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Stage 1 Preliminary Site Investigation (PSI)
160 Burwood Road, Concord

Report Number 610.14168-R1

25 August 2014

Propertylink Holdings Pty Ltd
Level 26
56 Pitt Street
Sydney NSW

Version: Revision 0

Stage 1 Preliminary Site Investigation (PSI)

160 Burwood Road, Concord

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DOCUMENT CONTROL

Reference	Status	Date	Prepared	Checked	Authorised
610.14168-R1	Final	25 August 2014	Abanish Nepal	Nalin De Silva	Nalin De Silva
610.14168-R1D1	Draft 1	15 August 2014	Abanish Nepal	Nalin De Silva	

Executive Summary

SLR Consulting Pty Ltd (SLR) was engaged by Propertylink Holdings Pty Ltd to undertake a Stage 1 Preliminary Site Investigation (PSI) for 160 Burwood Road, Concord NSW (the site). The assessment was undertaken in accordance with SLR's offer of services dated 19 June 2014 (ref: 610.14168 Offer of Services.docx).

Based on the information provided, SLR understands the following:

- the site currently comprises of an industrial facility surrounded by car park and landscaped areas. The site is known as the Freshfood site ;
- redevelopment of the site from industrial to residential is being considered;
- site is approximately 4Ha in area, and is believed to be filled along the foreshore, possibly from the cut in the south eastern corner;
- Geotechnique Pty Ltd (Geotechnique) has been engaged to conduct a geotechnical investigation at the site. SLR also understands that Geotechnique will collect and analyse samples to assess the contamination status, though the exact scope of such works is not known to SLR at the time preparing this report; and
- a Stage 1 Preliminary Site Investigation (PSI) is required to identify potential areas of environmental concern. The results of the PSI will be used to inform the Geotechnique's geotechnical investigation, such that the areas of potential contamination can be targeted.

SLR understands the objectives of this project are to:

- assess the potential for contamination to be present on the site, as a result of past and present land use activities;
- assess the areas and chemicals of potential environmental concern;
- provide preliminary recommendations on additional investigation, contamination management and/or remediation that may be required to redevelop the site for future residential land use.

SLR undertook a desktop review and a site walkover to address the project objectives.

Based on a review of the available desktop search data and observations made during the site walkover, SLR concludes that:

- the potential for contamination to be present on the site, as a result past and present land use activities, is considered to be moderate to high; and
- further assessment of the site is warranted to identify the suitability of the site (with respect to contamination) for a change in land use scenario.

SLR recommends that a stage 2 detailed site assessment (DSI) should be conducted in order to identify the suitability of the site (with respect to contamination) for any change in land use scenario.

These conclusions and recommendation must be read in conjunction with the limitations set out in Section 9 of this report.

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1 INTRODUCTION

1.1 Background

SLR Consulting Pty Ltd (SLR) was engaged by Propertylink Holdings Pty Ltd to undertake a Stage 1 Preliminary Site Investigation (PSI) of the potential for the presence of contamination at 160 Burwood Road, Concord NSW (the site).

The assessment was undertaken in accordance with SLR's offer of services dated 19 June 2014 (ref: 610.14168 Offer of Services.docx).

Based on the information provided, SLR understands the following:

- the site currently comprises of an industrial facility surrounded by car park and landscaped areas. The site is known as the Freshfood site ;
- redevelopment of the site from industrial to residential is being considered;
- site is approximately 4Ha in area, and is believed to be filled along the foreshore, possibly from the cut in the south eastern corner;
- Geotechnique Pty Ltd (Geotechnique) has been engaged to conduct a geotechnical investigation at the site. SLR also understands that Geotechnique will collect and analyse samples to assess the contamination status, though the exact scope of such works is not known to SLR at the time preparing this report; and
- a Stage 1 Preliminary Site Investigation (PSI) is required to identify potential areas of environmental concern. The results of the PSI will be used to inform the Geotechnique's geotechnical investigation, such that the areas of potential contamination can be targeted.

1.2 Objectives

The objectives of this PSI are to:

- assess the potential for contamination to be present on the site, as a result of past and present land use activities;
- assess the areas and chemicals of potential environmental concern;
- provide preliminary recommendations on additional investigation, contamination management and/or remediation that may be required to redevelop the site for future residential land use.

1.3 Scope of works

SLR undertook the following scope of works to address the project objectives:

- a desktop review;
- a site walkover; and
- data assessment and reporting.

2 SITE IDENTIFICATION

The locality of the site is presented in **Figure 1**.

The site is legally identified as Lot 5 in DP129325, Lots 398 & 399 in DP752023 and Lot 2 in DP230294.

The site is irregular octagonal in shape, and comprises of a large industrial building and a small administration building surrounded by car park and landscape areas. The site occupies an area of approximately 4 Ha.

3 SITE SETTING

3.1 Geology

The Geological Survey of NSW Sydney 1:100,000 Geological Series Sheet 9130 Edition II (1983) indicates that the site is located within the Triassic period Wianamatta group lithology comprising medium to coarse grained sandstone, very minor shale and laminite lenses.

3.2 Topography

The topography of the area is sloping to the east towards Hen and Chicken bay. Elevation profile on the Google Earth indicates that the western portion of the site is located on a relatively flat surface at an elevation of 13m Australian Height Datum (AHD). Along the north-eastern and south-eastern portions, the site slopes down by about 8-10m and forms a second relatively flat area. Elevation profile in the Google Earth indicates that the elevation of this portion of site is between 2-5m AHD. The area immediately surrounding the site appears to be sloping to the north and east.

3.3 Hydrogeology

Exile Bay (part of Hen & Chicken Bay) forms part of the north-eastern boundary of the site.

Based on the regional topography, review of available topographical maps and the location of Exile Bay, it is considered that surface and groundwater flow at the site is likely to be towards the north-east towards Exile Bay.

A search of the NSW Natural Resources Atlas (NSW-NRS, www.nratlas.nsw.gov.au) conducted on 30 July 2014 did not locate any registered groundwater monitoring well within the 500m radius of the street.

A copy of the registered groundwater bore search record is provided in Appendix A.

3.4 Acid Sulfate Soils

Information obtained from Australian Soil Resource Information System (www.asris.csiro.au) indicated that although the majority of the site does not have any known occurrence of acid sulfate soils, the north-eastern portion of site has a low probability of acid sulfate soils. Furthermore, it is noted that high probability of occurrence of acid sulfate soils are present within 50m to the north-east of the northern boundary of the site.

Department of Land and Water Conservation (DLWC) Prospect/Parramatta Acid Sulfate Soil (ASS) Risk Map (edition two) indicates that the majority of the site is located in an area of "no known occurrence" (acid sulfate soils are not known or expected to occur in these environments) land with the exception of the north-eastern portion of the site which lies within "Disturbed Terrain" category land. Disturbed terrain may include filled areas, which often occur during reclamation of low lying swamps for urban development. Other disturbed terrain includes areas which have been mined or dredged, or have been undergone heavy ground disturbance through general urban development or construction of dams or levees. Soil investigations are required to assess these areas for acid sulfate potential.

The City of Canada Bay, Canada Bay Local Environmental Plan 2013 – Acid Sulfate Soils Map – Sheet ASS_004 indicates that the site is located within Class 2 and Class 5 ASS lands.

Based on the information available to SLR, the potential for:

- the site to be located within 500m of Class 2 land which is located below 5m AHD;
- excavation at or below the groundwater table; and

- dewatering on the site to lower the water table on adjacent Class 2 to lower than 1m AHD;
cannot be precluded. As such, proposed future development of the site should consider ASS risks.

4 SITE HISTORY

The site history, ascertained through the desktop review, is presented below.

4.1 Aerial Photography

SLR undertook a review of a selection of historical and recent aerial photographs. Observations made during the review are presented in Table 1. Aerial photographs reviewed are also attached in Appendix B.

Table 1 Aerial Photography Review

Year of Photograph	Site Land Use Observations	Surrounding Land Use Observations
1930 (black & white)	The site boundary is unclear perhaps as a result of its smaller area compared to the current layout. It appears that approximately 30% of the current site extent is under water. The site appears to have been used for industrial purposes. A large building is visible at the northern boundary near the water front. Several large objects/containers (2-5m blocks) are seen to the south of this building.	Appears to be primarily industrial land use with limited residential development. Areas immediately to the west and east are vacant lands. A warehouse and three sheds are visible to the land further east of the site. Several objects/containers (2-5m blocks) appear within the vicinity of these warehouse and sheds. Three sheds are also visible to the land immediately to the north of the site. Part of the northern portion is water and to the south there are residential dwellings
1943 (black & white – Six Maps)	The site appears to be fenced along the boundaries (except for the water front boundary). The large objects/containers visible to the south of the building in the 1930 image have been cleared. A wharf/jetty is visible to the north-east of the site (to the east of the building). Several containers/objects appear closer to the building near water edge.	A large warehouse is seen to the land immediately east of the site. Several containers are seen to the south of this warehouse. There appears to be an increase in industrial activities to the land further east and south-east of the site. Three sheds visible in 1930 image to the north of the site have been cleared and the land is vacant with a building pad visible. There appears to be a dirt road believed to be Duke Avenue to the west of the site. Further west and south are residential dwellings.
1951 (black & white)	No obvious change to the land use at the site. Several other objects are seen stored at the southern portion of the site.	No obvious change to the surrounding land use from 1943. A slight increase in residential land use to the west and north. The warehouse to the east of the site has been given extension to the north and east. Duke Avenue appears to have been paved/sealed. A slight increase in industrial land use to the east and south-east.
1961 (black & white)	Significant change to the land use at the site. The large building visible in previous images has been demolished and the construction of a large building is visible. There appears to be a large stockpile of material at the north-eastern end of the site.	No obvious change to the surrounding land use from 1951 image. There appears to have been a slight increase in industrial land use to the east and south-east and residential land use to the north, west and south.
1972 (black & white)	Significant change to the area of the site. The site appears to be bigger in area along the north-eastern boundary as a result of the reclamation of land. The construction of the large building appears to have been completed. There appears to be one large and one small above ground tanks within the north-western corner of the site. A vehicle which appears to be a tanker is visible within the vicinity of these tanks. Multiple numbers of vehicle are also seen parked on the unpaved surface at the site. Site appears to have been used for industrial purposes.	Change to the land use and the area to the north of the site from 1961 image. The eastern portion of the land to the north appears to be bigger in area as a result of the reclamation of land and appears to have been used as a golf course. Major land reclamation operation appeared to have been taken place along the water front within 500m to the south of the site. No obvious change in land use in other directions.

Year of Photograph	Site Land Use Observations	Surrounding Land Use Observations
1982 (colour)	Slight change to the layout of the building. The northern section of the building has been given extension. The building now appears similar in size/layout to the current building. The larger above ground tank seen in 1972 image is not visible. The site comprises of an industrial facility surrounded by car park and landscaped areas similar to its current lay out. Vehicles are seen parked on the sealed areas of the car park at the site.	No obvious change to the land use surrounding the site from 1972 image.
1994 (colour)	Slight change to the layout of the building at the site. A car park at the south-eastern portion of the site has been replaced by an extension to the large building. Trees are seen in the area where the above ground tank was seen in 1982 photo. It is difficult to establish whether the second above ground tank has been removed or is still present. No other obvious changes to the land use at the site from 1982.	Significant change to the land use to the east and south east. All the industrial buildings visible in 1982 image have been demolished and the construction of residential dwellings is visible in these areas. The warehouse seen in 1943 image on the land immediately to the east of the site has been demolished and is vacant. No obvious changes in land use in other directions.
2004 (colour)	No change to the land use at the site.	The vacant land immediately east of the site as seen in 1994 has been developed into residential land use. Increase in the residential land use in all directions.
2014 (colour – Nearmap)	No obvious change to the land use or the configuration of the building from 2004.	No obvious change to the land use surrounding the site from 2004.

The aerial photography review suggests potential contamination from:

- historical and continued industrial land use;
- the storage of containers/objects within the site (pesticides, minor chemical spills);
- reclamation of north-eastern land;
- the presence of large stockpile during the construction of the building along the north-eastern portion of the site (pesticides, polycyclic aromatic hydrocarbon, etc.);
- vehicular movements and parking on unsealed surface at the site (polycyclic aromatic hydrocarbon, asbestos, etc.)
- the demolition of former building (asbestos contamination);
- the presence of two above ground tanks on the site (petroleum hydrocarbons, polycyclic aromatic hydrocarbon, lead, etc.)

4.2 Historical Land Titles

A search of historical land title ownership records was undertaken on 18 July 2014. The search indicated the site was owned by the proprietors set out below:

Lots 5 in DP 129325, Lots 398 & 399 in DP 752023 & Lot 2 in DP 230294

- Merchant (1914 – 1936);
- Timber merchants (1936 – 1950);
- Food storage and processing facility (1950 – 1956);
- Tea company (1956 – 1998); and
- Food processing industry (1998 – to date).

There were two leases to this portion of the site:

- 1961 – 1984: lease to Sydney County Council also Right of Way and Cable Easement; and
- 1984 – 2030: lease to Sydney County Council also Right of Way and Cable Easement.

Lot 2 in DP 230294

This parcel of land is reclaimed land. The title to this parcel was formerly included in the Sydney Harbour and foreshore lands comprised in Volume 5018 Folio 1. The lands in the harbour title have stood in the name of Maritime Services Board of NSW since 1900. It is noted that from the review of aerial photos, the land was reclaimed after 1961 and the harbour title Volume 5018 Folio 1 comprises 180 pages. As such, the search was not conducted prior to 1966. Since 1966, the site was owned by the proprietors set out below:

- Maritime Services Board of NSW (1966 – 1967);
- Tea company (1967 – 1998); and
- Food processing industry (1998 – to date).

There is an easement reported for the site.

- 1998: Right of Footway variable width (DP 268777)

The review of land title ownership records indicates the following potential land contaminating activities to have occurred at the site:

- Timber works;
- Reclamation of land; and
- Food procession facility.

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

4.3 Regulatory Authorities

4.3.1 NSW Environment Protection Authority

A search of the NSW EPA contaminated land public register of record of notices was undertaken on 30 July 2014. The search did not identify any records that, with regard to the site, implying that there are no:

- orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act);
- approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority has not been revoked;
- site audit statements provided under Section 53B of the CLM Act that relate to significantly contaminated land;
- actions taken by EPA under Section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985;

pertaining to the site.

A search of the NSW EPA Protection of the Environment Act public register of licence, applications and notices was undertaken on 30 July 2014. The search did not identify any records for the site, indicating that the EPA has not licensed any scheduled activities (within the meaning of the Protection of the Environment Operations Act 1997) from being undertaken on the site.

A search of the NSW EPA public register of contaminated sites notified to NSW EPA under Section 60 of the Contaminated Land Management Act (as of 1 July 2014) was undertaken on 30 July 2014. The search did not identify any records for the site.

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

4.3.2 WorkCover NSW

A search of the Stored Chemical Information Database (SCID) and microfiche records held by WorkCover NSW was undertaken on 26 June 2014. The search identified the following records on Dangerous Goods licence 35/005234 relating to the storage of dangerous goods at the site:

- one 4,200L volume aboveground tank (AST) to store liquid petroleum gases (LPG);
- one 1,500L volume AST to store sodium hydroxide (caustic soda);
- one 2,500L volume AST to store caustic soda;
- two 2,000L volume ASTs to store caustic soda;
- one 2,500L volume AST to store liquid nitrogen; and
- one 300L volume cylinder storage to store LPG;

The search also identified that the following had been decommissioned in situ by filling with water containing corrosion inhibitor 'watergy':

- one 16,500L volume underground storage tank (UST) used to store class 3 flammable liquid (petrol) in the garden bed;
- two 5,000L volume USTs used to store class 3 flammable liquid (petrol) in the garden bed; and
- one 13,500L volume UST used to store class 3 flammable liquid (petrol) adjacent to the garden bed

A copy of the search result is presented in Appendix E.

4.3.3 Council Records

Two planning certificates related to the site¹ dated 17 July 2014 and issued by City of Canada Bay Council under Section 149 (2) of the Environmental Planning and Assessment Act 1979, was reviewed on 30 July 2014.

The planning certificate indicates that, in the context of the Contaminated Land Management (CLM) Act and at the date the certificate was issued, the site:

- is not declared to be significantly contaminated land;
- is not the subject of a voluntary management order;
- is not the subject of an approved voluntary management proposal;
- is not the subject of an ongoing maintenance order; and
- is not the subject of a site audit statement within the meaning of the CLM Act.

Copy of the planning certificates is presented in Appendix F.

¹ The S149 certificates were only reviewed for two lots (Lot 5 in DP 129325 and Lot 2 in DP 230294).

4.4 Previous Contamination Assessments

There were no previous contamination assessment reports pertaining to the site, made available for review during this investigation.

5 SITE WALKOVER

Site walkover was undertaken by a suitably experienced SLR environmental scientist (Abanish Nepal) on 31 July 2014 and 5 August 2014. The purpose of the site walkover was to make observations of the current site conditions and adjacent site land uses (relevant to land contamination). Anecdotal information was provided by Mr Diego Llanos (Engineering and Building Services Manager - Freshfood), Kayte Nguyen (Engineering Support Officer - Freshfood) and Pana Tsironis (Project Manager – Propertylink). A discussion of observations made and anecdotal information gained during the site walkover is presented in Sections 5.1 to 5.11.

5.1 Site Features

The following site features were observed at the site:

- the main asphalt car park and landscaped areas in the north-eastern portion of the site. The asphalt was in fair to good condition with only minor cracking observed;
- an administration building at the south-eastern portion of the site;
- a second asphalt car park to the west of the administration building. The asphalt was in fair to good condition with only minor cracking observed;
- concrete truck turning area, covering approximately 2,000m², to the immediate north of the administration building. The concrete was in fair to good condition with no cracking observed;
- concrete trucks manoeuvring area and loading docks within the north-western portion of the site. The concrete was in good condition with no cracking observed;
- a six storey industrial building (concrete slab, with reinforced concrete structure) used to produce roasted coffee beans and roasted ground coffee, covering approximately 30% of the total site area. The key features on the ground floor of the building (which is relevant to site contamination) comprised of the following and is also presented in Figure 2:
 - green beans warehouse and a compressor room in the south eastern portion of the building. The green beans warehouse was used to store green coffee beans in plastic/jute bags on top of wooden pallets;
 - caustic soda room, ejector's room, grout area, oil-water separator's room and workshops in the eastern central portion of the building;
 - café bar warehouse in the north-eastern portion of the building to store café bar products (coffee machines, vending machines, coffee stalls, etc.) on wooden and metal shelves and wooden pallets;
 - final product warehouse in the north-western portion of the building to store the final packaged products on metal shelves;
 - packaging material warehouse in the south-western portion of the building to store the packaging products (coffee mugs, glasses, etc.) on metal shelves;
 - a transformer room in the south-western portion of the building;
 - the northern pump room and the southern pump room; and
 - a north-south underground tunnel dividing the building in approximately two halves.
- a security shed (site's entry and exit point) at the south-eastern portion (Burwood Road face) of the site. Roller doors and boom gates were observed at this location;
- asphalt and reinforced concrete driveways. Entrance for the vehicles less than 4.1m height is via site's main entrance from Burwood Road security gate. All other vehicular entrance to site is via Zoeller Street gate. The asphalt and concrete driveways were in good condition with only minor cracking observed;

- the site was fenced along its boundaries.



