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PHASE 1 ENVIRONMENTAL DUE DILIGENCE ASSESSMENT (EDD)

10 Herbert Street, St Leonards, NSW
Napier & Blakeley Pty Ltd

12/09/2013

Issue/revision	DRAFT	FINAL	
Remarks	For client comment	-	
Date	3 July 2013	12 September 2013	
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Project number	00040297	00040297	
File reference	00040297 – 10 Herbert Street, St Leonards, NSW – Jul 2013 Draft	00040297 – 10 Herbert Street, St Leonards, NSW – Sept 2013_FINAL	

Phase 1 Environmental Due Diligence Assessment (EDD)

10 Herbert Street, St Leonards, NSW

12/09/2013

Client

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Executive Summary

Background and Objectives:

WSP Environment & Energy Pty Ltd (WSP) was engaged by Napier & Blakeley Pty Ltd to conduct a Phase 1 Environmental Due Diligence (EDD) Assessment of a property located at 10 Herbert Street, St Leonards, NSW ('the Site').

WSP understands that Napier & Blakeley's objective is to identify and assess potential environmental risks and issues at the Site as part of their client's proposed property acquisition and potential future redevelopment works.

Summary of Findings:

Findings and observations of the Phase I EDD Assessment are summarised below.

- The Site was occupied by two commercial buildings, consisting of showrooms, administrations areas, storerooms and a vehicle service centre. External areas consisted of access driveways, open air car parking and storage areas.
- The Site has historically been used for residential and industrial purposes, including a former quarry with the south western corner of the Site associated with a brick and tile manufacturer.
- The Site was redeveloped between 1956 and 1965 to include the majority of the current Site buildings and layout, however extensive refurbishment works have been undertaken since this time.
- Historical and current surrounding landuse has included commercial/industrial facilities, including the former quarry with regards to the brick and tile manufacturer.
- The following potential sources of contamination were identified at the Site:
 - Uncontrolled filling associated with former quarrying within the south-western portion of the Site;
 - A UST and fuel bowser (including adjacent pit) located adjacent to the western boundary of the Site;
 - A potential UST to the centre of the northern boundary along Frederick Street;
 - A wash down bay;
 - The oil store room.
- No significant issues were identified in relation to general environmental compliance issues including waste management, emissions to air, environmental noise, vapour intrusion or radon concentrations.

Based on the information obtained and reviewed as part of this Phase 1 Environmental Due Diligence, it is the opinion of WSP that the Site represents a **Moderate** risk of environmental liability for the continued commercial/industrial use of the Site and any future Site redevelopment works.

As such, WSP Environmental recommend that a Targeted Investigation should be undertaken in relation to the environmental issues noted within this report to document the potential contamination status of the Site.

1 Introduction

1.1 Background

WSP Environment & Energy Pty Ltd (WSP) was engaged by Napier & Blakeley to conduct a Phase I Environmental Due Diligence (EDD) Assessment of a property located at 10 Herbert Street, St Leonards, NSW ('the Site'). At the time of the Site assessment, the Site was on operational commercial car dealership and associated vehicle service centre. The Site had a total area of approximately 8,800 m².

WSP understands that the objective of the Phase 1 EDD is to identify and assess potential environmental risks and issues at the Site as part of a proposed property acquisition and potential future redevelopment works.

1.2 Scope

The following scope of works was completed as part of the Phase I EDD:

- Desktop study to review existing and historic land uses and the Site's environmental setting, including but not limited to:
 - Obtain and review Land Titles records, historical aerial photographs and Government databases;
 - Review of any environmental documentation held by the site owner, including environmental reports, permits, authorisations and licences;
 - Review of published maps and databases pertaining to the Site's environmental setting to assess the Site's geology, hydrogeology and hydrology.
- Site inspection, including but not limited to observations of:
 - Drainage features, Site topography, presence / absence of hardstand, surrounding land uses;
 - Inspection of environmental permits;
 - Above and underground storage tanks;
 - Chemical handling and storage;
 - Waste management;
 - Air and noise emissions;
 - Water and wastewater management;
 - Hazardous building materials;
 - Potential sources of soil and groundwater contamination.
- Preparation of a Phase I EDD Report.

1.3 Basis of Environmental Risk Assessment

This assessment has been undertaken with due regard to relevant Australian State and Federal environmental legislation and regulations, guidance and best practice documents and Australian environmental standards.

The potential environmental risk has been assessed qualitatively using the 'source - pathway - target pollutant linkage' concept, which states that for a liability to arise each stage of the pollutant linkage must be present.

In addition, consideration has been given to a wide range of related topics including (where appropriate): environmental processes; current and foreseeable environmental legislation; the practices and duties of environmental regulators; the health and safety of occupiers and neighbours as affected by contamination;

effects on the structure of buildings; and financial implications. References to risk classifications are made according to the following definitions:

- Low Risk – it is unlikely that the issue will arise as a liability/cost for the owner of the Site.
- Moderate Risk – it is possible that the issue could arise as a liability/cost for the owner of the Site. Further work is usually required to clarify the risk.
- High Risk – it is likely that the issue will arise as a liability/cost for the owner of the Site.

2 Site Description

2.1 Site Details

Details of the Site location, ownership, zoning and current Site use are provided in **Table 2.1** below (Refer to Figure 1, **Appendix A** for Site location plan).

Table 2.1 Site Identification

Site Address	10 Herbert Street, St Leonards, NSW
Legal description	Lot C DP401303
Size	Land area is understood to be approximately 8,800 m ² .
Current Site Use	Commercial car dealership (multiple manufacturers) and associated vehicle service centre.
Zoning	IN2 – Light Industrial – Willoughby City Council – Local Environmental Plan 2012
Age of Buildings	Original development between 1956 and 1965.

2.2 Site Layout and Operations

A Site inspection was completed 28 June 2013 by Nicolas Kuerzinger (WSP) and included both the exterior and interior of the Site (where accessible). Following a brief interview and Site walkover with the Group Financial Controller, WSP undertook an unescorted inspection of the Site.

Access was obtained to the majority of the Site, including showrooms, vehicle service centre, administration and sales buildings, machinery maintenance areas, staff amenities and external vehicle holding areas. Due to Work Health and Safety (WHS) and access constraints, an inspection of the building roof areas was not undertaken. Photographs taken during the Site inspection are included within **Appendix B**.

At the time of the Site inspection, the Site contained two separate commercial buildings, within the western half of the Site and to the eastern boundary. An open air car park/vehicle holding area separated the two buildings.

The building along the eastern boundary consisted of showrooms and offices to the ground floor and vehicle holding /cleaning area to the lower ground floor. It is understood that this building had been originally constructed between 1956 and 1965 but has been extensively refurbished and extended circa 2008.

The building within the western half of the Site consisted of showrooms and offices, vehicle service centre, storerooms, wash down bay and undercover access driveway to the centre open air car park.

The Site was bound by Herbert Street to the east, Frederick Street to the north and commercial/industrial properties to the west and south.

2.3 Provided Information

Napier & Blakeley's Senior Associate provided WSP with the following report:

Tanknology Australia (September 2011) - Vacutect Tank & Line Condition Report, North Shore Auto Group

The following summaries general observations and findings made by Tanknology as presented in their report:

- The test was in association within one 22,500 litre underground tank containing unleaded fuel (Note: WSP assumes this to be the tank located adjacent to the western Site boundary)
- The tank showed no signs or air or water ingress or excessive vacuum decay and no audible faults were detected
- The tank tested tight
- The Precision Tank Test used during the assessment exceeded the U.S. EPA required leak detection criteria of 0.38 Litres Per Hour (LPH)
- Unleaded suction line #1 off tank #1 passed hydrostatic pressure testing with a Final Leak Rate of -0.026 litres per hour

No recommendations were put forward within the report.

2.4 Site History

2.4.1 Aerial Photographs

In 1943 the Site consisted of residential buildings to the corner of Herbert and Frederick Street with a large excavated pit to the south western corner. The remainder of the Site was occupied by open space. By 1956 the site had been cleared of building structures and the majority of the pit had been filled in.

From 1965 the Site had been developed to include a large warehouse within the western half and open air car park and an additional building to the east, south east. The Site remained relatively unchanged until at least 1986. By 1999 the eastern boundary building had been extended and minor changes were noted to the warehouse building.

Historical surrounding landuse has generally included industrial activities, including a brick and tile manufacturer (considered to be up-gradient of the Site). Significant excavation works had been undertaken to the south and south east of the Site (which extended into the south western corner of the Site). By 1965 the excavated pit had been fill in and the area subsequently developed into commercial/industrial properties.

Figures of the historical aerial photographs reviewed as part of this assessment are provided within **Appendix D**.

2.4.2 Certificates of Title

Historical Certificates of Title were obtained from Advanced Legal Searches on 01/07/2013. The Certificates of Title are provided in **Appendix C** and summarised in **Table 2.2**.

