



ENVIRONMENTAL INVESTIGATION SERVICES

REPORT

TO

KGS (VIC) PTY LTD

ON

STAGE 1 ENVIRONMENTAL SITE ASSESSMENT

FOR

PROPOSED MIXED USE DEVELOPMENT

AT

**14-28 GEORGE STREET (KOLOTEX) AND
30-40 GEORGE STREET (LABELCRAFT),
LEICHHARDT, NSW**

APRIL 2013

REF: E22459Krpt7



AS/NZS ISO 9001
Certified

Davis Langdon Certification Services

Postal Address: PO Box 976, North Ryde BC NSW 1670

Tel: 02 9888 5000 • Fax: 9888 5004

EIS is a division of Jeffery and Katauskas Pty Ltd • ABN 17 003 550 801



Document Distribution Record

Report Reference	Report Status/Revision	Distribution	Report Date
E22459Krpt7	Final	KGS (Vic) Pty Ltd / Catylis Properties Pty Ltd	15 April 2013

Report prepared by: Cameron Hollands
 Environmental Scientist

Report reviewed by: Adrian Kingswell
 Principal

© Document Copyright of Environmental Investigation Services (EIS), a division of Jeffery and Katauskas Pty Ltd.

This Report (which includes all attachments and annexures) has been prepared by EIS for the Client, and is intended for the use only by that Client.

This Report has been prepared pursuant to a contract between EIS and the Client and is therefore subject to:

- a) EIS's proposal in respect of the work covered by the Report;
- b) The limitations defined in the client's brief to EIS; and
- c) The terms of contract between EIS and the Client, including terms limiting the liability of EIS.

If the Client, or any person, provides a copy of this Report to any third party, such third party must not rely on this Report, except with the express written consent of EIS which, if given, will be deemed to be upon the same terms, conditions, restrictions and limitations as apply by virtue of (a), (b), and (c) above.

Any third party who seeks to rely on this Report without the express written consent of EIS does so entirely at their own risk and to the fullest extent permitted by law, EIS accepts no liability whatsoever, in respect of any loss or damage suffered by any such third party.



EXECUTIVE SUMMARY

Catylis Properties Pty Ltd, on behalf of KGS (Vic) Pty Ltd, commissioned Environmental Investigation Services (EIS) to undertake a Stage 1 preliminary Environmental Site Assessment (ESA) for the proposed development at George Street, Leichhardt NSW. The 'site' consists of two separate industrial properties known as the Labelcraft and the Kolotex properties located at 14-28 and 30-40 George Street, Leichhardt respectively. The proposed development includes demolition of the existing facilities and construction of a mixed-use (predominantly residential) complex with one level of basement car parking.

The objectives of the ESA included the identification of areas of environmental concern and to establish if a Stage 2 intrusive investigation is required. The scope of work included a site inspection, review of available historical data, review of the site physical settings and development of a conceptual site model.

The site is currently zoned industrial and was occupied by two separate industrial complexes. Operations at the Kolotex property had formerly ceased and some sections of the property leased to commercial entities. The Labelcraft property currently operates as an industrial printing plant. The site is located within an area occupied by a mix of residential, commercial and industrial properties. The physical setting of the site is within gently undulating terrain. Subsurface conditions are expected to comprise of clay soils overlying shale bedrock. Groundwater in the area is expected to consist of a shallow/perched aquifer over the bedrock.

The main features of the site inspection included:

- Occupation of the site by numerous industrial buildings;
- The possible use of up to approximately 2.5m of fill at the central and west section of the site;
- Several flammable goods stores;
- A former dye house with grated subfloor drains in the Kolotex property;
- The storage and use of various chemicals including corrosive liquids, lubricants, solvents and printing products at the Labelcraft property;
- Underground storage tanks at the Labelcraft property; and
- An electrical substation located at the central west section of the site.

The search of historical information indicated the following:

- The site has been used for commercial industrial purposes since at least the late 1920s. Documents indicate the site has been owned or leased by a variety of industries including furniture manufacturing, a battery company, a chemical company, dry cleaning, stationers, Kolotex Hosiery and Labelcraft printing;
- WorkCover records for the Kolotex property identified several licenses associated with the storage of flammable goods including lubricants, paints, cleaning products and degreasers;
- WorkCover records for the Labelcraft property indicate abandoned USTs and the location of stored unspecified dangerous goods. Several licenses associated with the storage of solvents, flammable liquids, cleaning products and toxic liquids were issued for the property; and
- There are no recorded notices listed on the NSW EPA CLM Act register.

Based on the results of the ESA, EIS are of the opinion that the potential for soil and groundwater contamination at the site is moderate to high. A Stage 2 ESA should be undertaken to assess the soil and groundwater contamination conditions at the site.

The conclusions and recommendations should be read in conjunction with the limitations presented in the body of the report.