Photo 5.1.1 – View of the main car park and the administration building (looking south-west)



Photo 5.1.2 – Concrete driveway and the southern face of the current site building (looking west)



Photo 5.1.3 – View of the workshop.

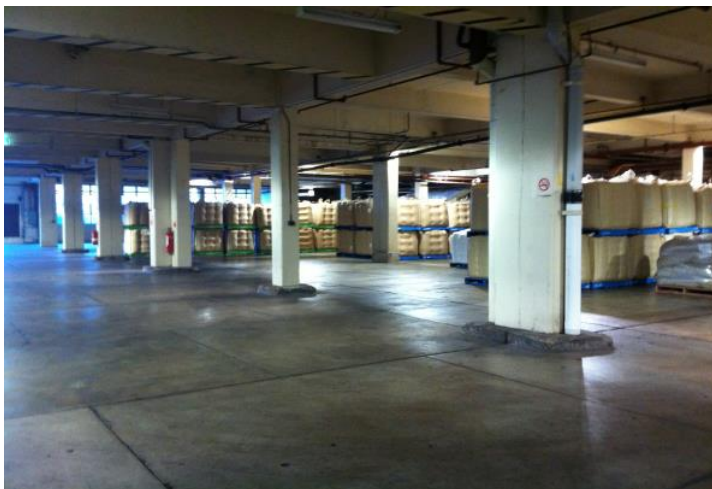


Photo 5.1.4 – View of the green beans warehouse



Photo 5.1.5 – View of the Café Bar warehouse



Photo 5.1.6 – View of the final product warehouse



Photo 5.1.7 – View of the packaging material warehouse

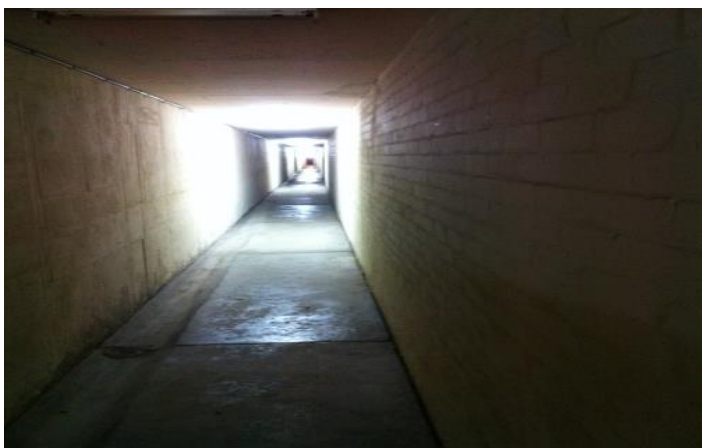


Photo 5.1.8 – View of the underground north-south tunnel (looking north)



Photo 5.1.9 – View of the reclaimed portion of land



Photo 5.1.10 – View of the site's security shed – exit point



Photo 5.1.11 – View of the asphalt driveway to the east of main car park (looking south). Admin building and the eastern face of the site's main building are also seen



Photo 5.1.12 – View of the site from the north-western corner. Loading docks and trucks manoeuvring area



Photo 5.1.13 – View of concrete driveway to the west of the building (looking south)

5.2 Site Drainage

Observations made during the site walkover indicate that site drainage is likely to include:

- surface water diversion into a number of stormwater pits located at the site;
- roof water diversion from a series of roof gutters to downpipes and into the stormwater drains located at the site; and
- infiltration of surface water from the permeable areas and into groundwater.

There was no stagnant water observed on the site.



Photo 5.2.1 – Stormwater drainage



Photo 5.2.2 – Stormwater pit

5.3 Wastes

General waste

Some scrap metals, broken chairs, fluorescent lamp holders, empty metal buckets, a wooden cabinet, two piles of wooden pallets and multiple large plastic bags containing unidentified material were observed on top of the concrete floor in the trucks turning area and to the west of the loading docks. Multiple stacks of wooden pallets were also observed on the grassy areas in the north-western corner of the site. A dis-used van and a trailer containing unwanted materials including tyre, metal scraps and timber pieces were observed in the main car park area of the site.



Photo 5.3.1 – Waste material on trucks turning area



Photo 5.3.2 – A dis-used van and a trailer in main car park area

Along the landscaped areas to the west of the site, more evidence of scattered unwanted material were observed in the form of dis-used industrial grade sewing machine, metal sheets and hollow metal cylinders.



Photo 5.3.3 – Waste materials on site along the western landscaped area



Photo 5.3.4 – View of more waste materials on site along the western landscaped area

A number of marked waste bins were observed both inside and outside the building. General solid waste appeared to be disposed of in the waste bins located on the site.

Given that the concrete floor in the above cases was in good condition with no cracks observed, stains or leaks observed and those which may have occurred in the past are unlikely to have migrated to the soil and groundwater beneath.

In the case of materials stored on the grassy or landscaped areas, although no evidence of stains or leaks was observed, the staining or leaking of contamination such as oil and grease into the ground in the past cannot be precluded.

Industrial waste

SLR was informed that all the wastes associated with the manufacturing of coffee beans and ground coffee is taken out of the site at least once a day from the waste holding silo located in the grouts area of the site.

Water was seen dripping from the silo and onto the concrete floor and into the ground via a small hole in the concrete. Dark black staining was observed on the concrete floor in this area.



Photo 5.3.5 – Grout area and the oil-water separator room at the back. On top of the ceiling is the bottom opening of waste holding silo.



Photo 5.3.6 –Waste holding silo



Photo 5.3.7 – Staining of concrete floor and the hole in the concrete in the grout area

Waste water

SLR was informed that the waste water generated on site is collected in the collection pit. Any waste greases and oils in the water are separated by oil-water separator. The water is then treated with caustic soda to control the pH and released into town sewerage via ejector's room.

The concrete floor in the oil-water separator room was observed to be in poor condition with dark black staining.



Photo 5.3.8 – Oil-water separator room

The concrete floor in the caustic soda room was observed to have been slightly degraded as a result of caustic soda leakages. SLR considers that the likelihood of contamination migrating into the underlying soil and groundwater via degraded concrete floor cannot be precluded.



Photo 5.3.9 – Caustic soda room

The concrete floor in the ejector's room was observed to be in fair to good condition with minor cracking. Dark brown, red staining was observed on the concrete floor. SLR considers that the likelihood of contamination migrating into the underlying soil and groundwater as a result of:

- the location of ejector's room in close proximity of caustic soda room and oil-water separator's room;
- the migration of contamination (if any) from the caustic soda and oil-water separator's rooms into the soil and groundwater lying immediately beneath the ejector's room;
- degradation of system over time;
- use of caustic soda; and
- highly acidic waste water

cannot be precluded.

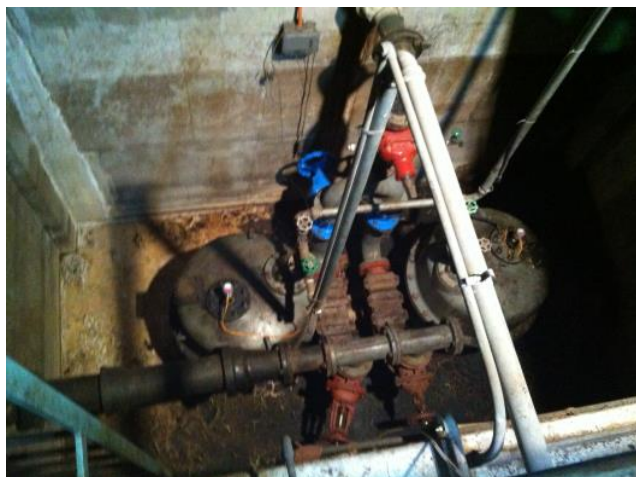


Photo 5.3.10 – Ejector's room

5.4 Fill

Approximately 20% of the site along the north-eastern portion is reclaimed land. The type and quantity of material used for the reclamation is not known. It was also apparent that the north north-western portion of the site had been subject to some degree of cut. The building pad of the administration building was observed to be located between 1-2m above the existing ground level indicating some amount of fill. Details regarding the type or quantity of the fill material to have been imported to the site remain unknown. If fill had been imported to the site, potential presence of contamination in such fill material cannot be precluded.

5.5 Underground and Aboveground Storage Tanks

The following aboveground storage tanks (ASTs) were observed at the site:

- One AST located at the site near the caustic soda room to store liquid nitrogen;
- Two diesel ASTs (80L each) were located at two pump rooms on site; and
- Three ASTs located inside caustic soda room (see photo 5.3.9) to store caustic soda



Photo 5.5.1 – Liquid nitrogen AST



Photo 5.5.2 – 80L diesel AST in the southern pump room



Photo 5.5.3 – 80L diesel AST in the northern pump room

One AST (80,000L) to store Sydney water was located at the southern pump room and the second underground storage tank (UST) (500,000L) to store Sydney water was located at the northern pump room.

Evidence of a decommissioned tank pit was observed in an area immediately north-east of the site's security shed. Three fill points and a dipping point sealed with concrete were observed within this area. A dipping point and a possible UST were also observed outside the southern pump room entry door at the site.



Photo 5.5.4 – Evidence of a decommissioned UST pit

Evidence of footings for the storage of former ASTs were observed in the north-western corner of the site. Fifteen large LPG cylinders were also observed inside a shed at this location.



Photo 5.5.5 – Footings for former ASTs on site

A comparison between observations recorded during the site visit and the information obtained from the SCID search (refer to Section 4.3.2) was conducted. The comparison found the following discrepancies:

- a, 4,200L volume AST to store LPG referred to in the SCID search was not observed at the site;

- a 300L volume cylinder to store LPG referred to in the SCID search was not observed at the site;
- the number of of USTs present at the site could not be determined;
- the presence of two diesel ASTs observed at the site were not recorded in the SCID search; and
- the information about the former ASTs within the north-western corner of the site is not recorded in the SCID search.

SLR considers that the likelihood of contamination migrating into the soil and groundwater as a result of possible leakages of USTs and ASTs used to store substances other than Sydney Water cannot be precluded. The potential for unidentified USTs to be present on the site cannot be precluded.

5.6 Asbestos

No visual fragments of asbestos were observed on site during the site walkover. Information about the presence of bonded asbestos in the building and the management plan to ensure there is no exposure or health risk was observed in the site induction handbook.

SLR considers that the likelihood of the presence of asbestos at the site beneath the building, driveways, car parks, pavements or grass/topsoil, which may pose a risk of exposure to the future site workers or visitors as a result of the demolition of former structures cannot be precluded. As such, proposed future development of the site should consider asbestos risks.

5.7 Chemical and Other Hazardous Material Storage

Chemical containers observed during the walkover appeared to be in good condition, with no apparent visual evidence of leaks or spills observed with the exception of:

- storage of leaked compressor oil in two buckets in the compressor room. The concrete floor in the compressor room appeared to be in fair condition with minor cracking observed. Oil stains were observed on the concrete floor;
- two containers of phosphoric acid and one container of hydrochloric acid near the liquid nitrogen AST. White stains were observed on the concrete indicating some degree of degradation; and
- sodium hydroxide (caustic soda) in caustic soda room. White staining of concrete was observed in this area.

Further assessment of these areas is considered warranted.



Photo 5.7.1 – Storage of leaked compressor oil in a bucket

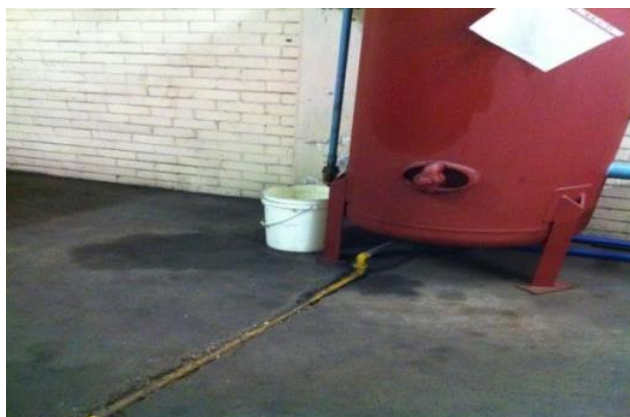


Photo 5.7.2 –Staining of concrete floor inside compressor room



Photo 5.7.3 – Storage of acid containers on site

5.8 Phytotoxicity

There was no visual evidence of phytotoxic impact (i.e. plant stress or dieback) observed on the vegetated areas of the site and at the rear of the site. Vegetation on properties around the site also appeared healthy.

5.9 Staining and Odours

Black oily substance was observed to have been leaked from a mechanical equipment stored near the acid containers. Dark oil stains were observed on the concrete floor in this area.



Photo 5.9.1 – Black oily substance observed to have been leaked from a mechanical equipment

A dark brown oily substance was also observed to have leaked from the transformer inside the transformer room. Dark brown staining of concrete floor was observed in this area.



Photo 5.9.2 – View of the Transformer room and the staining of floor at the bottom

Black staining of concrete was observed outside the southern pump room door. The exhaust pipe from the diesel pump stored in the southern pump room was directed towards the ground resulting in dark staining. The concrete floor in this area was observed to have minor cracks.



Photo 5.9.3 – Black staining of floor outside southern pump room door

The concrete floor in the above cases was observed to be in poor to fair condition with some cracks. The migration of contamination to soil and groundwater underneath the concrete slab as a result of past activities cannot be precluded.

5.10 Incidents and Complaints

There was no register of incidents or complaints made available for the site.

5.11 Anecdotal Information

During the site walkover, SLR was provided with the following anecdotal information:

- the upper floors of the buildings comprises of production rooms and warehouses;
- Freshfood has been operating at the site for the last 15 years; and
- The site was used for manufacturing tea products prior to its current use.

5.12 Adjacent Land Uses

Land uses observed on the properties adjacent to the site are summarised in Table 2.

Table 2 Adjacent Land Uses

Adjacent boundary	Land Use
North	Open space / Recreational (Massey Park Golf Club) / Residential
East	Medium density residential
West	Residential and Duke Avenue
South	Burwood Road and Residential

Land use activities adjacent to the site did not suggest a significant potential for offsite land contaminating activities to be affecting the site.

5.13 Summary

Based on observations made and the anecdotal information obtained during the site walkover, SLR considers that contamination, as a result of historical land use activities, cannot be precluded.

6 DATA QUALITY ASSESSMENT

The sources of data relied upon for this assessment included:

- NSW Environment Protection Authority
- WorkCover NSW
- NSW Natural Resources Atlas
- NSW Land and Property Information Division
- Legal Liaison Searching Services
- Nearmap
- Google Earth
- City of Canada Bay Council
- anecdotal information from Mr Diego Llanos (Engineering and Building Services Manager - Freshfood), Kayte Nguyen (Engineering Support Officer - Freshfood) and Pana Tsironis (Project Manager – Propertylink)
- observations made in the field by SLR

Field observations reported were made by a suitably experienced SLR environmental scientist (Abanish Nepal).

Observations made in the field were generally consistent with observations made of relevant data provided by third parties during the desktop review.

The data obtained is considered suitable for the purpose of this assessment.

7 AREAS AND CONTAMINANTS OF ENVIRONMENTAL CONCERN

A review of available site history data and observations made during the site walkover indicated the following areas of environmental concern (AEC) and contaminants of potential concern (COPC). These AEC are also presented in Figure 3.

Table 3 Areas and Contaminants of Potential Concern

AEC ID	AEC	Contaminant of Potential Concern	Potential for the Contaminant to be present
AEC01	Former ASTs	Hydrocarbons, heavy metals, asbestos	SLR considers that the potential for some level of hydrocarbon and metals contamination to be present in the site soil as a result of leakages and spills is moderate to high .
AEC02	Demolished former building at the site	Heavy metals, hydrocarbons, asbestos and pesticides	SLR considers that the potential for some level of metals, pesticide or asbestos contamination to be present in site's original soils is moderate to high .
AEC03	Reclaimed land	Heavy metals, hydrocarbons, pesticides, asbestos	SLR considers that the potential for some level of metals, hydrocarbons, pesticides or asbestos contamination to be present in the site soils as a result of the reclamation is high .
AEC04	Decommissioned USTs and its associated infrastructures	Hydrocarbons, heavy metals	SLR considers that potential for some level of metals and hydrocarbon contamination to be present on site as a result of spills and leakages is high .
AEC05	Potential UST to the south of southern pump room door	Hydrocarbons, heavy metals	SLR considers that potential for some level of metals and hydrocarbon contamination to be present on site as a result of potential spills and leakages is high .
AEC06	Filled area underneath the administration building	Hydrocarbons, heavy metals, pesticides, asbestos	SLR considers that the potential for some level of metals, hydrocarbons, pesticides and asbestos contamination to be present in the site soils as a result of potential fill is moderate .
AEC07	Storage area for liquid nitrogen, phosphorous acid, hydrochloric acid and a mechanical gear	Hydrocarbons, heavy metals	SLR considers that the potential for some level of metals and hydrocarbons to have migrated into the underlying soil and groundwater as a result of the potential degradation of concrete is low to moderate .
AEC08	Caustic soda room and ejector's room	Hydrocarbons, heavy metals	SLR considers that the potential for some level of metals and hydrocarbons to have migrated into the underlying soil and groundwater as a result of the potential degradation of concrete is low to moderate .
AEC09	Grout area and oil water separator room	Hydrocarbons, heavy metals, pesticides	SLR considers that the potential for some level of metals and hydrocarbons to have migrated into the underlying soil and groundwater as a result of spills and leakages is moderate to high .
AEC10	Former stockpile area	Hydrocarbons, heavy metals, asbestos	SLR considers that the potential for some level of metals, hydrocarbons and asbestos contamination to be present in the site soils as a result of the presence of large stockpile in the past is moderate to high .

