference room.

4.5 NSW EPA Record of Notices and Environment Protection Licences

The NSW OEH maintains the record of EPA notices for contaminated lands under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to the investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. A search of the EPA notices on 14 May 2019 revealed no notices issued for the site. It should be noted that the NSW EPA record for Contaminated Land does not provide a record of all contaminated lands in NSW. At the time of searching the records, 377 sites in NSW were registered in the database. The EPA issues environment protection licences to owners or operators of various industrial premises under the Protection of the Environment Operations (POEO) Act to control the air, noise, water and waste impacts of an activity. A search of the POEO Public Register on 14 May 2019 found no records for the site.

NSW EPA and the POEO Public Register records are detailed in Appendix E of this report.

*Fresh Hope Care
IC.DS.sf/23.07.2019*

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Corner of Dunmore Street and Pendle Way, Pendle Hill

4.6 SafeWork NSW Records

A request was made to SafeWork NSW to search for any information on the storage of hazardous chemicals.

A search of the records held by SafeWork NSW has not located any records pertaining to the site, as detailed in Appendix F.

5.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

5.1 Site Condition

An Environmental Scientist from Geotechnique made the following observations during a site inspection for this PCA on 13 May 2019. At the time of inspection, the site consisted of residential land used as a senior's facility with multiple structures. The following observations were made about the site:

- Five (5) residential dwellings in the south west of the site; one constructed of fibro brick and tile roofing, one constructed of weatherboard, brick and tile roofing, one constructed of brick and tile roofing with a fibro garage, one constructed of weatherboard, brick and tile roofing with a weatherboard and galvanised iron (GI) garage, and one constructed of weatherboard, brick and tile roof dwelling with a weatherboard and tile roof garage.
- A large care facility constructed of brick, weatherboard and GI roofing.
- A small timber shelter.
- An area with large metal bins and old armchairs on a paved surface.
- A large care facility constructed of brick and tile roofing.
- Several asphalted car parks, paths and roads.
- Two (2) electrical substations.
- A gravel and grass car park.
- A care facility constructed of brick and tile roofing on a concrete slab with an attached metal roof covering a paved courtyard.
- A brick and GI roof structure used for laundry cleaning.
- An area with several stockpiles of soil, sand and mulch in the east of the site with approximate dimensions of 6m x 3m x 0.3m.
- A residential facility constructed of brick and GI roofing with a lower ground car park.
- A residential dwelling constructed of brick and tile roofing with a fibro garage.
- A residential complex composed of numerous brick, weatherboard and tile roof structures with garden beds, concrete paths and a central concrete road.
- Three (3) residential dwellings constructed of brick, fibro and tile roofing.
- A brick, timber fibro and GI roof structure storing flammable liquids.
- A structure with rendered brick walls, GI and tile roofing, with a small fibro and GI roof extension.
- Several possible fill areas.
- Two (2) metal shipping containers.
- A brick, timber and GI roof workshop on a concrete slab.
- A rendered brick and GI roof structure with a concrete car park.

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The site features are indicated on Drawing No 14467/1-AA1.

There was no petroleum hydrocarbon staining on the ground surface of the site that would indicate the obvious potential for contamination. There were no signs of plant distress or visible indicators of potential contamination. There were no olfactory indicators of potential contamination. There were no obvious features (bowsers, breather pipe, inlet valve and piping) associated with underground storage tanks.

5.2 Surrounding Environment

At the time of undertaking the inspection, observations of the neighbouring properties were as follows:

To the north	Dunmore Street
To the south	Residential land
To the east	Industrial Warehouses
To the west	Pendle Way

6.0 TOPOGRAPHY, GEOLOGY & HYDROGEOLOGY

The site sloped generally to the north.

The Geological Map of Penrith (Clark and Jones 1991) indicates the residual soils within site to be underlain by Triassic Age Shale of the Wianamatta Group, comprising shale, carbonaceous claystone, claystone, laminite, fine to medium grained lithic sandstone, rare coal and tuff.

The Soil Landscape Map of Penrith (Hazelton et al. 1989) indicates that the site is located within the Blacktown soil landscape area and typically consists of highly plastic and relatively impermeable residual soil.

Pendle Creek is located approximately 250m to the west of the site.

A site-specific groundwater analysis is outside the scope of this assessment. However, a search was carried out on 14 May 2019 through the website of Department of Primary Industries Office of Water for any registered groundwater bore data within a radius of 500m of the site. The search revealed no groundwater bores within a radius of 500m of the site. The groundwater map and borehole information is included in Appendix G of this report.

7.0 CONCEPTUAL SITE MODEL / POTENTIAL AREAS OF ENVIRONMENTAL CONCERN

An environmental scientist from Geotechnique conducted a visual site inspection on 13 May 2019. The purpose of the site inspection was to observe present site conditions, the adjoining properties and any areas of environmental concern based on visual and olfactory indicators of potential contamination. During the visual site inspection only non-invasive data was gathered to support the conceptual understanding of the site and the adjoining properties.

A preliminary conceptual site model (CSM) prepared based on the desktop study and a site inspection, identified site-related information about potential contamination sources and receptors and potential migration pathways between those sources and receptors as detailed below:

7.1 Potential Sources of Contamination and Contaminants of Concern

Based on the findings of the desktop review and a site inspection, potential Areas of Environmental Concern (AEC) and associated contaminants have been identified and are presented in the following table:

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Corner of Dunmore Street and Pendle Way, Pendle Hill

Potential AEC	Rational / Details	Potential Contaminants
Site features including, residential building and associated fibro, timber, weatherboard and meal features	<ul style="list-style-type: none"> ➤ In the surface soil surrounding the houses, there is potential for metals and OCP contamination due to possible pest control. Due to the age/nature of the houses, some building materials may also contain asbestos. 	<ul style="list-style-type: none"> ➤ Heavy Metals ➤ Organochlorine Pesticides(OCP) ➤ Asbestos
The footprints of the existing features, including associated hardstands/driveways/pathways.	<ul style="list-style-type: none"> ➤ Potential for filling to have taken place beneath the features for cut and fill of levelling purposes. Fill materials could have been imported from unknown sources. Therefore, there is potential for the fill materials to be contaminated with the unknown source of origin. ➤ Based on the past owners of the site, Lot 5 and Lot 10 in 5 in DP24728 were owned by panel beater and boilermaker ➤ Possible pest control activities 	<ul style="list-style-type: none"> ➤ Heavy Metals ➤ Total Recoverable Hydrocarbon (TRH) ➤ Volatile Organic Compounds (VOC), including Benzene, Toluene, Ethylbenzene and Xylene (BTEX) ➤ Polycyclic Aromatic Hydrocarbon (PAH) ➤ OCP ➤ Polychlorinated Biphenyls (PCB) ➤ Phenols ➤ Asbestos
Stockpile	<ul style="list-style-type: none"> ➤ Soil stockpile could have been imported or generated within site, therefore, there is potential for the stockpiles to be contaminated. 	<ul style="list-style-type: none"> ➤ Metals ➤ TRH ➤ BTEX ➤ PAH ➤ OCP ➤ PCB ➤ Asbestos

7.1 Potentially Contaminated Media

Potentially contaminated media present at the site include:

- Topsoil/surface soil, potential fill and
- Natural soils.