Table 2.2 Summary of Certificates of Title

Lot C DP401303	
Year	Site Occupier
2005 – to date	Motive Properties II Pty Limited
1992 – 2005	General Motors – Holden's Sales Pty Limited
1988 – 1992	Jennings Group Limited
1957 – 1988	Larke Neave Investments Pty Limited (<i>lease to Garden Chemicals (Australasia Pty Limited between 1970 and 1981)</i>)
1950 – 1957	North Sydney Brick and Tile Company Pty Limited

2.5 Regulatory Database Search

A search of the NSW Environmental Protection Authority (EPA) website on 1 July 2013 indicated that:

- The site is not listed on the Contaminated Land - Record of Notices.
- The site is not listed on the Protection of the Environment Operations (POEO) - Record of Notices.
- No Licences or Notices have been issued for the site under the *Protection of the Environment Operations Act, 1997*.
- The site is not listed on the NSW Contaminated Sites Notified to EPA
- No Notices or Orders to investigate or remediate the site have been issued for the site or immediately adjacent sites under the Contaminated Land Management Act, 1997.

2.6 WorkCover NSW – Dangerous Goods Search

A WorkCover NSW – Site Search for Notified Storage of Dangerous Goods has been undertaken by WSP as part of this assessment. However, the results of the WorkCover NSW search were not provided within the timeframe of this assessment. Upon receipt of the search results, WSP will update this report.

3 Environmental Setting

3.1 Topography and Hydrology

The general topography of the Site was found to be relatively flat, however this was due to significant excavations having been undertaken within the eastern half of the Site. The natural topography of the surrounding area was noted to be between 79 meters Australian Height Datum (mAHD) to the western half of the site and 83 mAHD to the northern boundary. The surrounding area was considered to be relatively flat with an overall gradient to the north, north east. The nearest natural down gradient water body, Saltpan Creek, was located approximately 1,500m east of the Site.

3.2 Soils and Geology

Based on a review of the Geological Survey NSW (1983) *Sydney 1:100,000* Geological sheet 9130, the Site is located over Triassic aged Ashfield Shale, consisting of black to dark grey shale and laminate, which in turn overlies Triassic aged Hawkesbury Sandstone consisting of medium to coarse grained quartz sandstone, very minor shale and laminite lenses.

The Australian Soil Resource Information System (ASRIS) and CSIRO Australia (www.asris.csiro.au), consider that the general soil type of the Site is comprised of Kandosol soils. Kandosols are generally described as having a moderate chemical fertility and water holding capacity.

In addition, a review of the ASRIS - Acid Sulphate Risk map identified that the Site is located within an area of extremely low probability of acid sulphate soil (ASS) occurrence.

3.3 Hydrogeology

A search of the NSW Natural Resource Atlas website (<http://www.nratlas.nsw.gov.au>) identified two groundwater bores of relevance within a 1 km radius of the Site (refer **Appendix E**).

The groundwater bores identified indicated that the geology beneath the Site would consist of clay and sandy clay to approximately 4 meters below ground level (mbgl), followed by relatively deep sandstone bedrock to 25 mbgl (approx.) and shale and sandstone lenses to 35 mbgl (approx.). Both groundwater bores recorded water bearing zones from 29 to 32 mbgl (approx.). As such, groundwater beneath the Site is expected to be encountered at depths greater than 20 mbgl.

3.4 Surrounding Landuses

The Site is located within a mixed commercial/industrial area. Adjacent landuses include:

- North: Frederick Street followed by commercial properties
- East: Herbert Street followed by commercial properties
- South: commercial/industrial properties
- West: commercial/industrial properties

4 Site Observations

The following information and observations were obtained/made during the Site inspection:

- Information regarding current and historical environmental permits and licences was requested during the Site inspection, however no documentation was provided within the timeframe of this assessment.
- It is understood that the Site contains an oil/water separator in association with a wash down bay. It was reported that the separator is routinely serviced and emptied by a third party contractor.
- One 22,500 Litre underground storage tank (UST) containing unleaded petrol was observed adjacent to the western boundary of the Site.
- One fuel bowser, and associated fuel lines, were observed to be connected to the UST.
- Although bunding was provided within the refuelling area to the south of the fuel bowser, a metal grilled pit was identified within the bunded area (Photos 1 and 2 within Appendix B) and liquid was noted within the pit – depth unknown. No further information was obtained as to:
 - the function of the pit,
 - whether the pit is pumped out on a scheduled basis,
 - whether the pit is connected the oil/water separator; or
 - whether the pit flows into stormwater drains
- Potential borehole locations of a previous soil and/or groundwater investigation were identified within the vicinity of the UST and wash down bay (Photo 3 with Appendix B) – no further information was provided during the Site inspection.
- A potential fill/dip point for an additional UST (Photos 4 and 5 within Appendix B) was identified to the centre of the northern boundary along Frederick Street (adjacent to the main electrical switchboard) – no further information was provided during the Site inspection.
- Significant quantities of oil and lubricants were located within the vehicle service centre, including large above ground storage tanks and within a Main Oil Storeroom to the south eastern corner of the vehicle maintenance area. Moderate levels of oil/lubricant were noted to the storeroom floor and at least one 44 gallon drum appeared to be overflowing with oil due to a pump transferring oil into the drum. This room was not bunded and was adjacent to an open drain (Photos 6, 7 and 8 within Appendix B).
- Several metal grill covered drains were located throughout the Site, and in particular within and surrounding the vehicle service centre. Hydrocarbon sheens were noted to various external locations within close proximity of the metal grill covered drains (Photos 9 and 10 within Appendix B). It is not known whether water entering these drains is treated prior to discharge to the council operated stormwater system.
- In general, the concrete and asphalt hardstands throughout the Site were considered to be in a good condition. However, several cracks and penetrations were noted in areas of high vehicle usage and within the south western corner of the Site. In addition, expansions joints between several concrete slabs were noted to have deteriorated or were no longer present.
- In addition to the oils and lubricant stored within the Main Oil Store, moderate quantities of oils, lubricants, cleaning chemicals, solvents and paints were primarily located within maintenance workshops and cleaners cupboards. In addition, several containers were stored in open air locations and within isolated areas of the Site. The majority of chemical containers noted were stored in areas lacking secondary containment. Although the containers appeared to be in a satisfactory condition, minor staining to the concrete hardstand surrounding these locations was identified.
- Wastes were segregated into general waste and recyclable streams (paper / cardboard, plastics and oils) and are routinely collected by a waste contractor.
- No significant emissions to air were identified during the site inspection. Vehicle emissions in the open air car parking areas and small split system air conditioning units were sources of minor air emissions. The

majority of the Site is sealed and all unsealed portions are landscaped. As such, there is little potential for dust generation.

- The Site is situated within a predominantly commercial/industrial area. Although not measured, no excessive levels of noise were observed from the Site or surrounding businesses during the inspection.
- The following were noted during the Site inspection in relation to water management:
 - The Site is connected to a municipal water supply with no groundwater abstraction or rainwater collection systems.
 - The Site is connected to the municipal stormwater system.
 - The Site is connected to the municipal sewer system.
- There were no dry cleaning operations on or adjacent to the Site. In addition, it was anecdotally reported that the Site has historically not contained any dry cleaning operations.
- The Site inspection and historical background review did not identify a potential for vapour generation on the Site or in the immediate surrounding area.
- There was no evidence to suggest that the Site is located in a known or suspected zone of elevated radon concentrations.

In regards to asbestos containing materials, the following areas of concern were identified:

- It was reported that the Site does not have a current Asbestos or Hazardous Materials Register.
- Potential asbestos containing materials identified during the inspection included (note that no samples were obtained):
 - Window mastic to eastern wall of vehicle maintenance workshop
 - Old brake pads stored within external south western corner
 - Vinyl floor tiles within Vehicle Maintenance Workshop lunch room
 - Toilet partition within male amenities of Vehicle Maintenance Workshop
 - Gaskets to pre-2003 constructed/manufactured pipe work and machinery

5 Findings

5.1 Potential Soil and Groundwater Contamination

5.1.1 Historical On-Site Contamination Sources

WSP consider that there is a potential for soil and/or groundwater impacts to have occurred within the Site as a result of historical landuses, primarily related to uncontrolled filling activities associated with former quarrying activities of the previous Site owner (brick and tile manufacturer).

Although excavation works had been undertaken within the eastern half of the Site during the original redevelopment, the western half of the Site is not considered to have been subject to excavation works as this area is level with the surrounding topography. As such, any imported uncontrolled fill material within the south western corner is considered to remain in place.

In addition, WSP identified a potential fill/dip point associated with an underground storage tank (UST) to the centre of the northern boundary. No further information was provided/obtained as to whether a UST had historically been located within this area.

5.1.2 Current On-Site Contamination Sources

Based on the Site inspection and review of available relevant information, it is considered that there are currently several potential sources of contamination within the Site.

Although the operational 22,500 Litre UST to the western boundary has been subject to tank and fuel line testing, for which both components "PASSED", it should be noted that a UST can leak at a rate of up to 0.38 litres per hour (LPH) and receive a PASS status. Even a leakage rate much less than the permissible 0.38 LPH has the potential to cause soil and/or groundwater impacts, particularly where the UST has been operational for a number of years. In addition, the fuel line test may be considered inconclusive due to the final leak rate that was encountered (26 mL per hour).

The refuelling area surrounding the fuel bowser is considered to pose a potential contamination risk due to the presence of a metal grill covered pit. No information was provided as to its function, servicing records and where the contained liquid within the pit is disposed to.

