

HOLDMARK PROPERTY GROUP



Preliminary Site Investigation

66-82 Talavera Road, Macquarie Park NSW

REPORT DISTRIBUTION

Preliminary Site Investigation 66-82 Talavera Road, Macquarie Park

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EXECUTIVE SUMMARY

Background and Objectives

Mr Gavin Carrier of Holdmark Property Group ("the Client") engaged EI Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for the property located at address 66-82 Talavera Road, Macquarie Park ("the site"). This environmental assessment was completed as part of a rezoning application to City of Ryde Council.

At the time of this assessment, the site was occupied by office blocks, a conference centre, and car parks. The site covered a total area of 3.8 ha.

The main objective of this investigation was to \ characterise the environmental conditions of the site on the basis of historical land uses, anecdotal and documentary evidence of possible pollutant sources. No intrusive sampling was undertaken for this preliminary investigation.

Key Findings

- The site history review indicated historical land use of the site as residential and agricultural until the late 1960's / early 1970's, when a number of commercial/industrial/office buildings were constructed.
- A search through the record of notices for contaminated land indicated that the site was free of statutory notices issued by the NSW EPA/OEH. The site was not identified on the List of NSW contaminated sites notified to the EPA;
- A qualitative assessment, based on site history review findings and site inspection observations, was conducted in order to evaluate the potential risk of exposure to contamination during and after the proposed site development. Considerations were given to different exposure scenarios specific to different stages of site redevelopment. The assessment identified following contamination sources that may have complete exposure pathways during and after the site redevelopment process:
 - o Fill of unknown origin and quality placed at the site;
 - o Former uses of the site, which may include chemical manufacture, pharmaceutical manufacture/research, and a bus transport depot.
 - o Former agricultural use of the site;
 - o Weathering of exposed building structures including, painted surfaces and metallic objects and cement-fibre sheeting;
 - o Low-level leakage of petroleum hydrocarbons from vehicles parking areas;
 - o Hazardous building materials within existing site structures;
 - o Migration of contamination onto the site from adjoining lands; and
 - o Deeper, natural soils containing residual impacts, representing potential secondary sources of contamination.

Conclusions and Recommendations

EI consider that any potential contamination will be able to be managed and the site can be made suitable for residential, retail, open space, and community uses, as proposed by the planning proposal; subject to the appropriate implementation of the following recommendations:

To be undertaken as part of the first development application on site:

- A detailed site investigation (DSI) should be undertaken to characterise site soils and groundwater to provide data for the evaluation of any remedial and management requirements that may be necessary to allow the site to be made suitable for the proposed development.
- The findings of the DSI should be reported in accordance with EOH (2011) reporting guidelines to provide the data to confirm that the site is either suitable for its proposed use, or (should contamination be identified) to inform a remedial action plan (RAP) to make the site suitable for the proposed use.

To be undertaken as part of the first construction certificate on site:

- Conduct a hazardous materials survey (HMS) of current structures present at the site. EI recommend that a HMS is undertaken prior to the demolition or alteration of site structures.

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1. INTRODUCTION

1.1 BACKGROUND AND PURPOSE

Mr Gavin Carrier of Holdmark Property Group engaged EI Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for site characterisation purposes of the land parcel with street address 66-82 Talavera Road, Macquarie Park (herein referred to as the 'the site').

As shown in **Figure 1**, the site is located approximately 12km north-west of the Sydney Central Business District, within the Local Government Area of City of Ryde Council. The land parcel is also identified as Lot 1 of D.P. 854779, covering a total area of approximately 3.8 ha, as depicted in the site plan presented as **Figure 2**.

EI understand that this assessment is required to appraise the environmental condition of the site as part of a proposed rezoning of the site for future mixed commercial & residential development.

1.2 REGULATORY FRAMEWORK

The following regulatory framework and guidelines were considered during the preparation of this report:

- DEC (2006) Guidelines for the NSW Site Auditor Scheme (2nd Edition);
- NEPC (2013) Schedule B(2) Guideline on Site Characterisation;
- Contaminated Land Management Act 1997;
- State Environment Protection Policy 55 (SEPP 55) Remediation of Land under the Environmental Planning and Assessment Act 1997; and
- OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites, NSW Office of Environment and Heritage (OEH), August 2011.

1.3 PROJECT OBJECTIVES

The primary objectives of this PSI is to provide a qualitative assessment of the environmental conditions of the site by appraising the potential for site contamination on the basis of field observations, historical land uses, anecdotal and documentary evidence.

1.4 SCOPE OF WORKS

In order to achieve the above objectives and in keeping the project cost-effective while generally complying with the OEH (2011) guidelines for consultants reporting on contaminated sites, the scope of works was as follows:

1.4.1 Desktop Study

- A review of relevant topographical, geological, hydrogeological, soil landscape and Acid Sulfate Soil maps for the project area;
- Search of historical aerial photographs archived at NSW Land and Property Information in order to review previous site use and the historical sequence of land development in the neighbouring area;
- A land titles search, also conducted through NSW Land and Property Information for information relating to site ownership;

- Site history survey involving a detailed search of City of Ryde Council records for information relating to operational site history and/or relevant environmental incidents;
- A search through the NSW EPA / OEH Land Information records to confirm that there are no statutory notices current on the site under the Contaminated Land Management Act (1997) or Protection of the Environment Operations Act (1997);
- A review of existing underground services on site; and
- A detailed site walkover inspection.

1.4.2 Data Analysis and Reporting

The final task of this assessment involved the preparation of a PSI report to document investigation works, with discussion of search findings in regards to potential risks to human health, the environment and the aesthetic enjoyment of the land.

2. SITE DESCRIPTION

2.1 PROPERTY IDENTIFICATION, LOCATION AND PHYSICAL SETTING

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure 1**.

Table 2-1 Site Identification, Location and Zoning

Attribute	Description
Street Address	66-82 Talavera Road, Macquarie Park
Location Description	Approx. 12km north-west of Sydney CBD, a rectangular shaped block bound by the M2 Motorway to the north-east, offices to the south-east, Talavera Road to the south-west, and Alma Road to the north-west. The site comprises of a three office blocks, car parking, tennis courts, and landscaping. Eastern corner of site: GDA94-MGA56 Easting: 326429.797, Northing: 6261058.031 (Source: http://maps.six.nsw.gov.au).
Site Area	Approx. 3.8ha
Lot and Deposited Plan (DP)	Lot 1 of D.P. 854779
State Survey Marks	Three State Survey (SS) marks are situated in close proximity to the site: SS181808 located directly adjacent to the western corner of the site; SS24936 located directly adjacent to the eastern corner of the site; and SS26567N located off Talavera Road to the west of the site. (Source: http://maps.six.nsw.gov.au).
Local Government Authority	City of Ryde Council
Parish	Hunters Hill
County	Cumberland
Current Zoning	B7 – Business Park (City of Ryde Local Environment Plan, 2014)

2.2 LOCAL LAND USE

The site is situated within an area of mixed uses on surrounding land as described in **Table 2-2**. The local sensitive receptors within close proximity to the site are also identified.

Table 2-2 Local Land Use

Direction	Land Use Description	Sensitive Receptors (& distance from site)
North- East	Motorway, beyond which are residential dwellings and woodland.	Residential dwellings (130m)
South-East	Offices	-
South-West	Manufacturing Facility, Shopping Centre	-
North-West	Residential Apartments	Residential Apartments (50m)

2.3 REGIONAL SETTING

Local topography, geology, soil landscape and hydrogeological information are summarised in **Table 2-3**.

Table 2-3 Topographical, Geological, Soil Landscape, and Hydrogeological Information

Attribute	Description
Topography	The site generally slopes from east to west at a constant gradient, with a much steeper gradient in the centre of the site area. The regional topography is described as gently undulating crests and ridges (Ref: Chapman and Murphy, 2002).
Site Drainage	Site drainage is likely to be consistent with the general slope of the site. Stormwater is likely to be collected by a combination of pit and pipe drainage and drain to the municipal stormwater system (in developed areas) or discharge via direct infiltration and surface runoff (in landscaping areas).
Regional Geology	The majority of the site is likely to be underlain by Hawkesbury Sandstone which is described as <i>medium to coarse grained quartz sandstone with very minor shale and laminite lenses</i> (Rh). The south-east of the site is shown to be underlain by Ashfield Shale which is described as <i>black to dark-grey shale and laminite</i> (Rwa). Ref. 1:100 000 scale Geological Series Sheet 9130 (Sydney).
Soil Landscapes	The Soil Conservation Service of NSW Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 2002) indicates that the site overlies a <i>Residual Landscape – Lucas Heights (lh)</i> . The geology comprises of gently undulating crests and ridges on plateau surfaces of the Mittagong formation (alternating bands of shale and fine-grained sandstones). Soils are identified as moderately deep (50-150 cm), hardsetting Yellow Podzolic Soils and Yellow Soloths with Yellow Earths on outer edges. Limitations are stony soil, low soil fertility, and low available water capacity.
Acid Sulfate Soil Risk	The City of Ryde LEP 2012 Acid Sulfate Soils Maps show the site to be outside of areas classified with regards to acid sulfate soils. As such, an ASS Management Plan is unlikely to be required for any future development.
Nearest Surface Water Feature	Shrimptons Creek is located 30m to the north-west. Shrimpton's Creek discharges to Lane Cove River approximately 300m north.
Anticipated Groundwater Flow Direction	North-west towards Shrimptons Creek

2.4 GROUNDWATER BORE RECORDS AND LOCAL GROUNDWATER USE

An online search of registered groundwater bores was conducted by EI on 9 December 2016 through the NSW Office of Water database (Ref. <http://allwaterdata.water.nsw.gov.au/water.stm>). There were thirteen (13) registered bores within a 1 km radius of the site. A summary of registered bores is presented with selected details in **Table 2-4**. The bore location plan and detailed information regarding the listed bores is included in **Appendix A**.

Table 2-4 Summary of Registered Water Bores within 1 km of the site

Bore No.	Date Drilled	Drilled Depth (m)	SWL*/Salinity/Yield	Bore Purpose
GW109694	12/12/2001	-	- / - / -	Monitoring
GW109695	18/01/2000	44.30	- / - / -	Monitoring
GW109696	27/01/2000	-	- / - / -	Monitoring
GW107998	05/10/2004	180.00	38.00 / - / 0.17	Test Bore (Industrial)
GW110169	09/09/2002	6.50	- / - / -	Monitoring
GW110170	31/01/2000	43.00	- / - / -	Monitoring
GW110171	08/02/2000	36.10	- / - / -	Monitoring
GW110172	09/03/2000	36.00	- / - / -	Monitoring
GW109837	21/12/2002	36.60	18.00 / - / -	Monitoring
GW109610	09/12/2001	-	- / - / -	Monitoring
GW109611	18/12/2001	-	- / - / -	Monitoring
GW109612	18/12/2001	-	- / - / -	Monitoring
GW109613	09/03/2000	-	- / - / -	Monitoring

2.5 SITE WALKOVER INSPECTION

Site observations were recorded during a site walkover inspection of the site on 13 December 2016. A summary of site observations is detailed below and site photographs taken during the inspection are present in **Appendix B**.

2.5.1 General Site Observations

Site observations indicated that:

- The site is currently occupied by an office block in the western corner of the site, a conference centre and offices in the east of the site, a new office block in the south-east corner, the floor slab of a recently demolished building in the centre of the site, and car parking along the north-eastern site boundary;
- The site building interiors were not accessible during the site walkover;
- Site building structures were observed to be well maintained and in generally good condition. The office block in the western corner of the site was being renovated at the time of the inspection;
- Topography slopes from east to west. A number of retaining walls (**Photo 2**) and benched slopes (**Photo 5**) were present through the centre of the site area.
- Site pavements were generally in good condition, with some cracking and minor subsidence (<50mm) observed in the car park;

- The floor slab of the recently demolished building was still present on site and was in fair condition with a number of widely spaced joints, cracks, and repairs noted across the area (**Photo 3**);
- Vegetation appeared in good health across the site (**Photo 5 & 6**). The only areas of bare soil across the site were where bedrock was exposed at ground level (**Photo 6**) and adjacent to the recently demolished building (**Photo 7**: typical soil profile).
- Localised small stockpiles of general office waste (desk chairs, roof insulation, and wooden furniture) were noted on site, likely associated with the renovation works (**Photo 8**).
- No suspicious odours were observed in any part of the site;
- A number of substations, were identified across the site (**Photo 9**);
- A fire pump room was identified on the slope in the centre of the site (**Photo 10**). On the slope above the pump room was a large (12m diameter) concrete slab with a service watch containing confined space warnings (**Photo 11**). This potentially was an underground water storage tank for the fire sprinkler system for the adjacent recently demolished building;
- Small gas cylinders (propane) were identified adjacent to the conference centre and appeared to be the gas supply to the building (**Photo 12**);
- No evidence indicative of underground petroleum storage systems (UPSS) was observed on any parts of the site.

The location of site buildings discussed above is presented in **Figure 2**.

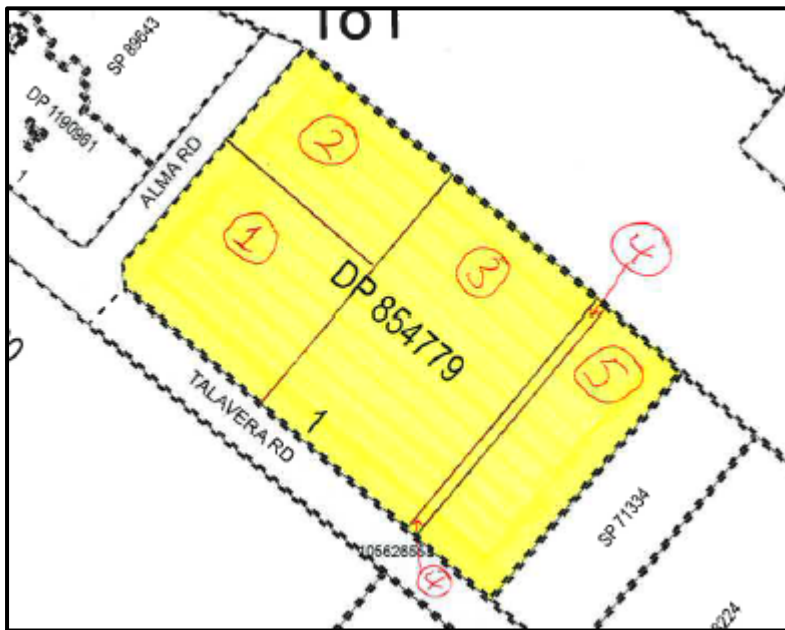
3. SITE HISTORY AND SEARCHES

3.1 SITE LAND TITLES INFORMATION / HISTORIC AERIAL REVIEW

A historical land titles search was conducted through Scott Ashwood Pty Ltd. Copies of relevant documents resulting from this search are presented in **Appendix C**. A summary of all the previous and current registered proprietors along with information obtained from the available historical aerial photographs, in relation to past potential land uses are presented in **Table 3-2**.

