



Aargus

Environmental - Remediation - Engineering - Laboratories - Drilling

PRELIMINARY SITE INVESTIGATION

**472 – 486 Pacific Highway,
St Leonards NSW**

Prepared for
Leighton Properties

19th September 2013

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REPORT

ABBREVIATIONS

AIP	Australian Institute of Petroleum Ltd
ADWG	Australian Drinking Water Guidelines
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethyl benzene and Xylene
COC	Chain of Custody
DQOs	Data Quality Objectives
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
HIL	Health-Based Soil Investigation Level
LGA	Local Government Area
NEHF	National Environmental Health Forum
NEPC	National Environmental Protection Council
NHMRC	National Health and Medical Research Council
OCF	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PID	Photo Ionisation Detector
PQL	Practical Quantitation Limit
PSH	Phase Separated Hydrocarbon
QA/QC	Quality Assurance / Quality Control
RAC	Remediation Acceptance Criteria
RAP	Site Remediation Plan
RPD	Relative Percentage Difference
SAC	Site Assessment Criteria
SMP	Site Management Plan
SVC	Site Validation Criteria
TCLP	Toxicity Characteristics Leaching Procedure
TPH	Total Petroleum Hydrocarbons
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
VHC	Volatile Halogenated Compounds

EXECUTIVE SUMMARY

Aargus Pty Ltd (Aargus) was appointed by Leighton Properties to undertake a Preliminary Site Investigation (PSI) for the property located at 472-486 Pacific Highway, St Leonards NSW (the site). The site is proposed for redevelopment into a new complex including a multi-unit residential building, a multi-level office building, retail development and open space including three levels of basement car parking.

A PSI was requested by Lane Cove Municipal Council to determine the potential for onsite contamination. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

At the time of the inspection (5th September 2013), the site was used for commercial purposes. No. 472 Pacific Highway (the south eastern lot) was occupied by a Leighton office building: one third of the surface was occupied by a multilevel office building and the remaining two thirds comprised an outdoor parking area and a two level basement car park with access from Nicholson Street. No.486 Pacific Highway (the north western lot) was occupied by a multilevel office building with commercial properties on the ground level, including a furniture store, a café, a childcare centre and a two level basement car park.

Based on the historical searches, the site was developed before 1930 and was divided into several lots used for residential purposes. The site was partly redeveloped for commercial use before 1972, when a bitumen car park fronting a large building is visible in the western lots and a service station appears to occupy the eastern corner. The land title documentation reports that a part of the site was owned by Ampol Petroleum between 1954 and 1982-83. The site was entirely demolished and redeveloped into its current layout before 1997. The current owners, Surfside Holding Pty Ltd and Leighton Contractors, acquired the site in 2001 and 2002 respectively. A search of EPA records revealed that the site did not have a notice in place under Section 58 of the CLM Act 1997 or POEO Act 1997. WorkCover NSW records did not identify any dangerous goods being stored on site.

The findings of the assessment indicated the following areas of potential environmental concern:

- Potential importation of uncontrolled fill that may contain various contaminants;
- Car park areas where leaks and spills from cars may have occurred;
- Presence of contaminants and/or hazardous material from the former substation;
- Presence of contaminants and/or hazardous material from the former service station in the north eastern corner of the site; and
- Asbestos / Fibro features within former or current building structures.

The contaminants that may be present in these areas were considered to be of low significance in terms of risk to the human and environmental receptors identified. However, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development and to address the data gaps identified.

1 INTRODUCTION

1.1 Background

Aargus Pty Ltd (Aargus) was appointed by Leighton Properties to undertake a Preliminary Site Investigation (PSI) for the property located at 472-486 Pacific Highway, St Leonards NSW (the site). The location of the property is presented in Figure 1 of Appendix A.

It is understood that the site is proposed for redevelopment into a new complex including a multi-unit residential building, a multi-level office building, retail development and open space including three levels of basement car parking. The proposed development plans can be found in Appendix B.

A PSI was requested by Lane Cove Municipal Council to determine the potential for onsite contamination.

This report was prepared with reference to the NSW Environment Protection Authority (EPA) "*Guidelines for Consultants Reporting on Contaminated Sites*" (2011).

1.2 Objective

The primary objectives of this PSI are as follows:

- Identify potential areas where contamination may have occurred from current and historical activities;
- Identify potential contaminants associated with potentially contaminating activities;
- Assess the potential for soils and groundwater to have been impacted by current and historical activities; and
- Assess the suitability of the site for redevelopment into a multilevel residential and commercial building including three levels of basement car parking based on its current condition and the findings of this investigation.

1.3 Scope of Works

The scope of works for this PSI includes:

- Review of the physical site setting and site conditions based on a site inspection, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc. (where applicable);
- Research and review of the information available, including previous environmental investigations, current and historical titles information, review of aerial photographs, groundwater bore searches, EPA notices, council records, and site survey;
- Development of a preliminary Conceptual Site Model (CSM) to demonstrate the interactions between potential sources of contamination, exposure pathways and human/environmental receptors identified; and
- Recommendations for additional investigations should any data gaps be identified or possible strategies for the management of the site, where relevant.

2 SITE IDENTIFICATION AND LAND USE

2.1 Site Identification

The site is currently registered as SP73071 (Lot 1 in DP1070447) and Lot 1 in DP 628513, and is located at 472-486 Pacific Highway, St Leonards NSW as shown in Figure 2 of Appendix A. Site identification information is summarised in the table below.

Table 1: Site Identification

Street Address	472-486 Pacific Highway
Street, Lot and DP Number	No. 472 - Lot 1 in DP 628513 No. 486 - SP 73071 (Lot 1 in DP 1070447)
Coordinates (centre)*	Latitude: -33.824431126; Longitude: 151.197143859
Local Government Area	Lane Cove Municipal Council
Parish	Willoughby
County	Cumberland
Current Site Owner	Leighton Contractors (No.472) Surfside (Willoughby) Holding P/L (No.486)
Approx. Site Area	No. 472 – 2,666m ² No. 486 – 2,469m ² Total Site Area = 5,135m ²
Zoning	B3 Commercial Core

* refer to maps.six.nsw.gov.au.

3 SITE HISTORY

3.1 Land Titles

A review of historical documents held at the NSW Department of Lands offices was undertaken to identify the current and previous land owners and potential land uses. A copy of the historical land titles information obtained by Aargus can be found in Appendix F and the results of the title search are summarised in the following table.

Table 2: Land Title Information

Year	Lot 1 DP 628513 (472 Pacific Highway)
2002-current	Leighton Contractors Pty Ltd
1989-2002	Leighton Holdings Limited
	Prior: Vol. 14367, Fol. 148
1985-1989	Permanent Trustee Nominees (Canberra) Limited
1985-1995	Lease: Leighton Holdings Limited
1985-1988	Lease: Priority Computer Limited (Ground and first floor)
1986	Surrender of lease, Easement for Electrical Purposes
1985	Sydney County Council – Electrical Substation
1983	Leighton Holdings Limited
	Prior: Vol. 1323, Fol. 169
1982-1983	Leightons Holdings Pty Ltd
1954-1982	Ampol Petroleum Limited
1934-1954	Kents Limited
1929-1934	Henry George Kent
1900-1929	George Minday
	Prior: Vol. 2211, Fol. 203
1982-1983	Leighton Holdings Limited
1980-1982	Pacific Partitioning Properties
1971-1980	Boysen Pty Ltd
1953-1971	Eleanor Theresa McDorough
1917-1953	Mary Anne McDorough
	Prior: Vol. 4566, Fol. 250
1983-1983	Leighton Holdings Pty Ltd
1954-1983	Ampol Petroleum Limited
1934-1954	Kents Limited
1933-1934	Henry George Kent
	Prior: Vol. 6350, Fol. 27
1951-1983	Hastings Deering Building Limited
	Prior: Vol. 6510, Fol. 48
1982-1983	Leighton Holdings Pty Ltd
1981-1982	Pacific Partitioning Pty Ltd
1980-1981	Julmic Pty Ltd
1970-1980	Boysey Pty Ltd

1959-1970	Dennis Joseph Grahame
1953-1959	Valeria Kathleen Baignet
1952-1953	Anthony Wood Eaton
1951-1952	Permanent Trustee Company
1951-1951	Hasting Buildng
1916-1951	Marion Ruby Eaton
	Prior: Vol. 11173, Fol. 80
1982-1983	Leighton Holdings Limited
1981	Pacific Partitioning Properties Pty Ltd
1970	Beyley Pty Ltd
1970	John Yates
1952	John Andrew Eaton
1951	Anthony Wood Eaton
1951	Hastings Deering Building Limited
1951	Permanent Trustee Company
1916	Marion Ruby Eaton
Year	SP73071 (486 Pacific Highway)
	Prior: Lot 1 DP 1070447
2001-Current	Surfside (Willoughby) Holdings Pty Ltd
	Prior: Lot 1 DP 629444
2001	Surfside (Willoughby) Holdings Pty Ltd
1999-2001	Sanderan Pty Ltd
1989-1999	Nath Pty Ltd
	Prior: Vol. 15034, Fol. 108
1985-1989	Public Authority Superannuation Board
1983-1985	Local Government Superannuation Board
1983-1983	Abtila Pty Ltd
	Prior: Vol. 7570, Fol. 168
1982-1983	Abtila Pty Ltd
1979-1982	Bettes Brushes Holdings Pty Ltd
1958-1979	Bettes Brushes Holdings Pty Ltd
	Prior: Vol. 3140, Fol. 21
1955-1958	New Constructions Limited
1954-1955	John James McCullan & Mary McCullan
1948-1954	John Elias Moran
1920-1948	Vera & Michael Elias Cohn
	Prior: Vol. 3204, Fol. 204
1958-1958	Albight & Wilson (Australia) Pty Ltd
1957-1958	Bettes Brushes Limited
-1953-1957	Ethel Femming & Veronica Flemming
1921-1953	Michael Flemming
	Prior: Vol. 7573, Fol. 32
1982-1983	Abtilla Projects Pty Ltd
1978-1982	Belvoire Gallery
1970-1978	Alderson Projects Pty Ltd
1968-1970	Jolymat Inestments
1958-1968	Albright & Wilson (Australia) Pty Ld
	Prior: Vol. 2195, Fol. 17
1954-1955	Lew Constructions Limited

1946-1954	Caroline White
1935-1946	Vichnan Gabriel Cussach
	Prior: Vol. 3204, Fol. 217
1957	Peter Biches Properties
1955-1957	New Constructions Limited
1953-1953	Ethel Flemming. Maria Veronica Flemming
1921-1953	Michael Flemming
	Prior: Vol. 9795, Fol. 22
1982-1983	Abtilla Projects Pty Ltd
1965-1982	Alderson Projects Pty Ltd
1964-1965	Elizabeth Lewis
	Prior: Vol. 6510, Fol. 51
1960-1964	Jem Elizabeth Lewis
1952-1960	Marjorie Isabel Fry
1945-1952	John Moore
1914-1945	Abraham Jadria
	Prior: Vol. 6510, Fol. 52
1964-1964	Jem Elizabeth Lewis
1960-1964	Edith Evelyn Lewis
1958-1960	John & Andrew Eaton, Robert Eaton
1952-1958	John Keith Lobban Eaton
	Prior: Vol. 10673, Fol. 223
1982-1983	Abtila Pty Ltd
1971-1982	Alderson Projects Pty Ltd
1967-1971	Joan Margaret Brown
	Mary Anne MacKenzie
1967-1983	Mary Anne Gillies
1956-1967	John Douglas Morris
1956-1956	Daphne Phylis Le Compte
1955-1955	Frank Humphreys
1955-1955	Daphne Phylis Morris
1922-1955	Frank Humphreys
1902-1922	William Thomas Dobson
	Prior: Vol. 11500, Fol. 48
1971-1983	Abtila Pty Ltd
1970-1971	Alderson Projects Pty Ltd
	Prior: Vol. 2259, Fol. 211
1966-1983	Bertie Lovie
1956-1966	Joseph William Vincint
1922-1956	William James Vincint
1922-1922	Richard Henry Morris
1912-1922	William Thomas Dobson

In summary, the land title information provided suggested that the site was originally subdivided in various lots, which were used both by private and commercial owners. Commercial uses included building companies, investment companies and government offices. Between 1954 and 1982-83, a section of No. 472 was owned by a petroleum company (Ampol petroleum Pty Ltd). In 1985, No.472 was leased to Sydney County Council and used as an electrical substation.

The north eastern lot (No.472) of the site was acquired by the current owner, Leighton Contractors, in 2002. The south western lot (No.486) of the site was acquired by the current owner, Surfside Holding Pty Ltd in 2001.

3.2 Aerial Photographs

Selected aerial photographs obtained from the NSW Department of Lands were reviewed to describe the site features and surrounding areas at various timelines. A summary of the review is presented in the table below and copies of current and historical aerial photographs are presented in Appendix G.

Table 3: Summary of Historical Aerial Photos

Year	Site	Surrounding areas
1930	The site appears to be subdivided into eight separate lots, each one comprising low density residential dwellings, with the exception of the eastern lot which seem to be occupied by open space.	NE: Pacific Highway then commercial/high rise residential. SE: Low density residential. NW: Medium density residential or light commercial. SW: Nicholson Street, then low density residential.
1951	No significant changes appear to have occurred since the previous photo.	No significant changes appear to have occurred in the surrounding area in comparison to the previous photograph.
1972	The western corner of the site appears to have been redeveloped into a bitumen/concrete sealed car park, fronting a two or three storey	No significant changes appear to have occurred in the surrounding area in comparison to the previous photograph, with the exception of:

Year	Site	Surrounding areas
	rectangular building, which replaced the previous residential houses. The open space in the eastern corner is now occupied by a commercial structure resembling a service station.	NW: A road has been built between the site and the next block, which is now occupied by a multi-level building. SW: Some of the residential properties were replaced by high rise buildings.
1997	The entire site has been demolished and redeveloped into two main lots: the south eastern one is occupied by a multi-level building with a large concrete sealed car park area. The north western lot is entirely occupied by a rectangular multilevel building, adjacent to the first one.	No significant changes appear to have occurred in the surrounding area in comparison to the previous photograph, with the exception of: SE: The residential properties have been replaced by large office buildings. SW: A sports complex has been built across Nicholson Street.
2013 (Google)	No significant changes appear to have occurred since the previous photo.	No significant changes appear to have occurred in the surrounding area in comparison to the previous photograph.

In summary, the site appeared to have been developed for residential land use before 1930. The site was subdivided into several lots and the eastern corner appears to have been occupied by a commercial structure resembling a service station around 1972. The entire site was redeveloped into its current layout.

The surrounding land has generally experienced progressive redevelopment from low to medium residential land use into either high density residential or commercial, mainly between the 1950s and the 1970s.

