

Stage 1 Preliminary Site Investigation

40-62 Bryant Road, Padstow, NSW

5046190083

Prepared for Australia Silver Lake Pty Ltd t/a
Australia Silver Lake Unit Trust
2/08/2019

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Executive Summary

Construction Sciences Pty Ltd (CS) was engaged by Australia Silver Lake Pty Ltd t/a Australia Silver Lake Unit Trust, to undertake a stage 1 preliminary site investigation (PSI) for land located at 40-62 Bryant Road, Padstow, NSW (the site).

At the commencement of this work, CS understood:

- > The site is proposed for acquisition, with an ongoing commercial / industrial land use scenario; and
- > The project is being undertaken to inform due diligence processes for acquisition of the site.

The objectives of this project were to:

- > Assess the potential for contamination to be present at the site, arising from past and present land use activities;
- > Provide recommendations for further investigations, management, or remediation of the site (if warranted).

The scope of work undertaken to address the project objectives included:

- > A desktop review of site history;
- > A walkover of the site; and
- > Data assessment and reporting.

The scope of works was undertaken with reference to the relevant sections of NEPC (2013b) and NSW OEH (2011).

The site history review and observations made during the site walkover, were assessed in the context of the project objectives, in order to develop a conceptual site model (CSM) for the site.

A number of areas of environmental concern (AEC) on the site, and contaminants of potential concern (COPC) associated with those AEC, were identified for the site.

The identified AEC are presented in Figure 3, and the COPC associated with those AEC are presented in the table below.

ID	AEC	Land Use Activity	COPC
AEC01	Former sheds	Fuel storage, termite treatment, uncontrolled demolition	Hydrocarbons, pesticides, metals, asbestos
AEC02	Commercial / industrial building (western portion)	Mattress and upholstery manufacturing	Hydrocarbons, metals, PFAS
AEC03	Former dwelling and sheds	Fuel storage, termite treatment, uncontrolled demolition	Hydrocarbons, pesticides, metals, asbestos
AEC04	Site footprint	Uncontrolled filling, and use as a Council depot/yard (eastern portion)	Hydrocarbons, pesticides, PCB, metals, asbestos
AEC05	Potential UST	Underground fuel storage	Hydrocarbons, lead
AEC06	Former shed	Fuel storage, termite treatment, uncontrolled demolition	Hydrocarbons, pesticides, metals, asbestos

ID	AEC	Land Use Activity	COPC
AEC07	Former dwellings	Termite treatment, uncontrolled demolition	Hydrocarbons, pesticides, metals, asbestos
AEC08	Former shed	Termite treatment, uncontrolled demolition	Hydrocarbons, pesticides, metals, asbestos
AEC09	Commercial / industrial building (western portion)	Mattress and upholstery manufacturing, diesel and engineering supplies	Hydrocarbons, phenol, metals, PFAS
AEC10	Former dwelling and sheds	Fuel storage, termite treatment, uncontrolled demolition	Hydrocarbons, pesticides, metals, asbestos

Based on CS's assessment of desktop review information and fieldwork observations, in the context of the proposed land use scenario, CS makes the following conclusions:

- > A number of areas of environmental concern (AEC) have been identified for the site;
- > Additional data would be required to make an assessment of the site's suitability for an ongoing commercial / industrial land use scenario; and
- > Collection of additional data may be constrained by the presence of existing buildings and extensive hardstand pavements on the site.

Based on these conclusions, CS makes the following recommendations:

- > A stage 2 detailed site investigation be undertaken for the site, targeting the identified areas of environmental concern and contaminants of potential concern;
- > The stage 2 detailed site investigation should be undertaken by a suitably experienced environmental consultant.

This report must be read in conjunction with the explanatory notes, limitations and general notes, as set out in Appendix A.

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1 Introduction

1.1 Background

Construction Sciences Pty Ltd (CS) was engaged by Australia Silver Lake Pty Ltd t/a Australia Silver Lake Unit Trust, to undertake a stage 1 preliminary site investigation (PSI) for land located at 40-62 Bryant Road, Padstow, NSW (the site).

At the commencement of this work, CS understood:

- > The site is proposed for acquisition, with an ongoing commercial / industrial land use scenario; and
- > The project is being undertaken to inform due diligence processes for acquisition of the site.

1.2 Objectives

The objectives of this project were to:

- > Assess the potential for contamination to be present at the site, arising from past and present land use activities;
- > Provide recommendations for further investigations, management, or remediation of the site (if warranted).

1.3 Scope of Work

The scope of work undertaken to address the project objectives included:

- > A desktop review of site history;
- > A walkover of the site; and
- > Data assessment and reporting.

The scope of works was undertaken with reference to the relevant sections of NEPC (2013b) and NSW OEH (2011).

2 Site Identification

2.1 Site Locality

The locality of the site is presented in Figure 1.

2.2 Site Layout

The general layout of the site is present in Figure 2.

The site covers an area of approximately 1.1 hectares.

2.3 Lot Number and Deposited Plan

The site is identified as Lot 26 in DP635247.

2.4 Zoning

The site is zoned IN2 General Industrial.

2.5 Geographic Coordinates

The geographic coordinates of the general centre of the site obtained from Google Earth were 33°56'26" S and 151°01'56" E.

2.6 Detail and Level Survey

A copy of a detail and level survey of the site was not available at the time of undertaking this investigation.

3 Topography, Geology, Hydrogeology, Hydrology and Acid Sulfate Soils

3.1 Topography and Elevation

The topography of the site is generally flat with some minor north facing slopes, and some minor localised east and west facing slopes in the northern portion of the site.

Google Earth indicated that the surface of the site was located at an elevation of approximately 20m Australian Height Datum (AHD).

3.2 Geology

The Department of Mineral Resources Geological Survey of NSW Sydney 1:100,000 Geological Series Sheet 9130 (Edition 1) 1983, indicated that the site is likely to be underlain by Middle Triassic Ashfield Shale, comprising black to dark grey shale and laminite.

3.3 Hydrogeology and Hydrology

A search of <https://realtime.data.water.nsw.com.au/water.stm> indicated that there are four registered groundwater features located within a 500m radius of the site. Intended uses of these monitoring wells include:

- > Industrial (1); and
- > Monitoring (3).

Summary information presented for these registered groundwater monitoring wells, indicated that the depth to standing water level in those wells ranged from 1.4m to 6m. Registered groundwater features were drilled to depths of between 4m and 7m below ground level. The geology encountered during drilling (using rotary methods) included silty CLAY and SHALE, which is consistent with mapped geology for the site.

A copy of the search record is presented in Appendix C.

A review of readily available maps held on file by CS, indicated that surface water bodies near the site included:

- > Salt Pan Creek, located approximately 730m to the east.

Based on the location of the identified surface water courses and site topography, the inferred groundwater flow direction at the site is considered likely to be towards the east.

Based on site surface topography and elevation, the inferred general surface water flow direction on the site is considered likely to be towards the north.

3.4 Acid Sulfate Soils

A review of the NSW Department of Land and Water Conservation's Acid Sulfate Soil Risk Map for Botany Bay (Edition 2, 1997), indicated that:

- > the site is located in a map class description of 'no known occurrence' where acid sulfate soils are not known or expected to occur in these environments; and
- > land management activities are not likely to be affected by acid sulfate soil materials.

Further assessment of acid sulfate soils, in the context of this project is considered not warranted.

4 Regulatory Records

4.1 Contaminated Land Management (CLM) Act 1997

4.1.1 Record of Notices

A search of the NSW EPA online contaminated land record of notices indicated that the site (and land located immediately adjacent to the site) was not the subject of:

- > orders made under Part 3 of the Contaminated Land Management Act 1997;
- > notices available to the public under section 58 of the CLM Act
- > an approved voluntary management proposal under the CLM Act that has not been fully carried out and where NSW EPA approval has not been revoked;
- > site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- > where practicable, copies of anything formerly required to be part of the public record; or
- > actions taken by NSW EPA (or the previous State Pollution Control Commission) under section 35 or 36¹ of the Environmentally Hazardous Chemicals Act 1985.

A copy of the search record is presented in Appendix D.

4.1.2 Register of Notified Sites

A search of the NSW EPA online list of NSW contaminated sites notified to NSW EPA indicated that the site (and land located immediately adjacent to the site) was not on the list.

4.2 Protection of the Environment Operations (POEO) Act 1997

4.2.1 Register of Licences, Applications, Notices, Audits or Pollution Studies and Reduction Programs

A search of the NSW EPA online POEO public register indicated that the site (and land located immediately adjacent to the site) was not the subject of a licence, application, notice, audit, pollution study or reduction program, with the exception of an environmental protection licence for:

- > The Lincoln Electric Co (Australia) Pty Ltd, located at 35 Bryant Street, Padstow, approximately 100m south of the site.

The licence was for a scheduled activity of chemical storage and chemical production.

Based on inferred hydrogeology for the site, the 35 Bryant Street property is considered likely to be in an inferred cross gradient location to the site.

Anecdotal information from CS staff (Craig Cowper), indicated that the property at 35 Bryant Street Padstow, was:

- > historically used for manufacturing of electrical welding equipment;
- > the subject of a NSW EPA accredited Site Auditor's site audit statement (Mr Rod Harwood), to enable an ongoing commercial / industrial land use scenario.

A copy of the search record is presented in Appendix D.

¹ Sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985 have been repealed. Notices under these sections are treated by the CLM Act as management orders.

4.3 Environmental Planning and Assessment (EP&A) Act 1979

4.3.1 Section 10.7 Planning Certificate

A copy of the planning certificate issued under section 10.7(2) of the EP&A Act was obtained, and indicated that, within the meaning of the CLM Act, the site was not:

- > significantly contaminated land;
- > subject to a management order;
- > the subject of an approved voluntary management proposal;
- > subject to an ongoing maintenance order; or
- > the subject of a site audit statement.

A copy of the certificate is presented in Appendix E.

4.4 Work Health and Safety (WHS) Regulation 2017

4.4.1 Schedule 11 Hazardous Chemicals

A site search with SafeWork NSW for Schedule 11 hazardous chemicals (dangerous goods)² on the site was not within the scope of work undertaken for this site.

Given client's due diligence time constraints on undertaking of this investigation, the search was excluded from the scope of the investigation.

CS's review of historical aerial photography and historical land title ownership records (refer Section 5.1 and 5.2 of this report), indicated a potential for licensable quantities of Schedule 11 hazardous chemicals (dangerous goods) to have been stored on the site.

CS considers that further assessment of the storage of licensable quantities of Schedule 11 hazardous chemicals (dangerous goods), within the context of this project, is considered warranted.

² Under the Work Health and Safety Regulation

5 Site History

5.1 Aerial Photography

A selection of historical aerial photographs of the site, were reviewed. A copy of each historical aerial photograph reviewed is presented below.

Image 5.1.1 View of 1943 historical photograph



Image 5.1.2 View of 1955 historical photograph



Image 5.1.3 View of 1965 historical photograph



Image 5.1.4 View of 1975 historical photograph

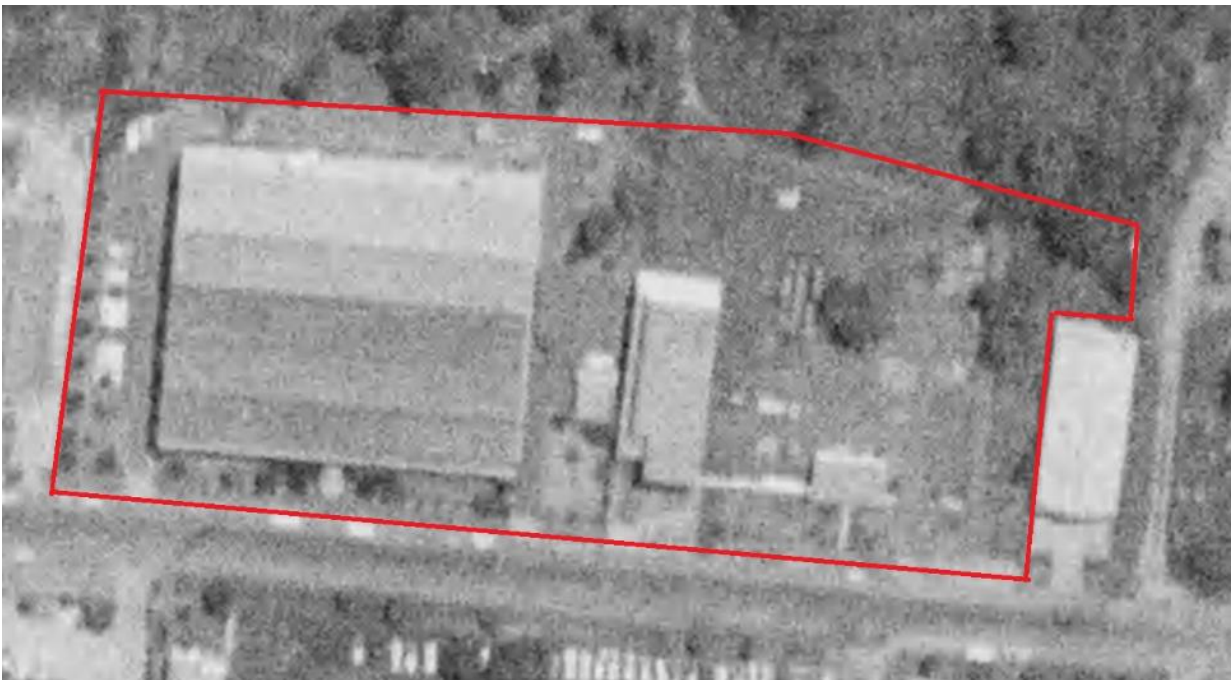


Image 5.1.5 View of 1986 historical photograph



Image 5.1.6 View of 1994 historical photograph



Image 5.1.7 View of 2007 historical photograph



Image 5.1.3 View of 2019 historical photograph



Observations made during that review (considered relevant to this project) are presented in Table 5.1.

Table 5.1 Aerial Photography

Photo Date	Site Observations	Surrounding Land Observations
1943	One residential dwelling, sheds and portion of shed in western portion of the site.	Rural residential to north, east, west and south.

