



Preliminary Site Investigation

25 George Street
North Strathfield NSW 2137

Piety THP Pty Ltd

DL3686_S003443

October 2015

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Version 1.0	09.10.15	Final	Loretta Visintin	Josh Crawford

DLA Environmental Services Pty Ltd: ABN 80 601 661 634

BRISBANE

Level 1, 59 Melbourne Street, South Brisbane, Qld 4101
 PO Box 3306, South Brisbane, Qld 4101
 Ph: +61 7 3004 6400
 Ph: +61 7 3004 6400

Unit 1, 22 Varley Street
 Yeerongpilly, Qld 4105
 Ph: +61 7 3004 6460

ADELAIDE

35 Edward Street, Norwood SA 5067
 PO Box 3187, Norwood, SA 5067
 Ph: +61 8 8332 0960
 Fax: +61 7 3844 5858

PERTH

Level 1, Suite 3
 34 Queen Street, Perth, WA 6000
 Ph: +61 8 9481 4961
 Fax: +61 2 9870 0999

SYDNEY

Suite 1, Level 1, 146 Arthur Street
 North Sydney, NSW 2060
 Ph: +61 2 9870 0900
 Fax: +61 2 9870 0999

DLA ENVIRONMENTAL SERVICES

Unit 3, 38 Leighton Place
 Hornsby, NSW 2077
 Ph: +61 2 9476 1765
 Fax: +61 2 9476 1557

42B Church St
 Maitland NSW 2320
 Ph: +61 2 4933 0001

MELBOURNE

Level 10, 224 Queen Street
 Melbourne, Vic 3000
 Ph: +61 3 9036 2637
 Fax: +61 2 9870 0999

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ABBREVIATIONS

ACM	Asbestos Containing Material
AHD	Australian Height Datum
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Above-ground Storage Tank
ASS	Acid Sulfate Soil
B(a)P	Benzo(a)Pyrene
BGL	Below Ground Level
BH	Borehole
BTEX	Benzene, Toluene, Ethyl Benzene, Xylene
COC	Chain of Custody documentation
CLM	Contaminated Land Management
DA	Development Application
DEC	Department of Environment and Conservation (NSW)
DECC	Department of Environment and Climate Change (NSW)
DECCW	Department of Environment, Climate Change and Water (NSW)
DLA	DLA Environmental Services
DP	Deposited Plan
DQO	Data Quality Objective
EC	Electrical Conductivity
EIL	Ecological Investigation Level
EMP	Environmental Management Plan
EPA	Environment Protection Authority (NSW)
ESL	Ecological Screening Level
HIL	Health-Based Investigation Level
LOR	Limit of Reporting
MW	Monitoring Well
NATA	National Association of Testing Authorities, Australia
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
NHMRC	National Health and Medical Research Council
NRMMC	Natural Resource Management Ministerial Council
NSW	New South Wales
OCP	Organochlorine Pesticides
OEH	Office of Environmental and Heritage
OPP	Organophosphorus Pesticides
OH&S	Occupational Health and Safety
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PID	Photo-Ionisation Detector
PQL	Practical Quantification Limit
QA/QC	Quality Assurance and Quality Control
RAP	Remedial Action Plan
RPD	Relative Percentage Difference
SAC	Site Acceptance Criteria
SAQP	Sampling Analysis and Quality Plan
SEPP	State Environmental Planning Policy
SWL	Standing Water Level
TCLP	Toxicity Characteristic Leaching Procedure
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
WHS	Work Health Safety

EXECUTIVE SUMMARY

DLA Environmental Services (DLA) was commissioned by Piety THP Pty Ltd to conduct a Preliminary Site Investigation (PSI) of the following area:

25 George Street, North Strathfield NSW 2137

The PSI was designed to be suitable for due diligence purposes. The document is intended to be incorporated into a Planning Proposal Submission as part of a rezoning application for the Regional Planning Authority. It is also intended for DA submission for the construction of high-density residential development pending rezoning approval, and is thus suitable for review by the NSW EPA, Department of Primary Industries (DPI) and the City of Canada Bay Council.

Investigation and analysis of available desktop materials report that the land use on this Site has consistently been for commercial/industrial purposes from 1912 to 2015. This is in line with the historic land uses of adjacent properties which have since converted to high-density residential developments. No items of cultural or environmental heritage were identified on Site, and no Dangerous Goods licences have been held for the Site.

Review of the Section 149 Certificate and the City of Canada Bay Council's Acid Sulphate Soils Map identified that a Planning Instrument may potentially be required for works on Site (subclause 4 of clause 6.1 of the Canada Bay LEP 2013).

Visual Site inspection did not identify surface staining, odours, waste drums or fill material. However, there may be limited fill under the slabs which may have been required to level the Site. Given the historical land use of the Site for commercial/industrial purposes and current land usage which includes a mechanical workshop and cleaning product storage facility, there is a potential that fuels, oils and cleaning products may have impacted materials under the slab through cracks or joins.

Desktop assessment and inspection of the Site are considered to be adequate for assessment purposes to assist with the rezoning application with the Regional Planning Authority and is also intended for DA submission for the construction of high-density residential development pending rezoning approval.

To determine the future land use suitability of the Subject Site in accordance with City of Canada Bay Council, relevant Development Consent Conditions and the general requirements of State Environmental Planning Policy No.55 (SEPP 55), DLA recommends a Stage II Detailed Site Investigation.

It is therefore the opinion of DLA that the Site assessment objectives of this report have been achieved. The PSI concludes that the Site has the potential for the intended land use consistent with NEPM (NEPC, 2013) *Residential B – Residential with minimal opportunities for soil access* pending a Stage II Detailed Site Investigation.

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1.0 INTRODUCTION

1.1 General

DLA Environmental Services (DLA) was commissioned by Piety THP to conduct a Preliminary Site Investigation (PSI) of the following area:

25 George Street, North Strathfield, NSW 2137

The PSI was designed to be suitable for due diligence purposes. The document is intended to be incorporated into a Planning Proposal Submission as part of a rezoning application for the Regional Planning Authority. It is also intended for DA submission for the construction of high-density residential development pending rezoning approval, and is suitable for review by the NSW EPA, Department of Primary Industries (DPI) and the City of Canada Bay Council.

1.2 Objectives

The project objectives of this PSI are to satisfy the relevant Planning Proposal Submission and DA Conditions as well as the general requirements of State Environmental Planning Policy No.55 (SEPP 55) in accordance with *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 2011). Specifically, this PSI will consider the potential for suspected historical activities to have caused contamination at the Site and determine the suitability of the land for future land use consistent with *Residential B* as defined in the National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1) ('NEPM', NEPC, 2013). Should any potential adverse impacts to the environment or human health be identified, recommendations will be provided for additional assessment to determine if remedial action is required.

1.3 Scope of Works

To achieve this objective, DLA carried out the following works:

- Search and review of records and Site plans available locally and from State Regulatory Authorities, including WorkCover, Department of Lands and NSW EPA;
- Review of historical aerial photographs available from the Land Information Centre;
- Reviewing all environmental conditions of the Site including the geology and hydrogeology;
- Providing a comprehensive overview of the Site's past and current land uses and potential contamination issues;
- Provide a preliminary assessment of Site contamination (if any);

- Discuss the Site condition and suitability based on the proposed development;
- Assess the need (if any) for remediation and/or further investigations; and,
- Preparation of this PSI report in accordance with relevant EPA made or endorsed guidelines.

2.0 SITE DESCRIPTION

2.1 Site Identification

The Site identification details are summarised in **Table 2a** below:

Table 2a – Site Identification Summary

ITEMS	DETAILS
Address	25 George Street, North Strathfield, NSW, 2137
Local Government Authority	City of Canada Bay Council
Lot and Deposited Plan	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 SP22302
Development Controls	City of Canada Bay Local Environment Plan 2013
Site Zoning	IN1 General Industrial
Current Use (NEPM 2013 Table 1A(1))	Commercial / Industrial
Proposed Use (NEPM 2013 Table 1A(1))	Residential B – Residential with minimal opportunities for soil access
Site Area (approx.)	8140m ² (0.814 ha)
Site Location	Refer to Figure 1 – Site Location
Site Layout	Refer to Figure 2 – Site Layout
Site Survey	Refer to Figure 3 – Site Survey

2.2 Boundaries and Surrounding Land Use

The boundary and surrounding landscape features of the Site are summarised in **Table 2b** below:

Table 2b – Boundaries and Surrounding Land Use

DIRECTION	DETAILS
North	High-density residential development.
East	T1 railway line from Strathfield to Epping, followed by low-density residential dwellings.
South	High-density residential development.
West	Low-density residential dwellings.

2.3 Site Geology and Soils

Review of the Geological Survey map of NSW Sydney 1:100,000 Geological Series Sheet 9130 (Edition 1) indicates that the Site is located on Quaternary age sediments characterised by silty to peaty quartz sand, silt and clay with ferruginous and humic cementation in places.

Review of the NSW soil and land information provided on eSPADE indicates that the Site is underlain by the Blacktown Landscape Group. This is characterised by gently undulating rises on Wianamatta Group shales with shallow to moderately deep red and brown podzolic soils. Limitations typical of the Blacktown Landscape Group include moderately reactive highly plastic subsoil, low soil fertility and poor soil drainage.

2.4 Site Topography

The Site is located on relatively flat low-lying ground, sloping slightly toward the west. The highest point on Site is located on the eastern boundary (16m AHD), with the lowest point adjacent to the western boundary (14m AHD).

2.5 Acid Sulphate Soils

The City of Canada Bay Council's Acid Sulphate Soils Map (Sheet ASS_002) reports that the Site is located in an area of Class 5 ASS. This requires a Planning Instrument for works within 500m of adjacent Class 1, 2, 3 or 4 land which are likely to lower the water table below 1m metre in Class 1, 2, 3 or 4 land. The Site is located within 500m of Class 2 ASS.

2.6 Salinity and Aggressivity of Soils

Reference to the salinity map in the NSW Planning Viewer (maps.planningportal.nsw.gov.au/Map) showed no evidence of salinity hazards or dryland salinity indicators within the Site boundaries or land surrounding the Site.

2.7 Hydrology and Hydrogeology

The Site is largely situated on sealed surfaces, as such rainfall is expected to flow into the underground stormwater collection systems of which there are four in the asphalt car park. Additionally, garden beds at the front, rear and central nature strip can absorb water.

A search of the Department of Natural Resources groundwater database was also performed to identify wells in the vicinity of the Site. The search results identified six registered groundwater monitoring wells located within a 1.5 km radius of the Site, the information of which is presented in **Table 2c** below:

Table 2c – Regional Groundwater Summary Data

WELL ID	DISTANCE FROM SITE (m)	PURPOSE	DEPTH (m)	STANDING WATER LEVEL (m)	SALINITY ($\mu\text{S/cm}$)
GW102557	NE - 600	Monitoring	4	No data	No data
GW102559	W - 700	Monitoring	4	1.83	No data
GW111672	SE - 600	Monitoring	5.4	1.35	No data
GW100194	NE - 1200	Recreation	90	3	No data
GW102558	NE – 700	Monitoring	4	1.83	No data
GW111674	SE – 750	Monitoring	5.4	1.35	No data

Refer to **Appendix A** – Groundwater Works Database Search.

2.8 Site Meteorology

The Bureau of Meteorology NSW gives the annual rainfall for the North Strathfield area at 884mm, with an annual maximum temperature range of 17.7° - 28.4°C and a minimum temperature range of 7.8° - 19.4°C

3.0 DEVELOPMENT CONTROLS

3.1 Section 149 Certificate

A Planning Certificate from the City of Canada Bay Council under Section 149 of the *Environmental Planning and Assessment Act 1979* (NSW) was obtained for Lot 10 SP 22302, stating:

- The zoning and land use provisions of Zone IN1 General Industrial under the Canada Bay Environmental Plan 2013 apply to this land;
- The land does not include or comprise critical habitat and is not located in a conservation area;
- The Site does not contain Aboriginal archaeological sites or items of environmental heritage;
- The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 does not apply to this land;
- The land is not affected by the operation Sections 38 or 39 of the *Coastal Protection Act 1979* (NSW);
- The land 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 Local Road Widening under Division 2 of Part 3 of the *Roads Act 1993* or any other planning instrument or council resolution;
- The land is affected by a policy adopted by the City of Canada Bay Council that restricts the development of the land because of the likelihood of acid sulphate soils (subclause 4 of clause 6.1 of the Canada Bay LEP 2013);
- The land is affected by a policy adopted by the Council that restricts the development of land because of the likelihood of contaminated land. This policy was adopted by resolution and applies to all land within the City of Canada Bay Council, however is not a statement about whether the property is affected by contamination or potential contamination;
- The land is not identified on bushfire prone land by the City of Canada Bay Council;
- No development on the land or part of the land is subject to flood related development controls;
- No part of the land is subject to prescribed by section 59 (2) of the *Contaminated Land Management Act 1997*.

Refer to **Appendix B** – City of Canada Bay Council Section 149 Certificate.

3.2 WorkCover Dangerous Goods Search

A WorkCover NSW search of their Stored Chemical Information Database indicated that no Dangerous Goods Licenses have been held for the premises.

Refer to **Appendix C** – Dangerous Goods Search.

3.3 Contaminated Land Record Search

A search was conducted of all records pertaining to section 58 of the *Contaminated Land Management Act 1997* (NSW) and revealed that the Site is not encumbered by any notices from the NSW EPA with regard to contaminated land. No sites in the vicinity of the Site were encumbered by any notices.

A search of the NSW EPA online *Protection of the Environment Operations Act 1997* (NSW) public register did not locate any records of licences, applications, notices, audits, or pollution studies/reduction programs for the Site.