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Proposed Development Details	1
1.2	Objectives	1
1.3	Scope of Work	1
2	DATA QUALITY OBJECTIVES	3
2.1	DQOs for the Assessment	3
3	SITE INFORMATION AND PHYSICAL SETTING	6
3.1	Site Identification	6
3.2	Site Description	7
3.3	Regional Geology	11
3.4	Hydrogeology	11
4	SITE HISTORY ASSESSMENT	13
4.1	Aerial Photographs	13
4.2	Land Title Search	16
4.3	Council Records	17
4.4	WorkCover Records	18
4.5	NSW EPA Records	19
4.6	Assessment of Historical Information Integrity	19
4.7	Summary of Historical Site Use	20
5	CONCEPTUAL SITE MODEL (CSM)	21
5.1	Areas of Environmental Concern (AEC)	21
5.2	Potential Contaminants of Concern (PCC)	21
5.3	Potential Receptors	22
5.4	Contaminant Laydown and Transport Mechanisms	22
6	CONCLUSION	23
6.1	Potential for Site Contamination	23
6.2	Recommendations	23
7	LIMITATIONS	24

List of In-Text Tables

Important Information About The Site Assessment Report

REPORT FIGURES:

Figure 1: Site Location Plan

Figure 2: Site Layout Plan

APPENDICES:

Appendix A: Site History Assessment Documents – Kolotex Property

Appendix B: Site History Assessment Documents – Labelcraft Property



1 INTRODUCTION

Catylis Properties Pty Ltd, on behalf of KGS (Vic) Pty Ltd, commissioned Environmental Investigation Services (EIS)¹ to undertake a Stage 1 preliminary Environmental Site Assessment (ESA) for the proposed residential development at 14-28 and 30-40 George Street, Leichhardt NSW.

The 'site' consists of two separate industrial properties known as the Labelcraft and the Kolotex properties located at 14-28 and 30-40 George Street, Leichhardt respectively. The site location is shown on Figure 1 and the investigation was confined to the site boundaries as shown on Figure 2.

The assessment was undertaken generally in accordance with an EIS proposal (Ref: EP4915K) of 26 May 2010 and written acceptance from Catylis Properties Pty Ltd, on behalf of KGS (Vic) Pty Ltd of 26 May 2010.

This report has been prepared to support the lodgement of a development application for the proposed residential development.

1.1 Proposed Development Details

EIS understand that the proposed development includes demolition of the existing buildings and construction of a mixed-use (predominantly residential) complex incorporating the Labelcraft and Kolotex properties. The proposed development also includes one level of basement car parking.

1.2 Objectives

The objectives of the ESA are to:

- Identify the areas of environmental concern (AEC);
- Establish whether an intrusive (Stage 2) investigation is required; and
- Prepare a report presenting the results of the ESA.

1.3 Scope of Work

The scope of work included:

- Preparation of site specific Data Quality Objectives (DQOs);
- A review of site history and background information;
- Site inspection to identify areas of environmental concern (AEC);
- Preparation of a Conceptual Site Model (CSM) and identification of the Potential Contaminants of Concern (PCC) and potential sensitive receptors; and

¹ Environmental consulting division of Jeffery & Katauskas Pty Ltd (J&K)



- Preparation of a report presenting the results of the ESA.

The ESA was generally undertaken with reference to regulations/guidelines outlined in the table below. Individual guidelines applicable for this ESA are also referenced within the text of the report.

Table 1-1: Guidelines

Guidelines/Regulations/Documents
Contaminated Land Management Amendment Act (2008 ²)
State Environmental Planning Policy No.55 – Remediation of Land (1998 ³)
NSW EPA Guidelines for Consultants Reporting on Contaminated Sites (1997 ⁴)
Guidelines for the NSW Site Auditor Scheme, 2nd Edition (2006 ⁵)
National Environmental Protection (Assessment of Site Contamination) Measure (1999 ⁶).

²*Contaminated Land Management Amendment Act*, NSW Government Legislation, 2008 (CLM Amendment Act 2008)

³*State Environmental Planning Policy No. 55 – Remediation of Land*, NSW Government, 1998 (SEPP55)

⁴*Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, 1997 (Reporting Guidelines 1997)

⁵*Guidelines for the NSW Site Auditor Scheme, 2nd ed.*, NSW DEC, 2006 (Site Auditor Guidelines 2006)

⁶*National Environmental Protection (Assessment of Site Contamination) Measure*, National Environment Protection Council (NEPC), 1999 (NEPM 1999)

2 DATA QUALITY OBJECTIVES

2.1 DQOs for the Assessment

The DQO process includes a clear statement of the objectives of the study and a methodology for collecting enough data of sufficient quality to support the decisions of the study. The DQOs provide a systematic approach for undertaking the assessment and outlines the criteria against which the data can be assessed.

