

Franpina Developments Pty Ltd

Preliminary Site investigation

**366-374 Lane Cove Road, 124A-126 Epping Road and
1 Paul Street, North Ryde NSW**

115011

4 February 2015



- Soil and contaminated land assessment
- Groundwater assessment
- Mine environment management
- Property acquisition, disposal and management
- Environmental auditing and risk assessment
- Waste planning and management



4 February 2015

Franpina Developments Pty Ltd

C/- Urbis Australia Pty Ltd
Attn: Elaine Roff
Tower 2, Level 23 Darling Park
201 Sussex Street
Sydney NSW 2000

Dear Elaine

Preliminary Site Investigation at 366-374 Lane Cove Road, 124A-126 Epping Road and 1 Paul Street North Ryde, NSW.

Please find enclosed a copy of our report entitled as above. Thank you for the opportunity to undertake this work.

The potential for contamination is considered to be low based on a desktop review and a site inspection conducted on 14 January 2015.

It is considered that a detailed site assessment is not required based on the findings of this investigation.

If you have any queries concerning the investigation or the report please contact the undersigned.

On behalf of
Environmental Earth Sciences NSW

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115011

EXECUTIVE SUMMARY

Environmental Earth Sciences undertook a Preliminary Site Investigation (PSI) for Franpina Developments Pty Ltd. Our inspection comprised a desktop investigation coupled with a site walkover inspection to identify the potential for soil and/ or groundwater contamination at the site.

Our desktop investigation comprised a review of the following information:

- Historical title searches;
- Historical aerial photographs;
- Local and State Government planning, register ad certificate information; and
- Soil, geology, hydrogeology and other relevant maps such as acid sulfate soil and salinity as required.

Please refer to below table for risk breakdown and overview:

SUMMARY	Yes/Likely	No/Unlikely	Comments
Has the site been assessed in accordance with the NEPM (2013)?	✓		
Is there a bona fide risk to human or ecological receptors?		✓	
Is there a requirement for further work (intrusive or hazardous materials assessment)?		✓	Asbestos survey of buildings to be demolished should occur prior to demolition
Is the property considered suitable for ongoing residential use with no further investigation?	✓		
Is the property considered suitable for the proposed mixed use with no further investigation?	✓		Waste characterisation of any excavated material will be required

RISK RATING	HIGH	MODERATE 2	MODERATE 1	LOW
Overall Site Environmental Risk				
• On site Soil contamination				
• Underground storage tanks				
• Off-site migration				
• Historical Site Uses				

Notes:

- High risk:** The desktop review and site inspection have identified potentially contaminating site activities and intrusive works must be carried out to confirm the presence or absence of contamination
- Moderate risk:** The desktop review and site inspection cannot rule out the presence of potentially contaminating site activities without undertaking recommended intrusive works
 - Moderate 1:** the potential for contamination is limited in either likelihood or extent and the presence or absence of contamination is expected to be resolved by limited targeted sampling
 - Moderate 2:** the potential for contamination is greater or more extensive than Moderate 1 and will require a detailed site investigation to confirm the presence or absence of contamination
- Low risk:** The desktop review and site inspection have not identified any potentially contaminating site activities

The site has **Low risk** of contamination associated with current and former uses.

The site has a **Low risk** associated with potential imported fill material used in the construction of dwellings 374 Lane Cove Road and 124A Epping Road (medical centre) and adjoining concrete paved car park and driveways.

A fibrous sheet shed/garage is located at 366 Lane Cove Road, it is unknown if this contains asbestos. An asbestos survey is recommended to identify the presence of ACM prior to demolition.

It is considered that no further investigation is required as the site has been used for residential purposes since at least the 1920's which is confirmed by review of historical title searches and available aerial photographs.

This executive summary is not a standalone document and should be read in conjunction with the rest of this report.

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1.0 INTRODUCTION

Environmental Earth Sciences NSW undertook a Preliminary Site Investigation (PSI) at 366-374 Lane Cove Road, 124A-126 Epping Road and 1 Paul Street, North Ryde ("the site"). In accordance with the requirements of the National Environment Protection Council (NEPC) 2013, *National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013*, this PSI aims to:

- identify potential sources of contamination and determine potential contaminants of concern;
- identify areas of potential contamination;
- identify potential human and ecological receptors;
- identify potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air).

The purpose of collecting basic site information is to identify potential contaminants, potentially affected media and potential areas of contamination by reviewing the site history, physical setting including local geology and hydrogeology, and site conditions.

Franpina Developments Pty Ltd intends to develop the site into a mixed use development with buildings ranging from 3 – 11 stories and basement parking accommodating a total of 180 dwellings and 255 car spaces as well as retail/commercial segments. As a part of the development, the site is required to be rezoned from R2 low density to B4 mixed use.

2.0 OBJECTIVE

The objective of this PSI is to provide information on the contamination status of the site to assist a planning proposal to rezone the subject site from R2 low density to B4 mixed use.

In accordance with the requirements of the Office of Environment and Heritage (NSW EPA) and SEPP55, this PSI is based on a desktop review and site walkover; hence no intrusive investigation was undertaken.

3.0 SCOPE OF WORK

The scope of work for this PSI consisted of:

- A site walkover, including taking photographs, documenting site operations and features and any visual potential for contamination;
- Obtaining and reviewing the following documents:
 - Historical title documents;
 - Historical aerial photographs;
 - EPA or Council online registers (for notified sites or environmental licences);
 - Available planning certificates;
 - WorkCover dangerous goods searches.
 - Soil, geology and other relevant maps such as acid sulfate soil and salinity as required;

- An online search for registered bores in a 1km radius of the site;
- Review of available historical information; and
- Provision of a site report detailing the PSI findings.

4.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

RISK RATING: LOW

4.1 Site Identification

A summary of the site details are presented in Table 1. The site is located on the junction of Lane Cove Road and Epping Road and Lane Cove Road and Paul Street. The site comprises six residential properties and a commercial property in operation as a medical centre.

TABLE 1 SITE DETAILS

Item	Details
Site Owner	Franpina Developments
Address and associated Lot & DP number	126A Epping Road - Lot 1 DP 1087457 124A Epping Road and 374 Lane Cove Road - Lot 11 DP 1013188, 372 Lane Cove Road - Lot 1 DP 1133943 370 Lane Cove Road - Lot 1 DP 1134150 368 Lane Cove Road - Lot 1 DP 1134153 366 Lane Cove Road - Lot 1 DP 1134154 1 Paul Street - Lot 5 DP 23568
Area	6653.9 m ²
Zoning	R2 – Low density
Local Government Authority	Ryde City Council
Site Location, Layout and Features	Figures 1, 2 and 3

4.2 Adjacent Land Use

The following adjacent land use was observed at the time of the site inspection:

- North: bound by Epping Road with commercial buildings beyond this;
- South: bound by Lane Cove Road, with residential premises beyond this;
- East – construction site - apartment block development. To the south east there was a large excavation for the construction of another apartment block; and
- West – residential premises; south west of site bound by Paul Street.

4.3 Sensitive Receptors

The nearest sensitive human receptor is associated with patients and workers of the Specialist Medical Centre, located on the corner of Lane Cove Road and Epping Road, also the residents of 366-374 Lane Cove Road, 1 Paul Street and 126A Epping Road North Ryde, NSW.

The nearest sensitive environmental receptor is Shrimpton Creek and is located 900 m to the northwest of the site. Due to the westerly slope of the local topography, Shrimpton Creek could be considered an environmental receptor for surface runoff or groundwater impact from the site.

4.4 Topography and Vegetation

Chapman and Murphy (1989) describe the regional topography as low rolling and steep hills, Local relief 50-120 m, slopes 5-20%. Convex narrow (20-300 m) ridges and hillcrests grade into moderately inclined side slopes with narrow concave drainage lines. Moderately inclined slopes of 10-15% are the dominant landform elements.

The original tall open wet sclerophyll woodland has been extensively cleared. Low, dry sclerophyll open-woodland dominates ridges and crests of the Lane Cove/ North Ryde areas (Chapman and Murphy 1989).

4.5 Regional Geology

As described in the Sydney 1:100 000 Geological series sheet 9130 (Herbert 1983), the site is located on middle Triassic aged (~205-225 million years old) Wianamatta Group. The Wianamatta Group is subdivided into the Liverpool and Camden Subgroups. The site is located on the Liverpool Subgroup which comprises three formations; Bringelly Shale which consists of shale with occasional calcareous claystone, laminate and infrequent coal; Minchinbury Sandstone consisting of fine to medium-grained quartz lithic sandstone and Ashfield Shale formation consisting of laminated dark grey shale and siltstone (Chapman and Murphy, 1989).

The Wianamatta Group overlies the Triassic aged Hawkesbury Sandstone which consists of medium to coarse-grained quartz sandstone with minor shale and laminated lenses.

4.6 Soil

The soils observed at the site incorporate soils classified in the *Soil Landscapes of the Sydney 1:100 000 series sheet* (Chapman and Murphy, 1989) as belonging to the erosional Glenorie Soil Landscape. A soil landscape is an area of land with unique landform features containing a characteristic set of soils. As the site is located on a mid-slope the natural soils at the site are described by Chapman and Murphy as follows:

- Friable dark brown loam with a porous moderate structure. Surface is friable but may become hard setting when compacted and dry. Soil pH ranges from moderately acidic to slightly acidic 5.0 – 6.0. Shale fragments occur and charcoal is occasionally present whilst roots are common.
- Hardsetting brown clay loam with an earthy porous fabric. Colour is commonly brown but may range between dull yellowish brown and reddish brown. Soil pH ranges between strongly acid and moderately acid 4.0 – 6.0. Roots, shale rock and charcoal fragments are all present.