Photo Date	Site Observations	Surrounding Land Observations
	Two rural residential dwellings in central portion of site, towards southern site boundary. One rural residential dwelling and sheds in eastern portion of the site.	
1955	No significant change since previous image.	No significant change since previous image.
1965	One rural residential dwelling remaining in central portion of site, remaining rural dwellings and sheds no longer visible. One large commercial / industrial building in western portion of site (similar to current building but not as deep).	Commercial / industrial development to the south and east.
1975	Commercial / industrial building extended to the north (similar to current). New commercial / industrial building and smaller building to the west in central portion of the site (similar to current). Small building (potentially commercial) in eastern portion of site.	Ongoing commercial / industrial development to the east, west and south.
1986	Additional building in central portion of site (similar to current). New commercial / industrial building in the eastern portion of the site (similar to current). Smaller building to the west of the central portion building in 1975, no longer visible./	Ongoing commercial / industrial development to the east, west and south, and beyond to the north.
1994	No significant change since previous image.	Motorway constructed to the immediate north of the site.
2007	No significant change since previous image.	No significant change since previous image.
2019	Round tank style structure and adjacent shed in the north eastern corner of the site (similar to current water tank and pump housing).	No significant change since previous image.

The review of historical aerial photography indicated a potential for land contaminating activities to have been undertaken on the site, specifically:

- > termite treatment and uncontrolled demolition of former structures (between 1943 and 1975);
- > uncontrolled filling for pre-construction levelling of the site (between 1965 to 1986); and
- > commercial / industrial activities (between 1965 and 2019).

Further assessment of these identified potential land contaminating activities, in the context of other historical evidence reviewed during this project, and observations made during the site walkover (refer Section 6 of this report), is considered warranted.

5.2 Historical Land Titles

A selection of historical land title ownership records of the site, were reviewed. Observations made during that review (considered relevant to this project), indicated that registered proprietors of portions of the site since 1915, have included:

- > private individuals between 1910 and 1962 (whole of site);
- > Cumberland County Council between 1961 and 1982 (eastern portion);
- > Bruton & Wheeler Pty Limited between 1962 and 2005 (western and central portions);
- > Diesel and Engineering Supplies between 1971 and 1976 (central portion); and
- > The Uniting Church (NSW) Trust Association Limited between 2005 and 2016 (whole of site).

A brief online search indicated that Bruton & Wheeler was a bedding manufacturer and upholstering business.

There were three leases reported for the site, including

- > A lease to Taylорdoor Co. (NSW) Pty Limited between 1971 and 1981 (a brief online search did not confirm the nature of the business associated with this company);
- > A lease to A.H. Beard Pty Limited between 2010 and 2015 (a brief online search indicated this company was a mattress and bedding manufacturer); and
- > Three leases between 2000 and 2006, that have expired due to the effluxion of time or were surrendered, and weren't investigated.

There were three easements reported for the site, including:

- > An easement for drainage;
- > An easement for sewerage purposes; and
- > A right of way.

The review of historical land titles indicated a potential for land contaminating activities to have been undertaken on the site, specifically:

- > Light industrial / manufacturing activities (mattress / bedding manufacturing and upholstering); and
- > Storage and handling of diesel and engineering supplies.

Further assessment of these identified potential land contaminating activities, in the context of other historical evidence reviewed during this project, and observations made during the site walkover (refer Section 6 of this report), is considered warranted.

A copy of the historical land title search record is presented in Appendix F.

5.3 Complaints

There was no evidence provided to CS during the project, regarding historical complaints about the site.

5.4 Incident Reports

There was no evidence provided to CS during the project, regarding historical incidents at the site.

5.5 Previous Contamination Assessments

There were no copies of previous contamination assessments provided to CS during the project.

5.6 Anecdotal Evidence

There was no anecdotal information regarding the site, provided to CS during the project.

6 Site Condition

A site walkover was undertaken by a suitably experienced environmental consultant from CS, on 22 July 2019. During the walkover, observations were made of land use activities being undertaken on the site, as well as on the properties located immediately adjacent to the site.

6.1 Current Land Use

The land use scenario at the time of the walkover appeared to be commercial, comprising warehousing of car tyres and rims.

6.2 Buildings and Infrastructure

The following buildings were observed during the walkover:

- > A two storey brick building in the western portion of the site (being used for tyre and rim storage), with a floating loading dock attached to the eastern side of it;
- > A two storey brick building in the central portion of the site, which appeared to be for office space, and incorporated a vehicle access beneath it on the eastern side;
- > A brick building in the central portion of the site, which appeared to have office space at the southern end of it, and an area containing two machines for drilling of rims;
- > A two storey brick building in the eastern portion of the site, which appeared to be used for storage of tyres and rims, with a floating dock attached to the northern side of the building;
- > Paved driveways adjacent to the western, northern and eastern boundaries of the site, as well as through the centre of the site beneath the two storey office building; and
- > A metal tank and associated pump housing shed in the north eastern corner of the site;
- > Soft landscaping adjacent to the southern boundary of the site, and northern boundary of the site.

Image 6.2.1 View of southern side of commercial / industrial building on western portion



Image 6.2.2 View of tyre and rim storage in western portion building



Image 6.2.3 View of dock attached to western portion building



Image 6.2.4 View of office space and storage area in central portion building



Image 6.2.5 View of rim drilling machine



Image 6.2.6 View of southern side of commercial / industrial building on eastern portion



Image 6.2.7 View of rim storage in building in eastern portion



Image 6.2.8 View of dock attached to eastern portion building



Image 6.2.9 View of paved driveway adjacent to western boundary



Image 6.2.10 View of paved driveway adjacent to northern boundary



Image 6.2.11 View of paved driveway adjacent to eastern boundary



Image 6.2.12 View of metal tank and pump housing shed



Image 6.2.13 View of soft landscaping adjacent to southern boundary



6.3 Site Boundaries

The northern, western and eastern site boundaries were fenced.

6.4 Drainage

Based on observations made during the walkover, site drainage mechanisms on site are considered likely to include:

- > Infiltration into site soils, if soil permeability allows it;
- > Overland surface flow following site topography, towards subsurface drainage pipes; and
- > Inflow to downpipes attached to building roofs and gutters, into subsurface drainage pipes.

6.5 Staining and Odours

There was no visual evidence observed of significant or widespread staining on the surface of the site.

There was no olfactory evidence detected of significant or widespread odours at the site.

6.6 Chemical Handling and Storage

There was no visual evidence of significant handling and storage of chemicals on the site.

6.7 Aboveground and Underground Storage Tanks

There was visual evidence observed during the walkover, of an aboveground storage tanks (AST) in the north eastern corner of the site. The tank appeared to be for the storage of water for use in the event of a fire on the site.

There was visual evidence of a potential underground storage tank (UST) observed in the central portion of the site to the east of dock attached to the western portion building. A metal access lid was observed in the central portion paved driveway area, which was similar to lids used to cover fill or dip points for USTs. The lid was opened by CS and sand was observed inside the void beneath the lid. CS notes that sand has historically been used in-situ abandonment of underground storage tanks on other properties. CS did not observe evidence of vent pipes or bowsers in the vicinity of the metal access lid.

Image 6.7.1 View of metal lid with loading dock in background



Image 6.7.2 View of sand inside void of metal lid



6.8 Wastes

There was no evidence observed during the walkover, to indicate the storage of significant wastes on the site. Bins were observed adjacent to the northern side of the building in the eastern portion, which appeared to be used for storage of cardboard, general wastes, and swarf from the rim drilling machines.

6.8.1 View of cardboard storage bin workshop



6.8.2 View of general waste storage bin



Image 6.8.3 View of swarf storage bin



6.9 Hazardous Materials

There was visual evidence observed during the walkover, of potential asbestos containing materials on the surface of the site, adjacent to the north eastern corner of the building located in the western portion of the site.

A hazardous building materials survey was not within the scope of this project.

Image 6.9.1 View of fibrous cement fragment on the surface



Image 6.9.2 View of fibrous cement fragment on the surface



6.10 Fill Material

There was visual evidence to suggest the presence of potential uncontrolled filling observed at the site.

There was visual evidence of potential shallow filling to the east of the fibro shed, indicated by the presence of partially buried bricks and pieces of concrete, in a low mound (<5m² in size).

Image 6.10.1 View of paved areas with batters between levels, adjacent to the northern side of the building in the western portion of the site



Image 6.10.2 View of partially buried bricks in soils towards the north eastern corner of the building in western portion of the site.



6.11 Phytoxicity

There was no visual evidence observed to suggest widespread or significant phytotoxic impact in the form of plant stress and/or dieback in vegetation present on the site. Similar observations were made of vegetation on land immediately beyond the site boundaries.

6.12 Activities on Adjacent Land

Observations made from the site boundary, indicated land use activities on adjacent properties were comprised of the following:

- > North – motorway;
- > East – commercial / light industrial;
- > West – commercial / light industrial; and
- > South – Bryant Road, with commercial / industrial beyond.

7 Emerging Contaminants of Concern and Chemical Control Orders

7.1 Per and Poly-Fluoroalkyl Substances (PFAS)

Per and Poly-Fluoroalkyl Substances (PFAS) are a group of chemicals that are manufactured for their unique properties. There are numerous PFASs that may be present in the environment. Perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA) are two major PFASs, that were originally found as components in products used to provide stain resistance or as firefighting foams.

Some PFASs have been recognised as highly persistent, potentially bio-accumulative and toxic, and have been detected in the environment, wildlife, people and food.

CS uses the decision matrix presented in Table 7.1 (based on EnRisk (2016)), to facilitate an assessment of the potential for PFAS to be present on site.

Table 7.1 PFAS Decision Matrix

Preliminary PFAS Screening Question	Decision
Is there evidence of fire training occurring at the site	No
Is there evidence of fire training occurring, or the presence of an airport or fire station, up-gradient of, or adjacent to, the site	No
Is there evidence of fuel ³ fires having occurred on site	No
Is there evidence to suggest PFAS being stored, or used, for manufacturing on site	Yes

CS understands that PFAS have been used during mattress manufacturing and upholstery, to improve the water and stain resistance properties of mattresses and upholstery materials.

CS also considered guidance in the PFAS National Environmental Management Plan (NEMP) 2018 as prepared by Department of the Environment and Energy. Section 9 of the NEMP advises that consideration should be given to the presence of primary sources of PFAS, including waste water treatment plants. A waste water treatment plant was not observed onsite.

7.2 Chemical Control Orders

Chemical control orders (CCO) are created under Part 3, Division 5 of the Environmentally Hazardous Chemicals Act 1985, and are used to selectively and specifically control particular chemicals or chemical wastes to limit their potential or actual impact on the environment. CS uses the decision matrix presented in Table 7.2 (based on the NSW EPA CCO available at the time of this project), to facilitate an assessment of the potential for those control chemicals to be present on site.

Table 7.2 CCO Decision Matrix

Preliminary CCO Screening Question	Decision
Were aluminium smelter wastes used or stored on site? ⁴	No
Were dioxin contaminated wastes generated or stored on site? ⁵	No

³ Fuels could include solvents, petrol, diesel and kerosene.

⁴ SPCC 1986, 'Chemical Control Order In Relation to Aluminium Smelter Wastes Containing Fluoride and/or Cyanide' dated 21 March 1986

⁵ NSW EPA 1986, 'Chemical Control Order In Relation to Dioxin-Contaminated Waste Materials' dated 14 March 1986

Preliminary CCO Screening Question	Decision
Were organotin wastes generated or stored on site? ⁶	No
Were polychlorinated biphenyls (PCB) used or stored on site? ⁷	No
Were scheduled chemicals ⁸ used, or wastes stored, on site? ⁹	Potentially (termite treatment of former dwellings and sheds)

⁶ NSW EPA 1989, 'Chemical Control Order In Relation to Organotin Wastes' dated 11 March 1989

⁷ NSW EPA 1997, 'Polychlorinated Biphenyl Chemical Control Order' dated 20 June 1997

⁸ Primarily organochlorine pesticide (OCP) compounds, with some industrial by-products

⁹ NSW EPA 2004, 'Chemical Control Order in Relation to Scheduled Chemical Wastes'

8 Data Quality Assessment

CS has relied on the following sources of data while undertaking this project:

- > Australian Soil Resource Information System.
- > Canterbury Bankstown Council.
- > Department of Minerals and Energy.
- > Google Earth.
- > Nearmap.
- > NSW Environment Protection Authority.
- > NSW Land and Property Information.
- > NSW Office of Water.
- > Observations made in the field by CS during the site walkover.

CS considers that the data obtained from the sources relied upon, is adequately precise, accurate, representative, complete and comparable within the objectives of this project.

9 Areas of Environmental Concern and Contaminants of Potential Concern

The site history review and observations made during the site walkover, were assessed in the context of the project objectives, in order to develop a conceptual site model (CSM) for the site.

A number of areas of environmental concern (AEC) on the site, and contaminants of potential concern (COPC) associated with those AEC, were identified for the site.

The identified AEC are presented in Figure 3, and the COPC associated with those AEC are presented in Table 8.1.

Table 8.1 AEC and COPC

ID	AEC	Land Use Activity	COPC
AEC01	Former sheds	Fuel storage, termite treatment, uncontrolled demolition	Hydrocarbons, pesticides, metals, asbestos
AEC02	Commercial / industrial building (western portion)	Mattress and upholstery manufacturing	Hydrocarbons, metals, PFAS
AEC03	Former dwelling and sheds	Fuel storage, termite treatment, uncontrolled demolition	Hydrocarbons, pesticides, metals, asbestos
AEC04	Site footprint	Uncontrolled filling, and use as a Council depot/yard (eastern portion)	Hydrocarbons, pesticides, PCB, metals, asbestos
AEC05	Potential UST	Underground fuel storage	Hydrocarbons, lead
AEC06	Former shed	Fuel storage, termite treatment, uncontrolled demolition	Hydrocarbons, pesticides, metals, asbestos
AEC07	Former dwellings	Termite treatment, uncontrolled demolition	Hydrocarbons, pesticides, metals, asbestos
AEC08	Former shed	Termite treatment, uncontrolled demolition	Hydrocarbons, pesticides, metals, asbestos
AEC09	Commercial / industrial building (western portion)	Mattress and upholstery manufacturing, diesel and engineering supplies	Hydrocarbons, phenol, metals, PFAS
AEC10	Former dwelling and sheds	Fuel storage, termite treatment, uncontrolled demolition	Hydrocarbons, pesticides, metals, asbestos

10 Conclusions and Recommendations

Based on CS's assessment of desktop review information and fieldwork observations, in the context of the proposed land use scenario, CS makes the following conclusions:

- > A number of areas of environmental concern (AEC) have been identified for the site;
- > Additional data would be required to make an assessment of the site's suitability for an ongoing commercial / industrial land use scenario; and
- > Collection of additional data may be constrained by the presence of existing buildings and extensive hardstand pavements on the site.