AEC ID	AEC	Contaminant of Potential Concern	Potential for the Contaminant to be present
AEC11	Areas surrounding the northern pump room	Hydrocarbons, heavy metals, asbestos	SLR considers that the potential for some level of metals and hydrocarbons contamination to be present in the site soils as a result of the diesel storage is moderate to high .
AEC12	Areas surrounding the southern pump room	Hydrocarbons, heavy metals, asbestos	SLR considers that the potential for some level of metals and hydrocarbons contamination to be present in the site soils as a result of the diesel storage is moderate to high .
AEC13	Transformer and compressor rooms	Hydrocarbons, heavy metals, asbestos, PCB	SLR considers that the potential for some level of metals, hydrocarbons and PCB contamination to be present in the site soils as a result of spills and leakages is moderate to high .
AEC14	Waste materials on the grassy areas of the site	Hydrocarbons, heavy metals, asbestos, PCB	SLR considers that the potential for some level of metals, hydrocarbons and PCB contamination to be present in the site soils as a result of storage of unwanted material on grassy areas is moderate .

A Stage Detailed Site Investigation (DSI) will be required to assess the actual presence of contamination at the site.

8 CONCLUSIONS AND RECOMMENDATIONS

Based on a review of the available desktop search data and observations made during the site walkover, SLR concludes that:

- the potential for contamination to be present on the site, as a result past and present land use activities, is considered to be moderate to high; and
- further assessment of the site is warranted to identify the suitability of the site (with respect to contamination) for any change in land use scenario.

SLR recommends that a stage 2 detailed site assessment (DSI) should be conducted in order to identify the suitability of the site (with respect to contamination) for any change in land use scenario.

These conclusions and recommendation must be read in conjunction with the limitations set out in Section 9 of this report.

9 LIMITATIONS

This report is for the exclusive use of Propertylink Holdings Pty Ltd. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

This report has been prepared based on the scope of services (see below). SLR cannot be held responsible to the Client and/or others for any matters outside the agreed scope of services. Other parties should not rely upon this report and should make their own enquiries and obtain independent advice in relation to such matters.

This report has been prepared by SLR with reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected (data, surveys, analyses, designs, plans and other information), which has been accepted in good faith as being accurate and valid.

It should be noted that many investigations are based upon an assessment of potentially contaminating processes which may have occurred historically on the site. This assessment is based upon historical records associated with the site. Such records may be inaccurate, absent or contradictory. In addition documents may exist which are not readily available for public viewing.

Except where it has been stated in this report, SLR has not verified the accuracy or completeness of the data relied upon. Statements, opinions, facts, information, conclusions and/or recommendations made in this report ("conclusions") are based in whole or part on the data obtained, those conclusions are contingent upon the accuracy and completeness of the data. SLR cannot be held liable should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to SLR leading to incorrect conclusions.

Should the report be reviewed for any reason, the report must be reviewed in its entirety and in conjunction with the associated Scope of Services. It should be understood that where a report has been developed for a specific purpose, for example a due diligence report for a property vendor, it may not be suitable for other purposes such as satisfying the needs of a purchaser or assessing contamination risks for classifying the site. The report should not be applied for any purpose other than that originally specified at the time the report was issued.

Report logs, figures, laboratory data, drawings, etc. are generated for this report by SLR consultants (unless otherwise stated) based on their individual interpretation of the site conditions at the time the site visit was undertaken. Although SLR consultants undergo training to achieve a standard of field reporting, individual interpretation still varies slightly. Information should not under any circumstances be redrawn for inclusion in other documents or separated from this report in any way.

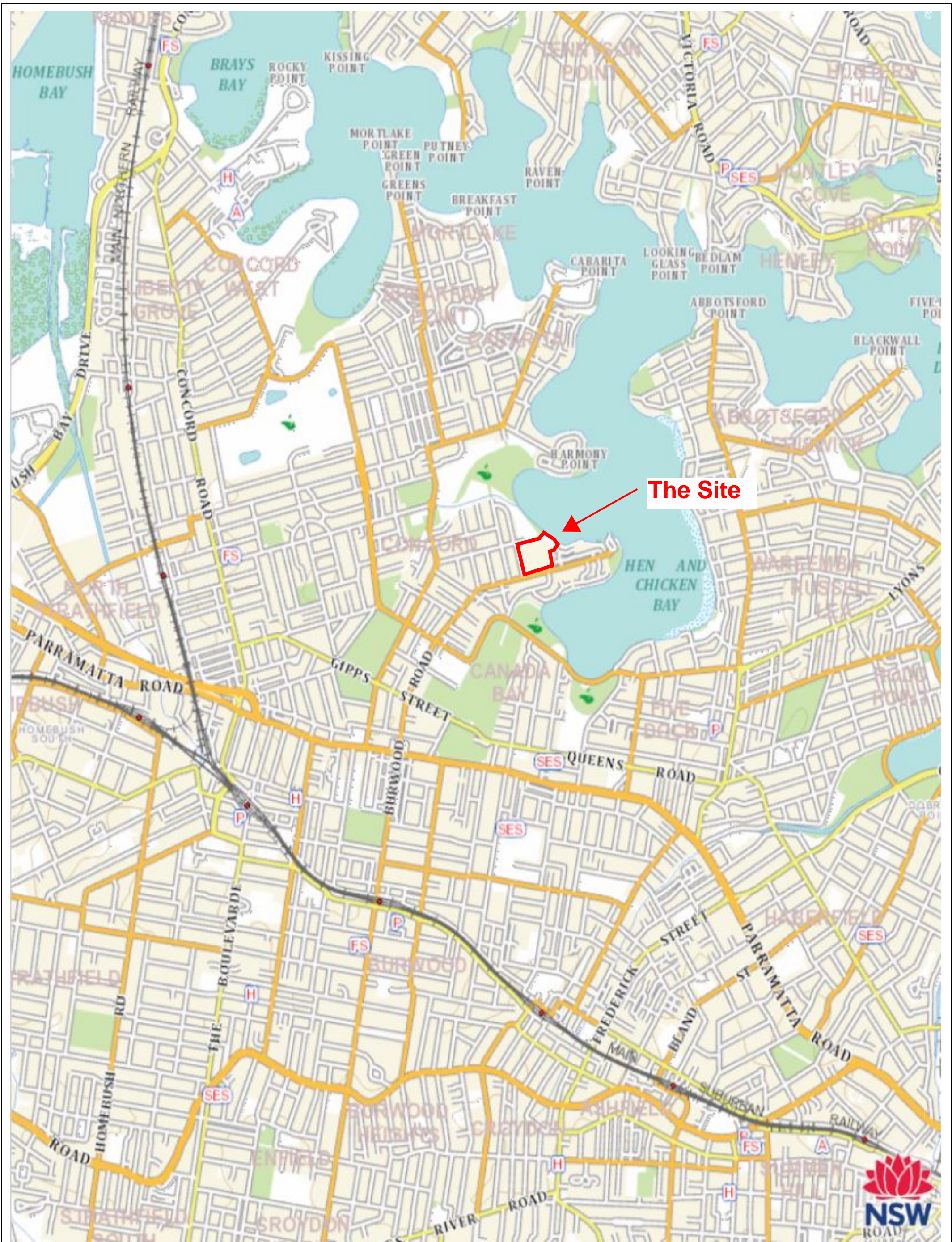
10 REFERENCES

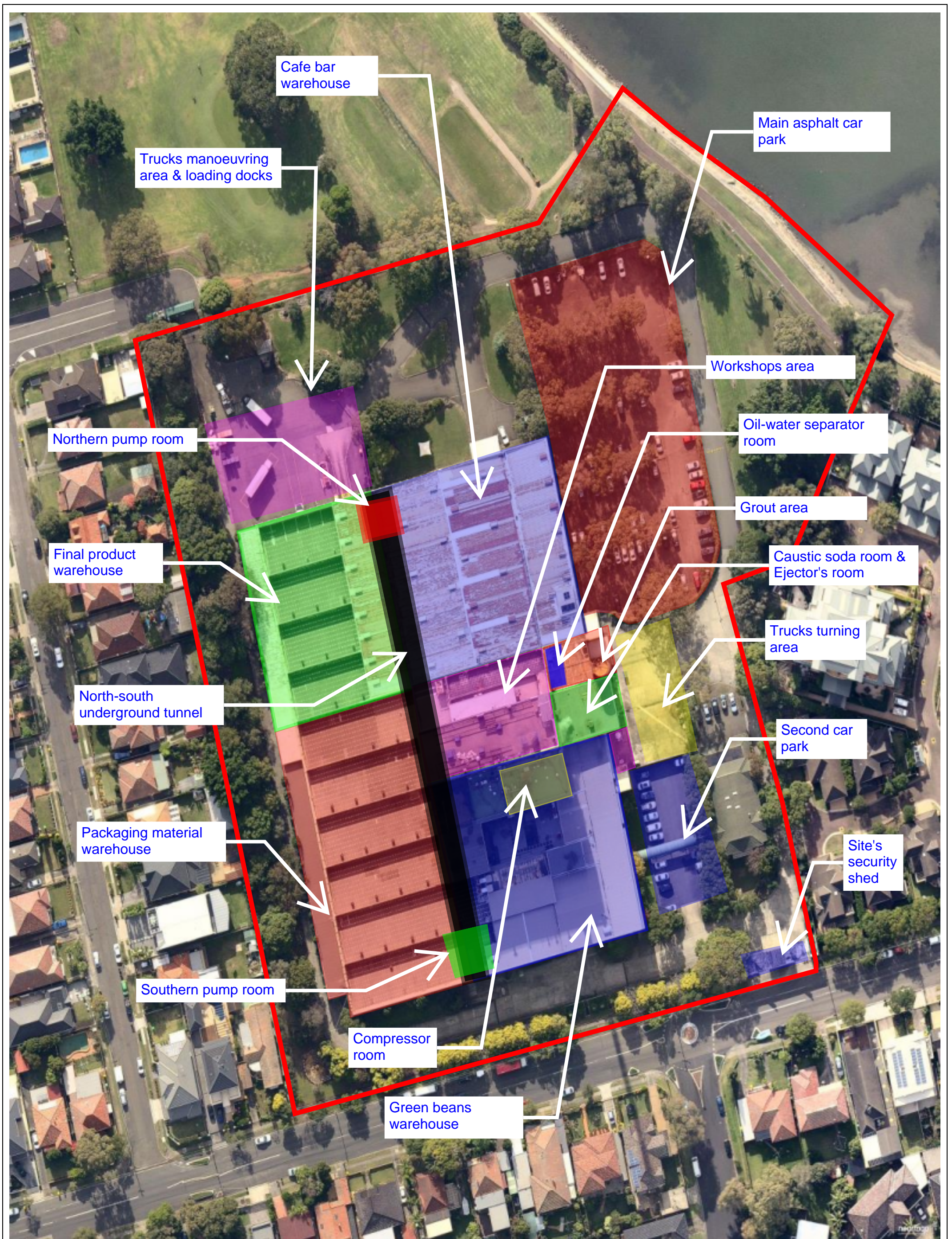
NSW DEC 2006, 'Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd edition)'.

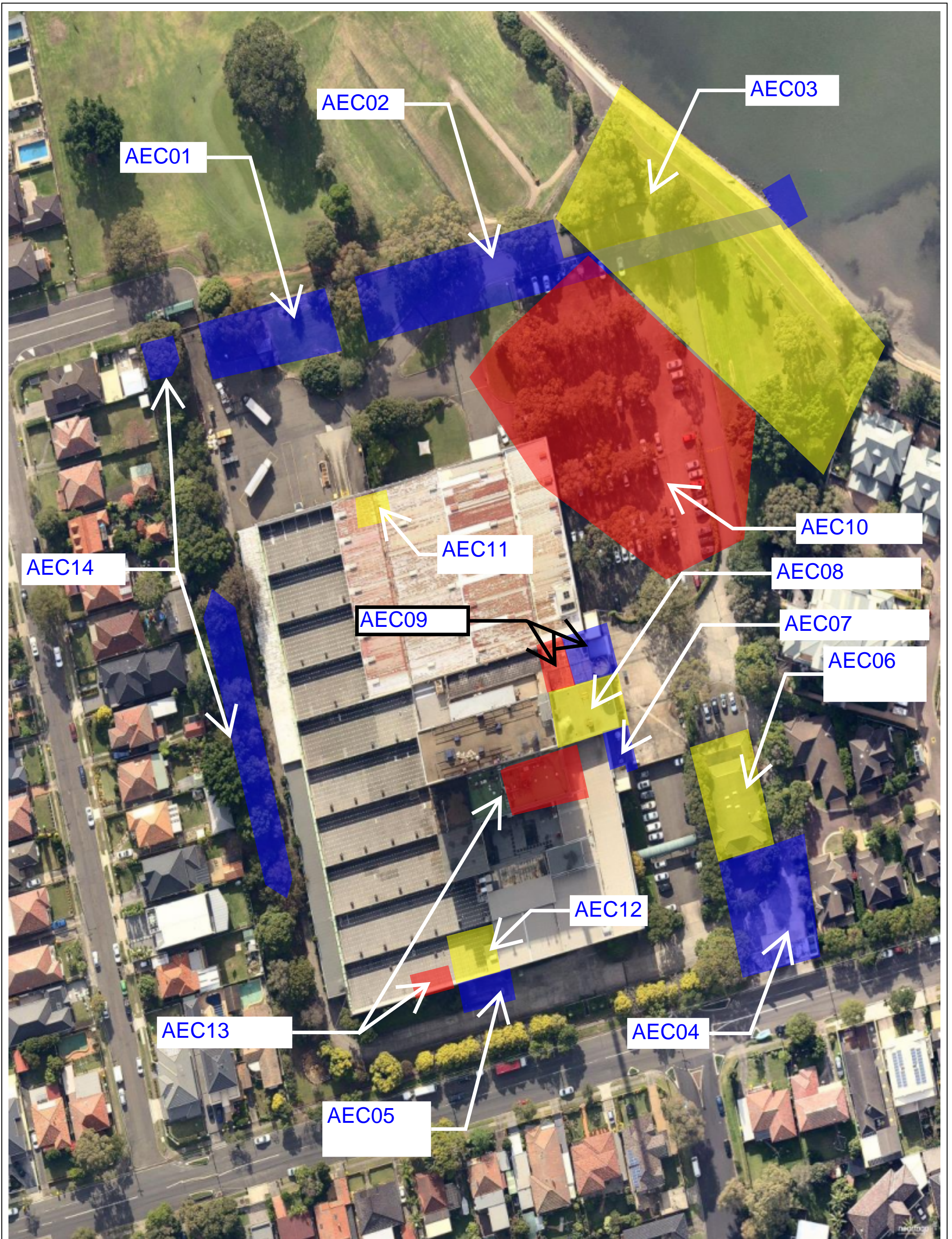
NSW OEH 2011, 'Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites'.

Figures

Report Number 610.14168-R1



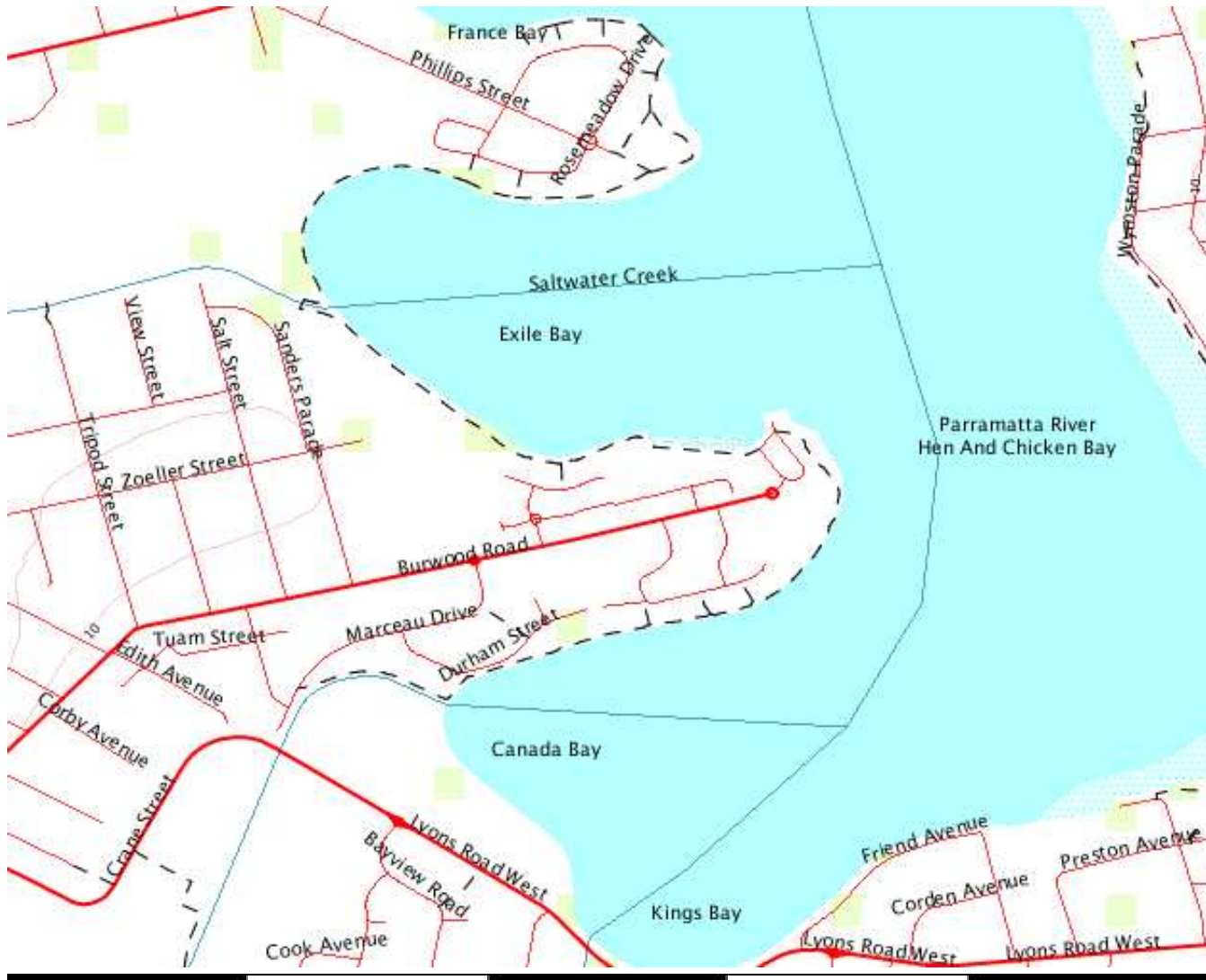




Appendix A – Registered Groundwater Feature Search Record
Report Number 610.14168-R1