3.3 EPA Records

3.3.1 CLM Act 1997

The NSW EPA publishes records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. However, it should be noted that the EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

A search of the EPA database revealed that the site is not listed and no other notices were listed within the St Leonards area. Two sites were listed within the Lane Cove Municipal Council area, however they were all located more than 3km away from the site.

Table 4: Summary of EPA Records

Issued Date of Notice	Suburb	Address	Site Name	Approx. Distance and Direction from Site
September 2005	Lane Cove	Lot 1 Sirius Road	Pacific Power Property	5km, West
May 2012	Lane Cove North	428-432 Mowbray Road	Caltex Service Station	3km , Northwest

Copies of the EPA records are included in Appendix H.

3.4 WorkCover NSW Records

A search of the Stored Chemical Information Database (SCID) for licences to keep dangerous goods at the site was requested from the Work Cover NSW. A search was conducted on the 13th September 2013 pertaining No.472 Pacific Highway and the microfiche records held by WorkCover NSW has not located any records pertaining to this part of the site.

To date, the records pertaining to No.486 Pacific Highway have not been received yet.

Copies of the WorkCover search documentation are attached in Appendix I.

3.5 Spill & Loss History

At the time of the inspections, the sealed surfaces of the bitumen car park area were in a reasonably good condition, with no visible cracks. In addition, there were no visible signs of oil and/or chemical staining across the site.

3.6 Summary of Historical Land Use

The following information summarises historical land use of the site based on information obtained:

- Based on the aerial photographs and information from the land title searches, the site was developed before 1930 and was divided in several lots used for residential purposes.
- The site was partly redeveloped for commercial use before 1972, when a bitumen car park fronting a large building is visible in the western lots and a service station appears to occupy the eastern corner. The land title documentation reports that a part of the site was owned by Ampol Petroleum between 1954 and 1982-83.
- The site was entirely demolished and redeveloped into its current layout before 1997.
- The current owners, Surfside Holding Pty Ltd and Leighton Contractors, acquired the site in 2001 and 2002 respectively.
- A search of EPA records revealed that the site did not have a notice in place under Section 58 of the CLM Act 1997 or POEO Act 1997.
- WorkCover NSW records did not identify any dangerous goods being stored on No.472.

4 ENVIRONMENTAL SETTING

4.1 Topography and Surface Water Drainage

The site slopes steeply towards the south-west, although its original topography has been altered to achieve flat surfaces. The regional topography appears undulating and generally sloping towards the south- west or south- east.

Stormwater runoff from the site is expected to flow in a south-westerly direction and discharge into the stormwater drains located along Nicholson Street.

4.2 Acid Sulfate Soils

To determine whether there is a potential for acid sulphate soils to be present within a site, reference was made to the NSW Department of Land & Water Conservation (DLWC) *Acid Sulphate Soil Risk Maps* (Edition Two, December 1997, Scale 1:250,000). A review indicated that no map was available.

The following factors were considered to determine if ASS were likely to be present on site (extracted from ASSMAC (1998) Acid Sulphate Soils Assessment Guidelines):

- Sediments of recent geological age (Holocene) ~ 10 000 y.o.
- Soil horizons less than 5m AHD (Australian Height Datum).
- Marine or estuarine sediments and tidal lakes.
- In coastal wetlands or back swamp areas; waterlogged or scalded areas; interdune swales or coastal sand dunes.
- In areas where the dominant vegetation is mangroves, reeds, rushes and other swamp tolerant and marine vegetation.
- In areas identified in geological descriptions or in maps bearing sulphide minerals, coal deposits or former marine shales/sediments.
- Deeper older estuarine sediments >10m below the ground surface, Holocene or Pleistocene age.

Given that the site was not located in any of the areas listed above, the presence of acid sulfate soils was considered to be unlikely.

4.3 Sensitive Environmental Receptors

The nearest watercourses are Gore Cove and Balls Head Bay, located approximately 1.2 km to the south and south west of the site. These were considered to be hydraulically down-gradient of the site.

The nearest recreational area down-gradient of the site is Smoothey Park, located approximately 500m southwest of the site.

5 GEOLOGY AND HYDROGEOLOGY

5.1 Local Geology

The Geological Map of Sydney (Geological Series Sheet 9130, Scale 1:100,000, 1983), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain by Triassic Age Shale of the Wianamatta Group, comprising black to dark grey shale and laminite.

5.2 Local Hydrogeology

A search of the Department of Natural Resources (DNR) borehole database information revealed four (4) groundwater bores within a 1.5km radius of the site.

A summary of the relevant information provided by the registered groundwater bore record search is provided in the following table:

Table 5: Summary of Registered Groundwater Bore Records

GW Bore ID	Approximate Location	Intended Purpose	Depth (m bgl)	Standing Water Level (m bgl)	Water Bearing Zones	Salinity (µS/cm)
GW108224	500m N	Domestic	132.4	35	Shale	N/A
GW072478	900m NW	Domestic	180.5	48	Dark Grey Shale	270
GW108991	1,000m SW	Domestic	168	13	N/A	300
GW103591	1,000m NW	Monitoring	5.8	2.75	Sandy Clay	N/A

Based on available information, our desktop study indicates that groundwater from site is likely to be flowing in a south-westerly direction towards Gore Cove and Balls Head Bay. The registered groundwater bores within a 1.5km radius of the site were used for domestic or monitoring purposes. However, the registered domestic groundwater bore located down-gradient of the site and used for domestic purposes is unlikely to be used for human consumption since the site is not located within the SEPP boundary for the Sydney Drinking Water Catchment.

Based on bore records, groundwater is likely to be present within the clayey soils and weathered zone of the underlying shale bedrock in the area. Based on this geological sequence, groundwater between the two strata may be either semi-confined or confined with moderate to low recharge rates during heavy rainfall events.

The salinity records indicate the presence of freshwater within the boreholes.

A copy of the groundwater bore search records can be found in Appendix E.

6 SITE DESCRIPTION

6.1 Site Inspection

A site visit was carried out on Thursday 5th September 2013 by an Aargus field scientist to inspect the site for any potential sources of contamination and document any observations made regarding the current site conditions.

At the time of the site inspection, the following observations were made:

- The site was rectangular in shape.
- The main pedestrian access to the site is from the Pacific Highway, along the north eastern boundary. The main vehicular access to the site is through the basement car park entrance on Nicholson Street, along the south western boundary;
- The site comprises two different lots, identified as 472 and 486 Pacific Highway, St Leonards;
- The following observations were made for 472 Pacific Highway:
 - A multilevel office building used by Leighton House occupied the north eastern third of the lot and was made of glass, concrete and steel structures. The age of the building was estimated less than 10 years.
 - The remaining two thirds of the lot surface were occupied by an open car park area and two levels of basement car park. All car park surfaces were paved with concrete slab in good condition and no cracks or stains were observed.
- The following observations were made for 486 Pacific Highway:
 - The lot was occupied by a multilevel office building with commercial properties on the ground level, including a furniture store, a café and a childcare centre.
 - A two level basement car park was situated underneath the building.
 - The building was made of glass, concrete and steel structures.
- The site topography appears flat as the result of cutting activities. The surrounding area slopes steeply towards the south west, so that the bottom level of the basement car park is at street level along the south western side;

- Waste storage was observed in the form of three plastic bins on concrete pavement in the car space area;
- No surface standing water was noticed at the site;
- Minimal vegetation was present within the open car space area at No.472 and the café area at No.486;
- No evidence of chemical storage was observed;
- There are no indicators of underground storage tanks within the site; and
- No hazardous material was observed.

A site survey is presented in appendix A. The site features are presented in Figure 3 of Appendix A. Site photographs are included in Appendix D.

6.2 Surrounding Land Uses

The surrounding land uses identified are described in the table below:

Table 6: Surrounding Land Uses

Orientation	Description
North-East	Pacific Highway, then office buildings and retail.
North-West	Open space including concrete paved areas and garden beds, then office buildings
South-East	Office building and retail.
South-West	Nicholson Street, then office buildings

7 SITE CHARACTERISATION

7.1 Areas of Potential Environmental Concern

Based on the site inspection, site history, previous reports and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoC) for the site were identified. These are summarised in the following table.

Table 7: Summary of Potential Areas and Contaminants of Concern

Potential AEC	Potentially contaminating activity	Potential CoCs	Likelihood of Site Impact	Justification
Entire site	Importation of fill material from unknown origin	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos	Low	Based on the site observations and site topography, the presence of imported fill material is likely to be minimal. The original topography was altered to achieve flat surfaces and this is likely to have been done through cutting activities.
Car parking areas	Leaks from vehicles	Metals, TPH, BTEX, PAH	Low	The bitumen pavements in the car park areas were observed to be in good condition, with no cracks or staining. However, some leaks from vehicles may have occurred prior to placement or refurbishment of the bitumen across the site.
Building Structures	Potential Asbestos/Fibro Features	Asbestos	Low	No fibre containing material was observed during the site inspection.
Former Substation	Presence of hazardous insulating materials, conductor fluids and other contaminants within the substation structures.	Heavy metals, PAH, PCB, asbestos,	Low	No.472 was leased as an electrical substation between 1985 and 1986. Hazardous insulating materials (asbestos), conductor fluids (PCB) and other contaminants associated with the presence of ash (PAH) or metal features (Heavy Metals) may have impacted the site.
Former Service Station	Potential presence of USTs, ASTs or other chemical storage. Spills	Metals, TPH, BTEX, PAH	Low	The historical aerial photograph and land title documentation suggest that a service station may have been present on the eastern corner of the site between 1954 and 1982-83. However this part of the

Potential AEC	Potentially contaminating activity	Potential CoCs	Likelihood of Site Impact	Justification
	and leaks from tanks or vehicles.			site is likely to have been excavated to 3-6m of depth to achieve a flat topography and build the current basement car park.

7.2 Conceptual Site Model

The Conceptual Site Model (CSM) presented in the table below provides a representation of the potential risks associated with the linkages between the following elements:

- Potential contamination sources and their associated contaminants of concern identified in Section 7.1. Only potential areas of concern with a significance rating of low were included; Potential human receptors that may be impacted by site contamination are current and future end-users, construction workers and the general public within the immediate vicinity;
- Potential environmental receptors identified in Section 4.3;
- Potential exposure pathways; and
- Whether each source-pathway-receptor pollution linkage are complete, limited or not present, based on current and future site conditions.

Table 8: Conceptual Site Model

Potential Sources	Potential Receptor	Potential Exposure Pathways	Complete Linkages	Risk	Justification
Contaminated soil from placement of uncontrolled fill across the site. Hydrocarbon spills and leakages from car parking areas. And former service station Contaminants from the former substation.	Site users or the general public	Dermal contact, inhalation or ingestion of exposed impacted soils	Limited (Current)	Low	The site is entirely sealed with concrete slab and direct contact with contaminated soil is considered unlikely.
			No (Future)	Negligible	If present, contaminated soils are likely to be remediated and removed with the remaining soils from the basement excavation level for off-site disposal.
	The aquatic ecosystems at Gore Cove and Balls Head Bay	Migration of impacted groundwater and surface water run-off	Yes (Current)	Low	No obvious sources of contamination were observed on site that could migrate off site with surface water run-off. Furthermore, percolation and contaminated runoff is unlikely to occur due to the presence of sealed surfaces across the site.
			No (Future)	Negligible	If present, contaminated groundwater is likely to be remediated and any remaining residual contamination would likely be at negligible concentrations.
	Underlying Aquifer	Leaching and migration of contaminants through groundwater infiltration	Limited (Current)	Low	Groundwater infiltration is likely to be limited within shale bedrock zones.
			No (Future)	Negligible	If present, contaminated soils are likely to be remediated and removed with the remaining soils from the basement excavation level for off-site disposal.
Asbestos in buildings	Site user or visitors	Inhalation of airborne fibres	Limited (Current)	Low	If present, asbestos material is likely to be limited to the building fabric and would be in bonded form.
			No (Future)	Negligible	A hazardous materials survey is likely to be required prior to the demolition of the existing buildings for the proposed development and licensed contractors would have to remove any asbestos likely to be present.

7.2.1 Data Gaps

Based on the CSM, the following data gaps were identified with respect to the pollution linkages identified:

- The presence and thickness of imported fill material, if any;
- The information pertaining to site contained in Section 149, as this document was not provided;
- WorkCover records in regards to Licenses to Keep Dangerous Goods pertaining to No.486 Pacific Highway, which was not received at the time this report was issued;
- The information pertaining to site contained in any Council records, as this search was still being completed and
- Confirmation if contamination has occurred from current and historical site activities through collection and laboratory analysis of soil samples.

8 CONCLUSION AND RECOMMENDATIONS

The findings of the assessment indicated the following areas of potential environmental concern:

- Potential importation of uncontrolled fill that may contain various contaminants;
- Car park areas where leaks and spills from cars may have occurred;
- Presence of contaminants and/or hazardous material from the former substation;
- Presence of contaminants and/or hazardous material from the former service station in the north eastern corner of the site; and
- Asbestos / Fibro features within former or current building structures.

The contaminants that may be present in these areas were considered to be of low significance in terms of risk to the human and environmental receptors identified. However, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development and to address the data gaps identified.

Thank you for the opportunity to undertake this work. We would be pleased to provide further information on any aspects of this report.

For and on behalf of

Aargus Pty Ltd

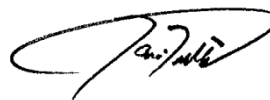
Written by:



Martina Carosi

Environmental Scientist

Reviewed By:



Davis Demillo

Senior Environmental Engineer

LIMITATIONS

The Aargus assessment is based on the result of limited site investigations and sample testing. Neither Aargus, nor any other reputable consultant, can provide unqualified warranties nor does Aargus assume any liability for site conditions not observed or accessible during the time of the investigations.

Despite all reasonable care and diligence, the materials encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions, truck movement or contractor movement of soils and other events, e.g. groundwater movement and or spillages of contaminating substances. These changes may occur subsequent to Aargus investigations and assessment.

This report and associated documentation and the information herein have been prepared solely for the use of the client and interested parties at the time of writing the report and is valid (for the purposes of management or transport of material) for a period of one month only from the date of issue. Any other reliance assumed by third parties on this report shall be at such parties' own risk. Any ensuing liability resulting from use of the report by third parties cannot be transferred to Aargus.

