

Form: OITE
 Licence: 04-03-350
 Licensee: Mallesons Stephen Jaques

*200 KMSL
 & 13/9/07*

TRANSFER INCLUDING EASEM
 New South Wales
 Real Property Act 1900



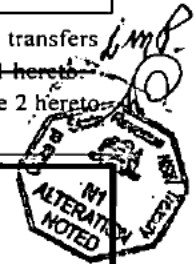
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PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires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

STAMP DUTY

Office of State Revenue use only	09-07-2007	0004399911-001
	SECTION 18(2)	
	DUTY	\$ *****2.0

(A) TORRENS TITLE	Land Transferred 27/1042890		
(B) TENEMENTS	Servient (land burdened) 27/1042890	Dominant (land benefited) 26/1042890 and 25/1042890	
(C) LODGED BY	Delivery Box USA	Name, Address or DX and Telephone LLPN: 123011G 197 Prospect Highway SEVEN HILLS NSW 2147	CODE TE
(D) TRANSFEROR	KEMSLEY PASTORAL CO PTY LTD (ACN 000 701 888)		
(E) TRANSFERRER	The transferor acknowledges receipt of the consideration of \$ 40,000,000.00 and transfers to the transferee an estate in fee simple; and the transferor grants an easement as set out in Schedule 1 hereto IMPOSES A RESTRICTIVE COVENANT AS SET OUT IN ANNEXURE C HERETO AND reserves an easement as set out in Schedule 2 hereto.		
(F) ENCUMBRANCES	Encumbrances (if applicable): 1. 2. 3.		
(G) TRANSFEEEE	BD NSW (MR) PROJECT 0007 PTY LTD (ACN 123 888 773)		
(H) TENANCY:			



DATE 20 / 7 / 2007
 dd mm yyyy

*Execution by BD NSW (MR) Project 0007 Pty Ltd
 ACN 123 888 773 Page 2 of Annexure
 Execution by JE Beaumont and R. Beaumont
 rather Page 4 of Annexure*

Certified correct for the purposes of the Real Property Act 1900.

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised persons whose signatures appear below pursuant to the authority specified.

EXECUTED by **KEMSLEY PASTORAL CO PTY LTD (ACN 000 701 888)** in accordance with section 127(1) of the Corporations Act 2001 (Cwlth) by authority of its directors:

Signature of director
 Signature of director
 Name of director (block letters)

Signature of director/company secretary*
 *delete whichever is not applicable
 Name of director/company secretary* (block letters)
 *delete whichever is not applicable

RELODGED
 - 7 NOV 2007
 TIME: 11:15

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised persons whose signatures appear below pursuant to the authority specified.

EXECUTED by **BD NSW (MR) PROJECT 0007 PTY LTD (ACN 123 888 773** in accordance with section 127(1) of the Corporations Act 2001 (Cwlth) by authority of its directors:-



Signature of director/secretary
.....**DAVID MURRAY SHARPE**.....
Name of director (block letters)

.....
Signature of director/company secretary*
.....
Name of director/company secretary* (block letters)
*delete whichever is not applicable

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

(K) SCHEDULE 1

grant of easement

complete the tenements panel on the front

The transferor grants

NOT APPLICABLE

(K) SCHEDULE 2
reservation of easement
complete the tenements panel on the front

The transferor reserves

An easement for electricity over the land marked as "Proposed easement for electricity 9 wide and designated "(A)"" on the plan attached as Annexure A. The terms of the easement are set out in Annexure B.

DP 1115161

SE
OK

I CERTIFY THAT THE
PERSON SIGNING OPPOSITE,
WITH WHOM I AM PERSONALLY
ACQUAINTED OR AS TO WHOSE
IDENTITY I AM OTHERWISE
SATISFIED SIGNED THIS INSTRUMENT
IN MY PRESENCE.

CERTIFIED CORRECT FOR THE
PURPOSES OF THE REAL
PROPERTY ACT BY
SAYNE ELIZABETH BEAUMONT.

SIGNATURE OF SAYNE ELIZABETH
BEAUMONT.

SIGNATURE OF WITNESS [REDACTED]

NAME OF WITNESS CHERYL CLARK JP.

ADDRESS OF WITNESS [REDACTED]

[REDACTED]

[REDACTED]

I CERTIFY THAT THE PERSON SIGNING
OPPOSITE, WITH WHOM I AM PERSONALLY
ACQUAINTED OR AS TO WHOSE IDENTITY
I AM OTHERWISE SATISFIED SIGNED
THIS INSTRUMENT IN MY PRESENCE.

CERTIFIED CORRECT FOR THE
PURPOSES OF THE REAL PROPERTY
ACT BY RICHARD BEAUMONT.

SIGNATURE OF RICHARD BEAUMONT.