The wash down bay, located within the south western corner, remains a potential source of soil and/or groundwater contamination due to its extensive use and potential hydrocarbon impacted water entering the surrounding environment. In addition, no service/maintenance records were provided in relation to the oil/water separator connected to the wash down bay and this unit also presents a potential source of contamination.

Hydrocarbon sheens were noted to several locations throughout the Site, and in particular to the western half of the Site. These sheens are considered to be the result of the inadequate storage and leaks and spills of hydrocarbon based products. The sheens were identified in areas adjacent to open drains and no information was provided regarding the discharge point for the drainage network. A potential remains that the leaks and spills have entered the surrounding environment through the open drains and cracks/penetrations within the concrete/asphalt hardstand.

Although the majority of stored oil and lubricants were stored in adequate containers and aboveground storage tanks, a moderate quantity of oil/lubricant was noted to the concrete floor of the Main Oil Storeroom. This is considered to be the result of an "overflowing" 44 gallon drum and several incorrectly stored drums. The storeroom did not contain secondary containment and an open drain was located within close proximity. A potential remains for hydrocarbon based liquids to enter the open drain and migrate into the surrounding environment.

5.1.3 Historical and Existing Off-Site Contamination Sources

With the exception of land to the south of the Site, historical and existing landuses of surrounding sites are considered to pose a low risk of soil and/or groundwater impacts to the Site.

Land to the south of the Site had historically been used for quarrying purposes in relation to the manufacturing of bricks and tiles – it should be noted that these activities extended into the south western corner of the subject Site (see Section 5.1.1). WSP considers that the historical importation of fill material within the up-gradient former quarry may have the potential to impact Site soils and/or groundwater.

5.1.4 Site Vulnerability and Sensitivity

Groundwater vulnerability is a measure of the potential for contamination to reach the groundwater table following a contaminant release. The geology beneath the Site consists of relatively impermeable clays overlying relatively permeable sandy clays and sandstone bedrock. Groundwater is likely to be located at a depth greater than 25 mbgl, representing a low groundwater migration potential.

5.2 Hazardous Materials

The various potential asbestos containing materials identified throughout the Site were not considered to pose a significant risk to site workers in their current state, however as the majority of the Site buildings were constructed prior to 2004, an Asbestos Assessment of the Site must be undertaken and an Asbestos Register and Management Plan must be prepared should asbestos or potential asbestos containing materials be identified. This is the responsibility of the person with management or control of the workplace and is a requirement under the NSW Work Health and Safety Act 2011 and associated Regulation (2011).

6 Environmental Risk Assessment

Based on the information obtained and reviewed as part of this Phase 1 Environmental Due Diligence, it is the opinion of WSP Environmental Pty Ltd that the property at 10 Herbert Street, St Leonards, NSW represents a **Moderate** risk of environmental liability for the continued commercial/industrial use of the Site and any future Site redevelopment works.

As such, WSP Environmental recommend that a Targeted Investigation should be undertaken in relation to the environmental issues noted within this report to document the potential contamination status of the Site.

7 Limitations

The findings of this report are governed by the Scope outlined within Section 1.2. As with any type of investigation the confidence in the findings, and the reliance that can be placed on this report, is limited by the Scope. WSP was engaged by the client as an independent consultant to conduct the Scope outlined in this report and to objectively present the results of the investigation conducted. WSP does not have any commercial interest in the Site and has not been engaged to advertise, promote or endorse any client interests.

This report has been prepared for a specific purpose (stated within) for the client. Any other party who intends to rely on this report, or any data presented in this report, must contact WSP prior to doing so. WSP will advise such parties in writing on the extent that they may rely on this report, or data presented in this report. WSP's advice for any such reliance will be based on the available knowledge and the expressed purpose for which the report is to be relied upon. Any party who relies on this report without written advice from WSP does so entirely at their own risk.

The findings of this investigation are based on WSP site observations, information provided by the client and obtained by WSP, and by other referenced sources outside of WSP. WSP trusts that the information provided by these sources is accurate, complete and is not misleading and, unless the Scope states otherwise, we have not been engaged to audit the veracity of any information provided to us. So, while normal assessments of data reliability are made during the course of our work, we assume no responsibility or liability for any errors or any omissions in any information provided by sources outside of WSP. Where inaccurate, incomplete or misleading information is provided to us by external parties there could be significant impacts on the integrity of this report. As such no warranties, expressed or implied, can be made.

This report must not be reproduced or referenced unless in full.

8 References

- NSW OEH (2011) Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites
- NSW Department of Mineral Resources (1983) – *Sydney 1:100,000 Geological Series Sheet 9130*
- The Australian Soil Resource Information System (ASRIS) - Acid Sulphate Risk Map
- NSW Department of Land and Property Information, SIXViewer Interactive Topographic Map – accessed 1 July 2013
- NSW Natural Resources Atlas, <http://www.nratlas.nsw.gov.au/> - accessed 1 July 2013
- NSW Work Health and Safety Act 2011
- NSW Work Health and Safety Regulation 2011
- Tanknology Australia (September 2011) - *Vacutect Tank & Line Condition Report, North Shore Auto Group*

Appendix A – Site Location

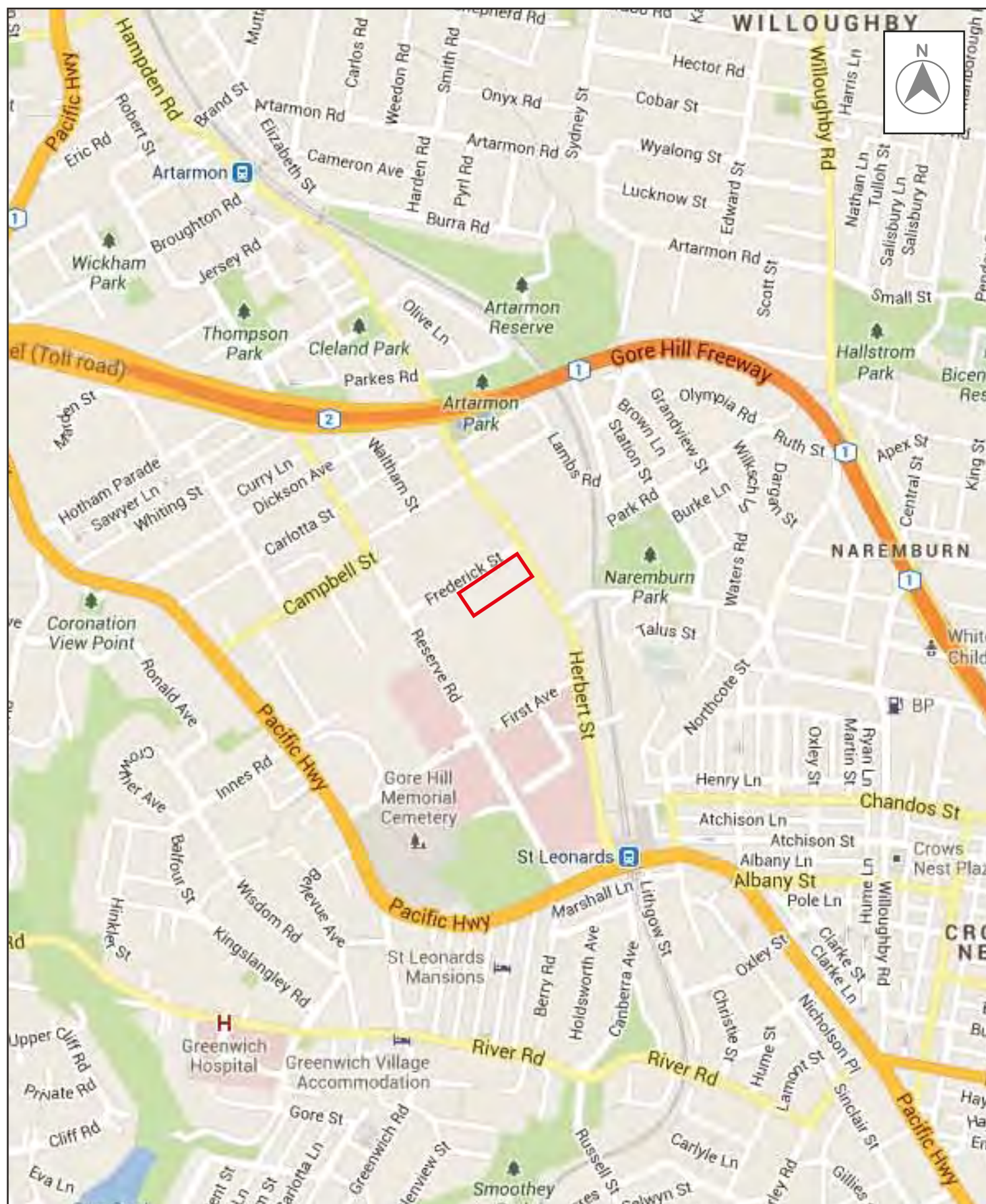
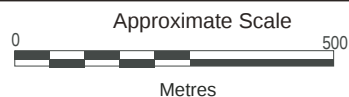


Image Courtesy of Google Maps (2013)



KEY



Approximate Site Boundary

Site Location

10 Herbert Street, St Leonards, NSW

00040297

FIGURE 1

Appendix B – Site Photographs

Site Location

10 Herbert Street, St Leonards, NSW

00040297

Photo No.