Whilst this report provides a review of site conditions encountered at sampling locations within the investigation, it should be noted that if materials are proposed to be moved from site - Part 5.6, Section 143 of the Protection of the Environment Operations (POEO) Act 1997 states that it is an offence for waste to be transported to a place that cannot lawfully be used as a facility to accept that waste. It is the duty of the owner and transporter of the waste to ensure that all material removed from a site must be accompanied by an appropriate waste classification report and materials are disposed of appropriately. An environmental or validation report does not constitute a waste classification report and results are treated

differently. Aargus accepts no liability for the unlawful disposal of waste materials from any site. Aargus does not accept any responsibility for the material tracking, loading, management, transport or disposal of waste from the site. If material is to be removed from a site, before disposal of any material to a licensed landfill is undertaken, the site owner must ensure an appropriate waste classification exists for all materials on the site planning to be removed, the waste producer will need to obtain prior consent from the licensed landfill/recycler. The receiving site should check to ensure that the material received matches the description provided in the report.

Opinions are judgements, which are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

Appendix J – Important information about your environmental site report should also be read in conjunction with this report.

REFERENCES

This report was prepared with reference to the following guiding documents:

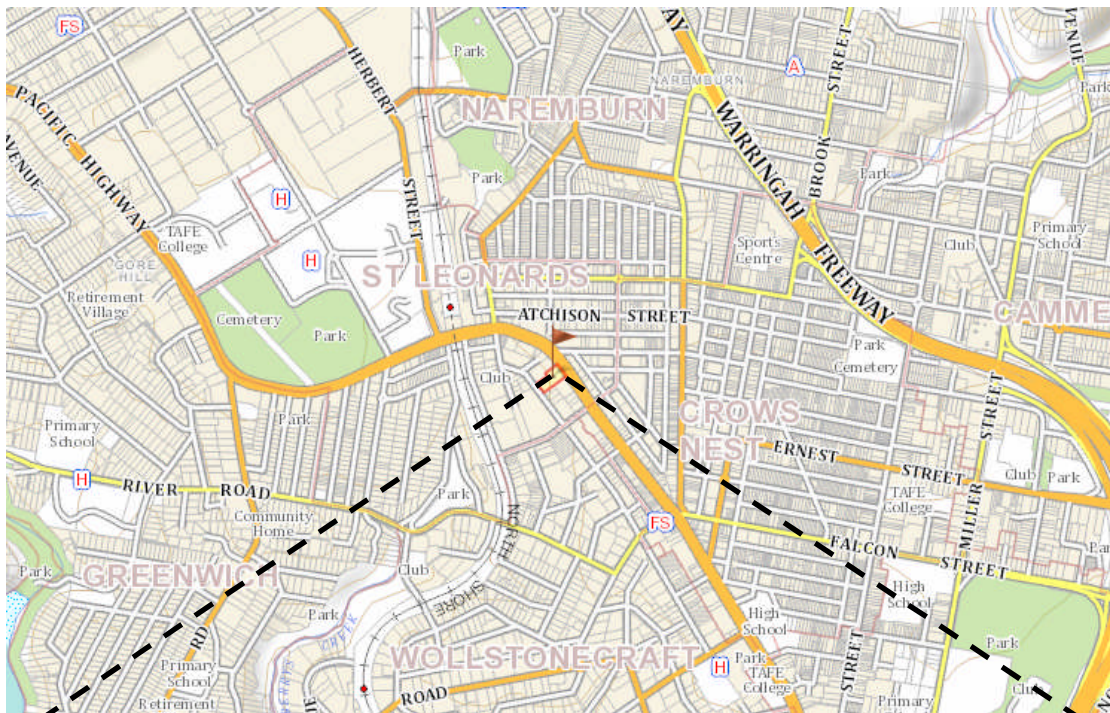
- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra;
- ANZECC National Water Quality Management Strategy “Australian Water Quality Guidelines for Fresh and Marine Waters”, 1992.
- CRC Care Technical Report No. 13 – Soil Vapour Assessment (August 2009);
- Department of Urban Affairs and Planning – EPA (1998) “Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land”;
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1);
- NSW DEC, “Guidelines for the Assessment and Management of Groundwater Contamination” (March 2007);
- NSW DEC “Guidelines for the NSW Site Auditor Scheme” (2006, 2nd edition). NSW Environment Protection Authority, Sydney;
- NSW DECC (2009) – “Waste Classification Guidelines, Part 1: Classifying Waste”;
- NSW DECCW, “Vapour Intrusion: Technical Practice Note”, (September 2010);
- NSW EPA “Guidelines for Assessing Service Station Sites” (1994). NSW Environment Protection Authority, Sydney;
- NSW EPA “Guidelines for Consultants Reporting on Contaminated Sites” (2011). NSW Environment Protection Authority, Sydney;
- NSW EPA “Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997” (2009). NSW Environment Protection Authority, Sydney;
- NSW EPA “Sampling Design Guidelines” (1995). NSW Environment Protection Authority, Sydney.

APPENDIX A

SITE PLANS



LOCALITY MAP



Reference: Google (2013) & SIX Map

Site Location

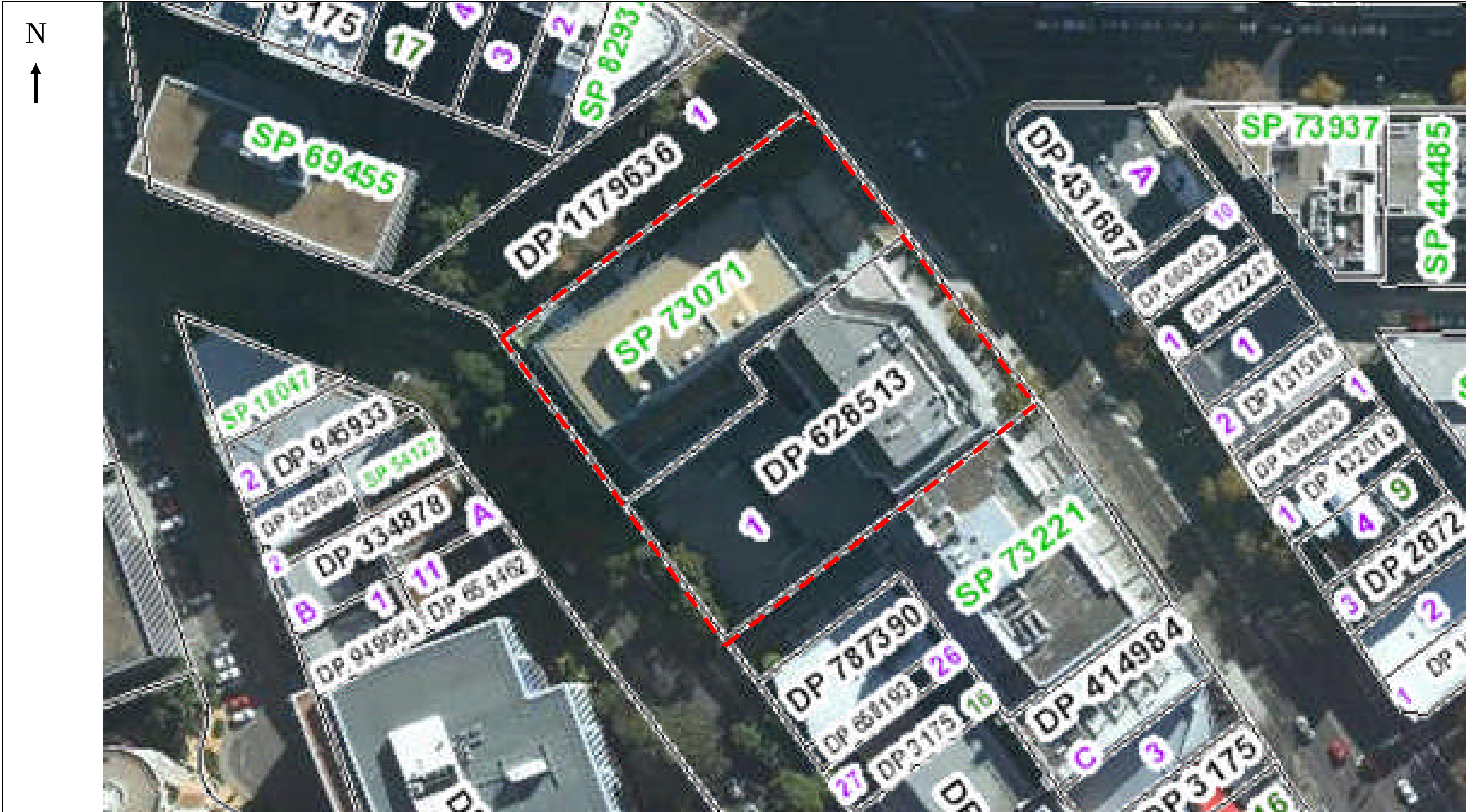
ABN 75 050 212 710

Aargus Pty Limited

Environment – Chemicals – Business Development

Drawn	NZ	Preliminary Site Investigation Leighton Properties 472 - 486 Pacific Highway, St Leonards NSW		Figure 1	Job No: ES5599
Approved	MK				
Date	03/09/13				
Scale	As Shown				

SITE LOT & DP PLAN



Legend

- - Site boundary

ABN 75 050 212 710

Aargus Pty Limited

Environment – Remediation – Geotechnical Engineering

Source: Google 2013

Drawn	NZ
Approved	MK
Date	03.09.13
Approx Scale	N/A

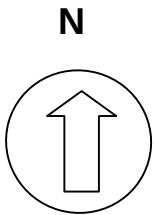
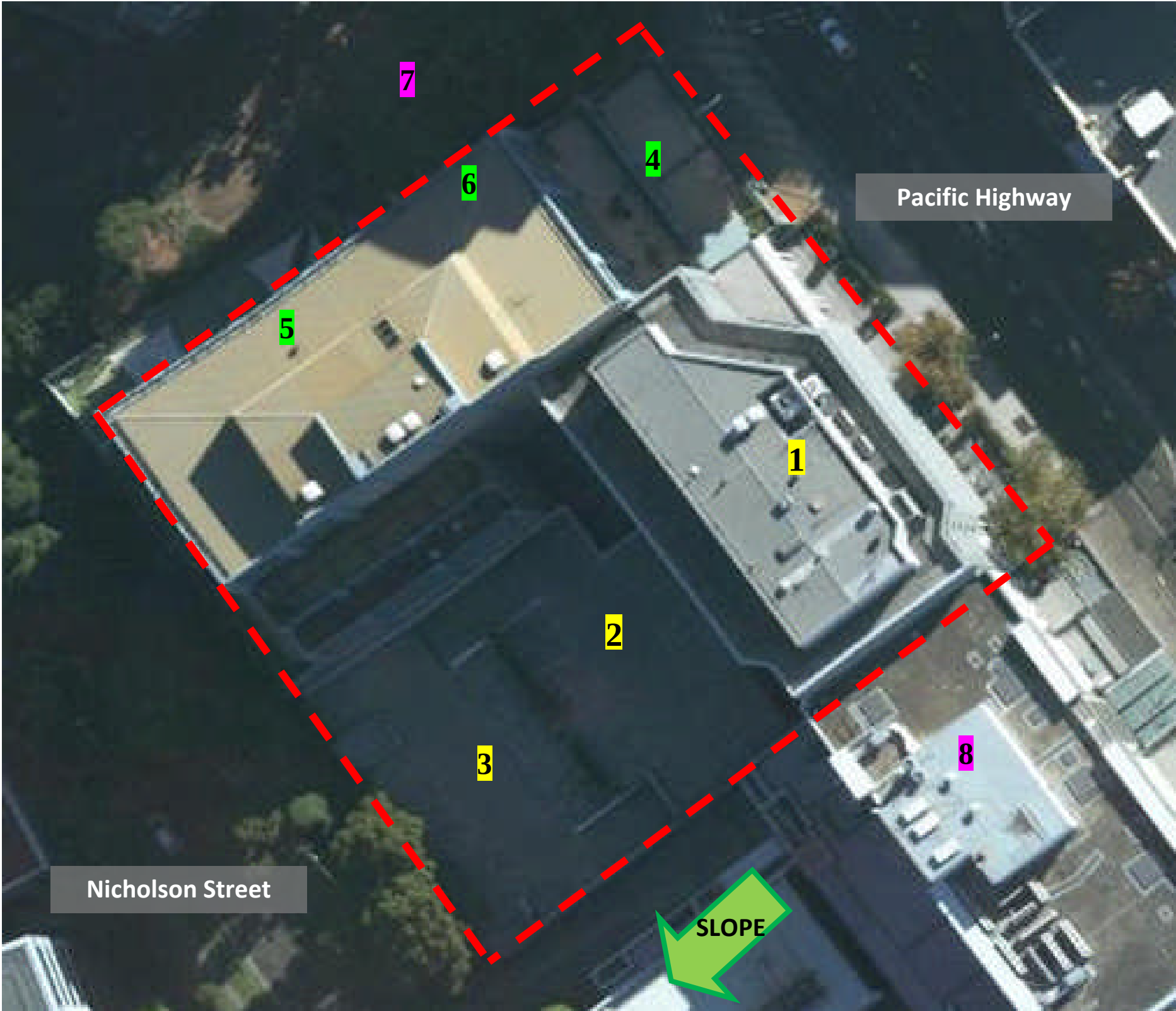
Preliminary Site Investigation
Leighton Properties
472-486 Pacific Highway,
St Leonards NSW



Fig 2

ES5599

SITE FEATURES



Source: Google 2013

Legend:

- Site Boundary
- No. 472 Site Features
- No. 486 Site Features
- Surrounding area features

1	Leighton Office Building
2	Upper level outdoor car park
3	Lower level outdoor car park
4	Furniture store
5	Café
6	Childcare centre
7	Pedestrian Area (concrete)
8	Office Building

ABN 75 050 212 710

Aargus Pty Limited

Environmental – Remediation – Geotechnical Engineering

Drawn	NZ
Approved	MK
Date	03/09/2013
Approx. Scale	1:870

Preliminary Site Investigation
Leighton Properties
472-486 Pacific Highway,
St Leonards NSW