4.0 SITE HISTORY

4.1 Aerial Photograph Review

Aerial photographs from 1930 to 2015, available from the NSW Lands Department and Nearmap (<http://maps.au.nearmap.com/>) were reviewed by DLA with relevant observations being summarised in **Table 4a** below:

Table 4a – Aerial Photograph Review

YEAR	DETAILS
<p>1930 Sydney Map 3424 Run 4</p>	<p>A large structure the length of the lot is situated along the northern Site boundary. A structure half the length of the lot occupies the centre, along with a two smaller structures; one rectangular the other L-shaped. The south of the Site appears vacant and unsealed. The vicinity of the Site consists of residential dwellings to the east and west, numerous structures resembling warehousing or factory facilities to the north and south.</p>
<p>1943 http://maps.six.nsw.gov.au</p>	<p>Removal of the L-shaped structure seen in 1930.</p>
<p>1951 Sydney Run 12</p>	<p>No significant changes visible.</p>
<p>1961 Cumberland series Run 33e</p>	<p>It appears that the south of the Site, previously vacant, now has multiple narrow rectangular structures resembling bundles of timber. No significant changes to the centre or northern portions of the Site.</p>
<p>1972 Port Jackson Moorings Run 8</p>	<p>No significant changes to the Site, except the removal of the numerous narrow structures seen in 1961 aerial photograph.</p>
<p>1986 Sydney Run 21</p>	<p>Two new large structures resembling warehousing facilities occupy the northern and southern Site boundaries. The central strip of Site is a sealed carpark. Beyond the southern boundary of the Site is a large bare lot where structures seen in prior aerial photos have been removed.</p>
<p>1997 Strathfield LGA Run 9</p>	<p>No significant changes to the Site are visible.</p>
<p>2005 Sydney Run 10</p>	<p>No significant changes to Site. The lot adjacent to the Site in the south has multiple structures and landscaped gardens. The block to the north of the Site is now bare.</p>
<p>2010 Nearmaps 22.01.2010</p>	<p>No significant changes to Site. The block to the north of the Site is now a multi-structured development with internal grounds.</p>

YEAR	DETAILS
2015 Nearmaps 01.09.2015	No significant changes visible.

Refer to **Appendix D** – Aerial Photographs.

4.2 Historical Title Search

Title Search results from 1912 to 2015 for Lots 1 and 10 and Common Property Strata Plan 22302 were reviewed by DLA with relevant observations being summarised **Table 4b, 4c, 4d and 4e** below:

Table 4b – Historical Title Search as regards the Whole

YEAR	SITE OWNER	LAND USE / OCCUPATION
1912	James Martin and Company Ltd	No data
1924	The Farmers' Co-Operative Implement Company Ltd	No data
1938	John Shearer & Sons Pty Ltd	No data
1971	Westinghouse Brake and Signal Company	No data
1981	Jonray (Sydney) Pty Ltd	No data
1981	Grosvenor Estates Pty Ltd	No data
1985	Registration of Strata Plan	No data

Table 4c – Historical Title Search - Lot 1 Strata Plan 22302

YEAR	SITE OWNER	LAND USE / OCCUPATION
1981	Grosvenor Estates Pty Ltd	No data
1986	Hurllo Pty Ltd	No data
1987	Thomas R. & Francis J. Forrest	Dentist and Wife
2002	Peter & Ann T. Skala	No data

Table 4d – Historical Title Search - Lot 10 Strata Plan 22302

YEAR	SITE OWNER	LAND USE / OCCUPATION
1981	Grosvenor Estates Pty Ltd	No data
1986	Hurllo Pty Ltd	No data
1987	Barry G. Walker	Electrician
1993	Anthony Colantonio	No data
2013	Anthony & Rosemary Colantonio	No data

Table 4e – Historical Title Search – as regards Common Property

YEAR	SITE OWNER	LAND USE / OCCUPATION
1985	The Proprietors – Strata Plan 22302	No data

Refer to **Appendix E** – Historical Title Search.

4.3 Heritage / Archaeological Items

A review of the Aboriginal Heritage Information Management System database did not identify any items of aboriginal or archaeological items on Site.

Refer **Appendix F** – AHIMS Results.

4.4 Site History Summary

Review of the historical titles indicate this Site has been occupied since 1913 and aerial photographs reveal structures resembling warehousing or factory facilities since 1930. This was consistent with the surrounding land uses to the north and south of the Site, which have since changed to high-density residential developments.

The historical titles and aerial photographs indicate that both brick warehouses observed at the time of inspection have occupied the Site since the early to mid 1980's. On inspection these warehouses were observed to be clean with concrete flooring and a central asphalt car park that was in good condition.

The results of a WorkCover NSW search reported that no Dangerous Goods Licenses have been held for the premises.

Potential contaminants of concern at the Site include hydrocarbons and VOCs (including halogenated compounds) associated with the mechanical workshop and cleaning product storage facility.

5.0 SITE INSPECTION

The Site inspection was undertaken on the 28th September 2015. The property consists of two warehousing facilities that run parallel to the northern and southern boundaries of the Site, separated by an asphalt car park with a narrow nature strip. The Site is bordered by high-density residential units to the north and south, low-density residential dwellings to the west and the T1 railway line from Strathfield to Epping to the east.

The two warehouses are identical, consisting of two-storey brick walls with concrete slab floors and metal roofing. Review of the historical titles and aerial photographs suggest that these were constructed in the early to mid 1980's. Various tenants currently occupy the warehouses in businesses such as cleaning product storage and distribution, mechanics, packing, furniture and upholstery. Inspection of the cleaning product warehouse identified that the majority of the products consisted of detergents, sanitisers, disinfectants and other cleaning products commonly used in the commercial and industrial cleaning, food servicing and healthcare industries. Solvents in the form of floor-strippers are also a minor part of their inventory.

On inspection, all warehouses appeared clean with no obvious surface staining, odours or drums of waste or fill material. There are no Dangerous Goods licences held for these premises, no indication of UST's or AST's on the premises and anecdotally no history of their presence on Site in the past.

The condition of the warehousing facilities, asphalt car park and concrete flooring were intact and showed no signs of wear, cracking or age. Vegetation on the nature strips and at the front and rear of the Site appeared healthy. Four grates in the asphalt car park lead to subsurface stormwater systems. Some piles of timber were noted at the front of the Site. At the rear, two shipping containers with unknown contents were identified adjacent to piles of woodchips. Abandoned train lines are visible in the garden at rear of warehouses, adjacent to the T1 railway line from Strathfield to Epping.

Refer **Appendix G** – Photographic Gallery

6.0 DISCUSSION

Investigation and analysis of available desktop materials report that the land use on this Site has consistently been for commercial/industrial purposes from 1912 to 2015. This is in line with the historic land uses of adjacent properties which have since converted to high-density residential developments. No items of cultural or environmental heritage were identified on Site, and no Dangerous Goods licences have been held for the Site.

Review of the Section 149 Certificate and the City of Canada Bay Council's Acid Sulphate Soils Map identified that a Planning Instrument may potentially be required for works on Site (subclause 4 of clause 6.1 of the Canada Bay LEP 2013).

Visual Site inspection did not identify surface staining, odours, waste drums or fill material. However, there may be limited fill under the slabs which may have been required to level the Site. Given the historical land use of the Site for commercial/industrial purposes and current land usage which includes a mechanical workshop and cleaning product storage facility, there is a potential that fuels, oils and cleaning products may have impacted materials under the slab through cracks or joins.

7.0 CONCLUSIONS

Desktop assessment and inspection of the Site are considered to be adequate for assessment purposes to assist with the rezoning application with the Regional Planning Authority and is also intended for DA submission for the construction of high-density residential development pending rezoning approval.

All reporting has been undertaken in accordance with the *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 2011) and the *Guidelines for the NSW Site Auditor Scheme* (NSW EPA, 2nd ed., 2006).

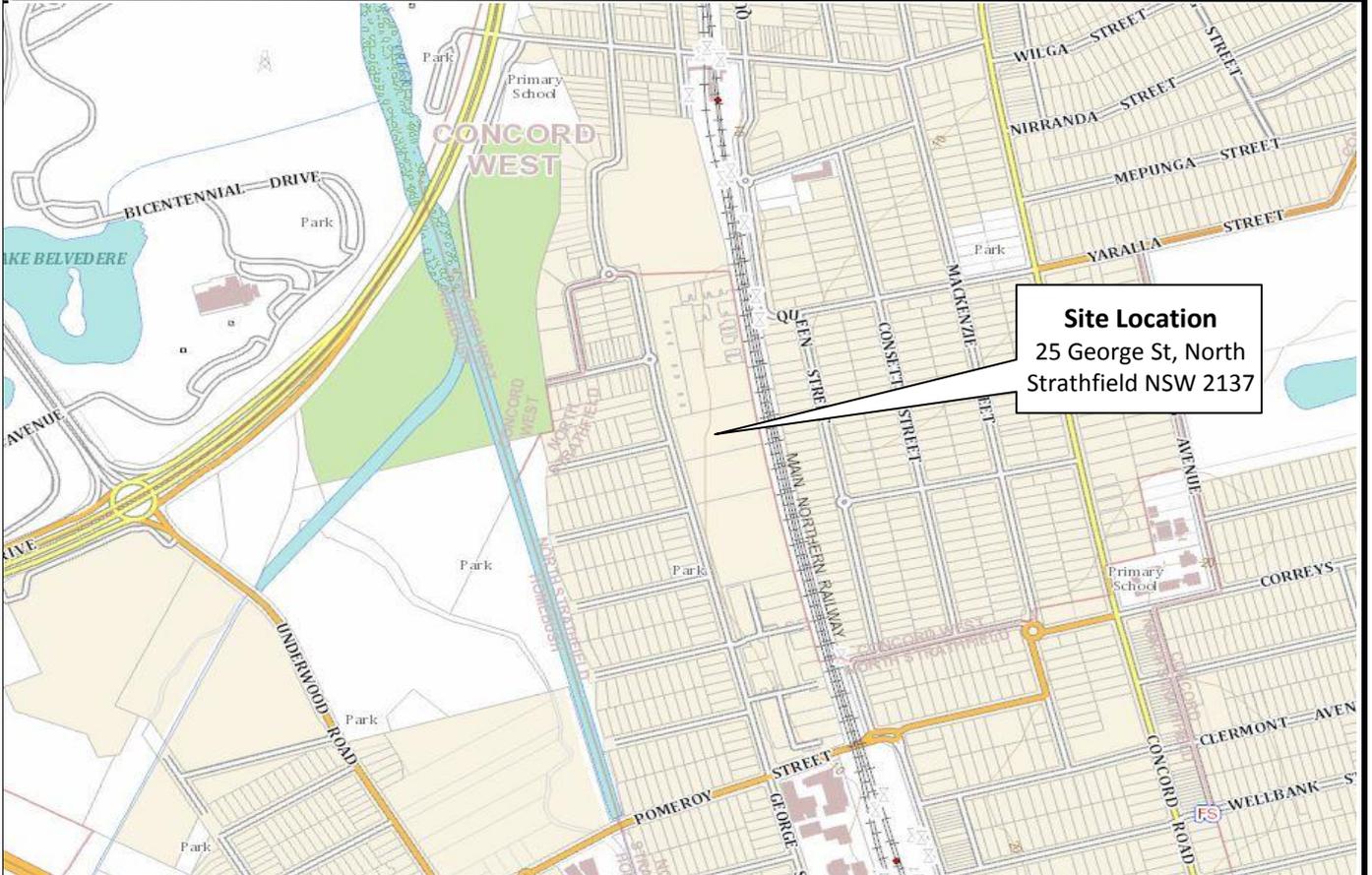
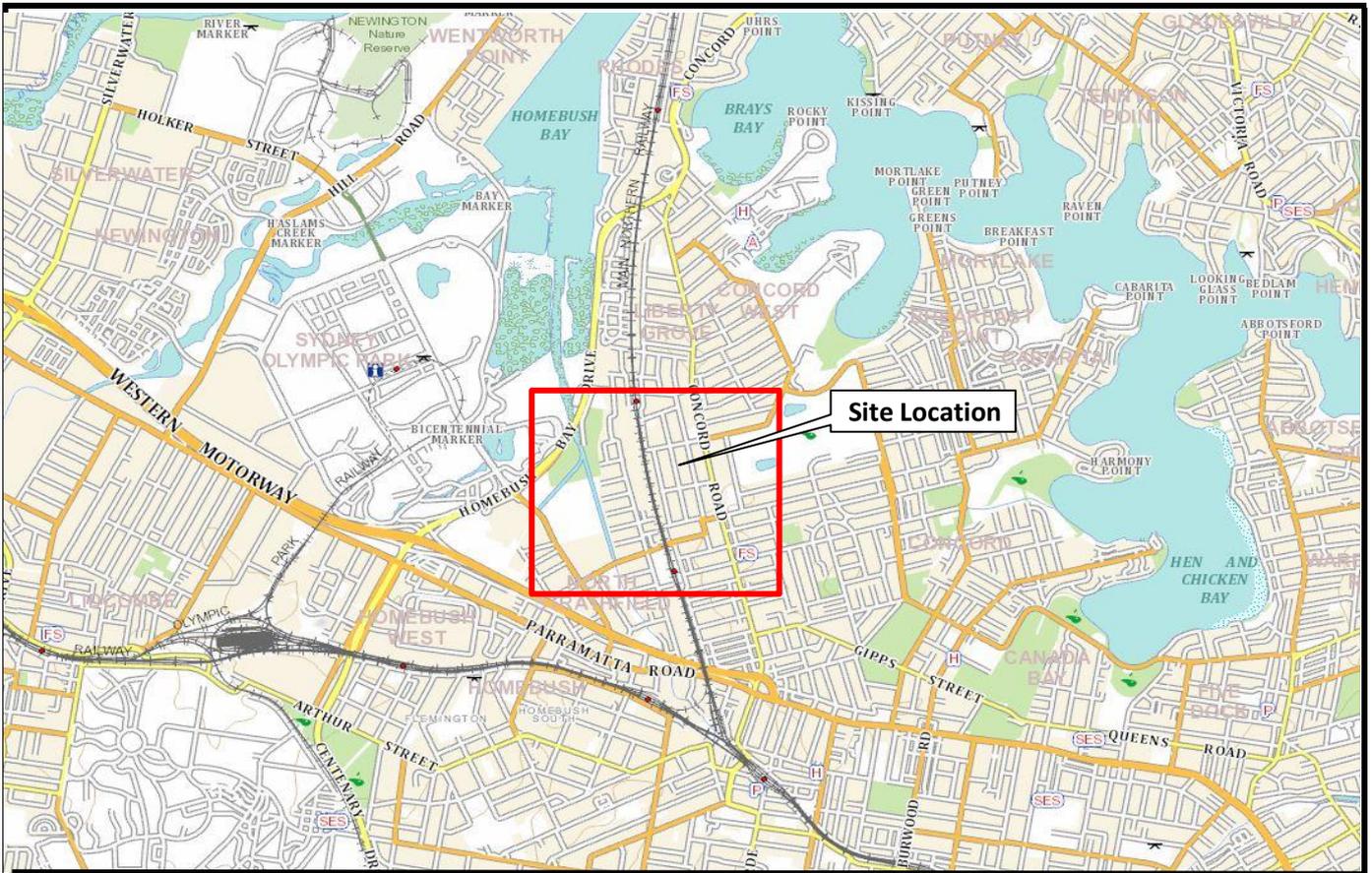
To determine the future land use suitability of the Subject Site in accordance with City of Canada Bay Council, relevant Development Consent Conditions and the general requirements of State Environmental Planning Policy No.55 (SEPP 55), DLA recommends a Stage II Detailed Site Investigation.