SIGNATURE OF WITNESS [REDACTED]

NAME OF WITNESS CHERYL CLARK JP

ADDRESS OF WITNESS [REDACTED]

[REDACTED]

[REDACTED]

ANNEXURE "B" (COMPRISING 4 PAGES) TO TRANSFER INCLUDING
EASEMENT LODGED ON BEHALF OF KEMSLEY PASTORAL CO PTY
LIMITED (ACN 000 701 888) DATED THIS DAY OF

RESERVATION OF EASEMENT

Terms of easement for electricity

Part A

Definitions and interpretation

- 1 (a) The following terms have the following meanings:

Ancillary Works means works ancillary to the functions performed by Electricity Works, including structures (whether above, on or below the ground), equipment for signals, signals cables, service cables, connecting cables, and supports (including poles).

Benefited Land means Lot 26 in DP 1042890.

Benefited Landowner means the owner from time to time of the Benefited Land, and any person from time to time having an estate or interest in the Benefited Land, which as at the date of this instrument is the Transferor.

Burdened Land means the servient tenement set out in the cover sheet to this transfer.

Burdened Landowner means the owner of the Burdened Land and any person having an estate or interest in the Burdened Land.

Easement Area means that part of the Burdened Land shown as the site of "proposed easement for electricity 9 wide and designated "(A)"" on ~~the plan being Annexure A to this instrument.~~
DP 1115161.

Electricity Works means any existing or future electricity power lines or associated equipment or electricity structures (whether above, below or on the ground) and includes mains, wires, cables (including optic fibre cables), pipes or conduits, switches, switchgear, fuses, control equipment, pillars, kiosks, transformers (including pole-mounted and pad-mounted transformers), substations (including pole-mounted and pad-mounted substations) and their contents, pits, ducts and Ancillary Works.

Person includes a body corporate.

Signals includes data or signals of any kind.

- (b) A reference to a person includes its successors and assigns.

Part B

Easement for electricity works

- 2 The Benefited Landowner and all persons which it authorises may:
- (a) construct, place, alter, extend, repair, inspect, renew, replace, maintain, remove, and use, on, to and from the Easement Area, any Electricity Works for conveying electricity or Signals (or both); and
 - (b) convey, or permit the conveyance of, electricity or Signals (or both) through the Electricity Works.

Part C

General provisions of easements

- 3 For the purpose of exercising its rights under the easement for electricity works, the Benefited Landowner and all persons which it authorises may:
- (a) enter the Land at any time, with or without vehicles, plant and equipment, for any purposes within the terms of the easement; and
 - (b) do anything reasonably necessary to obtain access to the Easement Area; and
 - (c) cut fences and walls in or on the Land and install gates in them; and
 - (d) on any part of the Easement Area, cut, trim or remove any trees, vegetation, undergrowth or anything that may interfere with the exercise of the Benefited Landowner's rights under the easement; and
 - (e) do anything reasonably necessary for the exercise of the Benefited Landowner's rights under the easement.
- 4 The Burdened Landowner acknowledges that ownership of all Electricity Works remains with the Benefited Landowner or the electricity supply authority.
- 5 The Benefited Landowner covenants with the Burdened Landowner that:
- (a) in exercising its rights under the easement, it will do as little damage as practicable to the Burdened Land; and
 - (b) it will repair any damage it causes to the Burdened Land, except that if after this easement is granted the Burdened Landowner installs paving or

other works to the surface of the easement area the Benefited Landowner will not be obliged to restore the paving or those works; and

- (c) subject to its rights under the easement, it will not unreasonably impede the Burdened Landowner's reasonable use of the Burdened Land.

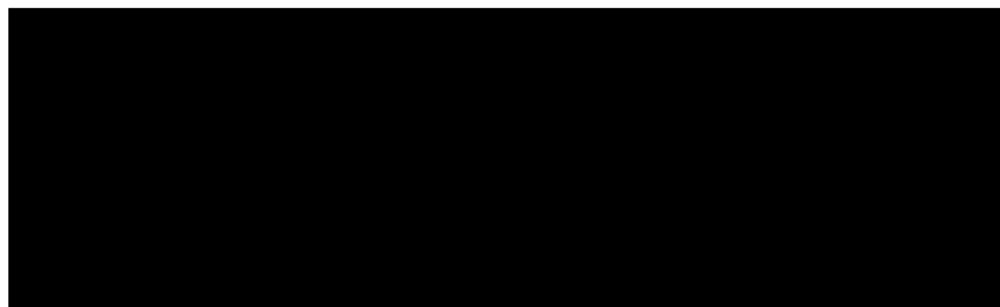
6 The Burdened Landowner covenants with the Benefited Landowner that it will not:

- (a) do or allow anything that may interfere with, damage, or destroy the Electricity Works or interfere with the effective operation of the Electricity Works; or
- (b) obstruct the Benefited Landowner in the exercise of its rights under the easement; or
- (c) alter or permit to be altered the existing ground level within the Easement Area, or place or allow to be placed on the Easement Area any building, structure, driveway, paving, plant or item without the Benefited Landowner's prior written permission, such permission not be unreasonably withheld.