Based on these conclusions, CS makes the following recommendations:

- > A stage 2 detailed site investigation be undertaken for the site, targeting the identified areas of environmental concern and contaminants of potential concern;
- > The stage 2 detailed site investigation should be undertaken by a suitably experienced environmental consultant.
- > This report must be read in conjunction with the explanatory notes, limitations and general notes, as set out in Appendix A.

11 References

Department of Urban Affairs and Planning 1998, 'Managing Land Contamination Planning Guidelines SEPP55 – Remediation of Land', dated April 1999, ref: 98/65.

Department of the Environment and Energy 2018, 'PFAS National Environmental Management Plan'.

EnRisk 2016, 'Proposed Decision Tree for Prioritising Sites Potentially Contaminated with PFAS' dated 25 February 2016.

National Environment Protection Council (NEPC) 2013b, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

NSW EPA 2017, 'Contaminated Land Management, Guidelines for the NSW Site Auditor Scheme (3rd edition)', dated October 2017, ref: EPA 2017P0269.

NSW OEH 2011, 'Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites' dated August 2011, ref: OEH 2011/0650.

WA DOH 2009, 'Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia', dated May 2009.

0B40-62 Bryant Road,
Padstow, NSW

APPENDIX

A

LIMITATIONS

Information About This Report

LIMITATIONS

Scope of Services: The report has been prepared in accordance with the scope of services set out in CS's Proposal under CS's Terms of Engagement, or as otherwise agreed with the Client. The scope of services may have been limited and/or amended by a range of factors including time, budget, access and site constraints.

Specific Purpose: The report is provided for the specific development and purpose as described in the report. The report may not contain sufficient information for developments or purposes other than that described in the report.

Currency of Information: The information in this report is considered accurate at the date of issue with regard to the current conditions of the site.

Reliance on Information: In preparing the report CS has necessarily relied upon information provided by the Client and/or their Agents. Such data may include surveys, analyses, designs, maps and plans. CS has not verified the accuracy or completeness of the data except as stated in this report.

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Construction Specifications: Unless otherwise stated, the report, or sections of the report, should not be used as part of a specification for a project, without review and agreement by CS.

Report Should Not be Separated: The report must be read in conjunction with the attached Information Sheets and any other explanatory notes and should be kept in its entirety without separation of individual pages or sections.

Review by Others: CS cannot be held responsible for interpretations or conclusions from review by others of this report or test data, which are not otherwise supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

GENERAL NOTES

Geotechnical and Environmental Reporting: Geotechnical and environmental reporting relies on the interpretation of factual information based on judgment and opinion and is far less exact than other engineering or design disciplines. Geotechnical and environmental reports are for a specific purpose, development and site as described in the report and may not contain sufficient information for other purposes, developments or sites (including adjacent sites) other than that described in the report.

Subsurface Conditions: Subsurface conditions can change with time and can vary between test locations. For example, the actual interface between the materials may be far more gradual or abrupt than indicated and contaminant presence may be affected by spatial and temporal patterns. Therefore, actual conditions in areas not sampled may differ from those predicted since no subsurface investigation, no matter how comprehensive, can reveal all subsurface details and anomalies. Construction operations at or adjacent to the site and natural events such as floods, earthquakes or groundwater fluctuations can also affect subsurface conditions and thus the continuing adequacy of a geotechnical report. CS should be kept informed of any such events and should be retained to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

Groundwater: Groundwater levels indicated on borehole and test pit logs are recorded at specific times. Depending on ground permeability, measured levels may or may not reflect actual levels if measured over a longer time period. Also, groundwater levels and seepage inflows may fluctuate with seasonal and environmental variations and construction activities.

Interpretation of Data: Data obtained from nominated discrete locations, subsequent laboratory testing and empirical or external sources are interpreted by trained professionals in order to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions in accordance with any relevant industry standards, guidelines or procedures.

Soil and Rock Descriptions: Soil and rock descriptions are based on AS 1726 – 1993, using visual and tactile assessment except at discrete locations where field and / or laboratory tests have been carried out. Refer to the accompanying soil and rock terms sheet for further information.

Further Advice: CS would be pleased to further discuss how any of the above issues could affect a specific project. We would also be pleased to provide further advice or assistance including:

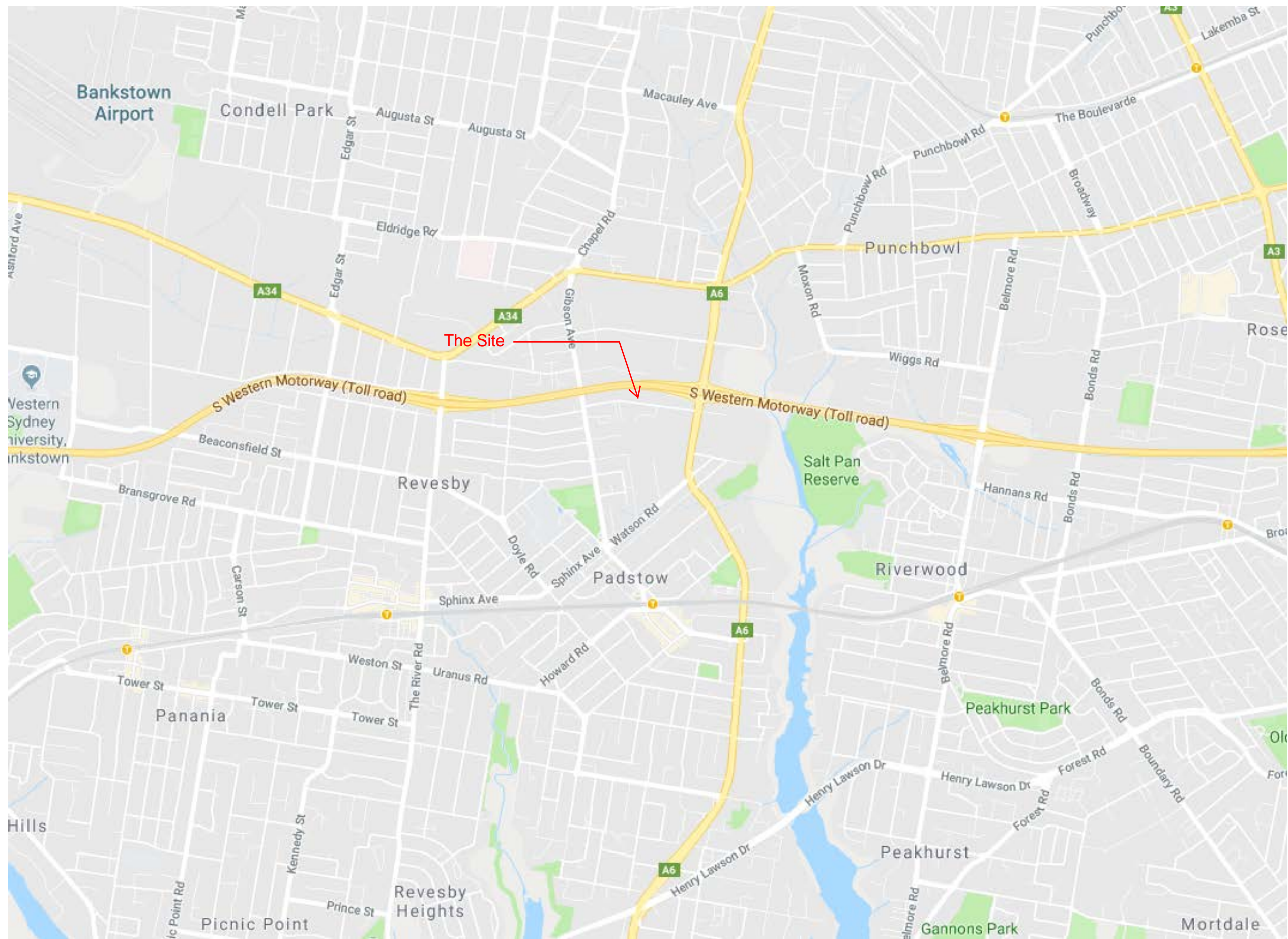
- Assessment of suitability of designs and construction techniques;
- Contract documentation and specification;
- Construction control testing (earthworks, pavement materials, concrete);
- Construction advice (foundation assessments, excavation support).



0B40-62 Bryant Road,
Padstow, NSW

APPENDIX

B

FIGURES



	LEGEND:	 Construction Sciences 31 Anvil Road SEVEN HILLS NSW 2147 Tel: (02) 8646 2000 Fax: (02) 8646 2025 Web: www.constructionsciences.net	Scale: NTS	Client: Australia Silver Lake Pty Ltd t/a Australia Silver Lake Unit Trust	
			Date: 1 August 2019	Project: Stage 1 Preliminary Site Investigation	
			Drawn By: CAC	Location: 40-62 Bryant Road, Padstow, NSW	
			Drawing No: 5046190093 – Figure 1	Sheet: 1 of 1	SITE LOCALITY PLAN



**Construction
Sciences**

31 Anvil Road
SEVEN HILLS NSW 2147
Tel: (02) 8646 2000
Fax: (02) 8646 2025
Web: www.constructionsciences.net

Scale: NTS

Date: 1 August 2019

Drawn By: CAC

Drawing No: 5046190093 – Figure 2

Client: Australia Silver Lake Pty Ltd t/a Australia Silver Lake Unit Trust

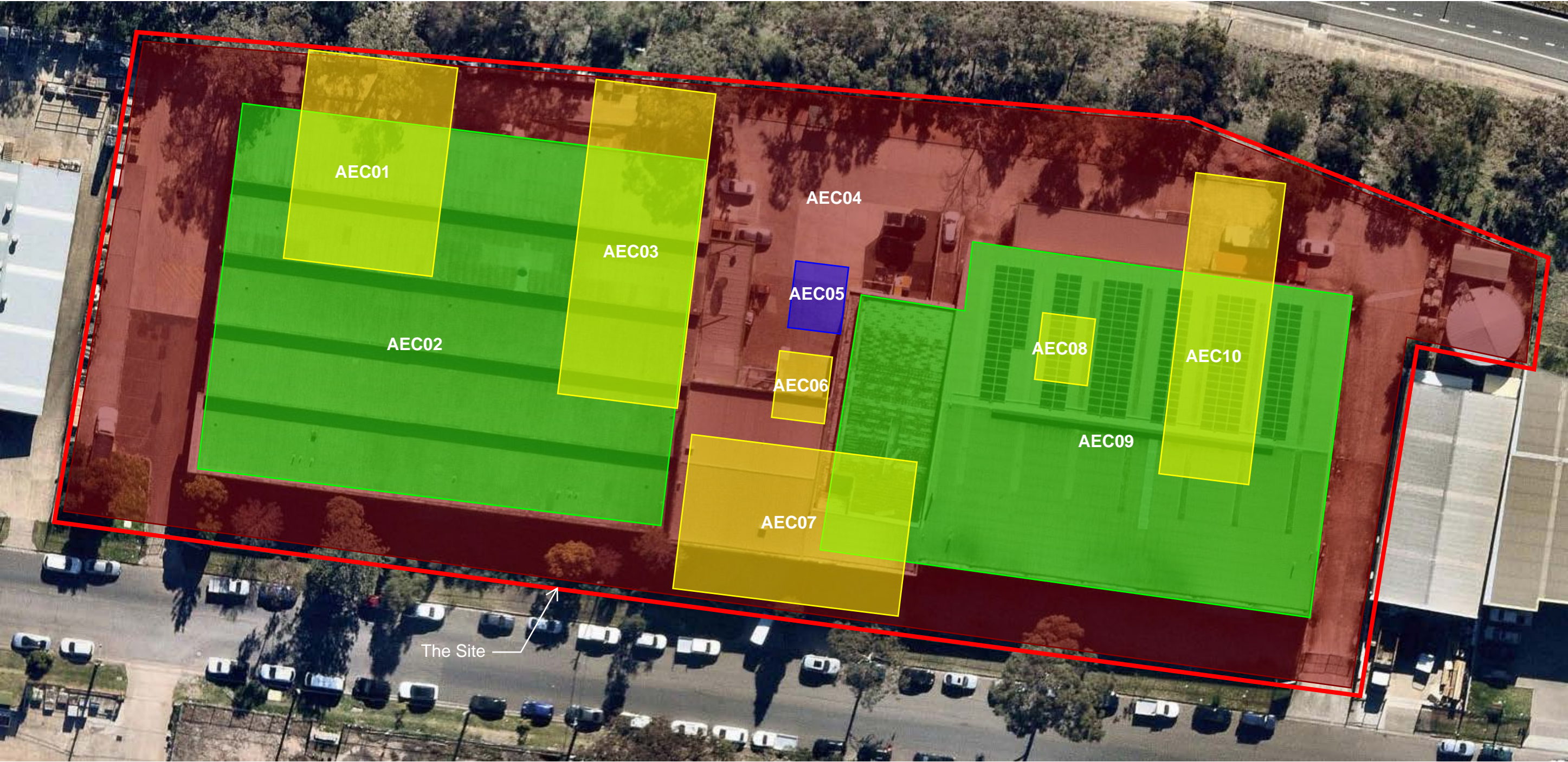
Project: Stage 1 Preliminary Site Investigation


Location: 40-62 Bryant Road, Padstow, NSW

Sheet:

1 of 1

SITE LAYOUT PLAN



	LEGEND:	 Construction Sciences 31 Anvil Road SEVEN HILLS NSW 2147 Tel: (02) 8646 2000 Fax: (02) 8646 2025 Web: www.constructionsciences.net	Scale: NTS	Client: Australia Silver Lake Pty Ltd t/a Australia Silver Lake Unit Trust	
			Date: 1 August 2019	Project: Stage 1 Preliminary Site Investigation	
			Drawn By: CAC	Location: 40-62 Bryant Road, Padstow, NSW	
			Drawing No: 5046190093 – Figure 3	Sheet: 1 of 1	AREAS OF ENVIRONMENTAL CONCERN