It is therefore the opinion of DLA that the Site assessment objectives of this report have been achieved. The PSI concludes that the Site has the potential for the intended land use consistent with NEPM (NEPC, 2013) *Residential B – Residential with minimal opportunities for soil access* pending a Stage II Detailed Site Investigation.

8.0 REFERENCES

- *Australian and New Zealand Guidelines for the Management of Contaminated Sites* (ANZECC/NHMRC 1992);
- *Australia and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZECC, 2000);
- *Australian Drinking Water Guidelines, National Water Quality Management Strategy 2011*;
- Chapman, G A, Murphy, C L, Tille, P J, Atkinson, G and Morse, R J, *Sydney Soil Landscapes Map*, Series 9130 (1989);
- *Code of Practice for the Safe Removal of Asbestos* (NOHSC, 2nd eds, 2005);
- *Contaminated Land Management Act 1997* (NSW);
- *Contaminated Sites: Assessing Service Station Sites, 1994* (NSW EPA, 1994);
- *Contaminated Site: Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 2011);
- *Contaminated Sites: Guidelines on Duty to Report Contamination under the Contamination Land Management Act 1997* (NSW DECC, 2009);
- *Contaminated Sites: Guidelines for the Assessment and Management of Groundwater Contamination* (NSW DEC, 2007);
- *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme* (NSW EPA, 2nd ed., 2006);
- *Contaminated Sites: Guidelines on Significant Risk of Harm from Contaminated Land and the Duty to Report* (NSW EPA 1999);
- *Contaminated Sites: Sampling Design Guidelines* (NSW EPA 1995);
- *Environmental Guidelines: Solid Waste Landfills* (NSW EPA, 1996);
- *Guidelines for the Assessment of On-Site Containment of Contaminated Soil* (ANZECC, 1999).
- *Health - Based Soil Investigation Levels, Imray, P & Langley, A, National Environmental Health Forum Monographs, Soil Series No. 2 (2nd Ed), South Australian Health Commission* (NEHF 1998b);
- *How to Safely Remove Asbestos: Code of Practice* (WorkCover, 2011);
- *National Environment Protection (Assessment of Site Contamination) Measure (No.1)* (NEPC, 2013);
- *Managing Land Contamination: Planning Guidelines, SEPP 55 - Remediation of Land* (DUAP, 1998);
- *Storage and Handling of Dangerous Goods Code of Practice 2005*;
- *Pacific Southwest, Region 9 Regional Screening Levels* (US EPA, 2014);
- *Waste Avoidance and Resource Recovery Act 2001* (NSW);
- *Waste Classification Guidelines* (NSW EPA, 2014); and,
- *Work Health and Safety Act 2011* (NSW) and associated regulations.

FIGURE 1 – SITE LOCATION



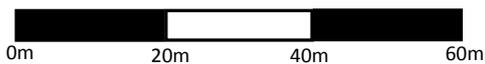
 <p>DLA environmental</p> <p>Unit 3 38 Leighton Place Hornsby, NSW 2077</p>	DESIGNED: DLA	SITE LOCATION	
	COMPILED: LV		
	PROJ. No. DL3686	LOCATION: 25 George St, North Strathfield New South Wales 2137	FIGURE: 1

FIGURE 2 – SITE LAYOUT



Legend Approx Site Boundary

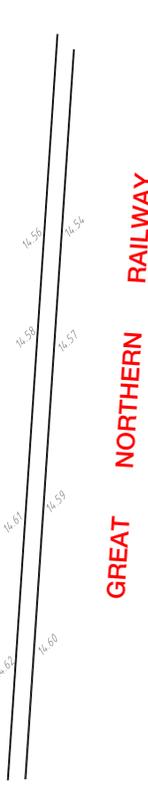
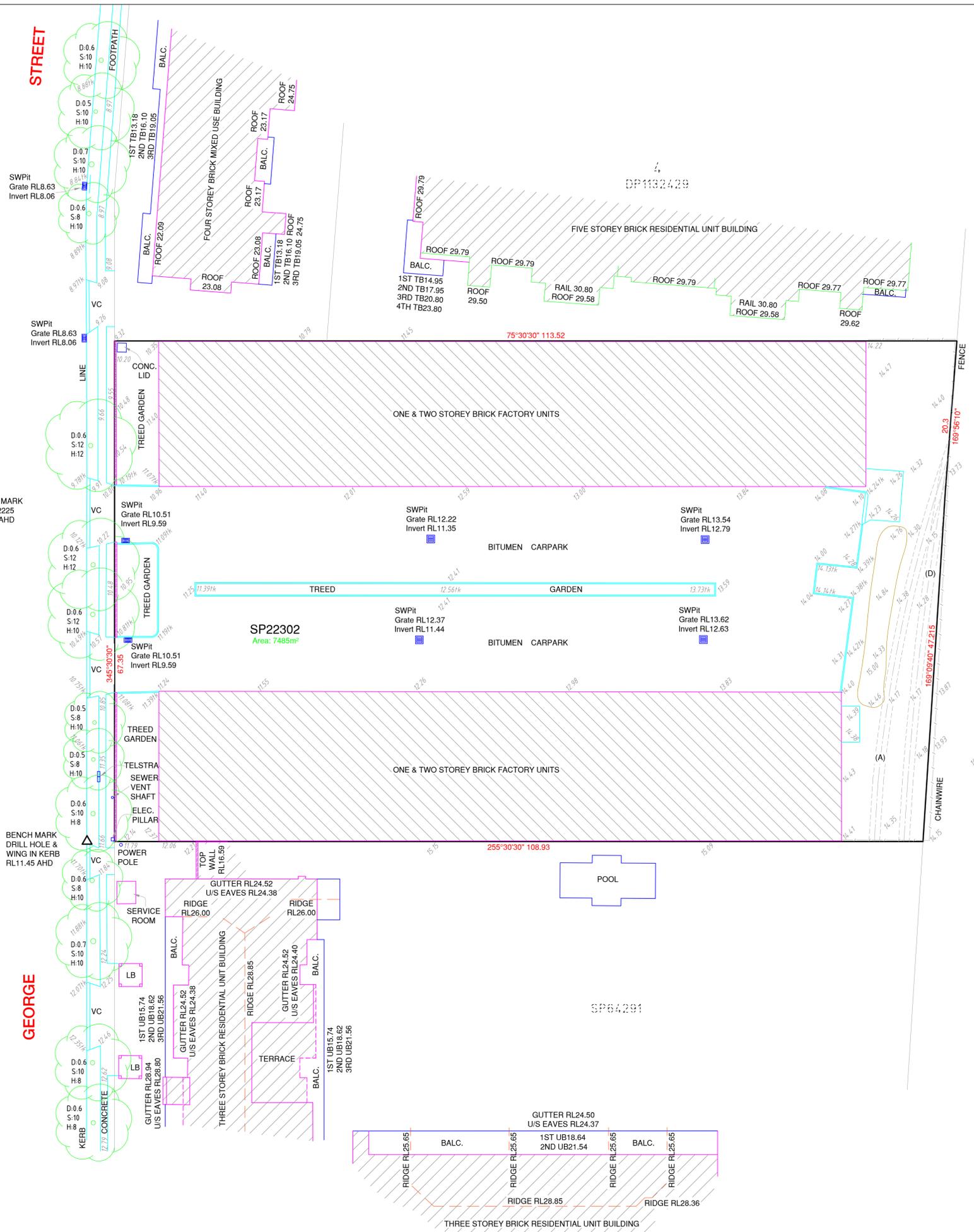
Approximate Scale



Sydney Office Phone (02) 9476 1765 Fax (02) 9476 1557
 Maitland Office Phone (02) 4933 0001

Title Site Layout		
Client Piety THP	Figure No 2	Date 6/10/2015
Project No. DL 3686	Scale As Shown	Compiled LV
		Revision R00

FIGURE 3 – SITE SURVEY

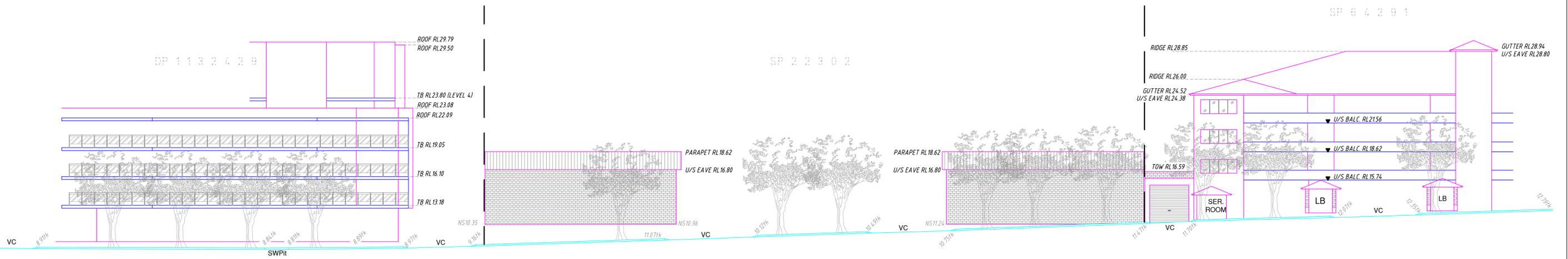


- LEGEND:-**
- VC denotes VEHICLE CROSSING
 - TK denotes TOP OF KERB
 - LB denotes LETTERBOX STRUCTURE
 - D:5:4 denote DIAMETER, SPREAD and HEIGHT of TREE
 - 1ST UB15.74 denotes UNDERSIDE BALCONY LEVEL AT 1ST FLOOR
 - 1ST TB13.18 denotes TOP OF CONCRETE HOB OF BALCONY AT 1ST FLOOR
 - BALC. denotes BALCONY
- GENERAL NOTES:-**
- THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED. FEATURES SHOWN ON THE PLAN HAVE BEEN PLOTTED IN RELATION TO THE OCCUPATIONS
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED AND THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES.
 - ONLY TREES WITHIN THE ROAD RESERVE ARE SHOWN ON THIS PLAN AND THEIR POSITION IS DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.
 - SPOTS LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK.
 - THE ORIENTATION OF THIS PLAN IS APPROXIMATE TRUE NORTH BASED ON THE ASSUMPTION THAT THE VARIATION OF TRUE NORTH TO MAGNETIC NORTH IS 9°36'. THIS HAS NOT BEEN VERIFIED AS PART OF THIS PLAN AND SHOULD YOU REQUIRE A MORE ACCURATE DETERMINATION OF TRUE NORTH A FURTHER SURVEY IS NECESSARY.
 - THE LAND IS AFFECTED BY AN EASEMENT FOR RAILWAY SIDING CREATED BY TRANSFERS C192967 AND C355814 SHOWN LABELED (D) & (A). THE POSITION OF THE EASEMENT SHOWN HAS NOT BEEN VERIFIED BY SURVEY.



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	<p>SDG LAND DEVELOPMENT SOLUTIONS</p> <p>A.B.N. 85 513 833 891</p>							





LEGEND:-
 VC denotes VEHICLE CROSSING
 TK denotes TOP OF KERB
 LB denotes LETTERBOX STRUCTURE
 D.S.H. denote DIAMETER, SPREAD and HEIGHT of TREE
 1ST UB15.74 denotes UNDERSIDE BALCONY LEVEL AT 1ST FLOOR
 1ST TB13.18 denotes TOP OF CONCRETE HOB OF BALCONY AT 1ST FLOOR
 BALC. denotes BALCONY

- GENERAL NOTES:-**
1. THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED. FEATURES SHOWN ON THE PLAN HAVE BEEN PLOTTED IN RELATION TO THE OCCUPATIONS
 2. ONLY VISIBLE SERVICES HAVE BEEN LOCATED AND THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES.
 3. ONLY TREES WITHIN THE ROAD RESERVE ARE SHOWN ON THIS PLAN AND THEIR POSITION IS DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.
 4. SPOTS LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 6. ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK.
 7. THE ORIENTATION OF THIS PLAN IS APPROXIMATE TRUE NORTH BASED ON THE ASSUMPTION THAT THE VARIATION OF TRUE NORTH TO MAGNETIC NORTH IS 9°36'. THIS HAS NOT BEEN VERIFIED AS PART OF THIS PLAN AND SHOULD YOU REQUIRE A MORE ACCURATE DETERMINATION OF TRUE NORTH A FURTHER SURVEY IS NECESSARY.
 8. THE LAND IS AFFECTED BY AN EASEMENT FOR RAILWAY SIDING CREATED BY TRANSFERS C192987 AND C355514.