The approximate outline of allotments on the site is shown in **Drawing 3-1**.

Drawing 3-1 Lot sub-division



The historical aerial photographs reviewed as part of this PSI included:

- 1943: Six Maps (<https://maps.six.nsw.gov.au/>) 1943 Imagery – NSW Department of Finance and Services
- 1955: B/W, NSW 234-5014 Lands Photo;
- 1965: NSW 1408-5042 – Land and Property Information NSW;
- 1986: NSW 3529-36 – Land and Property Information NSW
- 1994: No. 13217152.76, land a property information NSW; and
- 2015: November 2015, Google Earth

Table 3-2 Summary of Owners and Historical Aerial Photography

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
Lot 1 D.P. 854779 – Area 1 on Drawing 3-1			
22.05.1901 (1901 to 1969)	Private Owners	1943: Residential dwelling and open fields 1955: No Change 1965: No Change	Agriculture
16.05.1969 (1969 to 1992)	Technicon Equipment Pty Ltd Now Bayer Diagnostics Aust Pty Ltd	1986: Residential dwellings had been removed and replaced by a commercial/industrial/office unit	Pharmaceuticals
23.12.1992	Astra Pharmaceuticals Pty Ltd Now Astrazeneca Pty Ltd	1994: The commercial/industrial/office unit had been extended	Pharmaceuticals
Lot 1 D.P. 854779 – Area 2 on Drawing 3-1			
25.05.1901 (1901 to 1974)	Private Owners	1943: Open fields and Woodland 1955: No Change 1965: No Change	Agriculture
15.03.1974 (1974 to 1992)	Ronald Reginald Deane Russel Poole Ronald Richard Deane (Company Directors)	1986: A commercial/industrial unit had been constructed and was surrounded by a courtyard.	Bus Depot
22.12.1992	Astra Pharmaceuticals Pty Ltd Now Astrazeneca Pty Ltd	1994: The commercial/industrial unit had been recently demolished, with bare soil shown on the aerial.	Pharmaceuticals
Lot 1 D.P. 854779 – Areas 3, 4, & 5 on Drawing 3-1			
17.04.1907 (1907 – 1968)	Private Owners	1943: Residential dwellings, Agricultural fields, and agricultural sheds. 1955: No Change 1965: No Change	Agriculture
05.03.1968 (1968 to 1979)	Scott & Bowne (Australasia) Ltd		Chemical Manufacturers
03.09.1979 (1979 to 1982)	Kingsgrove Laboratories Pty Ltd	1986: Residential dwellings had been removed and replaced by two commercial/industrial/office units	Pharmaceuticals

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
13.10.1982 (1982 to 2014)	Astra Pharmaceuticals Pty Ltd Now Astrazeneca Pty Ltd	1994: One of the commercial/industrial/office units had been extended	Pharmaceuticals
Lot 1 D.P. 854779			
09.04.2014 (2104 to date)	# Macquarie Park Investments Pty Ltd	2015: A car park had been constructed in the north-western corner of the site area. One of the commercial/industrial units in the east of the site had been demolished, with a construction site for an office block now shown on the aerial.	

Notes: # Denotes Current Registered Proprietor

In summary, review of land titles records and historic aerial photography showed that the site was used for residential / agricultural purposes until the late 1960's / early 1970's. Anecdotal evidence indicates that the general area was used for both arable and pig farming.

Since the late 1960's / early 1970's, a number of commercial/industrial buildings have occupied the site. It is unclear from the historical aerial photographs if these buildings were manufacturing operations, warehousing/distribution centres, or offices. The site walkover identified the building from area 1 as an office block and it is considered that the building has been in office use since construction. In areas 3, 4, and 5, one of the buildings was identified as an office block by the site walkover, and the second building (recently demolished) appeared to be of either manufacturing or warehousing use.

Further research has found that the companies that have occupied the various buildings on site were involved with:

- Chemical Manufacturing – Scott & Bowne (Pesticides)
- Pharmaceuticals – Technicon/Bayer (Medical Devices), Kingsgrove Laboratories

3.2 SURROUNDING LANDS HISTORICAL AERIAL PHOTOGRAPHY REVIEW

As part of the Site Land Titles Information / Historic Aerial Review, an assessment of surrounding land uses using historical aerial photographs sourced from NSW Land and Property Information was carried out. A summary of the pertinent information identified at surrounding land parcels from the reviewed photographs is presented in **Table 3-2**.

Table 3-3 Summary of Aerial Photograph Review

Aerial Photograph	Surrounding land uses based on historical aerial photographs
1943	Surrounding land was generally undeveloped as open/agricultural fields with small ancillary buildings and areas of dense woodland.

Aerial Photograph	Surrounding land uses based on historical aerial photographs
1955	Surrounding land use remained primarily unchanged from the previous aerial photograph
1965	Surrounding land use remained primarily unchanged from the previous aerial photograph
1986	The surrounding area had undergone significant development since the previous aerial photograph. Residential dwellings had been constructed to the north-east of the site, and a number of large commercial/industrial units & office blocks had been constructed to the south-east and north-west. To the south-west, a large shopping centre had been constructed, with a university now situated beyond the shopping centre.
1994	Surrounding land use remained primarily unchanged, with the exception of the construction a small number of additional commercial/industrial units to the north-west and south-east, and additional buildings within the university complex to the south-west.
2015	The M2 motorway had been constructed directly adjacent to the north-east site boundary. Further commercial/industrial/office development had also occurred adjacent to the site to the north-west and south-east.

3.3 COUNCIL INFORMATION

An application to access records held by City of Ryde Council was initiated on 7 December 2016; however, Council approval was still pending at the time of report writing. Should pertinent information be identified upon receipt of Council records, an addendum to the PSI will be prepared and issued.

3.4 WORKCOVER NSW AUTHORITY DANGEROUS GOODS REGISTER RECORDS

A search of WorkCover NSW Authority records relating to the site was requested by EI on 7 December 2016. However, a response from NSW WorkCover was still pending at the time of report writing. Should pertinent information be identified upon receipt of Council records, an addendum to the PSI will be prepared and issued.

3.5 EPA ONLINE RECORDS

On 9 December 2016, an on-line search of the contaminated land public record of NSW Environment Protection Authority (EPA) Notices was conducted. The contaminated land public record is a searchable database of:

- 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 EPA has not been revoked;
- Site Audit Statements provided to the EPA under Section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of any documentation formerly required to be part of the public record; and
- Actions taken by the EPA under Sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985.

This search confirmed that the NSW OEH had no regulatory involvement in relation to the area of investigation, or properties in proximity to the site.

A search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 2008 was also conducted on 20 March 2015. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the EPA. The site and surrounding properties have not been notified as contaminated to the EPA.

A search of the Protection of the Environment Operations (POEO) Act public register, regarding environmental protection licences, applications, notices, audits, pollution studies, and reduction programmes, did not identify any record for the site. Records were identified for two sites within 1km of the application site, and these are shown in **Table 3-3**.

Table 3-4 POEO public register entries

Suburb	Description and Address	Distance and direction from site	Activity type	POEO Records
Macquarie Park	Thiess Pty Ltd / Hochtief AG Epping & Chatswood Rail Link	370m SW	Railway Systems Activities	POEO Licence, Licence variations, Surrender of a Licence
Macquarie Park	Man Diesel Australia 36-42 Waterloo Road	775m SE	Hazardous, Industrial, or Group A Waste Generation or Storage	POEO Licence (<i>no longer in force</i>), Licence variation

3.6 HISTORICAL SITE INVESTIGATIONS

No historical site investigations have been made available to EI for review.

4. CONCEPTUAL SITE MODEL

4.1 OVERVIEW

In accordance with NEPM (2013) *Schedule B2 – Guideline on Site Characterisation* and to aid in the assessment of data collection for the site, EI developed a preliminary conceptual site model (CSM) assessing plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for identifying data gaps in the existing site characterisation and future site assessments. Potential contamination sources, exposure pathways and receptors that were considered relevant for this assessment are summarised along with a qualitative assessment of the potential risks posed by complete exposure pathways in **Table 4-1**.

4.2 POTENTIAL CONTAMINATION SOURCES

On the basis of the PSI findings potential contamination sources are as follows:

- Fill of unknown origin and quality placed at the site;
- Former uses of the site, which may include chemical manufacture, pharmaceutical manufacture/research, and a bus depot.
- Former agricultural use of the site;
- Weathering of exposed building structures including, painted surfaces and metallic objects and cement-fibre sheeting;
- Low-level leakage of petroleum hydrocarbons from vehicles parking areas;
- Hazardous building materials within existing site structures;
- Migration of contamination onto the site from adjoining lands; and
- Deeper, natural soils containing residual impacts, representing potential secondary sources of contamination.

4.3 CONTAMINANTS OF POTENTIAL CONCERN

Based on the findings of the PSI, the chemicals of potential concern (COPC) at the site are considered to be:

- Soil - heavy metals (HM), total recoverable hydrocarbons (TRH); the monocyclic aromatic hydrocarbon compounds *benzene*, *toluene*, *ethyl-benzene* and *xylenes* (BTEX); volatile organic compounds (VOC); polycyclic aromatic hydrocarbons (PAH); organochlorine and organophosphorous pesticides (OCP/ OPP); polychlorinated biphenyls (PCB); cyanides; and asbestos.
- Groundwater - HM, TRH, BTEX, PAH, volatile organic compounds (VOC), including chlorinated VOC, and cyanides.

4.4 POTENTIAL SOURCES, RECEPTORS AND EXPOSURE PATHWAYS

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised in **Table 4-1**.

Table 4-1 Preliminary Conceptual Site Model

Potential Sources	Potential Contaminants	Sensitive Receptor	Migration & Exposure Pathways	Potential Risk of Complete Exposure Pathway
Imported Fill	HM, TRH, PAH, BTEX, VOC, OCP/OPP, PCB, Asbestos	Site Workers during demolition and construction Future site users Adjacent land users	Dermal Contact Ingestion Inhalation	Low to Moderate
		Groundwater	Seepage into the subsurface soils, bedrock, and groundwater.	Low
		Shrimptons Creek	Runoff Aeolian transport and deposition	Low
Potential historical industrial use of the site	HM, TRH, PAH, BTEX, VOC, PCB, cyanides, Asbestos	Site Workers during demolition and construction Future site users Adjacent land users	Dermal Contact Ingestion Inhalation	Moderate
		Groundwater	Seepage into the subsurface soils, bedrock, and groundwater.	Moderate
		Shrimptons Creek	Runoff Aeolian transport and deposition	Low to Moderate
Historical agricultural use of the site	HM, OCP/OPP	Site Workers during demolition and construction Future site users Adjacent site users	Dermal Contact Ingestion Inhalation	Low to Moderate
		Groundwater	Seepage into the subsurface soils, bedrock, and groundwater.	Low to Moderate
		Shrimptons Creek	Runoff Aeolian transport and deposition	Low

Potential Sources	Potential Contaminants	Sensitive Receptor	Migration & Exposure Pathways	Potential Risk of Complete Exposure Pathway
Weathering of existing structures	HM	Site Workers during demolition and construction Future site users Adjacent site users	Dermal Contact Ingestion Inhalation	Low
		Groundwater	Seepage into the subsurface soils, bedrock, and groundwater.	Low
		Shrimptons Creek	Runoff Aeolian transport and deposition	Low
Leakage from parked vehicles	HM, TRH, VOC	Site Workers during demolition and construction Future site users Adjacent site users	Dermal Contact Ingestion Inhalation	Low
		Groundwater	Seepage into the subsurface soils, bedrock, and groundwater.	Low
		Shrimptons Creek	Runoff Aeolian transport and deposition	Low
Deleterious materials within the existing structures	Asbestos	Site Workers during demolition and construction Future site users Adjacent site users	Dermal Contact Ingestion Inhalation	Moderate
Migration from off-site sources	HM, TRH, PAH, VOC, BTEX, cyanides, PCB	Site Workers during demolition and construction Future site users Adjacent site users	Dermal Contact Ingestion Inhalation	Low to Moderate

5. ASSESSMENT

5.1 OVERVIEW

The primary purpose of this assessment is to evaluate the environmental and human-health risks associated with potential contamination at the site. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour, or groundwater contamination; which may require that the site be remediated prior to any redevelopment, particularly where more sensitive land uses are proposed.

For the purposes of producing a qualitative assessment of risk, the degree of contamination risk at this site is indicated in this section with due regard for site contamination experienced on typical sites in the Sydney metropolitan area.

Since this assessment is based on the findings of a preliminary site investigation, which did not involve sampling and analysis of soils, soil vapours, or groundwater; risks have been assessed on the basis of:

- Information gleaned from the site history searches in relation to previous land uses and anecdotal findings relating to operational activities, the type of materials handled on the site and their packaging;
- Site surface conditions, as deduced from visual observations;
- The geological and hydrological setting of the site; and
- Professional judgement based on previous experience on similar sites.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site.

Nevertheless, the information provided in this report may be sufficient to make a decision as to the risks associated with potentially impacted soils, soil vapour, and groundwater at the site.

5.2 HISTORICAL SITE USE AND GENERIC RISKS

The available historical information indicates that there are low to moderate risks associated with the historical commercial/industrial site use (since the 1960's). The assessment of these risks in relation to this site is outlined in **Table 5-1**.

Table 5-1 Assessment of contamination risk from potential sources

Potential Contamination Source	Assessed Risk
Presence of contaminated fill which was imported onto the site	Low to Moderate risk
Presence of contaminants associated with potential historical industrial processes	Moderate risk
Weathering of on-site structures	Low risk
Historical application of pesticides	Low to Moderate risk
Presence of localised hydrocarbon fuel spillages derived from road transport vehicles	Low risk
Hazardous materials within existing structures	Moderate risk
Migration from off-site sources	Low to Moderate risk

5.3 TOXICITY OF HAZARDOUS MATERIALS

No records were identified to indicate the previous or present handling or storage of hazardous materials on the site. However, historical searches indicate pharmaceutical and chemical companies have been present on the site and it is unclear from aerial photographs if the operations on site were manufacturing, warehousing/distribution, or offices. The site walkover identified that at least one of the buildings was likely to have been previously used for commercial/industrial purposes.

If manufacturing operations were present on site, potentially hazardous materials may have been on site in the form of raw materials (heavy metals, VOC), waste products (TRH, PAH, cyanides), or products for ancillary processes (TRH for generators/transformers, PCB's for substations).

If warehouse/distribution operations or offices were present on site, it is considered unlikely that any hazardous materials would have been present in large quantities.

5.4 RISK OF SIGNIFICANT SPILLAGE/PRODUCT RELEASE

The risk of significant spillage or product release on site is considered to be low. It is considered more likely that minor spillages / leakages may have occurred associated with the historical on site processes and that contaminants may have accumulated within the soil profile.

5.5 RISK OF SOIL, SOIL VAPOUR AND GROUNDWATER CONTAMINATION

The risk of significant soil, soil vapour, and groundwater contamination being present is assessed in **Table 5-2** in terms of the remediation costs relative to the value of the site.