A methodology for establishing the DQOs is presented in the US EPA document *Data Quality Objectives Process for Hazardous Waste Site Investigations* (2000⁷). This methodology has been adopted by the NEPC in NEPM 1999, AS4482.1-2005⁸ and the Site Auditor Guidelines 2006. The main steps involved in preparing the DQOs include:

1. State the problem;
2. Identify the decision;
3. Identify inputs into the decision;
4. Study boundaries;
5. Develop a decision rule;
6. Specify limits on decision errors; and
7. Optimise the design for obtaining data.

The first six steps provide qualitative and quantitative statements which are used in the final step to develop a data collection plan. Not all seven steps of the DQO process are applicable to Stage 1 'desktop' ESA. However, this process should be reviewed and adapted for any subsequent investigation stages where intrusive works are undertaken. Suitable Data Quality Indicators (DQIs) would also be prepared for intrusive investigations where soil and groundwater analytical data is obtained.

2.1.1 State the Problem

Historical land uses may have resulted in soil and groundwater contamination at the site. The presence of contamination may pose a risk to human health and the environment. A Stage 1 ESA is required to identify and assess these risks, and to establish whether an intrusive (Stage 2) investigation is required.

2.1.2 Identify the Decision

The assessment aims to address the following decisions:

⁷*Data Quality Objectives Process for Hazardous Waste Site Investigations*, US EPA, 2000 (US EPA 2000)

⁸*Guide to the Investigation and Sampling of sites with Potentially Contaminated Soil*, Standards Australia, 2005 (AS 2005)



- Does the site history indicate previous land uses that may have resulted in contamination;
- Does the site inspection indicate the presence of potential on-site and/or off-site contamination sources;
- What are the PCC for soil and groundwater, based on the historical information and site walkover;
- Are there any potential receptors that may be impacted by the PCC;
- Are there potential human-health and/or environmental risks associated with the PCC under the existing or proposed land uses; and
- Is an intrusive investigation required to assess the actual site contamination conditions.

2.1.3 Inputs into the Decision

The following inputs will be used to address the decisions:

Table 2-1: Inputs into the Decision

Inputs	Details
Site Inspection & Physical Setting	Undertake a site inspection to identify potential on and off-site contamination sources. Assess the physical setting including a review of regional geology, topography and hydrogeology.
Site History Assessment	Review of site history information and other information as outlined in Section 4 .
Conceptual Site Model (CSM)	Prepare a CSM identifying the PCC and potential receptors.

2.1.4 Study Boundary

The ESA will be confined to the site boundaries as shown in Figure 2.

2.1.5 Develop a Decision Rule

The presence of AECs and PCCs at the site will result in recommendation for intrusive works. The nature and extent of the investigation required will be dependent on the CSM/PCC, the AECs and the nature of the proposed land use.

2.1.6 Specify Limits on Decision Errors

Decision errors are false positive (i.e. stating the site is free of contamination when it is not) or false negative (i.e. stating that the site is contaminated when it is not). The more significant error is the false positive which may result in potential risks to human



health and the environment. To account for this, the ESA has assumed that elevated concentrations of contaminants are present in the samples unless demonstrated otherwise.

2.1.7 Optimise the Design for Obtaining Data

The Site Auditor Guidelines 2006 recommend evaluating the data set as a whole to determine any limitations within the data set. The overall data set will be optimised by reviewing the data as the project proceeds.

3 SITE INFORMATION AND PHYSICAL SETTING

3.1 Site Identification

The site identification details for the Kolotex Property are summarised in the following table:

Table 3-1: Site Identification Information – Kolotex Property

Site Owner:	Kolotex-Glo Sales Pty Ltd
Site Address:	14-28 George Street, Leichhardt
Lot & Deposited Plan:	Lot B in DP327352, Lots 6-9 in DP79950, Lot 14 and part 15 in DP104359, Lots 1 and 2 in DP102461 and Lots 10-13 in DP83665
Local Government Authority:	Leichhardt Council
Current Zoning:	4a Industrial
Property Area:	Approximately 10,180m ²
RL (AHD in m) (approx.):	Approximately 10m to 12m
Geographical Location (MGA):	N: 6248440 E: 328650 (approximately)
Site Location Plan:	Figure 1
Site Layout Plan:	Figure 2

The site identification details for the Labelcraft Property are summarised in the following table:

Table 3-2: Site Identification Information – Labelcraft Property

Site Owner:	Terrance David Lowney
Site Address:	30-40 George Street, Leichhardt
Lot & Deposited Plan:	Lot 16 DP69760, Lot 1 DP745979, Lot 1 DP 745978, Lot 1 DP 972151, Lot 5 DP 745976, Lot 6 DP 745976 and Lot 7 DP448755
Local Government Authority:	Leichhardt Council
Current Zoning:	4a Industrial
Property Area:	Approximately 4,480m ²
RL (AHD in m) (approx.):	Approximately 16m
Geographical Location (MGA):	N: 6248735 E: 328770 (approximately)
Site Location Plan:	Figure 1
Site Layout Plan:	Figure 2