- Whole coloured reddish brown strongly structured clay. Texture is a medium clay but may range from silty to heavy clay. Colours can range from bright reddish brown to dull yellowish brown. The pH ranges from strongly acid to moderately acid 4.0 – 5.5. Shale rock fragments are common, roots are rare and charcoal fragments are absent.
- Mottled gray plastic clay which occurs as a deep sub soil. Colour is usually a pale grey but ranges from light reddish grey to brownish grey. Yellow and red mottles are common. This material is moderately sticky and very plastic when moist. Soil pH ranges from strongly acid to moderately acid 4.0 – 5.0. Shale rock fragments and gravels are common. Roots are rare and charcoal is absent.

4.7 Salinity Risk and Acid Sulfate Soils

Salinity maps for the area are not available. Chapman and Murphy (1989) mention localised salinity associated with the whole coloured reddish brown strongly structured clay of the Glenorie Soil Landscape.

The City of Ryde Council Planning Certificate Section 149 refers to no policy on hazard risk restrictions that restricts the development of the land due to acid sulfate soils. As the site is situated 70 m above sea level (Google Earth) the potential for acid sulfate soils are unlikely.

4.8 Hydrogeology and Drainage

A search was requested from the Department of Natural Resources and Mines/ NSW *Natural Resources Atlas* of registered groundwater bores within 1 km radius of the site. A series of ground water bores are located to the northeast of site as shown in Appendix C. Unfortunately, the search for the groundwater summaries conducted did not disclose any information regarding geological logs or water bearing zones.

Given the general topography and geology of the site, it is most likely that ground water will flow in a westerly direction towards Shrimptons Creek. Regional ground water flow is likely to drain north-north east towards the Lane Cove River.

4.9 Flood risk

As the site is located 70 m above sea level (Google earth) on a small ridge line, the site is not considered to be at risk of flood. Furthermore, the City of Ryde Council planning certificate Section 149 did not list the site in a flood risk area.

4.10 Meteorology

The Regional Meteorology of the site can be summarised using data from the Riverview Observatory weather station (station 066156, approximately 5 km southwest) published on the Bureau of Meteorology website (accessed 15/01/2014). This station opened in 1909. Mean maximum and minimum monthly temperatures and mean monthly rainfall recorded between 1909 and January 2015 are presented in Table 2. The regional climate comprises hot summers, mild winters and summer dominated rainfall.

TABLE 2 SUMMARY OF REGIONAL METEOROLOGY – 1909 TO PRESENT

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Max temp (°C)	26.6	26.4	25.3	22.8	19.7	17.2	16.8	18.4	20.8	22.8	24.3	25.8	-
Min temp (°C)	17.6	17.7	16.1	12.9	9.9	7.8	6.4	7.2	9.4	12.0	14.3	16.3	-
Average rainfall (mm)	106.2	111.2	126.7	109.2	104.7	118.5	84.1	71.2	61.5	75.9	79.8	84.0	1113.4

5.0 HISTORICAL REVIEW

RISK RATING: LOW

This section includes:

- review of historical aerial photographs and title documents;
- review of historical title documents;
- review of all local and state government registers relating to the site; and
- review of any pertinent documents which exist for the site (as listed in Section 3.0).

5.1 Review of Historical Aerial Photographs

A review of aerial photographs and other available imagery of the site is presented in Table 4. At the time of the first available aerial image in 1943, the site was cleared of vegetation and accommodated a single residential dwelling on what is now address 374 Lane Cove Road. The construction of all residential buildings and associated subdivisions occurred between 1951 - 1970 to form 1 Paul Street, 366-372 Lane Cove Road and 124/126A Epping Road.

The concrete paved car park associated with the medical centre on the junction of Epping Road and Lane Cove Road was constructed between 1994 – 2002. In the same time period, the original 1951 dwelling looks to have been renovated and/or redeveloped to form the current tiled roof, single story tiled building located at 374 Lane Cove Road.

TABLE 3 REVIEW OF AERIAL PHOTOGRAPHS

Year	Scale/ Height	Colour/ B&W	Notes
1943	Six maps/viewer	B & W	A single residential dwelling is located on site. Otherwise, the site is a cleared grassed area enclosed by the boundaries of Epping Road to the north, Lane Cove Road to the southeast and Paul Street to the south-southwest. Observed land uses in the North Ryde area comprise partial commercial/ agricultural/ residential development.
1951	-	B & W	Site is as previous, comprising a single residential dwelling and a clear grassed area. A slight increase in commercial/ agricultural/ residential development in the North Ryde area. Increased development immediately southeast of site.
1970	-	B & W	The site has been sub divided to form its current properties of 1 Paul Street, 366-372 Lane Cove Road and 124/126A Epping Road. The original single residential dwelling from the 1951 aerial appears to be present at address 374 Lane Cove Road (medical centre). The car parks associated with the current medical centre on the corner of Lane Cove Road and Epping Road have not yet been constructed. A large increase in urban residential development in the North Ryde area.
1978	1:16 000	B & W	Site remains as previous with residential dwellings as noted. Increased commercial development to the north/northwest of site.
1994	1:25 000	Colour	Site remains as previous. Increased commercial development in the area.
2002	1:25 000	Colour	The concrete paved car park is now evident at the medical centre buildings. The original single residential dwelling from the 1951 aerial has now been redeveloped into the current, easterly residing building associated with the medical centre. All other residential dwellings remain as previous.
2005	Google Earth	Colour	At property 372 Lane Cove Road, an above ground pool is present in the back yard. Otherwise site as previous.
2007	Google Earth	Colour	Above ground pool removed at property 372 Lane Cove Road, land subdivided and fence removed for car parking associated with the medical centre. All other residential dwellings as previous. Immediately northwest of site across Epping Road has been demolished for redevelopment.
2009	Google Earth	Colour	The site is as previous. Locally, the site immediately northwest across Epping Road has been redeveloped for commercial purposes.
2013	Google Earth	Colour	Site as previous, area where pool was present (372 Lane Cove Road) is being used as a car parking facility for the medical centre.

5.2 Review of Historical Title Certificates

A review of historical title certificates is presented in Table 4. The title search shows the residential change of hands from 1919 – 2000. The search proves historically that the current Lot 11 DP 1013188 and associated former Lot and DP's as summarised in the table below were used for residential purposes only and therefore minimal risk of contaminating activities on site. The historical title certificates are presented in Appendix B of this report.

TABLE 4 SUMMARY OF HISTORICAL TITLE CERTIFICATES

Lot on Plan	Date of Title	Owner	Comments
Current Lot 11 DP 1013188			
Former Lot 15 DP 23568			
V. 2917 F.54	4/3/1919	William Moss	Butcher
V. 2917 F.54	17/4/1923	John Larkin	Carpenter
V 3445 F.134	10/6/1931	Myrtle Harrison	Widow, domestic duties
V. 4487 F. 243	23/4/1934	John Larkin	Carpenter
V. 4487 F. 243	20/4/1939	Arthur Bush	Labourer
V 5036 F. 178	4/8/1939	Bridget and Joseph Harrington	Electrician
V 5036 F. 178	21/7/1943	Joseph Harrington	Electrician
V 5036 F. 178	2/12/1943	Rex and Patricia Emerson	Member of the Australian Imperial Forcers
V 5036 F. 178	4/11/1955	Frank and Josephine Arena	Freeholder
Lot 15 DP 23568	19/4/2000	Franpina Developments	
Former Lot 2 DP 1009958			
V. 4418 F. 109110	15/7/1938	-	The commissioner for main roads
Lot 2 DP 1009958	12/4/2000	Frank and Giuseppa Arena	
Former Lot 1 DP 15460 – Later Lot 45 DP 701043			
V. 4418 F. 247	1/2/1935	William Larkin	Railway Employee
V. 5008 F. 274	11/4/1939	John L Larkin	Carpenter
V. 5008 F. 247	8/7/1966	John P Larkin	Electrical Operator
V 5008 F. 247	7/4/1970	-	The commissioner for main roads
Lot 45 DP 701043	3/9/1986	Frank and Giuseppa Arena	Real Estate Agent
Former Lot 293 DP 15460			
V.5036 F. 134	8/10/1954	Alex W Hamilton	Builder
V.5036 F. 134	9/11/1965	Lloyd Hamilton	Geologist
V.5036 F. 134	4/7/1966	Leo Costa	Retired Fruiterer
V.5036 F. 134	14/9/1967	-	The Commissioner for Main Roads

5.3 Council Planning Certificate

In relation to Section 59 (2) of the Contaminated Land Management Act 1997, the City of Ryde Council Planning Certificate (Section 149 [2] & [5] under the Environmental Planning and Assessment Act, 1979), states that the land:

- *"The land to which this certificate relates IS NOT significantly contaminated land.*
- *The land to which this certificate relates IS NOT subject to a management order.*
- *The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.*
- *The land to which this certificate relates IS NOT subject to an ongoing maintenance order.*
- *The land to which this certificate relates IS NOT subject to a site audit statement."*

This information pertains to all properties involved in this PSI, as detailed in table 1 (site details) of this report.

5.4 WorkCover Dangerous Goods Search

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to Lot 11 DP 1013188.

5.5 NSW EPA Contaminated Sites Register

A search of the NSW EPA contaminated land public record database showed no notices or records for the site.