0B40-62 Bryant Road,
Padstow, NSW

APPENDIX

C

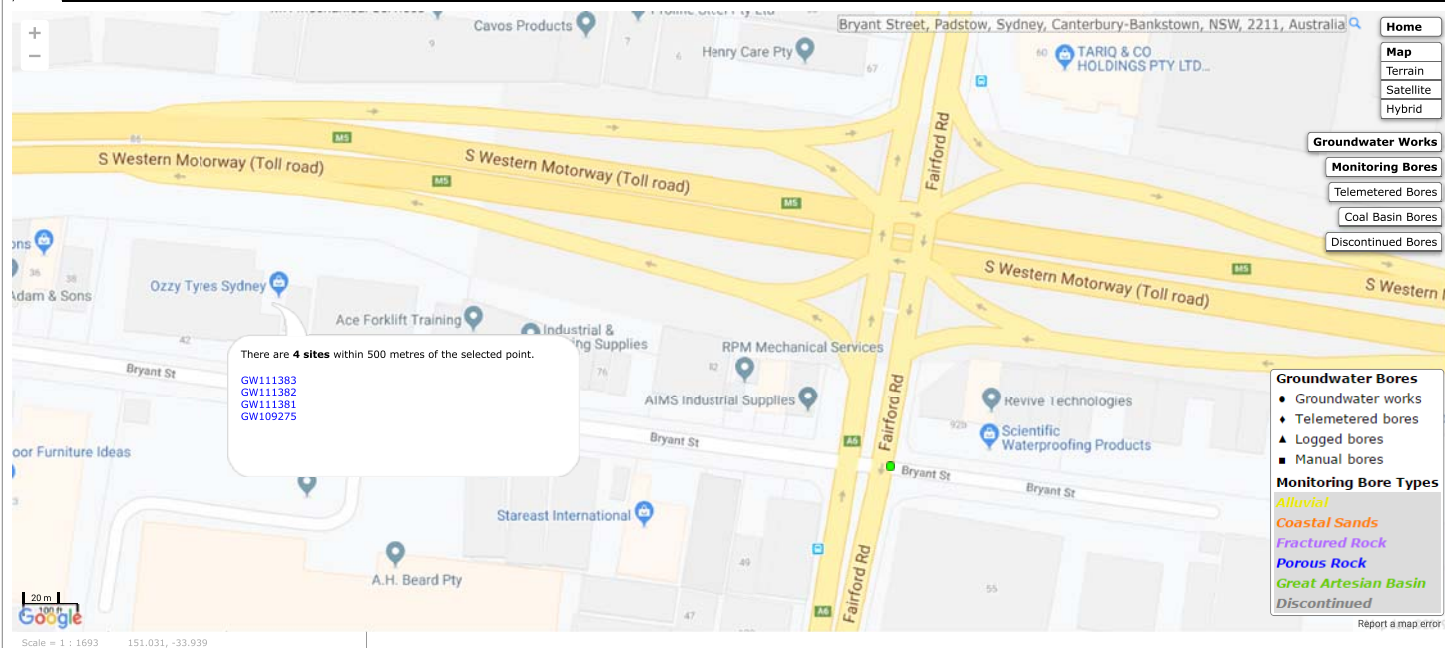
GROUNDWATER


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Groundwater Works
Monitoring Bores

 Telemetered Bores
 Coal Basin Bores
 Discontinued Bores

Groundwater Bores

- Groundwater works
- Telemetered bores
- Logged bores
- Manual bores

Monitoring Bore Types

 Alluvial
 Coastal Sands
 Fractured Rock
 Porous Rock
 Great Artesian Basin
 Discontinued

WaterNSW

Work Summary

GW109275

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): INDUSTRIAL
Work Type: Spear	
Work Status:	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 7.00 m
Completion Date: 27/08/2008	Drilled Depth:
Contractor Name: (None)	
Driller: Unknown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m): 6.000
GWMA:	Salinity Description:
GW Zone:	Yield (L/s): 1.000

Site Details

Site Chosen By:			
	County Form A: CUMBERLAND Licensed:	Parish BANKSTOWN	Cadastre 41 1098183
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6242974.000	Latitude: 33°56'17.0"S	
Elevation Source: Unknown	Easting: 318388.000	Longitude: 151°02'05.9"E	
GS Map: -	MGA Zone: 56	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	7.00	0			Unknown
1	1	Casing	P.V.C.	0.00	0.00	50			

Remarks

27/08/2008: Previous Lic No:10BL164763

*** End of GW109275 ***

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WaterNSW

Work Summary

GW111381

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore Work Status: Equipped Construct.Method: Auger - Solid Flight Owner Type: Private	
Commenced Date: Completion Date: 27/01/2011	Final Depth: 4.50 m Drilled Depth: 4.50 m
Contractor Name: SGA Environmental Driller: Dahmon Sorongan Assistant Driller: Peter Graham	
Property: GWMA: GW Zone:	Standing Water Level (m): 1.400 Salinity Description: Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CUMBERLAND Licensed:	Parish BANKSTOWN	Cadastre 100/617061
Region: 10 - Sydney South Coast River Basin: - Unknown Area/District:	CMA Map: Grid Zone:		Scale:
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6242979.000 Easting: 318197.000	Latitude: 33°56'16.7"S Longitude: 151°01'58.4"E	
GS Map: -	MGA Zone: 56	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	4.50	90			Auger - Solid Flight
1		Annulus	Bentonite/Grout	0.50	1.40				
1		Annulus	Waterworn/Rounded	1.30	4.40				Graded
1	1	Casing	Pvc Class 9	0.00	4.40	50			Seated on Bottom, Screwed
1	1	Opening	Slots - Diagonal	1.30	4.40	50		0	Casing - Hand Sawn Slot, PVC Class 9, Screwed, SL: 40.0mm, A: 10.00mm

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)
1.80	3.90	2.10	Unknown		1.40				

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.24	0.24	CONCRETE	Fill	
0.24	1.20	0.96	FILL FIRM BROWN AND SILTY CLAY	Fill	
1.20	1.80	0.60	FILL FIRM BROWN AND SILTY CLAY	Fill	
1.80	2.30	0.50	NATURAL FIRM BROWN AND SILTY CLAY	Clay	
2.30	3.90	1.60	CLAY STIFF GREY	Clay	
3.90	4.50	0.60	BEDROCK GREY SLATE	Bedrock	

*** End of GW111381 ***

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WaterNSW
Work Summary

GW111382

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore Work Status: Equipped Construct.Method: Auger - Solid Flight Owner Type: Private	
Commenced Date: Completion Date: 27/01/2011	Final Depth: 7.00 m Drilled Depth: 7.00 m
Contractor Name: SGA Environmental Driller: Dahmon Sorongan Assistant Driller: Peter Graham	
Property: GWMA: GW Zone:	Standing Water Level (m): 4.490 Salinity Description: Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CUMBERLAND Licensed:	Parish BANKSTOWN	Cadastre 100/617061
Region: 10 - Sydney South Coast River Basin: - Unknown Area/District:	CMA Map: Grid Zone:		Scale:
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6242957.000 Easting: 318195.000	Latitude: 33°56'17.4"S Longitude: 151°01'58.3"E	
GS Map: -	MGA Zone: 56	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	7.00		90		Auger - Solid Flight
1		Annulus	Bentonite/Grout	3.50	4.50				
1		Annulus	Waterworm/Rounded	4.50	7.00				Graded
1	1	Casing	Pvc Class 9	0.00	7.00		50		Seated on Bottom, Screwed
1	1	Opening	Slots - Diagonal	6.10	7.00		50	0	Casing - Hand Sawn Slot, PVC Class 9, Screwed, SL: 40.0mm, A: 10.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.40	7.00	0.60	Unknown		4.49				

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	CONCRETE	Fill	
0.20	0.50	0.30	FILL BROWN SILTY CLAY WITH GRAVEL	Fill	
0.50	2.10	1.60	NATURAL FIRM BROWN SILTY CLAY	Silty Clay	
2.10	2.77	0.67	STIFF GREY CLAY WITH IRONSTONE NODULES	Clay	
2.77	4.00	1.23	STIFF TO HARD GREY CLAY	Clay	
4.00	4.30	0.30	GREY MODERATE STRENGHT W/SHALE	Shale	
4.30	5.20	0.90	GREY MODERATE STRENGHT W/SHALE	Shale	
5.20	6.40	1.20	GREY HIGH STRENGHT SHALE	Shale	
6.40	7.00	0.60	MODERATELY	Moderately Weathered Rock	

*** End of GW111382 ***

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WaterNSW
Work Summary

GW111383

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore Work Status: Equipped Construct.Method: Auger - Solid Flight Owner Type: Private	
Commenced Date: Completion Date: 27/01/2011	Final Depth: 6.10 m Drilled Depth: 6.10 m
Contractor Name: SGA Environmental Driller: Dahmon Sorongan Assistant Driller: Peter Graham	
Property: GWMA: GW Zone:	Standing Water Level (m): 2.450 Salinity Description: Yield (L/s):

Site Details

Site Chosen By:			
	Form A: CUMBERLAND Licensed:	County BANKSTOWN	Cadastre 28/635247
Region: 10 - Sydney South Coast River Basin: - Unknown Area/District:	CMA Map: Grid Zone:		Scale:
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6242953.000 Easting: 318208.000	Latitude: 33°56'17.5"S Longitude: 151°01'58.8"E	
GS Map: -	MGA Zone: 56	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	6.10		90		Auger - Solid Flight
1		Annulus	Bentonite/Grout	4.00	4.90				
1		Annulus	Waterworm/Rounded	4.90	6.10				Graded
1	1	Casing	Pvc Class 9	0.00	6.10		50		Sealed, Screwed
1	1	Opening	Slots - Diagonal	5.10	6.10		50	0	Casing - Hand Sawn Slot, PVC Class 9, Screwed, SL: 40.0mm, A: 10.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	6.10	1.10	Unknown		2.45				

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.25	0.25	CONCRETE	Fill	
0.25	0.90	0.65	FILL,BROKEN SILTY SANDY CLAY	Fill	
0.90	1.70	0.80	NATURAL FIRM BROWN SILTY CLAY	Silty Clay	
1.70	2.10	0.40	STIFF GREY CLAY WITH IRONSTONE NODULES	Clay	
2.10	3.50	1.40	SHALE GREY MODERATE STRENGTH	Shale	
3.50	5.00	1.50	SHALE HIGH STRENGTH	Shale	
5.00	6.10	1.10	MODERATELY	Moderately Weathered Rock	

*** End of GW111383 ***

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APPENDIX

D

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27 June 2019

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21236	79 GOW ST PTY LTD	79 Gow Street, PADSTOW, NSW 2211	POEO licence	Pending	
2977	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	POEO licence	Issued	28 Jul 2000
1020341	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	11 Oct 2002
1030523	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	01 Sep 2003
1057380	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	19 Jun 2006
1093352	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	01 Dec 2008
1513307	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	10 Oct 2013
1537974	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	26 Feb 2016
1540514	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	25 May 2016
1541554	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	15 Jun 2016
1543535	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	17 Aug 2016
1548239	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	12 Jan 2017
3085781234	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	Penalty Notice	Issued	12 Jan 2017
1554017	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	28 Jul 2017
1558628	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	18 Jun 2018
1571047	CLEANAWAY OPERATIONS PTY LTD	12 - 14 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	19 Oct 2018
3085780758	DIRECT HOLDING (NSW) PTY LTD	50 Adelaide Street, PADSTOW, NSW 2211	Penalty Notice	Issued	13 Jan 2017
131	DULUXGROUP (AUSTRALIA) PTY LTD	Paint warehouse and distribution building, 15 GOW STREET, PADSTOW, NSW 2211	POEO licence	Issued	06 Jan 2000
7106	DULUXGROUP (AUSTRALIA) PTY LTD	1 GOW STREET, PADSTOW, NSW 2211	POEO licence	Issued	09 Jan 2001
1009468	DULUXGROUP (AUSTRALIA) PTY LTD	Paint warehouse and distribution building, 15 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	23 Aug 2001

[1234](#)
27 June 2019

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For local government

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- ☐ info@epa.nsw.gov.au
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Export to excel		2 of 4 Pages		Search Again	
Number	Name	Location	Type	Status	Issued date
1039370	DULUXGROUP (AUSTRALIA) PTY LTD	Paint warehouse and distribution building, 15 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	28 Jul 2004
1044200	DULUXGROUP (AUSTRALIA) PTY LTD	1 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	08 Feb 2005
1056326	DULUXGROUP (AUSTRALIA) PTY LTD	Paint warehouse and distribution building, 15 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	05 Apr 2006
1074277	DULUXGROUP (AUSTRALIA) PTY LTD	Paint warehouse and distribution building, 15 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	21 Aug 2007
1094621	DULUXGROUP (AUSTRALIA) PTY LTD	1 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	02 Jul 2009
1103764	DULUXGROUP (AUSTRALIA) PTY LTD	Paint warehouse and distribution building, 15 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	13 Aug 2009
1505774	DULUXGROUP (AUSTRALIA) PTY LTD	1 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	31 Aug 2012
1528129	DULUXGROUP (AUSTRALIA) PTY LTD	1 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	11 Mar 2015
1529158	DULUXGROUP (AUSTRALIA) PTY LTD	Paint warehouse and distribution building, 15 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	08 Apr 2015
2088	EXIDE AUSTRALIA PTY LTD	55 BRYANT STREET, PADSTOW, NSW 2211	POEO licence	Surrendered	13 May 2000
1019489	EXIDE AUSTRALIA PTY LTD	55 BRYANT STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	28 Aug 2002
1057723	EXIDE AUSTRALIA PTY LTD	55 BRYANT STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	07 Apr 2006
1072484	EXIDE AUSTRALIA PTY LTD	55 BRYANT STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	18 Jul 2007
1106740	EXIDE AUSTRALIA PTY LTD	55 BRYANT STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	16 Oct 2009
1524804	EXIDE AUSTRALIA PTY LTD	55 BRYANT STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	05 Sep 2014
2791	G.A & L. HARRINGTON PTY LTD	108 FAIRFORD ROAD, PADSTOW, NSW 2211	POEO licence	No longer in force	09 May 2000
1044214	G.A & L. HARRINGTON PTY LTD	108 FAIRFORD ROAD, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	06 Feb 2005
7029	GALVATECH PTY LTD	1 WORDIE PLACE, PADSTOW, NSW 2211	POEO licence	Issued	11 Aug 2000
1022907	GALVATECH PTY LTD	1 WORDIE PLACE, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	03 Dec 2002
1048409	GALVATECH PTY LTD	1 WORDIE PLACE, PADSTOW, NSW 2211	s.91 Clean Up Notice	Issued	08 Jun 2005
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					27 June 2019