3.2 Site Description

The site is located to the west of George Street, the east of Upward Street and to the north of McAleer Streets, Leichhardt. The properties on the corner of McAleer and George Streets are excluded from the site. George Street and several private residential properties form the east site boundary, McAleer and a commercial/industrial property forms the south site boundary, private residential properties form the north site boundary and Upward Street and a mix of residential, commercial and industrial properties form the west site boundary.

The regional topography of the area is generally gently undulating and the site is located on a west facing hill slope which falls to the west of the site at approximately 1° to 3° toward Hawthorne Canal. George and McAleer Streets, to the east and west of the site respectively, slope toward a low point at the central section of the site.

The site consisted of the Kolotex property located at the south section of the site and the Labelcraft property to the north as indicated on Figure 2. The following paragraphs describe the buildings and features within each of the Kolotex and Labelcraft properties. The building location references are indicated on Figure 6.

Kolotex Property

At the time of the field investigation the Kolotex property was occupied by a disused industrial development which formerly consisted of a manufacturing and distribution centre for clothes including underwear, socks, stockings etc. Limited information was obtained on some of the buildings at the site. The development included numerous buildings on several different levels. The central and west section of the site had been constructed up to approximately 2.5m above the adjacent ground levels, indicating significant fill may have been used in this section of the site. The majority of the site was occupied by existing buildings with the exception of a concrete and asphaltic concrete paved car parking areas adjacent to George Street in the east section of the site. Several palm trees and small shrubs were located within garden beds in the concrete paved car park area. The car park sloped down toward the south-west away from George Street and was bound by a retaining wall at the west and south extent of the car park.

Building 1: The north-east section of the site was occupied by a two storey office and factory building of brick, fibro and steel construction which was located on the north Kolotex boundary and east site boundary. The building consisted of a ground floor factory level (which was formerly used as a sewing room, toilets and change room) and an upper floor that was formerly used as an office and amenities area. The ground floor level was approximately 2m below the George Street level and was accessed by a concrete driveway to the south of the car park area. At the time of the site inspection the ground level was used for the storage of goods and minor machinery repairs. An

access way, approximately 1m wide separated the building from the factory Building 2 to the south. The building was attached to Building 4 to the west.

Building 2: The south-east section of the site was occupied by a large factory building of 2 storeys and approximately 10m in height which was located on the south and east site boundaries. At the time of the site inspection the open plan areas of the building were used for the temporary storage of new motor vehicles. The ground floor level was approximately 1.2m above the George Street level. A former flammable goods store was located in the south-east section of the ground floor and was vacant at the time of the inspection. Plans provided to EIS indicated that the ground floor was formerly used for the receiving of raw materials, despatch of finished goods, a finishing and repair workshop, warehouse and bond store, amenities, water treatment, electroplating area and spray shop. A former paint store room was located in the north-west corner of the ground floor. The upper level was generally open plan and formerly used for car parking, assembly and storage of finished goods, etc. The building was attached to Buildings 3 and 4 to the west.

Building 3: The south-west section of the site was occupied by a single storey factory building of brick construction which bounded the west and south site boundaries. The building was understood to have formerly been used as a knitting room and at the time of the site inspection was utilised as a dispatch centre for promotional goods. The floor level was consistent with street level at the corner of McAleer and Upward Streets and approximately 2.5m above the Upward Street level at the north extent of the building. The floor level was approximately 1.4m below the ground floor level in Building 2 to the east. A bunded area was located in the south-west corner of the building adjacent to the building vehicle access point. A former flammable goods store was located in the south-east corner of the building and was vacant at the time of the inspection. A large electrical board was located in the north-west section of the building. An external substation was located adjacent to the large internal electrical board at the north-west corner of the building and on the west site boundary. The building adjoined site Building 4 to the north and Building 2 to the east.

Building 4: The central west section of the site was occupied by a one and two storey building of brick construction which bounded Upward Street to the west and adjoined site Building 5 to the north. At the time of the inspection the building was abandoned. Plans provided to EIS indicate this building was formerly used for the manufacture of hosiery and included an air-conditioning plant and dye house on the ground level. The first floor was used as a product finishing room. The ground floor level of the south section of the building was approximately 1.1m below Building 3 to the south and at a similar level to the ground floor of Building 1 to the east and up to approximately 1.4m above Upward Street level. The north section of the building, including the dye house room, had a floor level approximately 0.2m above the floor level of the south section of the building. The floor and walls of the dye house appeared to be heavily stained

with dye and an extensive network of grated subfloor drains were set into the floor. The exit point for the drains was not apparent during the site inspection.