7 The Burdened Landowner may change the location of the Easement Area to another section of the Burdened Land on the following conditions:

- (a) the Burdened Landowner must give at least 4 business days notice of its intention to relocate the easement; and
- (b) the relocation is entirely at the cost of the Burdened Landowner, including without limit:
 - (i) the surveying, legal and registration costs associated with moving the location of the easement as recorded at the Department of Lands, and
 - (ii) the costs of engineering and associated works incurred in moving the Electricity Works to the new location or constructing new Electricity Works in the new location; and
- (c) the Burdened Landowner must re-imburse the Benefited Landowner for any costs which it incurs because of the relocation, including costs in relation to advisers; and
- (d) the Burdened Landowner must have the new location of the easement registered with the NSW Department of Lands within a reasonable time whereupon the Benefited Landowner will surrender the original Easement Area; and
- (e) the Burdened Landowner is to preserve electricity supply to the Benefited Land as far as reasonably possible during the relocation and must keep any interruption to the supply to a minimum (taking into account the process involved) and in no case is the length of time of any interruption in electricity supply to the Benefited Land to exceed 24 hours; and

- (f) the Burdened Landowner is not to reduce the actual or possible electrical performance of the Electricity Works when relocating the Electricity Works; and
- (g) the Benefited Landowner consents to the relocation, which consent is not to be unreasonably withheld if the conditions of this clause 7 are complied with and the electricity supply capacity provided by the relocated Electricity Works is not less than the lesser of:
 - (i) 11 kVa which is capable of being transformed to 415 Volt 3 phase on the Land Benefited; and
 - (ii) the actual electricity supply provided by the Electricity Works at the time the Burdened Landowner gives the notice under clause 7(a).



~~Handwritten signature or scribble~~

ANNEXURE "C" (COMPRISING 1 PAGE) TO TRANSFER
INCLUDING EASEMENT LODGED ON BEHALF OF KEMSLEY
PASTORAL CO PTY LIMITED (ACN 000 701 888) DATED THIS
DAY OF

TRANSFeree'S / TRANSFEROR'S COVENANT

Dated .

From ("Transferee") KEMSLEY PASTORAL CO PTY LIMITED (ACN 000 701 888).

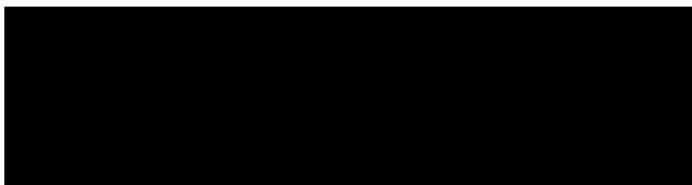
To ("Transferor") .. BD NSW (MR) PROJECT O007 PTY LTD (ACN 123 888 773).....

Land benefited by covenant ("Benefited Land").. 26/1042890 and 25/1042890.....

Land burdened by covenant ("Burdened Land").. 27/1042890

Terms of the covenant:

1. While the Transferee or its assigns (which will include Richard Beaumont and Jayne Elizabeth Beaumont) own the Benefited Land (or any part) adjoining the Burdened Land (or any part) no fence or wall may be erected on the Burdened Land (or any part) to divide it from the Benefited Land (or any part) unless that fence or wall is erected without cost to the Transferee or its assigns (which will include Richard Beaumont and Jayne Elizabeth Beaumont).
- 2 This covenant may be released, varied or modified with the written consent of the registered proprietors for the time being of the Benefited Land.





SEARCH DATE

26/4/2024 2:20PM

FOLIO: 260/1237271

First Title(s): OLD SYSTEM

Prior Title(s): 26/1042890

Recorded	Number	Type of Instrument	C.T. Issue
22/10/2018	DP1237271	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/9/2019	AP540228	VARIATION OF LEASE	
19/12/2019	AP696077	REQUEST	EDITION 2
9/7/2020	AQ228284	TRANSFER	EDITION 3

*** END OF SEARCH ***



FOLIO: 260/1237271

SEARCH DATE	TIME	EDITION NO	DATE
26/4/2024	2:18 PM	3	9/7/2020

LAND

LOT 260 IN DEPOSITED PLAN 1237271
AT GROSE VALE
LOCAL GOVERNMENT AREA HAWKESBURY
PARISH OF KURRAJONG COUNTY OF COOK
TITLE DIAGRAM DP1237271