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Number	Name	Location	Type	Status	Issued date
1053912	GALVATECH PTY LTD	1 WORDIE PLACE, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	13 Dec 2005
1060315	GALVATECH PTY LTD	1 WORDIE PLACE, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	02 Mar 2007
1079151	GALVATECH PTY LTD	1 WORDIE PLACE, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	19 Dec 2007
1096795	GALVATECH PTY LTD	1 WORDIE PLACE, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	21 Apr 2009
1501138	GALVATECH PTY LTD	1 WORDIE PLACE, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	24 Oct 2011
1530540	GALVATECH PTY LTD	1 WORDIE PLACE, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	05 Jun 2015
1536425	GALVATECH PTY LTD	1 WORDIE PLACE, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	16 Mar 2016
1565145	GALVATECH PTY LTD	1 WORDIE PLACE, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	21 Aug 2018
10943	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	POEO licence	Issued	24 Jul 2000
1034975	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	01 Mar 2004
1037701	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	14 Sep 2004
1096863	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	16 Jan 2009
1100219	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	13 May 2011
3085764514	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	Penalty Notice	Issued	16 Oct 2012
3085769922	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	Penalty Notice	Issued	05 Apr 2013
1518280	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	16 Dec 2013
1519614	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	07 Feb 2014
3085773718	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	Penalty Notice	Issued	14 Apr 2014
1532257	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	18 Feb 2016
3173524815	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	Penalty Notice	Issued	12 Feb 2018

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Number	Name	Location	Type	Status	Issued date
3173524824	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	Penalty Notice	Issued	12 Feb 2018
1548519	GOW STREET RECYCLING CENTRE PTY. LTD.	81 GOW STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	12 Apr 2018
1536487	GR & VR Holdings Pty Ltd	81 GOW STREET, PADSTOW, NSW 2211	s.91 Clean Up Notice	Issued	18 Dec 2015
12714	TAK SON RECYCLING PTY LTD	Unit 8/9 Wordie Place, PADSTOW, NSW 2211	POEO licence	Surrendered	27 Jun 2007
1093199	TAK SON RECYCLING PTY LTD	Unit 8/9 Wordie Place, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	28 Nov 2008
866	THE LINCOLN ELECTRIC CO (AUSTRALIA) PTY LTD	35 BRYANT ST, PADSTOW, NSW 2211	POEO licence	Surrendered	10 Aug 2000
1027154	THE LINCOLN ELECTRIC CO (AUSTRALIA) PTY LTD	35 BRYANT ST, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	08 Oct 2003
1072210	THE LINCOLN ELECTRIC CO (AUSTRALIA) PTY LTD	35 BRYANT ST, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	17 Sep 2007
1098467	THE LINCOLN ELECTRIC CO (AUSTRALIA) PTY LTD	35 BRYANT ST, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	20 Apr 2009
1103919	THE LINCOLN ELECTRIC CO (AUSTRALIA) PTY LTD	35 BRYANT ST, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	13 Aug 2009
2130	VESUVIUS AUSTRALIA PTY LTD	7 STUART STREET, PADSTOW, NSW 2211	POEO licence	Issued	29 Jun 2000
1019671	VESUVIUS AUSTRALIA PTY LTD	7 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	14 Aug 2002
1072487	VESUVIUS AUSTRALIA PTY LTD	7 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	29 Nov 2007
1101628	VESUVIUS AUSTRALIA PTY LTD	7 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	13 Aug 2009
1524806	VESUVIUS AUSTRALIA PTY LTD	7 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	05 Sep 2014
1545661	VESUVIUS AUSTRALIA PTY LTD	7 STUART STREET, PADSTOW, NSW 2211	s.58 Licence Variation	Issued	11 Nov 2016
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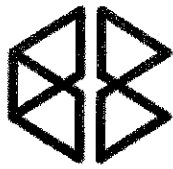
Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
PADDINGTON	7-Eleven Service Station	59 Oxford STREET	Service Station	Contamination currently regulated under CLM Act	-33.88322921	151.2205024
PADDINGTON	Former Workshop	52 Hopewell STREET	Other Industry	Regulation under CLM Act not required	-33.881947	151.222074
PADSTOW	Caltex Padstow	115 Fairford ROAD	Service Station	Regulation under CLM Act not required	-33.9434571	151.0345671
PADSTOW	Selleys / Dulux	1-29 Gow STREET	Chemical Industry	Regulation under CLM Act not required	-33.93904125	151.0381725
PADSTOW	Former Exide Battery Manufacturing & Recycling	55 Bryant STREET	Other Industry	Contamination currently regulated under CLM Act	-33.94265241	151.0378986
PADSTOW	Galvatech	49 Gow STREET	Metal Industry	Contamination currently regulated under POEO Act	-33.93808679	151.0346862
PADSTOW	Fosco Australia	7 Stuart STREET	Chemical Industry	Regulation under CLM Act not required	-33.94342957	151.0377316
PADSTOW	Sebel Furniture	Parts 64 and 92 Gow STREET	Other Industry	Regulation under CLM Act not required	-33.93606752	151.0322057
PAGEWOOD	Former Email Site	Corner of Page Street and Holloway STREET	Metal Industry	Contamination currently regulated under CLM Act	-33.94302462	151.2132036
PAMBULA	Offsite area (roadways) adjacent to United Service Station Pambula (former Shell)	Corner Quondola Street and Bullara STREET	Service Station	Regulation under CLM Act not required	-36.93104481	149.8746763
PARKES	Caltex Service Station Parkes	352-360 Clarinda STREET	Service Station	Regulation under CLM Act not required	-33.13317454	148.173643
PARKES	Former Caltex Parkes (Mugincoble) Depot - Eugowra Rd, Mugincoble	Eugowra ROAD	Service Station	Regulation under CLM Act not required	-33.19007031	148.224822
PARKES	BP Truckstop	(Newell Highway) 1 Forbes ROAD	Other Petroleum	Regulation under CLM Act not required	-33.14309226	148.1710282
PARKES	Former BP Telescope Service Station	339-341 Clarinda STREET	Service Station	Regulation under CLM Act not required	-33.13216152	148.1743239
PARKES	BP Reliance East End Service Station Parkes	46 Clarinda STREET	Service Station	Regulation under CLM Act not required	-33.14243539	148.1846227

0B40-62 Bryant Road,
Padstow, NSW

APPENDIX

E

COUNCIL

**PLANNING CERTIFICATE**

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Craig Cowper
31 Anvil Road
SEVEN HILLS NSW 2147

CERTIFICATE DETAILS

NUMBER	20192759	DATE	29-Jul-2019
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RECEIPT AND REFERENCE DETAILS

FEE	\$53.00		
RECEIPT NUMBER	4263906	RECEIPT DATE	24-Jul-2019
REFERENCE	0407 989 885		

PROPERTY DESCRIPTION

PROPERTY	40 Bryant Street, PADSTOW NSW 2211		
TITLE	Lot 26 DP 635247		
PARISH	Bankstown	COUNTY	CUMBERLAND

PLANNING INSTRUMENTS

In accordance with Section 10.7(2) and at the date of this certificate the following Environmental Planning Instruments apply to the land.

Bankstown Local Environmental Plan 2015 Gazetted on 05-Mar-2015

LAND ZONING

IN2 Light Industrial

PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

SECTION 10.7(2) DETAILS

In accordance with section 10.7(2) of the Environmental Planning and Assessment Act 1979 (as amended) and at the date of this certificate, the following prescribed matters relate to the land.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

Affected by Bankstown Local Environmental Plan 2015 Amendments and Planning Proposals in respect of general information as detailed in Appendix 1.

Affected by State Environmental Planning Policies (SEPP's), Proposed State Environmental Planning Policies and Deemed State Environmental Planning Policies as detailed in Appendix 2.

Affected by Bankstown Development Control Plan 2015 (refer to Appendix 3 which lists the contents chapters within the DCP).

2. ZONING AND LAND USE UNDER RELEVANT LEPs

Unless specified otherwise in this section of the certificate, the land does not include or comprise critical habitat, is not in a conservation area and has no environmental heritage item on the land.

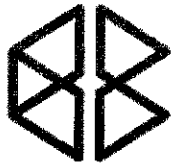
The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent are specified in clause 3.1 of the LEP 2015 plan and the land use table as detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent are specified in Part 2 and clause 3.2 of the LEP 2015 plan and detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

The purposes for which the plan or instrument provides that development is prohibited within the zone are specified in Part 2 and clauses 4.1A-2(c), 4.1B-2(4), 6.6 and 6.8 of the LEP 2015 plan and detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

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

Unless specified otherwise in this section of the certificate, the land is not within any zone or land use under a Precinct Plan, a proposed Precinct Plan or Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006.



PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

3. COMPLYING DEVELOPMENT

Housing Code

Complying development under the Housing Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one or more of the following 4 exemptions:-

- A Heritage item refer to clause 2 of this certificate,
- Land in the 25 or higher ANEF contour refer to clause 7 of this certificate,
(Unless the development is only for the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling house)
- Acid sulfate soils class 1 or 2 refer to clause 7 of this certificate,
- Land in a vegetated buffer area refer to clause 7 of this certificate,
- An Environmentally Sensitive Area refer to clause 1 of this certificate.

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

Housing Alterations Code

Complying development under the Housing Alterations Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by the following exemption:-

- A Heritage item refer to clause 2 of this certificate,
- An Environmentally Sensitive Area refer to clause 1 of this certificate.

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

Subdivisions Code (strata subdivision)

Complying development under the Subdivisions Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Rural Housing Code

Complying development under the Rural Housing Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential
- B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure

PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one or more of the following 4 exemptions:-

- A Heritage Item refer to clause 2 of this certificate,
- Land in the 25 or higher ANEF contour..... refer to clause 7 of this certificate,
 (Unless the development is only for the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling house)
- Acid sulfate soils class 1 or 2 refer to clause 7 of this certificate,
- Land in a vegetated buffer area refer to clause 7 of this certificate,
- An Environmentally Sensitive Area refer to clause 1 of this certificate.

Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website www.bankstown.nsw.gov.au which identifies the land exemptions.

General Development Code

Complying development under the General Development Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Demolition Code

Complying development under the Demolition Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

Commercial and Industrial Alterations Code

The extent to which the land is land on which complying development may be carried out under the Commercial and Industrial Alterations Code of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **is not restricted** by any of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Note: There are other provisions in "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" that must be complied with in order for development on the land to be complying development.

Commercial and Industrial (New Buildings and Additions) Code

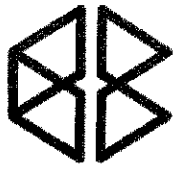
Complying development under the Commercial and Industrial (New Buildings and Additions) Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may** be carried out on the land.

4. COASTAL PROTECTION

Unless specified otherwise in this section of the certificate, the land is not affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979.

4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

Unless specified otherwise in this section of the certificate, the land is not subject to an order under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (or on public land adjacent to the land) and, Council has not been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works have been placed on the land (or on public land adjacent to the land).



PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

Unless specified otherwise in this section of the certificate, the owner (or any previous owner) has not consented in writing that the land is subject to annual charges under Section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works.

5. MINE SUBSIDENCE

Not affected by Section 15 of the Mine Subsidence Compensation Act 1961, proclaiming land to be a mine subsidence district.

6. ROAD WIDENING AND REALIGNMENT

Not affected by any road widening or road realignment under (1) Division 2 of Part 3 of the Roads Act 1993; or (2) any Environmental Planning Instrument; or (3) any resolution of Council. However, the property abuts an existing or proposed arterial/main road. Please check with the Roads and Maritime Services for possible effects.

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Unless specified otherwise in this section of the certificate, the land is not affected by policies adopted by Council or by any other authority (that has notified Council of its adoption) that restricts development of the land. For bush fire prone land refer to section 11. For flood prone land refer to section 7A.

Affected by a resolution of Council adopting a policy concerning the management of contaminated land. That policy applies to all land in the City of Canterbury-Bankstown and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at www.bankstown.nsw.gov.au or from the Customer Service Area.

Note: Additional information regarding contaminated land matters for this property may also be provided on part 5 of this section 10.7 planning certificate. For further information contact Council on 9707 9000.

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Unless specified otherwise in this section of the certificate, the land is not affected by flood related development controls.

A Flood control lot.

The property is affected by a policy known as Bankstown Development Control Plan 2015, Part B12 - Flood Risk Management and clause 6.3 - Flood planning of the LEP 2015, by reference to the Fairfield Road Catchment Flood Study, February 2010 (a copy of which is available for inspection at Council's Offices), which categorises land affected by the 100 year flood into two flood risk precincts:

- High flood risk precinct - Land below the 100 year flood that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties; and
- Medium flood risk precinct - Land below the 100 year flood that is not subject to a high hydraulic hazard and where there are no evacuation difficulties.

Bankstown Development Control Plan 2015 includes flood related development controls for properties based on the relevant flood risk precinct. Contact Council for information about the flood risk precinct applying to this property.

PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

8. LAND RESERVED FOR ACQUISITION

Not affected by either an Environmental Planning Instrument or proposed Environmental Planning Instrument referred to in clause 5.1 providing for the acquisition of the land or part of the land by a public authority, as referred to in Section 27 of the Environmental Planning & Assessment Act. Reference should be made to the LEP 2015 plan as a whole for details.

9. CONTRIBUTION PLANS

Affected by Bankstown City Council Section 94A Development Contributions Plan 2009 which allows Council to impose a levy on development within the City of Canterbury-Bankstown in accordance with Directions issued by the Minister for Planning. The levy will be spent on the provision of public works and infrastructure. Date of commencement 8th June 2009. For further details on the plan contact Council on 9707 9000 or visit Council's website – www.bankstown.nsw.gov.au

9A. BIODIVERSITY CERTIFIED LAND

Unless specified otherwise in this section of the certificate, the land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

10. BIOBANKING AGREEMENTS

Unless specified otherwise in this section of the certificate, the land is not subject to a Biobanking Agreement under Part 7A of the Threatened Species Conservation Act 1995, made by the Department of Environment, Climate Change and Water that has notified Council of the existence of the agreement.