160 burwood road, concord

Map created with NSW Natural Resource Atlas - <http://www.nratlas.nsw.gov.au>
 Wednesday, July 30, 2014



0 1 Km

Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	No valid image or exception message returned
	Catchment Management Authority boundaries	No valid image or exception message returned
	Major rivers	No valid image or exception



message returned

-  Primary/arterial road
-  Motorway/freeway
-  Railway
-  Runway
-  Contour
-  Background

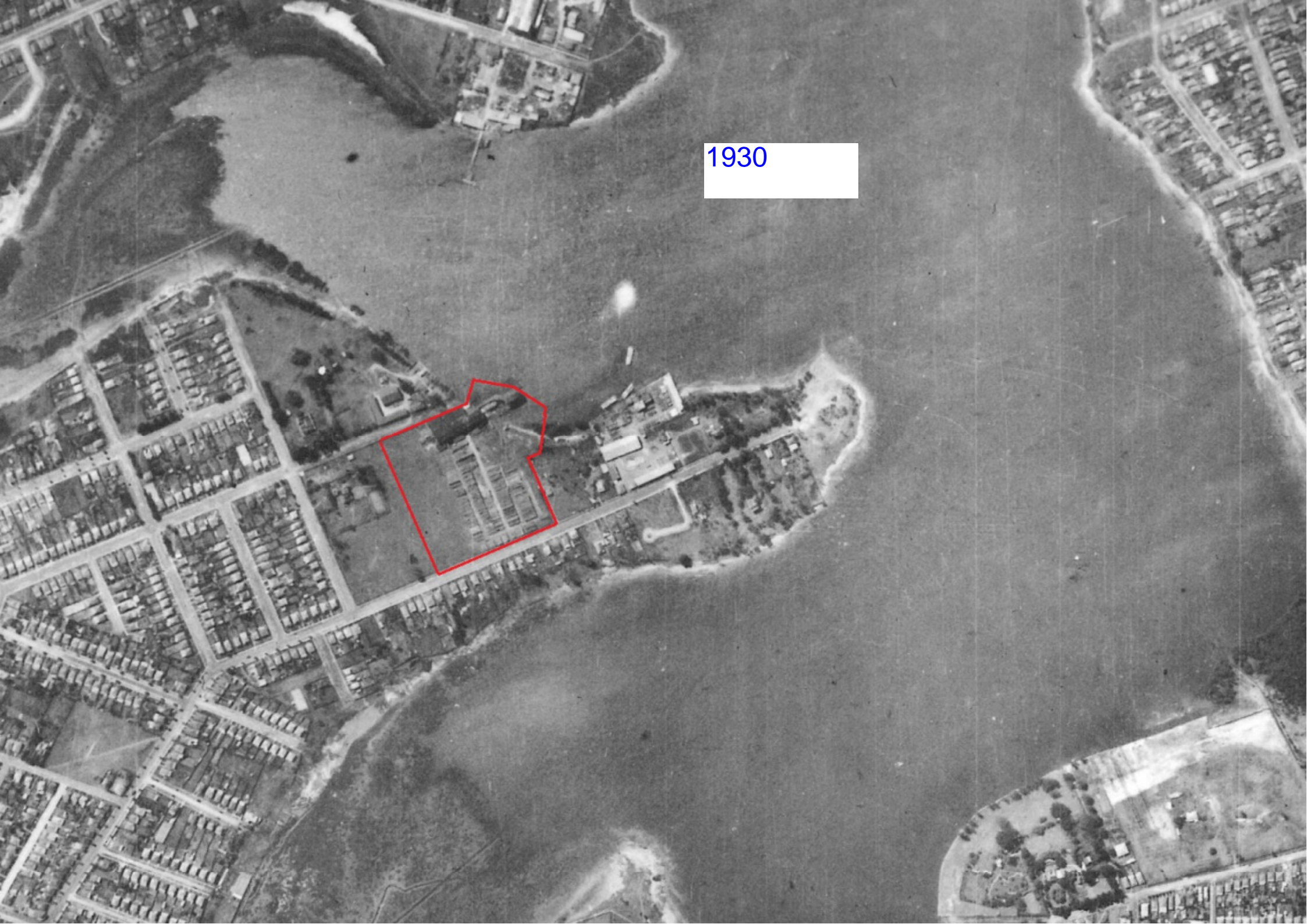
Topographic base map

Copyright © 2014 New South Wales Government. Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability.

Appendix B – Historical Aerial Photographs

Report Number 610.14168-R1

1930





1943

1951



1961



1972



1982



1994



2004



Flooding

Clear

2014



Appendix C – Historical Land Title Search
Report Number 610.14168-R1

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 160 Burwood Road, Concord

Description: - Lot 5 D.P. 129325, Lots 398 and 399 D.P. 752023 and Lot 2 D.P. 230294

As regards Lot 5 D.P. 129325 and Lots 398 and 399 D.P. 752023

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.06.1914 (Lots 398 and 399) 23.09.1915 Lot 5) (1914 to 1936)	Alexander Charles Saxton (Merchant)	Vol 1205 Fol 19 Also Vol 2609 Fol 51
22.09.1936 (1936 to 1950)	Harold Saxton (Timber Merchant) Alexander Saxton (Timber Merchant) Charles Donald Saxton (Timber Merchant) Geoffrey Saxton (Timber Merchant) Malcolm Nevitt Saxton (Timber Merchant)	Vol 1205 Fol 19 Also Vol 2609 Fol 51 Now Vol 5426 Fol 107
30.06.1950 (1950 to 1956)	Murray Bros. Pty Limited	Vol 5426 Fol 107 Now Vol 6304 Fol 64
24.12.1956 (1956 to 1998)	Bushells Limited Now Bushells Foods Pty Limited	Vol 6304 Fol 64 Now Auto Consol 6304-64
21.04.1998 (1998 to date)	# Freshfood Sydney Pty Limited	Auto Consol 6304-64

Denotes Current Registered Proprietor

Leases: -

- 01.05.1961 to Sydney County Council also Right of Way and Cable Easement (See Lot 1 D.P. 202324) – expired 13.06.1984
- 13.06.1984 to Sydney County Council also Right of Way and Cable Easement (See Lot 1 D.P. 202324) – expires 31.12.2030

Easements: - Otherwise NIL

As regards Lot 2 D.P. 230294

This parcel of land is reclaimed land

The title to this parcel was formerly comprised in the Sydney Harbour and foreshore lands comprised in Volume 5018 Folio 1

The lands in the harbour title have stood in the name of the Maritime Services Board of New South Wales since 1900

It is noted that the harbour title Volume 5018 Folio 1 comprises 180 pages, and in view of this we have not investigated the title to Lot 2 D.P. 230294 prior to 05.09.1966

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Search continued as regards Lot 2 D.P. 230294

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
05.09.1966 (1966 to 1967)	Maritime Services Board of New South Wales	Vol 5018 Fol 1 Now Vol 10387 Fol 217
16.05.1967 (1967 to 1998)	Bushells Limited Now Bushells Foods Pty Limited	Vol 10387 Fol 217 Now 2/230294
21.04.1998 (1998 to date)	# Freshfood Sydney Pty Limited	2/230294

Denotes Current Registered Proprietor

Leases: - NIL

Easements: -

- 16.04.1998 Right of Footway variable width (D.P. 268777)
-

Yours Sincerely
Mark Groll
18 July 2014
(Ph: 0412 199 304)

Requested Parcel : Lot 2 DP 230294

Identified Parcel : Lot 2 DP 230294

Locality : CONCORD

Parish : CONCORD

County : CUMBERLAND



CITY OF

Copyright (c) Land and Property Information. Map Projection : MGA Zone

Cadastral Records Enquiry Report

Requested Parcel : Lot 5 DP 129325

Identified Parcel : Lot 5 DP 129325

LGA : CANADA BAY

Parish : CONCORD

County : CUMBERLAND

Locality : CONCORD



This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGs Charting and Reference Maps.

20-0090

PLAN OF PART LOT 1 DP 69753 BEING PART OF LAND IN VOL 6304 FOL 64

DP 129325

Registered:  *Lee* 13.2.95

C.A.: _____

Title System: TORRENS

Purpose: DEPARTMENTAL

Ref. Map: U 0945-12

Last Plan: DP 69753

L.G.A. CONCORD
Mun./Shire/City

Town or Locality CONCORD

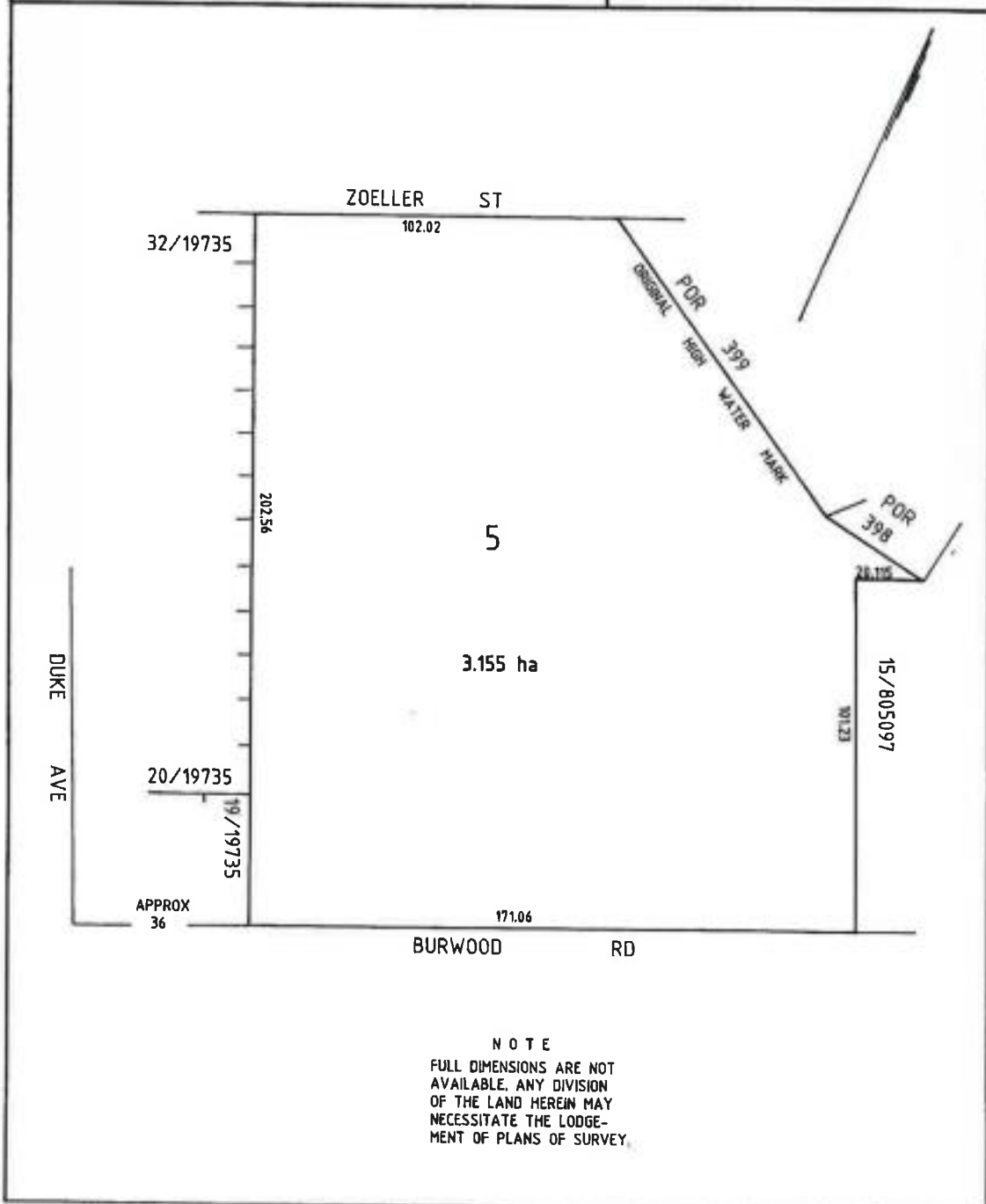
Parish CONCORD

County CUMBERLAND

Reduction Ratio 1:1250

Lengths are in metres

N
0
0
1
D
1
B



NOTE
FULL DIMENSIONS ARE NOT AVAILABLE. ANY DIVISION OF THE LAND HEREIN MAY NECESSITATE THE LODGEMENT OF PLANS OF SURVEY.

I, Bruce Richard Doyles, Registrar General for New South Wales, certify that this negative is a photograph made of a permanent record of a document in my custody this 4th day of September, 1979

P L SHIN

Retention level at Longbottom applied for to purchase by W. M. Brennan under the provisions of the C.L.A. Act
who is
20/1/1979 of the Commission have applied for under the provisions of the C.L.A. Act
Parish of Concord, Co. Cumberland

FORs. 398 & 399 (adopted)

5/2/1979

PARRAMATTA RIVER

BROUGHTON

SEAROLT

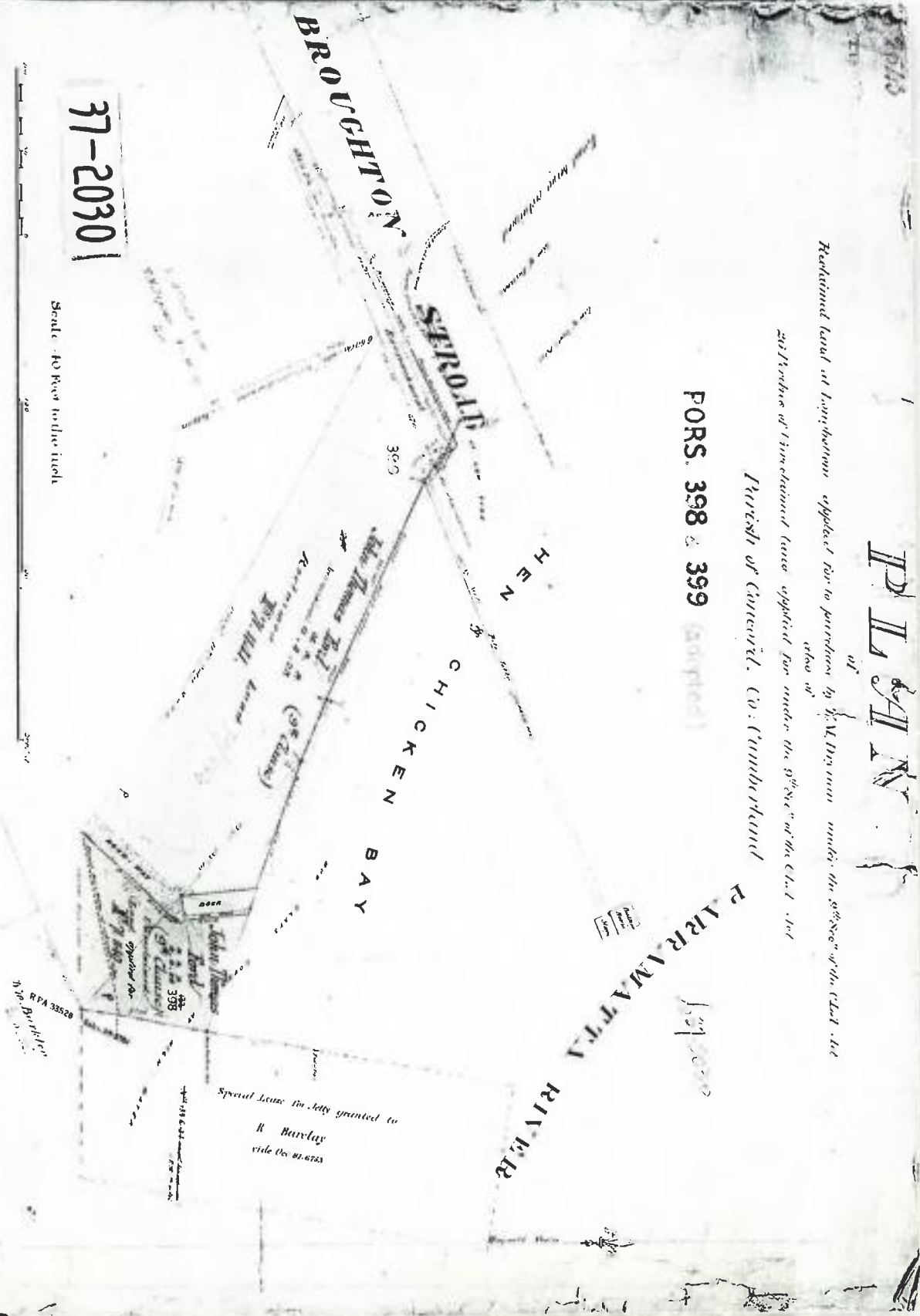
HEN

CHICKEN BAY

Special Leave for Act granted to
R. Barclay
vide Co. 11,673

37-20301

Scale - 40 feet to the inch



I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 4th day of September, 1979.

REGD. NO. 37-2030
ARTICLE 110- CROWN
TRUST

37-2030

SALT STR.

BROUGHTON STR.