5.6 Underground Petroleum Storage System Regulation-sensitive Zones Map

Review of the NSW EPA (2010) UPSS regulation sensitive zones map for Ryde City Council indicated that the site is not located within a sensitive zone.

6.0 SITE OBSERVATIONS

RISK RATING: Low

6.1 Site walkover

A site walkover was undertaken on 14 January 2015. Site inspection findings are summarised in Table 5. Photos showing site features are presented in Appendix A. The site comprises six separate residential properties and a commercial property trading as a medical centre.

Access was made available to the common areas of the medical centre buildings only. All other properties were viewed from the street outside the property. Potential under house access crawl spaces were identified at 366 and 370 Lane Cove Road and 1 Paul Street. These crawl spaces were not inspected during the site walkover.

Figure 2 shows the investigation area in its entirety with Lot and DP, area in m² and site boundary information. Figure 3 shows in more detail the findings of the site walkover associated with the medical centre facility and the shed/garage containing potential asbestos containing material (PACM) located at 366 Lane Cove Road.

TABLE 5 SITE INSPECTION FINDINGS

Location	Observation	Risk Rating
Lot 11 DP 1013188 124 Epping Road 374 Lane Cove Road	Two commercial structures were present on site and in operation as a medical centre facility. A two story brick rendered, tiled roof building, concrete awning and surrounding concrete car park was observed at 124 Epping Road. A single story building with a tiled roof was observed at 374 Lane Cove Road. The site was 95% concrete paved. From the 1951 aerial photo, this is the location of the only residential dwelling on the property at the time. Aerial photo investigation showed a change (renovation/redevelopment) of the property between 1994 – 2002. A network of stormwater pits (photo1) were observed on site, the pits located to the northwest side of site were noted to have small amounts of cracking in surrounding concrete. With reference to photo 2, a change in the concrete pavement to bitumen was observed in the shape of what looked to be a former stormwater pit. An unknown service pit was located to the southwest of site. The additional car park which extends into lot 1 DP 1133943 was a former back yard/pool area (confirmation from aerial photos 2005 – 2007). A potential for fill material is present at this location as a small timber retaining wall of approx 400 mm depth was noted to level the car park area. Stabilizing fill material associated with the paved concrete car park may also be present. A larger retaining wall (approximately 800 mm) was located to the rear of 124A Epping Road (refer to photo 4) which could comprise fill material.	Low
Lot 1 DP 1087457 126A Epping Road	A single story brick building with a metal roof was present on site. Large, healthy looking trees and vegetation was observed. The front yard was mostly concrete paved with some minor cracking. Colorbond fencing was identified on the eastern boundary with an approximate 500 mm drop from the east neighbouring site noted. The retaining wall mentioned in the photo is retaining the concrete slab and possible fill material (refer to photo 14).	Low
Lot 5 DP 23568 1 Paul Street	A single story red brick building with crawl space and tiled roof was observed onsite (photo 12). A large brick garage was also present to the north. Red brick fencing was noted to the east and north, no site barrier was present to the west. Vegetation was noted to be overground with large trees in the front yard. A bare grass/soil patch was noted in the front yard, most likely from cars being parked on site. A long concrete driveway extended north toward the garage.	Low
Lot 1 DP 1134154 336 Lane Cove Road	The lot is located on the junction of Lane Cove Road and Paul Street. A single story, brick rendered, tiled building was present. Brick rendered and metal bar fencing was located on the eastern and most of the northern boundaries. The western boundary and second half of the northern boundary extending west was timber fenced. The front yard was noted as to be concrete paved. A crawl space was noted underneath the building (photo 10). A garage/shed was present in the rear yard, North west portion of site. The shed/garage could be constructed from asbestos/fibro material (photo 9). The material was not confirmed.	Low



Lot 1 DP 1134153 368 Lane Cove Road	A single story red brick building with a tiled roof and concrete front verandah was present. A rundown timber fence was noted on the eastern boundary of the property. The northern boundary comprised brick rendered fencing then colorbond fencing extending west. Some bare soil (photo 11) was noted in the front yard, most likely associated with car parking on site. Grass front yard with a 300 mm drop from the footpath.	Low
Lot 1 DP 1134150 370 Lane Cove Road	A single story brick rendered, tiled roof building was present on site. A crawl space was identified from the front of the property (photo 8). Northern and eastern boundaries comprised brick rendered fencing then colorbond fencing extending west.	Low
Lot 1 DP 1133943 372 Lane Cove Road	A single story brick dwelling with a tiled roof was present on site. The eastern boundary comprised brick fencing, colorbond fencing was observed on all other boundaries. A large conifer species of tree was present in the front yard and appeared healthy. Some surface erosion was evident with patchy grass (photo 7). A drop of 500 mm from the footpath to the front yard was noted.	Low

- High risk:** The desktop review and site inspection have identified potentially contaminating site activities and intrusive works must be carried out to confirm the presence or absence of contamination
- Moderate risk:** The desktop review and site inspection cannot rule out the presence of potentially contaminating site activities without undertaking recommended intrusive works
Moderate 1: the potential for contamination is limited in either likelihood or extent and the presence or absence of contamination is expected to be resolved by limited targeted sampling
Moderate 2: the potential for contamination is greater, or more extensive than Moderate 1 and will require a detailed site investigation to confirm the presence or absence of contamination
- Low risk:** The desktop review and site inspection have not identified any potentially contaminating site activities

6.1.1. Previous activities/uses

Historically the site has been used for residential purposes.

6.1.2. Services to the property (including sewer and underground services)

Underground services to the site include sewer, storm water, Ausgrid and Telstra telecommunications infrastructure.

6.1.3. Previous and present building and structures

A single residential building was present in the 1943 aerial photo at address 374 Lane Cove Road.

Present buildings are shown in Figure 2 with two commercial buildings, six residential buildings and two household garage/sheds. At the time of the site inspection all dwellings and site boundaries appeared in fair condition. As per the historical aerial photograph review of this report all residential buildings were constructed between 1951 – 1970.

6.1.4. Chemical storage and transfer areas

At the time of the site inspection no chemical storage or transfer areas were observed, although it is assumed that the medical centre in operation has some form of waste transfer area.

6.1.5. Basements and crawl space

At the time of the site inspection crawl spaces were noted at No. 366 and 370 Lane Cove Rd and No. 1 Paul Street. Crawl spaces are likely to be present at 368 and 372 Lane Cove Rd given the general north westerly sloping topography. These crawl spaces were not inspected as access to the residential properties was not permitted at the time of the site inspection.

6.1.6. Wastes produced

It is presumed there would be some clinical and related waste associated with the operational medical centre facility. No waste storage areas were identified during the site inspection. It is assumed that any clinical and related waste produced is disposed of correctly and lawfully, in accordance with *Protection of the Environment Operations (waste) Regulation (2014)*.

6.1.7. Waste disposal locations and imported fill

There is a potential for imported fill material associated with the construction of the two and one story structures and paved concrete car park associated with the medical centre. Although it is unclear if this fill was sourced from on or off site.

7.0 POTENTIAL FOR CONTAMINATION AND CONCEPTUAL SITE MODEL

A conceptual site model (CSM) of the site can be formed by considering the likelihood of pathways between potential sources of site contamination and potential receptors.

7.1 Sources

The potential sources of site contamination based on our site inspection and historical assessment of site activities are considered to be limited to:

- unverified imported fill material associated with the construction of buildings and concrete paved car parks located at the medical centre facility (No. 374 Lane Cove Rd and No. 124A Epping Rd); and
- potential asbestos containing material in the residences including the garage structure located at No. 366 Lane Cove Road.

There is also potential for localised spills of household chemicals, such as lubricant, coolant, fuel (e.g. for lawnmower/car), however these would be minimal and impact to human and environmental sensitive receptors would be limited.

7.2 Pathways

The potential pathways between the sources and receptors include direct contact, migration through soil and groundwater and volatilisation (i.e. inhalation). The presence of hardstand, gravel or landscaped areas would further reduce the pathway potential of any contamination. The local clay soils would also assist to inhibit the mobilisation of any potential contamination both vertically and laterally.

7.3 Receptors

The risk to humans from imported fill material and PACM is low, given the physical barriers to areas of likely imported fill and the apparent intact condition of PACM (ie no broken or friable pieces of PACM were observed).

Therefore the risk to the site's human and environmental receptors is considered low.

8.0 RECOMMENDATIONS AND CONCLUSIONS

The findings of the site inspection and historical investigation into current and former uses of 366-374 Lane Cove Road, 124A-126 Epping Road and 1 Paul Street, North Ryde indicate that site land use has been limited to low density residential use and mixed use as a professional medical practice.

The proposed development incorporates basement car parking. Any soil to be excavated and removed from site will require Waste Classification in accordance with EPA (2014) *Waste Classification Guidelines*.

Furthermore, an Unexpected Findings Protocol is recommended to manage any unexpected findings during excavation works. For example, if any contaminated material is discovered during excavation works, this will have to be managed appropriately and removed from site in conjunction with EPA (2014) *Waste Classification Guidelines*.

Potential asbestos containing material is present at the site. We recommend that a suitably qualified contractor undertake an asbestos survey on any property to be demolished. If more than 10 m² of asbestos containing sheeting is present on site, then this will require monitoring, removal and disposal by an appropriately licensed contractor.

In summary, the potential contamination is considered low and is limited to the presence of PACM within the residences/ garages and the areas of potential fill material associated with medical centre buildings and car park.