Based on the potential mobility of contaminants and their associated potential leachability through the soil / fill profile, vertical migration of contaminants from the surface soils and potential fill material into the underlying natural soils might have occurred. As a result, the natural soils are also considered to be potentially contaminated media.

If a substantial source of contamination is identified within the soil on-site, a groundwater assessment could be necessary.

7.2 Potential Migration

Contaminants generally migrate from a site via a combination of windblown dust, rainwater infiltration, groundwater migration and surface water run-off. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid / liquid and mobility characteristics)
- The extent of the contaminants (isolated or widespread)
- The location of the contaminants (surface soils or at depth)
- The site topography, geology, hydrology and hydrogeology

Off-site impacts of contaminants in soil are generally governed by the transport media available and likely receptors. The most common transport medium is water, whilst receptors include initially uncontaminated soils, groundwater, surface waterbodies, humans, flora and fauna.

The potential contaminants identified as part of the site history review and site inspection were generally in a solid form (e.g. metals, OCP, PAH, PCB, asbestos, etc.).

The open areas of the site are covered by buildings, hardstands, grassed and vegetated surfaces. The potential for migration of contaminants via wind-blown dust is considered low as a result of the lack of exposed soils within the site. The potential for migration of contamination via surface run-off is also expected to be minor. Pendle Creek is located approximately 250m to the west of the site. The majority of the site slopes to the north, towards Dunmore Street. As such, the potential for contamination of surface water bodies as a result of any contaminants within the site is considered to be low.

Migration of soil contaminants to the deeper soils or groundwater regime would generally be via leaching of contaminants from the surface soil or fill, facilitated by infiltration of surface water. If high levels and widespread of contaminants are detected through this assessment a groundwater assessment will be recommended.

7.4 Potential Receptors

The potential sensitive receptors at the site under the current site conditions and in the immediate vicinity are considered to include the residents, site visitors, workers involved for the maintenance of the existing features and amenities, who may come into contact with potentially contaminated media within the site.

8.0 CONCLUSION AND RECOMMENDATIONS

Based on the information site observation and desktop review for the PCA, it is considered that the site has a low potential for contamination due to minimal exposure of soil to human health under the current land use / present site conditions. However, as the site is proposed for rezoning for the residential development which will result in exposure of the soils to humans and the environment, we recommend an implementation of a suitable sampling and testing plan, to address the potential for contamination listed in Section 7.0 of this report, in order to determine the contamination status of the soil within the site. If any contaminants are identified the site can be made suitable for the proposed use, following successful remediation and validation

During the development application stage, it is considered reasonable for conditional development consent to be issued to require the sampling and testing to determine the need or otherwise for remediation. It is considered that based on this approach Council's requirement can be satisfied that the site can be made suitable for the proposed use subject to the sampling and testing followed by remediation and validation (if required).

If any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheets(s)/pieces(s)/pipe(s), ash material, etc.) are encountered during any stage of future earthworks/site preparation, we recommend that this office is contacted for assessment. In the event of contamination, detailed assessment, remediation and validation will be necessary.

For any materials to be excavated and removed from the site, it is recommended that waste classification of the materials, in accordance with the "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA 2014a; NSW EPA resource recovery exemptions and orders under the Protection of the Environment Operations (Waste) Regulation 2014, or NSW EPA Certification: Virgin excavated natural material is undertaken prior to disposal at a facility that can lawfully accept the materials.

Any imported soil (fill) must be assessed by a qualified environmental consultant, prior to importation, to ensure suitability for the proposed use. In addition, the imported fill must not contain asbestos and ash, be free of unusual odour, and not be discoloured and not acid sulphate soil or potential acid sulphate soil. The imported fill should either be virgin excavated natural material (VENM) or excavated natural material (ENM) (NSW EPA 2014b and 2014c).

9.0 LIMITATIONS

Within the scope of work outlined in our email proposal dated 13 May 2019, the services performed by Geotechnique in preparing this report were conducted in a manner consistent with the level of quality and skill generally exercised by members of the profession and consulting practice.

To the best of our knowledge, all information obtained and contained in this report is true and accurate. No further investigation has been carried out to authenticate the information provided. Supporting documentation was obtained where possible, some of which is contained in this report.

This report has been prepared for 9 Springs for the purpose stated within based on the agreed scope of work. Cumberland Council may rely on the report in making development application determination. Any reliance on this report by other parties shall be at such parties' sole risk, as the report might not contain sufficient information for other purposes.

This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval is provided by Geotechnique.

The information in this report is considered accurate at the completion of field inspection on 13 May 2019. Any variations to the site form or use beyond that date will nullify the conclusion and recommendations stated.

Presented in Appendix H is a document entitled "Environmental Notes", which should be read in conjunction with this report.

LIST OF REFERENCES

Contaminated Land Management Act 1997

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DRAWING/PLAN

**DRAWING NO 14467/1-AA1: SITE FEATURES
and
SURVEY PLAN NO 15214 - T3**



LEGEND

Site Feature Number

Slope

Imagery ©2019 NearMap.com

0 25 50 75 100 125m

Scale 1:2500

SF#	Description
1	Fibro, brick and tile roof dwelling
2	Weatherboard, brick and tile roof dwelling
3	Brick and tile roof dwelling with fibro garage
4	Weatherboard, brick and tile roof dwelling with weatherboard and GI garage
5	Weatherboard, brick and tile roof dwelling with weatherboard and tile roof garage
6	Brick, GI and weatherboard structure
7	Timber shelter
8	Metal bins and old armchairs on pavement surface
9	Tile roof and brick wall structure
10	Asphalt car park
11	Two electrical substations
12	Gravel and grass car park
13	Brick wall, tile roof structure on concrete slab
14	Metal roof covering paved courtyard
15	Asphalt path
16	Brick wall with GI roof structure used for laundry cleaning
17	Several stockpiles of soil, sand and mulch 6m x 3m x 0.3m
18	Brick and GI structure with lower ground concrete car park
19	Brick and tile residence with fibro garage
20	Residential complex composed of brick, tile and weatherboard structures with garden beds, concrete paths, and an asphalt road
21	Brick, tile and fibro structure
22	Asphalt road
23	Brick, GI, timber and fibro structure containing flammable liquids
24	Rendered brick structure with GI and tile roof
25	Small fibro and GI extension
26	Possible fill area
27	Shipping container
28	Brick, timber, and GI workshop on concrete slab
29	Rendered brick and GI structure with concrete car park