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ISSUE	DATE	AMENDMENT

CLIENT:
WR RESIDENTIAL CONSTRUCTIONS

SCALE 1:300
 ORIGIN OF LEVELS:
 SSM114366
 RL 9.364

DATUM:
 A.H.D.
 REF.: 5644
 DATE: 25-07-2012
 SURV/CHK: MT/AT
 SHEET 2 OF 2 SHEETS

PLAN
 A2
 ISSUE
 A

ELEVATION OF GEORGE STREET FRONTAGE
 25 GEORGE STREET
 NORTH STRATHFIELD

SDG
 LAND DEVELOPMENT SOLUTIONS
 A.B.N. 66 933 883 831

Unit 7 18 Kleins Road
 NORTHMEAD 2152
 P.O. Box 2057
 NORTH PARRAMATTA 1750
 T 60 9630 7950
 e. office@sdg.net.au
 w. www.sdg.net.au

DIAL BEFORE YOU DIG
 1300 488 629

APPENDIX A – GROUNDWATER WORKS DATABASE SEARCH

NSW Office of Water

Work Summary

GW100194

Licence: 10BL145754

Licence Status: CANCELLED

Authorised Purpose(s): RECREATION (GROUNDWATER)

Intended Purpose(s): RECREATION (GROUNDWATER)

Intended Purpose(s): RECREATION (GROUNDWATER)

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 19/12/1995

Final Depth: 90.00 m

Drilled Depth: 90.00 m

Contractor Name: Watermin Drillers Pty Ltd

Driller: Ernest Maxwell Jones

Assistant Driller:

Property: N/A NSW

GWMA: -

GW Zone: -

Standing Water Level: 3.000

Salinity:

Yield: 0.500

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.13	12//132751
Licensed: CUMBERLAND	CONCORD	Whole Lot
		12//132751

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Elevation Unknown

Source:

Northing: 6253047.0

Easting: 324064.0

Latitude: 33°50'53.6"S

Longitude: 151°05'54.1"E

GS Map: -

MGA Zone: 0

Coordinate Unknown

Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	8.00	190			Rotary Air
1		Hole	Hole	8.00	90.00	165			Rotary Air
1	1	Casing	Steel	-0.30	8.70	165	160		Driven into Hole, Welded

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
33.00	40.00	7.00	Unknown	3.00		0.50	40.00		

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	CLAY	Clay	
2.00	8.00	6.00	CLAY RUBBISH	Clay	
8.00	8.50	0.50	HAWKESBURY SANDSTONE	Sandstone	
8.50	50.00	41.50	WHITE SANDSTONE	Sandstone	
50.00	90.00	40.00	HAWKESBURY SANDSTONE	Sandstone	

Remarks

10/10/2011: Adjusted Inside, Outside Diameter and Thickness due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

23/01/2013: Nat Carling, 23-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

***** End of GW100194 *****

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

NSW Office of Water

Work Summary

GW102557
Licence: 10BL157703

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:
Construct.Method:
Owner Type:
Commenced Date:
Completion Date: 01/01/1996

Final Depth: 4.00 m

Drilled Depth:
Contractor Name: Macquarie Drilling

Driller:
Assistant Driller:
Property: N/A
GWMA: -
GW Zone: -

Standing Water Level:
Salinity:
Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: Licensed: CUMBERLAND	CONCORD	Whole Lot //

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

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

Northing: 6252778.0

Latitude: 33°51'01.3"S

Elevation: Unknown

Easting: 322425.0

Longitude: 151°04'50.2"E

Source:
GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	0			Unknown
1	1	Casing	P.V.C.	0.00	0.00	50			

Water Bearing Zones

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

Drillers Log

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

01/01/1996: Form A Remarks:
DATA FROM AG APPLICATION ONLY

***** End of GW102557 *****

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

NSW Office of Water

Work Summary

GW102558
Licence: 10BL157703

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:
Construct.Method:
Owner Type:
Commenced Date:
Completion Date: 01/01/1996

Final Depth: 4.00 m

Drilled Depth:
Contractor Name: Macquarie Drilling

Driller:
Assistant Driller:
Property: N/A
GWMA: -
GW Zone: -

Standing Water Level: 1.830
Salinity:
Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: Licensed: CUMBERLAND	CONCORD	Whole Lot //

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

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

Northing: 6252682.0

Latitude: 33°51'04.3"S

Elevation: Unknown

Easting: 322272.0

Longitude: 151°04'44.2"E

Source:
GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	0			Unknown
1	1	Casing	P.V.C.	0.00	0.00	50			

Water Bearing Zones

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

Drillers Log

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

01/01/1996: Form A Remarks:
DATA FROM AG APPLICATION ONLY

***** End of GW102558 *****

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

NSW Office of Water

Work Summary

GW102559
Licence: 10BL157703

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:
Construct.Method:
Owner Type:
Commenced Date:
Completion Date: 01/01/1996

Final Depth: 4.00 m

Drilled Depth:
Contractor Name: Macquarie Drilling

Driller:
Assistant Driller:
Property: N/A
GWMA: -
GW Zone: -

Standing Water Level: 1.830
Salinity:
Yield:

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: Licensed: CUMBERLAND	CONCORD	Whole Lot //

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

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

Northing: 6252559.0

Latitude: 33°51'08.3"S

Elevation: Unknown

Easting: 322275.0

Longitude: 151°04'44.2"E

Source:
GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	0			Unknown
1	1	Casing	P.V.C.	0.00	0.00	50			

Water Bearing Zones

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

Geologists Log

Drillers Log

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

01/01/1996: Form A Remarks:
DATA FROM AG APPLICATION ONLY

***** End of GW102559 *****

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

NSW Office of Water

Work Summary

GW111672
Licence: 10BL602925

Licence Status: ACTIVE

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

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger
Owner Type: Private

Commenced Date:
Completion Date: 09/02/2009

Final Depth: 5.40 m
Drilled Depth: 5.40 m

Contractor Name:
Driller: Yoon Fook Chin
Assistant Driller:
Property: ENERGY AUSTRALIA 25 - 27
 POMEROY ST HOMEBUSH 2140
 NSW

Standing Water Level: 1.350

GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:
County: CUMBE
Parish: CUMBE.13
Cadastre: 1/380202
Form A: CUMBE
Licensed:
Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Unknown:
Source:
Northing: 6252043.0
Easting: 322595.0

Latitude: 33°51'25.3"S
Longitude: 151°04'56.2"E

GS Map: -

MGA Zone: 0

Coordinate Unknown:
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.40	125			Auger
1	1	Casing	Pvc Class 18	0.00	1.40	50			
1	1	Opening	Screen	1.40	5.40	50		1	PVC Class 18, A: 0.50mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
1.50	5.40	3.90	Unknown	1.35					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	FILL	Fill	
1.50	5.40	3.90	CLAY	Clay	

Remarks

*** End of GW111672 ***

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

NSW Office of Water

Work Summary

GW111674

Licence: 10BL602953

Licence Status: ACTIVE

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

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger
Owner Type: Private

Commenced Date:
Completion Date: 09/02/2009

Final Depth: 5.40 m
Drilled Depth: 5.40 m

Contractor Name:
Driller: Yoon Fook Chin
Assistant Driller:

Property: ENERGY AUSTRALIA 25 - 27
 POMEROY ST HOMEBUSH 2140
 NSW

Standing Water Level: 1.350

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County: CUMBE
Parish: CUMBE.13
Cadastre: 2/26/477

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6251866.0
Easting: 322623.0

Latitude: 33°51'31.0"S
Longitude: 151°04'57.2"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.40	125			Auger
1	1	Casing	Pvc Class 18	0.00	1.40	50	50		
1	1	Opening	Screen	1.40	5.40	50		1	PVC Class 18, A: 0.50mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
1.50	5.40	3.90	Unknown	1.35					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	FILL	Fill	
1.50	5.40	3.90	CLAY	Clay	

Remarks

*** End of GW111674 ***

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

APPENDIX B – CITY OF CANADA BAY COUNCIL SECTION 149 CERTIFICATE

APPLICANT: **Legal Liaison Services**
 GPO BOX 2513
 SYDNEY NSW 2001

PLANNING CERTIFICATE - under section 149
Environmental Planning and Assessment Act 1979

Property: **10/25 George Street NORTH STRATHFIELD NSW 2137**

Title: **Lot 10 SP 22302**

Certificate No: **PC2015/2214**

Certificate Date: **11/09/2015**

Receipt No: **1370897**

Certificate Fee: **\$133.00**

Land No: **25861**

Applicant's Ref: **P17602-LL/DLA3686**

SECTION 149(2)

In accordance with the requirements of section 149(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), the following prescribed matters relate to the land at the date of this certificate.

ITEM 1 - Names of relevant planning instruments and DCPs**1. *The following environmental planning instruments apply to the carrying out of development on the land:***

Canada Bay Local Environmental Plan 2013

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

State Environmental Planning Policy No. 19 – Bushland in Urban Areas

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy No. 30 – Intensive Agriculture

State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

State Environmental Planning Policy No. 50 – Canal Estates

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 64 – Advertising and Signage

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development

State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)

State Environmental Planning Policy – SEPP (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy – Building Sustainability Index: BASIX 2004

State Environmental Planning Policy – (Major Development) 2005

State Environmental Planning Policy – (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Temporary Structures) 2007

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Urban Renewal) 2010

2. *The following proposed environmental planning instruments apply to the carrying out of development on the land and are or have been the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:*

Draft State Environmental Planning Policy (Competition) 2010

3. *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

ITEM 2 - Zoning and land use under relevant environmental planning instrument or proposed instrument referred to in Item 1 (other than a SEPP or proposed SEPP).

1. (a) Zoning details in the instruments identified in item 1(1) above

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Depots; Freight transport facilities; General industries; Industrial training facilities; Light industries; Neighbourhood shops; Roads; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Public administration buildings; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Additional permitted uses

No additional uses apply

(b) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?

No fixed minimum land dimensions apply to this land

(c) Does the land include or comprise critical habitat?

The land does not include or comprise critical habitat under an EPI

Is the land within a heritage conservation area?

The land is not within a heritage conservation area

Is there a heritage item situated on the land?

There are no heritage items situated on the land

2. (a) Zoning details in the instruments identified in item 1(2) above

No draft zoning applies to the land

Additional permitted uses

No draft additional uses apply

(b) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?

No fixed minimum land dimensions apply to the land under a draft environmental planning instrument

(c) Does the land include or comprise critical habitat?

The land does not include or comprise critical habitat under a draft EPI

Is the land within a draft heritage conservation area?

The land is not within a draft heritage conservation area

Is there a draft heritage item situated on the land?

There are no draft heritage items situated on the land

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

Is the land identified within any zone under Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act?

No

ITEM 3 – Complying Development Exclusions

Is the land, land on which complying development may be carried out under clauses 1.17A(1)(c) to (e),(2),(3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?

General Housing Code

Yes, under the General Housing Code complying development may be carried out on the land.

Housing Alterations Code

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code

Yes, under the General Development Code complying development may be carried out on the land.

Commercial and Industrial Alterations Code

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Subdivisions Code

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code

Yes, under the Demolition Code complying development may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Yes, under the General Commercial and Industrial (New Buildings and Additions) Code complying development may be carried out on the land.

Fire Safety Code

Yes, under the Fire Safety Code complying development may be carried out on the land.

ITEM 4 – Coastal protection

To the extent that the council has been so notified by the Department of Services, Technology and Administration is the land affected by the operation of section 38 or 39 of the Coastal Protection Act 1979?

No

ITEM 4A – Certain information relating to beaches and coasts

(a) **Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land)?**

No

(b) **Has the Council been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land)?**

No

ITEM 4B – Annual charges for coastal protection services under the Local Government Act 1993

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

No

ITEM 5 – Mine subsidence

Is the land proclaimed to be in a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

No

ITEM 6 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

- (a) **Division 2 of Part 3 of the Roads Act 1993; or**
- (b) **Any environmental planning instrument; or**
- (c) **Any resolution of the Council?**

No

ITEM 7 – Council and other public authority policies on hazard risk restrictions

(a) **Whether or not the land is affected by a policy adopted by the council that restricts the development of the land because of the likelihood of:-**

- | | | |
|-------|------------------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | flooding | No |
| (iv) | tidal inundation | No |
| (v) | subsidence | No |

- (vi) acid sulphate soils Yes

The land is identified as being within Class 5 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

- (vii) land contamination Yes

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination.

- (b) ***Whether or not the land is affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council that restricts the development of the land because of the likelihood of:-***

- | | | |
|-------|---------------------|----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | No |
| (vi) | land contamination | No |

ITEM 7A – Flood related development controls information

1. ***Whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.***

No

2. ***Whether or not development on the land or part of the land for any other purpose is subject to flood related development controls.***

No

ITEM 8 – Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in clause 1 which makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Environmental Planning and Assessment Act 1979?

No

ITEM 9 – Contributions plans

The name of each contribution plan applying to the land is:-

The City of Canada Bay Section 94A Levy Contributions Plan.
City of Canada Bay s94 Development Contributions Plan.

ITEM 9A - Biodiversity certified land

Is the land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?

No

ITEM 10 – Biobanking agreements

Has Council been notified that the land, is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates?