1

Date

3 July 2013

Description

Bunded area surrounding bowser. Note metal grilled covered pit.



Photo No.

2

Date

3 July 2013

Description

Metal grill covered pit within bunded area surrounding bowser. Note liquid within pit.



		PHOTOGRAPHIC LOG	
	Site Location 10 Herbert Street, St Leonards, NSW		00040297

Photo No.	Date	
3	3 July 2013	
Description Potential borehole location of previous soil and/or groundwater investigation within vicinity of UST and wash down bay.		

Photo No.	Date	
4	3 July 2013	
Description Potential fill/dip point of additional UST to centre of northern boundary.		

Site Location

10 Herbert Street, St Leonards, NSW

00040297

Photo No.

5

Date

3 July 2013

Description

Potential fill/dip point of additional UST to centre of northern boundary.

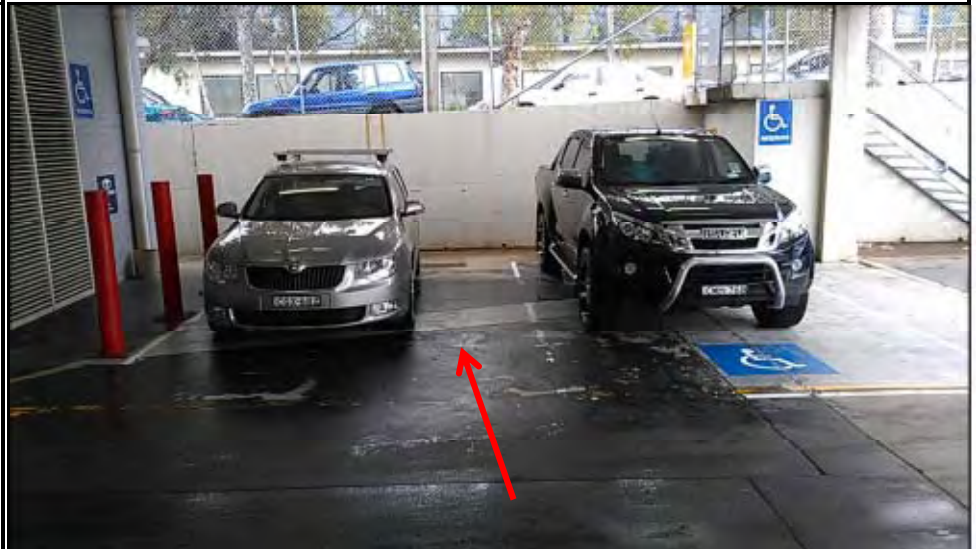


Photo No.

6

Date

3 July 2013

Description

Main Oil Storeroom – note open drain to roller door



		PHOTOGRAPHIC LOG	
		Site Location 10 Herbert Street, St Leonards, NSW	00040297

Photo No.	Date	
7	3 July 2013	
Description Overflowing 44 gallon drum within Main Oil Store.		

Photo No.	Date	
8	3 July 2013	
Description Oil/lubricant to concrete floor of Main Oil Store.		

		PHOTOGRAPHIC LOG	
	Site Location 10 Herbert Street, St Leonards, NSW		00040297

Photo No.	Date	
9	3 July 2013	
Description Hydrocarbon sheen to open drain adjacent to wash down bay.		

Photo No.	Date	
10	3 July 2013	
Description Hydrocarbon sheen to open drain adjacent to Oil/Water Separator.		

Appendix C – Historical Title Search

Title Tree
Lot C DP 401303

Folio Identifier C/401303

Certificate of Title Volume 7410 Folio 201

(a)

(b)

CTVol 6120 Fol 237

CTVol 6165 Fol 118

Summary of proprietors
Lot C DP 401303

Year

Proprietor

	(Lot C DP 401303)
2005 – todate	Motive Properties 11 Pty Limited
1992 – 2005	General Motors-Holden's Sales Pty Limited
1989 – 1992	Jennings Group Limited
<i>(1989 – todate)</i>	<i>(various current commercial lease shown on Historical Folio C/401303)</i>
	(Lot C DP 401303 – Area 2 Acres 0 Roods 26 ³/₄ Perches – CTVol 7410 Fol 201)
1988 – 1989	Jennings Industries Limited
<i>(1970 – 1981)</i>	<i>(lease to Garden Chemicals (Australasia) Pty Limited of part)</i>
1957 – 1988	Larke Neave Investments Pty Limited

See Notes (a) & (b)

Note (a)

	(Part 1 Acre 3 Roods 5 2/3 Perches Grant – CTVol 6120 Fol 237)
1950 – 1957	North Sydney Brick and Tile Company Pty Limited

Note (b)

	(Part Portion 320 Parish Willoughby and other lands – Area 52 Acres 3 Roods 10 ¼ Perches – CTVol 6165 Fol 118)
1950 – 1957	North Sydney Brick and Tile Company Pty Limited

Cadastral Records Enquiry Report

Ref : WSP - St Leonards

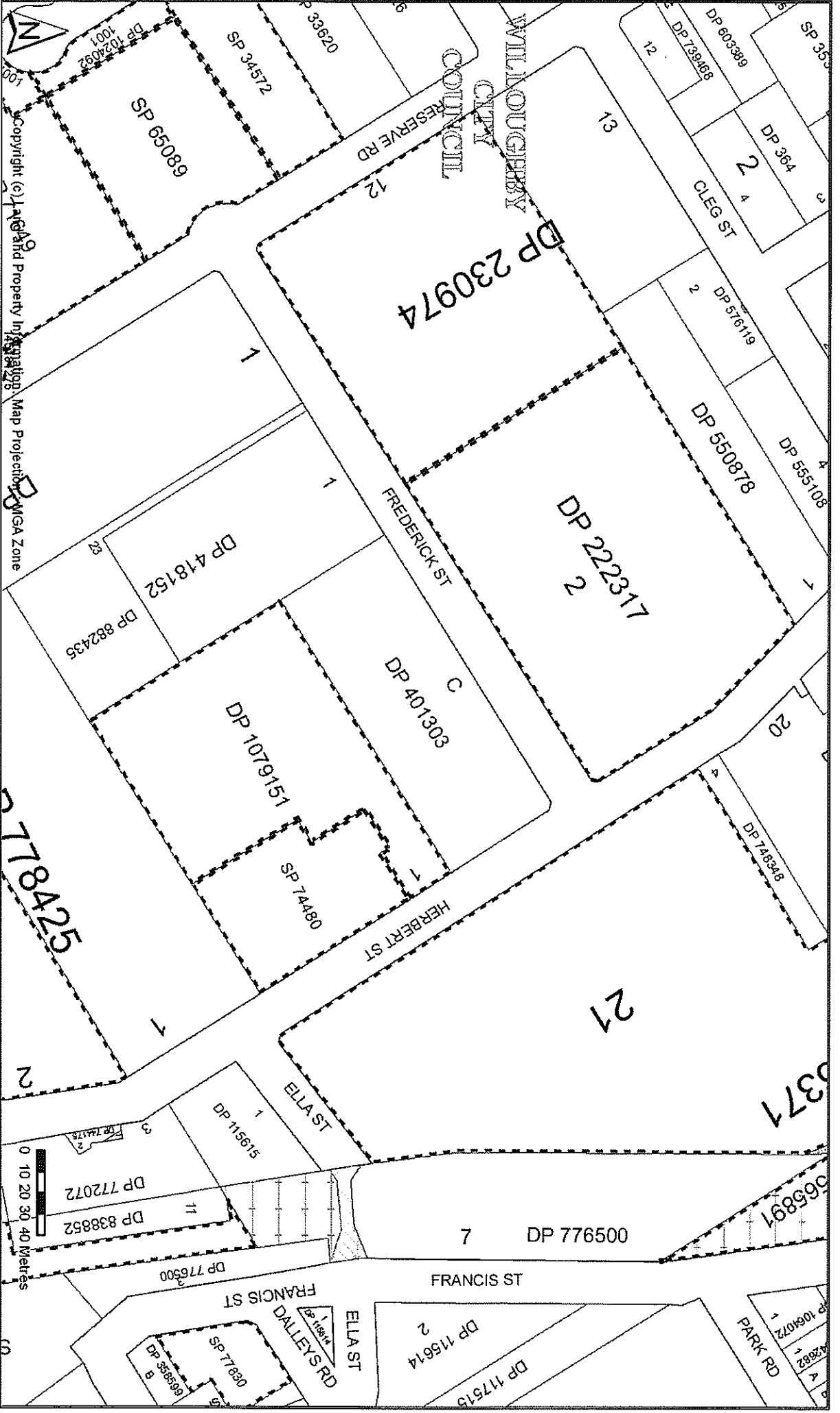
Locality : ST LEONARDS

Requested Parcel : Lot C DP 401303

Parish : WILLOUGHBY

Identified Parcel : Lot C DP 401303

County : CUMBERLAND





Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590

LPI On-Line

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: C/401303

SEARCH DATE	TIME	EDITION NO	DATE
26/6/2013	4:27 PM	6	8/7/2010

LAND

LOT C IN DEPOSITED PLAN 401303
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP401303

FIRST SCHEDULE

MOTIVE PROPERTIES 11 PTY LIMITED (T AB204183)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 AE933938 MORTGAGE TO CAPITAL FINANCE AUSTRALIA LIMITED
- 3 AF617762 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