SF#: Site Feature Number



PO Box 880
Perrith NSW 2750
Tel: 02 4722 2700
Fax: 02 4722 2777
e-mail: info@geotech.com.au
www.geotech.com.au

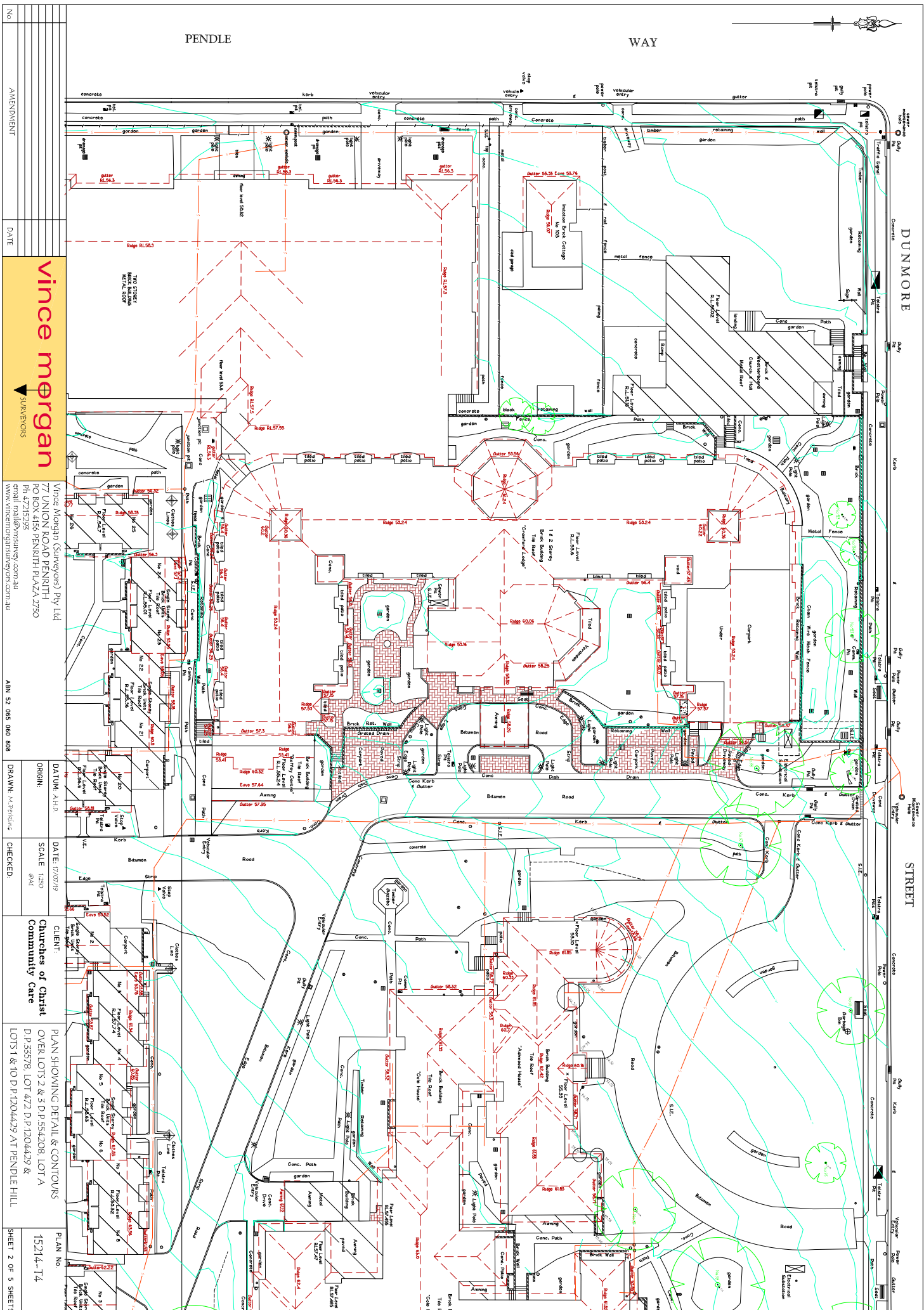
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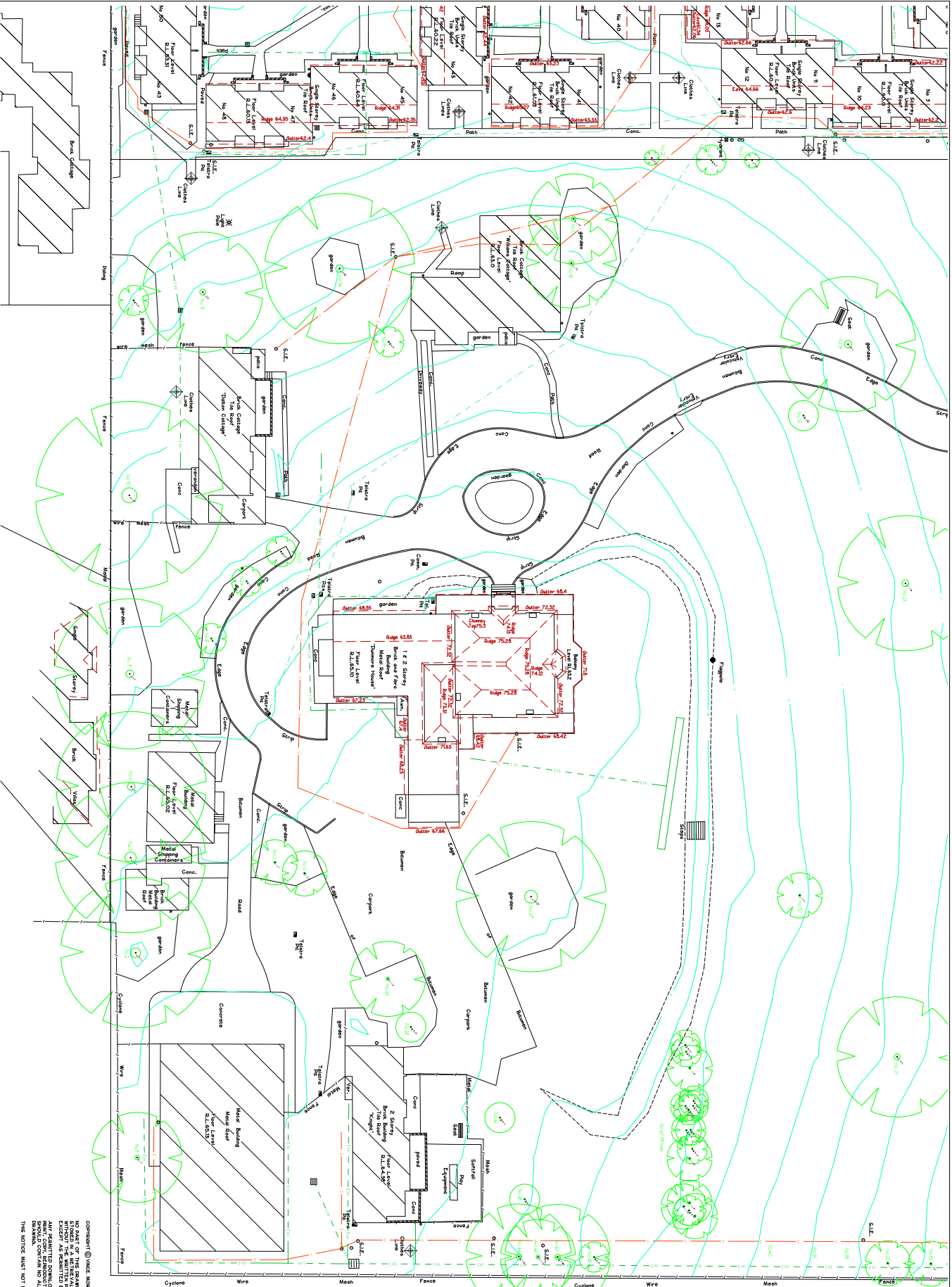
1. Site features are indicative and are not to scale.
2. This drawing has been produced using a base plan provided by others to which additional information e.g test pits, borehole locations or notes have been added. Some or all of the plan may not be relevant at the time of producing this drawing