11. BUSHFIRE PRONE LAND

Unless specified otherwise in this section of the certificate, the land is not bushfire prone.

12. PROPERTY VEGETATION PLANS

Unless specified otherwise in this section of the certificate, the land is not subject to a Property Vegetation Plan under the Native Vegetation Act 2003, as approved by any other authority that has notified Council of the existence of the plan.

13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Unless specified otherwise in this section of the certificate, the land is not subject to a Tree Order under the Trees (Disputes Between Neighbours) Act 2006, made by an authority that has notified Council of the existence of the order.

PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

14. DIRECTIONS UNDER PART 3A

Unless specified otherwise in this section of the certificate, the land is not subject to a Direction by the Minister under section 75P (2) (c1) of the Act that a provision of an EPI does not have an effect.

15. CONDITIONS AFFECTING SENIORS HOUSING

Unless specified otherwise in this section of the certificate, the land is not subject to a development application granted after 12.10.2007 under SEPP (Housing for Seniors or People with a Disability) 2004 setting out the terms of any conditions imposed under clause 18(2) or a current site compatibility certificate issued under clause 25 of the SEPP.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Unless specified otherwise in this section of the certificate, the land is not subject to a development application under clause 19 of SEPP (Infrastructure) 2007 where a valid site compatibility certificate has been issued.

17. SITE COMPATIBILITY CERTIFICATES & CONDITIONS FOR AFFORDABLE RENTAL HOUSING

Unless specified otherwise in this section of the certificate, the land is not subject to a development application under SEPP (Affordable Rental Housing) 2009 where a valid site compatibility certificate and conditions have been issued.

18. PAPER SUBDIVISION INFORMATION

Unless specified otherwise in this section of the certificate, the land is not subject to a paper subdivision or subdivision order.

19. SITE VERIFICATION CERTIFICATES

Unless specified otherwise in this section of the certificate, the land is not subject to a current site verification certificate of which the Council is aware in respect to Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

20. LOOSE-FILL ASBESTOS INSULATION

A residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill ceiling insulation. Contact NSW Fair Trading for more information.

PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT, 1997

Unless specified otherwise in this section of the certificate, there are no matters arising under Section 59(2) of the Contaminated Land Management Act 1997.

MATTERS ARISING UNDER THE NATION BUILDING AND JOBS PLAN (STATE INFRASTRUCTURE DELIVERY) ACT, 2009

Unless specified otherwise in this section of the certificate, there are no matters arising under Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009.

This completes the prescribed matters for the certificate under section 10.7(2) of the Environmental Planning and Assessment Act 1979, as amended. While this certificate indicates the zoning of the land, it is suggested that the relevant Planning Instrument be inspected on Council's website under Development – Planning Maps or at Council's Customer Service Centre to provide an overall view of the area and the site's surrounding zonings.

Please contact Council's general enquiries number listed at the bottom of this sheet for further information about any matter referred to in this certificate.



Melissa Ratkun
Manager Information Management

PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Appendix 1

Bankstown Local Environmental Plan 2015 Amendments & Planning Proposals.

(relating to general information only which may affect part or the whole of the City)

Note: As of 1 July 2009, Draft LEP's have been replaced with "Planning Proposals". A planning proposal is a document that explains the intended effect of, and justification for, a proposed LEP.

Nil

PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Appendix 2

State Environmental Planning Policies (SEPP's), Proposed SEPP's and Deemed SEPP's

Note: The names of the relevant instrument's plus their gazettal dates are listed below. For further details please refer to the Department of Planning website www.planning.nsw.gov.au under the heading "Planning System – Legislation and Planning Instruments".

SEPP No.19 – Bushland in Urban Areas, gazetted 24.10.1986
 SEPP No.21 – Caravan Parks, gazetted 24.4.1992
 SEPP No.30 – Intensive Agriculture, gazetted 8.12.1989
 SEPP No.32 – Urban Consolidation (Redevelopment of Urban Land), gazetted 15.11.1991
 SEPP No.33 – Hazardous and Offensive Development, gazetted 13.3.1992
 SEPP No.50 – Canal Estate Development, gazetted 10.11.1997
 SEPP No.55 – Remediation of Land, gazetted 28.8.1998
 SEPP No.62 – Sustainable Aquaculture, gazetted 25.8.2000
 SEPP No.64 – Advertising and Signage, gazetted 16.3.2001
 SEPP No.65 – Design Quality of Residential Flat Development, gazetted 26.7.2002
 SEPP – (Housing for Seniors or People with a Disability) 2004, gazetted 31.3.2004
 SEPP – (Building Sustainability Index: BASIX) 2004, gazetted 25.6.2004
 SEPP – (Major Development) 2005, gazetted 1.8.2005
 SEPP – (Mining, Petroleum Production and Extractive Industries) 2007, gazetted 16.2.2007
 SEPP – (Miscellaneous Consent Provisions) 2007, gazetted 26.10.2007
 SEPP – (Infrastructure) 2007, gazetted 21.12.2007
 SEPP – (Exempt and Complying Development Codes) 2008, gazetted 12.12.2008
 SEPP – (Affordable Rental Housing) 2009, gazetted 31.7.2009
 SEPP – (Sydney Drinking Water Catchment) 2011, gazetted 21.1.2011

PROPOSED SEPP - Competition SEPP, 27.7.2010

Note: As of 1 July 2009, regional environmental plans (REPs) are no longer part of the hierarchy of environmental planning instruments in NSW. The removal of the REP layer is intended to simplify the State's planning system. All existing REPs (listed below) are now deemed State environmental planning policies (SEPPs).

Deemed SEPP – Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment, gazetted 5.2.1999

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UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Appendix 3

Bankstown Development Control Plan 2015

DATE OF COMMENCEMENT – 13th May 2015

The following is a list of the contents within Bankstown Development Control Plan 2015. If further information is required please contact Council on 9707 9000.

INTRODUCTION	
PART A	PRECINCT CONTROLS
A1	Centres
A2	Corridors
A3	Key infill development sites
PART B	GENERAL CONTROLS
B1	Residential development
B2	Commercial centres
B3	Industrial precincts
B4	Sustainable development
B5	Parking
B6	Child care centres
B7	Educational establishments
B8	Places of public worship
B9	Sex services premises
B10	Telecommunications facilities
B11	Tree preservation order
B12	Flood risk management

Please note: Council may from time to time exhibit draft changes to the development control plan that may affect your land. To find out more, please contact Council on 9707 9000 or view Council's website and refer to the Development Control Plan - www.bankstown.nsw.gov.au

PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Appendix 4

Land Use Table

Note. A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies:

State Environmental Planning Policy (Affordable Rental Housing) 2009 (including provision for secondary dwellings)
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007 (relating to public facilities such as those for air transport, correction, education, electricity generation, health services, ports, railways, roads, waste management and water supply systems)
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (Rural Lands) 2008
State Environmental Planning Policy No 33—Hazardous and Offensive Development
State Environmental Planning Policy No 50—Canal Estate Development
State Environmental Planning Policy No 62—Sustainable Aquaculture
State Environmental Planning Policy No 64—Advertising and Signage

Zone RU4 Primary Production Small Lots
Permitted without consent Home occupations
Permitted with consent Agriculture; Animal boarding or training establishments; Building identification signs; Business identification signs; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Intensive plant agriculture; Kiosks; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Roadside stalls; Water supply systems
Prohibited Any development not specified in item 2 or 3
Zone R2 Low Density Residential
Permitted without consent Home occupations
Permitted with consent Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Hospitals; Information and education facilities; Jetties; Multi dwelling housing; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Water recreation structures; Water supply systems
Prohibited Any development not specified in item 2 or 3
Zone R3 Medium Density Residential
Permitted without consent Nil
Permitted with consent Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Group homes; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Water supply systems
Prohibited Any development not specified in item 2 or 3

PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Zone R4 High Density Residential
Permitted without consent
Nil
Permitted with consent
Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Serviced apartments; Shop top housing; Water supply systems
Prohibited
Any development not specified in item 2 or 3

Zone B1 Neighbourhood Centre
Permitted without consent
Nil
Permitted with consent
Boarding houses; Building identification signs; Bulky goods premises; Business identification signs; Business premises; Car parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Garden centres; Hardware and building supplies; Health services facilities; Information and education facilities; Kiosks; Landscaping material supplies; Markets; Medical centres; Neighbourhood shops; Office premises; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Seniors housing; Service stations; Shop top housing; Shops; Take away food and drink premises; Timber yards; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Water supply systems
Prohibited
Any development not specified in item 2 or 3

Zone B2 Local Centre
Permitted without consent
Nil
Permitted with consent
Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4
Prohibited
Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Zone B4 Mixed Use Permitted without consent Nil Permitted with consent Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4 Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse and distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies
Zone B5 Business Development Permitted without consent Nil Permitted with consent Building identification signs; Bulky goods premises; Business identification signs; Business premises; Child care centres; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Markets; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Serviced apartments; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies
Zone B6 Enterprise Corridor Permitted without consent Nil Permitted with consent Building identification signs; Bulky goods premises; Business identification signs; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Multi dwelling housing; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Seniors housing; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4 Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Zone B7 Business Park
Permitted without consent Nil
Permitted with consent Building identification signs; Business identification signs; Child care centres; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Respite day care centres; Roads; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies
Zone IN1 General Industrial
Permitted without consent Nil
Permitted with consent Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Plant nurseries; Roads; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies
Zone IN2 Light Industrial
Permitted without consent Nil
Permitted with consent Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Garden centres; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Plant nurseries; Roads; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

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UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Zone SP1 Special Activities
Permitted without consent Nil
Permitted with consent The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
Prohibited Any development not specified in item 2 or 3
Zone SP2 Infrastructure
Permitted without consent Nil
Permitted with consent Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
Prohibited Any development not specified in item 2 or 3
Zone RE1 Public Recreation
Permitted without consent Nil
Permitted with consent Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Caravan parks; Charter and tourism boating facilities; Child care centres; Community facilities; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Flood mitigation works; Food and drink premises; Function centres; Information and education facilities; Intensive plant agriculture; Jetties; Kiosks; Marinas; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Water recreation structures; Water supply systems; Wharf or boating facilities
Prohibited Any development not specified in item 2 or 3
Zone RE2 Private Recreation
Permitted without consent Nil
Permitted with consent Building identification signs; Business identification signs; Car parks; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Helipads; Kiosks; Marinas; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Water supply systems
Prohibited Any development not specified in item 2 or 3
Zone E1 National Parks and Nature Reserves
Permitted without consent Uses authorised under the National Parks and Wildlife Act 1974
Permitted with consent Nil
Prohibited Any development not specified in item 2 or 3
Zone W1 Natural Waterways
Permitted without consent Nil
Permitted with consent Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Jetties; Marinas; Mooring pens; Moorings; Water recreation structures; Wharf or boating facilities
Prohibited Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

0B40-62 Bryant Road,
Padstow, NSW

APPENDIX

F

TITLES



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

LRS NSW

Sydney

Address: - 40-62 Bryant St, Padstow

Description: - Lot 26 in D.P. 635247

As regards the part tinted yellow on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.01.1915 (1915 to 1956)	John Hood (Laborer)	Vol 2456 Fol 213
11.10.1956 (1956 to 1962)	John Hood (Upholsterer) Allan Brown (Foreman) (Transmission Application not investigated)	Vol 2456 Fol 213 Now Vol 9198 Fol 226
05.03.1962 (1962 to 2005)	Bruton & Wheeler Pty. Limited Now Grime Carter Investments Pty Limited	Vol 9198 Fol 226 Now 26/635247

As regards the part tinted green on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.05.1916 (1916 to 1956)	Matthew James Devnie (Laborer)	Vol 2662 Fol 98 Now Vol 4852 Fol 109
16.09.1956 (1956 to 1961)	Neville McLeod Cush (Company Director) Allan George Brown (Textile Foreman)	Vol 4852 Fol 109
14.03.1961 (1961 to 1982)	The Cumberland County Council Intervening name changes Now New South Wales Planning and Environment Commission	Vol 4852 Fol 109 Now Vol 11047 Fol 35
26.01.1982 (1982 to 2005)	Bruton & Wheeler Pty. Limited Now Grime Carter Investments Pty Limited	Vol 11047 Fol 35 Now 26/635247



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards the part tinted pink on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.05.1916 (1916 to 1937)	Matthew James Devnie (Laborer)	Vol 2662 Fol 98
10.04.1937 (1937 to 1962)	Ernest Murray Tate (Engineer) Albert George Searle (Local Government Official) William Alexander Gudsell (Builder)	Vol 2662 Fol 98 Now Vol 4852 Fol 115
11.06.1962 (1962 to 2005)	Bruton & Wheeler Pty. Limited Now Grime Carter Investments Pty Limited	Vol 4852 Fol 115 Now 26/635247

As regards the part tinted blue on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.05.1916 (1916 to 1938)	Matthew James Devnie (Laborer)	Vol 2662 Fol 98 Now Vol 4852 Fol 109
11.11.1938 (1938 to 1971)	William James Devnie (Labourer)	Vol 4852 Fol 109 Now Vol 5020 Fol 44
29.01.1971 (1971 to 1976)	Diesel & Engineering Supplies Pty Ltd	Vol 5020 Fol 44
23.06.1976 (1976 to 1981)	B.J. & P.M. Bell Nominees Pty. Ltd	Vol 5020 Fol 44
09.07.1981 (1981 to 2005)	Bruton & Wheeler Pty. Limited Now Grime Carter Investments Pty Limited	Vol 5020 Fol 44 Now 26/635247



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continuing as regards the whole of the subject land

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.12.2005 (2005 to 2016)	The Uniting Church (NSW) Trust Association Limited	26/635247
08.09.2016 (2016 to date)	# Ali Chahine Pty Ltd	26/635247

Denotes current registered proprietor

Leases: -

- 25.08.1971 (M394495) Lease to Taylordoor Co. (NSW) Pty Limited – expired 13.12.1974
- 04.07.1974 (P81686) Lease to Taylordoor Co. (NSW) Pty Limited – expired 09.07.1981
- Three Leases were found to have existed from 2000 to 2006 which have since been removed or have expired due to an effluxion of time – these have not been investigated
- 29.07.2010 (AF634564) Lease to A.H. Beard Pty Limited – expires 31.10.2017
 - 06.08.2014 (AI792100) Variation of Lease AF634564 expiry date now 31.03.2015
 - 26.03.2015 (AJ361224) Variation of Lease AJ361224 expiry date now 30.09.2015