FIRST SCHEDULE

MCPB INVESTMENTS PTY LTD (T AQ228284)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP285400 EASEMENT FOR SERVICES 4 WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 3 DP285400 EASEMENT FOR SERVICES 4 & 9 WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 4 DP738354 ELECTRICITY EASEMENT 9 METRE(S) WIDE APPURTENANT TO PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
 - Z543869 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 25 IN DP794424
 - E280318 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 71 IN DP802290
 - I795936 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 6 IN DP786671
 - DP1199659 EASEMENT RELEASED IN SO FAR AS IT AFFECTS LOT 74 IN DP1187236
- 5 DP863663 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP864424 EASEMENT FOR SUPPORT APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM

NOTATIONS

DP1134164 NOTE: PLAN OF PROPOSED EASEMENTS FOR ELECTRICITY PURPOSES

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



ERM

APPENDIX C

LOTSEARCH REPORT



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 22 Apr 2024 12:26:46

Reference: LS055351 EP

Address: 322 Grose Vale Road, Grose Vale, NSW 2754

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

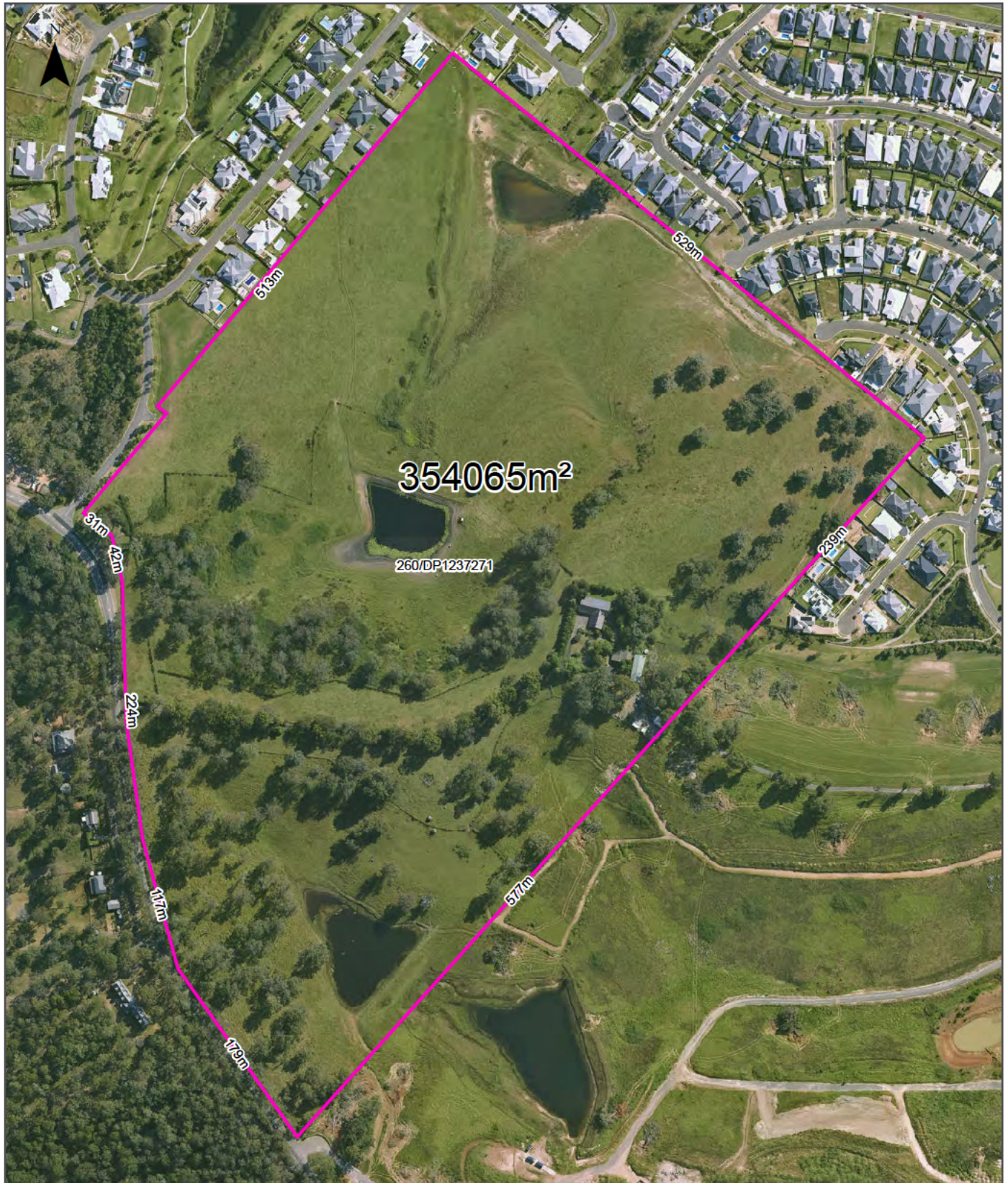
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	04/01/2024	04/01/2024	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	09/04/2024	14/03/2024	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	09/04/2024	09/04/2024	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	24/01/2024	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority	09/04/2024	09/04/2024	Monthly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	10/04/2024	21/11/2032	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	15/04/2024	29/02/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	15/04/2024	29/02/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	15/04/2024	15/04/2024	Monthly	2000m	0	0	0
Defence Controlled Areas	Department of Defence	15/04/2024	15/04/2024	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	24/01/2024	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Department of Defence	15/04/2024	15/04/2024	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	13/11/2023	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	10/04/2024	10/04/2024	Monthly	1000m	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	10/04/2024	10/04/2024	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	10/04/2024	10/04/2024	Monthly	1000m	3	3	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	5	5
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	16/04/2024	16/04/2024	Quarterly	1000m	0	0	3
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	16/04/2024	16/04/2024	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	16/04/2024	16/04/2024	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	31/01/2024	31/01/2024	Quarterly	1000m	1	1	5
State Forest	Forestry Corporation of NSW	12/12/2023	11/12/2023	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	17/04/2024	19/08/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	09/05/2023	23/02/2018	Annually	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	18/04/2023	13/07/2022	Annually	2000m	0	0	32
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	2	2	7
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	0	0	0
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	12/01/2024	17/02/2011	Annually	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	12/12/2023	27/07/2020	Annually	1000m	2	2	4
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	02/04/2024	01/09/2023	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	12/01/2024	21/02/2013	Annually	1000m	1	1	2
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	Annually	1000m	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Department of Planning, Industry and Environment	12/05/2017	01/01/2002	Annually	1000m	1	1	2
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	24/01/2024	24/01/2024	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	15/04/2024	15/04/2024	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	15/04/2024	15/04/2024	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	15/04/2024	15/04/2024	Monthly	1000m	11	11	12
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	02/04/2024	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	02/04/2024	23/02/2024	Monthly	1000m	1	6	15
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	1
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	24/01/2024	24/11/2023	Quarterly	1000m	0	1	1
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	02/04/2024	01/03/2024	Monthly	1000m	0	0	2
Bush Fire Prone Land	NSW Rural Fire Service	09/04/2024	12/03/2024	Monthly	1000m	2	3	3
NSW Native Vegetation Type Map	NSW Department of Planning and Environment	26/05/2023	12/12/2022	Quarterly	1000m	2	3	5
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	09/05/2023	01/11/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	1	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	1	4
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	29/11/2023	29/11/2023	Weekly	10000m	-	-	-