Former Building 5: To the north of Building 4 was a vacant section of land bound by Upward Street to the west, Building 6 to the north and Building 8 to the east. The area was formerly occupied by Building 5 which consisted of a boiler house. The boiler house was a two storey building that housed a boiler on each level. Friable asbestos lagged pipe work was associated with the boiler steam reticulation system and a diesel fuel tank was located beneath the building. The boiler house was demolished in 2008 and this included the removal of asbestos and excavation of the UST. At the north side of the former building a series of sub-ground brick/concrete pits formerly used as a water treatment system were left in-situ.

Building 6: The north-west section of the site was occupied by a single level building of brick construction which bounded Upward Street to the west, adjoined site Building 7 to the north and Building 8 to the east. At the time of the inspection the building was abandoned. Plans provided to EIS indicate this area was formerly used as a board room.

Building 7: The north-west section of the site was occupied by a single level building of brick construction which bounded Upward Street to the west, adjoined site Buildings 6 and 8 to the south and the Labelcraft site to the north and east. At the time of the inspection the building was abandoned. Dark staining was observed on the concrete slab floor within the building.

Building 8: The north-central section of the site was occupied by a single level building of steel frame and fibro construction with raised sawtooth roof which was essentially a link structure joining Buildings 1, 4, 6, 7 and former Building 5. At the time of the inspection the building was abandoned. A mezzanine level containing a water reservoir tank was situated below the raised roof at the north end of the building. Small internal office/storage crib rooms were situated along the west wall of the building.

Labelcraft Property

At the time of the field investigation the Labelcraft property was occupied by an industrial development which manufactured a variety of labels and packaging products. The development included two large buildings and several smaller buildings and structures. The majority of the site was occupied by building structures, covered driveways and covered docks. The remainder of the property was covered with open paved areas. Concrete paved car parking areas were situated adjacent to George Street in the east section of the site, an open air concrete paved area was situated near the centre of the site linked to a concrete drive-through joining George and Upward Streets. An asphaltic concrete car park was situated at the north-west corner of the site adjacent to Upward Street.

Building A: The north section of the site was occupied by a one and two storey building of brick and sheet metal construction which bounded Upward Street to the west and George Street to the east. The two storey section on George Street was utilised as an office, the majority of the remaining area of the building was a printing production area (with the exception of small offices at the rear west of the building). Solvents, printing dyes and machine lubricants were stored in and around the printing machinery. A storage room was located at the north-east section of the building which contained several drums of lubricants. The ground surface was stained with materials associated with production. A covered driveway was attached to the south side of the building and was linked to Building B. A print roll/parts cleaning system and compressor were located on the south building exterior (east section) beneath the covered driveway. A fill point associated with an underground storage tank (UST) was located at the central area of the covered driveway approximately 2m south of Building A. Inspection of the fill point indicated that the tank had a diameter of approximately 2.9m and was buried approximately 0.2m below the ground. A small volume of liquid remained in the tank but was presumed non-hydrocarbon based as there was no significant odour. A covered dock was attached to the south-west end of the building. This area contained stored materials including *Klenasol 2001* (hydrocarbon based polymer solvent) and a bunded area containing a waste paint/ink vessel and numerous drums of waste chemicals.

Building B: The north-east section of the site was occupied by a single level building of brick, sheet metal and fibre cement sheet construction which bounded George Street to the east and the Kolotex property to the south. The building was utilised for printing production, packaging and delivery. Offices associated with dispatch and deliveries were situated at the east end of the building. A delivery dock was situated on the south side of the building with associated metal awning. Several feeder pipes were situated at the south-west exterior of the building, this is discussed in more detail in the following paragraphs. Several plastic drums labelled corrosive liquid (UN3264)⁹ were stored on the north building exterior beneath the covered driveway.

Building C: The central-north section of the site was occupied by a single level warehouse building of steel construction which bounded Building B to the east and Kolotex buildings to the south and west. The building was predominantly used for the storage of materials and equipment.

Building D: The central-north section of the site was occupied by a single level storage building of steel construction which bounded Building B to the east and Building C to

⁹ UN numbers are assigned by the United Nations Committee of Experts on the Transport of Dangerous Goods. UN 3264 is a general category assigned to corrosive, inorganic acid.

the south. The building was used for the storage of tools, materials and equipment and waste solvent. Several drums labelled 'dirty solvent' were housed within the building.