No

ITEM 11 – Bush fire prone land

- | | | |
|-----|--|-----|
| (a) | <i>All of the land is bush fire prone land.</i> | No |
| (b) | <i>Some of the land is bush fire prone land.</i> | No |
| (c) | <i>None of the land is bush fire prone land.</i> | Yes |
-

ITEM 12 – Property vegetation plans

Is there a Property vegetation plan under the Native Vegetation Act 2003 applying to the land?

No

ITEM 13 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No

ITEM 14 – Directions under Part 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979 that a provision of an environmental planning

instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

No

ITEM 15 – Site compatibility certificates and conditions for seniors housing

(a) *Has a current site compatibility certificate (of which the Council is aware), been issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?*

No

(b) *Have any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?*

No

ITEM 16 – Site compatibility certificates for infrastructure

Has a valid site compatibility certificate (of which the Council is aware), been issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land?

No

ITEM 17 – Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the Contaminated Land Management Act 1997 prescribes the following additional matters to be specified in planning certificates:-

(a) *At the date of this certificate, is the land to which this certificate relates significantly contaminated land?*

No

(b) *At the date of this certificate, is the land to which this certificate relates subject to a management order?*

No

(c) *At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?*

No

(d) *At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?*

No

- (e) *At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?*

No

ITEM 18 – Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009

Has an Order under Section 23 or an Authorisation under Section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 been issued for the carrying out of development on the land?

No

ITEM 19 – Site compatibility certificates and conditions for affordable rental housing

- (a) *Has a current site compatibility certificate (of which the Council is aware), been issued under clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009 in respect of proposed development on the land?*

No

- (b) *Have any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 been imposed as a condition of consent to a development application in respect of the land?*

No

ITEM 20 – Paper subdivision information

Has a development plan been adopted that applies to the land or that is proposed to be subject to a consent ballot?

No

ITEM 21 – Site verification certificates

Has Council been made aware of a current site verification certificate that has been issued in respect of the land?

No

SECTION 149(5) ADVICE

In accordance with section 149(5) of the Act the following advice is given on other relevant matters affecting the land.

1. **Demolition**

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

No

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005?

No

3. Other Advice

The property could be affected by aircraft noise. For further details contact Airservices Australia or visit www.airservices.gov.au.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 149(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 149(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 149(6) and section 145B of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 149(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at [http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Section 149 Certificate

Certificate No.: PC2015/2214

Property: 10/25 George Street NORTH STRATHFIELD NSW 2137

Certificate Date: 11/09/2015

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



Gary Sawyer
General Manager

APPENDIX C – DANGEROUS GOODS SEARCH



WorkCover

Our Ref: D15/150961
Your Ref: Alain Assoum

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

14 September 2015

Attention: Alain Assoum
DLA Environmental Services
3/38 Leighton Pl
Hornsby NSW 2077

Dear Mr Assoum,

RE SITE: 25 George St North Strathfield NSW

I refer to your site search request received by WorkCover NSW on 9 September 2015 requesting information on licences to keep dangerous goods for the above site.

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

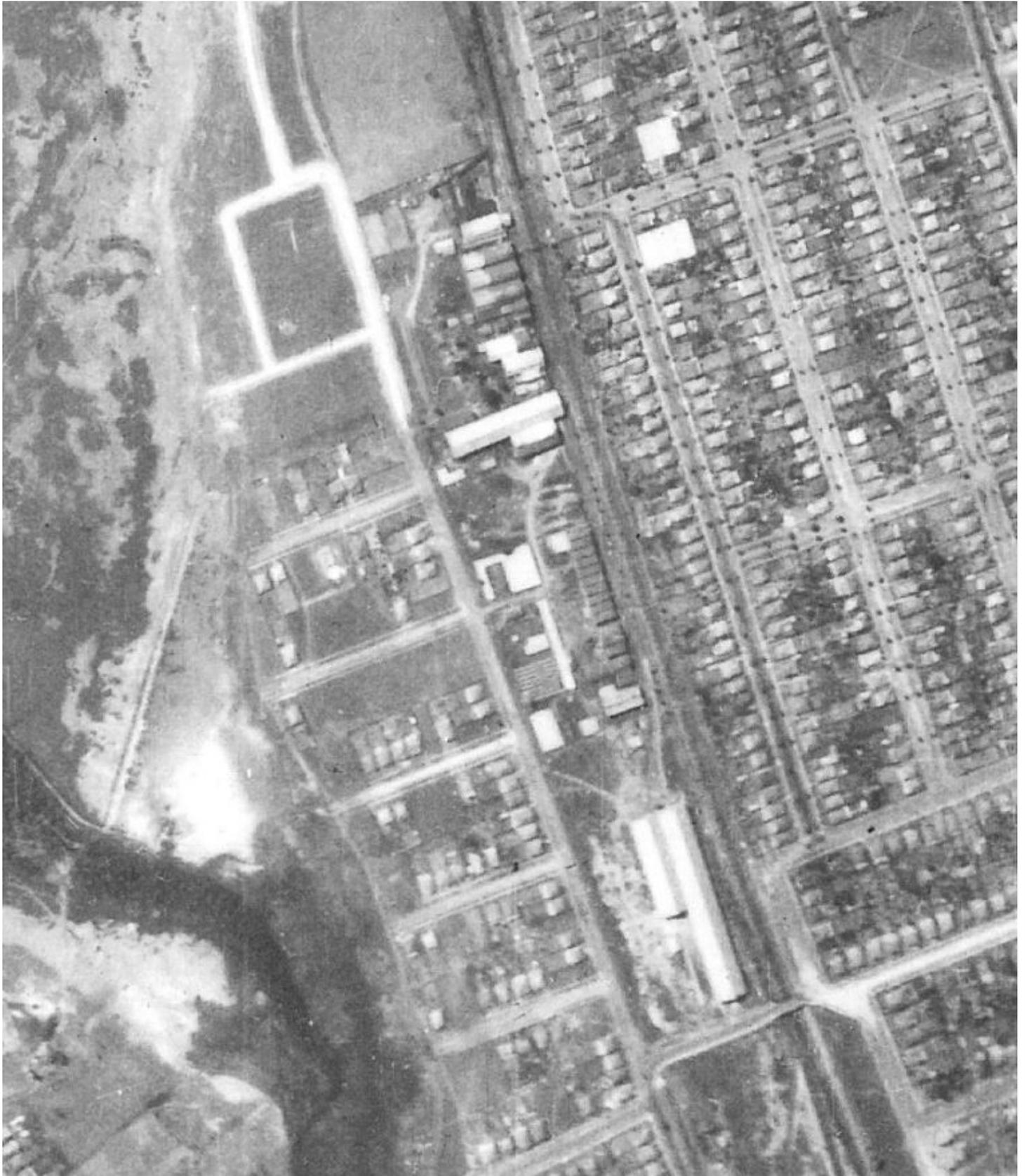
If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely



Brent Jones
Senior Licensing Officer
Dangerous Goods Team

APPENDIX D – AERIAL PHOTOGRAPHS



1930

Sydney Map 3424, Run 4



Sydney Office Phone (02) 9476 1765 Fax (02) 9476 1557
 Maitland Office Phone (02) 4933 0001

Title Aerial Photographs			
Client Piety THP	Appendix D	Date 29/09/2015	
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00



1943

<http://maps.six.nsw.gov.au>



Sydney Office Phone (02) 9476 1765 Fax (02) 9476 1557
Maitland Office Phone (02) 4933 0001

Title Aerial Photographs			
Client Piety THP	Appendix D	Date 29/09/2015	
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00



1951

Sydney Run 12



Sydney Office Phone (02) 9476 1765 Fax (02) 9476 1557
 Maitland Office Phone (02) 4933 0001

Title Aerial Photographs			
Client Piety THP	Appendix D	Date 29/09/2015	
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00



1961

Cumberland Series Run 33e



Sydney Office Phone (02) 9476 1765 Fax (02) 9476 1557
 Maitland Office Phone (02) 4933 0001

Title Aerial Photographs			
Client Piety THP	Appendix D	Date 29/09/2015	
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00

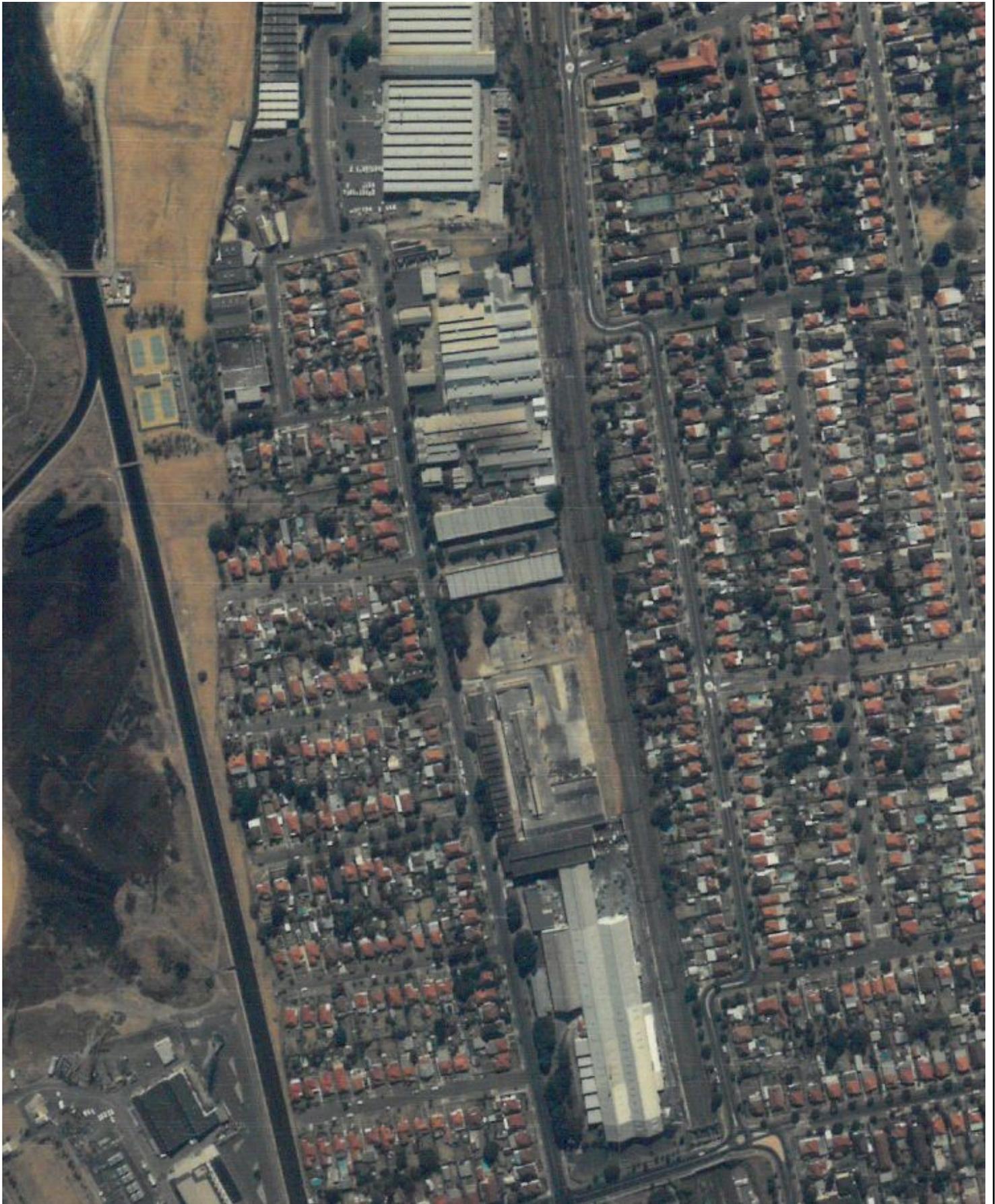


1972
Port Jackson Moorings Run 8



Sydney Office Phone (02) 9476 1765 Fax (02) 9476 1557
Maitland Office Phone (02) 4933 0001

Title Aerial Photographs			
Client Piety THP		Appendix D	Date 29/09/2015
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00



1986

Sydney Run 12



Sydney Office Phone (02) 9476 1765 Fax (02) 9476 1557
 Maitland Office Phone (02) 4933 0001

Title Aerial Photographs			
Client Piety THP		Appendix D	Date 29/09/2015
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00



1997

Strathfield LGA Run 9



Sydney Office Phone (02) 9476 1765 Fax (02) 9476 1557
 Maitland Office Phone (02) 4933 0001

Title Aerial Photographs			
Client Piety THP		Appendix D	Date 29/09/2015
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00



2005
Sydney Run 10



Sydney Office Phone (02) 9476 1765 Fax (02) 9476 1557
Maitland Office Phone (02) 4933 0001

Title Aerial Photographs			
Client Piety THP		Appendix D	Date 29/09/2015
Project No. DL 3686	Scale As Shown	Compiled LV	Revision R00