Table 5-2 Risk of Contamination

Level of Contamination (soil / groundwater)	Assessed Risk
Minor contamination (remediation costs less than 5 per cent of site value)	Moderate risk
Significant contamination (remediation costs up to 25 per cent of site value)	Low risk
Severe contamination (remediation costs more than 25 per cent of site value)	Low risk

Risks have been assessed with consideration of the identified potential contamination sources described above.

5.6 DATA GAPS

Based on the CSM derived for the site (**Section 4**) and the above qualitative assessment of risks, the following data gaps have been identified, which are considered to warrant closure by limited additional investigation:

- Uncertainty in regards to contaminant levels in imported fill materials, which are of unknown origin and quality;
- Uncertainty in regards to the nature of historical site processes and potential scale of impact from these processes;
- Uncertainty in regards to potential groundwater impacts from offsite, industrial contamination sources.

6. CONCLUSIONS

The property located at 66-82 Talavera Road, Macquarie Park was the subject of a Preliminary Site Investigation. The investigation was performed as part of a rezoning application and to evaluate potential for on-site contamination associated with current and former land uses.

Based on the findings of this assessment, it is concluded that:

- Historical records indicated that commercial/industrial units have occupied the site from around the late 1960s, with residential dwellings and agricultural fields present prior to the late 1960's.
- The site is not reported as being subject to regulation in relation to environmental impacts, as documented in the NSW EPA/OEH public registers;
- The site is not located within an area where ASS are expected to be present; therefore, ASS are unlikely to be encountered during the works and an ASS Management Plan is not required; and
- The site walkover inspection did not identify areas of environmental concern; however, the recently demolished building in the centre of the site was identified as likely to be previously used for commercial/industrial purposes.
- Historical searches have identified a number of potentially contaminating land uses located on and adjacent to the site. Generally low to moderate risks have been identified by the preliminary conceptual ground model.

Based on the conceptual site model developed for the site and the findings presented above, EI provide the preliminary overall conclusion that whilst potential sources of contamination have been identified, the associated risks are expected to be moderate to low. It is recommended that a soil and groundwater sampling program, and a hazardous materials survey, are undertaken as part of any future re-development of the site to quantify any contamination risks and to inform the selection and implementation of remedial risk mitigation measures, if required.

7. RECOMMENDATIONS

In view of the proposed re-zoning of the site, it is possible that future redevelopment of the site may include more sensitive land uses than the present uses (e.g. residential, retail, open space, and community uses). As such, intrusive on-site investigations of soil and groundwater are required to quantify potential contamination that may be present.

It is therefore recommended that as part of any future redevelopment:

To be undertaken as part of the first development application on site:

- A detailed site investigation (DSI) should be undertaken to characterise site soils and groundwater to provide data for the evaluation of any remedial and management requirements that may be necessary to allow the site to be made suitable for the proposed development.
- The findings of the DSI should be reported in accordance with EOH (2011) reporting guidelines to provide the data to confirm that the site is either suitable for its proposed use, or (should contamination be identified) to inform a remedial action plan (RAP) to make the site suitable for the proposed use.

To be undertaken as part of the first construction certificate on site:

- Conduct a hazardous materials survey (HMS) of current structures present at the site. EI recommend that a HMS is undertaken prior to the demolition or alteration of site structures.

EI consider that any potential contamination will be able to be managed and the site can be made suitable for residential, retail, open space, and community uses, as proposed by the planning proposal; subject to the appropriate implementation of the above recommendations in accordance with the State Environmental Planning Policy 55 (SEPP55).

8. STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of Holdmark Property Group, who is the only intended beneficiary of EI's work. The scope of the investigations carried out for the purpose of this report is limited to those agreed with Holdmark Property Group on 21st November 2016.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of historical site use and current use of the site. Due to the preliminary nature of this assessment, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities, but for which the requested information is still pending.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

REFERENCES.

Chapman, G.A. and Murphy, C.L. (1989) Soil Landscapes of the Sydney 1:100 000 sheet, Soil Conservation Service of NSW, Sydney, September 1989.

DEC (2006) Soil Investigation Levels for Urban Development Sites in NSW, in Guidelines for the NSW Site Auditor Scheme, 2nd Edn., NSW Dept. of Environment and Conservation, DEC 2006/121, April 2006.

DMR (1987) Sydney 1:100,000 Geological Series Sheet 9131 & 9132 (Edition 1). Geological Survey of New South Wales, Department of Mineral Resources.

EPA (2014) Waste Classification Guidelines, NSW EPA, November 2014;

NEPM (2013) Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 Guideline on site-specific health risk assessments, National Environmental Protection (Assessment of Site Contamination) Measure 1999, National Environmental Protection Council, December 1999, Amendment 2013;

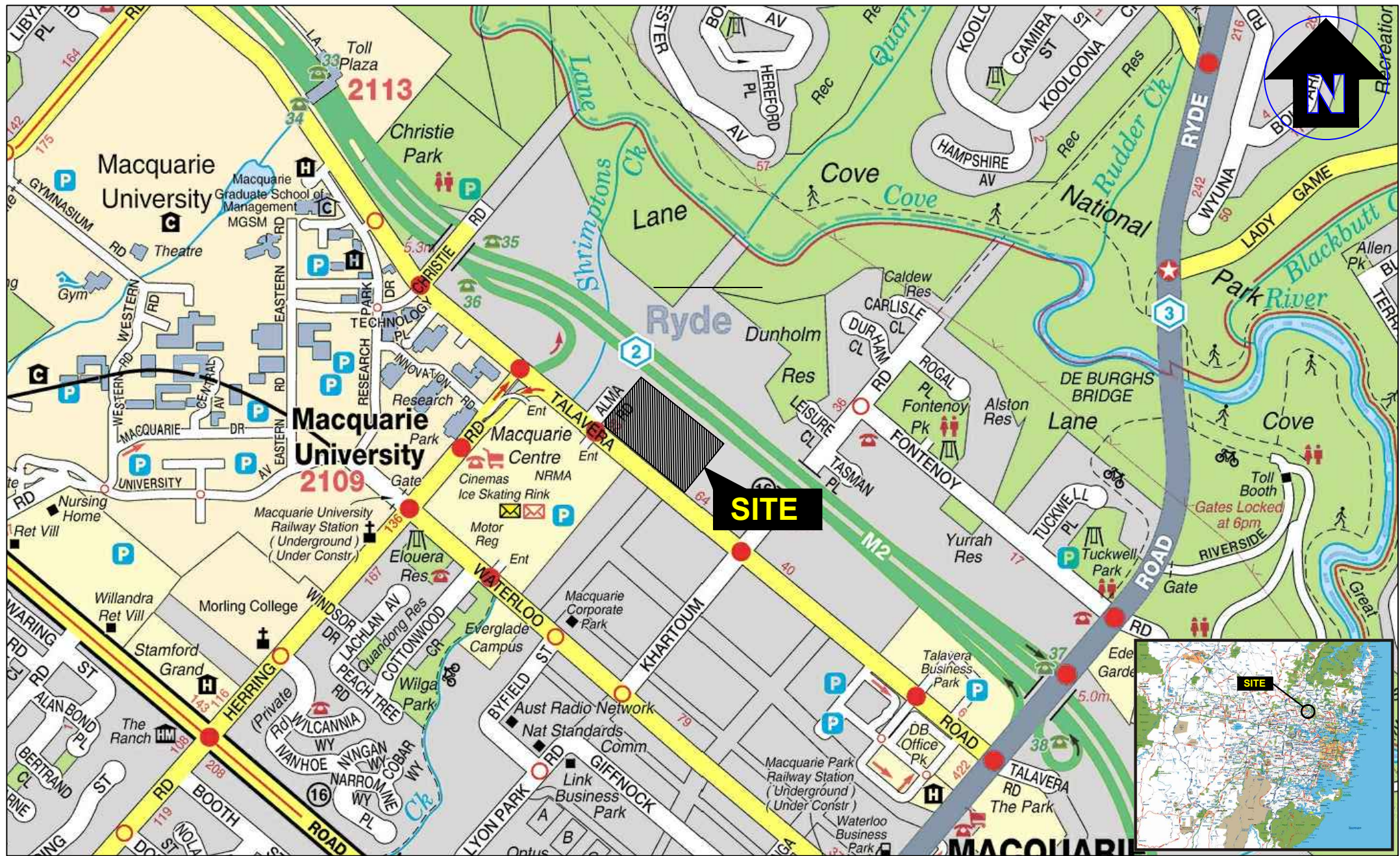
OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites, NSW Office of Environment and Heritage (OEH), OEH 2011/0650, 23 p; and

SEPP 55 (1997) State Environment Protection Policy 55, Remediation of Land under the Environmental Planning and Assessment Act 1997.

ABBREVIATIONS

AHD	Australian Height Datum
ASS	Acid sulfate soils
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
DEC	Department of Environment and Conservation, NSW
DECC	Department of Environment and Climate Change, NSW (formerly DEC)
DA	Development Application
DP	Deposited Plan
EPA	Environment Protection Authority
km	Kilometres
m	Metres
mAHD	Metres relative to Australian Height Datum
NEPC	National Environmental Protection Council
NSW	New South Wales
OEH	Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
TPHs	Total Petroleum Hydrocarbons
TRHs	Total Recoverable Hydrocarbons
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

FIGURES



Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	C.S.
Approved:	G.B.
Date:	20-01-17
Scale:	Not To Scale

Holdmark Property Group
Preliminary Site Investigation
66-82 Talavera Road, Macquarie Park NSW

Site Locality Plan

Figure:

1

Project: E23229 AA_Rev2



LEGEND

--- Approximate site boundary



Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	C.S.
Approved:	G.B.
Date:	20-01-17

Holdmark Property Group
Preliminary Site Investigation
66-82 Talavera Road, Macquarie Park NSW

Site Layout Plan

Figure:
2

Project: E23229 AA_Rev2

APPENDIX A

Groundwater Bore Search



Groundwater Bores

- Groundwater works
- ◆ Telemetered bores
- ▲ Logged bores
- Manual bores

Monitoring Bore Types

- Alluvial
- Coastal Sands
- Fractured Rock
- Porous Rock
- Great Artesian Basin
- Discontinued

GW109696

GW109694

GW109695

GW107998

GW110169

GW110170

GW110172

GW109887

GW110171

GW109612

GW109610

GW109613

GW109861

GW109860

GW109859

GW113463

GW113464

GW113462

GW113461

NSW Office of Water

Work Summary

GW110171

Licence: 10BL161366

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 08/02/2000

Final Depth: 36.10 m

Drilled Depth: 36.10 m

Contractor Name:

Driller: Unkown Unknown

Assistant Driller:

Property: 43 WATERLOO RD
MACQUARIE PARK

GWMA:
GW Zone:

Standing Water
Level:
Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.48

Cadastre
1//1069715

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6260136.0

Latitude: 33°47'05.0"S

Elevation Unknown

Easting: 326609.0

Longitude: 151°07'38.1"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	36.10	100			Unknown

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	FILL,SANDY CLAYEY GRAVEL,BROWN,FINE TO COARSE	Fill	
1.00	2.30	1.30	SILTY CLAY,LIGHT GREY AND BROWN,HIGH PLASTICITY.	Silty Clay	
2.30	3.40	1.10	SHALE,GREY AND BROWN,FINE TO COARSE GRAINED IRONSTONE,GRAVEL BANDS	Shale	
3.40	4.65	1.25	SHALE,DARK GREY AND BROWN ,VERY LOW STRENGTH	Shale	
4.65	5.75	1.10	SHALE DARK GREY AND BROWN	Shale	
5.75	6.20	0.45	CORE LOSS (5.75m-6.2m)	Coal	
6.20	8.50	2.30	SHALE DARK GREY	Shale	
8.50	9.20	0.70	CORE LOSS (8.5m-9.2m)	Coal	
9.20	10.90	1.70	SHALE DRK GREY	Shale	
10.90	12.50	1.60	CORE LOSS (10.9m-12.5m)	Coal	
12.50	13.00	0.50	SHALE DARK GREY	Shale	
13.00	15.30	2.30	SHALE DARK GREY WITH LIGHT GRAINED SANDSTONE	Shale	
15.30	18.00	2.70	SHALE AND SANDSTONE	Shale	
18.00	22.40	4.40	SANDSTONE L/GREY,FINE GRAINED	Sandstone	
22.40	35.70	13.30	SANDSTONE L/GREY,MEDIUM GRAINED	Sandstone	
35.70	36.10	0.40	SANDSTONE L/GREY,FINE GRAINED	Sandstone	

Remarks

*** End of GW110171 ***

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

NSW Office of Water

Work Summary

GW110170

Licence: 10BL161366

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 31/01/2000

Final Depth: 43.00 m

Drilled Depth: 43.00 m

Contractor Name: INTERTEC DRILLING
SERVICES

Driller: Unknown Unknown

Assistant Driller:

Property: 43 WATERLOO RD
MACQUARIE PARK

GWMA:
GW Zone:

Standing Water
Level:
Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.25

Cadastre
102//1130630

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6260214.0

Latitude: 33°47'02.5"S

Elevation Unknown

Easting: 326633.0

Longitude: 151°07'39.1"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	43.00	0			Unknown

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.10	0.10	ASPHALTIC CONCRETE, (30mm thick)	Ash	
0.10	0.25	0.15	FILL, SANDY GRAVEL, MEDIUM GRAINED	Fill	
0.25	5.25	5.00	SILTY CLAY, RED/BROWN AND GREY, MEDIUM-HIGH PLASTICITY, IRONSTONE	Silty Clay	
5.25	6.50	1.25	SHALE, DARK GREY	Shale	
6.50	15.00	8.50	SHALE, DARK GREY	Shale	
15.00	21.20	6.20	SHALE AND SANDSTONE, SHALE DRK GREY, SANDSTONE L/GREY	Shale	
21.20	25.85	4.65	SANDSTONE L/GREY, FINE GRAINED, LAMINATED, SHALE	Sandstone	
25.85	39.50	13.65	SANDSTONE L/GREY, FINE TO MEDIUM GRAINED	Sandstone	
39.50	42.20	2.70	SANDSTONE, L/GREY, MEDIUM GRAINED	Sandstone	
42.20	43.00	0.80	SANDSTONE L/GREY, FINE TO MEDIUM GRAINED, MEDIUM BEDDED	Sandstone	

Remarks

*** End of GW110170 ***

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NSW Office of Water

Work Summary

GW110169

Licence: 10BL161366

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date: 09/09/2002

Completion Date: 09/09/2002

Final Depth: 6.50 m

Drilled Depth: 6.50 m

Contractor Name: Drilltest Pty Ltd

Driller: Unknown Unknown

Assistant Driller:

Property: 43 WATERLOO RD
MACQUARIE PARK

GWMA:
GW Zone:

Standing Water
Level:
Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:
Parish
CUMBE.25
Cadastre
102//1130630

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6260314.0

Latitude: 33°46'59.2"S

Elevation Unknown

Easting: 326552.0

Longitude: 151°07'36.0"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	6.50	125			(Unknown)
1	1	Casing	Pvc Class 18	0.00	0.00	50			

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.10	0.10	GRASS	Granite	
0.10	1.80	1.70	TOPSOIL,SILT,SAND,FINE,MEDIUM GRAINED,BROWN,DRY,FIRM	Topsoil	
1.80	3.00	1.20	SILTY CLAY,LOW PLASTICITY,GREY WITH ORANGE/RED MOTTLE,SOME IRONSTONE GRAVEL	Silty Clay	
3.00	6.50	3.50	WEATHERED SHALE,BROWN,DRY,HARD, NO IRONSTONE GRAVEL	Unknown	

Remarks

*** End of GW110169 ***

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

NSW Office of Water

Work Summary

GW109837

Licence: 10BL161221

Licence Status: CANCELLED

Authorised Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 21/12/2002

Final Depth: 36.60 m

Drilled Depth:

Contractor Name:

Driller: Unkown Unknown

Assistant Driller:

Property: PARRAMATTA RAIL LINK
INTERSECTION AT LANE
COVE RD & WATERLOO RD
MACQUARIE PARK 2113 NSW

Standing Water Level: 18.000

Level:

GWMA:

GW Zone:

Salinity:

Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.25

Cadastre
7/851788

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6260229.0

Latitude: 33°47'02.1"S

Elevation Unknown

Easting: 326728.0

Longitude: 151°07'42.8"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown

Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	36.60	203			Rotary Air
1	1	Casing	Pvc Class 9	0.00	36.60	150			Glued
1	1	Opening	Screen	17.10	32.10	150		1	PVC Class 9, Glued, A: 1.00mm

Water Bearing Zones

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

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.60	3.60	FILL	Unknown	
3.60	4.80	1.20	CLAY	Unknown	
4.80	8.40	3.60	SHALE	Unknown	
8.40	18.00	9.60	FINE SANDSTONE	Unknown	
18.00	36.60	18.60	COARSE SANDSTONE	Unknown	

Remarks

19/02/2009: License cancelled.