The open air concrete paved area situated near the centre of the site was bound by Building A to the north, Buildings B, C and D to the east and south and Buildings 7 and 8 of the Kolotex property to the west. The area was utilised as a vehicle thoroughfare and turning area as well as for the storage of various materials including solvent drums, timber pallets and a shipping container labelled flammable liquid. The area also contained approximately six USTs, two located beneath a raised concrete pad at the south-west corner of Building B and four located adjacent to Buildings C and D. The two USTs were situated approximately 2m apart. The fill points were inaccessible at the time of the site inspection therefore the tank dimensions were not estimated. The group of four USTs and associated pipe work were covered with metal plates. The four USTs had been installed vertically within the ground. Inspection of two fill points indicated that the tanks had a depth of approximately 2.75m and were located approximately 0.7m below the ground. A small volume of liquid remained in the tanks but was presumed non-hydrocarbon based as there was no significant odour. Feeder pipes from the USTs were traced around the west and south sides of Building B where they terminated. The four feeder pipes were presumed to correspond to each UST and were labelled *Shellsol 1626*, *Pine Oil Distillate* and *Solvent*.

3.3 Regional Geology

The regional geological map of Sydney (1983¹⁰) indicates the site to be underlain by Ashfield Shale of the Wianamatta Group, which typically consists of black to dark grey shale and laminite.

3.4 Hydrogeology

A search of the groundwater bore summary records available on the NSW Office of Water¹¹ website was undertaken for the ESA. The search was limited to registered bores located within approximately 2km of the site. The search did not reveal any registered bores within this radius from the site.

The stratigraphy of the site is expected to consist of residual clayey soils overlying relatively shallow bedrock. Based on these conditions and the results of the groundwater bore search, groundwater is not considered to be a significant resource for abstraction purposes in the immediate vicinity of the site. A perched aquifer located in the shallow subsurface is not considered to be a resource due to high salinity, poor water quality and low yield. Perched aquifers in shale often contain concentrations of

¹⁰1:100,000 Geological Map of Sydney (Series 9130), Department of Mineral Resources (1983)

¹¹<http://www.waterinfo.nsw.gov.au/gw/>, visited on 12 April 2013



heavy metals which may be above the investigation triggers values outlined in ANZECC 2000.

4 SITE HISTORY ASSESSMENT

4.1 Aerial Photographs

Kolotex Property

Aerial photographs of the site taken in 1951, 1961, 1970, 1978, 1986, 1994, 2002 and 2005 were obtained from the Department of Lands and were reviewed as part of the assessment of the site history. EIS has also reviewed the 1943 historical aerial photograph available for the site on the NSW Department of Lands SIX Viewer¹². The information obtained from the photographs are summarised in the following paragraphs.

1943 The Kolotex property appeared to be occupied by numerous industrial buildings which may have been a single or several different developments. The north-east section of the property appeared to be occupied by a yard space and smaller buildings. The central east section of the property was occupied by three large adjoining warehouses which extended to the east property boundary and approximately the middle of the property and adjoined buildings to the west. The south west section of the property was occupied by a large industrial warehouse style building which extended to the south and west property boundaries. An industrial building occupied the central west section of the property and adjoined the building to the south. The north-west section of the property appeared to be occupied by two or three commercial/industrial structures and yard space.

Paved streets formed the west and east property Kolotex property boundaries. Commercial/industrial buildings were located to the south of the property and extended to Parramatta Road to the south. Residential properties were located in all other directions with the exception of a commercial/industrial building to the south-east of the property.

1951 As in the previous photograph the Kolotex property appeared to be occupied by industrial buildings. The property generally appeared similar to the 1943 photograph with the exception of an additional commercial/industrial building located at the central north section of the property.

1961 The property generally appeared similar to the 1951 photograph.

¹² <https://six.maps.nsw.gov.au/wps/portal/SIXViewer>

The surrounding land use generally appeared similar to the 1951 aerial photograph with the exception of the former residential buildings to the north-east that had been replaced by a large commercial/industrial building.

1970 Significant redevelopment of the property appeared to have occurred since the 1961 photograph. The former building and yard area in the north-east section of the property had been demolished and a multistorey commercial/industrial building and paved car park had been constructed adjacent to George Street. The three large warehouses in the central east section of the property had been redeveloped as a single multistorey building on the George Street boundary. The former warehouse building in the south-west section of the property had been demolished or renovated/extended and a substation had been constructed at the north-west corner of this building adjacent to the Upward Street boundary. The building in the central west of the property had also been demolished and a commercial/industrial saw-tooth roofed building had been constructed adjacent to the property boundary. The north-west section of the property appeared to be occupied by several small semi-detached commercial/industrial buildings of one or two storeys. The configuration of the Kolotex property appeared consistent with the current layout, with the exception of the demolished former boiler house.

The surrounding land uses appeared similar to the 1961 photograph. Several of the former residential developments to the west of Upward Street (south section of the property) appeared to have been demolished and replaced with commercial/industrial buildings.