N



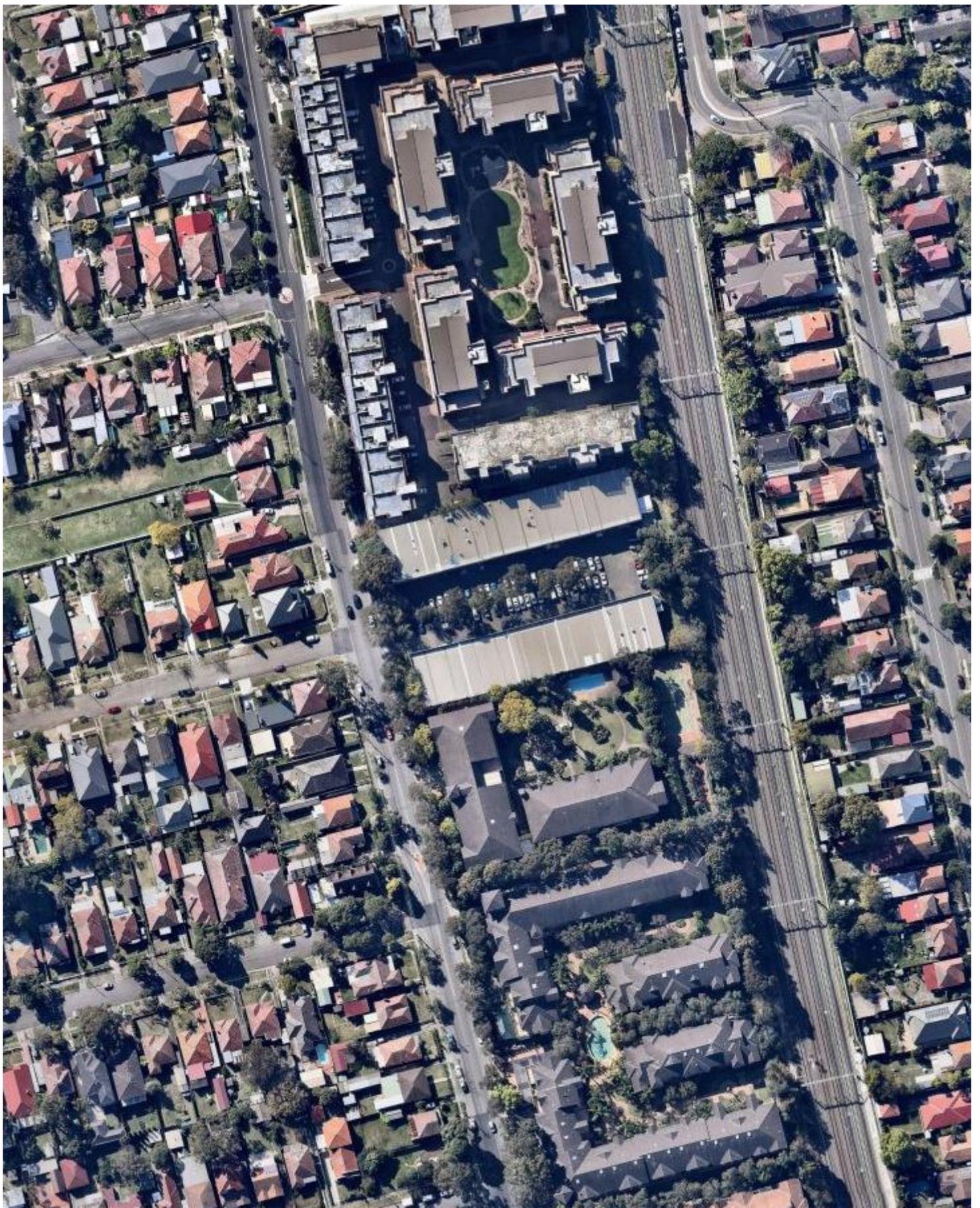
2010

<http://maps.au.nearmap.com> 22.01.2010



Sydney Office Phone (02) 9476 1765 Fax (02) 9476 1557
 Maitland Office Phone (02) 4933 0001

Title Aerial Photographs		
Client Piety THP	Appendix D	Date 29/09/2015
Project No. DL 3686	Scale As Shown	Compiled LV
		Revision R00



N

2015
<http://maps.au.nearmap.com> 01.09.2015


 DLA Environmental Services
 A Pacific Environment company
 Sydney Office Phone (02) 9476 1765
 Maitland Office Phone (02) 4933 0001
 Fax (02) 9476 1557

Title Aerial Photographs		
Client Piety THP	Appendix D	Date 29/09/2015
Project No. DL 3686	Scale As Shown	Compiled LV
		Revision R00

APPENDIX E – HISTORICAL TITLE SEARCH

Cadastral Records Enquiry Report

Ref : surv:scim-grollm

Requested Parcel : SP 22302

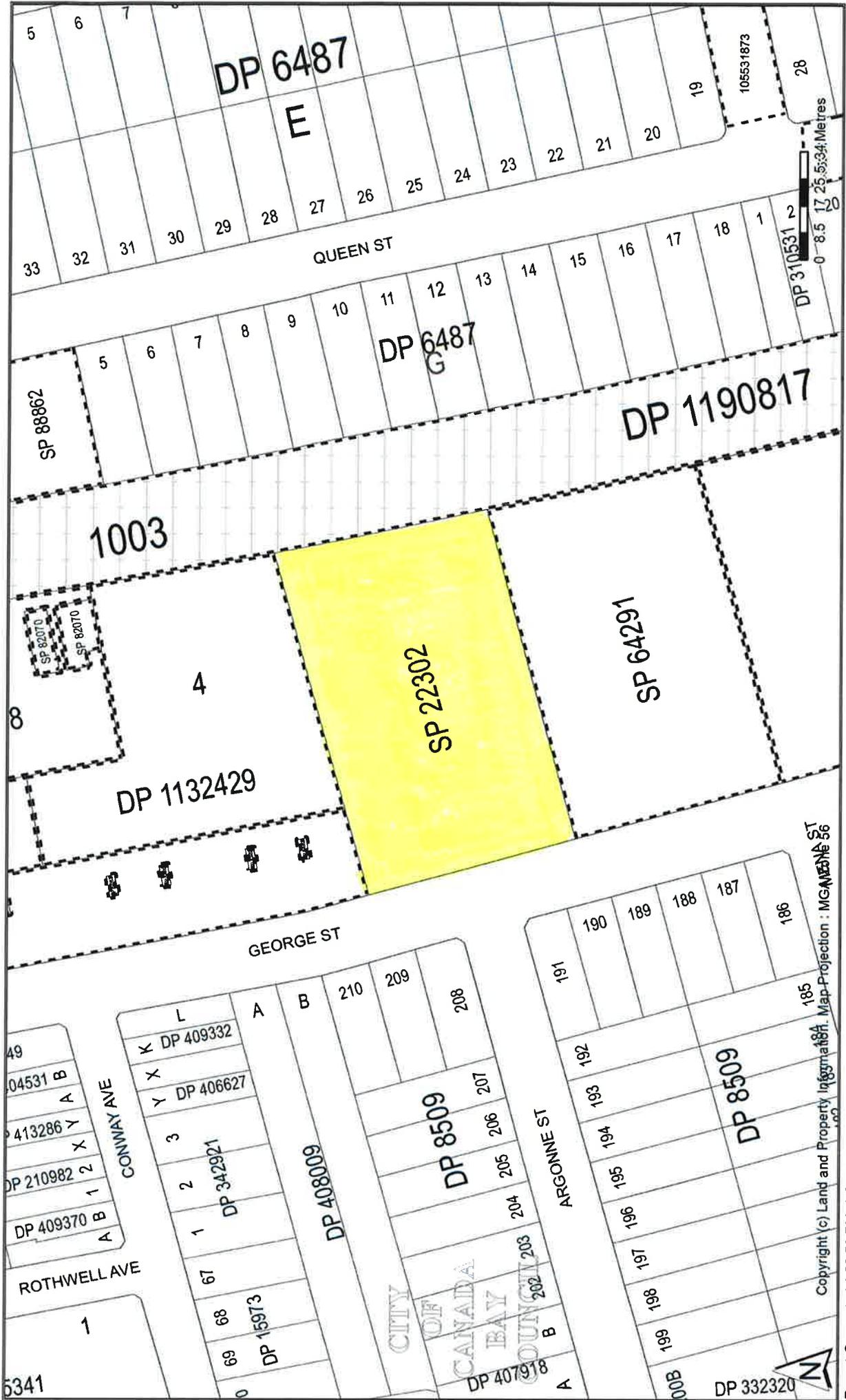
Identified Parcel : SP 22302

Locality : NORTH STRATHFIELD

LGA : CANADA BAY

Parish : CONCORD

County : CUMBERLAND

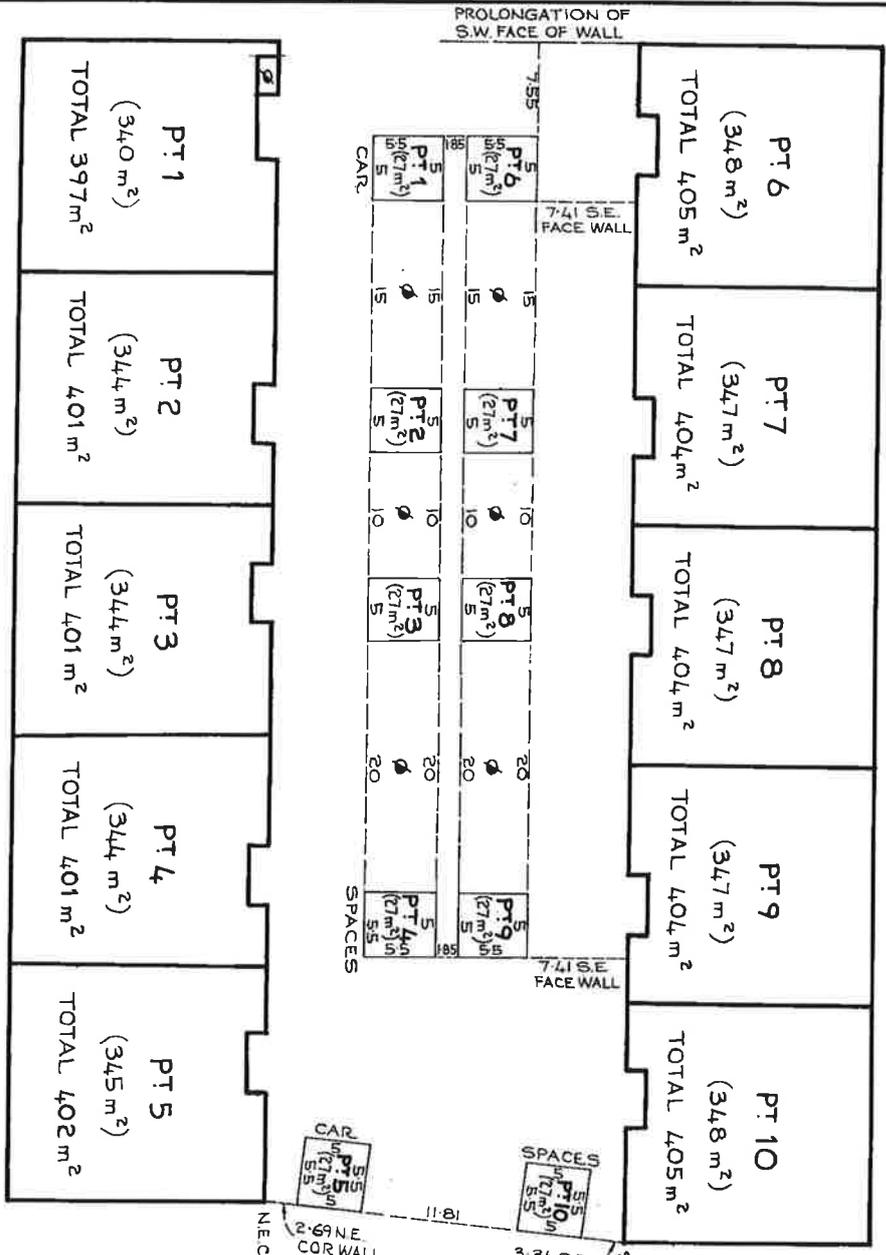


Copyright (c) Land and Property Information. Map Projection : MGA5500 56

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 2 of 2 Sheets

STRATA PLAN 22302



LOT N ^o	UNIT	SCHEDULE OF ENTITLEMENTS	OF UNIT ENTITLEMENT
1	10	10	10
2	10	10	10
3	10	10	10
4	10	10	10
5	10	10	10
6	10	10	10
7	10	10	10
8	10	10	10
9	10	10	10
10	10	10	10
AGGREGATE			100

GROUND FLOOR

PT 6 (30m²) PT 7 (30m²)

PT 8 (30m²) PT 9 (30m²)

PT 10 (30m²)

PT 1 (30m²) PT 2 (30m²)

PT 3 (30m²) PT 4 (30m²)

PT 5 (30m²)

FIRST FLOOR

NOTES
 AREAS ARE APPROXIMATE
 STRATUM OF CAR SPACES IS LIMITED IN HEIGHT TO 21 ABOVE THE UPPER SURFACE OF THE BITUMEN SEALED SURFACE THEREOF
 Ø DENOTES - COMMON PROPERTY

Handwritten signature and name
 J. Taylor
 Registered Surveyor

Reduction Ratio 1: 400

Lengths are in metres

Handwritten signature
 Registered Surveyor

Handwritten signature
 Council Clerk



NEW SOUTH WALES



CIFICATE OF TITLE

AL. PROPERTY ACT, 1900



14511248

14511 Vol. 248 Fol. 248

Appln No 7372

Prior Title Vol. 4718 Fol. 90

Vol. 14511 Fol. 248

EDITION ISSUED

26 8 1981



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

[Signature]

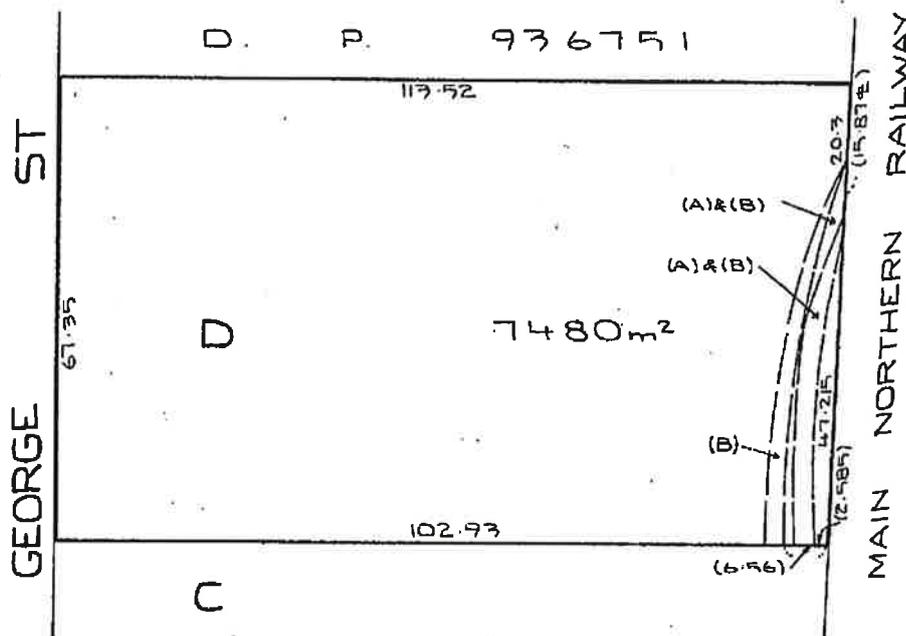
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED



(A) EASEMENT - C192987
(B) EASEMENT - C355814

5604612 R.A. *[Signature]*

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot D in Deposited Plan 328947 in the Municipality of Concord Parish of Concord County of Cumberland being part of Portion 188 granted to James Hortel on 11-11-1794.