WHARF ROAD

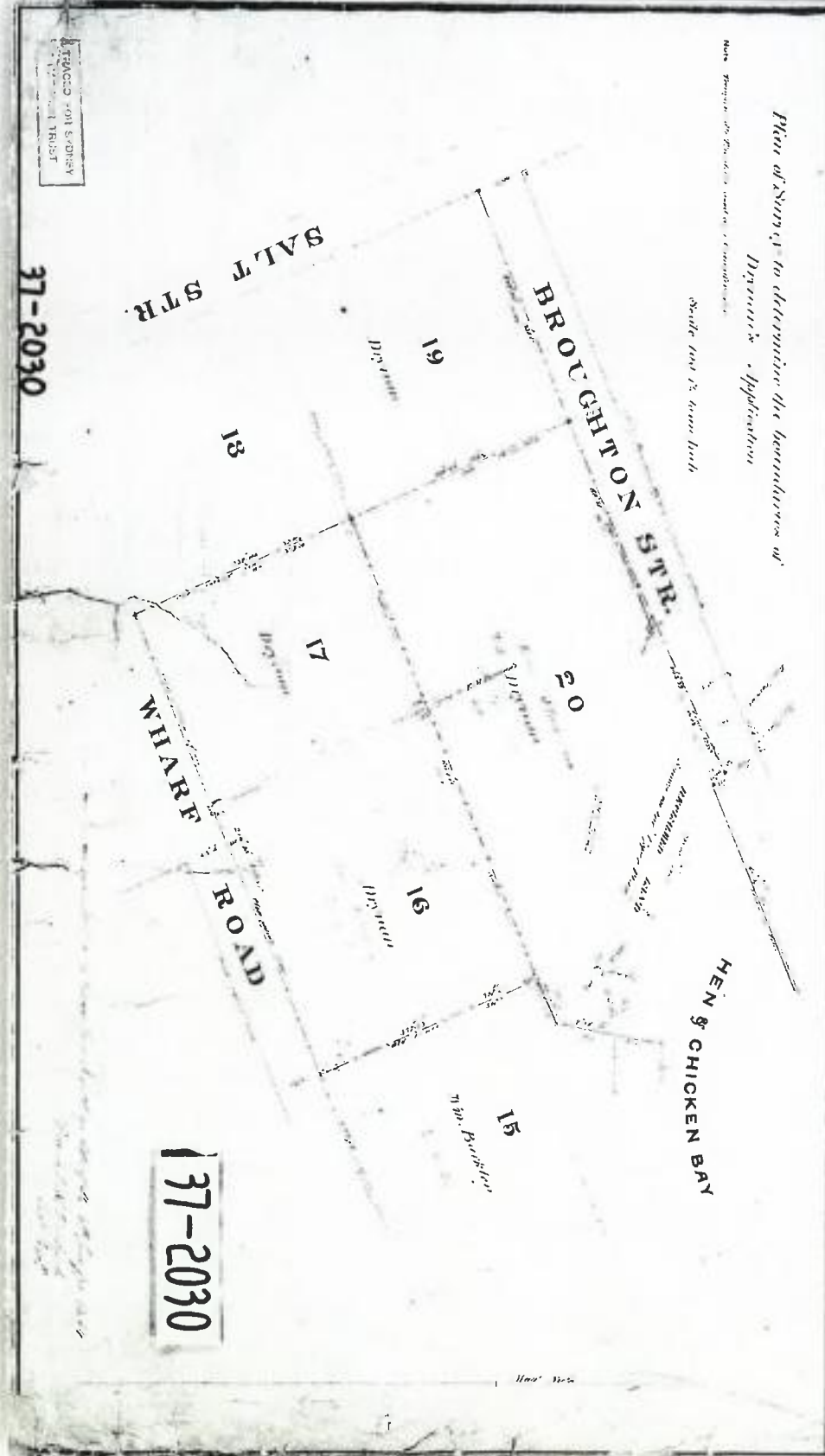
HEN & CHICKEN BAY

37-2030

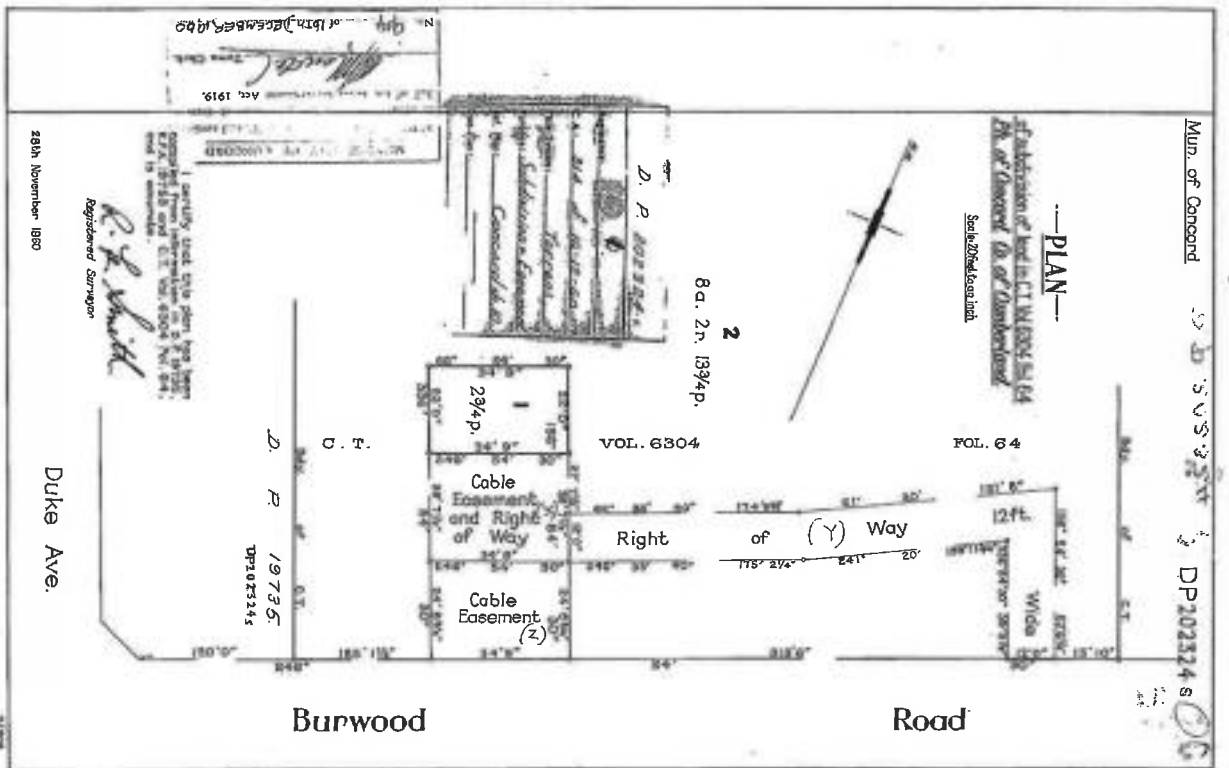
Plan of Survey to determine the boundaries of
Dyers' Application

Note: Boundary of the ...
Scale: 100 ft. to 1 inch

Scale: 100 feet to 1 inch



PA 3320
1896



Mun. of Concord
 DP 202324 6

PLAN
 Scale 20 feet to an inch

I certify that this plan has been
 compared from information on a 1:50,000
 map of the area and that the same
 are in accordance.
 R. F. Smith
 Registered Surveyor

28th November 1980

Duke Ave.

Burwood

Road

CONVERSION TABLE ADDED IN
 GENERAL'S DEPARTMENT
 DP 202324

FEET INCHES	METRES
3 5 3/8	1.051
12	3.658
15	4.572
22	6.706
24	7.315
34	10.363
39	11.887
49	14.629
52	15.849
120	36.576
125	38.101
174	52.120
175	53.337
185	56.426
315	95.958
AC RD P	SG M
- - 2 3/4	69.5
AC RD P	HA
6 2 13 2/4	3.475

APPROVED BY THE REGISTRAR OF LANDS
 IN HIS OFFICIAL CAPACITY

I, Bruce Richard Davies, Registrar General for New South Wales, certify
 that this negative is a photograph made as a permanent record of a
 document in my custody, this 18th day of March, 1977

1

PLAN FORM 2

SIGNATURE AND SEALS ONLY

THE COMMON SEAL of
 FROST'S LIMITED
 was hereunto affixed by
 the authority of a resolution
 of the Board of Directors
 on the 14th day of April 1998



Signature of Director
 E.E. PUGHAN
 Name of Director
 Signature of Public Surveyor
 B.F. JONES
 Name of Public Surveyor

Crown Lands Office Approval
 PLM APPROVED
 Authorized Officer
 Land Office
 Paper No.
 Field Book

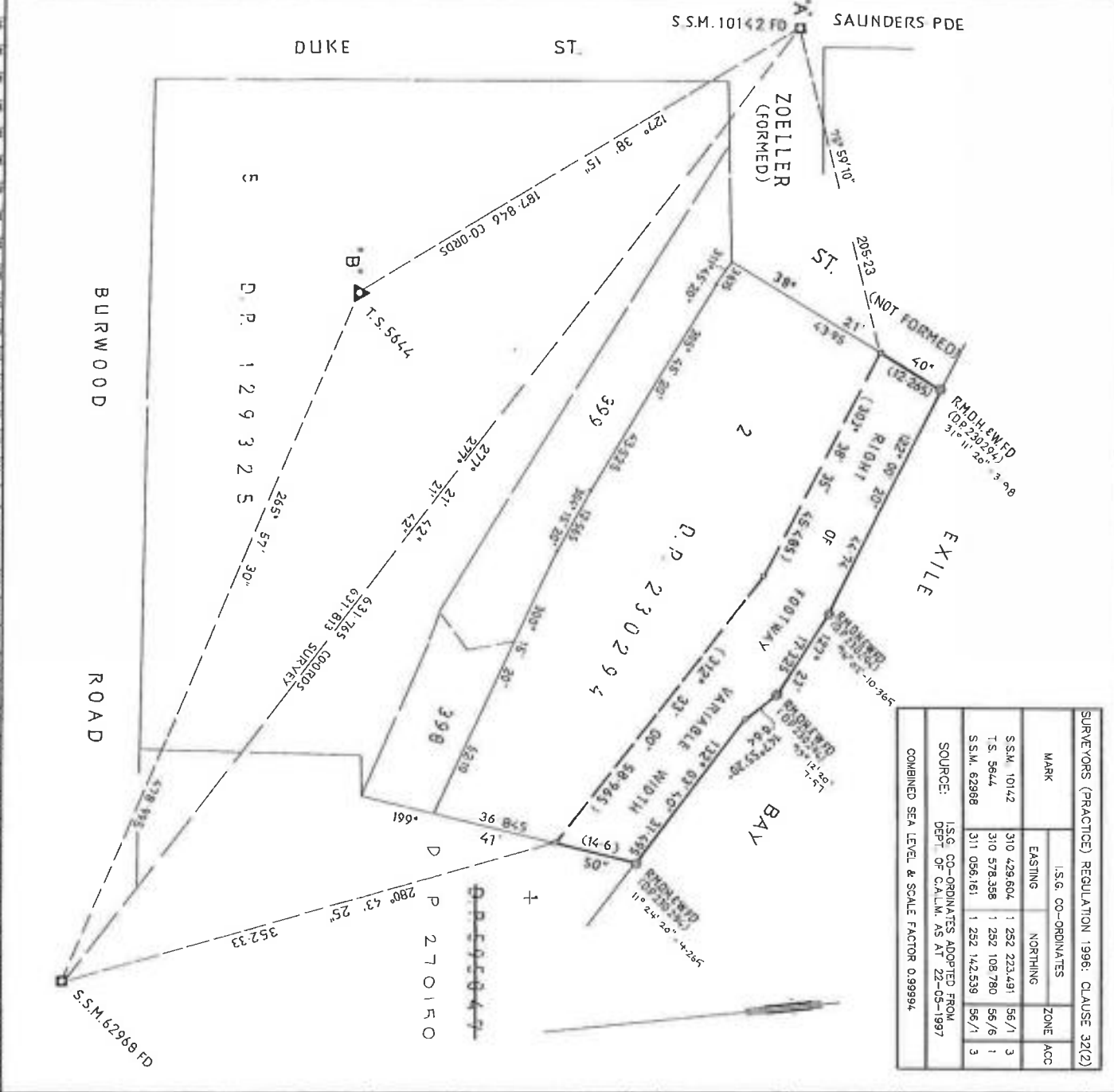
Council's Certificate

I hereby certify that -
 (a) the requirements of the Local Government Act, 1978 (other than the requirements for the registration of plans), and
 (b) the requirements of the Local Government Act, 1978 (other than the requirements for the registration of plans), and
 have been complied with by the applicant in relation to the proposed SUBDIVISION
 Subdivision No. ...
 Date ...
 Council File No. ... A.1160.12

10 sheets if applicable

SURVEYORS (PRACTICE) REGULATION 1996, CLAUSE 32(2)			
MARK	I.S.G. CO-ORDINATES	ZONE	ACC
S.S.M. 10142	310 429.604	1 252 223.491	56/1 3
T.S. 5644	310 578.358	1 252 108.780	56/6 1
S.S.M. 62968	311 056.161	1 252 142.539	56/1 3

SOURCE: I.S.G. CO-ORDINATES ADOPTED FROM DEPT. OF CALM. AS AT 22-05-1997
 COMBINED SEA LEVEL & SCALE FACTOR 0.99994



DP 268777
 Registered 16.4.1998
 CA No 1356 of 2.4.1998
 Title System TORRENS
 Purpose EASEMENT
 Rd Map: U094K-12
 Lot Plan DP 230294

PLAN OF RIGHT OF FOOTWAY OVER LOT 2 IN D.P. 230294
 LGA CONCORD
 Suburb/Locality: CONCORD
 Parish: CONCORD
 County: CUMBERLAND

1. PAUL ANTHONY CECHELIERO
 2. BILL & BLUNE PTY LTD A/N 00021004
 102 CROWN ST WOODLORCHWOOD
 (SIGNED) [Signature]
 Date: [Date]
 Public Surveyor
 (SIGNED) [Signature]
 Date: [Date]
 Surveyor/Registered Under
 Code: [Code]
 Plans used in preparation of survey/compilation

PANEL FOR USE ONLY (for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants)
 PURSUANT TO SECTION 9 OF THE CONVEYANCING ACT 1919-1984 IT IS INTENDED TO CREATE
 1. RIGHT OF FOOTWAY
 2. VARIABLE WIDTH

ADDITIONS MADE IN LTO AT SURVEYORS REQUEST
 DP 268777

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

18/7/2014 3:46PM

FOLIO: AUTO CONSOL 6304-64

Recorded	Number	Type of Instrument	C.T. Issue
16/2/1995		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 6304-64	

PARCELS IN CONSOL ARE:
5/129325, 398-399/752023.

21/4/1998	3930008	TRANSFER	
21/4/1998	3930009	MORTGAGE	EDITION 1
11/5/2006	AC249687	DISCHARGE OF MORTGAGE	EDITION 2

*** END OF SEARCH ***



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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 6304-64

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2014	3:47 PM	2	11/5/2006

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS AT CONCORD LOCAL GOVERNMENT AREA CANADA BAY PARISH OF CONCORD COUNTY OF CUMBERLAND TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

FRESHFOOD SYDNEY PTY LIMITED (T 3930008)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 T964422 LEASE TO SYDNEY COUNTY COUNCIL OF SUBSTATION LOT 1 IN DP202324, AS REGARDS TO LOT 5 IN DP129325 TOGETHER WITH RIGHT OF WAY & CABLE EASEMENT OVER ANOTHER PART OF THE LAND WITHIN DESCRIBED. EXPIRES 31.12.2030.

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 5 IN DP129325 LOTS 398-399 IN DP752023

TITLE DIAGRAM

DP129325 CROWN PLAN 37.2030.

*** END OF SEARCH ***



10387217

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Application No. 16304
Prior Title Volume 5018 Folio 1

Vol. 10387 Fol. 217

Edition issued 5-9-1966



ID

10387 217
(Page 1) Vol.

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 *D. Sullivan.*

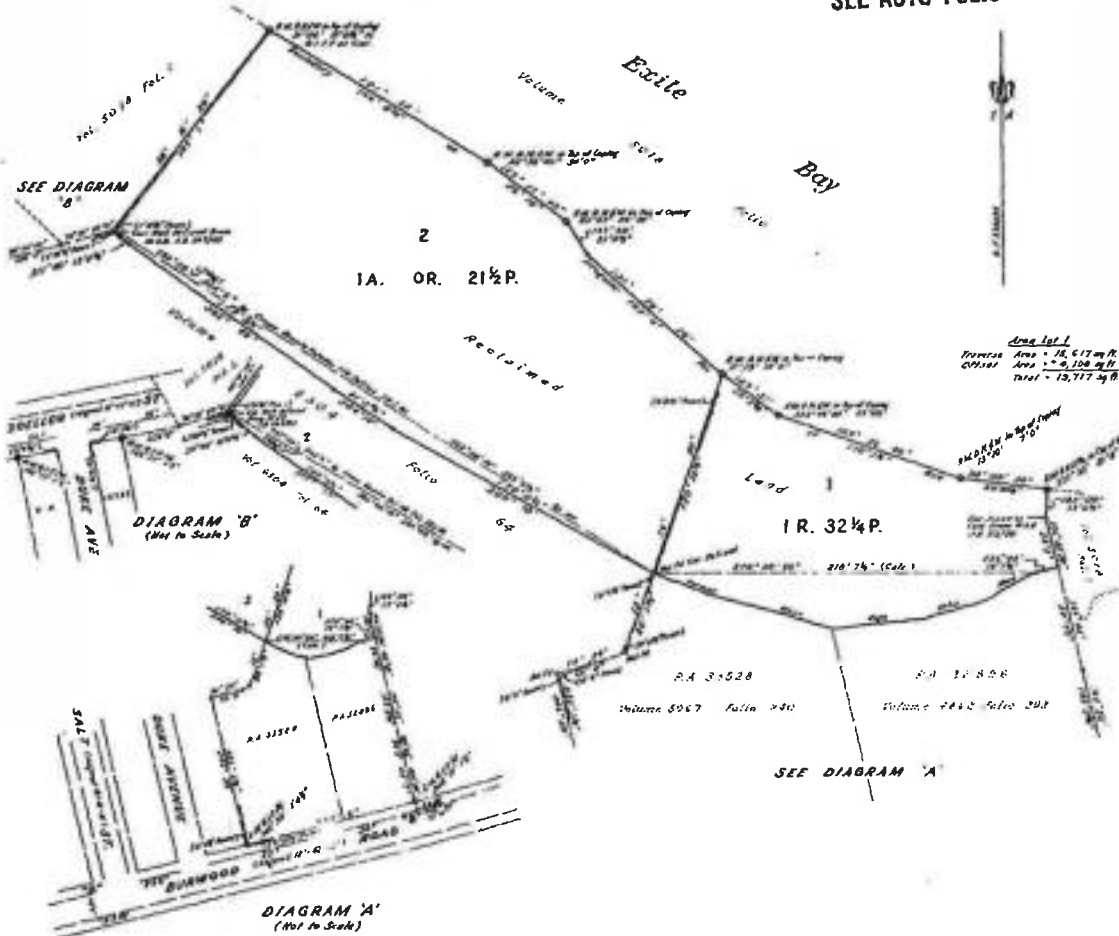
CANCELLED

Jaworski
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 230294 at Exile Bay in the Municipality of Concord Parish of Concord and County of Cumberland being land for which no Crown Grant has issued Excepting thereout all mines and deposits of coal, ironstone, kerosene, shale, limestone, slate and other minerals.