Fresh Hope Care
Proposed Development
Lots 2 & 3 in DP554208, Lot A in DP335578,
Lot 472 in DP1204429 and Lots 1, 2 & 8-12 in DP24728
Corner of Dunmore Street and Pendle Way, Pendle Hill

Site Features

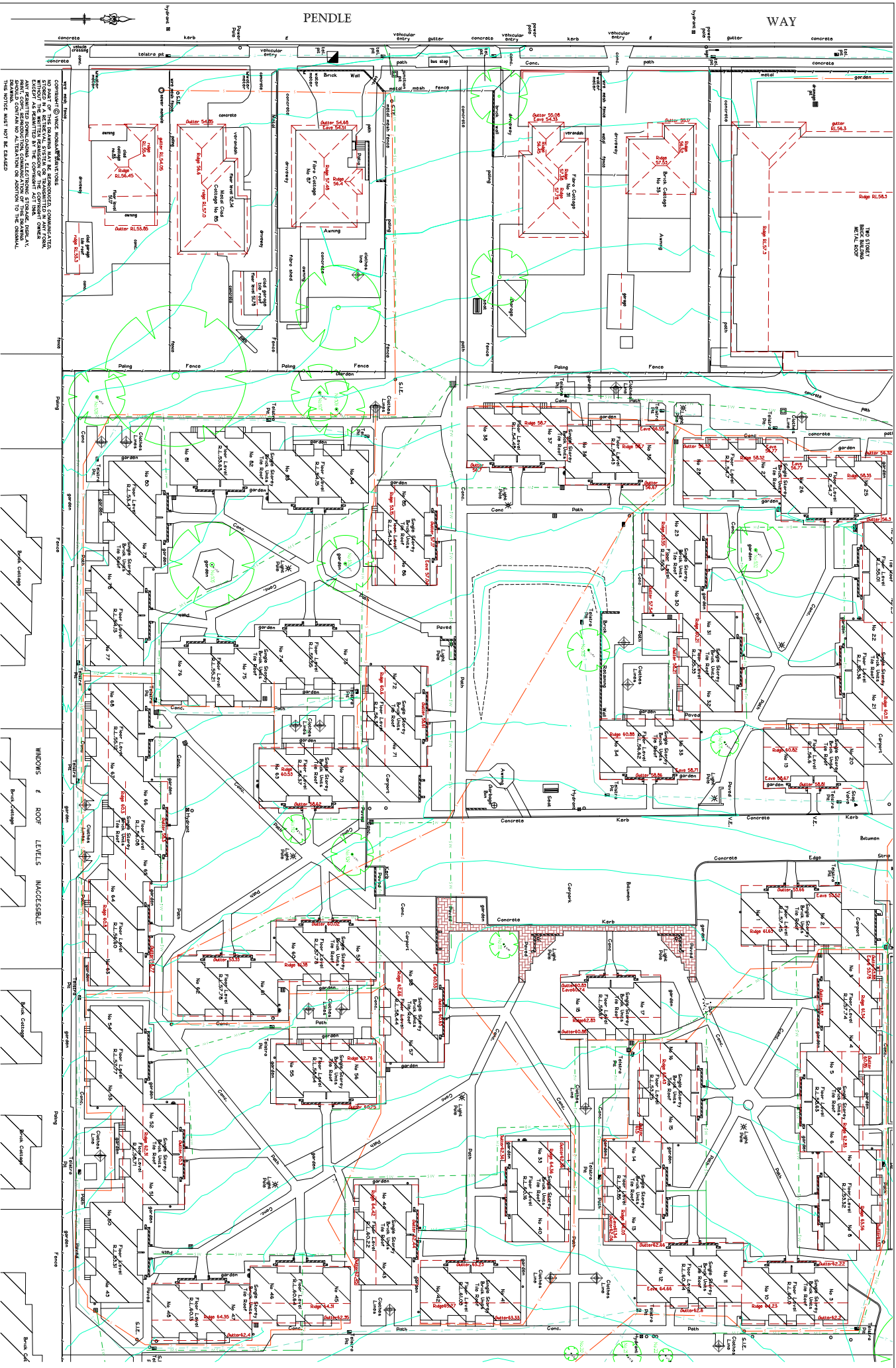
Drawing No: 14467/1-AA1
Job No: 14467/1
Drawn By: MH
Date: 18 June 2019
Checked By: IC
File No: 14467-1
Layers: 0, AA1





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PLAN NO.		15214-T4
SHEET 4 OF 5 SHEETS		
CLIENT:		Churches of Christ Community Care
DATE: 17/07/19		
SCALE: 1:250 @A1		
DRAWN: M. J. J. J.		
CHECKED:		
DATION: A.H.D.		
ORIGIN:		
Vince Morgan (Surveyors) Pty Ltd 77 UNION ROAD PENRITH PO BOX 4156 PENRITH P.L.A.Z.A. 2750 Ph 47215395 email: mail@vincemorgan.com.au www.vincemorgan.com.au		
AMENDMENT		
DATE		
No		