FIRST SCHEDULE

GROSVENOR ESTATES PTY. LIMITED

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.
2. C192987 Easement affecting the land shown so burdened in the plan hereon
3. C355814 Easement affecting the land shown so burdened in the plan hereon.

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

T403653 Lease to Wabash Datatech Australia Pty. Limited of premises being Unit 6 of the Estate known as 25 George Street, Homebush, together with and reserving rights and an option of renewal. Expires 31-7-1985. Registered 14-2-1983

Kenzie

~~T482840 Lease to Belcastro Holdings Pty. Limited of premises being Unit 10 forming part of the Estate known as 25 George Street, Homebush, together with and reserving rights and option of renewal. Expires 4-11-1983. Registered 7-4-1983.~~

Kenzie

22-6-1984

~~V580057 Lease to Electricals Holdings Pty. Limited of premises being Unit 5 of the Estate known as 25 George Street, Homebush, together with and reserving rights and an option of renewal. Expires 9-2-1986. Registered 10-6-1983.~~

Kenzie

V712434, V712435

~~T580057 Lease to Electricals Holdings Pty. Limited of premises being Unit 5 of the Estate known as 25 George Street, Homebush, together with and reserving rights and an option of renewal. Expires 9-2-1986. Registered 10-6-1983.~~

Kenzie

22-6-1984

T625185 Lease to Free Enterprise Transport Systems Pty. Limited of premises being Unit 2 of the Estate known as 25 George Street, Homebush, together with and reserving rights and an option of renewal. Expires 30-4-1986. Registered 6-7-1983.

Kenzie

T738338 Lease to Traders & Transport (Australasia) Pty. Ltd. of premises known as Unit 9 of the Estate known as 25 George Street, Homebush together with and reserving rights and an option of renewal. Expires 30-6-1988. Registered 19-9-1983

Kenzie

~~T829244 Lease to Duncon, Mann Pty. Limited of premises being Unit 4 of the Estate known as 25 George Street, Homebush, together with and reserving rights and an option of renewal. Expires 10-4-1984. Registered 11-11-1983.~~

Kenzie

22-10-1984

V53493 Lease to Vogue Hair Pty. Limited of premises being Unit 7 of the Estate known as 25 George Street, Homebush together with and reserving rights and an option of renewal. Expires 31-1-1987. Registered 12-4-1984

Kenzie

V113396 Lease to Specified Aluminium Windows Pty. Limited of Unit 10, 25 George Street, Homebush, with an option of renewal. Expires 28-2-1986. Registered 22-6-1984.

Kenzie

V172811 Lease to Alltech Associates (Australia) Pty. Ltd. of Unit 8, 25 George Street, Homebush, with an option of renewal. Expires 2-10-1986. Registered 22-6-1984.

Kenzie

NOTATIONS AND UNREGISTERED DEALINGS

T403653 L R
T482840 L R
T580057 L R
T625185 L R
T738338 L R
T829244 L R
V53493 L R
V113396 L R
V172811 L R
V338895 L R
V382929 L R
V5822302 L R
V712434 (S231) L R

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

This deed is cancelled as to Whole
 New Certificates of Title have issued on 4-7-1985
 for lots in Strata Plan No. 22302 as follows:-
 Nos. 1 to 10 Vol. 15350 Fol. 232-24 respectively.
 + Common Property — Vol. 15350 Fol. 231



SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

- V338895 Lease to Mobile Two Way Radio (N.S.W.) Pty. Limited of Unit 1, 25 George Street, Homebush, with and reserving rights. Expires 30-4-1986. Option of renewal 3 years. Registered 3-10-1984
- V382928 Lease to Duncan Mann. Pty. Limited of premises known as Unit 4, 25 George Street, Homebush. Expires 10-4-1987. Registered 22-10-1984.

[Handwritten signatures]

NOTATIONS AND UNREGISTERED DEALINGS

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

--

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

--

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NOTATIONS AND UNREGISTERED DEALINGS

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

CERTIFICATE OF TITLE

TORRENS TITLE
Register

CANCELLED
Vol. 15350 Fol. 232

NEW SOUTH WALES

REAL PROPERTY ACT, 1900



EDITION **SEE AUTO FOLIO**
ISSUED 4 7 1985

15350 Fol. 232

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

R. G. Williams



Registrar General.

LAND REFERRED TO (For particulars of the lot referred to, see Strata Plan).

Lot 1 in Strata Plan 22302 at Homebush in the Municipality of Concord Parish of Concord County of Cumberland.

FIRST SCHEDULE

GROSVENOR ESTATES PTY. LIMITED.

SECOND SCHEDULE

- The said lot is subject to any affecting interests recorded on the folio of the Register comprising the common property.
- ~~V338895 Lease to Mobile Two Way Radio (N.S.W.) Pty Limited of Unit 1, 25 George Street, Homebush, together with and reserving rights. Expires 30-4-1986. Option of renewal 3-7-84 W94753~~

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

(Page 1) Vol.

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



40028-4030

FIRST SCHEDULE (continued)	
REGISTERED PROPRIETOR	Registrar General

SECOND SCHEDULE (continued)		
PARTICULARS	Registrar General	CANCELLATION
<p>W94754 Lease to Esselte Meto Pty. Limited with option of renewal for three years, Expires 31-1-1991. Registered 7-1-1986. of Unit 1, 25 George Street, Homebush, with option of renewal for 3 years. Expires 31-1-1991. Registered 7-1-1986.</p>		

NOTATIONS AND UNREGISTERED DEALINGS		
<p>W94753 (Reg) 44</p>		

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

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2015 2:14PM

FOLIO: 1/SP22302

Prior Title(s): VOL 15350 FOL 232

Recorded	Number	Type of Instrument	C.T. Issue
29/4/1986		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/5/1986		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/12/1986	W667990	TRANSFER	EDITION 1
24/2/1987	W760270	TRANSFER	
24/2/1987	W760271	MORTGAGE	EDITION 2
31/7/1987	X13626	SURRENDER OF LEASE	
31/7/1987	X13627	LEASE	EDITION 3
13/2/1992	E251825	LEASE	EDITION 4
1/10/1993	I689937	VARIATION OF LEASE	
4/7/1996	2279526	VARIATION OF LEASE	
4/7/1997	3204747	VARIATION OF LEASE	
29/6/1998	5087234	VARIATION OF LEASE	
28/6/2002	8727190	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 5
16/7/2002	8775632	DISCHARGE OF MORTGAGE	
16/7/2002	8775633	TRANSFER	
16/7/2002	8775634	MORTGAGE	EDITION 6
18/9/2007	AD421529	DISCHARGE OF MORTGAGE	
18/9/2007	AD421530	CHANGE OF NAME	
18/9/2007	AD421531	MORTGAGE	EDITION 7
17/9/2014	AI894171	CAVEAT	
16/12/2014	AI997022	APPLICATION FOR PREPARATION OF LAPSING NOTICE	

*** END OF SEARCH ***

strathfield

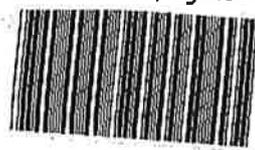
PRINTED ON 8/9/2015

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

Ref:strathfield /Src:T

RP 13

STAMP DUTY



W667990

\$1.00

TRANSFER
REAL PROPERTY ACT, 1900

T	CB	1 of 1	X
	\$	35	

R1/1

DESCRIPTION OF LAND Note (n)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
folio identifier 1/SP22302 Volume 15350 ^{FORMERLY} Folio 232	WHOLE	Honebush

TRANSFEROR Note (b)

GROSVENOR ESTATES PTY. LIMITED

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 224,285.72 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)

HURLLO PTY. LIMITED a company duly incorporated and having its registered office at 10 Toocooya Road Hunters Hill

OFFICE USE ONLY

S

TENANCY Note (e)

as joint tenants/tenants in common

PRIOR ENCUMBRANCES Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Lease No. W94754

DATE 15th December 1986

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

EXECUTION Note (g)

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

~~THE COMMON SEAL OF~~ GROSVENOR ESTATES PTY. LIMITED was hereunto duly affixed in the presence of:

Name of Witness (BLOCK LETTERS)

Ian R. Clark

SECRETARY



Signature of Transferor

DIRECTOR

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee

solicitor for PAUL LUCAS

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

LODGED BY		COLEMAN & GREIG SOLICITORS 100 GEORGE STREET PARRAMATTA 2150 DX 8226 PARRAMATTA TELEPHONE: 635-6422 1597		LOCATION OF DOCUMENTS	
Delivery Box Number		CT	OTHER	Herewith,	
Checked	Passed			In L.T.O. with	
Signed	Extra Fee			Produced by	
REGISTERED - -19		Secondary Directions			
18 DEC 1986		Delivery Directions		CT LP	

OFFICE USE ONLY

Ref: strathfield / Src: T



B



W760270

TRANSFER
REAL PROPERTY ACT, 1900

T CB 1 of 2 x 1/2
\$ 37

DESCRIPTION OF LAND Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 15350 Folio 232 Folio identifier 1/SP22302	WHOLE Lot 1 SP22302	25 George Street, Homebush, Concord, SYDNEY

TRANSFEROR Note (b)

Hurllo Pty. Limited

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$302,975.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)

THOMAS REX FORREST, of Huntly in New Zealand, Dentist and FRANCIS JUNE FORREST, his wife

OFFICE USE ONLY

TC2

TENANCY Note (e)

as joint tenants/tenants in common EQUAL SHARES

PRIOR ENCUMBRANCES Note (f)

subject to the following PRIOR ENCUMBRANCES 1. W 94754

DATE 13th FEBRUARY 1987

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

EXECUTION Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness



Frank Galanos SECRETARY
W. W. W. W. DIRECTOR
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

G. J. Farrell
W. J. Jones
Signature of Transferee

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

LODGED BY: BY: (SMI) ①		LOCATION OF DOCUMENTS	
PROD'S NO. 127-1011		CT	OTHER
Delivery Box Number			Herewith.
			In L.T.O. with
			Produced by
Checked EB9	Passed	REGISTERED	Secondary Directions
Signed	Extra Fee	24 FEB 1987	Delivery Directions

OFFICE USE ONLY

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

① JM

TRANSFE
New South Wales
Real Property Act 1900



10.25
③

8775633F

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

STAMP DUTY

Office of State Revenue (N.S.W. TREASURY)	
CLIENT No. 5712003	STAMP No. 853
STAMP DUTY \$2.00	SIGNATURE <i>C. Melville</i>
TRANSACTION No. 022601	DATE 28 June 2002
ASSESSMENT DETAILS:	

(A) TORRENS TITLE

1/SP22302

(B) LODGED BY

Delivery Box 627B	Name, Address or DX and Telephone JAMES TOWNSHEND SOLICITORS DX 9533 CROWS NEST Reference: 21244	CODES T TW (Sheriff)
-----------------------------	---	---

(C) TRANSFEROR

THOMAS REX FORREST & FRANCIS JUNE FORREST

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 515,000.00 and as regards

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

(F) SHARE TRANSFERRED

(G) ENCUMBRANCES (if applicable):

(H) TRANSFEREE

PETER SKALA & ANN TERESA MARCHANT

TENANCY: Joint Tenants

(J) DATE

28 June 2002

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

[Handwritten Signature]

Name of witness:

Address of witness:

Geoffrey Noel Felton
216 The Range Road
Hamilton
New Zealand

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

Signature of transferor:

[Handwritten Signature]
[Handwritten Signature]

Certified for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

[Handwritten Signature]

Signatory's name:

Signatory's capacity:

JAMES TOWNSHEND

transferee's solicitor

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/SP22302

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2015	2:11 PM	7	18/9/2007

LAND

LOT 1 IN STRATA PLAN 22302
AT HOMEBUSH
LOCAL GOVERNMENT AREA CANADA BAY

FIRST SCHEDULE

PETER SKALA
ANN TERESA SKALA
AS JOINT TENANTS

(CN AD421530)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP22302
- 2 AD421531 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

CERTIFICATE OF TITLE

TORRENS TITLE

CANCELLED

Vol. **15350** Fol. **241**

REAL PROPERTY ACT, 1900

NEW SOUTH WALES



SEE AUTO FOLIO
EDITION 4 7 1985
ISSUED

15350 Fol. 241

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

[Signature]
Registrar General.



LAND REFERRED TO (For particulars of the lot referred to, see Strata Plan).

Lot 10 in Strata Plan 22302 at Homebush in the Municipality of Concord Parish of Concord County of Cumberland.

FIRST SCHEDULE

GROSVENOR ESTATES PTY. LIMITED.

SECOND SCHEDULE

1. The said lot is subject to any affecting interests recorded on the folio of the Register comprising the common property.
2. V113396 Lease to Specified Aluminium Windows Pty. Limited of Unit 10, 25 George Street, Homebush, together with option of renewal. Expires 28-2-1986.