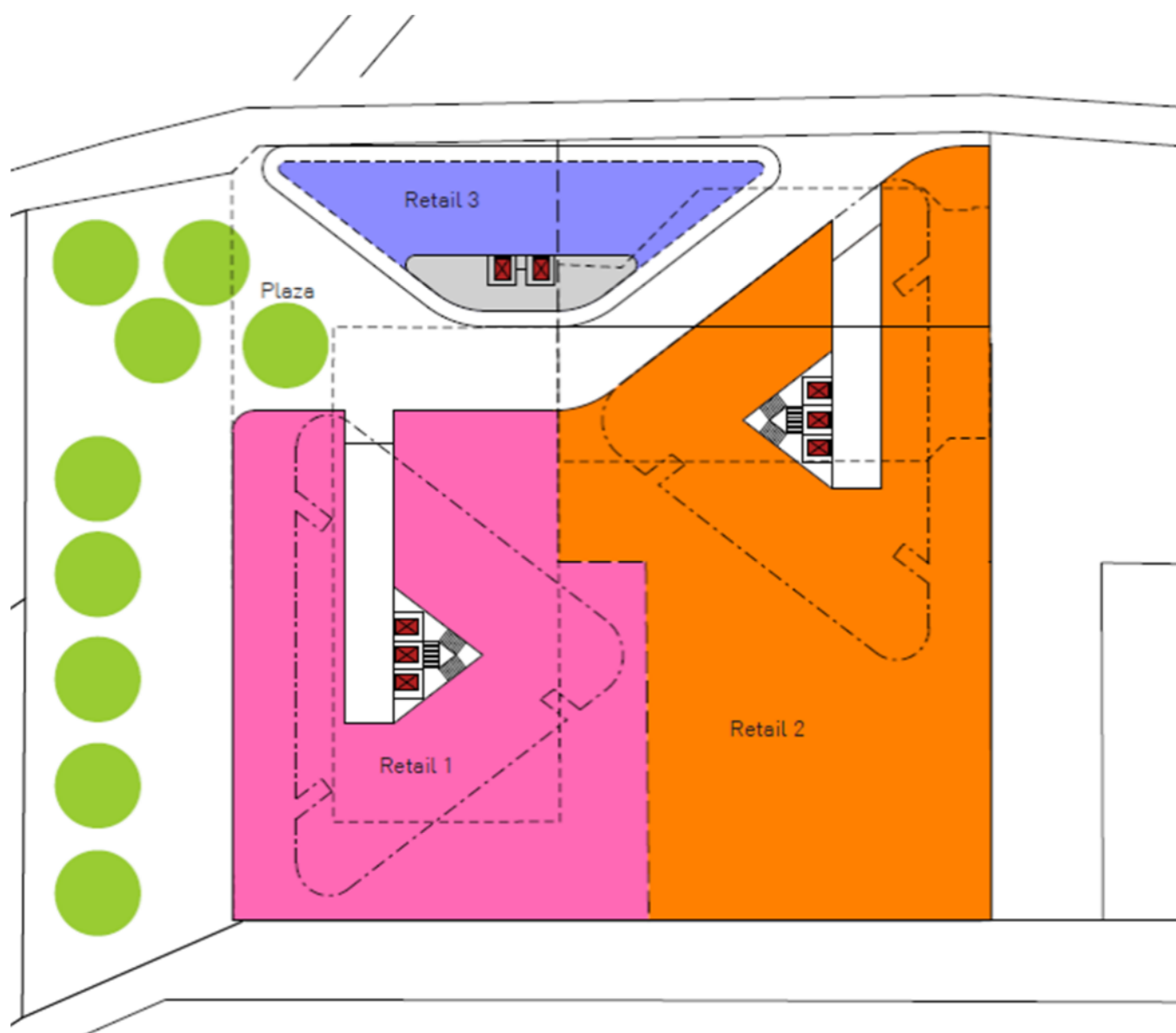
Fig 3

ES5599

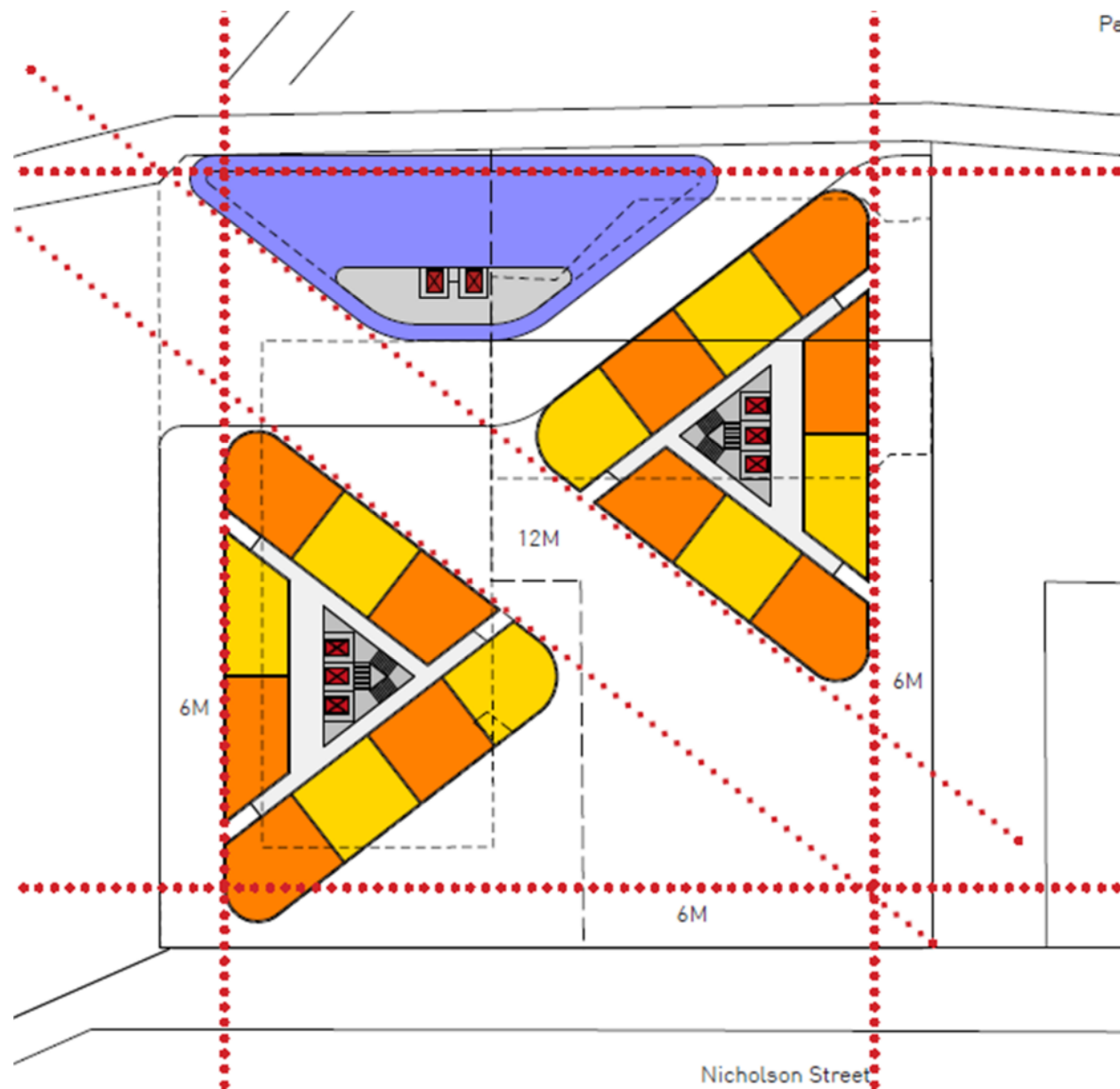
APPENDIX B

PROPOSED DEVELOPMENT PLANS





Pa





APPENDIX C

PROJECT TEAM CVs



M A R T I N A C A R O S I

DATE OF BIRTH	4 th December 1978
EDUCATIONAL	Bachelor Natural Science (Hon), University of Pisa (Italy), Master of Applied Science Coastal Management, University of Sydney
PUBLICATIONS	Thesis: “Environmental Quality Assessment of Monte Rufeno Regional Natural Reserve (Lazio, Italy)”
FIELDS OF SPECIAL COMPETENCE	Project management for Environmental Site Assessments (ESA) Stage 1 and 2; planning and implementation of remediation strategies for contaminated sites including petroleum and mining sites; client liaison and management; coordination and management of fieldwork operations.
EXPERIENCE:	
2012 – Present:	Environmental Scientist, Aargus Pty Ltd
2008 – 2012:	Environmental Scientist, SMEC Australia Pty Ltd
2006 – 2008:	Environmental Scientist, Coffey Environments Pty Ltd
MAJOR PROJECTS	
	Rehabilitation Strategy, Mount Todd Gold Mine, NT - The Mt Todd Mine Site is affected by Acid and Metalliferous Drainage which is adversely impacting the surrounding water system. A preliminary environmental investigation involving surface water, fluvial sediment and stockpile material sampling and analysis was carried out to delineate the extent of the contamination and establish a baseline for the remediation and rehabilitation strategy.
	Groundwater Monitoring Program, ANZAC Rifle Range, Maroubra NSW - Environmental monitoring and sampling of groundwater and surface water to provide accurate, quality assured information on the environmental performance of former landfill and its influence on the adjacent Maroubra beach
	Intrusive Environmental Investigation, Hickson Rd, Millers Point - Currently a city road under the management of City of Sydney Council, the site used to allocate a gas work plant at the beginning of 1900s. The site, where high levels of contamination were encountered, is currently under investigation for the provision of a comprehensive Remediation Action Plan in the near future.
	Groundwater and Surface Water Monitoring Program, RAAF Air Base, Richmond - Groundwater and surface water monitoring program including a review of site history and previous environmental studies and undertaking a 3-year program of fieldworks. The site presents several areas of environmental concern affected by TPH and heavy metal contamination, due to the activities undertaken at the site in the past.

ENVIRONMENTAL PROJECTS

- Remediation Action Plan and Validation, Former Stockton Rifle Range, Stockton NSW – The site was used as a training firing facility by the Australian Army and is now being remediated to be used as a public beach. Investigation and remediation works included the identification of areas of environmental concern affected by the presence of lead projectiles, and removal of lead impacted beach sand.
- ESA Stage 2, Pacific Highway, Wyong - Former industrial site comprising abandoned USTs and storage of various hazardous materials. The site is scheduled for commercial development. Responsible for site investigation work including; review of available site history, planning, soil sampling, installation of groundwater monitoring wells, assessment of the laboratory test results and reporting.
- Groundwater Monitoring Program, Wingecaribee Swamp, Robertson NSW - Environmental monitoring and sampling of groundwater to provide accurate, quality assured information on the environmental performance of the former landfill, scheduled for rehabilitation by the NSW Department of Finance.
- Groundwater investigation, Former Shell Service Station, Toukley NSW- Currently vacant site surrounded by residential properties affected by the presence of hydrocarbon contamination within the soil and groundwater at the site. The investigation included several rounds of groundwater monitoring.
- Review of Environmental Factors (REF), Sunny Corner Mine Site NSW - The Sunny Corner Mine Site appears to be the cause of the generation of Acid and Metalliferous Drainage which is adversely impacting the surrounding water system. A preliminary environmental investigation involving surface water, fluvial sediment and stockpile material sampling and analysis has been carried out to delineate the extent of the contamination and the baseline for a remediation and rehabilitation strategy.
- Esa Stage 2, Kingsgrove to Revesby Railway – Environmental investigation designed to complement the K2R2 Railway Quadruplication Project. The investigation included the excavation of environmental and geotechnical boreholes and test pits to identify the presence of contaminated fill and describe the geotechnical properties of the encountered materials.

PROJECT MANAGEMENT

- Phase II ESA, 187 George Street, Parramatta NSW. Soil and groundwater environmental assessment of a commercial property featuring a tyre retail facility. The site needs certification for ongoing commercial/industrial site use for future redevelopment.
- Groundwater Monitoring Program, Lucas Heights Landfill, Lucas Heights NSW - Environmental monitoring and sampling of groundwater and surface water to provide accurate, quality assured information on the environmental performance of the current landfill and its influence on the surrounding bushland.
- Hazardous Material Investigation, HMAS Water hen Car Park, Waverton NSW - Additional investigation carried out to assess the presence of asbestos in soil and assess the status of contamination that will allow the site remediation and redevelopment. Scope of work included test pitting inspection, collection of soil samples, interpretation of site history and laboratory results and reporting.
- Groundwater Monitoring Program, ANZAC Rifle Range, Maroubra NSW - Environmental monitoring and sampling of groundwater and surface water to provide accurate, quality assured information on the environmental performance of former landfill and its influence on the adjacent Maroubra beach.

D A V I S D E M I L L O

DATE OF BIRTH EDUCATIONAL QUALIFICATIONS

26th August 1973
BEng (Environmental), University of Wollongong
Bonded Asbestos Removal - TAFE NSW, 2009
Erosion and Sediment Control - Soil Conservation
Services, 2009

AFFILIATIONS FIELDS OF SPECIAL COMPETENCE

Member Institute of Engineers, Australia

Contaminated Land Investigations; Contaminated
Land Remediation Management; Site Conceptual
Modelling; Qualitative/Quantitative Risk
Assessments (Human Health, Environment &
Groundwater); Waste Management Strategies;
Environmental Impact Statements/Assessments;
Environmental Management Systems and Due
Diligence; Project Management

EXPERIENCE:

Aug 2012 - Present:	Senior Environmental Engineer, Aargus Pty Ltd;
Oct 2010 – Jul 2012:	Senior Environmental Engineer, Golder Associates;
2008 – Oct 2010:	Senior Environmental Advisor, Jemena;
Feb 2007 – 2008:	Environmental Engineer, Coffey Environments;
Sep 2003 – Jan 2007:	Environmental Engineer, Hyder Consulting;
2003 – 2003:	Environmental Engineer, Environmental Investigation Services;
2002:	Environmental Engineer, NSW EPA;

MAJOR PROJECTS

- Barangaroo (30-38 Hickson Rd, Miller's Point, NSW). Management of the site investigations for the former gasworks site, declared by the DECCW as an area of investigation. The investigation targeted deep contamination of groundwater within the bedrock due to high levels of benzene and other hydrocarbons found in adjacent sites;
- Former Gasworks Sites at Mortlake, Oyster Cove, Bowral, Goulburn, Newcastle, Muswellbrook and Barangaroo NSW. Lead technical advisor for contaminated sites for Jemena, including due diligence, community/stakeholder/regulator liaisons and managing environmental aspects of sites for purchase, lease or decommissioning. Projects included remediation of contaminated sediments at Kendall Bay and due diligence on former gasworks sites;
- Annual Groundwater Management Events (Weipa, Australia). Managed the annual groundwater monitoring events at multiple sites within the Weipa region for a large mining client. (Contract value: AUD \$500K);

- Roath Basin South Redevelopment Cardiff, Wales. Conducted desk studies; produced tender documents; designed, managed and supervised Phase 3 and Phase 3 geo-environmental and geotechnical investigations for the 25ha former docklands site. Developed the quantitative risk assessment and hydrogeological conceptual site model, which led to development approval by the Environmental Agency. (Contract Value: GBP 200 million);
- Ely Bridge Cardiff Infrastructure Strategy Cardiff, Wales. Conducted desk studies, produced tender documents and designed the preliminary ground investigation. Produced a geotechnical/geo-environmental assessment report which led to the approval of a phased redevelopment of the site by the Environment Agency. (Contract Value: GBP 150 million);
- Port Tawe Redevelopment Swansea, Wales. Produced a Tier 2 contamination risk assessment for human health including derivations of remedial targets for surrounding water bodies of the former docklands, which led to the approval of planning consents by the Environmental Agency. (Contract Value: GBP 500 million);
- Doha North Sewage Treatment Works Doha, Qatar. Managed and supervised the ground investigation for the proposed sewerage network located in the catchment area north of Doha. The proposed system would comprise tunnel alignment, associated pipelines, interceptor trunks, a STW and pumping stations with depths up to 40m. Produced a geotechnical report to assist with tunnelling design. (Contract Value: QR 450 million)