The site has a **Low** risk rating relating to potential contamination on site. Based on the results of this preliminary site investigation and in accordance with the requirements of SEPP55, a detailed site investigation is not required.

9.0 LIMITATIONS

This report has been prepared by Environmental Earth Sciences NSW ABN 109 404 006 in response to and subject to the following limitations:

1. The specific instructions received from Frapina Developments Pty Ltd;
2. The specific scope of works set out in PO114063 V2 issued by instructing company for and on behalf of Frapina Developments Pty Ltd, is included in Section 2 (Objectives) of this report;
3. May not be relied upon by any third party not named in this report for any purpose except with the prior written consent of Environmental Earth Sciences NSW (which consent may or may not be given at the discretion of Environmental Earth Sciences NSW);
4. This report comprises the formal report, documentation sections, tables, figures and appendices as referred to in the index to this report and must not be released to any third party or copied in part without all the material included in this report for any reason;
5. The report only relates to the site referred to in the scope of works being located 124A-126 Epping Road, 366-374 Lane Cove Road and 1 Paul Street (the site”);
6. The report relates to the site as at the date of the report as conditions may change thereafter due to natural processes and/or site activities;
7. No warranty or guarantee is made in regard to any other use than as specified in the scope of works and only applies to the depth tested and reported in this report;

8. Fill, soil, groundwater and rock to the depth tested on the site may be fit for the use specified in this report. Unless it is expressly stated in this report, the fill, soil and/or rock may not be suitable for classification as clean fill if deposited off site;
9. This report is not a geotechnical or planning report suitable for planning or zoning purposes; and
10. Our General Limitations set out at the back of the body of this report.

10.0 REFERENCES

- Australian Government Bureau of Meteorology website <http://www.bom.gov.au/> Accessed 15/01/2015
- Chapman, G.A. and Murphy, C.L. (1989). *Soil landscapes of the Sydney 1:100 000 sheet*, Soil Conservation Service of NSW, Sydney
- Department of Urban Affairs and Planning & NSW EPA (1998) *Managing Land Contamination – Planning guidelines SEPP55 – Remediation of Land*.
- Herbert C. (ed.) (1983) — *Geology of the Sydney 1:100 000 I Sheet 9130*, New South Wales Geological Survey, Sydney.
- National Environment Protection Council (NEPC) 2013, *National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013*.
- NSW Department of Finance & Services, Land & Property Information <https://six.nsw.gov.au/wps/portal/> (Accessed 23 January 2015)
- NSW EPA (2014) *Waste Classification Guidelines*
- NSW (2014) *Natural Resource Atlas* (Accessed 27 January 2015)
- NSW Office of Environment & Heritage (2011) *Contaminated sites: Guidelines for consultants reporting on contaminated sites*.
- NSW Protection of the Environment Operations Act 1997: *Protection of the Environment operations (Waste) Regulation 2014*

11.0 GLOSSARY OF TERMS

The following descriptions are of terms used in the text of this report.

Acid Sulfate Soil (ASS) soil containing iron sulfides deposited during either the Pleistocene or Holocene geological epochs (Quaternary aged) as sea levels rose and fell.

Aquifer rock or sediment in a formation, group of formations, or part of a formation which is saturated and sufficiently permeable to transmit economic quantities of water to wells and springs.

Background natural level of a property.

Baseline initial value of a measure.

Clay Soil material composed of particles finer than 0.002 mm. When used as a soil texture group such soils contain at least 35% clay.

Contaminant generally, any chemical species introduced into the soil or water. More particularly relates to those species that render soil or water unfit for beneficial use.

Contamination is considered to have occurred when the concentration of a specific element or compound is established as being greater than the normally expected (or actually quantified) background concentration.

Gradient rate of inclination of a slope. The degree of deviation from the horizontal; also refers to pressure.

Groundwater water held in the pores of an aquifer.

Horizon individual soil layer, based on texture and colour, which differs from those above and below.

Mottled masses, blobs or blotches of sub-dominant, varying colours in the soil matrix.

pH logarithmic index for the concentration of hydrogen ions in an aqueous solution, which is used as a measure of acidity.

Profile the solum. This includes the soil A and B horizons and is basically the depth of soil to weathered rock.

Remediation restoration of land or groundwater contaminated by pollutants, to a state suitable for other, beneficial uses.

Shale fine-grained sedimentary rock formed by the compaction of silt, clay, or sand that accumulates in deltas and on lake and ocean bottoms. It is the most abundant of all sedimentary rocks.

Stratigraphy vertical sequence of geological units.

Subsoil subsurface material comprising the B and C horizons of soils with distinct profiles. They often have brighter colours and higher clay content than topsoils.

Texture is the size of particles in the soil. Texture is divided into six groups, depending on the amount of coarse sand, fine sand, silt and clay in the soil.

Topsoil part of the soil profile, typically the A1 horizon, containing material which is usually darker, more fertile and better structured than the underlying layers.

Toxicity the inherent potential or capacity of a material to cause adverse effects in a living organism.

Volatile having a low boiling or subliming pressure (a high vapour pressure).

Water table interface between the saturated zone and unsaturated zones. The surface in an aquifer at which pore water pressure is equal to atmospheric pressure.

12.0 GENERAL LIMITATIONS

Scope of services

The work presented in this report is Environmental Earth Sciences response to the specific scope of works requested by, planned with and approved by the client. It cannot be relied on by any other third party for any purpose except with our prior written consent. Client may distribute this report to other parties and in doing so warrants that the report is suitable for the purpose it was intended for. However, any party wishing to rely on this report should contact us to determine the suitability of this report for their specific purpose.

Data should not be separated from the report

A report is provided inclusive of all documentation sections, limitations, tables, figures and appendices and should not be provided or copied in part without all supporting documentation for any reason, because misinterpretation may occur.

Subsurface conditions change

Understanding an environmental study will reduce exposure to the risk of the presence of contaminated soil and or groundwater. However, contaminants may be present in areas that were not investigated, or may migrate to other areas. Analysis cannot cover every type of contaminant that could possibly be present. When combined with field observations, field measurements and professional judgement, this approach increases the probability of identifying contaminated soil and or groundwater. Under no circumstances can it be considered that these findings represent the actual condition of the site at all points.

Environmental studies identify actual sub-surface conditions only at those points where samples are taken, when they are taken. Actual conditions between sampling locations differ from those inferred because no professional, no matter how qualified, and no sub-surface exploration program, no matter how comprehensive, can reveal what is hidden below the ground surface. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from that predicted. Nothing can be done to prevent the unanticipated. However, steps can be taken to help minimize the impact. For this reason, site owners should retain our services.

Problems with interpretation by others

Advice and interpretation is provided on the basis that subsequent work will be undertaken by Environmental Earth Sciences NSW. This will identify variances, maintain consistency in how data is interpreted, conduct additional tests that may be necessary and recommend solutions to problems encountered on site. Other parties may misinterpret our work and we cannot be responsible for how the information in this report is used. If further data is collected or comes to light we reserve the right to alter their conclusions.

Obtain regulatory approval

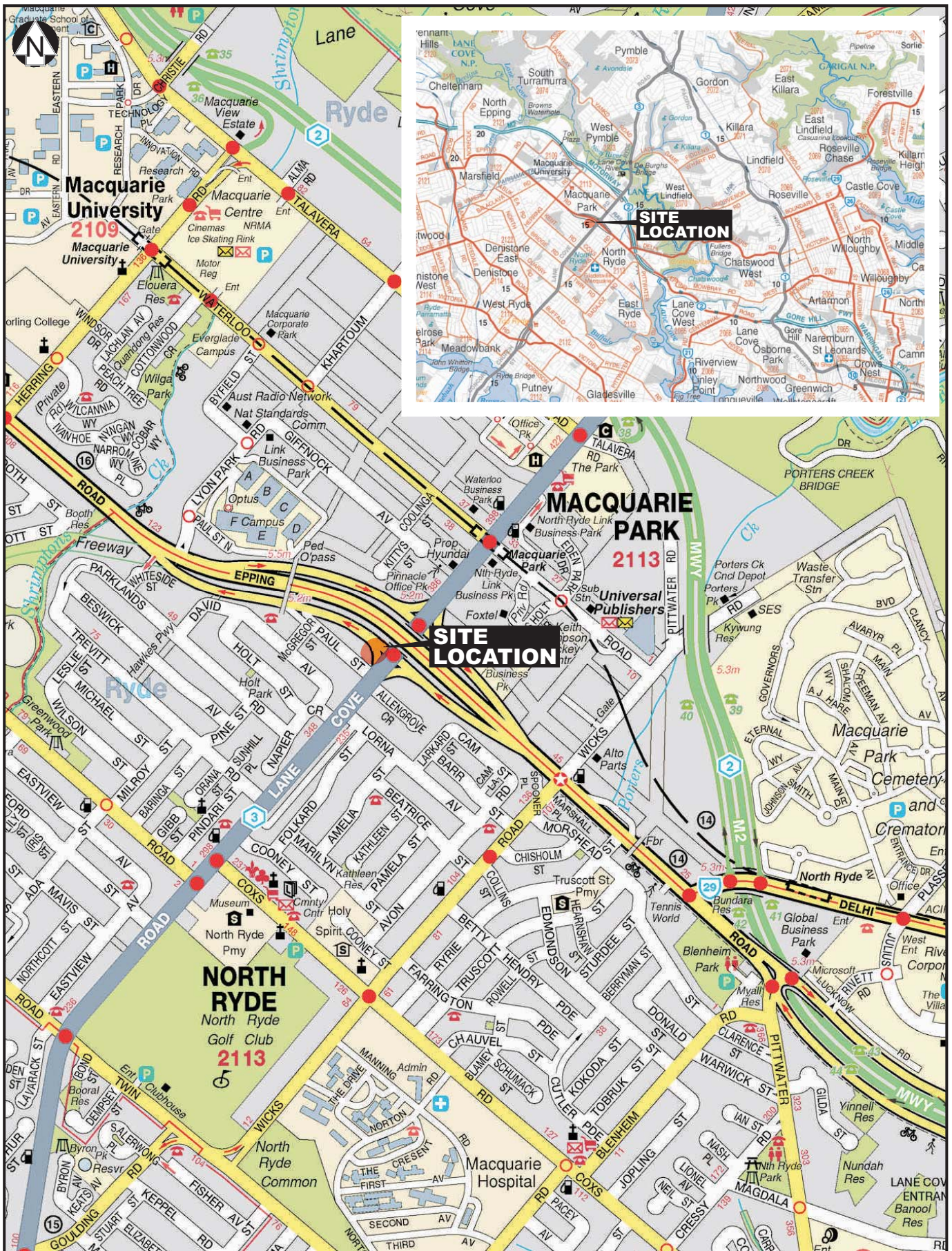
The investigation and remediation of contaminated sites is a field in which legislation and interpretation of legislation is changing rapidly. Our interpretation of the investigation findings should not be taken to be that of any other party. When approval from a statutory authority is required for a project, that approval should be directly sought by the client.