Site Diagram

322 Grose Vale Road, Gross Vale, NSW 2754



<p>Legend</p> <ul style="list-style-type: none"> █ Site Boundary ▭ Internal Parcel Boundaries 	<p>Total Area: 354065m²</p> <p>Total Perimeter: 2.46km</p> <p><small>Disclaimers:</small></p> <p>Measurements are approximate only and may have been simplified or smaller lengths removed for readability.</p> <p>Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.</p>	<p>Scale:</p> <p>0 25 50 100 150 200 250 Meters</p> <p>Data Source Aerial Imagery: © Aerometrex Pty Ltd</p> <p>Coordinate System: GDA 1994 MGA Zone 56</p> <p>Date: 19 April 2024</p>
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Contaminated Land

322 Grose Vale Road, Grose Vale, NSW 2754

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
N/A	No records in buffer								

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority
 © State of New South Wales through the Environment Protection Authority

Contaminated Land

322 Grose Vale Road, Grose Vale, NSW 2754

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Contaminated Land

322 Grose Vale Road, Grose Vale, NSW 2754

EPA Notices

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
N/A	No records in buffer										

NSW EPA Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

322 Grose Vale Road, Grose Vale, NSW 2754

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

PFAS Investigation & Management Programs

322 Grose Vale Road, Grose Vale, NSW 2754

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

322 Grose Vale Road, Grose Vale, NSW 2754

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

322 Grose Vale Road, Grose Vale, NSW 2754

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasmenco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