ENVIRONMENTAL PROJECTS

- Groundwater Remediation (Thursday Island, Australia). Managed additional investigations and the design of the collection/treatment system for remediation of hydrocarbon impacted groundwater;
- Groundwater Remediation (Manunda, Cairns, Australia). Managed monthly GMEs and soil vapour monitoring from a former dry cleaning site and the adjacent caravan park site where off-site contamination of chlorinated solvents were identified. Managed the additional investigation of the caravan park site utilising a Membrane Interface Probe (MIP);
- Yungaburra Estate (Yungaburra, Australia). Managed the remediation of the former plywoods site impacted by arsenic and hydrocarbons. Subsequently, the site was successfully removed from the Environmental Management Register (EMR);
- Cairns International Airport (Cairns, Australia). Managed the investigation of hydrocarbon contaminated bays and plane re-fuelling areas;
- Remediation of Former Plywoods (Cairns, Australia). Prepared the Site Management Plan and Remediation Action Plan for the commercial development of the former plywoods site. The project comprised the creation of a barrier layer between site receptors and the underlying hydrocarbon/metals contaminated soils;
- Iron Cove Bridge NSW. Developed a preliminary assessment of sediment contamination for the proposed duplication of Iron Cove Bridge, which included a robust study of the catchment area, its surrounding environment and past heavy polluting industries;
- ALDI (Wyong, Thornleigh, Lakemba) NSW. Management of combined environmental and geotechnical investigations for proposed ALDI sites;
- Bankstown Former Practice Trotting Track NSW. Implemented the RAP for remediation and validation of asbestos-impacted soils, paving the way for

construction works to commence with successful site suitability sign-off from a Site Auditor;

- Whiteheads Works Redevelopment Newport, Wales. Developed a remedial options report for zinc contamination, resulting in an agreement of the preferred remediation works with the Environment Agency. Produced a tender document for purging of the entire drainage system;
- Anuerin Crescent Former Landfill Site Brynmawr, Wales. Produced a desk study report and supervised the ground investigation of the former landfill site including gas/groundwater monitoring;
- Cardiff WWTW Fragmentation Tip Cardiff, Wales. Managed the 5-year gas/groundwater monitoring programme for the former landfill site for environmental due diligence requirements;
- Lady Windsor Colliery Ynysybwll, Wales. Completed a geotechnical/geo-environmental desk study and interpretative report for a proposed housing/infrastructure redevelopment on the former colliery site;
- Jemena Sites NSW/QLD/ACT. Developed the environmental processes of Jemena's Project Management Methodology; Developed key EMS documents for environmental incident reporting/classification, soil management, contaminated land management and environmental aspects & impacts; Designed and oversaw the creation of Jemena's environmental webpage within the intranet, which contains key environmental documentation for staff; Developed and trained NSW/ACT personnel and HSE Advisors on environmental obligations; Initiated and organised Jemena's preferred panel of environmental service providers (consultants and contractors), including negotiation of contractual terms, conditions and rates; Assisted with the audit of over 70 electricity substations in VIC for environmental due diligence;
- Jemena Depots and Offices Nationwide, Australia. Developed a national waste management framework / policy, which involved audits on waste expenditure and an inventory of both office and construction waste types generated across the business. Negotiated national panels and rates for waste management service providers and initiated waste management plans for a number of depots/offices. Developed various standard operating procedures and compliance guides relating to waste management and other environmental issues.

GEO-TECHNICAL AND CIVIL ENGINEERING PROJECTS

- Al Ain to Dubai Road Widening Dubai, UAE. Conducted a detailed geotechnical / structural survey along the proposed 50km route, produced a scope of GI works and developed tender documents for the proposed 2-lane extension on the existing dual carriageway. The survey included existing embankments, culver crossings, wadi bridges and existing overhead bridges;
- Khalifa City A and B Development Abu Dhabi, UAE. Carried out site inspections and desk studies to determine causes of road collapses and structural failures within the proposed development area. These were found to be associated with differential settlements caused by uncontrolled dewatering and naturally occurring underground cavities. The findings formed the basis for the proposal of remedial works;
- N22 Ballyvourney- Macroom-Ballincollig Road Scheme Cork, Ireland. Conducted a site survey to obtain background information for the proposed bypass along a 20+km section of the existing N22 highway. Produced the geology chapter for the Environmental Impact Statement;

- Ealing Bridges London, England. Calculated and modelled the settlements of 2 bridge extensions located in London with design considerations given to bridge support over a train line and underground services using abutments and caissons;
- Blaenserchan Phase 1 Implementation Works Blaenserchan, Wales. Produced a tender document for civil engineering works to be carried out on the former colliery site. The scope of works included shaft capping, grouting of basement shafts, brickwork/stonework, general earthworks and other minor civil works;
- Lady Windsor Colliery Ynysybwyl, Wales. Completed a geotechnical/geo-environmental desk study and interpretative report for a proposed housing/infrastructure redevelopment on the former colliery site.

APPENDIX D

SITE PHOTOGRAPHS



SITE PHOTOGRAPHS

Client	Leighton Properties
Project	Preliminary Site Investigation
Location	472-486 Pacific Highway, St Leonards NSW
Job No.	ES5599
Checked By	MK



Photograph N° 1



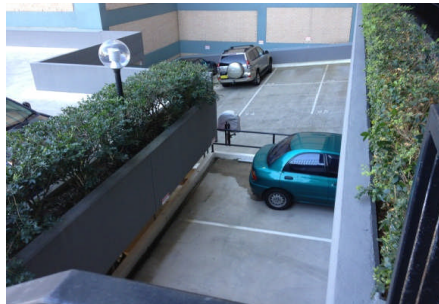
View of the frontage of No.472
on Pacific Highway

Photograph N° 2



The upper level of the open car park at
No.472

Photograph N° 3



Lower level of the open car park at No.472

Photograph N° 4



The basement carpark at No.472 with
concrete sealed surface in good condition.

Photograph N° 5



Lower level of the basement carpark with
vehicular entrance on Nicholson Street

Photograph N° 6



The southern side of the multi storey
Leighton Building.

SITE PHOTOGRAPHS

Client	Leighton Properties
Project	Preliminary Site Investigation
Location	472-486 Pacific Highway, St Leonards NSW
Job No.	ES5599
Checked By	MK



Photograph N° 7



View of the frontage of No.486 on Pacific Highway

Photograph N° 8



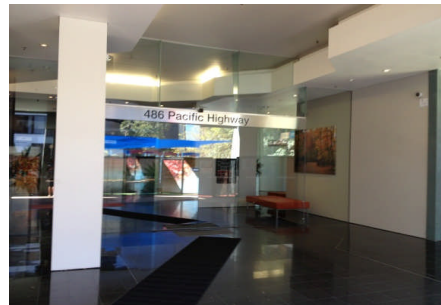
Commercial premises on the ground level

Photograph N° 9



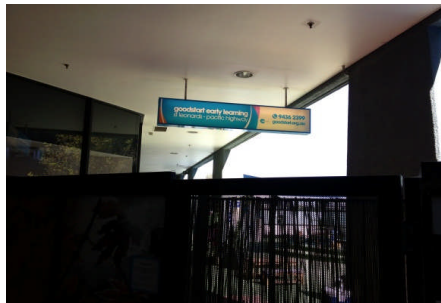
General appearance of the sealed surface of the ground level

Photograph N° 10



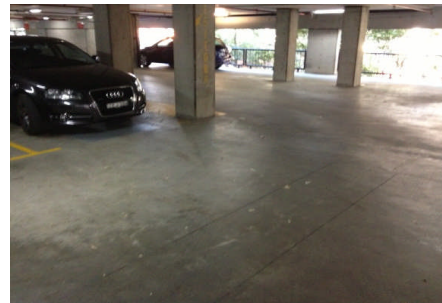
Pedestrian access to the main building along the north wesatern side of the site

Photograph N° 11



The main building includes a childcare centre on the ground level

Photograph N° 12



Basement car park with main entrance on Nicholson Street

APPENDIX E

GROUNDWATER BORE SEARCH



Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Tuesday, September 3, 2013

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW108991

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW108991
LIC-NUM 10WA109008
AUTHORISED-PURPOSES DOMESTIC
INTENDED-PURPOSES DOMESTIC
WORK-TYPE Bore
WORK-STATUS
CONSTRUCTION-METHOD
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2008-07-08
FINAL-DEPTH (metres) 168.00
DRILLED-DEPTH (metres)
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY WONDAKIAH
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 13.00
SALINITY 300.00
YIELD 0.12

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6254538.00
EASTING 332929.00
LATITUDE 33 50' 10"
LONGITUDE 151 11' 40"
GS-MAP
AMG-ZONE 56
COORD-SOURCE

REMARK**Form-A [\(top\)](#)**

COUNTY CUMBERLAND
PARISH WILLOUGHBY
PORTION-LOT-DP 1//270176

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH WILLOUGHBY
PORTION-LOT-DP 1 270176

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

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

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Tuesday, September 3, 2013

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW072478

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW072478
LIC-NUM
AUTHORISED-PURPOSES
INTENDED-PURPOSES DOMESTIC
WORK-TYPE Bore
WORK-STATUS Supply Obtained
CONSTRUCTION-METHOD Rotary
OWNER-TYPE (Unknown)
COMMENCE-DATE
COMPLETION-DATE 1995-01-10
FINAL-DEPTH (metres) 180.50
DRILLED-DEPTH (metres) 180.50
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY
GWMA
GW-ZONE
STANDING-WATER-LEVEL 48.00
SALINITY 270.00
YIELD 0.70

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP 9130-3N
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE
NORTHING 6256317.00
EASTING 332277.00
LATITUDE 33 49' 12"
LONGITUDE 151 11' 16"
GS-MAP
AMG-ZONE 56
COORD-SOURCE Unidentified Location

REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH WILLOUGHBY
 PORTION-LOT-DP 101//1075748

Licensed [\(top\)](#)

no details

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.40	210			Rotary
1		Hole	Hole	5.40	180.50	158			Rotary
1	1	Casing	Steel	-0.50	5.40	168.3	158.7		C: 0-5.4m; Driven into Hole

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S-W- L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
29.70	30.10	0.40				0.20	30.50	0.25	230.00
138.00	139.80	1.80				0.30	142.50	0.25	270.00
143.80	144.50	0.70		48.00		0.20	180.50	0.50	270.00

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO- MATERIAL	COMMENT
0.00	2.50	2.50	CONCRETE OVERBURDEN		
2.50	5.10	2.60	MOIST CLAY		
5.10	28.70	23.60	L/G MED. GRAIN SANDSTONE		
28.70	30.10	1.40	LIGHT GREY MED. GRAIN S/STONE QUARTZ MATRIX		
30.10	35.90	5.80	L/GREY GRAIN SANDSTONE		
35.90	37.20	1.30	L/GREY MED GRAIN S/STONE QUARTZ MATRIX		
37.20	45.30	8.10	L/GREY MED GRAIN S/STONE		
45.30	54.30	9.00	DARK GREY SHALE		
54.30	72.40	18.10	L/GREY CEMENTED S/STONE		
72.40	75.40	3.00	DARK GREY SHALE		
75.40	109.70	34.30	L/GREY MED GRAIN S/STONE		
109.70	110.60	0.90	QUARTZ LAYER		
110.60	121.80	11.20	L/GREY MED GRAIN S/STONE		

121.80	123.30	1.50	DARK GREY SHALE
123.30	135.40	12.10	L/GREY MED GRAIN S/STONE
135.40	138.00	2.60	L/GREY MED GRAIN S/STONE QUARTZ MATRIX
138.00	139.80	1.80	WATER BEARING QUARTZ
139.80	143.80	4.00	L/GREY MED GRAIN S/STONE QUARTZ MATRIX
143.80	144.40	0.60	WATER BEARING QUARTZ
144.40	154.10	9.70	L/GREY CEMENTED SANDSTONE
154.10	163.70	9.60	L/GREY MED GRAIN S/STONE QUARTZ MATRIX
163.70	166.90	3.20	QUARTZ LAYER
166.90	168.70	1.80	GREY MED GRAIN S/STONE
168.70	180.50	11.80	L/GREY MED GRAIN SANDSTONE

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Tuesday, September 3, 2013

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW108224

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW108224
LIC-NUM	10WA109080
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	DOMESTIC
WORK-TYPE	Bore
WORK-STATUS	Supply Obtained
CONSTRUCTION-METHOD	Down Hole Hammer
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2006-09-05
FINAL-DEPTH (metres)	132.40
DRILLED-DEPTH (metres)	132.40
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	PITTORINO
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	35.00
SALINITY	
YIELD	0.30

Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6256404.00
EASTING	333214.00
LATITUDE	33 49' 10"
LONGITUDE	151 11' 52"
GS-MAP	
AMG-ZONE	56
COORD-SOURCE	GIS - Geographic Information System

REMARK**Form-A (top)**

COUNTY CUMBERLAND
 PARISH WILLOUGHBY
 PORTION-LOT-DP 1 306386

Licensed (top)

COUNTY CUMBERLAND
 PARISH WILLOUGHBY
 PORTION-LOT-DP 1 306386

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	2.50	203			Down Hole Hammer
1		Hole	Hole	2.50	132.40	165			Down Hole Hammer
1	1	Casing	Steel	-0.40	2.60	165	155.4		Driven into Hole; Suspended in Clamps; Open End
1	1	Casing	PVC Class 9	-0.40	71.60	140			Screwed and Glued; Suspended in Clamps
1		Annulus	Concrete	0.00	2.50	203			

Water Bearing Zones (top)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W- L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
29.00	35.00	6.00				0.10			1750.00
98.00	100.00	2.00				0.20			970.00

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL COMMENT
0.00	0.60	0.60	clay, sandy	
0.60	2.80	2.20	sandstone, weathered	
2.80	3.10	0.30	clay	
3.10	25.50	22.40	sandstone, weathered	
25.50	27.00	1.50	sandstone, grey quartz	
27.00	29.00	2.00	shale	