1978 The Kolotex property features and surrounding land use generally appeared similar to the 1970 photograph.

Aerial photographs between 1978 and 2005 indicate that the Kolotex property features and surrounding land use generally appeared similar to the existing configuration.

Labelcraft Property

Aerial photographs of the property taken in 1951, 1961, 1970, 1978, 1986, 1994, 2002 and 2005 were obtained from the Department of Lands and were reviewed as part of the assessment of the site history. EIS has also reviewed the 1943 historical aerial photograph available for the site on the NSW Department of Lands SIX Viewer¹³.

¹³ <https://six.maps.nsw.gov.au/wps/portal/SIXViewer>

The information obtained from the photographs are summarised in the following paragraphs.

1943 The Labelcraft property appeared to be occupied by numerous residential properties with street frontage to the east and west. All properties had yard space with numerous vegetation/trees near the central north section of the property. Some of the structures appeared to be warehouses and may have been used for commercial/industrial purposes.

The surrounding land use was predominantly residential with the exception of commercial/industrial properties bounding the west of the property. Upwards Street and George Street formed the west and east site boundaries respectively.

1951 The Labelcraft property and surrounding land use generally appeared similar to the 1943 aerial photograph with the exception of a commercial/industrial building occupying the south-central site boundary.

1961 The north section of the Labelcraft property generally appeared similar to the 1951 aerial photograph. The south section of the property had undergone significant alteration including replacement of the former residential buildings with a large commercial/industrial building.

The surrounding land use generally appeared similar to the 1951 aerial photograph.

1970 The north section of the Labelcraft property had undergone significant alteration including replacement of the former residential buildings with a large commercial/industrial building with attached covered areas that was similar to the existing *Building A* configuration. The commercial/industrial building on the south section of the property had been extended to the west and a large shed constructed to the south of the yard area that was similar to the existing *Building B and C* configuration on the property.

The surrounding land use generally appeared similar to the 1961 aerial photograph with the exception of a commercial/industrial building on the south-central property boundary.

1978 The Labelcraft property features and surrounding land use generally appeared similar to the 1970 photograph.

Aerial photographs from 1986, 1994, 2002 and 2005 indicate that the Labelcraft property features and surrounding land use generally appeared similar to the existing configuration.

4.2 Land Title Search

Kolotex Property

A limited historical land title search for Lot B in DP327352 was performed on our behalf by the NSW Land Titles Office. Details are presented in Appendix A and a summary of the relevant information is provided below:

Registration Date	Proprietor
24/01/1859	Thomas Weedon and Thomas Moorford
02/09/1862	Patrick Mooney
03/09/1862	J Lang
29/08/1863	Edward Hill
28/01/1865	TMS Priestly
29/09/1911	TJ Garlick
24/04/1914	Mr H Clayton, Ms M O'Donnell and Ms ES Garlick (third shares)
28/11/1922	Fred Parkinson (builder) half share, Francis H Garlick (dairyman)
	Ernest Randolph Barlow (E.A Barlow and Co.)
20/02/1928	Eli Aboud Aboud, Manufacturer
31/12/1928	Lease of part of site to Galwey and Co. Pty Ltd (apparently continuous to 1951)
22/06/1931	Transfer part lot to Associated Battery Makers of Australia Limited (later known as Vesta Battery Company Limited)
24/10/1951	Katie Aboud (widow), Stephen Aboud (grazier), Nicholas Aboud (company director)
8/11/1957	Galwey and Co. Pty Ltd
3/05/1968	Kolotex Hosiery Pty Ltd
9/4/1980	Kolotex-Glo Sales Pty Ltd

The land title search results for the large lot facing George Street indicated that the Kolotex property has probably been used for manufacturing purposes since at least the late 1920s. Use of the Kolotex property may have included a battery manufacturer, although the records do not provide details of which section of the site this related to. The manufacture of underwear and stockings associated with Kolotex commenced from 1960. These records indicate potential land uses that may have resulted in contamination of the soil and groundwater at the site.

Labelcraft Property

A limited historical land title search was performed on our behalf by Advanced Legal Search Pty Ltd. Copies of the title records are presented in Appendix B. The land title search has indicated that furniture manufacturing was undertaken between 1935 and 1961 by the Levy family at the location of the existing covered dock attached to the south-west end of the *Building A*. Magnus Chemical Company/Magnus Industries

occupied sections of existing *Buildings A and B* between approximately 1953 to 1987. Lawrence Dry Cleaners occupied the existing covered driveway and the south section of the existing *Building B* between 1953 to 1958. These records indicate potential land uses that may have resulted in contamination of the soil and groundwater at the site.