Limit of liability

This study has been carried out to a particular scope of works at a specified site and should not be used for any other purpose. This report is provided on the condition that Environmental Earth Sciences NSW disclaims all liability to any person or entity other than the client in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by any such person in reliance, whether in whole or in part, on the contents of this report. Furthermore, Environmental Earth Sciences NSW disclaims all liability in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by the client, or any such person in reliance, whether in whole or any part of the contents of this report of all matters not stated in the brief outlined in Environmental Earth Sciences NSW's proposal number and according to Environmental Earth Sciences general terms and conditions and special terms and conditions for contaminated sites.

To the maximum extent permitted by law, we exclude all liability of whatever nature, whether in contract, tort or otherwise, for the acts, omissions or default, whether negligent or otherwise for any loss or damage whatsoever that may arise in any way in connection with the supply of services. Under circumstances where liability cannot be excluded, such liability is limited to the value of the purchased service.

FIGURES



Source: UBD Australian City Streets (version 6.0)

0 500
Scale in Metres



Title: **Site Locality Map**

Location: **366-374 Lane Cove Road,
124A-126 Epping Road and
1 Paul Street, North Ryde, NSW**

Client: **Franpina Developments Pty Ltd**

Job No: **115011**

Project Man: **AP**

Scale: **As shown**

Drawn By: **LB**

Date: **January 2015**

Figure 1



Source: <http://maps.six.nsw.gov.au/>



Title: **Site Layout**

Location: 366-374 Lane Cove Road,
124A-126 Epping Road and
1 Paul Street, North Ryde, NSW

Job No: 115011

Client: **Frantina Developments Pty Ltd**

Scale: **As shown**

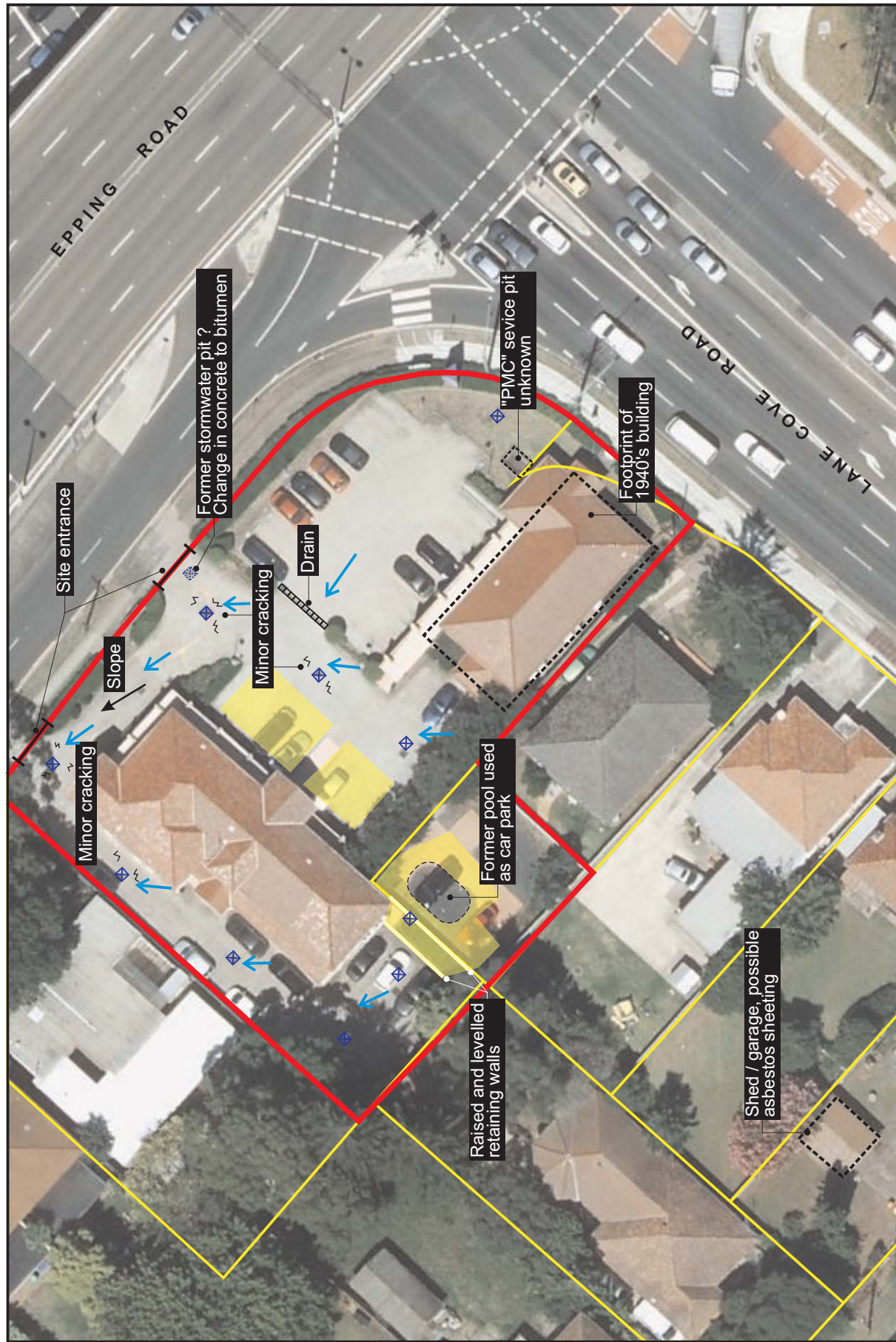
Project Man: **AP**

Drawn By: **LB**

Date: **January 2015**

Figure 2





Source: <http://maps.six.nsw.gov.au/>

LEGEND:

- Stormwater pit
- Possible fill
- Cadastral boundary
- Site walkover area
- Surface run off



Title: Detailed Site Layout 124A Epping Road		Job No: 115011	
Location: 366-374 Lane Cove Road, 124A-126 Epping Road and 1 Paul Street, North Ryde, NSW		Scale: As shown	
Client: Franpina Developments Pty Ltd		Project Man: AP	
Drawn By: LB		Date: January 2015	
		Figure 3	

APPENDIX A SITE PHOTOGRAPHS



SITE PHOTOGRAPHS



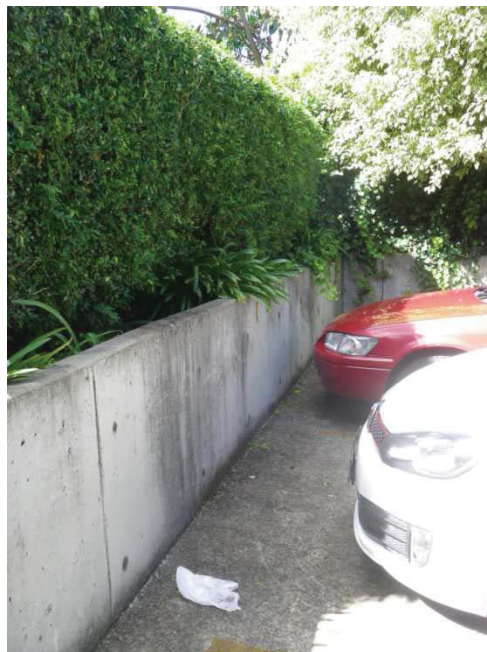
1. Medical centre facility with associated car park, concrete paved driveways and stormwater drains (facing southwest).