FIRST SCHEDULE (continued overleaf)

~~THE HARBOR TRUSTEES BOARD OF NEW SOUTH WALES.~~

GRW

Jaworski
Registrar General

SECOND SCHEDULE (continued overleaf)

XM

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

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND OFFICE

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT NUMBER		ENTERED	Signature of Registrar-General
NAME	DATE	NUMBER	DATE		
<i>Bushells Pty Limited</i>		<i>Transfer</i>	<i>A 683059</i>	<i>16.5.1967</i>	<i>[Signature]</i>
CANCELLED					
SEE AUTO FOLD					

SECOND SCHEDULE (continued)

PARTICULARS		ENTERED	Signature of Registrar-General	CANCELLATION
INSTRUMENT NUMBER	DATE			

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



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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

18/7/2014 4:04PM

FOLIO: 2/230294

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

Prior Title(s): VOL 10387 FOL 217

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/4/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/2/1998	3787010	CHANGE OF NAME	EDITION 1
17/2/1998	3801775	DEPARTMENTAL DEALING	EDITION 2
17/4/1998	DP268777	DEPOSITED PLAN	
20/4/1998	3925989	DEPARTMENTAL DEALING	EDITION 3
21/4/1998	3930008	TRANSFER	
21/4/1998	3930009	MORTGAGE	EDITION 4
27/3/2001	7408114	DEPARTMENTAL DEALING	
11/5/2006	AC249687	DISCHARGE OF MORTGAGE	EDITION 5

*** END OF SEARCH ***



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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/230294

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2014	4:06 PM	5	11/5/2006

LAND

LOT 2 IN DEPOSITED PLAN 230294
AT EXILE BAY
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP230294

FIRST SCHEDULE

FRESHFOOD SYDNEY PTY LIMITED (T 3930008)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS
- 2 DP268777 RIGHT OF FOOTWAY VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DP268777

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix D – NSW EPA Search Record
Report Number 610.14168-R1

Contaminated land

+ Management of contaminated land

+ Consultants and site auditor scheme

+ Underground petroleum storage systems

Guidelines under the CLM Act

NEPM amendment

+ Further guidance

- Record of notices

[About the record](#)

[Search the record](#)

[Search tips](#)

[Disclaimer](#)

List of NSW contaminated sites notified to EPA

Frequently asked questions

Forms

+ Other contamination issues

[Home](#) > [Contaminated land](#) > [Record of notices](#)

Search results

Your search for: LGA: Canada Bay City Council

Matched 116 notices relating to 18 sites.

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

Suburb	Address	Site Name	Notices related to this site
Abbotsford	84 Wymston Parade	Former AGL Gasworks	1 former
Abbotsford	82 Wymston Parade	Former AGL Gasworks	1 former
Abbotsford	83 Wymston Parade	Former AGL Gasworks	1 current and 1 former
Abbotsford	37-39 St Albans Street	Former AGL Gasworks	1 former
Abbotsford	45 St Albans Street	Former AGL Gasworks	1 former
Abbotsford	43 St Albans Street	Former AGL Gasworks	1 former
Abbotsford	Adjacent to 80-85 Wymston Parade	Former AGL Gasworks - Nature Strip	1 former
Breakfast Point	Peninsula Drive (off)	Sediments off Former Gasworks, incl. Kendall Bay	3 current and 1 former
Cabarita	Cabarita, Medora and Waine Roads	Properties Adjacent to Former Dulux Cabarita	1 former
Cabarita	33 Phillips Street	Wellcome	1 current and 10 former
Concord	Nullawarra Avenue	Concord RSL Club	2 current
Concord	Nullawarra Avenue	Majors Bay Reserve	1 current and 1 former
Mortlake	Tennyson Road	Former Mortlake Gasworks	22 former
Rhodes	Walker Street	Allied Feeds	7 former
Rhodes		Bed of Homebush Bay	1 current and 2 former
Rhodes	Alfred Street West	Homebush Bay South Sediments	1 current and 8 former
Rhodes	Mary Street	Rhodes Waterside	2 former
Rhodes	Walker Street	Union Carbide Site	23 current and 29 former

Environment protection licences

+ Licensing under the POEO Act

Guide to licensing

Licence forms

Licence fees

+ Risk-based licensing

+ Load-based licensing

+ Emissions trading

- POEO Public Register

Terms of use: POEO public register

[Search for licences, applications and notices](#)

[Search for penalty notices](#)

[Search for prosecutions and civil proceedings](#)

[Enforceable undertakings](#)

[Exemptions and approvals](#)

[Licensing FAQs](#)

[List of licences](#)

[Unlicensed premises still regulated by the EPA](#)

[Home](#) > [Environment protection licences](#) > [POEO Public Register](#) > [Search for licences, applications and notices](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - CONCORD

returned 3 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
6228	OWEN FERGUSON HEALTH PTY. LTD.	55 BURWOOD ROAD, CONCORD, NSW 2137	POEO licence	No longer in force	10 Jan 2000
1049890	OWEN FERGUSON HEALTH PTY. LTD.	55 BURWOOD ROAD, CONCORD, NSW 2137	s.58 Licence Variation	Issued	18 Jul 2005
5965	SUMMIT CULLENS PTY LIMITED	CNR PARRAMATTA & CONCORD ROADS, CONCORD, NSW 2137	POEO licence	Surrendered	13 May 2000

30 July 2014

Coffs Harbour	Mobil Service Station 314-316 Harbour Drive	Service Station	Yes	Completed	C
Coffs Harbour	Woolworths Petrol Park Beach Plaza, Pacific Highway	Service Station	Yes	In Progress	E
Coleambally	Mobil Depot 19 Bencubbin Avenue	Other Petroleum	Yes	In progress	A
Collarenebri	Former Shell Depot Corner Narran Street and Queen Street	Other Petroleum	yes	Completed	G
Colongra	Endeavour Colliery Scenic Drive	Other Industry	Yes	In progress	A
Colyton	Ampol Service Station 88 Great Western Highway	Service Station	Yes	Completed	C
Concord	Caltex Service Station 87-89 Parramatta Rd	Service Station	Yes	In progress	B
Concord	Caltex Service Station 92a Concord Rd	Service Station	Yes	In progress	B
Concord West	Caltex Service Station 369-375 Concord Rd	Service Station	Yes	In progress	B
Condobolin	BP Service Station 36 Dennison Street	Service Station	Yes	In progress	A
Condobolin	Caltex Service Station Parkes Rd	Service Station	Yes	In progress	B
Condobolin	Former Ampol Depot Cnr Parkes Road and Goobang Street	Service Station	No	Completed	G
Condobolin	Former Mobil Depot 6 Burnett Street	Other Petroleum	Yes	Completed	C
Condobolin	Mobil Condobolin Depot Railway Siding 6 Burnett Street	Other Petroleum	Yes	In progress	A
Coogee	Caltex Service Station 146-148 Coogee Bay Road	Service Station	Yes	In progress	B

Appendix E – NSW WorkCover SCID & Microfiche Record Search
Report Number 610.14168-R1



WorkCover

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

Our Ref: D14/096713
Your Ref: Abanish Nepal

31 July 2014

RECEIVED

- 5 AUG 2014

SYDNEY

Attention: Abanish Nepal
SLR Consulting Australia Pty Ltd
2 Lincoln St
Lane Cove NSW 2066

Dear Mr Nepal,

RE SITE: 160 Burwood Rd Concord NSW

I refer to your site search request received by WorkCover NSW on 28 July 2014 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence 35/005234 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

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 Notification Team

6. STORAGE DETAILS (must be completed for both new notifications and further notifications)

If space is insufficient please provide details on a separate sheet of paper.

Storage facility identifier

1

Type of storage facility

ABOVE GROUND TANK

Class or division

2.1

Maximum storage capacity

4200

Unit (L or kg or number)

L

UN number

1075

Class or division

Typical quantity

2100

Unit (L or kg or number)

L

Packing group

Proper shipping name

PETROLEUM GASES LIQUEFIED

Product or common name

PETROLEUM GASES LIQUEFIED

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

Notification of dangerous goods on premises form

DG - 01

Storage facility identifier

2

Type of storage facility

CYLINDER STORE

Class or division

2.1

Maximum storage capacity

300

Unit (L or kg or number)

L

UN number

1075

Class or division

Typical quantity

150

Unit (L or kg or number)

L

Packing group

Proper shipping name

PETROLEUM GASES LIQUEFIED

Product or common name

LPG

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

Storage facility identifier

3

Type of storage facility

ABOVE GROUND TANK

Class or division

8

Maximum storage capacity

1500

Unit (L or kg or number)

L

UN number

1824

Class or division

Typical quantity

1500

Unit (L or kg or number)

L

Packing group

Proper shipping name

SODIUM HYDROXIDE SOLUTION

Product or common name

CAUSTIC

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

Storage facility identifier

4

Type of storage facility

ABOVE GROUND TANK

Class or division

2.2

Maximum storage capacity

2500

Unit (L or kg or number)

L

UN number

1977

Class or division

Typical quantity

5000 ✓

Unit (L or kg or number)

L

Packing group

Proper shipping name

NITROGEN REFRIGERATED LIQUID

Product or common name

LIQUID NITROGEN

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

Storage facility identifier

6

Type of storage facility

ABOVE GROUND TANK

Class or division

8

Maximum storage capacity

2000

Unit (L or kg or number)

L

UN number

1824

Class or division

Typical quantity

2000

Unit (L or kg or number)

L

Packing group

Proper shipping name

SODIUM HYDROXIDE SOLUTION

Product or common name

CAUSTIC

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

Storage facility identifier

7

Type of storage facility

ABOVE GROUND TANK

Class or division

8

Maximum storage capacity

2000

Unit (L or kg or number)

L

UN number

1824

Class or division

Typical quantity

2000

Unit (L or kg or number)

L

Packing group

Proper shipping name

SODIUM HYDROXIDE SOLUTION

Product or common name

CAUSTIC

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

Storage facility identifier

5

Type of storage facility

ABOVE GROUND TANK

Class or division

8

Maximum storage capacity

2500

Unit (L or kg or number)

L

UN number

1824

Class or division

Typical quantity

2500

Unit (L or kg or number)

L

Packing group

Proper shipping name

SODIUM HYDROXIDE SOLUTION

Product or common name

CAUSTIC

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

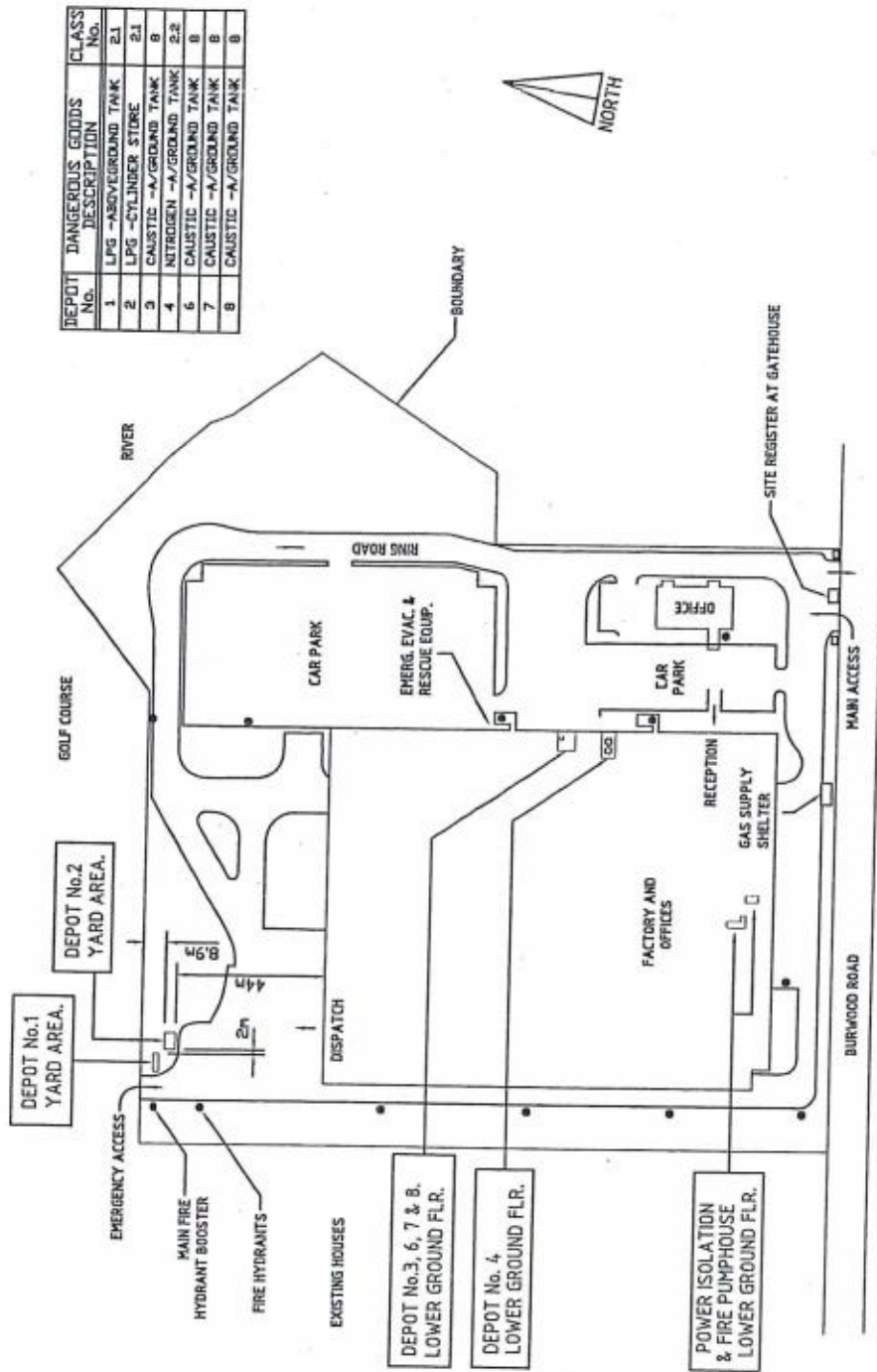
Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name



DEPOT No.	DANGEROUS GOODS DESCRIPTION	CLASS No.
1	LPG - ABOVEGROUND TANK	2.1
2	LPG - CYLINDER STORE	2.1
3	CAUSTIC - A/GROUND TANK	8
4	NITROGEN - A/GROUND TANK	2.2
5	CAUSTIC - A/GROUND TANK	8
7	CAUSTIC - A/GROUND TANK	8
8	CAUSTIC - A/GROUND TANK	8

REV	DATE	DESCRIPTION	BY	CHK	APPROB	DATE

PROJECT No.	
ENG. DESIGN BY	
DRAWN	P Braiding 13 MAY 99
CHECKED	
APPROVED BY	

SCALES 1:1500
 DRAWING NUMBER C-00115-A
 XX
 A3

PROJECT 160 Burwood Road, Concord NSW
 Telephone 02 9747 9400
 A.C.N. 086 286 017
 CONCORD SITE
 SITE ARRANGEMENT
 DANGEROUS GOODS STORAGE

© 1998 FRESHFOOD CORPORATION PTY.LTD. A.C.N. 098 726 010. This material is copyright and can not be reproduced without permission. Information and know how herein are confidential and may not be used, or revealed to others except in accord with contract or other written permission of FRESHFOOD CORPORATION PTY. LTD. Any reproduction in whole or part including shop drawings shall bear or refer to this stamp.
 LAST EDIT: 13 MAY 99 TIME: 12:05 USER NAME: P Braiding



Licence No. 35/005234



APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/005234 to 15/12/2003. I confirm that all the licence details shown below are correct (amend if necessary).

D. Hughes
(Signature)

DENNIS HUGHES
(Please print name)

10/12/02
(Date signed)

for: FRESH FOOD CORPORATION PTY LTD

THIS SIGNED DECLARATION SHOULD BE RETURNED TO: (please do not fax)

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

Enquiries: ph (02) 9370 5187
fax (02) 9370 6104

Details of licence on 15 November 2002

Licence Number 35/005234 Expiry Date 15/12/2002
Licensee FRESH FOOD CORPORATION PTY LTD ACN 081 286 017

Postal Address: PRIVATE BAG 90 CONCORD WEST NSW 2138

Licensee Contact ~~TOM FLYNN~~ Ph. 9747 9400 Fax. 9747 9600

Premises Licensed to Keep Dangerous Goods
~~DENNIS HUGHES~~
FRESH FOOD CORPORATION PTY LTD
160 BURWOOD RD CONCORD 2137

Nature of Site FOOD MANUFACTURING N.E.C.

Major Supplier of Dangerous Goods VARIOUS

Emergency Contact for this Site DON HALE Ph. 9747 9400

Site staffing 24 HRS 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ABOVE-GROUND TANK	Class 2.1	4200 L
		UN 1075 PETROLEUM GASES, LIQUEFIED	2100 L
2	CYLINDER STORE	Class 2.1	300 L
		UN 1075 PETROLEUM GASES, LIQUEFIED	150 L
3	ABOVE-GROUND TANK	Class 8	1500 L
		UN 1824 SODIUM HYDROXIDE SOLUTION	1500 L
4	ABOVE-GROUND TANK	Class 2.2	2500 L
		UN 1977 NITROGEN, REFRIGERATED LIQUID	2000 L
6	ABOVE-GROUND TANK	Class 8	2500 L
		UN 1824 SODIUM HYDROXIDE SOLUTION	2500 L
7	ABOVE-GROUND TANK	Class 8	2000 L
		UN 1824 SODIUM HYDROXIDE SOLUTION	2000 L
8	ABOVE-GROUND TANK	Class 8	2000 L
		UN 1824 SODIUM HYDROXIDE SOLUTION	2000 L

*Amended & Renewed Licence
Van Rooyen 18/12/02
Papamont ATK*



APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/005234 to 16/12/1999. I confirm that all the licence details shown below are correct (amend if necessary).