EPA Activities

322 Grose Vale Road, Grose Vale, NSW 2754

Licensed Activities under the POEO Act 1997

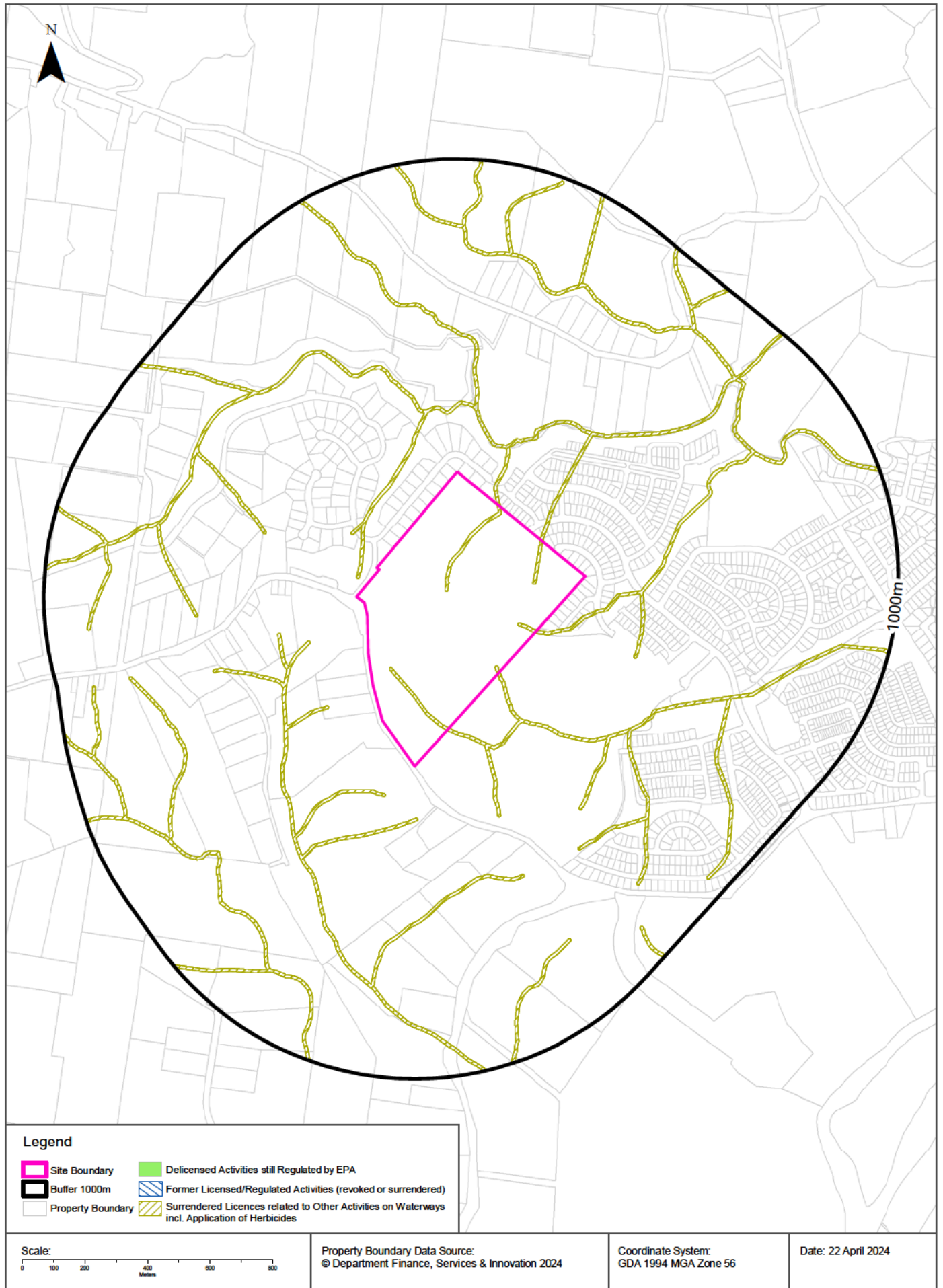
Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