29.00	35.00	6.00	sandstone, quartz grey
35.00	41.00	6.00	shale
41.00	52.00	11.00	sandstone, grey
52.00	54.00	2.00	sandstone, quartz grey
54.00	61.00	7.00	sandstone, grey
61.00	65.00	4.00	shale
65.00	81.00	16.00	sandstone, grey
81.00	84.00	3.00	sandstone, grey quartz siltstone
84.00	98.00	14.00	sandstone, grey
98.00	100.00	2.00	sandstone, grey quartz
100.00	106.50	6.50	sandstone, grey
106.50	109.00	2.50	sandstone, dark brown
109.00	110.50	1.50	sandstone, grey quartz
110.50	112.00	1.50	siltstone
112.00	132.40	20.40	sandstone, grey

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Tuesday, September 3, 2013

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW103591

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW103591
LIC-NUM 10BL159969
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS Equipped - bore used for obs
CONSTRUCTION-METHOD Rotary
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2001-01-11
FINAL-DEPTH (metres) 5.80
DRILLED-DEPTH (metres) 5.80
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY REIL DEALERSHIP
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6256917.00
EASTING 332388.00
LATITUDE 33 48' 53"
LONGITUDE 151 11' 21"
GS-MAP
AMG-ZONE 56
COORD-SOURCE

REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH WILLOUGHBY
 PORTION-LOT-DP 1//519313

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH WILLOUGHBY
 PORTION-LOT-DP 1 519313

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.80	125			Auger
1	1	Casing	P.V.C.	0.00	2.80	60	50		C: 0-.2m; Screwed; Seated on Bottom; Cap
1	1	Opening	Screen	2.80	5.80	60			PVC Class 18; A: .5mm; Screwed
1		Annulus	(Unknown)	1.90	5.80				Graded; GS: 1-2mm; Q: 40m ³

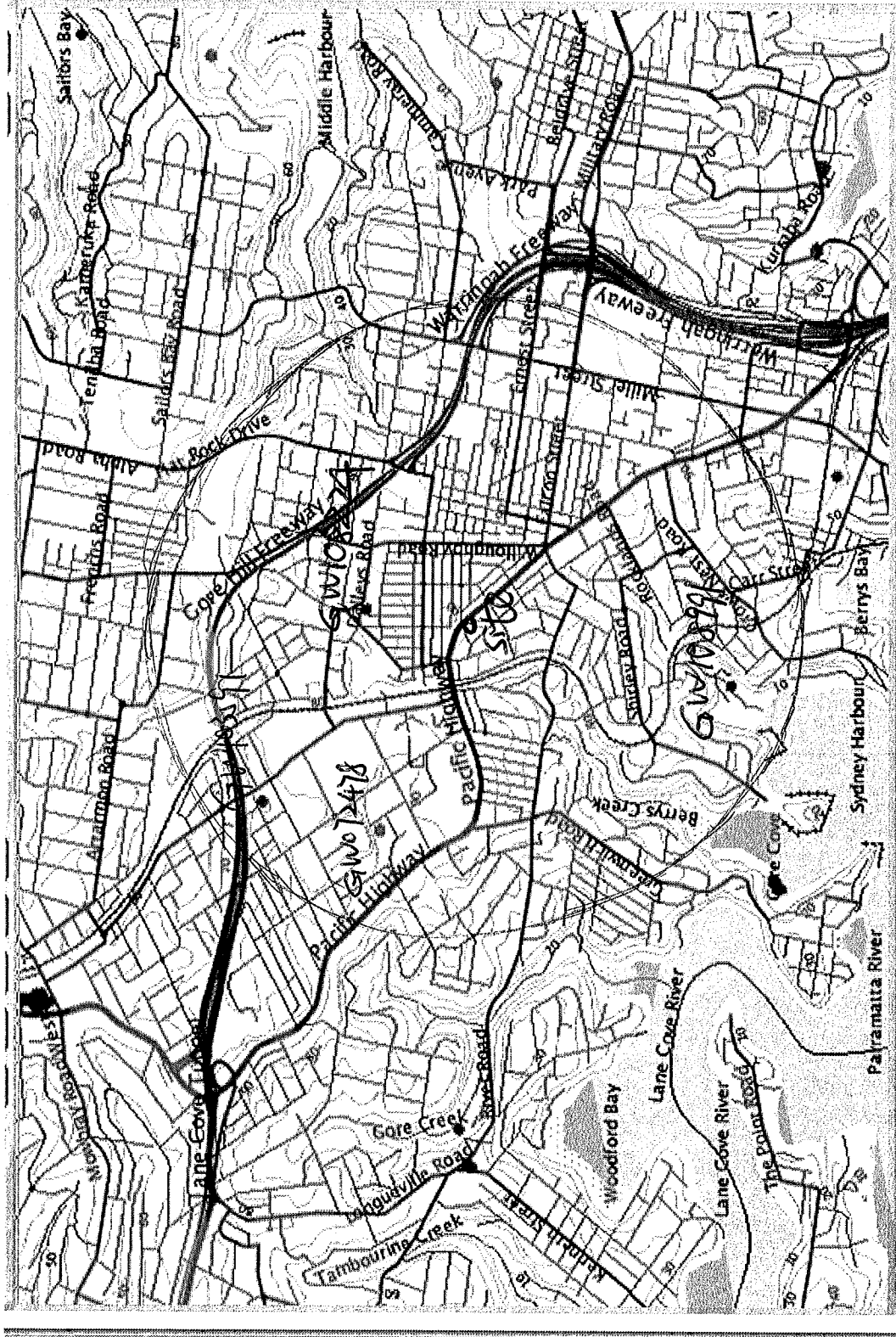
Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
4.00	5.80	1.80		4.00					

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	2.00	2.00	ROAD BASE		
2.00	4.00	2.00	CLAY		
4.00	5.80	1.80	SANDY CLAY		

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~ 1.2 km rad , 4 wells

APPENDIX F

LAND TITLE INFORMATION





A division of the Department of Finance & Services

Land & Property Information

No. 57

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

COMPUTER FOLIO REFERENCE 1/1070447
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE CANCELLED

WARNING: *** FOLIO CANCELLED *******

Page 1

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 1 IN DEPOSITED PLAN 1070447
AT ST LEONARDS
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1070447

FIRST SCHEDULE

SURFSIDE (WILLOUGHBY) HOLDINGS PTY LIMITED

SECOND SCHEDULE (16 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 W497488 LEASE TO THE SYDNEY COUNTY COUNCIL OF SUBSTATION
PREMISES NO 5819 AS SHOWN IN PLAN WITH W497488 WITH A
R.O.W. & EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER
PART OF THE LAND ABOVE DESCRIBED. EXPIRES 31-12-2010
- * 3 U737435 LEASE TO PRODUCTION STRATEGIES PTY LIMITED OF LEVEL
2, 486-494 PACIFIC HIGHWAY, ST LEONARDS. EXPIRES
31.3.2000. OPTION OF RENEWAL 6 YEARS
- * 4 3444136 LEASE TO WILSON PARKING AUSTRALIA 1992 PTY LIMITED
OF BASEMENTS 1,2,3,& 4, 486-494 PACIFIC HIGHWAY, ST
LEONARDS. EXPIRES 31.5.2005.
- * 5 8112458 LEASE TO TECHNOLOGY PARTNERS GROUP PTY LIMITED OF
SUITE 102, LEVEL 1, 486-494 PACIFIC HIGHWAY, ST
LEONARDS. EXPIRES: 15/4/2004. OPTION OF RENEWAL: 3
YEARS.
- * 6 8209868 LEASE TO SUSAN BLINDMAN & MARA TYUNEV BEING SHOP 6,
PLAZA LEVEL, 486-494 PACIFIC HIGHWAY , ST LEONARDS.

END OF PAGE 1 - CONTINUED OVER

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FOLIO CANCELLED

PRINTED ON 11/9/2013

57

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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



Registrar General

TITLE SEARCH

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1/1070447
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE
CANCELLED

WARNING: *** FOLIO CANCELLED *******

Page 2

SECOND SCHEDULE (16 NOTIFICATIONS) (CONTINUED)

-
- EXPIRES: 9/8/2005. OPTION OF RENEWAL: FOUR YEARS.

* 7 8771723 LEASE TO LEDINGHAM, HENSBY, OXLEY & PARTNERS PTY LTD
OF SUITE 101, LEVEL 1, WEST & STORAGE AREA B4, 486-494
PACIFIC HIGHWAY, ST LEONARDS. EXPIRES: 31/12/2004.
OPTION OF RENEWAL: 2 YEARS.
 - * 8 9287533 LEASE TO HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH
II OF LEVEL 3, 486-494 PACIFIC HIGHWAY, ST. LEONARDS.
EXPIRES: 17/12/2005. OPTION OF RENEWAL: 5 YEARS.
 - * 9 9369308 LEASE TO PACIFIC COMMERCE PTY LIMITED OF SUITE 1.03,
LEVEL 1, 486 PACIFIC HWY, ST. LEONARDS. EXPIRES:
17/11/2005. OPTION OF RENEWAL: 3 YEARS.
 - * 10 9672575 LEASE TO MILANO FINE FURNITURES PTY LTD OF SHOPS 1-5
GROUND FLOOR, 486-494 PACIFIC HIGHWAY, ST LEONARDS.
EXPIRES: 31/12/2006. OPTION OF RENEWAL: 5 YEARS.
 - * 11 9672576 LEASE TO INTERCONTINENTAL SHIP MANAGEMENT PTY
LIMITED OF SUITE 104, LEVEL 1, 486-494 PACIFIC HIGHWAY,
ST LEONARDS. EXPIRES: 20/10/2007. OPTION OF RENEWAL: 2
YEARS.
 - * 12 AA502711 LEASE TO LEIGHTON ADMIN SERVICES PTY LIMITED OF SUITE
5.01, 486-494 PACIFIC HIGHWAY, ST LEONARDS. EXPIRES:
4/7/2006. OPTION OF RENEWAL: 6 MONTHS WITH A FURTHER
PERIOD OF 6 MONTHS.
 - * 13 AA502723 LEASE TO CATHOLIC RESOURCES LIMITED OF SUITE 402,
LEVEL 4, 486 PACIFIC HIGHWAY, ST LEONARDS. EXPIRES:
31/10/2007. OPTION OF RENEWAL: 4 YEARS.
 - * 14 9672648 MORTGAGE TO NATIONAL MUTUAL LIFE NOMINEES LIMITED
 - * 15 AA813288 MORTGAGE TO SOUTH CANTERBURY FINANCE LIMITED
 - * 16 SP73071 ***** FOLIO CANCELLED ***** NEW FOLIOS
HAVE BEEN CREATED FOR LOT(S) 1-47 AND COMMON PROPERTY
IN SP73071

END OF PAGE 2 - CONTINUED OVER

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FOLIO CANCELLED PRINTED ON 11/9/2013

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Land & Property Information

No. 57

TITLE SEARCH

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COMPUTER FOLIO REFERENCE 1/1070447
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE CANCELLED

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Page 3

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 58

Search certified to: 11/9/2013 10:49AM

Computer Folio Reference: 1/1070447

Page 1

First Title(s): OLD SYSTEM

Prior Title(s): 1/629444

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
23/8/2004	DP1070447	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
24/8/2004	SP73071	STRATA PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 59

Search certified to: 11/9/2013 11:26AM

Computer Folio Reference: 1/629444

Page 1

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

Prior Title(s): VOL 15034 FOL 108

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/11/1988	X967309	DEPARTMENTAL DEALING	
10/8/1989	Y516994	REQUEST	
10/8/1989	Y516995	LEASE	
10/8/1989	Y516996	LEASE	EDITION 1
11/8/1989	Y516997	TRANSFER	
11/8/1989	Y516998	MORTGAGE	
11/8/1989	Y516999	MORTGAGE	EDITION 2
9/11/1989	Y682239	LEASE	EDITION 3
18/12/1989	Y754695	TRANSFER OF LEASE	
6/4/1990	Y915556	LEASE	EDITION 4
9/7/1990	Z3620	LEASE	EDITION 5
28/8/1990	Z182965	LEASE	EDITION 6
16/4/1991	Z590866	LEASE	EDITION 7
6/8/1991	Z798340	LEASE	

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HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 59

Search certified to: 11/9/2013 11:26AM

Computer Folio Reference: 1/629444

Page 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
6/8/1991	Z798341	LEASE	EDITION 8
26/9/1991	Z947738	DEPARTMENTAL DEALING	EDITION 9
8/4/1992	E375385	TRANSFER OF LEASE	
21/5/1992	E470305	TRANSFER OF LEASE	
6/5/1993	I309480	DETERMINATION OF LEASE	EDITION 10
19/1/1994	I944799	LEASE	
19/1/1994	I944800	LEASE	
19/1/1994	I944801	LEASE	EDITION 11
31/5/1994	U309340	LEASE	EDITION 12
26/10/1994	U737435	LEASE	EDITION 13
17/2/1995	O28369	LEASE	EDITION 14
27/3/1995	O116674	VARIATION OF LEASE	
27/3/1995	O116676	DETERMINATION OF LEASE	
27/3/1995	O116677	LEASE	EDITION 15
28/7/1995	O418697	CAVEAT	
31/8/1995	O456029	LEASE	EDITION 16
19/9/1995	O514912	LEASE	EDITION 17
25/9/1997	3444136	LEASE	EDITION 18

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HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 59

Search certified to: 11/9/2013 11:26AM

Computer Folio Reference: 1/629444

Page 3

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
1/7/1998	5096771	DEPARTMENTAL DEALING	
1/7/1998	3982737	LEASE	
1/7/1998	3982738	LEASE	
1/7/1998	5004353	LEASE	
1/7/1998	5074762	LEASE	EDITION 19
13/4/1999	5744644	LEASE	EDITION 20
10/5/1999	5807718	DISCHARGE OF MORTGAGE	
10/5/1999	5807719	DISCHARGE OF MORTGAGE	
10/5/1999	5807720	TRANSFER	
10/5/1999	5807721	MORTGAGE	
10/5/1999	5807722	TRANSFER OF LEASE	EDITION 21
18/10/2000	7158889	LEASE	EDITION 22
23/1/2001	7363063	DISCHARGE OF MORTGAGE	
23/1/2001	7363064	TRANSFER.	
23/1/2001	7363065	MORTGAGE	EDITION 23
18/6/2001	7693910	LEASE	EDITION 24
14/11/2001	8112458	LEASE	EDITION 25
17/12/2001	8209868	LEASE	EDITION 26
10/7/2002	8653607	LEASE	
10/7/2002	8705950	LEASE	EDITION 27
15/7/2002	8771723	LEASE	EDITION 28
14/1/2003	9287533	LEASE	EDITION 29

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Registrar General



HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 59

Search certified to: 11/9/2013 11:26AM

Computer Folio Reference: 1/629444

Page 4

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
12/2/2003	9369308	LEASE	EDITION 30
5/6/2003	9672574	DISCHARGE OF MORTGAGE	
5/6/2003	9672575	LEASE	
5/6/2003	9672576	LEASE	EDITION 31
11/8/2003	9869681	DEPARTMENTAL DEALING	EDITION 32
28/8/2003	9918169	DETERMINATION OF LEASE	
28/8/2003	9918170	LEASE	EDITION 33
10/3/2004	AA483439	DETERMINATION OF LEASE	EDITION 34
18/3/2004	AA502711	LEASE	
18/3/2004	AA502723	LEASE	EDITION 35
3/8/2004	AA813288	MORTGAGE	
23/8/2004	DP1070447	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Registrar General

Form: 97-01T
Licence: MID/0734/97



TRANSFER

New South Wales
Real Property Act 1900

7363064S



Office of State Revenue use only

(A) **LAND TRANSFERRED**

If appropriate, specify the share or part transferred.