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AMENDMENT

NO	DATE

vince morgan
SURVEYORS

Vince Morgan (Surveyors) Pty Ltd
77 UNION ROAD PENRITH
PO BOX 4156 PENRITH PLAZA 2750
Ph 47255295
email: info@vincemorgan.com.au
www.vincemorgan.com.au

DATE: 11/07/19
SCALE: 1:250
@A1

CLIENT:
**Churches of Christ
Community Care**

PLAN SHOWING DETAIL & CONTOURS
OVER LOTS 2 & 3 D.P. 554208, LOT A
D.P. 55578, LOT 4/2 D.P. 1204429 &
LOTS 1 & 10 D.P. 1204429 AT PENDLE HILL

DATE: 11/07/19
SCALE: 1:250
@A1

CLIENT:
**Churches of Christ
Community Care**

PLAN SHOWING DETAIL & CONTOURS
OVER LOTS 2 & 3 D.P. 554208, LOT A
D.P. 55578, LOT 4/2 D.P. 1204429 &
LOTS 1 & 10 D.P. 1204429 AT PENDLE HILL

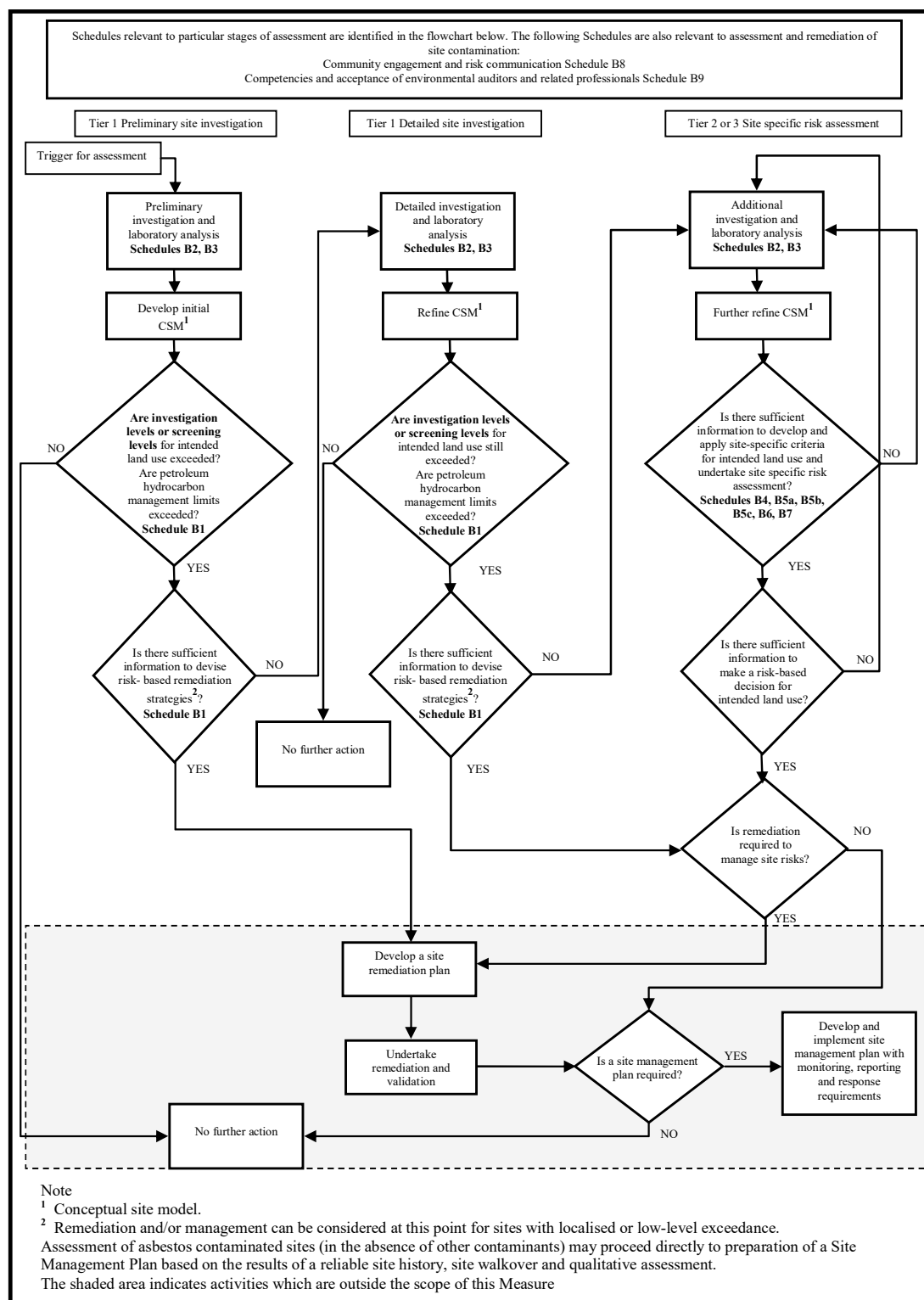
PLAN NO.
152714-T4

SHEET 5 OF 5 SHEETS

APPENDIX A

RECOMMENDED GENERAL PROCESS FOR ASSESSMENT OF SITE CONTAMINATION - FLOW CHART

Schedule A—Recommended general process for assessment of site contamination



APPENDIX B

NSW LAND AND REGISTRY SERVICES RECORDS

14467/1**Summary of Proprietors****Lots 2 & 3 DP554208**

Year	Proprietor
1962 - 2019	The Churches of Christ Property Trust

Lot A DP335578

Year	Proprietor
1955 - 2019	The Churches of Christ Property Trust
1955	Frances May Ashwood, spinster and Jessie Selma Hall, widow

Lot 472 DP1204429

Year	Proprietor
1999 - 2019	The Churches of Christ Property Trust

**Lot 1 DP205839
(Part of 472 DP1204429)**

Year	Proprietor
1962 - 1999	The Churches of Christ Property Trust

**Lot 3 DP24728
(Part of 472 DP1204429)**

Year	Proprietor
1953 - 1999	Dorothy Eva Morton, spinster

**Lot 4 DP24728
(Part of 472 DP1204429)**

Year	Proprietor
1986 - 1999	The Churches of Christ Property Trust
1953 - 1986	Leo Heman Abe Eather, engineer
1953	James Alexander McKenzie, grocers assistant and Margaret Ann McKenzie, wife

Lot 5 DP24728
(Part of 472 DP1204429)