POEO Licence Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

322 Grose Vale Road, Grose Vale, NSW 2754



EPA Activities

322 Grose Vale Road, Grose Vale, NSW 2754

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

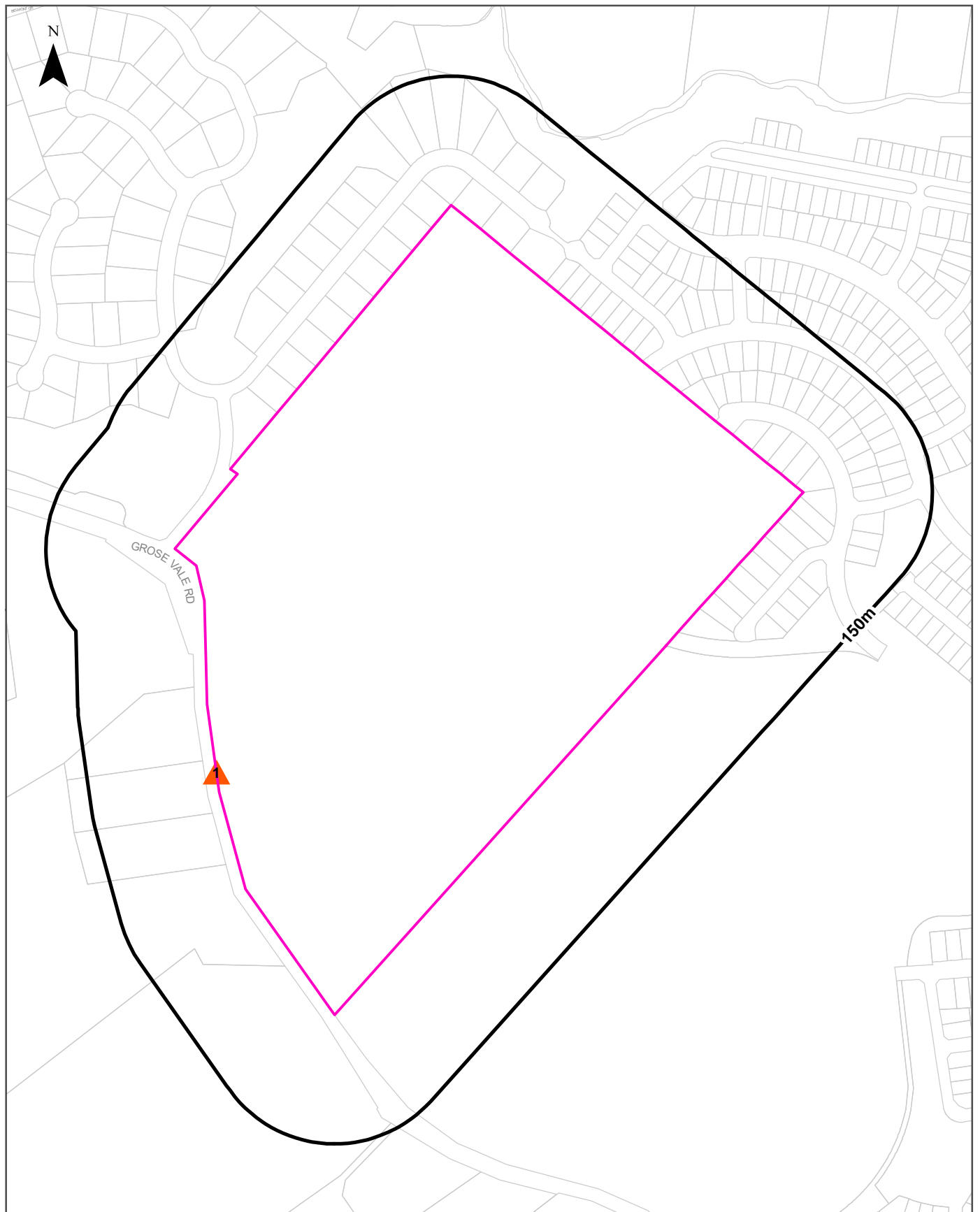
Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Historical Business Directories

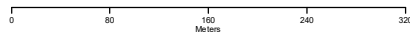
322 Grose Vale Road, Grose Vale, NSW 2754



Legend

- Site Boundary
- Buffer 150m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:
GDA 1994 MGA Zone 56

Date: 22 April 2024

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Property Boundaries © NSW Department Finance, Services & Innovation 2024

Historical Business Directories

322 Grose Vale Road, Grose Vale, NSW 2754

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Business Directory Records 1950-1991 Road or Area Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	PRINTERS-LETTERPRESS	Cedar Grove Printers, Grose Vale Rd. Grose Vale 2753	542136	1970	Road Match	0m
	CARRIERS & CARTAGE CONTRACTORS	Strauss, Eric, Grose Vale	224068	1961	Road Match	0m
	MOTOR OIL & SPIRIT MERCHANTS	Ryan, J. (Agent, Ampol), Grose Vale Rd., Richmond	155721	1950	Road Match	0m
	ROTARY HOE CONTRACTORS	Ryan, J., Grose Vale Rd., Richmond	155743	1950	Road Match	0m
	CARRIERS & CARTAGE CONTRACTORS	Strauss, Eric., Grose Vale Rd., Richmond	155709	1950	Road Match	0m

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Historical Business Directories

322 Grose Vale Road, Grose Vale, NSW 2754

Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

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Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

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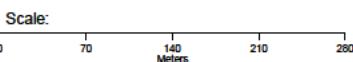
Aerial Imagery 2024

322 Grose Vale Road, Grose Vale, NSW 2754



Legend

-  Site Boundary
-  Buffer 150m



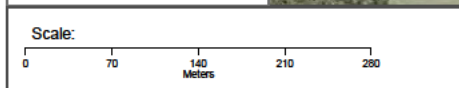
Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 19 April 2024