*** End of GW109837 ***

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

GW109696

Licence Status: ACTIVE

Work Type: Bore
Work Status:
Construct.Method:
Owner Type: Other Govt

Final Depth:
Drilled Depth:

Contractor Name: REYNOLDS DRILLING
Driller: Unkown Unknown
Assistant Driller:

Standing Water
Level:

Salinity:
Yield:

Site Chosen By:

Cadastre
18 1058168

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:

CMA Map:
Grid Zone:

Scale:

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

Northings: 6261111.0
Easting: 325625.0

Latitude: 33°46'32.8"S
Longitude: 151°07'00.6"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
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Water Bearing Zones

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

Geologists Log

Drillers Log

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

Remarks

*** End of GW109696 ***

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

NSW Office of Water

Work Summary

GW109695

Licence: 10BL161772

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Other Govt

Commenced Date:

Completion Date: 18/01/2000

Final Depth: 44.30 m

Drilled Depth:

Contractor Name: REYNOLDS DRILLING

Driller: Unknown Unknown

Assistant Driller:

Property: MACQUARIE UNI STATION
SITE 43 WATERLOO RD
MACQUARIE PARK 2113

Standing Water
Level:

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.25

Cadastre
18 1058168

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6261053.0

Latitude: 33°46'34.8"S

Elevation Unknown

Easting: 325742.0

Longitude: 151°07'05.1"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	44.30	0			Unknown

Water Bearing Zones

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

Geologists Log

Drillers Log

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

Remarks

*** End of GW109695 ***

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

GW109694

Licence Status: ACTIVE

Salinity:
Yield:

Site Chosen By:

Coordinate Unknown
Source:

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
------	------	-----------	------	----------	--------	-----------------------	----------------------	----------	---------

Water Bearing Zones

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

Geologists Log

Drillers Log

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

Remarks

*** End of GW109694 ***

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

GW109613

Licence Status: ACTIVE

Salinity:
Yield:

Site Chosen By:

Scale:

Latitude: 33°47'08.9"S
Longitude: 151°07'46.8"E

Coordinate Unknown
Source:

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
------	------	-----------	------	----------	--------	-----------------------	----------------------	----------	---------

Water Bearing Zones

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

Geologists Log

Drillers Log

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

Remarks

*** End of GW109613 ***

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

GW109612

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
------	------	-----------	------	----------	--------	-----------------------	----------------------	----------	---------

Water Bearing Zones

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

Geologists Log

Drillers Log

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

*** End of GW109612 ***

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

GW109611

Licence Status: ACTIVE

Work Type: Bore
Work Status:
Construct.Method:
Owner Type: Other Govt

Final Depth:
Drilled Depth:

Contractor Name: COFFEE PARTNERS
(INTERNATIONAL) PTY LTD
Driller: Unknown Unknown
Assistant Driller:

Standing Water Level:

GWMA:
GW Zone:

Salinity:
Yield:

Site Chosen By:

Parish
CUMBE.25

Cadastre
100//875114

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:

CMA Map:
Grid Zone:

Scale:

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

Northing: 6260006.0
Easting: 326694.0

Latitude: 33°47'09.3"S
Longitude: 151°07'41.3"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
------	------	-----------	------	----------	--------	-----------------------	----------------------	----------	---------

Water Bearing Zones

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

Geologists Log

Drillers Log

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

Remarks

*** End of GW109611 ***

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

GW109610

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
------	------	-----------	------	----------	--------	-----------------------	----------------------	----------	---------

Water Bearing Zones

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

Geologists Log

Drillers Log

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

Remarks

*** End of GW109610 ***

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

NSW Office of Water

Work Summary

GW107998

Licence: 10BL163679

Licence Status: CANCELLED

Authorised Purpose(s): TEST BORE
Intended Purpose(s): INDUSTRIAL

Work Type: Bore

Work Status:

Construct.Method: Rotary

Owner Type:

Commenced Date:

Completion Date: 05/10/2004

Final Depth: 180.00 m

Drilled Depth: 180.00 m

Contractor Name: INTERTEC DRILLING
SERVICES

Driller: William Crump

Assistant Driller:

Property: THUNDERBIRDS ARE GO
301-307 LANE COVE RD
NORTH RYDE 2113

GWMA: -
GW Zone: -

Standing Water Level: 38.000

Salinity:
Yield: 0.170

Site Details

Site Chosen
By:

County	Parish	Cadastre
Form A: CUMBE	CUMBE.25	10 1071734
Licensed: CUMBERLAND	HUNTERS HILL	Whole Lot 2//1031498

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6260503.0

Latitude: 33°46'53.5"S

Elevation Unknown

Easting: 327255.0

Longitude: 151°08'03.5"E

Source:

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.50	208			Down Hole Hammer
1		Hole	Hole	2.50	120.00	159			Down Hole Hammer
1		Hole	Hole	120.00	180.00	155			Down Hole Hammer
1	1	Casing	Pvc Class 9	-0.50	17.50	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.50	2.50	168	158		Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
108.70	109.00	0.30	Unknown			0.08	114.00		1340.00
158.00	160.00	2.00	Unknown	38.00		0.25	180.00		2080.00

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	FILL	Fill	
1.00	6.50	5.50	SANDSTONE L/BROWN	Sandstone	
6.50	8.00	1.50	SHALE	Shale	
8.00	108.70	100.70	SANDSTONE GREY	Sandstone	
108.70	109.00	0.30	SANDSTONE FINE QUARTZ	Sandstone	
109.00	153.00	44.00	SANDSTONE GREY	Sandstone	
153.00	158.00	5.00	SANDSTONE D/GREY	Sandstone	
158.00	160.00	2.00	SANDSTONE FINE QUARTZ	Sandstone	
160.00	180.00	20.00	SANDSTONE GREY	Sandstone	

Remarks

13/04/2007: Previous Lilc No:10BL163679

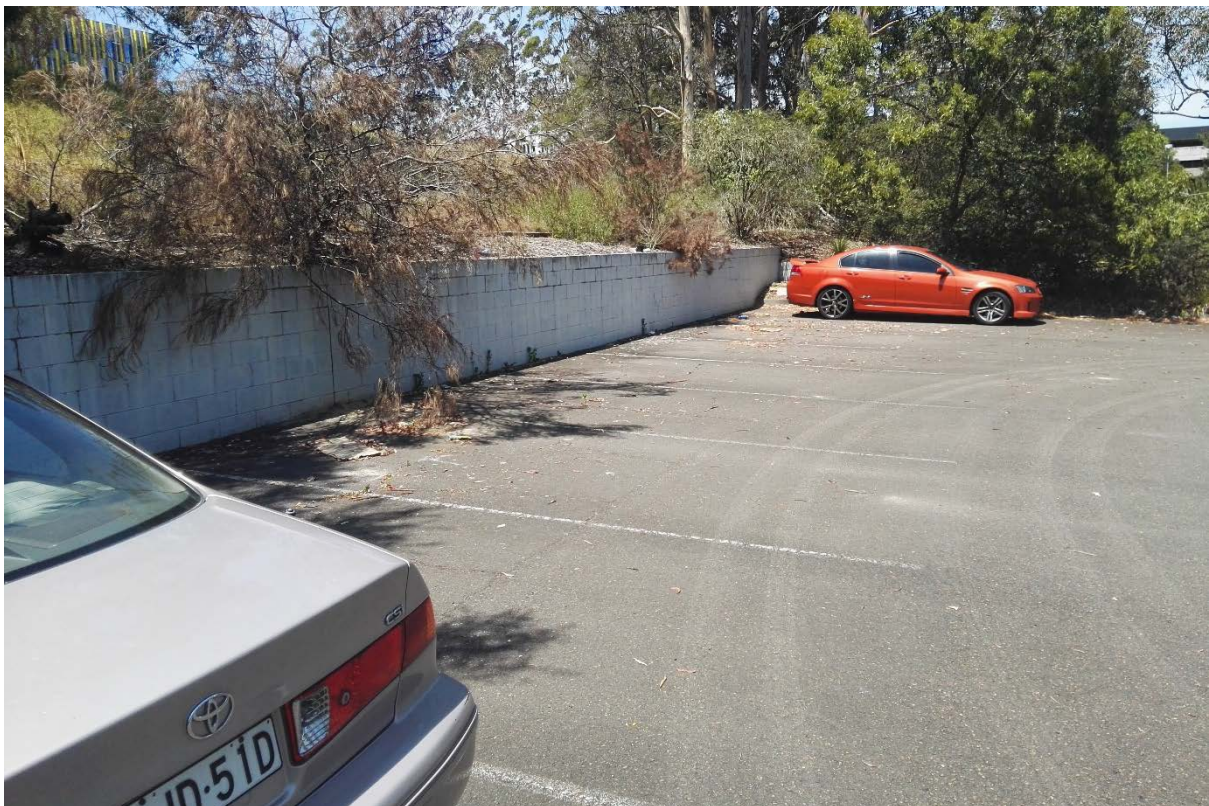
*** End of GW107998 ***

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

APPENDIX B Site Photographs



Photograph 1: Car park in the northern corner of the site



Photograph 2: Retaining wall in the centre of the site



Photograph 3: Floor slab of the recently demolished building.



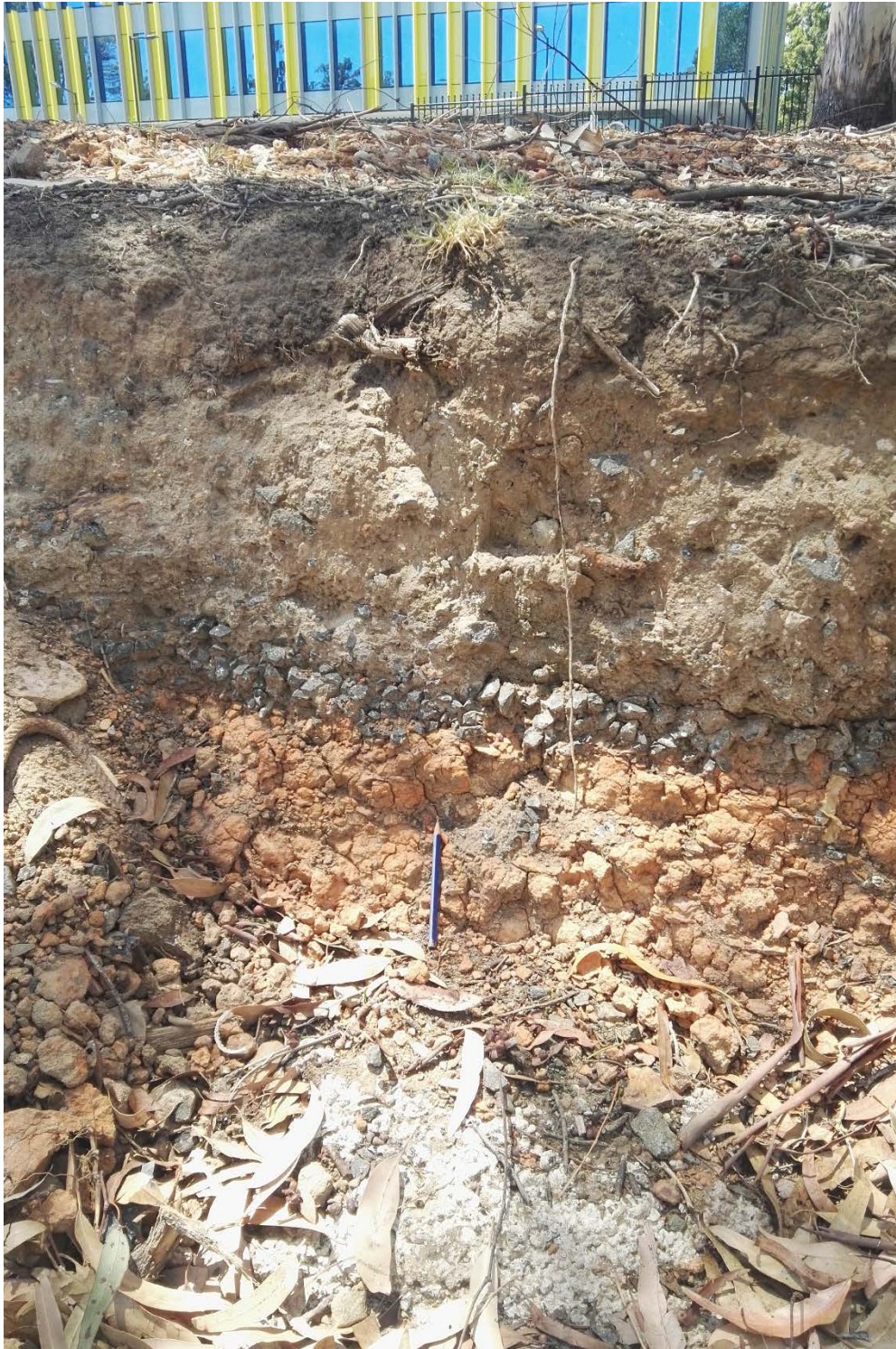
Photograph 4: Cracks and possible former service pits on the concrete slab



Photograph 5: Benching of site slopes



Photograph 6: Exposed bedrock



Photograph 7: Exposed soil adjacent to the recently demolished building



Photograph 8: Office block in the western corner of the site and waste stockpiles



Photograph 9: On site substation



Photograph 10: Fire Pump Room entrance built in to slope



Photograph 11: Large diameter concrete slab above the Fire Pump Room.