2. Change in paved concrete to bitumen (facing south).



3. Former above ground swimming pool area of Lot 1 DP1133943 – Currently being used as a car park by the medical centre (facing west)



4. Retaining wall holding possible fill material (facing west).



5. Minor cracking around stormwater drains (facing north).



6. Unidentified services pit, PMC manhole covers (facing north).



7. General soil erosion, 372 Lane Cover Rd (facing west).



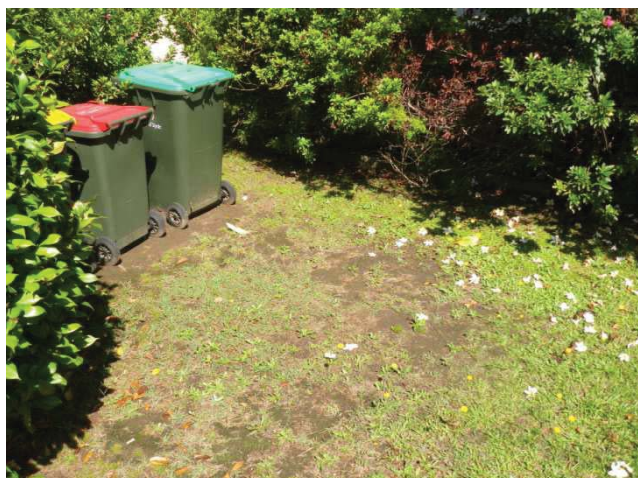
8. Crawl space identified at 370 Lane Cove Rd (facing west).



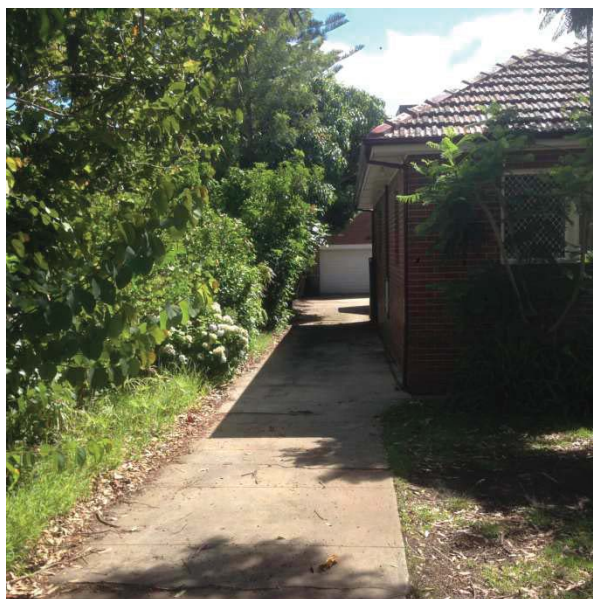
9. Garage/Shed located at 366 Lane Cove Rd – fibro sheeting, possible asbestos containing material.



10. Crawl space identified at 366 Lane Cove Rd



11. General grass patching exposing soil at 368 Lane Cove Rd (facing west).



12. Crawl space identified at 1 Paul Street (facing northeast)



13. 126A Epping road (facing southwest)



14. Boundary between 124A and 126A Epping Road (facing south) – retaining wall noted

APPENDIX B HISTORICAL DOCUMENTS

~ Search ~

re 1d4A Epping Road North Ryde
Being Lot 11 in DP 1013188

Title Tree

11 / 1013188

15 / 23568



V. 7044 F. 148



V. 5036 F. 178



V. 4487 F. 243



V. 3445 F. 134



V. 2917 F. 54

2 / 1009958



V. 4418 F. 109 & 110



V. 5036 F. 134 V. 11558 F. 14



V. 5008 F. 247



V. 4418 F. 108

21 / 1 / 15

Jenners Title Searching Co.

~ Search ~

re 124A Epping Road North Ryde
Being Lot 11 in DP 1013188

Schedule of Registered Proprietors

Ltr A 435673 William Moss
V. 2917 F. 54 of Ryde, butcher
100. 4/3/1919

Ltr A 924048 John Thomas Lanken
Reg 17/4/23 of North Ryde
(V 2917 F 54) Carpenter

21/1/15
Jenners Title Searching Co.

~ Search ~

re 124A Epping Road North Ryde
Being Lot 11 in DP 1013188

Schedule of Registered Proprietors
of PART formerly Lot 15 DP 23568

Lfr C 71756 Myrtle Minnie Harrison
Reg 10/6/31 of North Ryde
(V 3445 F.134) Widow, Domestic Duties

Lfr C 244003 John Thomas Larkin
Reg 23/4/34 of North Ryde
(V 4487 F.243) Carpenter

Lfr C 758795 Arthur John Bush
Reg 20/4/39 of Ryde
(V 4487 F.243) Labourer.

Lfr C 815340 Bridget Mary Harrington
Reg 4/8/39 wife of Joseph Phillip Harrington
(V 5036 F.178) of Ryde, Electrician

TA D216167 Joseph Phillip Harrington
Reg 21/1/43 of North Ryde
(V 5036 F.178) Electrician

21/1/2015
Jenners Title Searching Co.

~ Search ~

re 124A Epping Road North Ryde
Being Lot 11 in DP 1013188

Schedule of Registered Proprietors
of PART formerly lot 15 DP 23568

Lt D246250 Rex Benjamin Emenson, of North Ryde
Reg 2/12/43 Member of the Australian Imperial Forces
(V.5036 F.178) Patricia Gwendolyn Emenson

Lt G268546 Frank Arena
Reg 4/11/55 of North Ryde, Freeholder &
(V.5036 F.178) Josephine Arena, his wife

Lt 6731965 Franpina Developments
Reg 19/4/2000 Pty. Ltd
(15/23568)

21/1/15

Jenners Title Searching Co.

~ Search ~

re 124A Epping Road North Ryde
Being Lot 11 in DP 1013188

Schedule of Legal Proprietors Contd
of PART formerly Lot 2 DP 1009958

Lfr C 680883 The Commissioner for Main
Reg 15/7/38 Roads
(V. 4418 / F. 109, 110)

Lfr 6667685 Frank Arena
Reg 12/4/200 Giuseppa Arena
(2/1009958)

Lfr 6731965 As for Search Lot 15 DP 23568

21/1/15
Jenners Title Searching Co.

~ Search ~

re 124A Epping Road North Ryde
Being Lot 11 in DP 1013188

Schedule of Registered Proprietors
of PART formerly Pt Lot 1 DP 15460
Later Lot 45 DP 701043

Jfr C 311804 William Percy Larkin
Reg 1/2/35 of Ryde
(V4418 F108) Railway Employee

Jfr C 773991 John Thomas Larkin
Reg 11/4/39 of Ryde
(V5008 F.247) Carpenter

Appln K357215 John Percival Larkin
Reg 8/7/66 of Normanhurst
(V5008 F.247) Electrical Operator

Jfr L 806334 The Commissioner for Main
Reg 7/4/70 Roads
(V5008 F.247)

Jfr W 495870 Frank Arena :
Reg 3/9/86 of North Ryde, Real Estate Agent
(45/701043) Giuseppa Arena, his wife

Jfr 6731965 As for Lot 15 DP 23568 Jenner's Title Searching Co.

~ Search ~

re 124A Epping Road North Ryde
Being Lot 11 in DP 101388

Schedule of Registered Proprietors
of PART formerly Pt Lot 293 DP 15460
Later Lot 45 DP 701043

Lfr C815340

TA D216167

Lfr D246250

} As for Lot 15 DP 23568.

Lfr D168149

Reg 8/10/54

(V 5036 F134)

Alex-William Hamilton

of Lane Cove

Amldaei

Lfr K155274

Reg 9/11/65

(V 5036 F134)

Lloyd Hinton Hamilton

of Lane Cove

Geologist

Lfr K371538

Reg 4/7/66

(V 5036 F134)

Leo Costa

of Castlecrag

Retired Engineer

Lfr K794360

Reg 14/9/67

(V 5036 F134)

The Commissioner for Main

Roads

Lfr W495870

Lfr U 760112

Lfr 6131965

} As for Search Pt Lot 1
Jenners Title Searching Co.

21/1/15



Jenners Title Searching Co.

LPI On-Line

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 11/1013188

SEARCH DATE	TIME	EDITION NO	DATE
21/1/2015	11:41 AM	9	3/8/2012

LAND

LOT 11 IN DEPOSITED PLAN 1013188
AT NORTH RYDE
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1013188

FIRST SCHEDULE

FRANPINA DEVELOPMENTS PTY LTD

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 W38520 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 6667685 EASEMENT FOR UTILITIES VARIABLE WIDTH AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 AA294928 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 5 AC282811 LEASE TO SPINAL HEALTH AUSTRALIA PTY LIMITED OF ROOM 6A BUILDING A OF THE SPECIALIST MEDICAL CENTRE, 124A EPPING RD, NORTH RYDE. EXPIRES: 31/5/2006. OPTION OF RENEWAL: 2 YRS WITH A FURTHER OPTION OF 3 YRS.
- 6 AE46006 LEASE TO SIREESHA NIMMAGADDA BEING SUITE 3 OF BUILDING "B" OF THE SPECIALIST MEDICAL CENTRE, 124A EPPING ROAD NORTH RYDE. EXPIRES: 31/1/2011. OPTION OF RENEWAL: 2 YEARS.
- 7 AE46008 LEASE TO JOSEPH JACOBS NAIM & CHARBEL JUBE NAIM BEING SUITE 2, GROUND FLOOR, BUILDING "A" THE SPECIALIST MEDICAL CENTRE, 124A EPPING ROAD, NORTH RYDE. EXPIRES: 30/11/2010. OPTION OF RENEWAL: 2 YEARS.
- 8 AH153116 LEASE TO RYDE SKIN CANCER CLINIC PTY LIMITED OF SUITE 3A, BUILDING A, 124A EPPING ROAD, NORTH RYDE. EXPIRES: 30/11/2013. OPTION OF RENEWAL: 2 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

EES-Epping Rd

PRINTED ON 21/1/2015

*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.