FP401303 (E)

Municipality of Willoughby

Parish of Willoughby County of Cumberland

100

2020

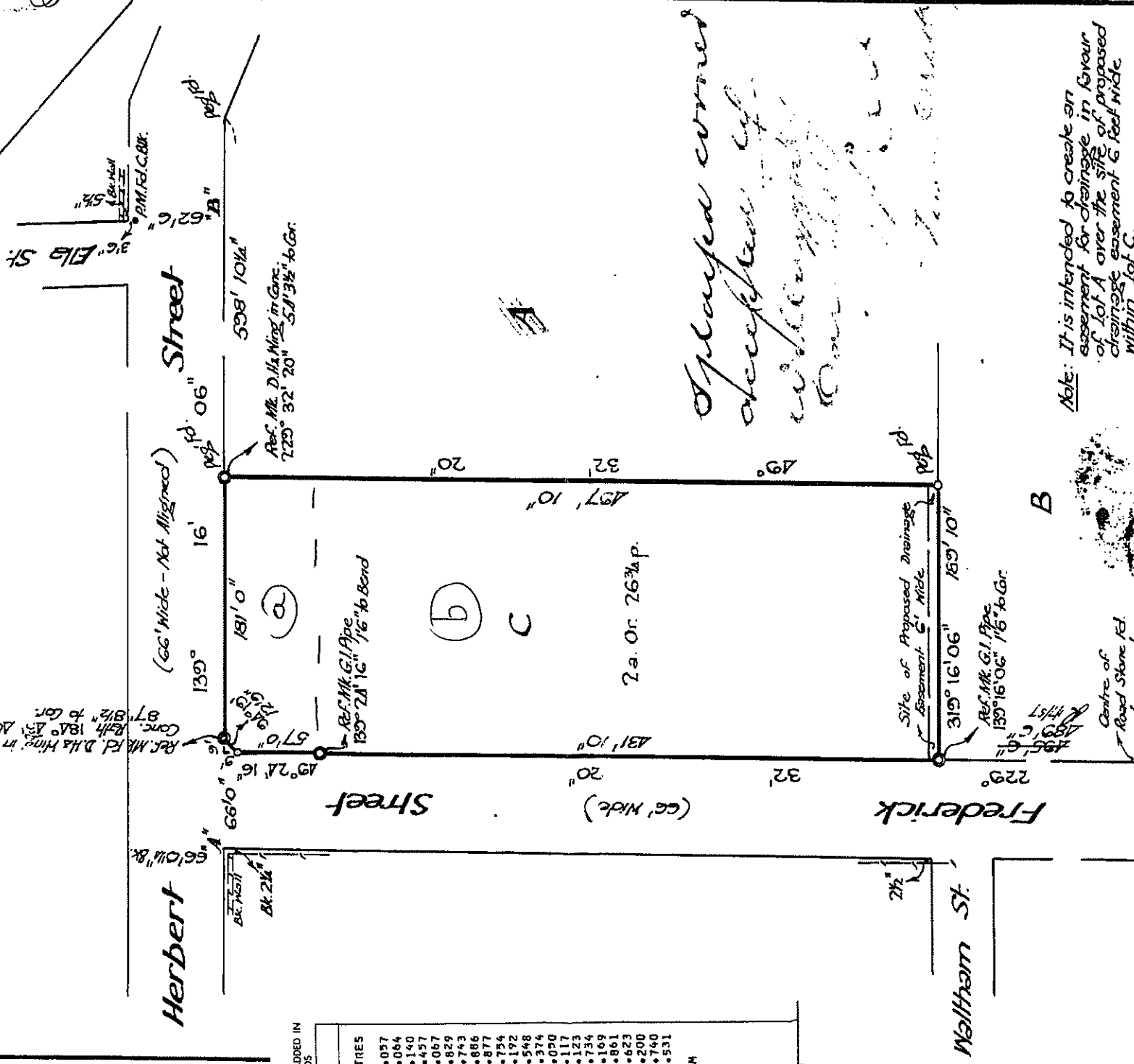
45 E



CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

FEET INCHES	METRES
-	0.037
2 1/4	0.064
5 1/2	0.140
3 3/8	0.457
3 3/8	1.067
9	1.829
12 1/2	2.743
16	3.686
32	4.877
40	9.754
54	12.192
57	16.548
62	17.374
66	19.030
86	20.117
87	50.123
88	26.234
181	58.169
189	57.861
431	131.623
489	149.200
497	151.740
598	182.531

AC RD P 50 M
Z - 26 3/4 8770



Note: It is intended to create an easement for drainage in favour of Lot A over the site of proposed drainage easement & feet wide within Lot C.

It is intended to dedicate the
splayed corner at the intersection
of Frederick Street and Herbert
Street to the public.

Reserve Road

Council Clerk's
Certificate No. 2108 Date 23. 11/56.

I, John GECRAFT, Remands of Sydney, a surveyor registered under the Surveyors Act, 1929-1946, hereby certify that the survey represented in this plan is accurate and has been made under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 13th November, 1956.

James Butler

Surveyor Registered under the Surveyors Act, 1929-1916.

Datum Line of Azimuth: $A-B$

RP13

TRANSFER
Real Property Act, 1900



E
715492 L



Office of Sta.

2- 200477161

(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

FOLIO IDENTIFIER C/401303

(B) LODGED BY

L.T.O. Box

795D

Name, Address or DX and Telephone

SLY AND WEIGALL
LAWYERS
GOLDFIELDS HOUSE
CIRCULAR QUAY
TEL 330 8000 SYDNEY

Reference (max. 15 characters): **MBR**

(C) TRANSFEROR

JENNINGS GROUP LIMITED (A.C.N. 004 283 523)

of 350 Wellington Road, Mulgrave, Victoria

(D) acknowledges receipt of the consideration of **\$3,500,000.00**

and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. *NIL* 2. 3.

(F) TRANSFEE

T

GENERAL MOTORS-HOLDEN'S SALES PTY LIMITED (A.C.N. 004 688 831)
of 241 Salmon Street, Port Melbourne, Victoria

(G) as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900

DATE OF EXECUTION **13 AUGUST 1992**

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

THE COMMON SEAL OF JENNINGS GROUP LIMITED
was hereunto affixed in accordance with its

Signature of Witness

Articles of Association in the presence of:

Name of Witness (BLOCK LETTERS)

Secretary



[Signature]
Signature of Transferor

Director

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Signature]
Solicitor for the Transferee

M B REYMOND

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

ACCEPT RE SEAL OF TRANSFEROR & SIGNATURES *[Signature]* 27.7.92



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590



Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/6/2013 4:29PM

FOLIO: C/401303

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7410 FOL 201

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/1/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/4/1992	E400892	MORTGAGE	EDITION 1
26/8/1992	E715491	DISCHARGE OF MORTGAGE	
26/8/1992	E715492	TRANSFER	EDITION 2
19/1/1994	I959173	LEASE	EDITION 3
14/1/2005	AB204183	TRANSFER	
14/1/2005	AB204184	MORTGAGE	EDITION 4
18/5/2009	AE684007	CAVEAT	
27/8/2009	AE933937	WITHDRAWAL OF CAVEAT	
27/8/2009	AE933938	MORTGAGE	EDITION 5
8/7/2010	AF617761	DISCHARGE OF MORTGAGE	
8/7/2010	AF617762	MORTGAGE	EDITION 6

*** END OF SEARCH ***

Primary Appn. No. 7019
 Reference to Last Title:
 Vol. 6120 Fol. 237
 " 6165 " 118
 Charting Map
 Willoughby Sheet 18

New South Wales.



[CERTIFICATE OF TITLE]

REGISTER BOOK
 Vol. 7410 Fol. 201

ID Issued on Transfer No. 6638364

CANCELLED ☒
 ON ISSUE OF NEW FOLIO C/401303

LARNE LEAVE INVESTMENTS PTY. LIMITED is now the proprietor of an Estate in Fee Simple,
 subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances,
 liens, and interests as are notified hereon, in That piece of land
 in the Municipality of Willoughby Parish of Willoughby, and County of Cumberland
 shown in the plan hereon and therein edged red being Lot C in plan lodged with Transfer No. 6638364 and being part of Portion 320
 granted to Thomas Baker on 19th November 1794 and part of 1 acre 3 roods 5 2/3 perches granted on 12th July 1935 by Crown Grant
 Volume 4700 Folio 133.

EXCEPTING THEREOUT the minerals reserved by the Crown Grant of 1 acre 3 roods 5 2/3 perches.

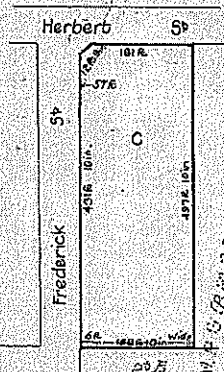
In witness whereof I have hereunto signed my name and affixed my Seal, this

11th day of December, 1957

Signed in the presence of

J. H. Pells

J. H. Pells
 Registrar-General



Area: 2a. 0r. 26 3/4 per.

Scale: 160 feet to one inch

NOTIFICATION REFERRED TO

Excepted for Drainage affecting the piece of land 6 feet wide
 coloured blue in the plan hereon created by Transfer No. 6638364.