Aerial Imagery 2021

322 Grose Vale Road, Grose Vale, NSW 2754



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 19 April 2024

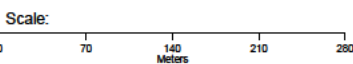
Aerial Imagery 2015

322 Grose Vale Road, Grose Vale, NSW 2754



Legend

-  Site Boundary
-  Buffer 150m



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 19 April 2024

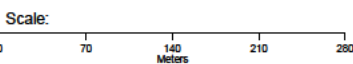
Aerial Imagery 2011

322 Grose Vale Road, Grose Vale, NSW 2754



Legend

-  Site Boundary
-  Buffer 150m



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 19 April 2024

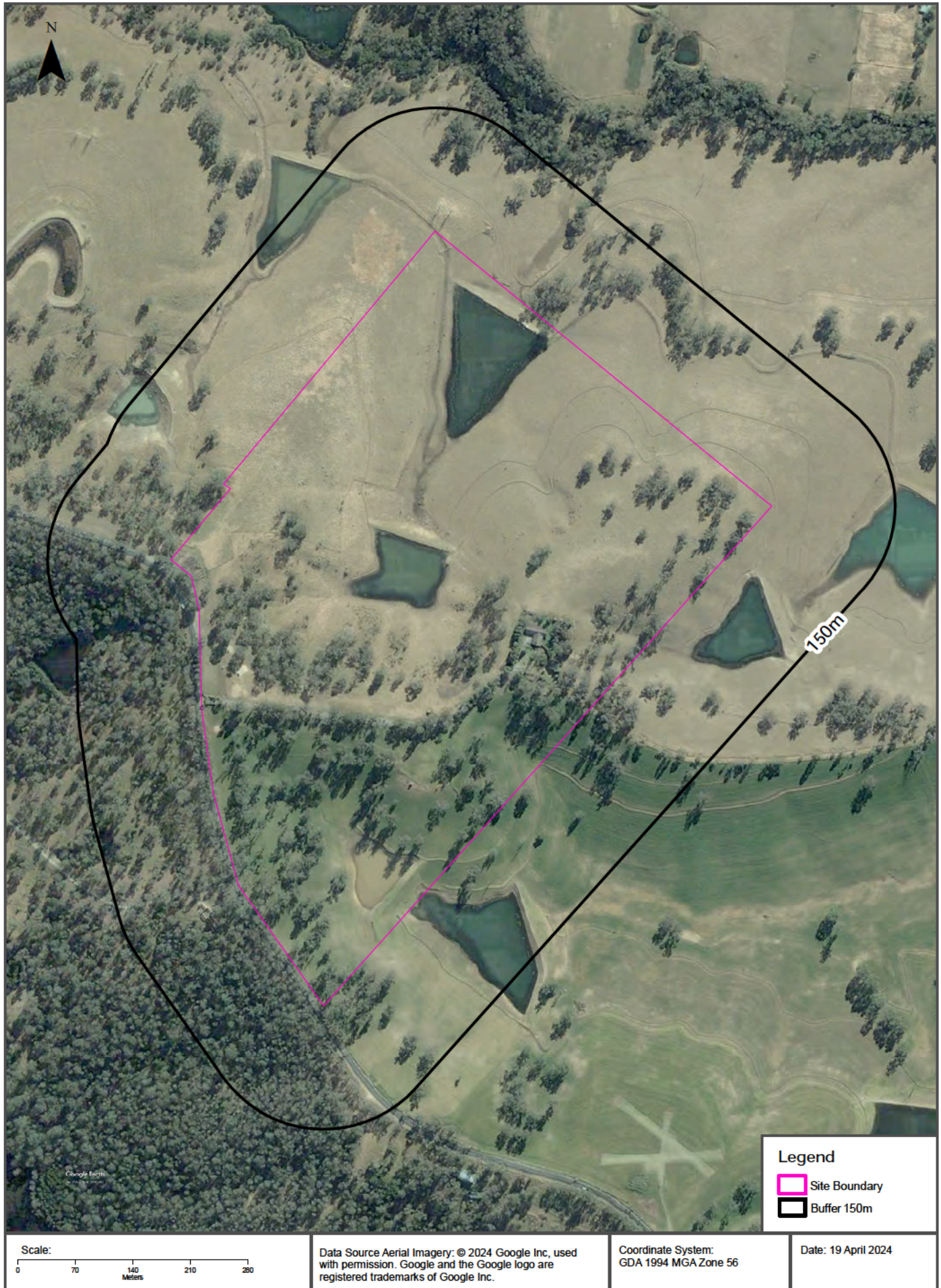
Aerial Imagery 2006

322 Grose Vale Road, Grose Vale, NSW 2754



Aerial Imagery 2002

322 Grose Vale Road, Grose Vale, NSW 2754



Aerial Imagery 1991

322 Grose Vale Road, Grose Vale, NSW 2754



<p>Scale:</p>	<p>Data Sources: Aerial Imagery: © NSW Department of Customer Service</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 19 April 2024</p>
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Aerial Imagery 1982

322 Grose Vale Road, Grose Vale, NSW 2754



<p>Scale:</p>	<p>Data Sources: Aerial Imagery: © NSW Department of Customer Service</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 19 April 2024</p>
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