[Signature]
.....
(Signature)

J M CURTIS
.....
(Please print name)

20/11/98
.....
(Date signed)

For: ~~UNILEVER AUSTRALIA P/L~~
Fresh Food Corporation Pty. Ltd

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

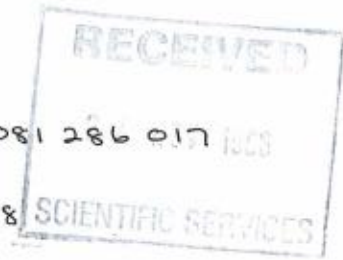
Enquiries: ph (02) 9370 5187
fax (02) 9370 6105

Details of licence on 10 November 1998

Licence Number 35/005234 Expiry Date 16/12/1998

Licencee ~~UNILEVER AUSTRALIA P/L~~ ACN 004 050 828 ACN 081 286 017 1998
UNIFOODS DIVISION

Postal Address: PRIVATE BAG ~~2 P O EPPING NSW 2121~~ 90, Concord West NSW 2138



Licencee Contact TOM FLYNN Ph. 9747 9400 Fax. 9747 9600

Premises Licensed to Keep Dangerous Goods
UNILEVER AUSTRALIA P/L UNIFOODS DIVISION Fresh Food Corporation Pty. Ltd
160 BURWOOD RD CONCORD 2137

Nature of Site FOOD MANUFACTURING N.E.C.

Major Supplier of Dangerous Goods VARIOUS

Emergency Contact for this Site JOHN CURTIS / TOM FLYNN Ph. 9747 9400

Site staffing 24 HRS 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ABOVE-GROUND TANK	Class 2.1	4200 L
		UN 1075 PETROLEUM GASES, LIQUEFIED	2100 L
2	CYLINDER STORE	Class 2.1	300 L
		UN 1075 PETROLEUM GASES, LIQUEFIED	150 L
3	ABOVE-GROUND TANK	Class 8	1500 L
		UN 1824 SODIUM HYDROXIDE SOLUTION	1500 L
4	ABOVE-GROUND TANK	Class 2.2	2500 L
		UN 1977 NITROGEN, REFRIGERATED LIQUID	2000 L
6	ABOVE-GROUND TANK	Class 8	2500 L
		UN 1824 SODIUM HYDROXIDE SOLUTION	2500 L
7	ABOVE-GROUND TANK	Class 8	2000 L
		UN 1824 SODIUM HYDROXIDE SOLUTION	2000 L
8	ABOVE-GROUND TANK	Class 8	2000 L
		UN 1824 SODIUM HYDROXIDE SOLUTION	2000 L

Form DG10

AGN 900 030 799
Workcover Authority
The Chief Inspector of Dangerous Goods
Locked Bag 10
SYDNEY NSW 2000

10 MAR 1998

RECEIVED
10 MAR 1998
SCIENTIFIC SERVICES

Contractor's Certificate
Abandonment of Underground Tanks

Gilbarco Aust Ltd hereby certifies that the tanks referred to in the Schedule of this Certificate have been taken out of service by the following method:

- ~~1. Removal of tank/s to an approved place.~~
2. Filling with an inert solid material, sand or concrete.
(Delete as applicable)

35-005234

The procedure has been carried out under the provisions of the Dangerous Goods Act, 1975, and Section 9.8.13 of Australian Standard 1940-1993 and acceptance of the Chief Inspector of Dangerous Goods.

Owner of Premises:

UNIFOODS

Address of Premises:

160 BURWOOD ROAD

CONCORD NSW 2137

SCHEDULE

1 x Tank	16500 Litres	} IN GARDEN BED.
2 x Tank	5000 Litres	
1 x Tank	13 500 Litres	ADJACENT GUARD HOUSE
Tank	Litres	

Dated this 13 day of MARCH 1998.


GILBARCO AUST LTD
Authorised Officer

25-005234
check

**SCIENTIFIC SERVICES
BRANCH
28 OCT 1993
DANGEROUS
GOODS**

RECEIVED
28 OCT 1993
RECEIVED

Workcover Authority
The Chief Inspector of Dangerous Goods
Locked Bag 10
CLARENCE STREET NSW 2000

Dangerous Goods Act, 1975
Contractor's Certificate
Abandonment of Underground Tanks

Gilbarco Aust Ltd hereby certifies that the tanks referred to in the Schedule to this Certificate have been abandoned by the removal of the flammable liquid and by gas-freeing the tank, filling with water containing a corrosion inhibitor, * **WATERGLY**, and sealing the filling, suction, dip and vent pipes with metal caps.

This procedure has been carried out under the provisions of the Dangerous Goods Act, 1975, and Section 8.7.8 of Australian Standard 1940 and acceptance of the Chief Inspector of Dangerous Goods.

Owner of Premises : UNIFOODS P/L
Address of Premises : 160 BURWOOD RD
CONCORD

RECEIVED
06 DEC 1995
SCIENTIFIC SERVICES
BRANCH

SCHEDULE

1X Tank	14200 1/4	Litres
1X Tank	6500 1/4	Litres
* 1X Tank	10000 1/4	Litres
Tank		Litres

Dated this 27TH day of SEPTEMBER 1993

* Insert rust inhibitor used.

[Signature]
GILBARCO AUST LTD
Authorised Officer

* NB. OVERGROUND TIO DISPOSED OF THROUGH AGENT.

FOR THE INSTALLATION OF

COMPANY EQUIPMENT

Name of Customer RUSHHELLS Pty LTD

Trade Name of Customer

Address 160 Rutwood RD CONCORD

Telephone No. 745-0044

Class of Agreement — Reseller _____ Industrial Nature of Business _____

Nature of Proposal — New Installation _____ Replacement Removal Purchase _____

EQUIPMENT

MANUAL		PUMPS				TANKS				
		RESELLER METER		INDUSTRIAL METER		500	1000	2000	3000	4000
S.	D.	S. Tall	SI Squat Ped	D. Tall	DI Squat Ped					
			1					1		
								1		

Already Installed _____
Required _____

Product to be used — M/S Super M/S Standard _____ Distillate _____ Kerosine _____

Approval granted by — County Council _____ Local Council _____ Roads Board _____

WORK REQUIRED BY 1/12/19

Person to Contact re job W. Smith Price at which Product to be sold _____ (for Meter Heads only)

Supply of electric current available _____ Necessary alterations to switchboard: YES/NO N/R

Equipment to be consigned to _____ by ROAD/RAIL _____

Concrete Slabs required over Tank? NO If required, show dimensions below.

DISTANCES	Type of Country	Surface at Point of Excavation	Type of Building Walls
Tank to Pump _____ ft.	Sandy _____	Concrete _____	Wood _____
Tank to Fill Point _____ ft.	Clay _____	Wood Floor _____	Iron _____
Tank to Wall for Air Vent _____ ft.	Gravel _____	Asphalt _____	Brick _____
Wiring — Pump to nearest entry to Building _____ ft.	Rock _____	Earth _____	
Wiring — Entry to Building to Switchboard _____ ft.			

SKETCH OF PROPOSED INSTALLATION — SHOW SCALE

Liquid seal in 1 x 13,620 litre U/G tank as per drawing No. 127350.
Tank to be installed as per Shell Company's specification No. 016.

1 x 1000 HOLED TO BE REMOVED & REPLACED BY 1 x 16500L U/G.

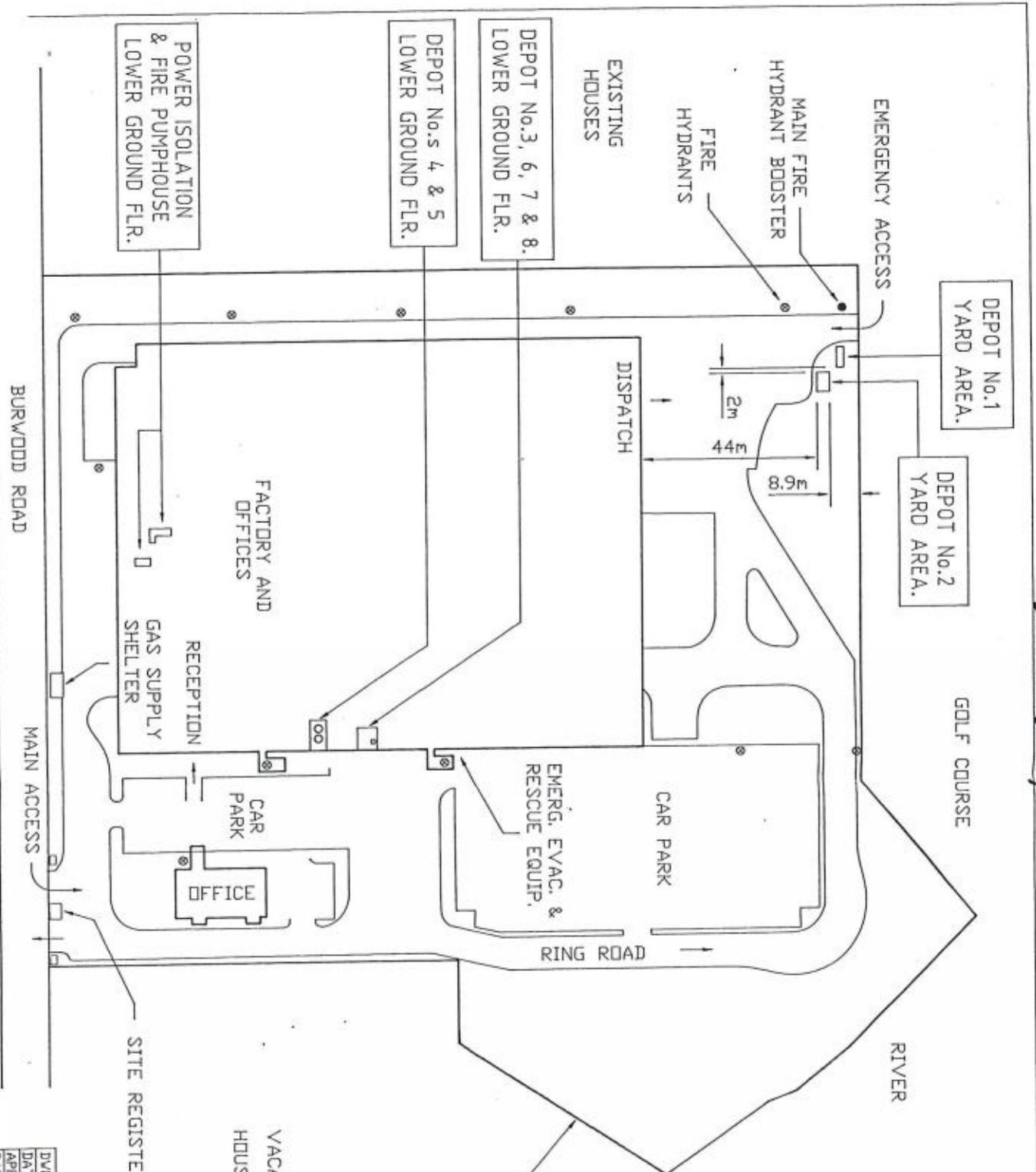
EXISTING 2 x 1000 U/G.
1 x 3000 U/G.

S/E PUMP

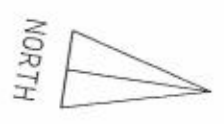
GATE HOUSE



35-005234



DEPOT No.	DANGEROUS GOODS DESCRIPTION	CLASS No.
1	LPG -ABOVEGROUND TANK	2.1
2	LPG -CYLINDER STORE	2.1
3	CAUSTIC -A-/GROUND TANK	8
4	NITROGEN -A-/GROUND TANK	2.2
5	NITROGEN -A-/GROUND TANK	2.2
6	CAUSTIC -A-/GROUND TANK	8
7	CAUSTIC -A-/GROUND TANK	8
8	CAUSTIC -A-/GROUND TANK	8



DVN BY	K TAYLOR
DATE	04/08/94
APP BY	
DATE	
SCALE	1:1

160 BURWODD ROAD CONCORD

unifoods

TITLE: SITE ARRANGEMENT
DANGEROUS GOODS STORAGE

SHEET OF: CXXL0056 A3

WORKCOVER AUTHORITY
DANGEROUS GOODS ACT, 1975

LICENCE No. 35

5234



APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE)*
FOR THE KEEPING OF DANGEROUS GOODS

Mur 9/ plan no = 379

(* Delete whichever is not required)

Name of Applicant in full (see Item 1 - Explanatory notes - page 4)	<i>NA</i> UNILEVER AUSTRALIA LIMITED
Trading name or occupier's name (if any)	<i>TF</i> UNIFOODS PTY. LTD
Postal Address	<i>PP</i> P.O. BOX 162, CONCORD, N.S.W. Postcode 2137
Address of the premises to be licensed. (Including Street No.)	160 BURWOOD ROAD, CONCORD, N.S.W. Postcode 2137
Nature of premises (See Item 2 - Explanatory notes - page 4)	FOOD PROCESSING MANUFACTURING PLANT
Telephone number of applicant	<input checked="" type="checkbox"/> STD Code (02) Number 747-9400

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (See item 3 - Explanatory notes - page 4)	Storage capacity	Dangerous goods	C & C Office use only
			Product being stored	
1	Underground Tank	10,000 Litres	Flammable Liquids/Class 3	<i>DD Add 010</i>
2	Underground Tank	20,000 "	Flammable Liquids/Class 3	
3	Underground Tank	5,000 "	Flammable Liquids/Class 3	
4	Underground Tank	5,000 "	Flammable Liquids/Class 3	
5	Aboveground Tank	5,000 "	Flammable Gases/Class 2.1	
6	Roofed Store	300 "	Flammable Liquids/Class 3	
7	Roofed Store	300 "	Flammable Liquids/Class 3	
8	<i>Cylinder</i> Roofed Store	300 "	LPG Cylinder Store/Class 2-1	100.007. 300 L
9	Aboveground Tank	2,500 "	Non Flammable Grogic Liquid/Class 2-2 Nitro	044.001. 25x2L
10	Aboveground Tank	2,500 "	Non Flammable Grogic Liquid/Class 2-2	044.001. 25x2L
11			DATA	
12			- 6 AUG 1992	

ENTERED

Has site plan been approved by the Dangerous Goods Branch? Yes No
 If yes, no plans required. If no, please attach site plan or provide sketch plan overleaf, which has been checked by an accredited consultant.

Have premises previously been licensed? Yes No
 If yes, state name of previous occupier, and licence No. (if known)
 UNILEVER AUST. CIA, UNIFOODS DIV. 35005234

Name of oil company supplying flammable liquid (if applicable).

Signature of applicant *Craig Abraham* Date 4.5.92

For external explosives magazine(s), please fill in page 3.

CRAIG ABRAHAM
(PLANT ENGINEER)

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

Signature of Inspector..... Date.....



APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE)*
FOR THE KEEPING OF DANGEROUS GOODS

Enclosed is the fee of \$ 15

(* delete whichever is not required)

FEE: \$15.00 per Depot for new licence.
\$15.00 for amendment or transfer. ✓

Name of Applicant in full (see Item 1 - Explanatory notes - page 4)	BUSHBILLS P/L		
Trading name or occupier's name (if any)			
Postal Address	P.O. BOX 162 CONCORD	Postcode 2137	
Address of the premises to be licensed. (Including Street No.)	160 BURWOOD RD. CONCORD	Postcode 2137	
Nature of premises (See Item 2 - Explanatory notes - page 4)	FACTORY		
Telephone number of applicant	STD Code 02	Number	7450044

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (See item 3 - Explanatory notes - page 4)	Storage capacity	Dangerous goods		C & C Office use only
			Product being stored		
1	Underground tank	13620	350052341	Retrol	100 0071200 2 02014 \$15.00
2	" "	15000	209011	18/02/87 CHQ	2 02024
3	" "	5000	3.1	"	2 02053
4	" "	5000	3.1	"	2 02053
5	Aboveground "	4575	2.1	L.P. Gas.	1 10053
6	Recessed Range Stove	2500 LIT	3.1	Various	6 02032
7	" "	2500 LIT	3.1	"	6 02032
8					
9					
10					
11					
12					

DATA ENTERED
 26 FEB 1987
 OPERATOR THREE

Has site plan been approved by the Dangerous Goods Branch? Yes No
 If yes, no plans required. If no, please attach site plan, or provide sketch plan overleaf.

Have premises previously been licensed? Yes No
 If, yes, state name of previous occupier, and licence No. (if known).

Name of oil company supplying flammable liquid (if applicable). Various

Signature of applicant K. Butler Date 12.2.87

FOR OFFICE USE ONLY CERTIFICATE OF INSPECTION

I, John Richard Chilvers being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

Signature of Inspector J.R. Chilvers Date 4.3.87

Application is hereby made for ^{*a licence (or amendment of the licence)} for the keeping of dangerous goods in or on the premises described below. ^{*the transfer of the licence}

(*delete whichever is not required)

FEE: \$10.00 per Depot

9400 2/05/80 03A

FOODS *28/1/80*

Name of Applicant in full (see over)	Surname <u>BUSHELLS P/L</u> Given Names _____
Trading name or occupier's name (if any)	<u>AS ABOVE</u>
Postal address	<u>P.O Box 162 CONCORD</u> Postcode <u>2137</u>
Telephone number of applicant	STD Code _____ Number _____
Address of the premises in or on which the depot or depots are situated (including street number, if any)	<u>160 BURWOOD RD CONCORD</u> Postcode <u>2137</u>
Nature of premises (see over)	<u>manufacturers + warehouse</u>

PLEASE ATTACH SITE PLAN

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods	
			Product being stored DD	<u>006.120.8</u> C & C Office use only
1	<u>rooftop package stor</u>	<u>4000 litres</u>	<u>Flammable liquids</u>	<u>3</u> <u>6.020.43</u>
2	<u>underground tank</u>	<u>13620</u>	<u>petrol</u>	<u>3.1</u> <u>2.020.14</u>
3	" "	<u>15000</u>	"	<u>4</u> <u>2.020.24</u>
4	" "	<u>5000</u>	"	<u>4</u> <u>2.020.53</u>
5	" "	<u>5000</u>	"	<u>4</u> <u>2.020.53</u>
6	<u>aboveground tank</u>	<u>4575</u>	<u>LPG</u>	<u>2.1</u> <u>1.100.53</u>
7				
8				
9				
10				
11				
12				

Name of company supplying flammable liquid (if any) Shell

Have premises previously been licensed? Yes

If known, state name of previous occupier as above Licence No. 35005234.1

Signature of applicant X D. J. Murphy Date 23/5/1980
Production Director

For external explosives magazine(s), please fill in side 2.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, William A. Madson being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

W. A. Madson

Name of Occupier in full: BUSHELLS PTY. LIMITED (Surname/s) (First Names in full)

Trading Name (if any): BUSHELLS PTY. LIMITED

Postal Address: P.O. Box 120, CONCORD Postcode 2137

Address of the premises in which the depot or depots are situated: 160 BURWOOD ROAD, CONCORD. N.S.W. Postcode 2137

Occupation: TEA AND COFFEE MERCHANTS

Nature of Premises: MANUFACTURING AND WAREHOUSING

Particulars of construction of depots and maximum quantities of inflammable liquid and/or dangerous goods to be kept any one time.