J. H. Pells
 Registrar-General



11/1857 MORTGAGE dated 28th July 1958
 to the 1st Lender Name [unclear]
 1st Lender [unclear]
 2nd Lender [unclear]
 Entered 15th July 1958
J. H. Pells
 REGISTRAR GENERAL

The covenant for drainage created by Transfer
 No. 6638364 is hereby released.
 See T. 18014
 Entered 23rd December 1957
J. H. Pells
 Registrar-General

No. K193441 MORTGAGE dated 8th December 1965
 to AUSTRALIAN MUTUAL PROVIDENT SOCIETY
 Entered 16th December 1965

Discharged
 14/3/67
 19-6-1967

REGISTRAR GENERAL

No. K193441 MORTGAGE dated 8th December 1965
 to Australian Mutual Provident Society
 Entered 23rd Dec 1965
 Discharged
 14/3/67
 REGISTRAR GENERAL

No. K193441 MORTGAGE dated 8th December 1965
 to Australian Mutual Provident Society
 Entered 23rd Dec 1965
 Discharged
 14/3/67
 REGISTRAR GENERAL

11/1857 M
 11/1857 M
 11/1857 M

REGISTERED PROPRIETOR Jennings Industries
limited by transfer V973-28.
Registered 15-11-1988.

COMPUTER FOLIO NO FURTHER
 BEING TO BE REGISTERED

REGISTRAR GENERAL

Reproduced 14th March 1975

Registrar General

Registrar General

Entered 24th June 1976

REGISTRAR GENERAL

Registered 35-11-1978

REGISTRAR GENERAL

X1434) Mortgage to Australia and New Zealand
Banking Group. Registered 19.11.1987.
discharged
15-11-1986

0552497

1891

43

120647

53

531

75/0327/2

10/10/10

7-11-79

14062

18.00

10-11-12

11/30/21

32266

1936

214195

0206

238 PM

12-10-64

19

Reference to Grant

Vol. 4700 Fol. 133

[CERTIFICATE OF TITLE.]

ORDER NO. D881585

RESERVE AFTER TRANSFER NO. D875462

REGISTER BOOK

6120 237

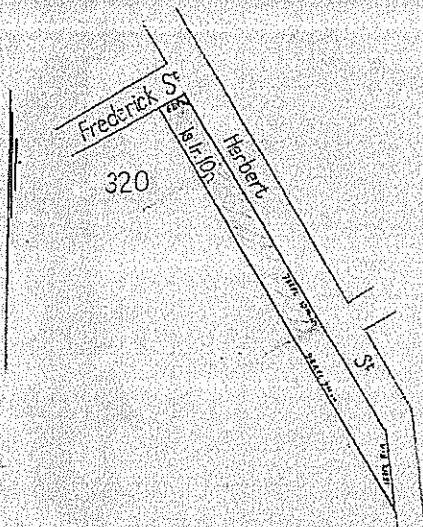
FOI 401
 CANCELLED (W)

In witness whereof I have hereunto signed my name and affixed my Seal, this nineteenth day of March, 19 50.

Signed in the presence of

R.R. Fitzgerald

J. H. Pells
Registrar-General



0881585

Scale: 200 feet to one inch

NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are reservations of minerals.

J. H. Pelt

Registrar General.

addition to existing road (please see comm)
Merrells 101303
5th December 1982

2-19-57.
C. J. [Signature]
Ranger General

No. 6383364 TRANSFER by Aigle Dec 10, 1957
to Jesse Eugene Investments Pty.
Director of Port Com. Plans assigned to
6383364 (Planning received for
drawings) _____ of the land being described
by _____
6th December 1957
Easement is registered
and the transfer is
of 7/10 of 2nd
S. H. P. M.
REGISTRAR GENERAL

No. 7-0597 / TRANSFER dated 24th June, 1957
to The Commonwealth of Australia at Pt A.M.S. (P.O.) 4870

6th December 1957
J. H. Wells
RECEIVED GENERAL

The residue of land in this folio comprises
 17 107 2 0.0 393730
Janetson
 REGISTRAR GENERAL

[Handwritten notes:]

DOES NOT BELONG TO
DPO'S
- COT 27
VAC
VAC 1344062191

Vol. 3033 Fol. 175

Vol. 6165 Fol. 118

CANCELLED ☒ W



No. F 834550 TRANSFER dated 26th March 1953
NORTH SYDNEY BRICK AND TILE COMPANY PTY. LIMITED TO
THE ROYAL NORTH SHORE HOSPITAL OF SYDNEY, of Groves Nest, of the land
within described, Produced 8th April 1953 and entered 24th April
1953 at 12 o'clock noon.
as set out in this transfer
and not otherwise stated
and not otherwise stated
6666 201
Registrar General.

The ratification with reference to the
right of way granted by Transfer
No. 457450 has been distinguished
Dated 3rd April 1956
Jide G. 47036

Registrar General

The interest of the Council of the Municipality of
Waltham in the New Road is the
addition of abutting road
shown on D.P. 2217A
Entered 6/7/1964

John [Signature]
Registrar General

Lot 3 in D.P. 2217A is subject to
the provisions of Section 340A of the Local
Government Act, 1939.
Entered 6/7/1964

John [Signature]
Registrar General

Entered 4th November 1959
 J. Watson
 Registrar General

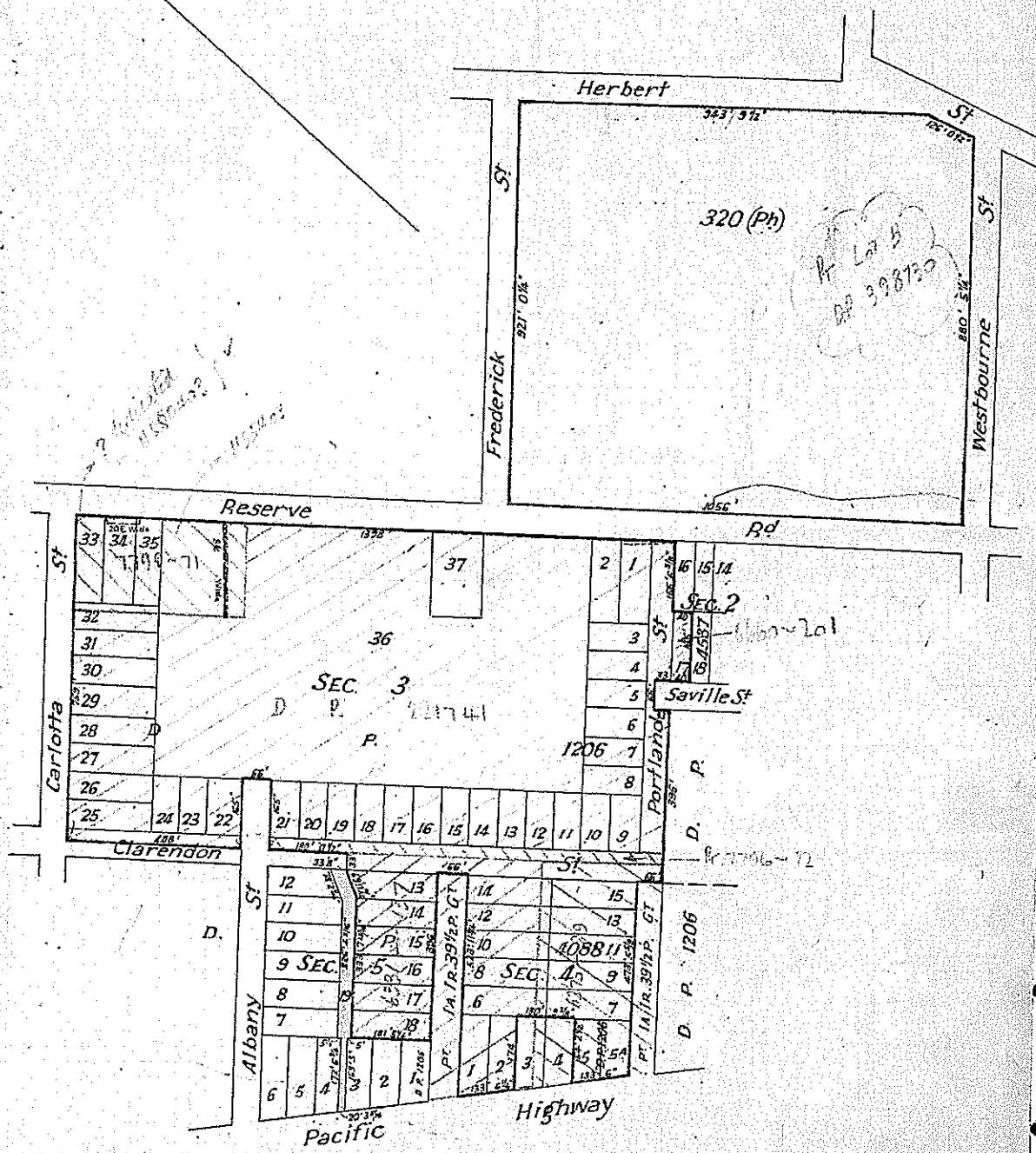
No. 654 for Transfers and Grants dated 12th June 1958
to the Council of the Municipality of Wilkesburg
of an easement for support as more fully
set out in the said instrument affecting
that part of the land therein described
coloured blue hatched red in the plan
hereon.