Year	Proprietor
1961 - 1999	The Churches of Christ Property Trust
1959 - 1961	Brian Frederick Bradshaw, manufacturer's agent, William Charles Coffey, social service organizer, William Eric Crawford, Clerk
1953 - 1959	Norman Sinclair, panel beater and Gwenda Margaret Sinclair, wife
1953	Herbert Allan West, builder

Lot 6 DP24728
(Part of 472 DP1204429)

Year	Proprietor
1985 - 1999	The Churches of Christ Property Trust
1981 - 1985	Douglas Leonard Lees and Diane Langejans
1954 - 1981	Leonard Raymond Lees
1953 - 1954	Leonard Raymond Lees, labourer and Jean Mary Lees, wife

Lot 7 DP24728
(Part of 472 DP1204429)

Year	Proprietor
1985 - 1999	The Churches of Christ Property Trust
1955 - 1985	Harry Charles Laylor, bank officer and Joan Margaret Phillips, spinster
1953 - 1955	James Henry McClure, builder
1953	Leo Heman Abel Eather, engineer and Joan Eather, wife

Lot 1 DP24728

Year	Proprietor
1955 - 2019	The Churches of Christ Property Trust

Lot 2 DP24728

Year	Proprietor
2012 - 2019	John Farrugia

1981 - 2012	Louis Farrugia and Josephine Farrugia
1980 - 1981	Ernest Clare, Fitter Mechanic and Elizabeth Mary Clare, wife
1956 - 1980	Ernest Clare, Fitter Mechanic and Elizabeth Mary Clare, wife, Wolfgang Karl Walter Alps, carrier
1955 - 1956	Parramatta Freeholds Pty Limited
1953 - 1955	Charles Walker Dainty, Departmental Superintendent

Lot 8 DP24728

Year	Proprietor
2008 - 2019	Ramy Salame
1954 - 2008	William George Ross, motor mechanic and Dorothy Joyce Ross, wife
1953 - 1954	Herbert Walter Briggs, builder
1953	Walter Raymond Kennett, shop walker

Lot 9 DP24728

Year	Proprietor
1993 - 2019	Leila Bathani
1988 - 1993	Leila Tannous
1982 - 1988	George Michael Witenko
1975 - 1982	Nikolaus Witenko, retired
1960 - 1975	Robert George Denmeade, assistant manager

Lot 10 DP24728

Year	Proprietor
1993 - 2019	The Churches of Christ Property Trust
1987 - 1993	Peter Maklouf
1974 - 1987	George Hanna, Upholsterer
1954 - 1974	Victor Powell Dray, boilermaker and Gwentyth May Raven, spinster

Lot 11 DP24728

Year	Proprietor
2019	The Churches of Christ Property Trust
1974 - 2019	Sultana Holdings Pty Limited
1972 - 1974	Vicky Grima
1965 - 1972	Chris Grima, wharf labourer and Vicky Grima, wife
1954 - 1965	Agnes Ferguson, Feme Sole

Lot 12 DP24728

Year	Proprietor
2019	The Churches of Christ Property Trust
2013 - 2019	Nanthakumar Rasiah
2011 - 2013	Jennifer Fava and Bernadette Micallef
2001 - 2011	Dawn Monica McGinnity
2001	Lance Nelson McGinnity and Dawn Monica McGinnity
1983 - 2001	Lance Nelson McGinnity
1954 - 1983	Director of War Service Homes
1954	Lance Nelson McGinnity, iron walker
1954	Herbert Briggs, builder



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/554208

SEARCH DATE	TIME	EDITION NO	DATE
14/5/2019	1:18 PM	1	5/12/2011

LAND

LOT 2 IN DEPOSITED PLAN 554208
AT PENDLE HILL
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP554208

DESCRIPTION

THE CHURCHES OF CHRIST PENDLE HILL

LEASE FOLIOS CREATED. SEE LEASE PREMISES INDEX SEARCH FOR LF298

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

FIRST SCHEDULE

THE CHURCHES OF CHRIST PROPERTY TRUST

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AF491650 THE LAND ABOVE DESCRIBED IS USED AS A RETIREMENT
VILLAGE UNDER THE RETIREMENT VILLAGES ACT 1999 KNOWN
AS PENDLE HILL RETIREMENT VILLAGE
- 3 AG656031 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY
ACT, 1900

NOTATIONS

NOTE: REFER ALL DEALINGS TO SD2
AF491650 NOTE: REFER ALL DEALINGS TO SD2 (RETIREMENT VILLAGE)

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/554208

SEARCH DATE	TIME	EDITION NO	DATE
14/5/2019	12:49 PM	-	-

VOL 11808 FOL 187 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 3 IN DEPOSITED PLAN 554208
AT PENDLE HILL
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP554208

FIRST SCHEDULE

THE CHURCHES OF CHRIST PROPERTY TRUST

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: A/335578

SEARCH DATE	TIME	EDITION NO	DATE
14/5/2019	1:27 PM	1	13/8/1997

LAND

LOT A IN DEPOSITED PLAN 335578
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP335578

FIRST SCHEDULE

THE CHURCHES OF CHRIST PROPERTY TRUST (T G303741)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 R758288 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE
PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN
VOL 4876 FOL 197
- 3 3288375 EASEMENT FOR PADMOUNT SUBSTATION AFFECTING THE PART
SHOWN SO BURDENED IN DP267461

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 ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 472/1204429

SEARCH DATE	TIME	EDITION NO	DATE
14/5/2019	1:34 PM	2	18/7/2015

LAND

LOT 472 IN DEPOSITED PLAN 1204429
AT PENDLE HILL
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1204429

FIRST SCHEDULE

THE CHURCHES OF CHRIST PROPERTY TRUST

SECOND SCHEDULE (10 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F863906 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 3 F867349 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 4 F898182 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 5 F904798 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 6 F907555 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 7 3288375 EASEMENT FOR PADMOUNT SUBSTATION AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 AJ665825 RESTRICTION(S) ON THE USE OF LAND
- 9 AJ665826 RESTRICTION(S) ON THE USE OF LAND
- 10 AJ665827 POSITIVE COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/24728

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
14/5/2019	1:43 PM	1	29/3/2007

LAND

LOT 1 IN DEPOSITED PLAN 24728
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP24728

FIRST SCHEDULE

THE CHURCHES OF CHRIST PROPERTY TRUST

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/24728

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
1/7/2019	10:53 AM	1	20/11/2012

LAND

LOT 2 IN DEPOSITED PLAN 24728
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP24728

FIRST SCHEDULE

JOHN FARRUGIA (T AH372304)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F886156 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 8/24728

SEARCH DATE	TIME	EDITION NO	DATE
1/7/2019	10:53 AM	2	2/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY COMMONWEALTH BANK OF AUSTRALIA.