FOLIO IDENTIFIER 1/629444

NEW SOUTH WALES DUTY

21-12-2000

0000492219-001

(B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone DUTY

\$ *****2.00

415

MALLESONS STEPHEN JACQUES

Reference (15 character max): CKK 02-5048-4395

(C) **TRANSFEROR**

SANDRAN PTY LIMITED (ACN 053 945 878)

(D) acknowledges receipt of the consideration of \$14,525,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable): 1. 2. 3.

(F) **TRANSFeree**

T

TS

(s713 LGA)

TW

(Sheriff)

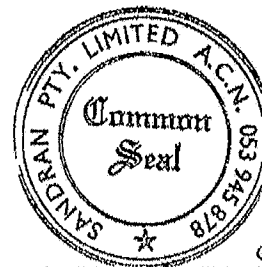
SURFSIDE (WILLOUGHBY) HOLDINGS PTY LIMITED
(ACN 093 522 788)

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 21 December 2000

THE COMMON SEAL of SANDRAN PTY LIMITED
(ACN 053 945 878) was hereunto affixed in accordance
with the memorandum and articles of association:

Secretary

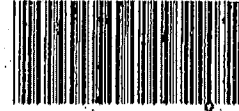


Director

Signature of MARTIN ALFONSO
Solicitor for the Transferee

RP 13

STAMP DUTY



Y516997

11-00

TRANSFER
REAL PROPERTY ACT, 1900

T 3 4 of 6 A
\$ 44 R1/3

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
(Certificate of Title Volume 15034 Folio 108) {Folio Identifier 1/629444}	WHOLE	St Leonards

TRANSFEROR
Note (b)

STATE AUTHORITIES SUPERANNUATION BOARD (Formerly Public Authorities Superannuation Board)

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 19,100,000
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

NATH PTY LIMITED
c/- Level 30, MLC Centre
Martin Place
SYDNEY NSW

OFFICE USE ONLY

S

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. see Annexure "A"
2. 3.

DATE 4 July 1989

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

EXECUTION
Note (g)

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

R. Horton
Signature of Witness

R. HORTON
Name of Witness (BLOCK LETTERS)

8 Queenscliff Dr.
Address and occupation of Witness
Maroubra, 2560

Executed by STATE AUTHORITIES
SUPERANNUATION BOARD by
its Attorney FRANCES ANN BUTCHER
who hereby states that at the time of executing this instrument
he had no other power of Attorney
Registered No 716 him 3731 under the authority of which
he executes the same in the presence of

Jan Cullen

Cable
Signature of Transferor

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Campbell Alexander
Solicitor for Signature of Transferee
CAMPBELL ALEXANDER

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

LODGED BY		LOCATION OF DOCUMENTS	
FREEHILL, HOLLINGDALE & PAGE SOLICITORS DX 361 SYDNEY TELEPHONE: 229-5000		CT	OTHER
Delivery Box Number 27C			Herewith.
			In L.T.O. with
			Produced by
Checked <i>EAG</i>	Passed	REGISTERED	-19
Signed	Extra Fee	11 AUG 1989	
NOW \$=*****1.00 STAMP DUTY 26/04/89 23770 0		Secondary Directions	
		Delivery Directions	

2nd Rev
Y516996

This is the Annexure "A" referred to in the Memorandum of Transfer between the State Authorities Superannuation Board as Transferor and Nath Pty Limited as Transferee in respect to the whole of land at St Leonards covered by Certificate of Title Volume 15034 Folio 108 (Folio Identifier 1/629444)

Signed
Solicitor/Sydney

Date

Annexure "A"

W 5728
W 324524
W 454103.
W 497488
W 568856
W 628451
X 198414
X 287381
X 414999
~~X 428270~~
~~X 734269~~

Lease between State Authorities Superannuation Board and
N21 Life Limited dated 14th June 1989 for a term of 3 years
of storage area B1. #

Lease between State Authorities Superannuation Board and
Mayne Nickless Limited dated 4th July 1989 for a
term of 5 years for Level 1. #

Executed by STATE AUTHORITIES
SUPERANNUATION BOARD by
its Attorney **FRANCES ANN BUTCHER**
who hereby states that at the time of executing this instrument
he had no notice of the revocation of Power of Attorney
Registered No 716 Book 3731 under the authority of which
he executes the same in the presence of:

Jan Cullen

F. Butcher

R. Horton

#Y516996

#Y516995

SECRET

Public Authorities Supremation Board. See W5728. Registered 8-11-1985.

~~Local Government Superannuation Board by the Local Government Superannuation Board 26-9-1983~~

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

L.O. 1066 D, West, Government Printer

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General CANCELLATION

V811672

57289 Lease to Cincom Systems of Australia Pty. Limited of premises being the whole of

levels 5 and 6 and the western half of level 4 and part of basement level 4 at 486 to 494 Pacific Highway, St. Leonards as shown in plans with M5728, together with and reserving rights, with expires 10-3-1990. Option of renewal 5 years.

Registered 8-11-1985.

the building known as Cincom House with and reserving rights Expires

31-5-1995 Option of renewal 10 years Registered 19-5-1986

54103
 Lease to AUSTRALIAN MUTUAL PROVIDENT SOCIETY of premises being Level 3 known as
 Lincoln House, 486-494 Pacific Highway, St. Leonards together with and reserving
 rights. Expires 28.2.1989 with Option of Renewal of 3 years. Registered 20.8.88

Lease to The Sydney County Council of Substation premises No. 5819 as shown in plan with M97488 together with a right of way and easement for electricity purposes over another part of the land above described. Expires 31-12-2010. Registered 30-9-1986

Shops 7 and 8, Cincom House, 486-494 Pacific Highway, St. Leonards, together with and reserving rights. Expires 30-7-1991. Option of renewal 6 years. Retained 24-10-1986

Registered 24-10-1986

leaves to John Love and Catherine Love on joint tenante of premises being Shop 6, Plaza level of building known as

Howard Co. Abingdon Hotel, Abingdon, Va. 26007-8451

~~together with and receiving Anglin, a~~
~~Dr. [unclear] 13-107/190 with~~

~~the original at~~ removed for Elyria. Reprinted 10-12-1986.

Lease to Ledingham Hensby Oxley & Partners Pty. Limited of premises being Floor 1, Cincom House known as 486-494 Pacific Highway, St. Leonards together with and reserving rights. Expires 28.2.1991 with Option of Renewal of 2 years. Registered 24.11.1987.

Registered 24.11.1987.

X287381/Lease to Elders Mining Pty. Limited. of premises being the whole of level 2 of the building known as Cincom House, 486-494 Pacific Highway, St. Leonards Expires 30.5.1990. With an option of renewal for 3 years. Registered 5.1.1988.

NOTATIONS AND UNREGISTERED DEALINGS

T 6330155
 — 624
 T 7124104
 V 811612 DM R
 W 51286. L
 Pannin Yellow
 IN 32454426 K
 W 554103 L
 W 497488 L
 IN 538856 L
 W 67451 L
 X 19844 C R
 — 156 C L
 X 357381 K
 — 620 C L
 X 414992 L
 X 428270 L
 X 734244 L R

FIRST SCHEDULE (continued)		
REGISTERED PROPRIETOR	Registrar General	
SECOND SCHEDULE (continued)		
PARTICULARS	Registrar General	CANCELLATION
X414999 Lease to Australian Mutual Provident Society of premises being the Easterly part of Level 4, Cincom House, 486-494 Pacific Highway, St. Leonards. Together with and reserving rights. Expires 13-1-1990. Option of renewal 3 years. Registered 24-3-1988.		
X428270 Lease to NZI Life Limited of premises being Storage Area B1, Cincom House 489-494 Pacific Highway, St. Leonards. Together with and reserving rights. Expires 31-1-1989. Option of renewal 3 years. Registered 21-4-1988.		
X734269 Lease to Haltrin Pty. Limited of premises being Level 1 (East), 486-494 Pacific Highway, St. Leonards. Expires 22-5-1992. Registered 10-8-1988		
CANCELLED SEE AUTO FOLIO		
NOTATIONS AND UNREGISTERED DEALINGS		

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

if

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

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

NEW SOUTH WALES

STATE OF TITLE
PROPERTY ACT, 1900.



11500-48

Appln. No. 3083

Prior Title Vol. 2259 Fol. 211

Vol. **11500** Fol. **48**

Edition issued 14-1-1971

M27269

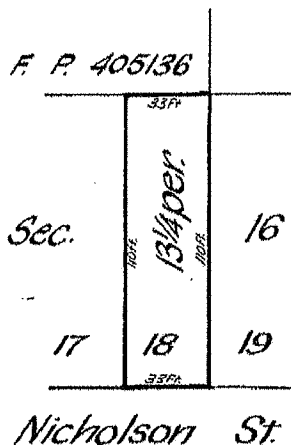


I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawakson
Registrar General.



PLAN SHOWING LOCATION OF LAND



M27269

Scale: 50 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 18 of Section 16 in Deposited Plan 3175 at St. Leonards in the Municipality of North Sydney Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

FIRST SCHEDULE

~~EVANGELOS ANAGNOSTOU, Sole Proprietor~~ JOHN ANAGNOSTOU, Salesman and LEONIDAS ANAGNOSTOU, Salesman, all of St. Leonards as Tenants in Common in Equal Shares.

SECOND SCHEDULE

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

Jawakson
Registrar General

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

NEW SOUTH WALES

Appln. No.3083

Prior Title Vol.1407 Fol.224

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10673223

Vol. 10010 Fol. 220

Edition issued 3-11-1967

AS K815141

CANCELLED

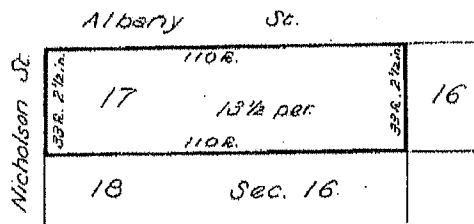
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. J. Alter*

J. J. J. J.
Registrar General.



PLAN SHOWING LOCATION OF LAND



Scale: 40 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 17 in Section 16 in Deposited Plan 3175 at St. Leonards in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

FIRST SCHEDULE (continued overleaf)

~~JOAN-MARGARET BROWN of Roseville, Clerk.~~

SECOND SCHEDULE (continued overleaf)

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

J. J. J. J.
Registrar General

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

17 V.C.N. Right, Government Printer

FIRST SCHEDULE (continued)

FIRST SCHEDULE (continued)					V.C.N. Slight, Government Printer	
REGISTERED PROPRIETOR	INSTRUMENT		DATE	ENTERED	Signature of Registrar-General	
	NATURE	NUMBER				
Abderson Property Co. Limited	Transfer	14252735	19-10-1997		<i>[Signature]</i>	
A. White Pty. Limited	By Transfer	784736	Registered 28.6.1982		<i>[Signature]</i>	

NEW SOUTH WALES

Application No.3083

Prior titles Vol.6510 Fols.51 and 52.

52

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



Vol. 2 Fol. 2

1st Edition issued 1-9-1964

J688643

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.

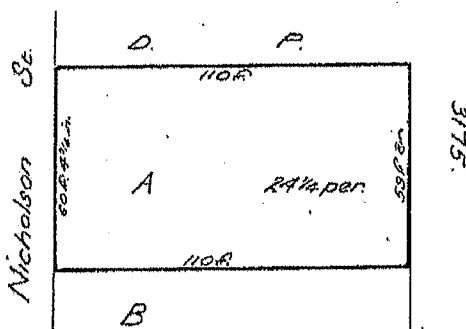
Witness

[Signature]

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND



Scale 40 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot A Deposited Plan 33113 at St. Leonards in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

[Signature]
Registrar General.

FIRST SCHEDULE (continued overleaf)

~~EDWARD WOLLSTONECRAFT Grows Nest, Spinster.~~

[Signature]
Registrar General.

SECOND SCHEDULE (continued overleaf)

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

[Signature]
Registrar General.

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

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

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

[illegible]

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Grant	K99708	19-12-1967		2-1-1968	J. J. [Signature]	L 115659
Mortgage	Q97465		to Australia and New Zealand Banking Group Limited	4-3-1977	[Signature]	Discharged Q766533
Mortgage	Q969376		to Australia and New Zealand Banking Group Limited	24-9-1978	[Signature]	Discharged R6949
Mortgage	R6950		to Australia and New Zealand Banking Group Limited	19-1-1979	[Signature]	Discharged T 84734
Conveyance	S91219		by Jennings Industries Limited	2-4-1984	[Signature]	Withdrawn T 84732
5983439 Grant by O'Brien & Co. Pty Ltd			to O'Brien & Co. Pty Ltd		[Signature]	Withdrawn T 84733
			Note			
			Deposited 629444	14/4/83		
			15034	108		

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

FORM No. 62



TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 52

Search certified to:

11/9/2013 10:08 AM

COMPUTER FOLIO REFERENCE

1/628513

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

2

29/8/2002

Page 1

LAND

LOT 1 IN DEPOSITED PLAN 628513

AT ST LEONARDS

LOCAL GOVERNMENT AREA LANE COVE

PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND

TITLE DIAGRAM DP628513

FIRST SCHEDULE

LEIGHTON CONTRACTORS PTY LIMITED

(T 8909119)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 W204537 LEASE TO THE SYDNEY COUNTY COUNCIL OF SUBSTATION
PREMISES NO 5991 TOGETHER WITH RIGHT OF WAY AND
EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF
THE LAND AS SHOWN IN PLAN WITH W204537. EXPIRES
31-12-2035

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop2

PRINTED ON 11/9/2013

52

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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



Registrar General



HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 53

Search certified to: 11/9/2013 10:09AM

Computer Folio Reference: 1/628513

Page 1

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

Prior Title(s): VOL 14367 FOL 148

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/12/1988	Y71387	CAVEAT	
20/9/1989	Y205591	WITHDRAWAL OF CAVEAT	
20/9/1989	Y205592	DISCHARGE OF MORTGAGE	
20/9/1989	Y205594	TRANSFER	EDITION 1
29/8/2002	8909119	TRANSFER	EDITION 2

*** END OF SEARCH ***

doccop2

PRINTED ON 11/9/2013

53

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

RP 13

STAMP DUTY



RECORDED
18 JUL 1989

OFFICE USE ONLY



Y205594

TRANSFER
REAL PROPERTY ACT, 1900

3	4 of 4	X
\$	42	

R.3/3

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Certificate of Title Volume 14367 Folio 148 Now being Folio Identifier 1/628513	WHOLE	at St. Leonards

TRANSFEROR
Note (b)

PERMANENT TRUSTEE AUSTRALIA LIMITED (formerly Permanent Trustee Nominees (Canberra) Limited) of 23-25 O'Connell Street, Sydney

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 14,750,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

LEIGHTON HOLDINGS LIMITED of 472 Pacific Highway, St. Leonards

OFFICE USE ONLY

S.