Photograph 12: Gas cylinders adjacent to the conference centre

APPENDIX C

Historical Property Titles Search

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141

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

Summary of Owners Report

LPI

Sydney

Address: 66 to 82 Talavera Road, Macquarie Park

Description: - Lot 1 D.P. 854779

As regards the part numbered 1 on the attached Cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
25.5.1901 (1901 to 1907)	Sarah Wainwright (Married Woman)	Vol 1365 Fol 230
3.4.1907 (1907 to 1908)	Alice Mary Taylor (Married Woman)	Vol 1365 Fol 230
27.4.1908 (1908 to 1934)	David Little (Poultry Farmer) & his deceased estate	Vol 1365 Fol 230
9.5.1934 (1934 to 1944)	Byron Vivien Lethbridge (Poultry Farmer) & his deceased estate	Vol 1365 Fol 230 Now Vol 5452 Fol 85
26.10.1944 (1944 to 1969)	Horace Milton Findlater (Lorry Driver) Isabella Davidson Findlater (Married Woman)	Vol 5452 Fol 85 Now Vol 6058 Fol 166
16.5.1969 (1969 to 1992)	Technicon Equipment Pty Ltd Now Bayer Diagnostics Aust Pty Limited	Vol 6058 Fol 166 Now 1/561931
23.12.1992 (1992 to 2014)	Astra Pharmaceuticals Pty Limited Now Astrazeneca Pty Limited	1/561931 Now 1/854779

As regards the part numbered 2 on the attached Cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
25.5.1901 (1901 to 1907)	Sarah Wainwright (Married Woman)	Vol 1365 Fol 230
3.4.1907 (1907 to 1908)	Alice Mary Taylor (Married Woman)	Vol 1365 Fol 230
27.4.1908 (1908 to 1934)	David Little (Poultry Farmer) & his deceased estate	Vol 1365 Fol 230
26.10.1944 (1944 to 1949)	Horace Milton Findlater (Lorry Driver) Isabella Davidson Findlater (Married Woman)	Vol 5452 Fol 85
23.11.1949 (1949 to 1950)	Herbert Edward Moran (Clerk)	Vol 5452 Fol 85 Now Vol 6058 Fol 165
21.3.1950 (1950 to 1952)	David Alan Gardner (Lorry Driver)	Vol 6058 Fol 165
6.3.1952 (1952 to 1958)	Robert Moore Buriell (Farmer)	Vol 6058 Fol 165
25.9.1958 (1958 to 1970)	Ciro Scognamiglio (Cleaner) Emilia Scognamiglio (Married Woman)	Vol 6058 Fol 165 Now Vol 11366 Fol 142
12.5.1970 (1970 to 1974)	Brian McKee (Engineer)	Vol 11366 Fol 142
15.3.1974 (1974 to 1980)	Ronald Reginald Deane (Company Director) Russell Poole (Company Director)	Vol 11366 Fol 142
29.4.1980 (1980 to 1992)	Russell Poole (Retired) Ronald Reginald Deane (Company Director) Ronald Richard Deane (Company Director)	Vol 11366 Fol 142 Now 6/232408
22.12.1992 (1992 to 2014)	Astra Pharmaceuticals Pty Limited Now Astrazeneca Pty Limited	6/232408 Now 1/854779

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141

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

As regards the part numbered 3 on the attached Cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.4.1907 (1907 to 1911)	Elizabeth Julia Mathews (Married Woman)	Vol 1771 Fol 108
28.4.1911 (1911 to 1925)	Albert Harrison Dreves (Factory Employee)	Vol 1771 Fol 108 Now Vol 3361 Fol 175
10.9.1925 (1925 to 1931)	Gladys Rita Ilma Skone (Married Woman)	Vol 3361 Fol 175
20.1.1931 (1931 to 1938)	Casimiro Moroso (Farmer) Antonio Miden (Farmer) Gino Contardo (Farmer)	Vol 3361 Fol 175 Now Vol 4467 Fol's 113, 114 & 115
19.3.1938 (1938 to 1967)	Casimiro Moroso (Farmer now Labourer)	Vol 4467 Fol's 113, 114 & 115 Now Vol 4930 Fol 198
21.12.1967 (1967 to 1968)	Ethel Naomi Eatts (Married Woman)	Vol 4930 Fol 198
5.3.1968 (1968 to 1979)	Scott & Bowne (Australasia) Limited	Vol 4930 Fol 198 Now Vol 11036 Fol 207
3.9.1979 (1979 to 1982)	Kingsgrove Laboratories Pty Limited	Vol 11036 Fol 207
13.10.1982 (1982 to 2014)	Astra Pharmaceuticals Pty Limited Now Astrazeneca Pty Limited	Vol 11036 Fol 207 Now 1/854779

As regards the part numbered 4 on the attached Cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.4.1907 (1907 to 1911)	Elizabeth Julia Mathews (Married Woman)	Vol 1771 Fol 108
28.4.1911 (1911 to 1915)	Albert Harrison Dreves (Factory Employee)	Vol 1771 Fol 108
31.12.1915 (1915 to 1934)	John Madden (Butcher) Henry Madden (Butcher) Roy Madden (Butcher)	Vol 1771 Fol 108 Now Vol 2645 Fol 238
27.10.1934 (1934 to 1934)	John Madden (Butcher) Henry Madden (Butcher)	Vol 2645 Fol 238
27.10.1934 (1934 to 1938)	Gino Contardo (Farmer)	Vol 2645 Fol 238
19.3.1938 (1938 to 1967)	Casimiro Moroso (Labourer)	Vol 2645 Fol 238 Now Vol 4930 Fol 198
21.12.1967 (1967 to 1968)	Ethel Naomi Eatts (Married Woman)	Vol 4930 Fol 198
5.3.1968 (1968 to 1979)	Scott & Bowne (Australasia) Limited	Vol 4930 Fol 198 Now Vol 11036 Fol 207
3.9.1979 (1979 to 1982)	Kingsgrove Laboratories Pty Limited	Vol 11036 Fol 207
13.10.1982 (1982 to 2014)	Astra Pharmaceuticals Pty Limited Now Astrazeneca Pty Limited	Vol 11036 Fol 207 Now 1/854779

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141

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

As regards the part numbered 5 on the attached Cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
5.3.1917 (1917 to 1936)	Harry Vernon King (Poultry Farmer)	Vol 2740 Fol 194
9.3.1936 (1936 to 1939)	Villa Edith Emily King (Widow) (Application by Transmission not investigated)	Vol 2740 Fol 194
8.5.1939 (1939 to 1968)	Vincenzo Martelli (Market Gardener)	Vol 2740 Fol 194 Now Vol 10586 Fol 162
5.3.1968 (1968 to 1979)	Scott & Bowne (Australasia) Limited	Vol 10586 Fol 162 Now Vol 11036 Fol 208
3.9.1979 (1979 to 1982)	Kingsgrove Laboratories Pty Limited	Vol 11036 Fol 208
13.10.1982 (1982 to 2014)	Astra Pharmaceuticals Pty Limited Now Astrazeneca Pty Limited	Vol 11036 Fol 208 Now 1/854779

Continued as regards the whole of Lot 1 D.P. 854779

<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>
9.4.2014 (2014 to Date)	# Macquarie Park Investments Pty Ltd	1/854779

Denotes Current Registered Proprietors

Easements: -

- 27.10.2016 (DP1225639) – Easement for Electricity & Other Purposes 3.3 Metre (s) wide
- 27.10.2016 (DP1225639) – Easement for Electricity & Other Purposes 1 & 2 Metre (s) wide
- 27.10.2016 (DP1225639) – Right of Carriageway 6 Metre (s) wide and Variable Width
- 27.10.2016 (DP1225639) – Easement for Electricity & Other Purposes 5.3 Metre (s) wide

Leases excluding building premises: -

- 16.7.1970 (M101454) – The Sydney County Council of Sub-Station Premises No. 3124 together with Right of Way and Easements for Electricity Purposes – expired 31.12.1989
- 6.2.1992 (E227668) – Sydney Electricity of Substation Premises No. 6706 together with Right of Way and Easement for Electricity – expires 30.9.2041
- 22.4.2002 (8444839) – Ausgrid of Substation No. 7488 together with Right of Way and Easement for Electricity Purposes – expires 31.7.2051
- 14.4.2014 (AI510708) – expired not investigated

Yours Sincerely
James McDonnell
9 December 2016

Email: james.mcdonnell@scottashwood.com

Cadastral Records Enquiry Report

Requested Parcel : Lot 1 DP 854779

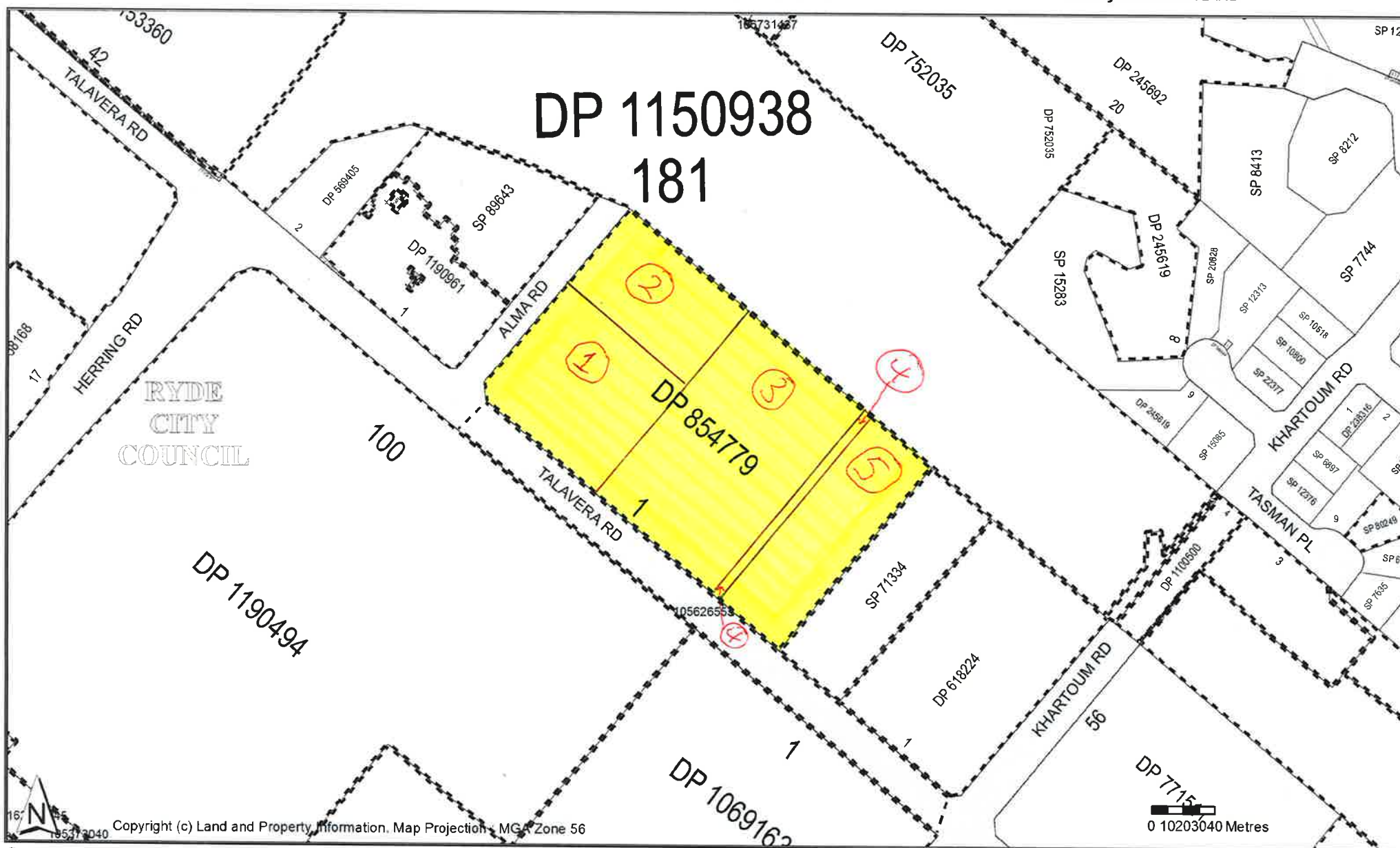
Identified Parcel : Lot 1 DP 854779

Locality : MACQUARIE PARK

LGA : RYDE

Parish : HUNTERS HILL

County : CUMBERLAND



PLAN FORM 2

SIGNATURE AND SEALS ONLY.

Plan Drawing only to appear in this space

OFFICE USE ONLY

DP 854779

Registered: 1-2-1996
CA: N° 4556 OF 9-8-1995
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: UO960-72 & 74
Last Plan: DP870499

PLAN OF SUBDIVISION OF LOT 10 IN D.P. 830499

Lengths are in metres. Reduction Ratio 1:1000

LGA: RYDE
Locality: NORTH RYDE
Parish: HUNTERS HILL
County: CUMBERLAND

This is sheet 1 of my plan in sheet 11 is applicable

JOHN JOSEPH VOLLMER
RYDE CITY COUNCIL
A surveyor registered under the Surveyors Act 1970, hereby certifies that the survey represented in this plan is accurate, has been made in accordance with the Survey Practice Regulations 1990 and was completed on 11th AUGUST 1995
Signature: [Signature]
Surveyor registered under Surveyors Act, 1970
Deputy Line of Adm.

Plans used in preparation of survey/compilation
D.P. 830499

PANEL FOR USE ONLY for statements of intention to dedicate public trusts, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

IT IS INTENDED TO DEDICATE THE "ROAD WIDENING" AS PUBLIC ROAD

DEDICATION
ACCEPTED.
[Signature]
for General Manager.