Cadastral Records Enquiry Report

Ref : EES-Epping Rd

Locality : NORTH RYDE

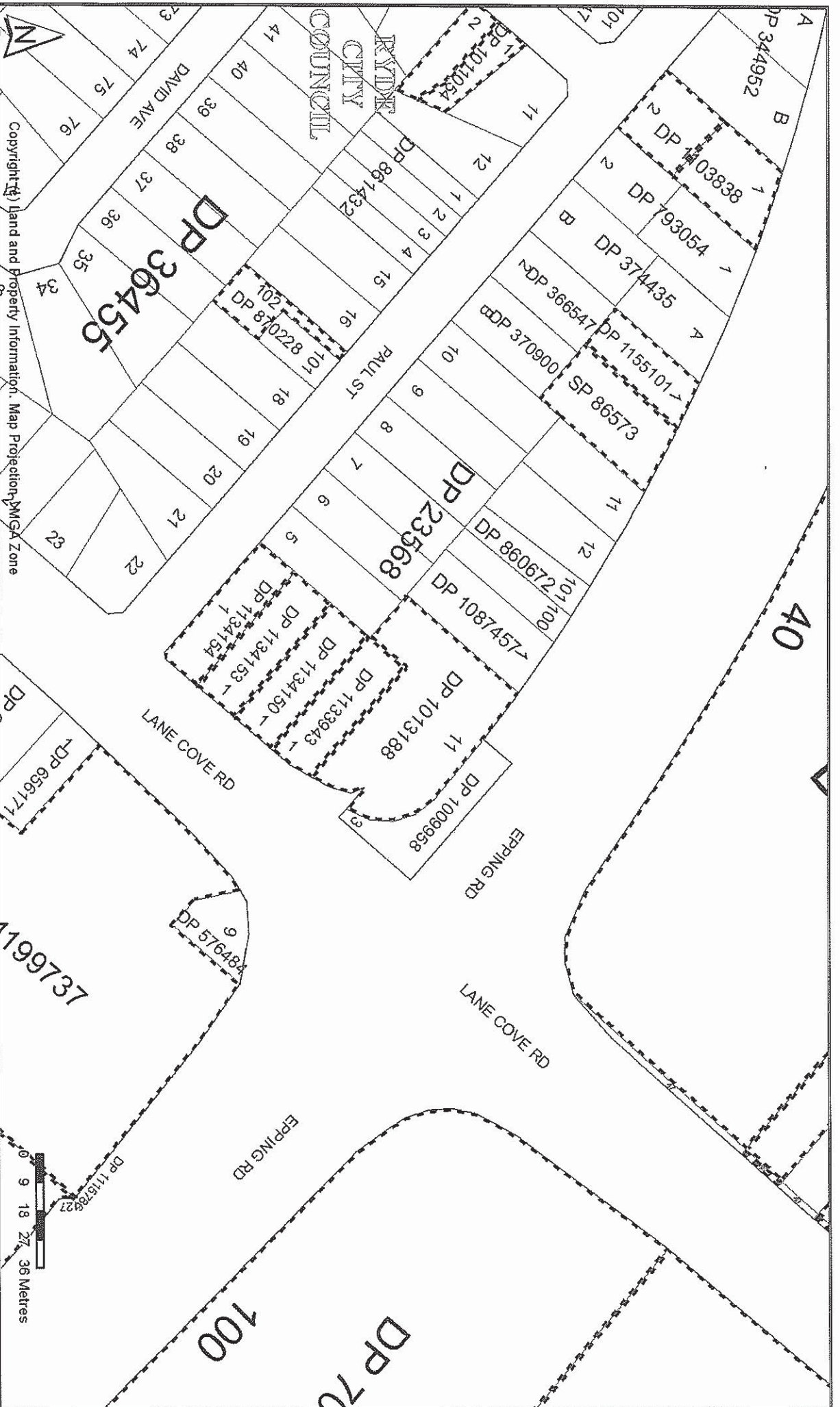
Requested Parcel : Lot 11 DP 1013188

Identified Parcel : Lot 11 DP 1013188

LGA : RYDE

Parish : HUNTERS HILL

County : CUMBERLAND



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



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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/1/2015 11:44AM

FOLIO: 11/1013188

First Title(s): OLD SYSTEM

Prior Title(s): 15/23568
2/1009958

45/701043

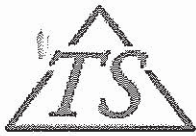
Recorded	Number	Type of Instrument	C.T. Issue
9/5/2000	DP1013188	DEPOSITED PLAN	FOLIO CREATED EDITION 1
10/5/2001	7601027	LEASE	EDITION 2
13/12/2001	8198820	LEASE	EDITION 3
5/1/2004	AA294928	MORTGAGE	EDITION 4
21/3/2004	AA501351	DEPARTMENTAL DEALING	
8/6/2005	AB537775	LEASE	EDITION 5
19/9/2005	AB778550	LEASE	EDITION 6
8/5/2006	AC282811	LEASE	EDITION 7
15/8/2008	AE46006	LEASE	
15/8/2008	AE46007	LEASE	
15/8/2008	AE46008	LEASE	EDITION 8
3/8/2012	AH153116	LEASE	EDITION 9

*** END OF SEARCH ***

EES-Epping Rd

PRINTED ON 21/1/2015

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/1/2015 11:44AM

FOLIO: 15/23568

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7044 FOL 148

Recorded	Number	Type of Instrument	C.T. Issue
24/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/4/2000	6731965	TRANSFER	EDITION 1
19/4/2000	6732019	DEPARTMENTAL DEALING	EDITION 2
9/5/2000	DP1013188	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

EES-Epping Rd

PRINTED ON 21/1/2015

**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.*

Form 7101.1
Licence: 10/0096/96
Edition: 9812

TRANSFER

New South Wales
Real Property Act 1900



STAMP DUTY

Office of State Revenue use only

(3)

NEW SOUTH WALES DUTY
19-04-2000 0000287714-001
TRANSFER- TRANSFER:
DUTYABLE AMOUNT \$ *****771,700.00
DUTY \$ *****30,216.50

(A) TORRENS TITLE

If appropriate, specify the part or share transferred

45/701043, 2/1009958, 15/23568

(B) LODGED BY

LTO Box

Name, Address or DX and Telephone

JO
SL

JOSEPHINE DE GIORGIO, Solicitor
P.O. Box 3628,
MARSFIELD NSW 2122

Reference (optional):

Phone: 9878 1324

CODES

T
TS (s713)
TW (Sheriff)

(C) TRANSFEROR

FRANK ARENA and GIUSEPPA ARENA

(D)

The transferor acknowledges receipt of the consideration of \$ 771,700 . ☐ And as regards the land specified above transfers to the transferee an estate in fee simple.

(E)

(F)

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

(G) TRANSFEE

FRANPINA DEVELOPMENTS PTY LTD ACN 092 217 635

(H)

TENANCY:

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

DATE: 19th April, 2000.

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

Signature of witness:

Josephine De Giorgio

Signature of transferor:

Frank Arena
Giuseppa Arena

Name of witness: JOSEPHINE DE GIORGIO

Address of witness: 12 ALAN BOND PLACE, MARSFIELD.

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

Executed for FRANPINA
DEVELOPMENTS PTY LTD
ACN 092 217 635 by:

Signature of witness:

Signature of transferee:

Frank Arena
FRANK ARENA
Director

Giuseppa Arena
GIUSEPPA ARENA
Director

Name of witness:

Address of witness:

If signed on the transferor's behalf by a solicitor or licensed conveyancer, insert the signatory's full name and capacity below:

All handwriting must be in block capitals.

A set of notes on this form (97-01T-2)

is available from the Land Titles Office.

Page 1 of 2

number additional pages sequentially

CT & RET.

Checked by (LTO use):

7044-148



Jenners Title Searching Co.

LPI On-Line

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/1/2015 1:03PM

FOLIO: 2/1009958

First Title(s): OLD SYSTEM
Prior Title(s): VOL 4418 FOLS 109-110

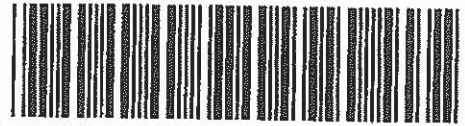
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16/3/2000	6646254	DEPARTMENTAL DEALING	FOLIO CREATED EDITION 1
12/4/2000	6667685	TRANSFER	EDITION 2
19/4/2000	6731965	TRANSFER	EDITION 3
19/4/2000	6732019	DEPARTMENTAL DEALING	EDITION 4
9/5/2000	DP1013188	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

EES-Epping Rd

PRINTED ON 21/1/2015

*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.

TRANSFER
including easement
Real Property Act, 1900**6667685N**

Office c

NEW SOUTH WALES DUTY

23-03-2000

0000264570-001

SECTION 18(2)

DUTY

\$ *****2.00

- (A) **LAND TRANSFERRED**
Show no more than 20 References to Title
If appropriate, specify the share transferred

2/1009958

- (B) **TENEMENTS**

Servient (land burdened)

Dominant (land benefited)

2/1009958

Easement in gross

- (C) **LODGED BY**

L.T.O. Box

6L

Name, Address or DX and Telephone

FRANK ARENA
124 A EPPING ROAD
NORTH RYDE NSW 2113

REFERENCE(max. 15 characters)

ph: 987813024

- (D) **TRANSFEROR**

ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES

- (E) acknowledges receipt of the consideration of \$61,700.00 and subject to the following

- (F) **ENCUMBRANCES** 1. 2. 3. as regards the above land

- (G) transfers to the transferee an estate in fee simple and the transferor - ~~grants an easement as set out in Schedule One hereto~~

- (H) ~~-reserves an easement as set out in Schedule Two hereto~~

- (I) **TRANSFEEEE**

T

FRANK ARENA and GIUSEPPA ARENA

- (J) **TENANCY** Joint Tenants

- (K) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE 24 March, 2000.
Signed in my presence by the transferor who is personally known to me.