Easements: -


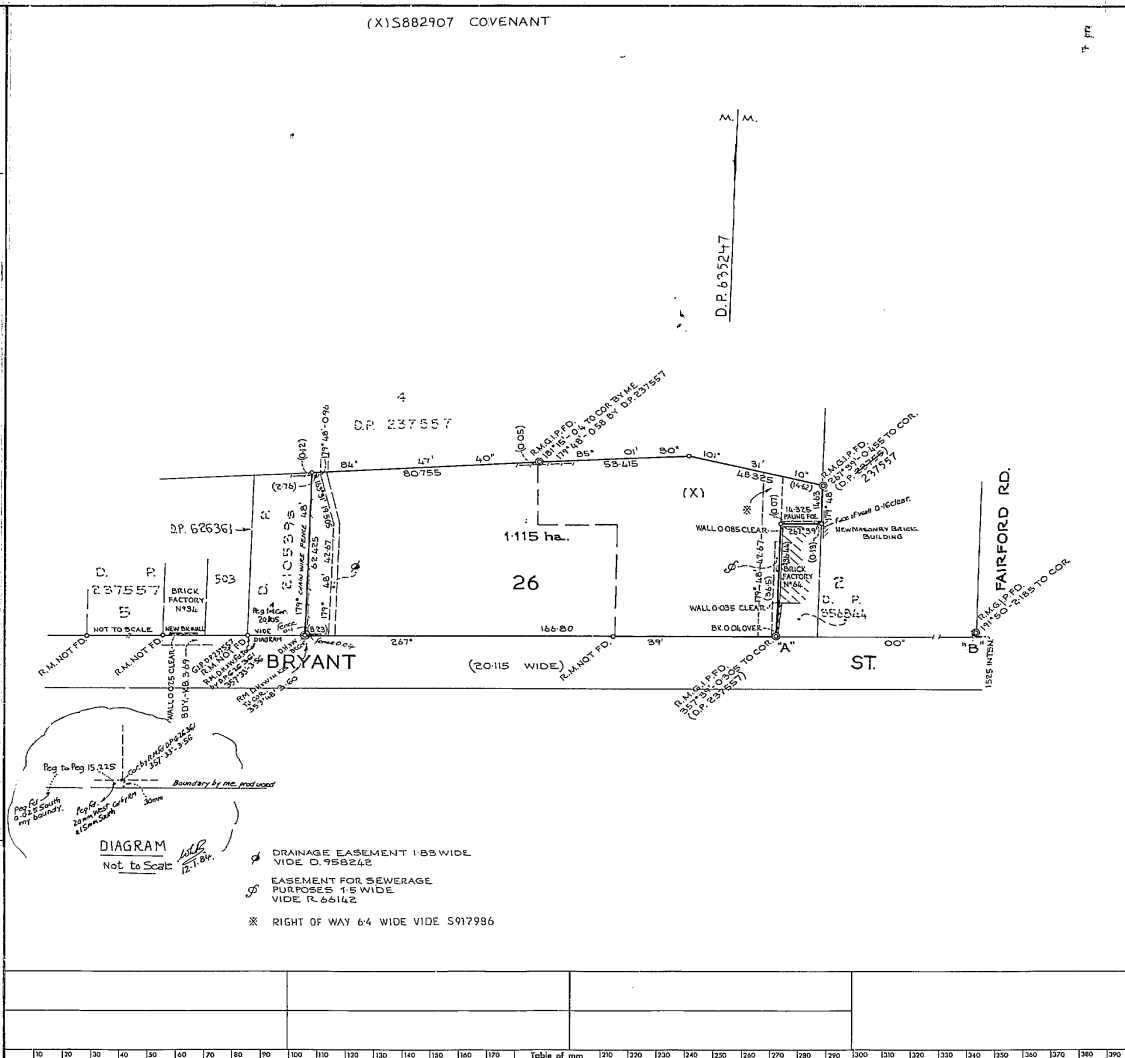
- 06.12.1946 (D958242) Easement for Drainage
- 08.08.1979 (R66142) Easement for Sewerage Purposes
- 23.03.1982 (S917986) Right of Way

Yours Sincerely,
Matthew Hillerman
(Checked by Mark Groll)
18th July 2019

PLAN: FORM 2

Plan Drawing only to appear in this space

*OFFICE USE ONLY

<p>Signatures and seals only.</p> <div style="text-align: center;">  DIRECTOR </div> <p><i>1. 2. 2019</i> REGISTERED</p> <p><i>WESTFAIR BANKING CORPORATION</i> By <i>Malcolm James Hall</i> Director</p> <p><i>WESTFAIR BANKING CORPORATION</i> By <i>Malcolm James Hall</i> Director</p>	<p style="text-align: center;">(X)S882907 COVENANT</p>  <p style="text-align: center;">DIAGRAM Not to Scale</p> <p>DRAINAGE EASEMENT 1.83 WIDE VIDE D.958242</p> <p>EASEMENT FOR SEWERAGE PURPOSES 1.5 WIDE VIDE R.66142</p> <p>* RIGHT OF WAY 6.4 WIDE VIDE S917996</p>	<p>D.P.635247</p> <p>Registered: <i>2-2-1984</i></p> <p>C.A. No 7594 OF 20-1-1983</p> <p>Title System: TORRENS</p> <p>Purpose: CONSOLIDATION</p> <p>Ref. Map: U0037-14*</p> <p>Last Plans: D.P. 210539, 237557 334942 & 334189</p> <p>PLAN OF CONSOLIDATION OF LOT 2 IN D.P. 210539 LOT 1 IN D.P. 334189 LOT A IN D.P. 334942 & LOT B IN D.P. 237557</p> <p>Reduction Ratio 1:1000 Lengths are in metres.</p> <p>Municipality: BANKSTOWN City: PADSTOW Parish: BANKSTOWN County: CUMBERLAND</p> <p>This is a plan of my land in sheets. (Delete if inapplicable).</p> <p>I, WILLIAM LAWRENCE REIN COXWELL, LARSEN & REIN of 101, BATHURST ST., SYDNEY 2000 a surveyor registered under the Surveyors Act, 1920, as amended, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulations, 1933, and was completed on 15/10/1982.</p> <p>Signature: <i>[Signature]</i> Surveyor registered under Surveyors Act, 1920, as amended. Deputy Line of Attestation: <i>[Signature]</i> Strike out either (1) or (2). (Insert date of survey.)</p> <p>Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.</p>
--	---	---

M.P.D.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYORS REFERENCE: R675294/82274

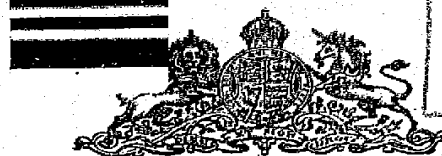
<p>10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400</p>	<p>I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.</p> <p><i>[Signature]</i> 3rd February, 1984.</p>
---	--

NEW SOUTH WALES
 (For Grant and this reference
 prior to first edition see
 Deposited Plan.)

PROPERTY ACT, 1900, as amended.



09003203



1st Edition issued 8-9-1961.

CANCELLED

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

Witness

7 Josa

Jawatson
 Registrar-General.



LAND REFERRED TO

Lot 3

Deposited Plan 201779s

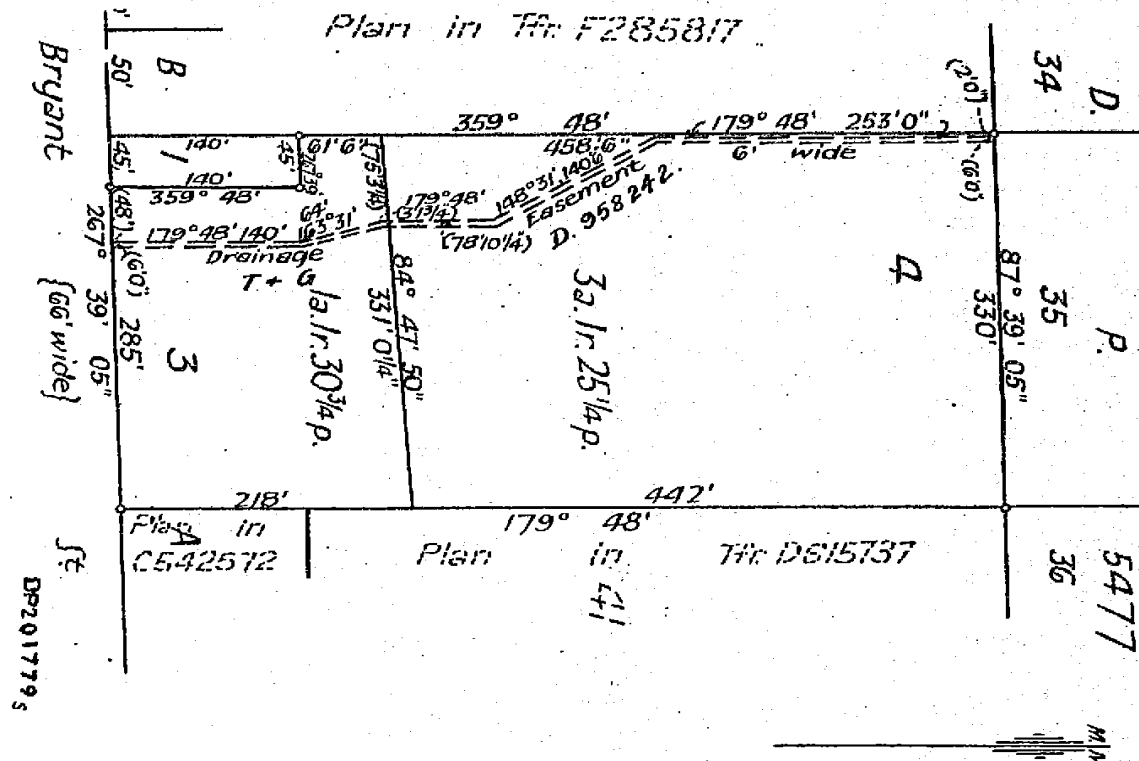
at Padstow

Municipality Bankstown

Parish Bankstown

County Cumberland

PLAN SHOWING LOCATION OF LAND



FIRST SCHEDULE (Continued overleaf)

JOHN HOOD, of Earlwood, Upholsterer and ALLAN BROWN, of Bankstown, Foreman, as Joint Tenants.

Jawatson
 Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Covenant No. A150026.
3. Easement for Drainage affecting the part of the land above described shown in Deposited Plan 201779s as Drainage Easement 6 feet wide created by Transfer No. D958242.
4. Caveat No. G563598 by the Registrar General. Entered 17-10-1956.

Jawatson
 Registrar General.

DP201779s
 105990

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

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

(Page 1) Vol

9003 Fol 203

Vol. 9003 Fol. 203

J3236074
J3236074
J3236074

(Page 2 of 2 pages)

FORM No. 184

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



(For Grant and title reference
prior to first edition see
Deposited Plan.)



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. _____ Fol. _____

1st Edition issued 13-6-1962

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

Witness

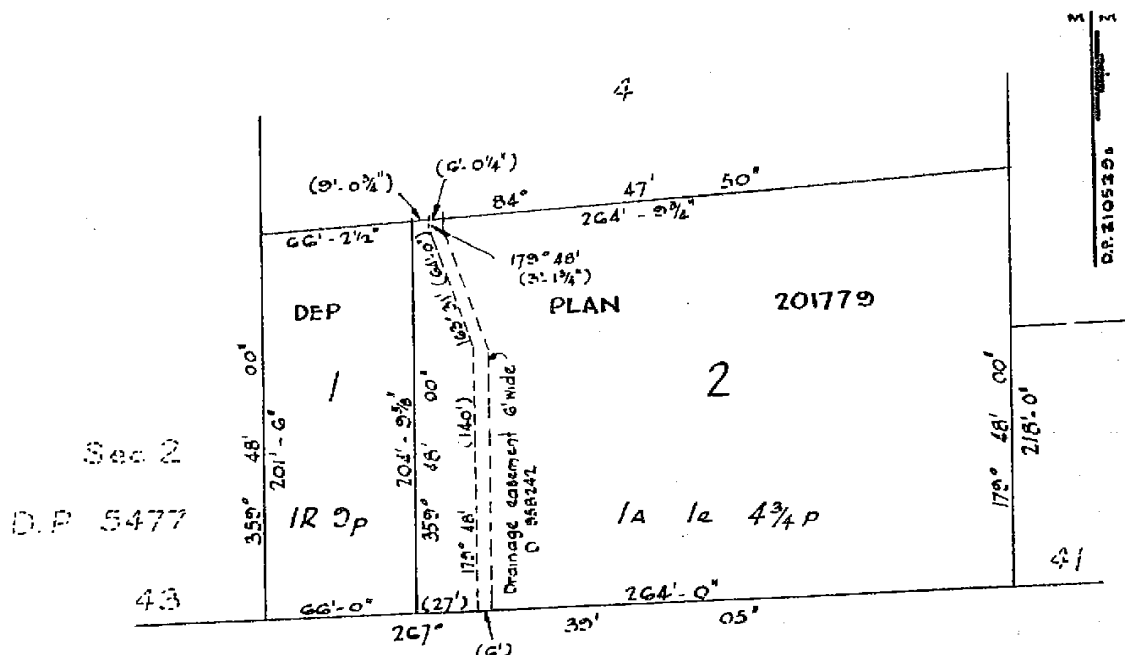
P. Brown

J. Watson

Registrar-General.



PLAN SHOWING LOCATION OF LAND



BRYANT (6.6 FT WIDE)

STREET

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 210539s at Padstow in the Municipality of Bankstown Parish of Bankstown and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

JOHN HOOD, of Earlwood, Upholsterer and ALLAN BROWN, of Bankstown, Foreman as Joint Tenants.