LAND

LOT 8 IN DEPOSITED PLAN 24728
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP24728

FIRST SCHEDULE

RAMY SALAME

(T AE323397)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F886155 COVENANT
- 3 AE323398 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 9/24728

SEARCH DATE	TIME	EDITION NO	DATE
1/7/2019	10:53 AM	3	1/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY AUSTRALIA AND NEW ZEALAND BANKING
GROUP LIMITED.

LAND

LOT 9 IN DEPOSITED PLAN 24728
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP24728

FIRST SCHEDULE

LEILA BATHANI (CN I486172)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G706378 COVENANT
- 3 AJ836524 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 10/24728

SEARCH DATE	TIME	EDITION NO	DATE
1/7/2019	10:53 AM	1	14/5/1993

LAND

LOT 10 IN DEPOSITED PLAN 24728
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP24728

FIRST SCHEDULE

THE CHURCHES OF CHRIST PROPERTY TRUST (T 1325909)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F912283 COVENANT

NOTATIONS

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UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 11/24728

SEARCH DATE	TIME	EDITION NO	DATE
1/7/2019	10:53 AM	4	21/1/2019

LAND

LOT 11 IN DEPOSITED PLAN 24728
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP24728

FIRST SCHEDULE

THE CHURCHES OF CHRIST PROPERTY TRUST (T AP11611)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F980731 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 12/24728

SEARCH DATE	TIME	EDITION NO	DATE
1/7/2019	10:53 AM	6	27/2/2019

LAND

LOT 12 IN DEPOSITED PLAN 24728
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP24728

FIRST SCHEDULE

THE CHURCHES OF CHRIST PROPERTY TRUST (T AP87883)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F989159 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

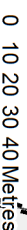
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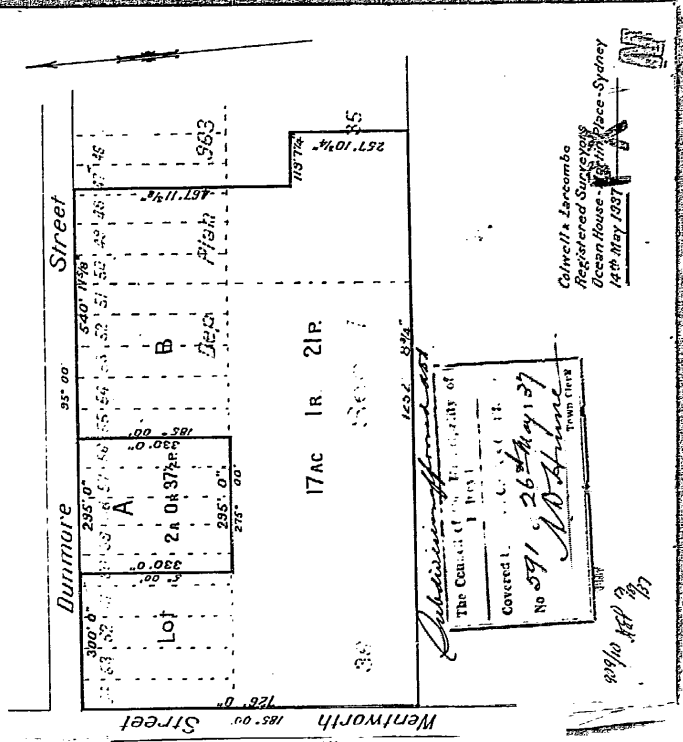




DP 335578	FEET INCHES	METRES
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257	10 3/4	78.607
295	-	89.916
300	-	91.440
330	-	100.584
467	7 1/4	142.526
467	11 3/8	142.631
540	11 5/8	164.887
726	-	221.285
1252	8 3/4	381.832
AC RD P	50 M	
2 - 37 1/2	9042	
AC RD P	HA	
17 1 21	7.034	

C56244-6
→ Plan →
of Subdivision of land in Cert of Title Vol. 3730 Fol. 128
— Municipality of Holroyd —
F.P.335578
Parish of Prospect - County of Cumberland
— Scale 100 Feet to an Inch —

Misc. Plan of Subdn. (R.P.)
Regd. No. 35578



I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 14th day of June, 1978

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200



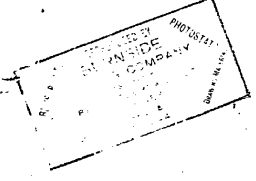
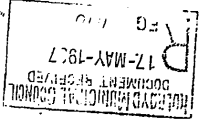
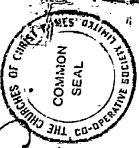
DP 335578

FEET INCHES	METRES
119 7 1/4	36.455
257 10 3/4	78.607
295 -	89.916
300 -	91.440
330 -	100.584
467 7 1/4	142.526
467 11 3/8	142.631
540 11 5/8	164.887
726 -	221.285
1252 8 3/4	381.832

AC RD P SQ M
2 - 37 1/2 9042
AC RD P HA
17 1 21 7.034

This is the plan referred to in Transfer dated the 30th
day of June A.D 1987 Churches of Christ Homes
Co-operative Society Limited to Annie Flitcroft Butler
Charlotte Annie May Winter and Frances May Ashward
Transferees