Signature of Witness

ROBERT SCOTT

Name of Witness (BLOCK LETTERS)

Roads + Traffic Authority

Address of Witness

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

Rose Marie Caristo

Signature of Witness

ROSE MARIE CARISTO

Name of Witness (BLOCK LETTERS)

55 SOBRADON ROAD, MARSFIELD

Address of Witness

EXECUTED BY MANAGER, PROPERTY ASSETS
PURSUANT TO DELEGATION BOOK 4238 NO. 360.

Signature of transferor

Signature of transferee

CHECKED BY (office use only)

Jenners Title Searching Co. hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/1/2015 1:03PM

FOLIO: 45/701043

First Title(s): OLD SYSTEM

Prior Title(s): VOL 5036 FOL 134 VOL 11558 FOL 145

Recorded	Number	Type of Instrument	C.T. Issue
13/1/1984	DP701043	DEPOSITED PLAN	FOLIO CREATED EDITION 1
22/11/1985	W38520	REQUEST	EDITION 2
3/9/1986	W495870	TRANSFER	EDITION 3
3/11/1994	U760112	TRANSFER	EDITION 4
19/4/2000	6731965	TRANSFER	EDITION 5
19/4/2000	6732019	DEPARTMENTAL DEALING	EDITION 6
9/5/2000	DP1013188	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

EES-Epping Rd

PRINTED ON 21/1/2015

*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.

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*****1.00 STAMP-DUTY 23/07/86

100



W495870

T LP 1 of 1 X
\$ 35

R11

TRANSFER

REAL PROPERTY ACT, 1900

DESCRIPTION
OF LAND
Note (a)

Folio Identifier
45/701043

If Part Only, Delete Whole and Give Details

WHOLE

Location

At North Ryde

TRANSFEROR
Note (b)

THE COMMISSIONER FOR MAIN ROADS of 309 Castlereagh Street, Sydney

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 75,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

FRANK ARENA of 124A Epping Road, North Ryde, Real Estate Agent, and
GIUSEPPA ARENA of the same address, his wife

OFFICE USE ONLY

TIC 2

TENANCY
Note (e)

as ~~known~~ tenants in common in equal shares

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. _____
2. _____ 3. _____

DATE 22nd August, 1986

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

EXECUTION
Note (g)

Signed in my presence by the transferor who is personally known to me
SIGNED SEALED AND DELIVERED by THE
COMMISSIONER FOR MAIN ROADS by
Signature of Witness
ROBERT JAMES CHIVERS Senior Legal Officer
its duly constituted Attorney in
the presence of BENJAMIN ELIZABETH DEKKER
Name of Witness (BLOCK LETTERS)

THE COMMISSIONER FOR MAIN ROADS by his Attorney
ROBERT JAMES CHIVERS Senior Legal Officer
who states that at the time of executing this
instrument he held the office abovementioned
and had no notice of the revocation of the
Power of Attorney No. 614 Book 3582 under the
authority of which he has executed this
instrument.

Signature of Transferor

309 CASTLEREAGH ST, SYDNEY, CLERK.
Address and occupation of Witness

B. Dekker

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

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

LODGED BY JOSEPHINE DE GIORGIO, Solicitor,
382 Lane Cove Road, North Ryde,
N.S.W. 2113
(DX 579, SYDNEY) Phone:88-1324

Delivery Box Number 4Q

Checked

Passed

REGISTERED - -19

Signed

Extra Fee



- 3 SEP 1986

Registrar General

LOCATION OF DOCUMENTS

CT OTHER

Herewith.

In R.G.O. with

Produced by

Secondary
Directions

Delivery
Directions

Josephine De Giorgio
382 Lane Cove Road
North Ryde, 2113
DX 579 SYDNEY

OFFICE USE ONLY

462

\$35
S

RP13



TRANSFER

Real Property Act, 1900



U
760112 U

ly

Office of State Revenue use only

810-

10/68199800Z 40 5215 760181

00*01\$

(A) **LAND TRANSFERRED**

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

Folio Identifier 45/701043

(B) **LODGED BY**

L.T.O. Box

4Q

Name, Address or DX and Telephone

Josephine De Giorgio
Solicitor
DX 579, SYDNEY

Phone: 878 1324

REFERENCE (max. 15 characters):

(C) **TRANSFEROR**

FRANK ARENA and GIUSEPPA ARENA

(D) acknowledges receipt of the consideration of N/L

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

FRANK ARENA and GIUSEPPA ARENA

as joint tenants/tenants in common

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

DATE OF EXECUTION 18/10/94

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

Josephine De Giorgio
Signature of Witness

JOSEPHINE DE GIORGIO

Name of Witness (BLOCK LETTERS)

12 ALAN BOND PLACE, MARSFIELD

Address of Witness

Frank Arena
Signature of Transferor

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

Josephine De Giorgio
Signature of Witness

JOSEPHINE DE GIORGIO

Name of Witness (BLOCK LETTERS)

12 ALAN BOND PLACE, MARSFIELD

Address of Witness

Frank Arena
Signature of Transferee

(L)

SCHEDULE ONE
grant of easement

Complete the Tenements panel on the front

The transferor grants

(M)

SCHEDULE TWO
reservation of easement

Complete the Tenements panel on the front

The transferor reserves an easement for utilities variable width as shown and marked "[E] proposed easement for utilities variable width in deposited plan 1009958". This easement for utilities means:

- i. "Easement for drainage of sewerage" as provided for in Schedule 4A Part 6 of the Conveyancing Act 1919 as amended; and
- ii. "Easement for drainage of water" as provided for in Schedule 4A Part 7 of the Conveyancing Act 1919 as amended; and
- iii. "Easement for electricity purposes" as provided for in Schedule 4A Part 8 of the Conveyancing Act 1919 as amended; and
- iv. "Easement for services" as provided for in Schedule 4A Part 9 of the Conveyancing Act 1919 as amended; and
- v. "Easement for water supply" as provided for in Schedule 4A Part 10 of the Conveyancing Act 1919 as amended; and

The bodies having the benefit of this easement for utilities are:

- a. Sydney Water Corporation;
- b. EnergyAustralia;
- c. Ryde City Council;
- d. AGL Gas Networks Limited;
- e. Telstra.

The land burdened by this easement for utilities is lot 2 in deposited plan 1009958.

KTA
X
[Signature]
(PAUL GREGORY)
EXECUTED BY MANAGER, PROPERTY ASSETS
PURSUANT TO DELEGATION BOOK 4238 NO. 360.

[Signature]
G. Arena
R. Costa

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900.



11558-145

Appln No. 195
Prior Title Vol. 5008 Fol. 247

Vol. **11558** Fol. **145**

Edition issued 1-4-1971
Deposited Plan 239969



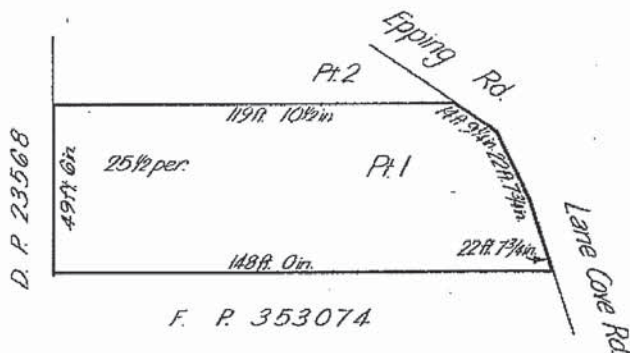
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

J. J. J. J.
Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED



D. P. 239969 *Rg.*

Scale: 40 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Lot 1 in Deposited Plan 15460 shown in the plan hereon at North Ryde in the Municipality of Ryde Parish of Hunters Hill and County of Cumberland being part of Portion 139 granted to William Kent, Junior, on 17-4-1803.

FIRST SCHEDULE

THE COMMISSIONER FOR MAIN ROADS.

SECOND SCHEDULE

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

J. J. J. J.
Registrar General

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

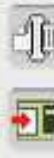
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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

APPENDIX C ADDITIONAL INFORMATION

Groundwater

Map tools



Add to map

Sort map layers

Find a place

Legend

Map layer control



Symbols & map layers

Towns



Groundwater Bores



Catchment Management Authority



boundaries



Major rivers



Topographic base map:

Primary/arterial road



Motorway/freeway



Railway



Runway



Contour



Background



There are hidden layers - see 'Map layer control' tab



841 metres

Melbourne

Level 1, 98 Maribyrnong Street
Footscray VIC 3011
Telephone +61 3 9687 1666
Facsimile +61 3 9687 1844
eesvic@environmentalearthsciences.com

Sydney

7-9 George Place
Artarmon NSW 2064
Telephone +61 2 9922 1777
Facsimile +612 9922 1010
eesnsw@environmentalearthsciences.com

Brisbane

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Newstead QLD 4006
Telephone +61 7 3852 6666
Facsimile +61 7 3852 5666
eesqld@environmentalearthsciences.com

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PO Box 1519
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Telephone & Facsimile +61 2 6686 9744
eesnsw@environmentalearthsciences.com

Orange

c/- Yarrabindi, March Road, Mullion Creek
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eesnsw@environmentalearthsciences.com