Entered 4th November 1887. *Jamieson*
 Registrar General

[illegible]

VOL 6165 FOL 118

6165-118



0328220

Total Area included in Certificate.
 52A. 3A. 10 1/4 P.

All lengths shown hereon are in feet & inches
 Scale 200 feet

Jonathan
REGISTRAR GENERAL

[illegible]

LEASES Nos. 21114, 21115, 21215 Expired by effluxion of time
21114 Entered 20th September 1966
Jantason
 REGISTRAR GENERAL

No. K415706 SURRENDER dated 2nd May 1966
of Lease No. K416751 Entered 20th September 1966
Jenkinson
REGISTRAR GENERAL

No. K415707 Letter dated 22nd June, 1966 to the Sydney Society
Painters of the premises described as "Industrial" in plan attached to
Letter No. K415706 together with right of way and easement
for electricity purposes. Dated 22nd September, 1966.

[Signature]
REGISTRAR GENERAL

No. M636104 MORTGAGE dated 29th February 1972
to Balfour Williamson & Co. Ltd. Balfour Williamson (Export
Services) Limited Balfour Williamson (Import) Limited and Balfour
(Williamson) (Australia) Proprietary Limited as regards the residue
Entered 20th June 1972

James Keane

REGISTRAR GENERAL



MORTGAGE No. N636104. has been discharged.
See N211649 Entered 14th May 1973
Jarvisson
REGISTRAR GENERAL.

Part Lot B in D.P. 398730

Handwritten signature
PENSTATE OFFICIAL

As to ~~hereby~~
this Deed is cancelled and New Certificate of Title issued.
Vol. 13052 Fol. 85 dated 11-6-1976
Vide 641555

Registrar General

[illegible]

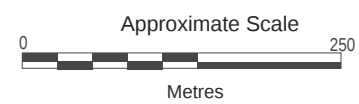
Appendix D – Historical Aerial Photographs



Key



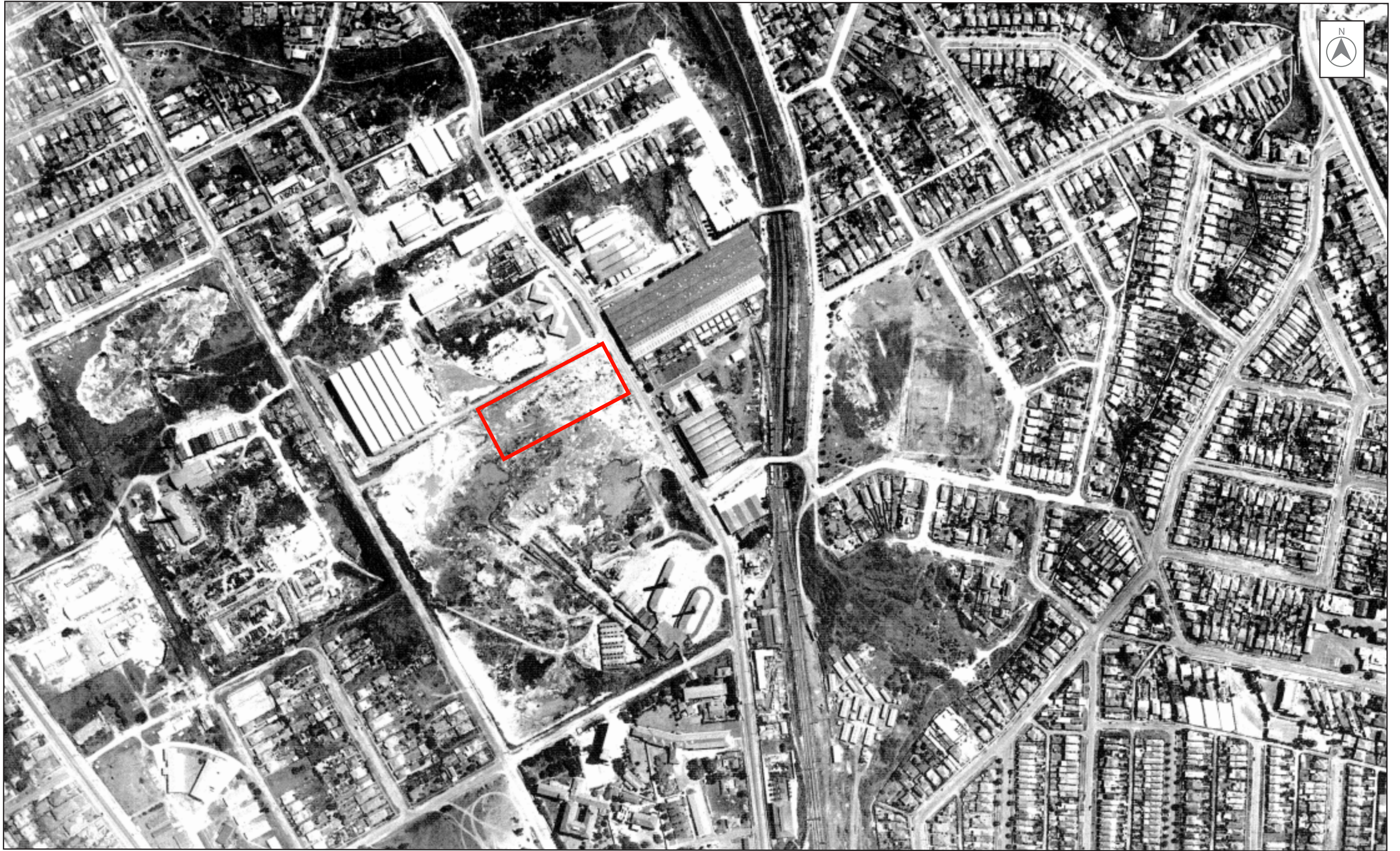
Approximate Site Boundary



Aerial Photograph (1943)

10 Herbert Street, St Leonards, NSW

00040297



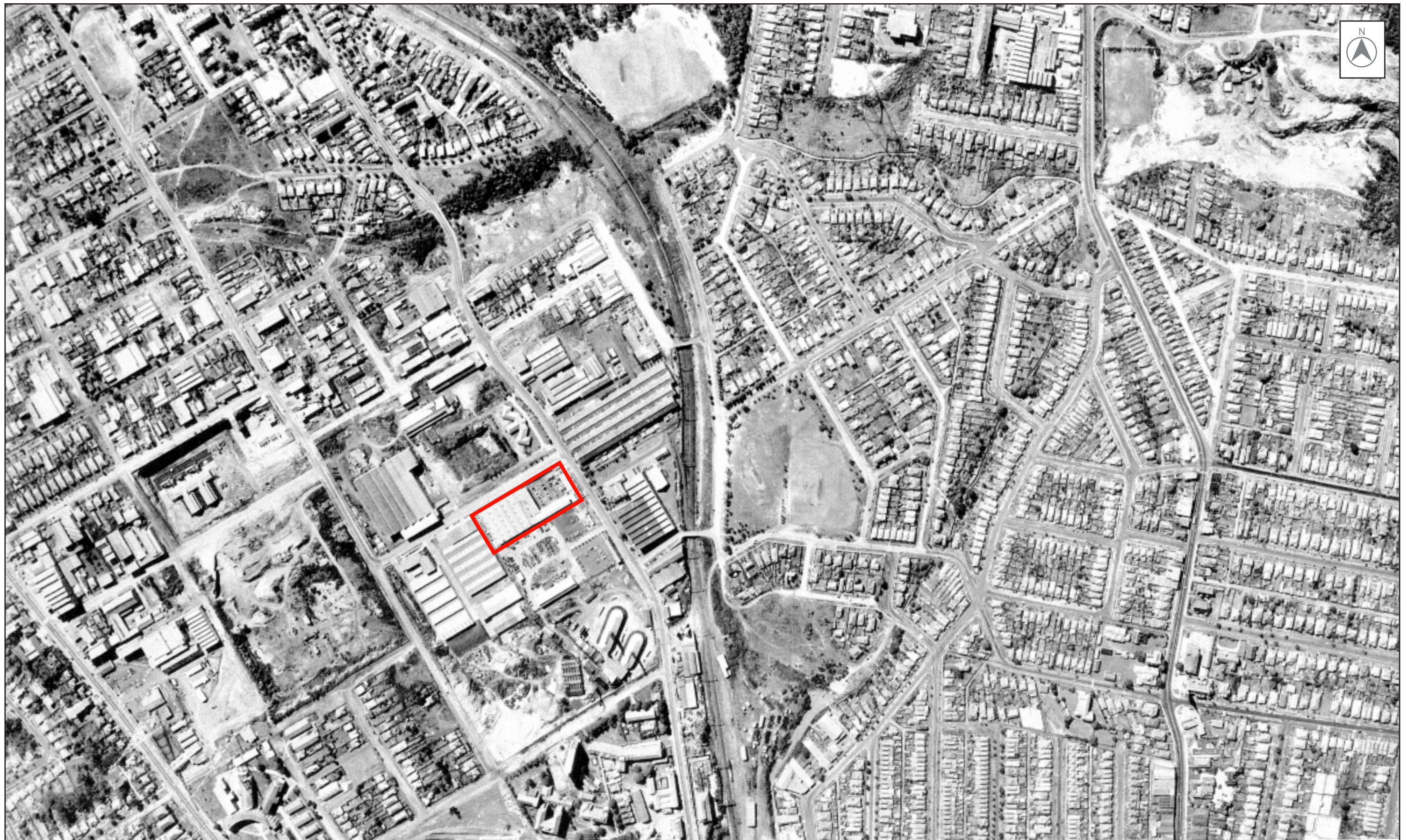
Key



Approximate Site Boundary

Aerial Photograph (1956)