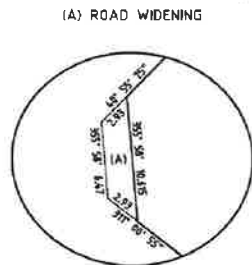
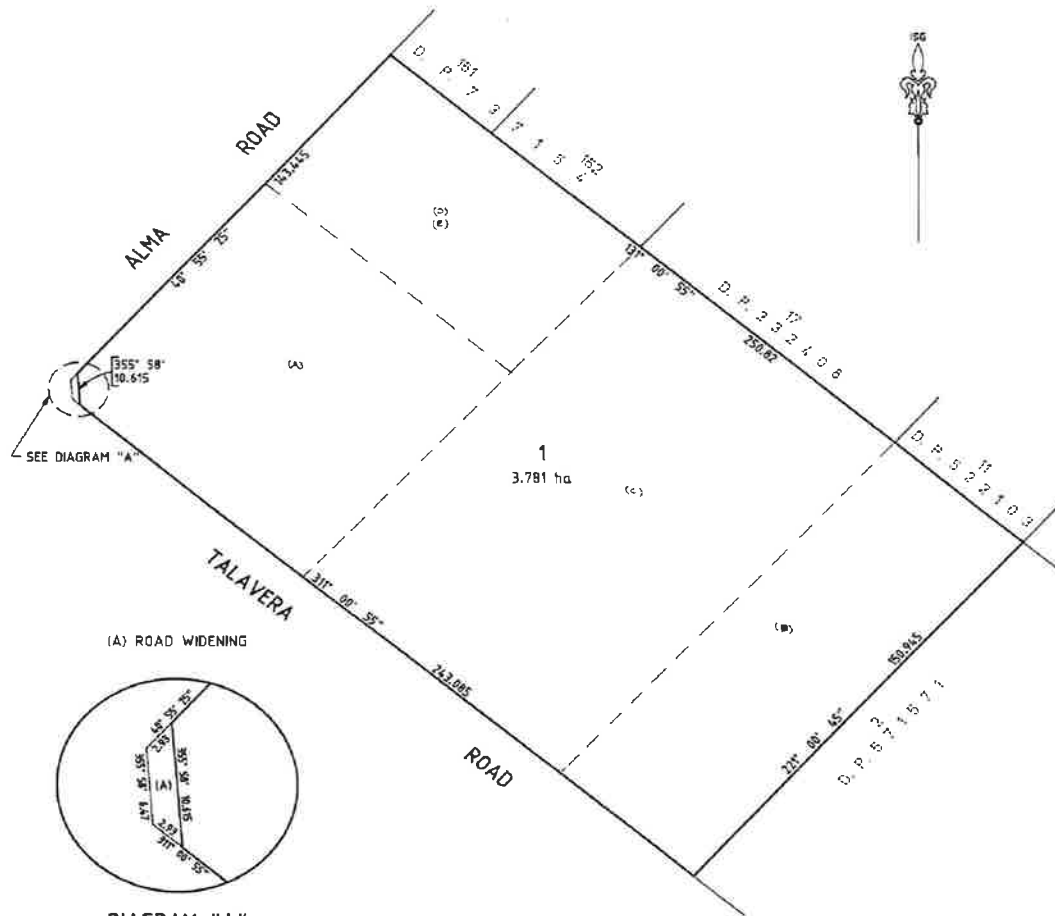


DIAGRAM "A"
SCALE 1:250

- (A) BENEFITED BY EASEMENT TO DRAIN WATER - M507590
- (B) COVENANT K662308
- (C) COVENANT K938872
- (D) COVENANT F678862
- (E) COVENANT F779062

Crossed Land Office Approval

PLAN APPROVED: [Signature]
Land District: [Blank]
Paper No: [Blank]
Field Book: [Blank]

Consent Certificate

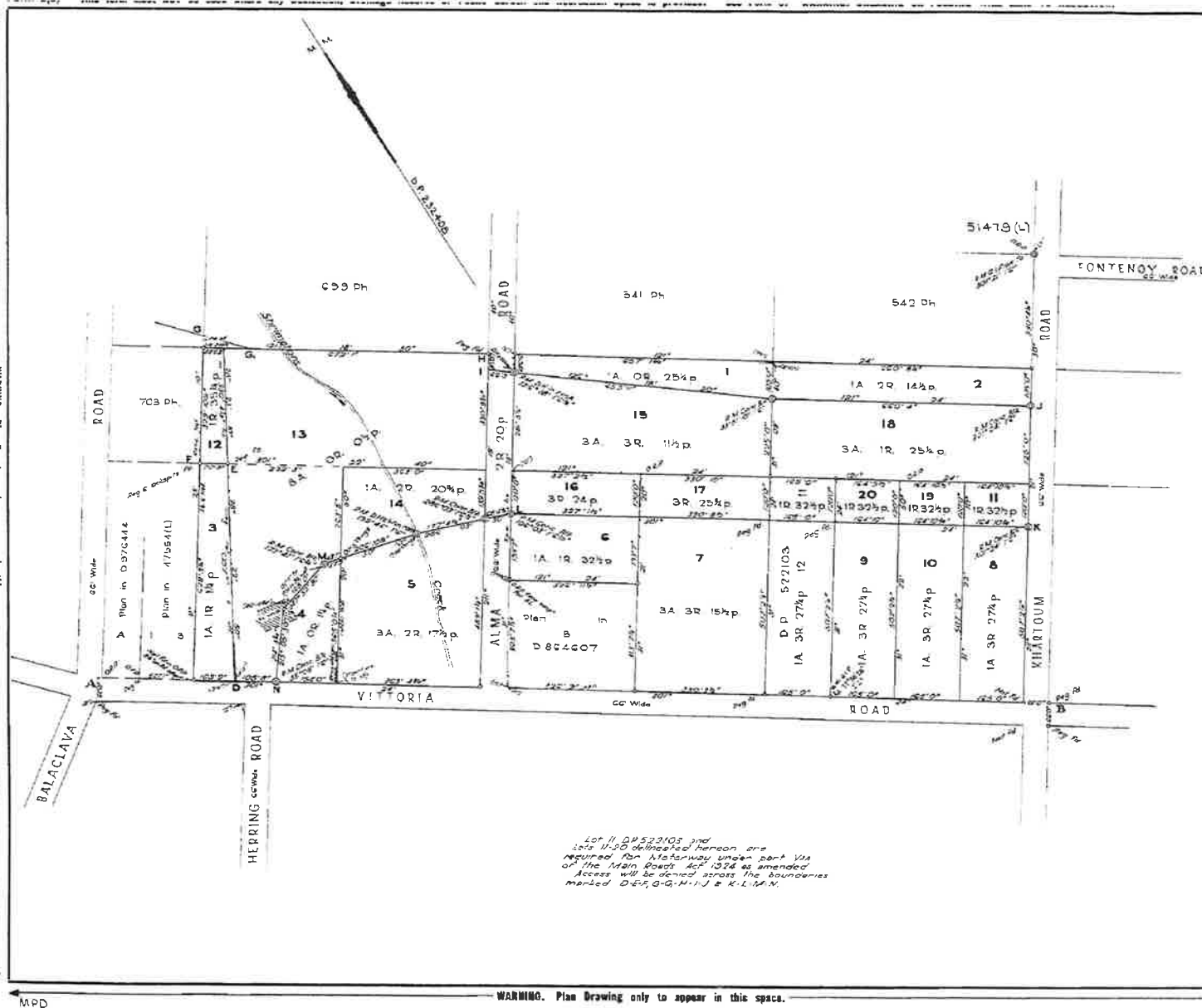
I hereby certify that -
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans) and
(b) the requirements of the Survey Practice Regulations 1990
have been complied with by the applicant in relation to the proposed road widening.
Addressed to: [Blank]
Date: 11/8/95
Signature: [Signature]
Official Manager/Authorized Person

This part of certificate to be deleted where the application is only for a consolidated lot or the widening of a new road or where the land to be added is wholly outside the area of operation of the Water Board and the Hunter Water Corporation Ltd.
Delete if applicable

SURVEYOR'S REFERENCE "COMP 95 - 395"

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

WARNING: Plan Drawing only to appear in this space.



DP 232408E	
Registered:	7/10/16
C.A.:	
Title System:	Torrens
Purpose:	Proposed Motorway & Residue
Ref. Map:	Ryde Sh. 43 & 51
Lot Plans:	A297685, A649982, DT05903, D86+607, Ryde Sh. 43 & 51
PLAN OF SUBDIVISION OF PORTIONS 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	
Scale: 200 feet to an inch	
Municipality: RYDE	
Locality: NORTH RYDE	
Parish: HUNTERS HILL	
County: CUMBERLAND	
I, Douglas Beaumont Bailey, of 18 Glenview St. Gordon, a surveyor registered under the Surveyors Act, 1929, do hereby certify that the survey represented in this plan is accurate and has been made by me (2) under immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 7/10/16	
Signature: <i>Douglas Beaumont Bailey</i> Surveyor registered under Surveyors Act, 1929 as amended, Datum Line of Alignment A-B	
Statements of Proposed Easements Lots 11-20 are to be acquired for County Road Purposes under the County of Cumberland Planning Scheme Ordinance	
Approved: <i>R. Moore</i> Deputy Principal Land Surveyor and Property Officer, Department of Main Roads D.M.R. PLAN No.	
Approved by Council, I hereby certify that the requirements of the Local Government Act, 1919 (other than the requirements for registration of plans), have been complied with by the applicant in relation to the proposed subdivision set out herein.	
Subdivision No.	Date
Council Seal	

OFFICE USE ONLY.

WARNING: Plan Drawing only to appear in this space.

REF. K3517 DP2FILE X3/367.1746

DP 232408 (E)



CONVERSION TABLE ADDED IN
 RESURVEYING DEPARTMENT

DP 232408	FEET INCHES	METRES
1	0.091	0.091
2	0.096	0.096
3	0.114	0.114
4	0.114	0.114
5	0.114	0.114
6	0.114	0.114
7	0.114	0.114
8	0.114	0.114
9	0.114	0.114
10	0.114	0.114
11	0.114	0.114
12	0.114	0.114
13	0.114	0.114
14	0.114	0.114
15	0.114	0.114
16	0.114	0.114
17	0.114	0.114
18	0.114	0.114
19	0.114	0.114
20	0.114	0.114
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43	0.114	0.114
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90	0.114	0.114
91	0.114	0.114
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96	0.114	0.114
97	0.114	0.114
98	0.114	0.114
99	0.114	0.114
100	0.114	0.114

CONVERSION TABLE ADDED IN
 RESURVEYING DEPARTMENT

DP 232408	FEET INCHES	METRES
1	0.091	0.091
2	0.096	0.096
3	0.114	0.114
4	0.114	0.114
5	0.114	0.114
6	0.114	0.114
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12	0.114	0.114
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39	0.114	0.114
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71	0.114	0.114
72	0.114	0.114
73	0.114	0.114
74	0.114	0.114
75	0.114	0.114
76	0.114	0.114
77	0.114	0.114
78	0.114	0.114
79	0.114	0.114
80	0.114	0.114
81	0.114	0.114
82	0.114	0.114
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86	0.114	0.114
87	0.114	0.114
88	0.114	0.114
89	0.114	0.114
90	0.114	0.114



12150.179

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

Crown Grant Vol. 1365 Fol.230

Prior Title Vol. 6058 Fol.166

Vol. **12150** Fol. **179**

Edition issued 20-6-1973



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.

CANCELLED

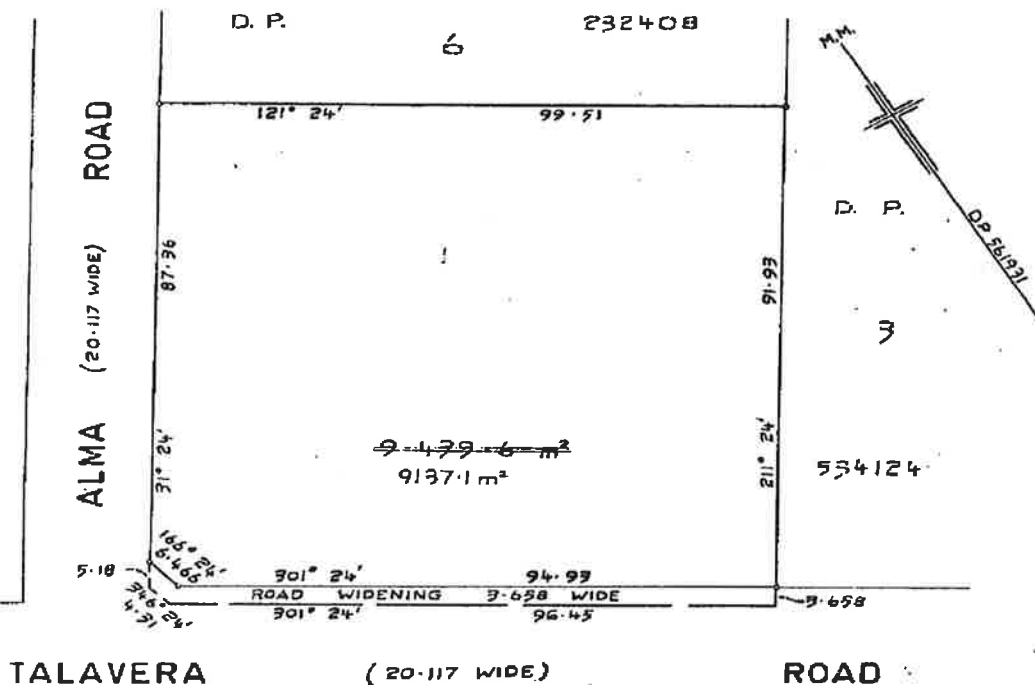
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



TALAVERA

(20.117 WIDE)

ROAD

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 561931 at North Ryde in the Municipality of Ryde Parish of Hunters Hill and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

TECHNICON EQUIPMENT PTY. LTD.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement to Drain Water created by Transfer No.M507590 appurtenant to the land above described affecting the Easement to Drain Water shown in Deposited Plan 555279.

Janetson
Registrar General

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

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

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

FIRST SCHEDULE (continued)[illegible]

SECOND SCHEDULE (continued)

[illegible]

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/12/2016 12:09PM

FOLIO: 1/561931

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

Prior Title(s): VOL 12150 FOL 179

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/12/1992	I3904	TRANSFER	EDITION 1
24/6/1993	DP830499	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



TRANSFER
Real Property Act, 1900



I
003904 K

Office of

B

[Handwritten signature]

00*21

2212292 7925 0 200553534/03

(A) LAND TRANSFERRED

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

Folio Identifier
1/561931

(B) LODGED BY

L.T.O. Box
599D

Name, Address or DX and Telephone
MINTER ELLISON MORRIS FLETCHER
Solicitors
DX 117 Sydney
Tel: 210 4444

REFERENCE (max. 15 characters): AJF 10122985

(C) TRANSFEROR

BAYER DIAGNOSTICS AUST PTY LIMITED A.C.N. 000 431 701

(D) acknowledges receipt of the consideration of \$4,600,000.00

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

(E) subject to the following ENCUMBRANCES

1. 2. 3.

(F) TRANSFEREE

T

ASTRA PHARMACEUTICALS PTY LIMITED A.C.N. 009 682 311

as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900.
Signed in my presence by the transferor who is personally known to me.

DATE 21 DECEMBER 1992

THE COMMON SEAL OF BAYER DIAGNOSTICS AUST PTY LIMITED was hereunto affixed by)

Name of Witness (BLOCK LETTERS)
authority of the Directors and in)

Address of Witness
the presence of: *[Handwritten signature]* Secretary



Signature of the transferee Director

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for
(Robert C Minter)

Signature of Transferee

film with.