Lawton
Registrar General

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Covenant created by Transfer No. A150026.
3. Easement for Drainage created by Transfer No. D958242 affecting the part of the land above described shown in the plan hereon as Drainage easement 6 feet wide.
4. ~~Caveat No. C563598 by the Registrar General. Entered 17-10-1956.~~ *Withdrawn. See J 32360*

Entered 17-10-19
J. J. J. J.
Registrar General

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

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

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

Vol. 9198 Fol 226

J 3 2360
J 278573 m
17031365
— 37
C T 23.0
D.P. 63524
Regel 2/2/8

(Page 2 of 2 pages)



11047039

EH

Vol. 11047 Fol. 35

CANCELLED

Witness *M. Flint*

Janatson
Registrar General.



(X) EASEMENT FOR SEWERAGE PURPOSES
1.5 WIDE - ~~6680246~~ R66142

1979M7

Reg. Gen.

29 - 6 - 1979

Estate in Fee Simple in Lot 6 in Deposited Plan 237557 at Padstow in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 79 granted to Michael Ryan on 9-1-1837.

~~THE STATE PLANNING AUTHORITY OF NEW SOUTH WALES.~~

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

Jawatson
Registrar General.

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

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

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

Q6802054
 R66141
 S882907
 S917986
 T703137
 CT 23-8
 DP 63524
 Regd 2/2/84

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT NATURE NUMBER DATE ENTERED Signature of Registrar General

New South Wales Planning and Environment Commission
New South Wales Planning and Environment Commission
 Bruton & Wheeler Pty. Limited by Transfer S882907. Registered 26-1-1982

Application R66141 — 3-8-1979
Application R66141 — 3-8-1979

SECOND SCHEDULE (continued)

INSTRUMENT NATURE NUMBER DATE PARTICULARS ENTERED Signature of Registrar General CANCELLATION

Transfer R66142 — *Assignment for Sewerage purposes (as more fully set out in the said instrument) appurtenant to the land comprised in Certificate of Title Vol. 574 Fol. 156 affecting that part of the land within described shown so burdened in the plan hereon.*
 S882907 Covenant. Registered 26-1-1982
 S917986 Transfer Right of way affecting the land shown so burdened in the plan hereon. Registered 23-3-1982
 T703137 Mortgage to Westpac Banking Corporation. Registered 23-8-1983.

8-8-1979
 15-2-1979
 Registered
 Registered

This deed is cancelled as to Whole
 New Certificates of Title have issued on 20-2-1984
 for lots in Deposited Plan No. 635247 as follows:-
 Lots 26 Vol. 15191 Fol. 65 respectively.

[Signature]
 REGISTRAR GENERAL

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

REC 284



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



15191-065

NEW SOUTH WALES

First Title : Old System

Prior Titles: Vol. 4852 Fol.115
 Vol. 5020 Fol. 44
 Vol. 9198 Fol.226
 Vol.11047 Fol. 35

Vol. 15191 Fol. 65

EDITION 20 2 1984
 ISSUED



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 in the First Schedule and to the provisions of the Real Property Act, 1900.

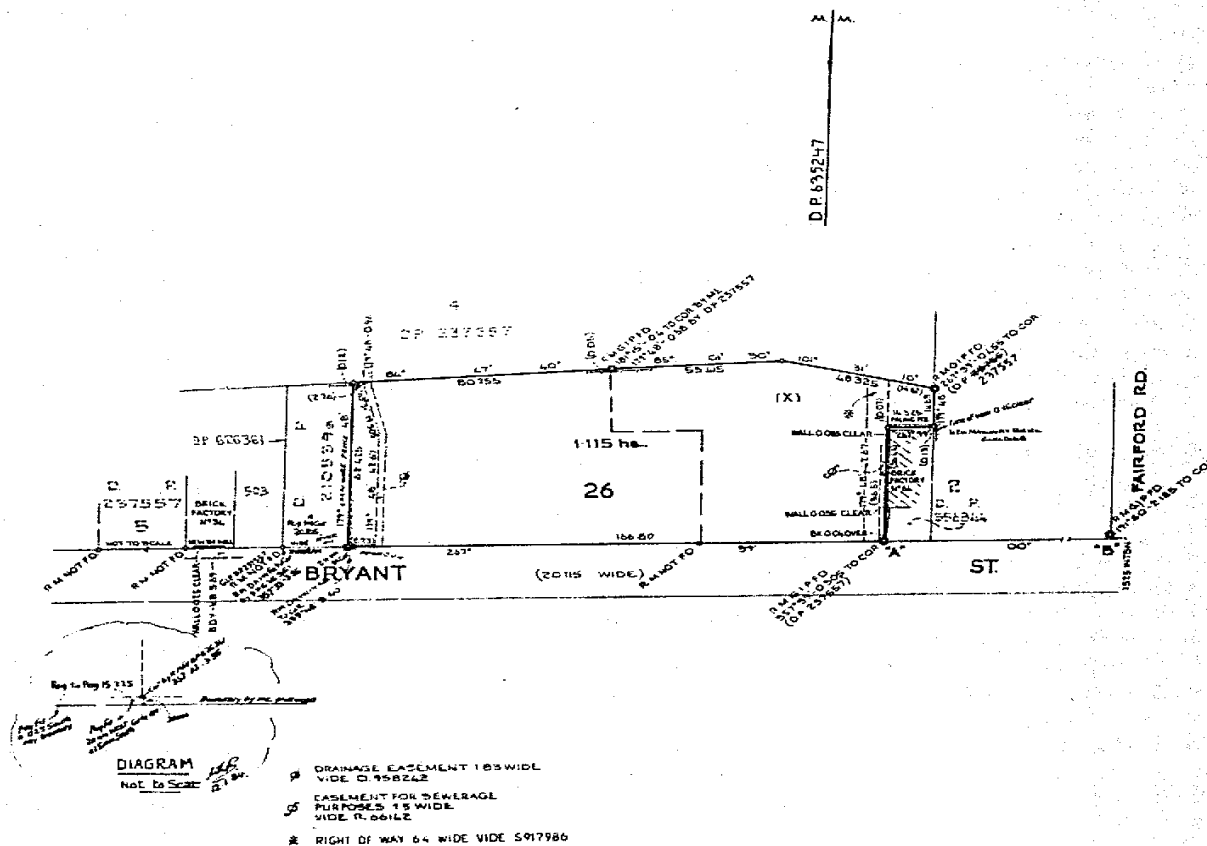
CANCELLED

[Signature]
 Registrar General.



SEE AUTO FOLIO PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



LAND REFERRED TO

Lot 26 in Deposited Plan 635247 at Padstow in the City of Bankstown Parish of Bankstown and County of Cumberland.

FIRST SCHEDULE

BRUTON & WHEELER PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. D958242 P Easement for drainage affecting the part of the land above described shown so burdened in Deposited Plan 635247.
3. R66142 P Easement for sewerage purposes affecting the part of the land above described shown so burdened in Deposited Plan 635247.
4. S882907 P Covenant affecting the part of the land above described shown so burdened in Deposited Plan 635247.
5. S917986 P Right of way affecting the part of the land above described shown so burdened in Deposited Plan 635247.
6. T703137 P Mortgage to Westpac Banking Corporation.

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

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General CANCELLATION

CANCELLED
SEE AUTO FOLIO

NOTATIONS AND UNREGISTERED DEALINGS



SEARCH DATE

18/7/2019 9:24AM

FOLIO: 26/635247

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 15191 FOL 65

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/11/1990	Z348485	DISCHARGE OF MORTGAGE	EDITION 1
25/1/2000	6513637	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 2
4/2/2000	6536397	LEASE	EDITION 3
13/6/2001	7680980	CHANGE OF NAME	
13/6/2001	7680981	VARIATION OF LEASE	EDITION 4
14/12/2004	AB155917	LEASE	EDITION 5
24/1/2006	AC67757	TRANSFER	EDITION 6
1/9/2006	AC571296	LEASE	EDITION 7
29/7/2010	AF634564	LEASE	
29/7/2010	AF634563	SUB-LEASE	EDITION 8
6/8/2014	AI792100	VARIATION OF LEASE	
26/3/2015	AJ361224	VARIATION OF LEASE	
8/9/2016	AK737826	TRANSFER	
8/9/2016	AK737827	MORTGAGE	EDITION 9
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 10 CORD ISSUED

*** END OF SEARCH ***

Application to Register
CHANGE OF NAME

7680980L



New South Wales Real Property
Crown Lands Consolidation
Western Lands Act 1901

(A) LAND

FOLIO IDENTIFIER 26/635247

(B) REGISTERED DEALING
If applicable

(C) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone

Teece Hodgson & Ward

DX 562 sydney

PH: (02) 9232 3722

REFERENCE (max. 15 characters) RH:EG:000069

(D) REGISTERED PROPRIETOR
whose name is to be changed.

BRUTON & WHEELER PTY LIMITED

(E) NEW NAME
In full.

CN

GRIME CARTER INVESTMENTS PTY LIMITED ACN 000 062 635

(F)

I, Shah William Rusiti, the solicitor for the Registered Proprietor, apply to have the New Name of the Registered Proprietor recorded in the register in respect of the above Land.

(G) STATUTORY DECLARATION BY THE APPLICANT

I, SHAH WILLIAM RUSITI of 1 Chifley Square Sydney, Solicitor, solemnly and sincerely declare that

1. I am the solicitor for Bruton & Wheeler Pty Limited, the Registered Proprietor referred to above. Grime Carter Investments Pty Limited is identical with Bruton & Wheeler Pty Limited;
2. On 1 November 1999 the Registered Proprietor changed its name from Bruton & Wheeler Pty Limited to Grime Carter & Co. Investments Pty Limited. On 11 November 2000 Grime Carter & Co. Investments Pty Limited changed its name to Grime Carter Investments Pty Limited Annexed is a true copy of the extract from ASIC database in relation to Grime Carter Investments Pty Limited showing its former names as Grime Carter & Co. Investments Pty Limited and Bruton & Wheeler Pty Limited.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900, and I certify this application correct for the purposes of the Real Property Act 1900.

Made and subscribed at Sydney in the State of New South Wales.

on 5 June 2001..... in the presence of

Jeannette Webb

Signature of Witness

JEANNETTE WEBB

Name of Witness (BLOCK LETTERS)

1 CHIFLEY SQ, SYDNEY

Address of Witness

80212190A

Signature of Applicant

CHECKED BY (LTO use)



ASIC

Australian Securities and Investments Commission

Application to
Record Change of
Name.

National Names Index

Index of corporate and business names

SEARCH TIPS

Extracted from ASIC's database at 14:27:26 on 28/03/2001

Name GRIME CARTER INVESTMENTS PTY LIMITED

ACN 000 062 653

ABN 42 000 062 653

Type Australian Proprietary Company, Limited By Shares

Registration Date 09/06/1947

Status Registered

Locality of Registered Office Clontarf NSW 2093

Jurisdiction Australian Securities & Investments Commission

Former Name(s) GRIME CARTER & CO. INVESTMENTS PTY LIMITED
BRUTON & WHEELER PTY LTD

These are the documents most recently received by ASIC from this organisation. Page numbers are shown where processing is complete and the document is available for purchase.

Received	Number	Pages	Description
22/01/2001	016954931	1	203 Notification of Change of Address
			203G Change of Address - Principal Place of Business
22/01/2001	0E5474777	1	203 Notification Of
			203G Change of Address - Principal Place of Business
21/11/2000	016631019	1	205A Notification of Resolution Changing Company Name

COMPLETE DOCUMENT LIST

You can find out more about this company or order copies of the documents from the following ASIC information brokers:

Lawpoint

Australian Business Research Pty Ltd

Credit Advantage Limited

Dun & Bradstreet (Australia) Pty Limited

You can also view this company's entry in the Australian Business Register.

SEARCH A

To purchase further information about companies, contact our Information brokers.

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To give us your comments send feedback to netsearch@asic.gov.au.

*This is the Affidavit
referred to in the
Declaration of SW Pursitt
made before me 5 June 2001
Janette Webb Solicitor*

Form: • 01T
Licence: 01-06-012
Licensee: Colin Biggers & Paisley

TRANSFER
New South Wales
Real Property Act 1900



AC67757K

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar required by this form for the establishment and maintenance of the Real Property Act Register. Section 90B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any

STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	
Client No: 24233	
Duty: \$2-	Trans No: 3226868 ²¹⁵
Asst details: T.S	

(A) TORRENS TITLE

FOLIO IDENTIFIER 1/210539, 26/635247 & 2/356844

(B) LODGED BY

Delivery Box 115F	Name, Address or DX and Telephone LLPN: 123055 K COLIN BIGGERS & PAISLEY LEVEL 42, 2 PARK STREET, SYDNEY DX 280 SYDNEY; TEL: 8281 4555 Reference (optional): BPM:SSK:51759	CODE T TW (Sheriff)
---------------------------------	--	--

(C) TRANSFEROR

GRIME CARTER INVESTMENTS PTY LIMITED ABN 42 000 062 0 653

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$6,085,200 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): 1 2 3.

(H) TRANSFEE

THE UNITING CHURCH (NSW) TRUST ASSOCIATION LIMITED ABN 89 725 654 978

(I)

TENANCY:

DATE

16 / 12 / 2005
dd mm yyyy

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

Corporation: GRIME CARTER INVESTMENTS PTY LIMITED ABN 42 000 062 0 653
Authority: S.127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person: LEONARD PAUL CARTER
Office held: DIRECTOR

Signature of authorised person:

Name of authorised person: PAUL BEDFORD
Office held: DIRECTOR

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

Signature:

Signatory's name: Brendan Paul Maier
Signatory's capacity: Solicitor for the Transferee



FOLIO: 26/635247

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2019	12:12 PM	10	8/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

LOT 26 IN DEPOSITED PLAN 635247
AT PADSTOW
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP635247

FIRST SCHEDULE

ALI CHAHINE PTY LTD

(T AK737826)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 D958242 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 R66142 EASEMENT FOR SEWERAGE PURPOSES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 S882907 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 5 S917986 RIGHT OF WAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 AF634564 LEASE TO A.H.BEARD PTY LIMITED EXPIRES: 31/10/2017.
AI792100 VARIATION OF LEASE AF634564 EXPIRY DATE NOW 31/3/2015.
AJ361224 VARIATION OF LEASE AF634564 EXPIRY DATE NOW 30/9/2015.
- 7 AK737827 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Contact

31 Anvil Road
Seven Hills NSW 2147

Telephone: +612 8646 2000
Facsimile: +612 8646 2025

www.constructionsciences.net