10 Herbert Street, St Leonards, NSW
00040297



Key



Approximate Site Boundary

Aerial Photograph (1965)

10 Herbert Street, St Leonards, NSW
00040297



Key



Approximate Site Boundary

Aerial Photograph (1976)

10 Herbert Street, St Leonards, NSW
00040297



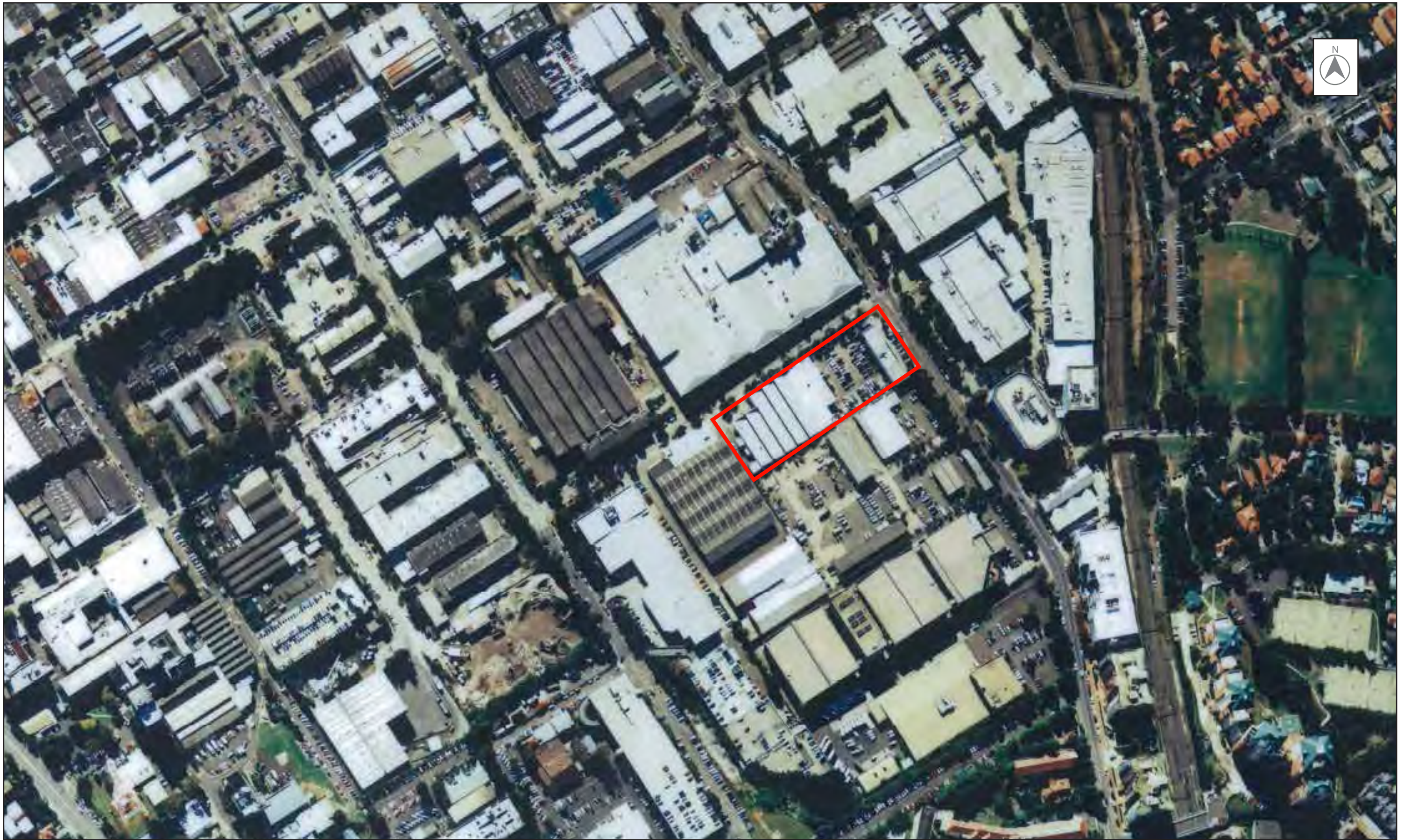
Key



Approximate Site Boundary

Aerial Photograph (1986)

10 Herbert Street, St Leonards, NSW
00040297



Key



Approximate Site Boundary

Aerial Photograph (1999)

10 Herbert Street, St Leonards, NSW
00040297



Key



Approximate Site Boundary

Aerial Photograph (2012)

10 Herbert Street, St Leonards, NSW
00040297

Appendix E – Groundwater Bore Search

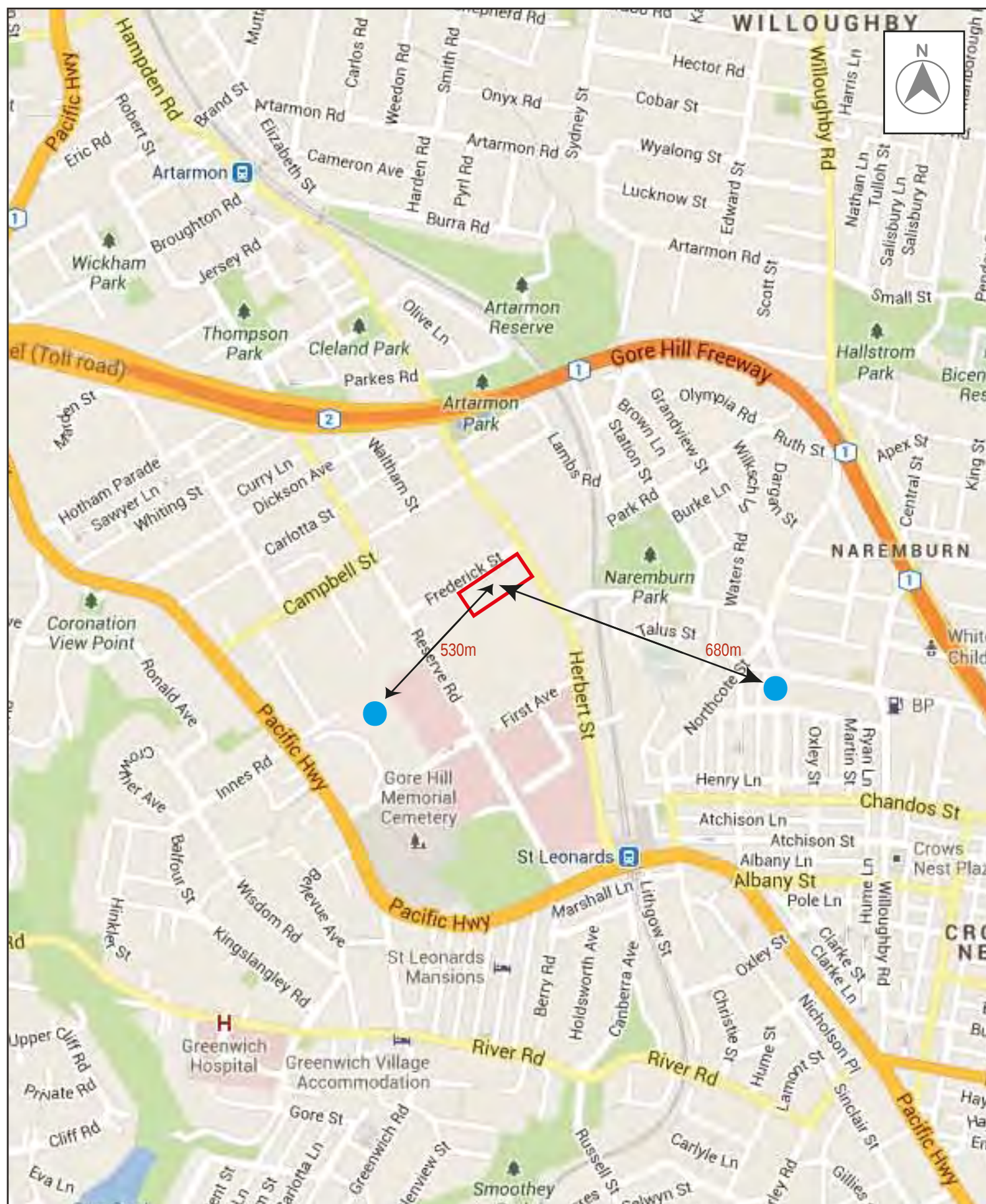
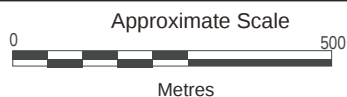


Image Courtesy of Google Maps (2013)



KEY



Approximate Site Boundary



Approximate Groundwater Well Location

DNR Groundwater Bore Search

10 Herbert Street, St Leonards, NSW
00040297

WSP Environment & Energy
41 McLaren Street
North Sydney NSW 2060