NATIONAL COMPANIES AND SECURITIES COMMISSION

**Companies (New South Wales) Code
(Sub-section 72(9))**

B

Registered No.:

078859-00

CERTIFICATE OF INCORPORATION ON CHANGE OF NAME OF COMPANY

This is to certify that

TECHNICON EQUIPMENT PTY. LTD.

which was on the second day of August, 1963 , incorporated

under the Companies Act, 1961 as a proprietary company,

on the nineteenth day of June, 1990 changed its name to

BAYER DIAGNOSTICS AUST. PTY. LIMITED.

**and that the company is a proprietary company, and is a company limited
by shares.**

Given under the seal of the National Companies and Securities Commission at

Sydney on this nineteenth day of June , 19 90.



J. Nolan

**A person authorised by the
Corporate Affairs Commission of New South Wales
Delegate of the National Companies
and Securities Commission.**



11366142

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Crown Grant Vol. 1365 Fol. 230

Prior Title Vol. 6058 Fol. 165

Vol. **11366** Fol. **142**

Edition Issued 16-7-1970



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

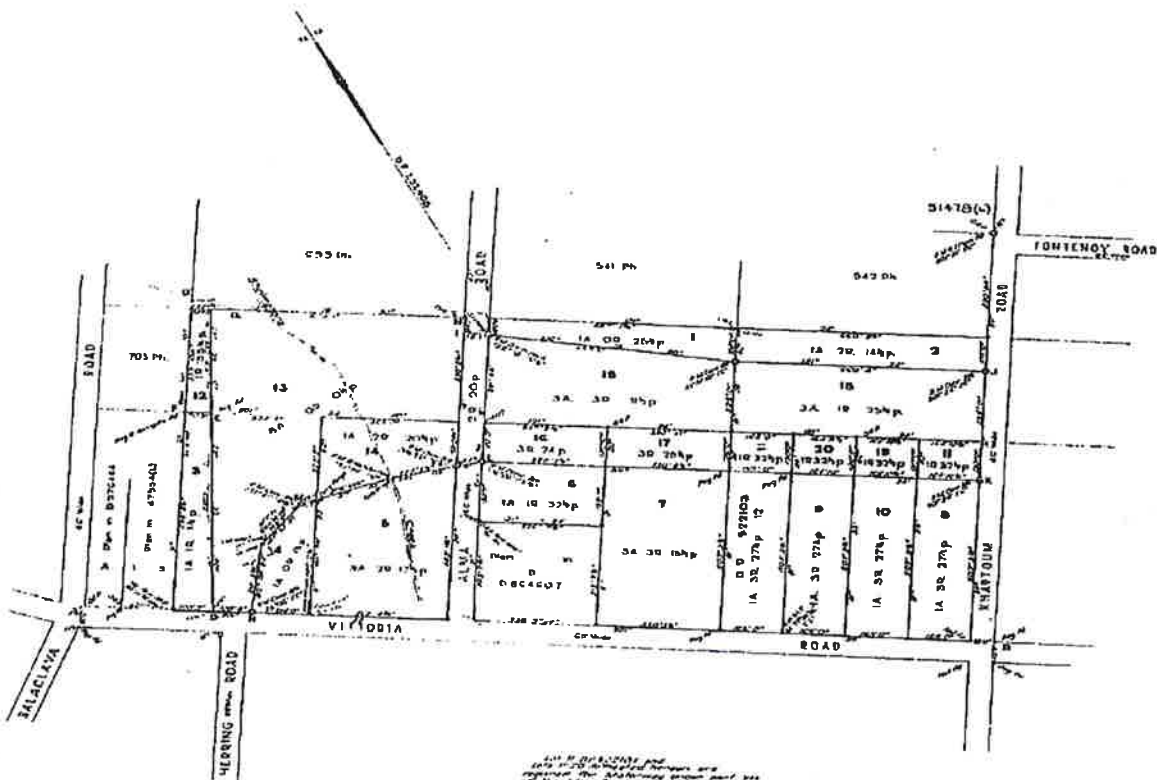
Barnes

CANCELLED
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 232408 at North Ryde in the Municipality of Ryde Parish of Hunters Hill and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

~~CIRO SCOGNAMIGLIO, of Paddington, Cleaner and EMILIA SCOGNAMIGLIO, his wife, as Joint Tenants.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenants created by Transfers Nos. F65862 and K779062.

Jawatson
Registrar General.

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

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

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

Reg: R814567 / Doc: CT 11366 142 CT / Rev: 18-Feb-2011 / Str: OK SC / Pgs: ALL / Pri: 22-Nov-2016 12:12 / Seq: 2 of 2
 Ref: macquarie park (Str: 11366 142 CT / Rev: 18-Feb-2011 / Str: OK SC / Pgs: ALL / Pri: 22-Nov-2016 12:12 / Seq: 2 of 2)

V. C. N. BUCHT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<i>Armin Mac Kee of Lindfield, Engineer</i>	Transfer	1854201	12-5-1970	11-8-1970	<i>Jackson</i>
Ronald Reginald Deane of Bayview, Company Director and Russell Poole of Turramurra, Company Secretary as joint tenants	Transfer	N788775	15-3-1974	11-4-1974	<i>Jackson</i>
Russell Poole of Sawtell, Retired, Ronald Reginald Deane of Mona Vale, Company Director and Ronald Richard Deane of Lane Cove, Company Director as joint tenants.	Transfer	R774895	-----	29-4-1980	<i>Jackson</i>

M573556 / 13
 M182415 / 13
 M597036 / 13
 N172032 / 13
 N788772 / 13
 3/4
 4/4
 5/5

SECOND SCHEDULE (continued)

INSTRUMENT	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
				NATURE	NUMBER	DATE
<i>Mortgage</i>	<i>to Alan James of Moggach and Charles Weston, Herman of Moggach</i>	<i>11-8-1970</i>	<i>Jackson</i>	Discharged	N788772	<i>Jackson</i>
<i>Mortgage</i>	<i>to Jean Elizabeth, Bellinham</i>	<i>11-8-1970</i>	<i>Jackson</i>	Discharged	M597036	<i>Jackson</i>
<i>Mortgage</i>	<i>to Henry James, Haggitt, Kendall of Greenwich, retired bank manager</i>	<i>11-8-1970</i>	<i>Jackson</i>	Discharged	N788774	<i>Jackson</i>
<i>Consent</i>	<i>to Finance Corporation Australia Limited</i>	<i>17-2-1971</i>	<i>Jackson</i>	Discharged	M182415	<i>Jackson</i>
<i>Mortgage</i>	<i>Mortgage No M597037 is entitled in priority as if registered before 1-1-1968</i>	<i>17-2-1971</i>	<i>Jackson</i>	Discharged	N788773	<i>Jackson</i>
<i>Assignment</i>	<i>to Bank of New South Wales.</i>	<i>20-9-1978</i>	<i>Jackson</i>	Cancelled	N788772	<i>Jackson</i>

Q 82957 M
 CT 17. 3. 80
 R774645 to K
 W546474
 Rejected 27-1-8

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

Vol. 11366 Fol 142

(Page 2 of 2 pages)

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/12/2016 12:09PM

FOLIO: 6/232408

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

Prior Title(s): VOL 11366 FOL 142

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/2/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/6/1988	X591338	CAVEAT	
17/5/1989	Y370942	WITHDRAWAL OF CAVEAT	
1/6/1990	Z34016	MORTGAGE	EDITION 1
2/12/1991	E99240	DEPARTMENTAL DEALING	
22/12/1992	E997274	DISCHARGE OF MORTGAGE	
22/12/1992	E997275	DISCHARGE OF MORTGAGE	
22/12/1992	E997276	TRANSFER	EDITION 2
24/6/1993	DP830499	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Ref:Macquarie Park /Src:M

RP13



①

TRANSFER

Real Property Act, 1900



E

997276 P

B

Office of State Revenue use only

00.2\$

221292 7925 04 200536355/03

(A) LAND TRANSFERRED

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

CERTIFICATE OF TITLE FOLIO IDENTIFIER
6/232408

(B) LODGED BY

L.T.O. Box

599D

Name, Address or DX and Telephone

MINTER ELLISON MORRIS FLETCHER

Solicitors

DX 117 Sydney

Tel: 210 4444

REFERENCE (max. 15 characters): AJF

(C) TRANSFEROR

RONALD REGINALD DEANE, RONALD RICHARD DEANE
RUSSELL POOLE

(D) acknowledges receipt of the consideration of Two million three hundred thousand dollars (\$2,300,000.00)

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

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

(F) TRANSFEE



ASTRA PHARMACEUTICALS PTY. LIMITED ACN 009 682 311
of 66-78 Talavera Road, North Ryde

(G) as joint tenants/tenants in common

S

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

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

DATE OF EXECUTION

27/12/92

[Signature]
Signature of Witness

10 DARVALE RD

Name of Witness (BLOCK LETTERS)

COLETTE 2301

Address of Witness

[Signature]

R. Deane

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Signature]
Solicitor for

Signature of Transferee

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

CHECKED BY (office use only)

12

NEW SOUTH WALES

Crown Grant Vol.1771 Fol.108

Prior Title Vol.4930 Fol.198

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



AS

Vol. **10917** Fol. **154**

Edition issued 8-10-1968

1458557

CANCELLED

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

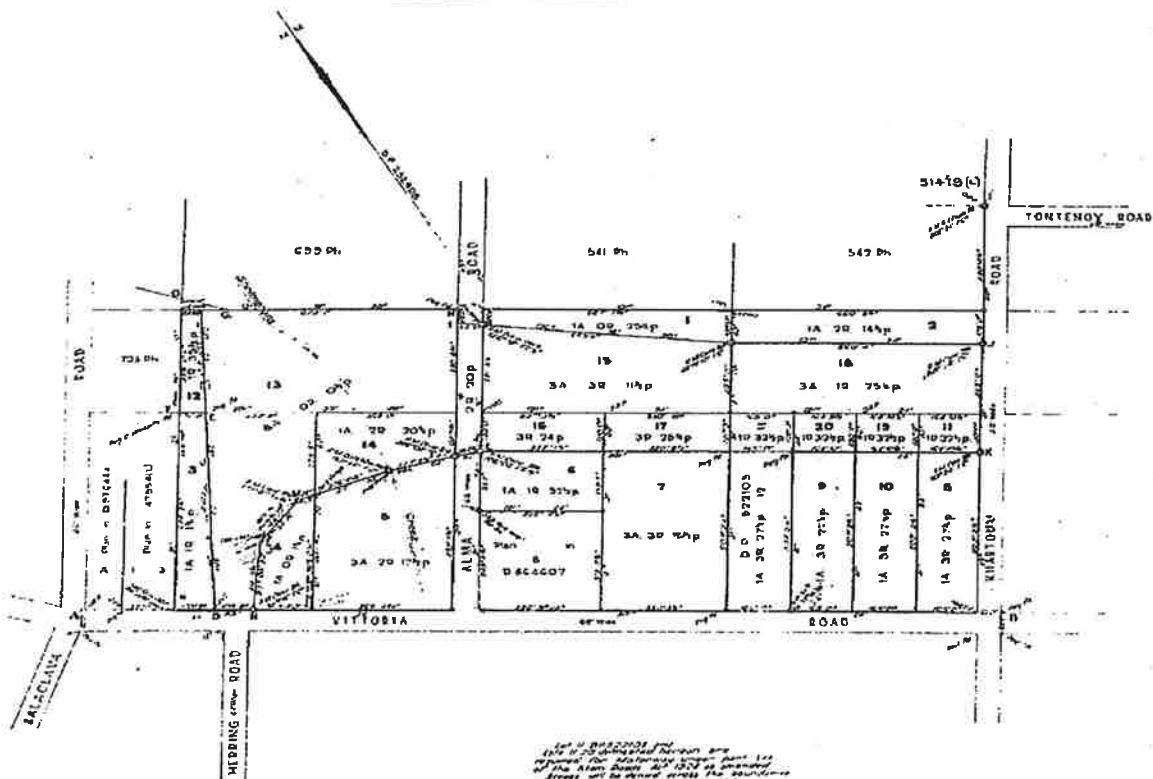
Witness

R B Latta

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 7 in Deposited Plan 232408 in the Municipality of Ryde Parish of Hunters Hill and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

SCOTT & BOWNE (AUSTRALASIA) LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No.K958822.

Jawatson
Registrar General

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

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

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

(Page 1) Vol. **10917** Fol. **154**

Signature of Registrar-General

Jordan
REGISTRAR GENERAL

CANCELLATION

15.4.1969

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

NEW SOUTH WALES

108

Crown Grant Volume 1771 Folio 1
Prior Title Volume 10917 Folio 154

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. 11036 Fol. 207

CANCELLED

Edition Issued 24-4-1969

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

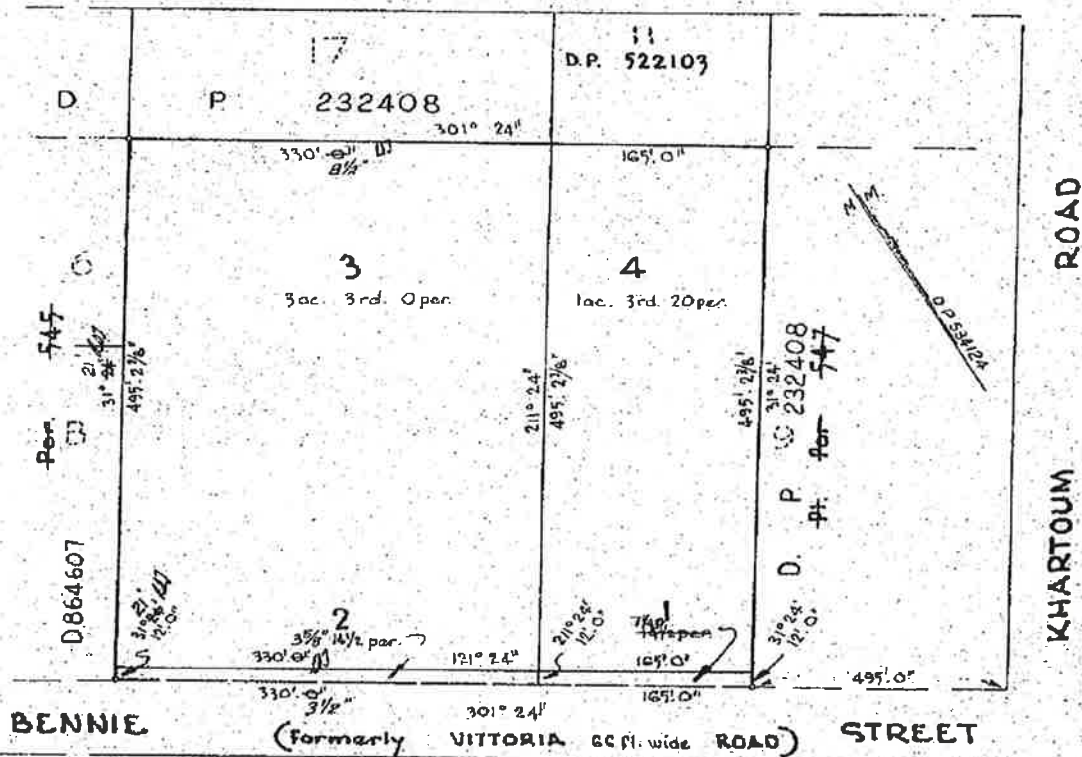
Witness

M. Flint

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 534124 at North Ryde in the Municipality of Ryde Parish of Hunters Hill and County of Cumberland EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

SCOTT & BOWNE (AUSTRALASIA) LIMITED

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No. K958822.