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

(Page 1) Vol. 15350 Fol. 241

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

15350241



40020-40:16

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

--

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

--

NOTATIONS AND UNREGISTERED DEALINGS

--	--	--

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

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2015 2:12PM

FOLIO: 10/SP22302

Prior Title(s): VOL 15350 FOL 241

Recorded	Number	Type of Instrument	C.T. Issue
29/4/1986		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/5/1986		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/10/1986	W577760	LEASE	EDITION 1
18/12/1986	W667996	TRANSFER	EDITION 2
2/3/1987	W769130	TRANSFER	
2/3/1987	W769131	MORTGAGE	EDITION 3
1/7/1993	I453349	DISCHARGE OF MORTGAGE	
1/7/1993	I453350	TRANSFER	
1/7/1993	I453351	MORTGAGE	EDITION 4
11/1/1996	O832827	VARIATION OF MORTGAGE	EDITION 5
2/8/1999	6049871	MORTGAGE	
2/8/1999	6049873	POSTPONEMENT OF MORTGAGE	EDITION 6
17/11/1999	6348913	DISCHARGE OF MORTGAGE	EDITION 7
13/11/2013	AI158183	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
13/11/2013	AI158184	TRANSFER	EDITION 8
17/9/2014	AI894222	CAVEAT	
8/12/2014	AI997045	APPLICATION FOR PREPARATION OF LAPSING NOTICE	

*** END OF SEARCH ***

strathfield

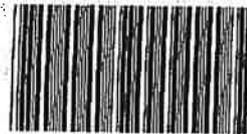
PRINTED ON 8/9/2015

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

Ref: strathfield / Src: T

RP 13

STAMP DUTY



W667996

71-00

TRANSFER
REAL PROPERTY ACT, 1900

T	CB	1 of 1	X
	\$	35	

R1/1

DESCRIPTION OF LAND Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
folio identifier 10/22302	WHOLE	HOME BUSH
FORMERLY Volume 15350 Folio 241		

TRANSFEROR Note (b)

GROSVENOR ESTATES PTY. LIMITED

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 224,285.72 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)

HURLLO PTY. LIMITED a company having its registered office at 10 Toocooya Road Hunters Hill

OFFICE USE ONLY

S

TENANCY Note (e)

as joint tenants/tenants in common

PRIOR ENCUMBRANCES Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Lease W577760
2. 3.

DATE 15 December 1986

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

EXECUTION Note (g)

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

~~THE COMMON SEAL OF GROSVENOR ESTATES~~

PTY. LIMITED was hereunto duly)

affixed in the presence of:)

Name of Witness (BLOCK LETTERS)
Address and occupation of Witness Ian R. Clark
SECRETARY



Signature of Transferor
DIRECTOR

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

SOLICITOR FOR
PAUL LUCAS

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

LODGED BY		LOCATION OF DOCUMENTS	
SOLICITORS 160 GEORGE STREET PARRAMATTA 2150 DX 8226 PARRAMATTA TELEPHONE: 635-8422 189 Y		<input checked="" type="checkbox"/> CT	<input type="checkbox"/> OTHER
Delivery Box Number		<input type="checkbox"/> Herewith.	<input type="checkbox"/> In L.T.O. with
Checked 1/16/86	Passed	<input type="checkbox"/> Produced by	Secondary Directions
Signed	Extra Fee	REGISTERED - -19	Delivery Directions CT LP
		18 DEC 1986	

OFFICE USE ONLY

Ref: strathfield / Src: T

OFFICE USE ONLY

W769130

Ally Billoe

TRANSFER
REAL PROPERTY ACT, 1900

T

CB	1 st 2	X
\$	37	

R1/2

DESCRIPTION OF LAND Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
volume 15350 folio 241 <i>now</i> folio identifier 10/SP22302 ✓	lot 10 SP22302 ^{WHOLE}	25 George Street, Homebush Concorde, SYDNEY
TRANSFEROR Note (b) HURLO PROPERTY LIMITED 		

TRANSFEROR Note (b)

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 310,500.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)

BARRY GEORGE WALKER of Taupo, A New Zealand Electrician	OFFICE USE ONLY
as joint tenants/tenants in common	S

PRIOR ENCUMBRANCES Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Lease *W 577760* /

DATE *13th February 1987*

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

EXECUTION Note (g)

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

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



The Common Seal of Hurllo Pty Ltd was hereunto affixed by authority of the Board of Directors previously given in the presence of

[Signature] SECRETARY
[Signature] DIRECTOR

Note (g)

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

[Signature]
Name of Witness (BLOCK LETTERS)
Address and occupation of Witness

[Signature]
Signature of Transferee

TO BE COMPLETED BY LODGING PARTY Notes (h) and (i) **076**

LODGED BY		LOCATION OF DOCUMENTS	
Westpac Banking Corporation THE BANKING HOUSE, 228 PITT STREET, SYDNEY, 2000 PHONE: 226-2511 DELIVERY BOX NO. 37Y		CT	OTHER
Delivery Box Number		✓	m
Checked	Passed	Herewith.	
ECIS		In L.T.O. with	
Signed	Extra Fee	Produced by	
		Secondary Directions	
		Delivery Directions	
REGISTERED -19			
- 2 MAR 1987			

OFFICE USE ONLY

\$370 B



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Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 10/SP22302

<u>SEARCH DATE</u>	<u>TIME</u>	<u>EDITION NO</u>	<u>DATE</u>
8/9/2015	2:11 PM	8	13/11/2013

LAND

LOT 10 IN STRATA PLAN 22302
AT HOMEBUSH
LOCAL GOVERNMENT AREA CANADA BAY

FIRST SCHEDULE

ANTHONY COLANTONIO
ROSEMARIE COLANTONIO
AS JOINT TENANTS

(T AI158184)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP22302
- 2 AI158183 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

strathfield

PRINTED ON 8/9/2015

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

CERTIFICATE OF TITLE

TORRENS TITLE
CANCELLED

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

First Title : Old System *OS*

Vol. **15350** Fol. **231**

Prior Title : Vol.14511 Fol.248



SEE AUTO FOLIO
EDITION 4 7 1985
ISSUED

I certify that The Proprietors - Strata Plan No. 22302 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the common property in the strata scheme relating to the Strata Plan so numbered, within the land described, subject to the recordings hereon and to the provisions of the Real Property Act, 1900.

S

[Signature]



Registrar General.

15350 Fol. 231

ADDRESS FOR SERVICE OF NOTICES NO. 25 GEORGE STREET, HOMEBUSH 2140.

LAND REFERRED TO Lot D in Deposited Plan 328947 at Homebush in the Municipality of Concord Parish of Concord and County of Cumberland.

RECORDINGS

- 1. Reservations and conditions in the Crown Grant.
- EA(SB)* 2. C192987 Easement affecting the part of the land above described shown so burdened in Strata Plan 22302.
- EA(SA)* 3. C355814 Easement affecting the part of the land above described shown so burdened in Strata Plan 22302.

SCHEDULE OF UNIT ENTITLEMENT

Aggregate unit entitlement: 100

Lot No.	Strata Plan No.	Unit Entitlement
1	22302	10
2	"	10
3	"	10
4	"	10
5	"	10
6	"	10
7	"	10
8	"	10
9	"	10
10	"	10

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

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



15350231

40830-4159

RECORDINGS (continued)

PARTICULARS	Registrar General	CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

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



Legal Liaison Services

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2015 1:28PM

FOLIO: CP/SP22302

First Title(s): OLD SYSTEM

Prior Title(s): VOL 15350 FOL 231

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
29/4/1986		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/5/1986		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/1/2000	6505305	CHANGE OF BY-LAWS	EDITION 1
27/3/2001	7408114	DEPARTMENTAL DEALING	
19/10/2006	AC679767	DEPARTMENTAL DEALING	
31/3/2009	AE582832	CHANGE OF ADDRESS OF ASSOCIATION/OWNERS CORPORATION	EDITION 2

*** END OF SEARCH ***

strathfield

PRINTED ON 8/9/2015

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



Legal Liaison Services

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: CP/SP22302

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2015	1:27 PM	2	31/3/2009

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 22302 WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT HOMEBUSH
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM SHEET 1 SP22302

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 22302
ADDRESS FOR SERVICE OF NOTICES:
C/- NEW SOUTH WALES STRATA MANAGEMENT PTY LIMITED
PO BOX 2102
NORTH PARRAMATTA NSW 1750

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 1 STRATA SCHEMES MANAGEMENT ACT 1996
- 3 C192987 EASEMENT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 C355814 EASEMENT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 6505305 CHANGE OF BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 100)

STRATA PLAN 22302

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 10	2	- 10	3	- 10	4	- 10
5	- 10	6	- 10	7	- 10	8	- 10
9	- 10	10	- 10				

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

strathfield

PRINTED ON 8/9/2015

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

APPENDIX F – AHIMS RESULTS

DLA Environmental Services
3/38 Leighton Place
Hornsby New South Wales 2077
Attention: Loretta Visintin
Email: lorettavisintin@gmail.com

Date: 25 September 2015

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 4, DP:DP1132429 with a Buffer of 200 meters, conducted by Loretta Visintin on 25 September 2015.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

APPENDIX G – PHOTOGRAPHIC GALLERY



Print 001

Front of Site: 25 George St North Strathfield



Print 002

Timber debris at front of Site



Print 003

Rear of Site; north side



Print 004

Rear of Site; woodchip piles on northern side



Print 005

Rear of Site; southern side. Note abandoned railway lines.



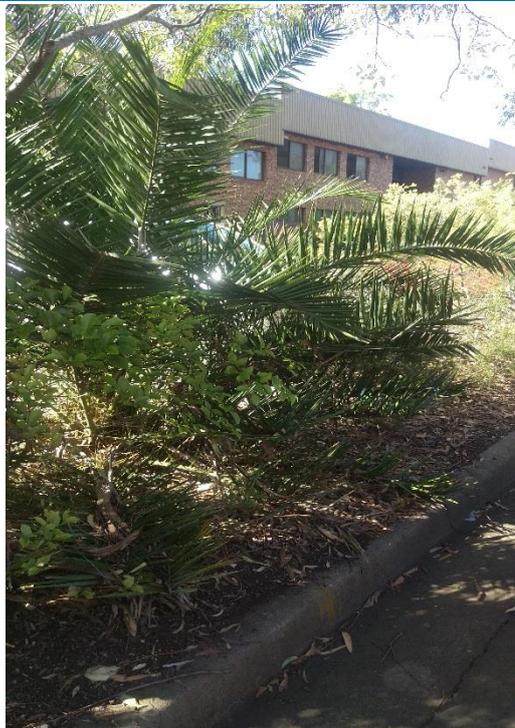
Print 006

Asphalt carpark; northern side



Print 007

Asphalt carpark; southern side



Print 008

Nature strip at centre of carpark



Print 009

Cleaning product storage and distribution
warehouse



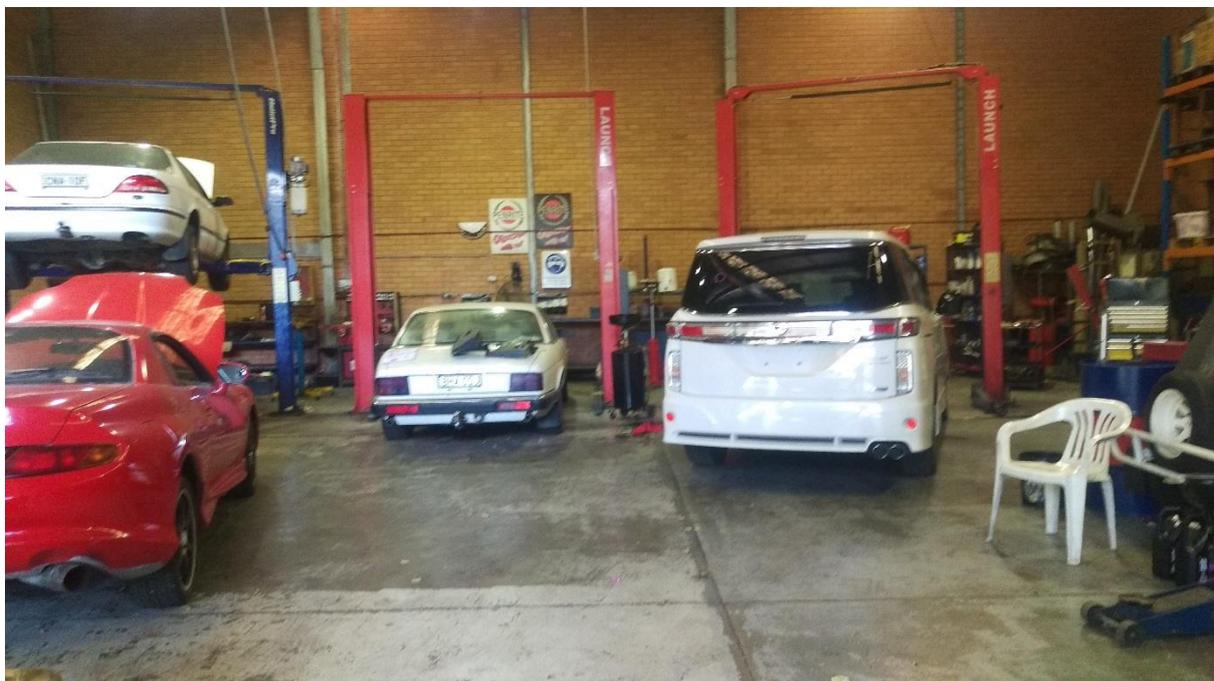
Print 010

Cleaning product storage and distribution
warehouse



Print 011

Concrete slab flooring in cleaning product warehouse



Print 012

Mechanics



Print 013

Packing warehouse



Print 014

Furniture warehouse