PLEASE SKETCH SITE ON BACK OR ATTACH PLAN

Tank or Depot Number	Construction of depots *			Inflammable Liquid		Dangerous Goods						
	Walls	Roof	Floor	Mineral spirit litres	Mineral oil litres	Class 1 litres	Class 2 litres	Class 3 kg	Class 4 m ³	Class 5A# litres	Class 5B# litres	Class 9 litres
1	Brick	Concrete	Concrete		4000							
2			Underground tank	13620								
3				15000								
4				5000								
5				5000								
6			Aboveground							37500		
7										1575		
8												
9												
10												
TOTAL										PUBLIC REVENUE 4/77		

* If kept in tanks describe depots as underground or aboveground tanks.

Insert water capacity of tanks or cylinders.

Name of Company supplying inflammable liquid: Shell

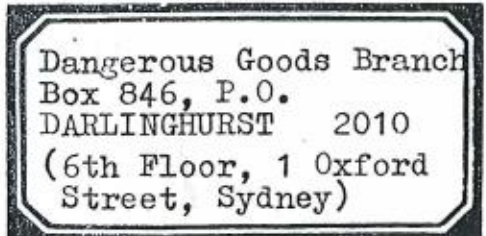
Have premises previously been licensed? Yes Licence No. 5234-3

If known, state name of previous occupier: as above

Signature of applicant: T. G. ... Date: 30.6.77

FOR OFFICE USE ONLY:

Alfred E. Black CERTIFICATE OF INSPECTION being an Inspector under the Inflammable Liquid Act, 1915, do hereby certify that the premises or store described above does comply with the requirements of that Act and regulations with regard to its situation and construction for the keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.



Signature of Inspector: [Signature] Date: 29-6-77

Handwritten: 440 South

Address 160 Hurwood Rd Concord Telephone No. 745-0044

Class of Agreement — Reseller _____ Industrial _____ Nature of Business _____

Nature of Proposal — New Installation _____ Replacement Removal _____ Purchase _____

EQUIPMENT	PUMPS								TANKS					
	MANUAL		RESELLER METER				INDUSTRIAL METER		500	1000	2000	3000	4000	
	S.	D.	S. Tall	S $\frac{1}{2}$ Squat Ped	D. Tall	D $\frac{1}{2}$ Squat Ped	*Class 1	*Class 2						
Already Installed														
Required				1						2		1		

Product to be used — M/S Super M/S Standard _____ Distillate _____ Kerosine _____

Approval granted by — County Council _____ Local Council _____ Roads Board _____

WORK REQUIRED BY 2/1/19

Person to Contact re job W. B. B. Price at which Product to be sold _____ (for Meter Heads only)

Type of electric current available _____ Necessary alterations to switchboard: YES/NO N/R

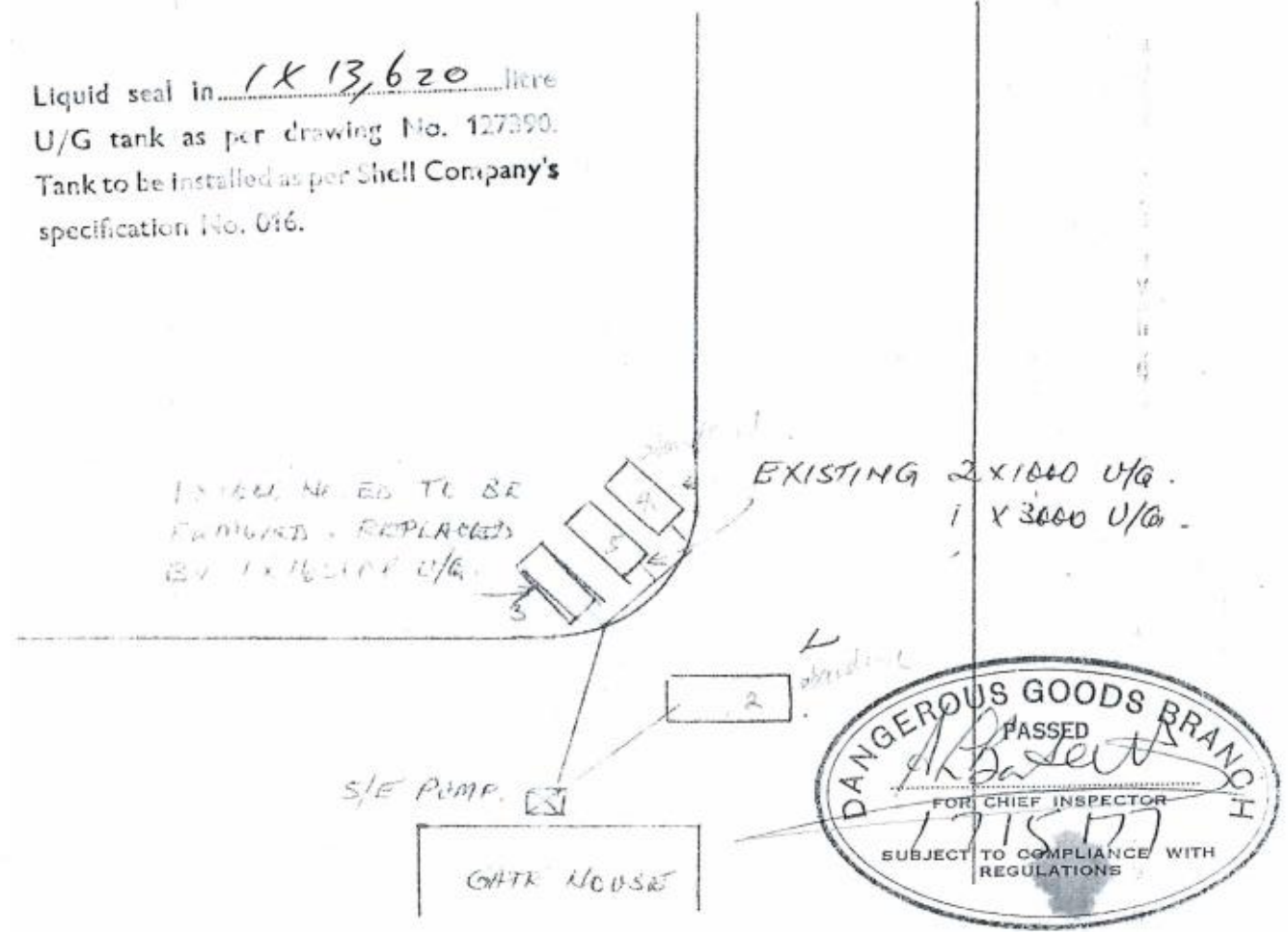
Equipment to be consigned to _____ by ROAD/RAIL

Is a Concrete Slab required over Tank? N/O If required, show dimensions below.

DISTANCES	Type of Country	Surface at Point of Excavation	Type of Building Walls
Tank to Pump _____ ft.	Sandy _____	Concrete _____	Wood _____
Tank to Fill Point _____ ft.	Clay _____	Wood Floor _____	Iron _____
Tank to Wall for Air Vent _____ ft.	Gravel _____	Asphalt _____	Brick _____
Wiring — Pump to nearest entry to Building _____ ft.	Rock _____	Earth _____	
Wiring — Entry to Building to Switchboard _____ ft.			

SKETCH OF PROPOSED INSTALLATION — SHOW SCALE

Liquid seal in 1 x 13,620 litre U/G tank as per drawing No. 127390. Tank to be installed as per Shell Company's specification No. 016.



Name of Occupier Bushells PT; Ltd.
 (Surname) (First Names)

Trading Name (if any) As above

Postal Address P.O. Box 162 Concord 2137
 Postcode

Address of the premises in which the depot or depots are situated 160 Burwood Road Concord 2137
 Postcode

Occupation Manufacturer

Nature of Premises Factory & Offices

Particulars of construction of depots and maximum quantities of inflammable liquid and/or dangerous goods to be kept at any one time. Amendment

PLEASE SKETCH SITE ON BACK OR ATTACH PLAN

Depot No.	Construction of depots *			Inflammable Liquid		Dangerous Goods						
	Walls	Roof	Floor	Mineral spirit litres	Mineral oil litres	Class 1 litres	Class 2 litres	Class 3 kg	Class 4 m ³	Class 5A# litres	Class 5B# litres	Class 9 litres
1	Brick	Concrete	Concrete		4000							
2	Underground		Tank	15000								
3	✓		✓	5000								
4	✓		✓	5000								
5	✓		✓	5000								
6	Aboveground		✓							37500		
7	✓		✓							4575		
8												
9												
0												
TOTAL												

* If kept in tanks describe depots as underground or aboveground tanks.

Insert water capacity of tanks or cylinders.

Name of Company supplying inflammable liquid Shell

4-00 (A)
8/9/75
5558

Have premises previously been licensed? Yes B5234(3)

If known, state name of previous occupier

Signature of applicant X D. F. Murphy. Date 26/8/1975.
Manager - Concord Division.

CERTIFICATE OF INSPECTION

I, William A. Machon being an Inspector under the Inflammable Liquid Act, 1915, do hereby certify that the premises or store described above does comply with the requirements of that Act and regulations with regard to its situation and construction for the keeping of inflammable liquid, and/or dangerous goods in quantity and nature specified.

Signature of Inspector William A. Machon
 Date 26-8-1975.

Appendix F – Section 149 (2) Planning Certificate
Report Number 610.14168-R1

APPLICANT: SLR Consulting Australia Pty Ltd
PO Box 176
LANE COVE NSW 1595

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

Property: LOT: 5 DP: 129325

Title: 160 Burwood Road CONCORD 2137

Certificate No:	31612	Certificate Date:	17/07/2014
Receipt No:	1292635	Certificate Fee:	\$53.00
Property No:	23425	Applicant's Ref:	610.14168.00000

SECTION 149(2)

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

ITEM 1 – Names of relevant planning instruments and DCPs

1. The following environmental planning instruments apply to the carrying out of development on the land:

Canada Bay Local Environmental Plan 2013

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

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

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy No. 30 – Intensive Agriculture

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

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

State Environmental Planning Policy No. 50 – Canal Estates

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 64 – Advertising and Signage

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

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

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

State Environmental Planning Policy – Building Sustainability Index: BASIX 2004

State Environmental Planning Policy – (Major Development) 2005

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

State Environmental Planning Policy (Infrastructure) 2007

State Environment Planning Policy (Temporary Structures) 2007

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Urban Renewal) 2010

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

Draft State Environmental Planning Policy (Competition) 2010

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

City of Canada Bay Development Control Plan
Sydney Harbour Foreshores & Waterways Area DCP.

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

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

Zone IN1 General Industrial

1 Objectives of zone

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

2 Permitted without consent

Environmental protection works

3 Permitted with consent

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

4 Prohibited

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

Additional permitted uses

No additional uses apply.

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

No fixed minimum land dimensions.

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

No

(d) Is the land within a heritage conservation area?

No

(e) Is there an item of environmental heritage situated on the land?

No

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

No draft zoning applies to the land.

Additional permitted uses

No additional uses apply.

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

No draft development standards apply to the land.

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

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

(d) Is the land within a heritage conservation area?

The land is not within a draft heritage conservation area.

(e) Is there an item of environmental heritage situated on the land?

There is no draft item of environmental heritage situated on the land.

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

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

No

ITEM 3 – Complying Development Exclusions

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

General Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Subdivisions Code

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

Demolition Code

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

Commercial and Industrial (New Buildings and Additions) Code

Yes, under the Commercial Industrial (NBA) Code complying development may be carried out on the land.

Fire Safety Code

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

ITEM 4 – Coastal protection

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

No

ITEM 4A – Certain information relating to beaches and coasts

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

No

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

No

ITEM 4B – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

No

ITEM 5 – Mine subsidence

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

No

ITEM 6 – Road widening and road realignment

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

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

No

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

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

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

- (v) acid sulphate soils Yes

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

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

- (vi) land contamination Yes.

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

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

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

ITEM 7A – Flood related development controls information

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

No

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

No

ITEM 8 – Land reserved for acquisition

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

No

ITEM 9 – Contributions plans

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

City of Canada Bay Section 94A Levy Contributions Plan.

City of Canada Bay s94 Development Contributions Plan

ITEM 9A - Biodiversity certified land

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

No

ITEM 10 – Biobanking agreements

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

No

ITEM 11 – Bush fire prone land

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

ITEM 12 – Property vegetation plans

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

No

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

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

No

ITEM 14 – Directions under Part 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979 that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

No

ITEM 15 – Site compatibility certificates and conditions for seniors housing

- (a) *Has a current site compatibility certificate (seniors housing), of which the Council is aware, been issued under clause 25 of State Environmental Planning Policy 2004 in respect of proposed development on the land?*

No

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

No

ITEM 16 – Site compatibility certificates for infrastructure

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

No

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

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

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

No

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

No

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

No

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

No

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

No

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

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

No

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

- (a) *Has a current site compatibility certificate (affordable rental housing), of which the Council is aware, been issued under clause 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 in respect of proposed development on the land?*

No

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

No

ITEM 20 – Paper subdivision information

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

No

ITEM 21 – Site verification certificates

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

No

GENERAL INFORMATION

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

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

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

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

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



Gary Sawyer
General Manager

APPLICANT: SLR Consulting Australia Pty Ltd
PO Box 176
LANE COVE NSW 1595

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

Property: LOT: 2 DP: 230294

Title: 160 Burwood Road CONCORD 2137

Certificate No:	31613	Certificate Date:	17/07/2014
Receipt No:	1292635	Certificate Fee:	\$53.00
Property No:	33847	Applicant's Ref:	610.14168.00000

SECTION 149(2)

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

ITEM 1 – Names of relevant planning instruments and DCPs

1. The following environmental planning instruments apply to the carrying out of development on the land:

Canada Bay Local Environmental Plan 2013

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

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

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy No. 30 – Intensive Agriculture

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

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

State Environmental Planning Policy No. 50 – Canal Estates

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 64 – Advertising and Signage

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

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

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

State Environmental Planning Policy – Building Sustainability Index: BASIX 2004

State Environmental Planning Policy – (Major Development) 2005

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

State Environmental Planning Policy (Infrastructure) 2007

State Environment Planning Policy (Temporary Structures) 2007

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

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Urban Renewal) 2010

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

Draft State Environmental Planning Policy (Competition) 2010

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

City of Canada Bay Development Control Plan
Sydney Harbour Foreshores & Waterways Area DCP.

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

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

Zone IN1 General Industrial

1 Objectives of zone

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

2 Permitted without consent

Environmental protection works

3 Permitted with consent

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

4 Prohibited

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

Additional permitted uses

No additional uses apply.

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

No fixed minimum land dimensions.

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

No

(d) Is the land within a heritage conservation area?

No

(e) Is there an item of environmental heritage situated on the land?

No

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

No draft zoning applies to the land.

Additional permitted uses

No additional uses apply.

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

No draft development standards apply to the land.

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

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

(d) Is the land within a heritage conservation area?

The land is not within a draft heritage conservation area.

(e) Is there an item of environmental heritage situated on the land?

There is no draft item of environmental heritage situated on the land.

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

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

No

ITEM 3 – Complying Development Exclusions

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

General Housing Code

No to the extent that the land is affected by specific land exemptions listed below. You should consult the relevant local environmental plan maps to determine the extent of affectation over the land.

Land that is identified as Class 1 or 2 on the Canada Bay Acid Sulfate Soils Maps.

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Subdivisions Code

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

Demolition Code

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

Commercial and Industrial (New Buildings and Additions) Code

No to the extent that the land is affected by specific land exemptions listed below. You should consult the relevant local environmental plan maps to determine the extent of affectation over the land.

Land that is identified as Class 1 or 2 on the Canada Bay Acid Sulfate Soils Maps.

Fire Safety Code

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

ITEM 4 – Coastal protection

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

No

ITEM 4A – Certain information relating to beaches and coasts

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

No

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

No

ITEM 4B – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

No

ITEM 5 – Mine subsidence

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

No

ITEM 6 – Road widening and road realignment

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

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

No

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

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

(i) land slip No

(ii)	bushfire	No
(iii)	tidal inundation	No
(iv)	subsidence	No
(v)	acid sulphate soils	Yes

The land is identified as being within Class 2 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include :

	Works below the natural ground surface.	
	Works by which the watertable is likely to be lowered.	
(vi)	land contamination	Yes.

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

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

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

ITEM 7A – Flood related development controls information

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

No

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

No

ITEM 8 – Land reserved for acquisition

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

No

ITEM 9 – Contributions plans

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

City of Canada Bay Section 94A Levy Contributions Plan.

City of Canada Bay s94 Development Contributions Plan

ITEM 9A - Biodiversity certified land

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

No

ITEM 10 – Biobanking agreements

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

No

ITEM 11 – Bush fire prone land

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

ITEM 12 – Property vegetation plans

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

No

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

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

No

ITEM 14 – Directions under Part 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979 that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

No

ITEM 15 – Site compatibility certificates and conditions for seniors housing

(a) *Has a current site compatibility certificate (seniors housing), of which the Council is aware, been issued under clause 25 of State Environmental Planning Policy 2004 in respect of proposed development on the land?*

No

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

No

ITEM 16 – Site compatibility certificates for infrastructure

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

No

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

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

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

No

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

No

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

No

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

No

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

No

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

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

No

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

- (a) ***Has a current site compatibility certificate (affordable rental housing), of which the Council is aware, been issued under clause 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 in respect of proposed development on the land?***

No

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

No

ITEM 20 – Paper subdivision information

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

No

ITEM 21 – Site verification certificates

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

No

GENERAL INFORMATION

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

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