J. Watson
Registrar General

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

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

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

FIRST SCHEDULE (continued)

R 366379 T₂
T 268363 Te
Crt. 2, 11.8
T 913382 M/L

SECOND SCHEDULE (continued)

This Deed is cancelled and Certificate of Title issued.
Vol. 10200 Fol. 20 dated 29.2.1994
vide T.9.3382 (Consolidation)

[Signature]

REGISTRAR GENERAL



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

NEW SOUTH WALES

Crown Grant Vol. 1412 Fol. 150
Prior Title Vol. 2740 Fol. 194

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **10586** Fol. **162**

HB Edition issued 26-6-1967.

K678801

CANCELLED

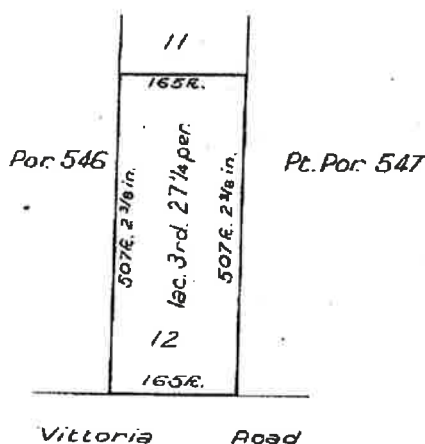
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Walter*

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND



Scale: 200 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 12 in Deposited Plan 522103 at North Ryde, in the Municipality of Ryde, Parish of Hunters Hill and County of Cumberland. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

VINCENZO MARTELLI of North Ryde, Market Gardener.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No. K662308.

J. Watson
Registrar General.

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

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

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

REGISTERED PROPRIETOR

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Scott & Bowne (Australasia) Limited	Transfer	K972152	5.3.1968	12.3.1968	<i>Lawson</i>
This deed is cancelled as to <u>the whole of the road</u> New Certificates of Title have issued on <u>24-4-1969</u> for lots in <u>deposited plan no 534124</u> as follows:- Lots <u>3 & 4</u> Vol. <u>11036</u> Folios <u>207 & 208</u> respectively. <i>Lawson</i> REGISTRAR GENERAL 					

Affinity Letter from
 American Sikh
 to Sikh-American
 American Sikhs
 DE 53424
 from
 3-4
 from
 DE 53426
 5-6
 Ex 1-2

INSTRUMENT		
NATURE	NUMBER	DATE

[illegible]

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



1106509

NEW SOUTH WALES

DECLARATION OF TITLE
PROPERTY ACT, 1900, as amended.

Crown Grant Volume 1412 Folio 150
Prior Title Volume 10586 Folio 162

Vol. 11036 Fol. 208



Edition issued 24-4-1969

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.

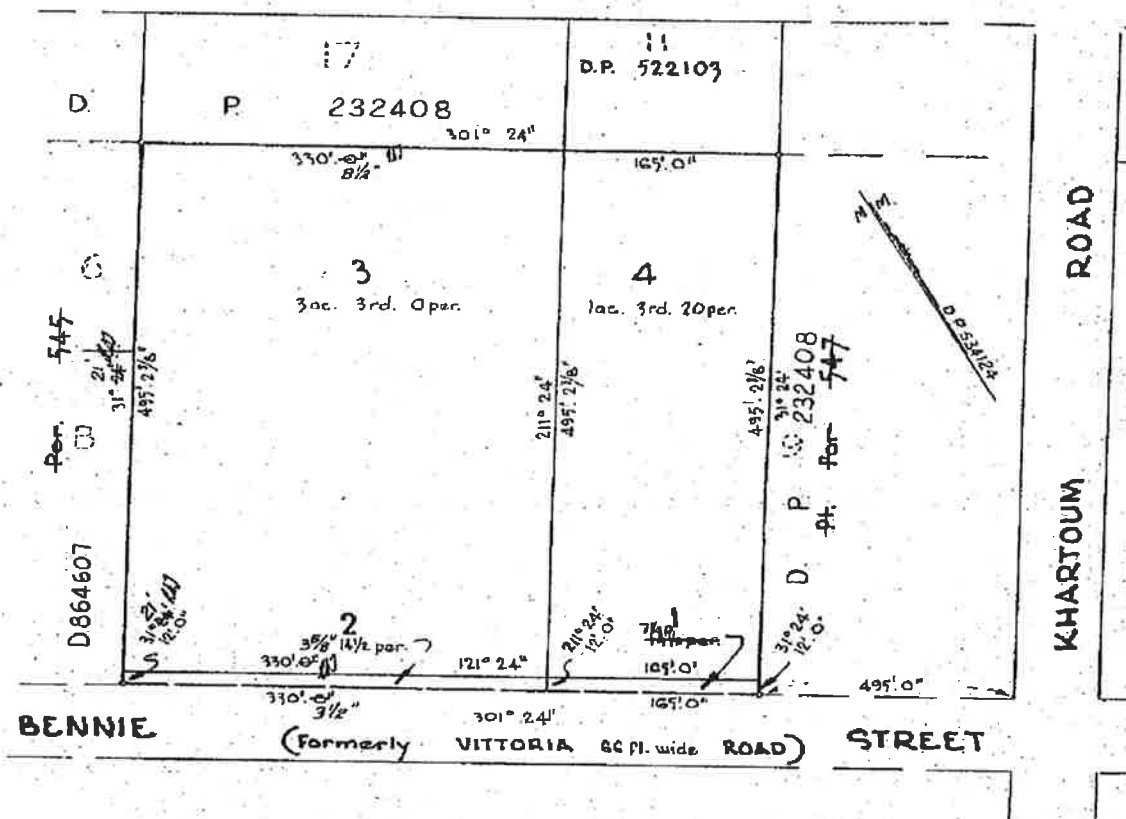
Witness

MI Lint

Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 534124 at North Ryde in the Municipality of Ryde Parish of Hunters Hill and County of Cumberland EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

~~SCOTT & BOWNE (AUSTRALASIA) LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No. K662308.

Registrar General

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

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

(Page 2 of 2 pages)

7-26-11
M. J. [unclear]
[unclear]
[unclear]
[unclear]
R 366379 Tc
T 368363 Tc
C. T. 2.11.83
TQ13322N/c

(Page 2 of 2 pages)

This Deed is cancelled and Certificate of Title Issued.
Vol. 15200 Fol. 20 dated 29-2-1922
ride T91332 (Consolidation)

REGISTRAR GENERAL 

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



15200025

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

First Titles Vol. 1412 Fols.
Vol. 1771 Fol. 108

Prior Titles Vol. 11036 Fols. 207 & 208

Vol. 15200 Fol. 25

EDITION ISSUED

1 3 1984

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

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



AREA: 2.276 ha

T 913382 *[Signature]*

LAND REFERRED TO

Lots 3 and 4 in Deposited Plan 534124 at North Ryde in the Municipality of Ryde Parish of Hunters Hill County of Cumberland.

FIRST SCHEDULE

ASTRA PHARMACEUTICALS PTY. LIMITED.

SECOND SCHEDULE

1. Land excludes minerals and is subject to reservations and conditions in favour of the Crown - see Crown Grant.
2. K662308 Covenant affecting Lot 4 in Deposited Plan 534124.
3. K958822 Covenant affecting Lot 3 in Deposited Plan 534124.
4. M101454 Lease to The Sydney County Council of sub-station premises No. 3124 as shown in plan with M101454 together with a right of way and easements for electricity purposes over other parts of the land above described. Expires 31-12-1989.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON
(Page 1) Vol. 15200 Fol. 25

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

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

DP/SP 708731 Registered 14-11-1984
 This folio is cancelled as to whole/part upon creation
 of computer folios for lots 34 in the
 above mentioned plan.



Registrar General.

NOTATIONS AND UNREGISTERED DEALINGS

CT 28-8-84
 DP 708731
 k 14-11-84

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/12/2016 12:09PM

FOLIO: 34/708731

First Title(s): VOL 1412 FOL 150 VOL 1771 FOL 108

Prior Title(s): VOL 15200 FOL 25

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
19/11/1984	DP708731	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/2/1992	E227668	LEASE	EDITION 2
24/6/1993	DP830499	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/12/2016 12:09PM

FOLIO: 10/830499

First Title(s): VOL 1365 FOL 230 VOL 1771 FOL 108
VOL 1412 FOL 150

Prior Title(s): 6/232408 1/561931
34/708731

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
1/7/1993	DP830499	DEPOSITED PLAN	FOLIO CREATED EDITION 1
23/1/1996	0788671	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 2
1/2/1996	DP854779	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/12/2016 12:09PM

FOLIO: 1/854779

First Title(s): VOL 1365 FOL 230 VOL 1412 FOL 150
VOL 1771 FOL 108

Prior Title(s): 10/830499

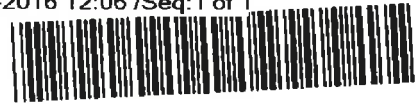
Recorded	Number	Type of Instrument	C.T. Issue
1/2/1996	DP854779	DEPOSITED PLAN	FOLIO CREATED EDITION 1
4/3/2002	8401673	CHANGE OF NAME	EDITION 2
22/4/2002	8444539	LEASE	EDITION 3
9/4/2014	AI496281	TRANSFER	
9/4/2014	AI496282	MORTGAGE	EDITION 4
14/4/2014	AI510708	LEASE	EDITION 5
21/1/2015	AJ189840	CAVEAT	
11/3/2015	AJ323750	DEPARTMENTAL DEALING	
23/3/2015	AJ71566	CHANGE OF NAME	
10/10/2015	AJ886945	DISCHARGE OF MORTGAGE	
10/10/2015	AJ886946	MORTGAGE	EDITION 6
15/9/2016	AK514407	LEASE	EDITION 7
27/10/2016	AK874777	DEPARTMENTAL DEALING	
27/10/2016	DP1225639	DEPOSITED PLAN	
8/11/2016	AK827709	LEASE	EDITION 8

*** END OF SEARCH ***

Ref:Macquarie Park /Src:M

Form: 01T
Release: 6-1

TRANSFER
New South Wales
Real Property Act 1900



AI496281Q

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the use of this form for the establishment and maintenance of the Real Property Act Register. Section 36B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY



Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 88891
Duty: \$10
Trans No: 1774 7547016
Asst details:

(A) **TORRENS TITLE**

1/854779

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any DIAMOND COW WAY	CODES T TW
Reference: 2484	122264E 14360	

(C) **TRANSFEROR**

ASTRAZENECA PTY LTD A.C.N. 009,682 311

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 30,662,722.00 and as regards

(E) **ESTATE**

the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

100%

(G)

Encumbrances (if applicable):

(H) **TRANSFEEE**

MACQUARIE PARK INVESTMENTS PTY LTD ABN 77 664 399 058
ACN 166 437 949

(I)

TENANCY:

DATE 7.4.2014

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

Company: ASTRAZENECA PTY LTD ACN 009 682 311
Authority: SECTION 127(1) CORPORATIONS ACT 2001

Signature of authorised person:

Name of authorised person:
Office held:

Director
MARK FLADRICH

Signature of authorised person:

Name of authorised person:
Office held:

Director Company Secretary
JAMES SHARKEY

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

Signature:

Stan

Signatory's name:
Signatory's capacity:

SUAN SEE TAN
solicitor

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. _____ Full name: _____ Signature: _____

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted in identifying documentation.
ALL HANDWRITING MUST BE IN BLOCK CAPITALS

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/854779

SEARCH DATE	TIME	EDITION NO	DATE
8/12/2016	12:10 PM	8	8/11/2016

LAND

LOT 1 IN DEPOSITED PLAN 854779
AT NORTH RYDE
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP854779

FIRST SCHEDULE

MACQUARIE PARK INVESTMENTS PTY LTD

(T AI496281)

SECOND SCHEDULE (17 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 M507590 EASEMENT TO DRAIN WATER APPURTENANT TO THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM AFFECTING THE EASEMENT TO DRAIN WATER SHOWN IN DP555279
- 3 K662308 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 4 K958822 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 5 E227668 LEASE TO SYDNEY ELECTRICITY OF SUBSTATION PREMISES NO 6706 AS SHOWN IN PLAN WITH E227668 TOGETHER WITH RIGHT OF WAY & EASEMENT FOR ELECTRICITY OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED. EXPIRES 30.9.2041
- 6 F65862 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 7 K779062 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 8 8444539 LEASE TO AUSGRID (SEE AJ71566) OF SUBSTATION NO 7488 TOGETHER WITH RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED SHOWN IN PLAN WITH 8444539. EXPIRES: 31/7/2051.
- 9 AJ886946 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 10 AK514407 LEASE TO MEDTRONIC AUSTRALASIA PTY LTD OF LEVELS 1, 2, 3 AND 4, 5 ALMA ROAD MACQUARIE PARK. EXPIRES: 30/9/2024. OPTION OF RENEWAL: 2 YEARS. COMMENCING DATE IS 1/10/2016
- 11 DP1225639 EASEMENT FOR ELECTRICITY & OTHER PURPOSES 3.3

END OF PAGE 1 - CONTINUED OVER

FOLIO: 1/854779

PAGE 2

SECOND SCHEDULE (17 NOTIFICATIONS) (CONTINUED)

- METRE(S) WIDE (A) AFFECTING THE PART(S) SHOWN SO
BURDENED IN DP1225639
- 12 DP1225639 EASEMENT FOR ELECTRICITY & OTHER PURPOSES 1 & 2
METRE(S) WIDE (B) AFFECTING THE PART(S) SHOWN SO
BURDENED IN DP1225639
- 13 DP1225639 RIGHT OF CARRIAGEWAY 6 METRE(S) WIDE AND VARIABLE
WIDTH (C) AFFECTING THE PART(S) SHOWN SO BURDENED IN
DP1225639
- 14 DP1225639 EASEMENT FOR ELECTRICITY & OTHER PURPOSES 5.3
METRE(S) WIDE (D) AFFECTING THE PART(S) SHOWN SO
BURDENED IN DP1225639
- 15 DP1225639 POSITIVE COVENANT REFERRED TO AND NUMBERED (5) IN THE
S.88B INSTRUMENT
- 16 DP1225639 POSITIVE COVENANT REFERRED TO AND NUMBERED (6) IN THE
S.88B INSTRUMENT
- 17 AK827709 LEASE TO ASTRAZENECA PTY LIMITED OF LEVELS 4 & 5 AND
ROOF TOP TERRACE, 66 TALAVERA ROAD, MACQUARIE PARK.
EXPIRES: 14/8/2028. OPTION OF RENEWAL: 3 YEARS AND ONE
FURTHER OPTION OF 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Macquarie Park

PRINTED ON 8/12/2016

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker 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 1900.