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. W204537
2. V723203

DATE 12-12-1988

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

EXECUTION
Note (g)

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

Signature of Witness

PETER [Name] IP
Name of Witness (BLOCK LETTERS)

23-25 [Address]
Address and occupation of Witness

PERMANENT TRUSTEE AUSTRALIA LIMITED
475 BOCK 3071

Signature of Transferor

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferor
J.K. BROPHY

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

LODGED BY		BROPHY BRIDGE & MIROW 140 Phillip Street, Sydney, 2000 221-3977, DX No. 1181 BOX No. 937K		LOCATION OF DOCUMENTS	
Delivery Box Number		CT	OTHER	Herewith, /	
				In L.T.O. with	
				Produced by	
Checked	Passed	REGISTERED - -19		Secondary Directions	
Signed	Extra Fee	20 SEP 1989		Delivery Directions	CT- 937K

OFFICE USE ONLY



CERTIFICATE OF TITLE



14367 148

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

First Title : Old System

Prior Titles:

Vol.1323 Fol.169 Vol. 6510 Fol. 48

Vol.2211 Fol.203 Vol. 7258 Fol.221

Vol.4566 Fol.250 Vol.11173 Fol. 80

Vol.6358 Fol. 27



Vol. 14367 Fol. 148

EDITION 4 5 1983
ISSUED

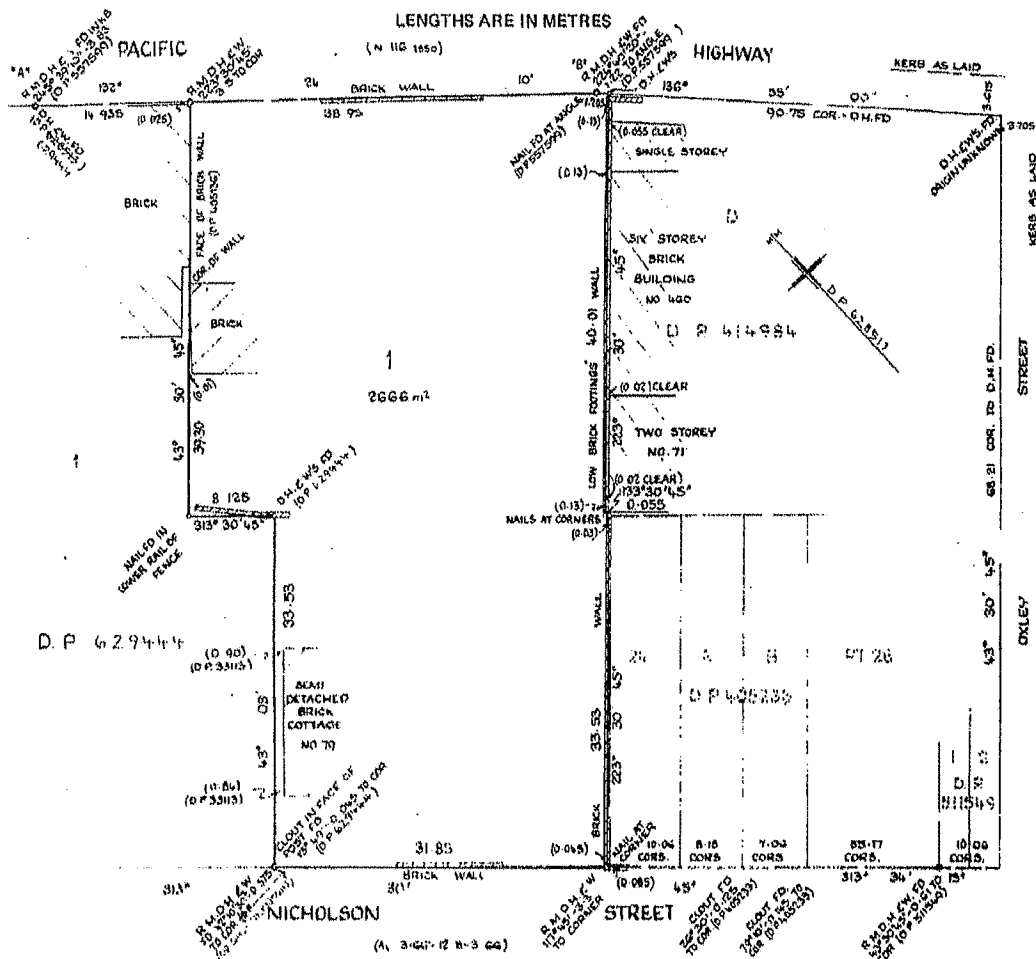
I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

CANCELLED

Registrar General.



PLAN SHOWING LOCATION OF LAND SEE AUTO FOLIO



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

Lot 1 in Deposited Plan 628513 at St.Leonards in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland.

FIRST SCHEDULE

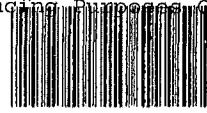
LEIGHTON HOLDINGS LIMITED.

SECOND SCHEDULE

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

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



11173080

11173 Fol. 80
(Page 1) Vol.

Appln. No. 3083

Prior Title Vol.6510 Fol. 49



Vol. **11173** Fol. **80**

AS Edition issued 31-10-1969
L577318

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.

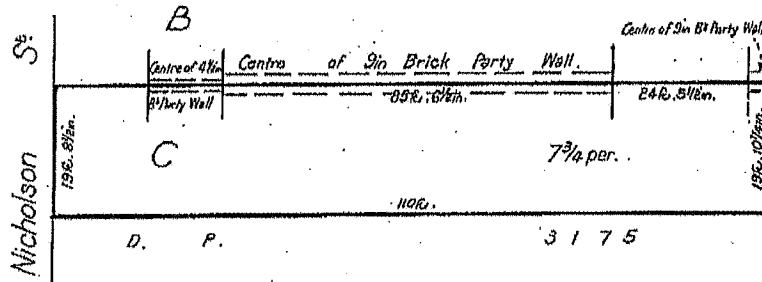
Witness

B. Hickey

Jawatsam
Registrar General.



PLAN SHOWING LOCATION OF LAND



L577318. S.B.
all.

Scale: 20 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot C in Deposited Plan 33113 at St. Leonards in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

FIRST SCHEDULE

JOHN VATES of North Sydney, Mechanic and ALICE HILDA VATES, his wife as Joint Tenants.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Cross Easements (Section 181B Conveyancing Act, 1919) created by Transfer No. F549569 affecting the party walls on the common boundary of Lots B and C shown in the plan hereon released T475639, T475640.~~

Jawatsam
Registrar General

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

V.C.N. Right, Government Printer

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar-General
Jalcom Holdings Pty Limited	Discharge	211022	2008-10-20	20-10-10	<i>[Signature]</i>
Regency Pty Limited	Transfer	2185-115	27-11-1970	7-12-1970	<i>[Signature]</i>
Whitby Pty Limited	Transfer	5211002	27-11-1970	7-12-1970	<i>[Signature]</i>
Pacific Partitioning Properties Pty Limited by Transfer 23-8-1982	Transfer	5589047	Registered	27-11-1981	<i>[Signature]</i>
Leighton Holdings Limited by Transfer 23-8-1982					<i>[Signature]</i>

M1273876
 M1837197A
 R87462-32-A
 S11175-M
 S589047M
 S606287M
 S9195-7M
 T195553TR
 DP628573
 T47563522
 — 25-11-1981

SECOND SCHEDULE (continued)

INSTRUMENT NUMBER	NATURE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
211022	Discharge	16-10-1980	16-10-1980	<i>[Signature]</i>	Discharged 5589046
2185-115	Transfer	1-1-1971	1-1-1971	<i>[Signature]</i>	Discharged 5981907
5211002	Transfer				
5589047	Transfer				
5606287	Transfer				
S9195-7	Transfer				
T195553	Transfer				
DP628573	Transfer				
T47563522	Transfer				

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

APPENDIX G

AERIAL PHOTOGRAPHS





Aerial Photograph – 1930



Aerial Photograph – 1951



Aerial Photos – 1972



Aerial Photograph- 1997

1930



1951





1997



APPENDIX H

NSW EPA RECORDS





Healthy Environment, Healthy Community, Healthy Business

You are here: [Home](#) > [Contaminated land](#) > [Record of notices](#)

Search results

Your search for: LGA: Lane Cove Municipal Council

Matched 12 notices relating to 2 sites.

[Search Again](#)[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Lane Cove	Lot 1 Sirius Road	Pacific Power Property	1 current and 8 former
Lane Cove North	428-432 Mowbray Road	Caltex Service Station	3 former

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3 September 2013

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APPENDIX I

WORKCOVER NSW SEARCH RECORDS



Our Ref: D13/112521
Your Ref: Emmanuel Woelders

13 September 2013

Attention: Emmanuel Woelders
Aargus Pty Ltd
446 Parramatta Rd
Petersham NSW 2049

Dear Mr Woelders,

RE SITE: 472 Pacific Hwy St Leonards NSW

I refer to your site search request received by WorkCover NSW on 11 September 2013 requesting information on licences to keep dangerous goods for the above site.

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

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

Yours Sincerely



Brent Jones
Senior Licensing Officer
Dangerous Goods Team

APPENDIX J

IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL REPORT





IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE ASSESSMENT

These notes have been prepared by Aargus (Australia) Pty Ltd and its associated companies using guidelines prepared by ASFE (The Association) of Engineering Firms Practising in the Geo-sciences. They are offered to help you in the interpretation of your Environmental Site Assessment (ESA) reports.

REASONS FOR CONDUCTING AN ESA

ESA's are typically, though not exclusively, carried out in the following circumstances:

- as pre-acquisition assessments, on behalf of either purchaser or vender, when a property is to be sold;
- as pre-development assessments, when a property or area of land is to be redeveloped or have its use changed for example, from a factory to a residential subdivision;
- as pre-development assessments of greenfield sites, to establish "baseline" conditions and assess environmental, geological and hydrological constraints to the development of, for example, a landfill; and
- as audits of the environmental effects of an ongoing operation.

Each of these circumstances requires a specific approach to the assessment of soil and groundwater contamination. In all cases however, the objective is to identify and if possible quantify the risks that unrecognised contamination poses to the proposed activity. Such risks may be both financial, for example, cleanup costs or limitations on site use, and physical, for example, health risks to site users or the public.

THE LIMITATIONS OF AN ESA

Although the information provided by an ESA could reduce exposure to such risks, no ESA, however, diligently carried out can eliminate them. Even a rigorous professional assessment may fail to detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled,

or may migrate to areas which showed no signs of contamination when sampled.

AN ESA REPORT IS BASED ON A UNIQUE SET OF PROJECT SPECIFIC FACTORS

Your environmental report should not be used:

- when the nature of the proposed development is changed, for example, if a residential development is proposed instead of a commercial one;
- when the size or configuration of the proposed development is altered;
- when the location or orientation of the proposed structure is modified;
- when there is a change of ownership
- or for application to an adjacent site.

To help avoid costly problems, refer to your consultant to determine how any factors, which have changed subsequent to the date of the report, may affect its recommendations.

ESA "FINDINGS" ARE PROFESSIONAL ESTIMATES

Site assessment identifies actual subsurface conditions only at those points where samples are taken, when they are taken. Data derived through sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists who then render an opinion about overall subsurface conditions, the nature and extent of contamination, its likely impact on the proposed development and appropriate remediation measures. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than a report indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to help minimise its impact. For this reason owners should retain the services of their consultants

through the development stage, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

SUBSURFACE CONDITIONS CAN CHANGE

Natural processes and the activity of man change subsurface conditions. As an ESA report is based on conditions, which existed at the time of subsurface exploration, decisions should not be based on an ESA report whose adequacy may have been affected by time. Speak with the consultant to learn if additional tests are advisable.

ESA SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND PERSONS

Every study and ESA report is prepared in response to a specific brief to meet the specific needs of specific individuals. A report prepared for a consulting civil engineer may not be adequate for a construction contractor, or even some other consulting civil engineer. Other persons should not use a report for any purpose, or by the client for a different purpose. No individual other than the client should apply a report even apparently for its intended purpose without first conferring with the consultant. No person should apply a report for any purpose other than that originally contemplated without first conferring with the consultant.

AN ESA REPORT IS SUBJECT TO MISINTERPRETATION

Costly problems can occur when design professionals develop their plans based on misinterpretations of an ESA. To help avoid these problems, the environmental consultant should be retained to work with appropriate design professionals to explain relevant findings and to review the adequacy of their plans and specifications relative to contamination issues.

LOGS SHOULD NOT BE SEPARATED FROM THE ENGINEERING REPORT

Final borehole or test pit logs are developed by environmental scientists, engineers or geologists based upon their interpretation of field logs (assembled by site personnel) and laboratory evaluation of field samples. Only final logs customarily included in our reports. These logs should not under any circumstances be redrawn for inclusion in site remediation or other design drawings, because drafters may commit errors or omissions in the transfer process. Although photographic reproduction eliminates this problem, it does nothing to minimise the possibility of contractors misinterpreting the logs during bid preparation. When this occurs, delays, disputes and unanticipated costs are the all-too-frequent result.

To reduce the likelihood of boring log misinterpretation, the complete report must be available to persons or organisations involved in the project, such as contractors, for their use. Those who do not provide such access may proceed under the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing all the available information to persons and organisations such as contractors helps prevent costly construction problems and the adversarial attitudes that may aggravate them to disproportionate scale.

READ RESPONSIBILITY CLAUSES CLOSELY

Because an ESA is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in transmittals. These are not exculpatory clauses designed to foist liabilities onto some other party. Rather, they are definitive clauses that identify where your consultant's responsibilities begin and end. Their use helps all parties involved recognise their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your ESA report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.