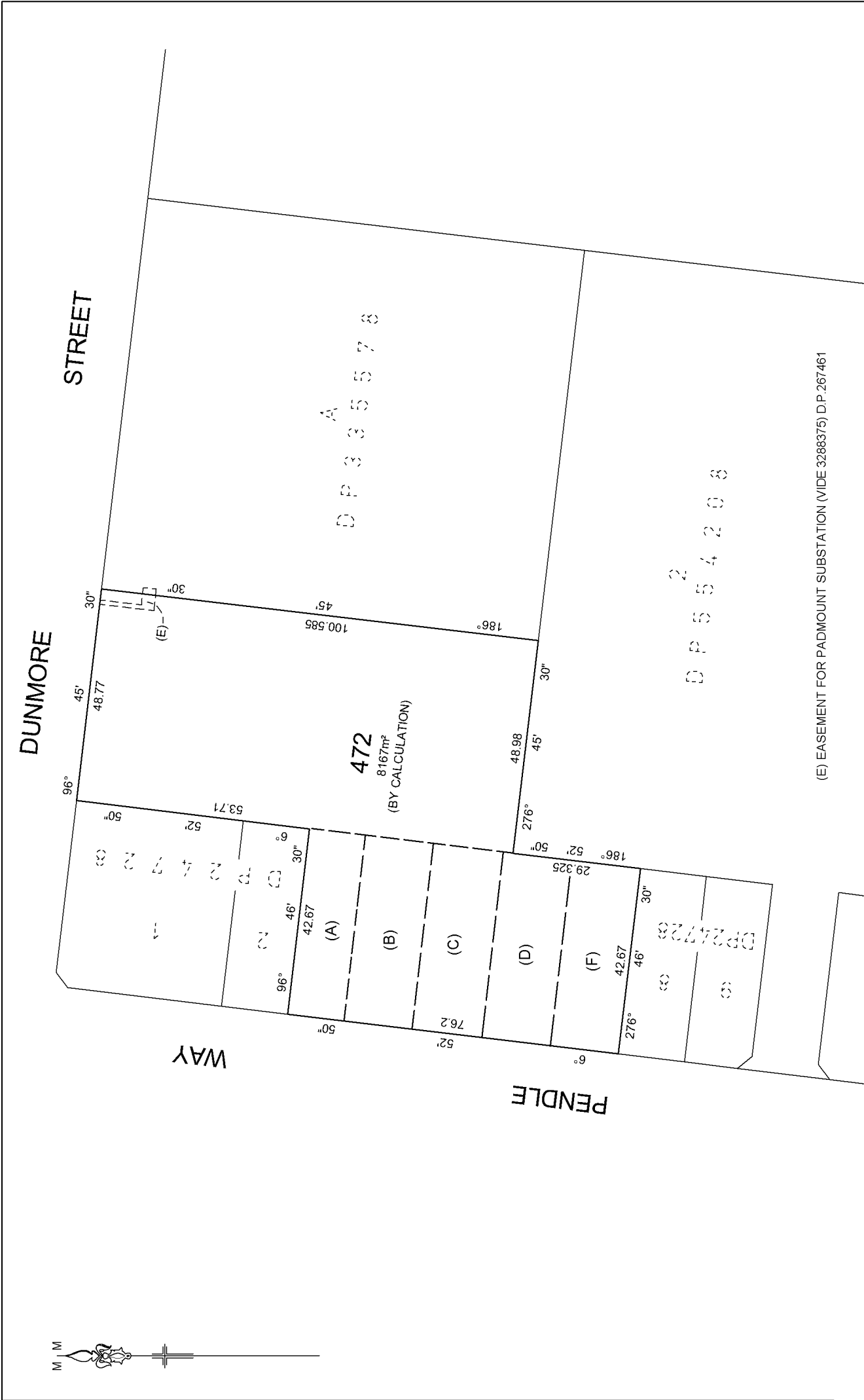
Annie Flitcroft Butler
Secretary



I, Bruce Richard Davies, Registrar General for New South Wales, certify
that this negative is a photograph made as a permanent record of a
document in my custody this 14th day of June, 1978

Bruce Richard Davies

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200
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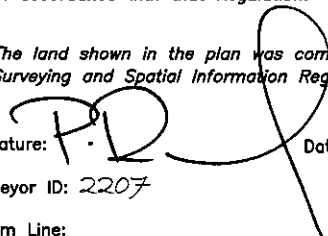


Surveyor: <i>Peter Robert Warwick</i> <i>Vince Morgan Surveyors</i>	PLAN OF CONSOLIDATION OF LOT 471 D.P.1201909 & LOT 3 D.P.24728	LGA: HOLROYD Locality: PENDLE HILL Subdivision No.: _____ Lengths are in metres. Reduction Ratio 1:800	Registered:  13.1.2015	DP1204429									
Date of Survey: 4 th December, 2014.													
Surveyor's Reference: 15214C2 2014 M7100()Comp.													
10	20	30	40	50	60	70	80	90	100	110	120	130	140

PLAN FORM 6(2013) WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheets

<p>Registered:  13.1.2015 Office Use Only</p> <p>Title System: TORRENS</p> <p>Purpose: CONSOLIDATION</p>	<p>Office Use Only</p> <p>DP1204429</p>
<p>PLAN OF CONSOLIDATION OF LOT 471 D.P.1201909 & LOT 3 D.P.24728</p>	<p>L G A: HOLROYD</p> <p>Locality: PENDLE HILL</p> <p>Parish: PROSPECT</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I,in approving this plan certify Authorised Officer</p> <p>that all necessary approvals in regard to the allocation of the land shown hereon have been given.</p> <p>Signature</p> <p>Date:.....</p> <p>File No:</p> <p>Office:.....</p>	<p>Survey Certificate</p> <p>I, PETER ROBERT WARWICK of VINCE MORGAN SURVEYORS PTY.LTD. Ph.47215293. email: pwarwick@vmsurvey.com.au a surveyor registered under the Surveying & Spatial Information Act, 2002 certify that:</p> <p>(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation, 2012, is accurate and the survey was completed on</p> <p>(b) The part of the land shown in the plan being (*being/excluding^ was surveyed in accordance with the Surveying and Spatial Information Regulation, 2012, is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation.</p> <p>(c) The land shown in the plan was compiled in accordance with the Surveying and Spatial Information Regulation, 2012.</p> <p>Signature:  Dated: 4th December, 2014.</p> <p>Surveyor ID: 2207</p> <p>Datum Line:</p> <p>Type: URBAN</p> <p>The terrain is level-undulating</p> <p>* Strike through if inapplicable.</p> <p>^ Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Subdivision Certificate</p> <p>I *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the Environmental Planning and Assessment Act, 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein</p> <p>Signature:</p> <p>Accreditation Number.....</p> <p>Consent Authority</p> <p>Date of endorsement</p> <p>Subdivision Certificate Number.....</p> <p>File Number.....</p> <p>* strike through if inapplicable</p>	<p>Plans used:-</p> <p>D.P.24728</p> <p>D.P.1201909</p> <p>If space is insufficient continue on PLAN FORM 6A</p> <p>SURVEYOR'S REFERENCE:15214C2 2014 M7100()Comp.</p>
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheets

Registered:  13.1.2015

Office Use Only

Office Use Only

DP1204429

PLAN OF CONSOLIDATION OF LOT 471
D.P.1201909 & LOT 3 D.P.24728

This sheet is for the provision of the following information as required:

A schedule of lots and addresses – See 60(c) SSI Regulation 2012
Statements of intention to create and release affecting interests in
accordance with section 88B Conveyancing Act, 1919.

Signatures and seals – See 195D Conveyancing Act, 1919.

Any information which cannot fit in the appropriate panel
of sheet 1 of the Administration sheets.

Subdivision Certificate No.:

Date of Endorsement:



John A Sheppard
JOHN ANDREW SHEPARD
MEMBER

David A Bentley
DAVID ANDREW BENTLEY
MEMBER

Richard Rennie
RICHARD RENNIE
MEMBER

STREET ADDRESSES NOT AVAILABLE