4.3 Council Records

Kolotex Property

A search of Development Application (DA) and Building Approval (BA) records held by Leichhardt City Council dating back to approximately 1960 was undertaken on behalf of EIS. The results of the search are summarised below:

Date	Reference	Description
<i>16-18 George Street (Galwey Pty Ltd)</i>		
7/01/1958	2889	Office Additions
7/04/1964	6254	Amenities: Office Partition/Driveway
05/05/1964	-	Amended Plan – Amenities Factory
<i>14-20 George Street (Kolotex)</i>		
3/5/1979	DP17340	Extensions to existing Paint store
3/9/1985	85/495	Alterations and Additions
25/3/1986	86/177	Alterations
30/6/1988	85/872	Air Conditioning to Offices
<i>16 George Street (Galwey Pty Ltd)</i>		
7/04/1954		Extension from No.16 to incorporate No20 for the manufacture of cellophane and polyn. bags
<i>22 George Street, Leichhardt (Kolotex Hosiery Pty Ltd)</i>		
13/7/1965	-	Extensions to premises for the packaging and storage of finished goods
1/01/1966	-	Extensions to premises for the packaging and storage of finished goods
<i>14-20 George Street (Kolotex Hosiery Pty Ltd)</i>		
9/07/1969	1037/69	Demolition of existing buildings and erection of four storey factory building with synthetic yarn proc. (?) and offices
17/2/1970	232/70	Erection of a 6 storey factory building for the manufacture of shirts, storage and parking connected with building.

Labelcraft Property

A search of Development Application (DA) and Building Approval (BA) records held by Leichhardt City Council dating back to approximately 1991 was undertaken by EIS. The results of the search are summarised below:

DA/BA Number	Date of Approval	Application Details
51/91	-	Installation of a sub-station in yard off Upward Street. Application by Labelcraft.
91/337	27.7.91	Construction of brick screen wall around transformer. Application by Mr. D & Mrs. J Morelli.

The council records search has not indicated any particular site use or development that may be considered to have resulted in significant contamination of the soil and groundwater at the site.

4.4 WorkCover Records

Kolotex Property

A records search for underground storage tanks was undertaken on our behalf by WorkCover in 2001 and the results are presented in Appendix A. A summary of the licenses is presented below:

- License No: 35/025338 dated 30/8/1986 to Kolotex Glo Australia Pty Ltd: Roofed Store for 6000Litres and 3000Litres for the storage of various flammable goods. The plans indicate the store locations are consistent with the store adjacent to the loading dock at the south-east of the site and the store adjacent to the south site boundary in the lower section of the site.
- License No: 35/025338 Dated 11/04/2001 to Kolotex Glo Australia Pty Ltd:
 - o 1000L Roofed store for the storage of formic acid and ammonia. The store was located at the rear of the batching room adjacent to Upward Street site boundary in the central west section of the site.
 - o 1600L Roofed store for the storage of X55 Solvent and lubricating oil. The store location was consistent with the 6000L store licensed in 1986. (X55 is a quick drying naphthalene based solvent commonly used as a degreaser or metal cleaner prior to spraying/coating).
 - o 14,000L Underground storage tank (UST) for boiler fuel oil. The underground storage tank was located within the boiler room at the north-west of the site adjacent to the Upward Street boundary.
 - o Roofed Store for the storage of sodium hydrosulphite (sodium dithionite). The store was located in the 'dye house' in the central west section of the site adjacent to the Upward Street boundary. (Sodium hydrosulphite is used in textile dyeing).
 - o 2500L Roofed Store for the storage of machine lubricating oil. The store was located in the south-west corner of the site, consistent with the store identified in the 1986 license.
 - o A 2000L above ground storage tank (AGST) for the storage of lubricating machine oil. The AGST location is in the south-west corner of the building adjacent to the McAleer and Upward Street boundaries.

Labelcraft Property

A records search for underground storage tanks was undertaken on our behalf by WorkCover in 2010 and the results are presented in Appendix B. A summary of the licenses is presented below:

- License number 35/035003, application dated 11.7.2001 by Labelcraft Pty Ltd:
 - o Acetone (UN1090) 40L.
 - o Ethanol (UN1170) 75L.
 - o Ethyl acetate (UN1173) 200L.
 - o Screen wash solvent 102 (UN1263) 50L.
 - o T1174, flammable liquid (UN1993) 580L.
 - o Dowanol, flammable liquid (UN1993) 200L.
 - o Varn UV wash 200L.
 - o Toxic liquid, organic (UN2810) 20L.

A plan was also attached to the Application for Licence to Keep Dangerous Goods. The plan indicates abandoned USTs located at the existing open air concrete paved area situated near the centre of the site. The plan also indicates three areas where dangerous goods were presumed to be stored, however the details are not specified. These areas are to the south side of the existing open air concrete paved area and at the existing bunded area containing the waste paint/ink vessel.

4.5 NSW EPA Records

The NSW EPA records available online were reviewed for the site history assessment. A summary of the relevant information is provided in the following table:

Table 4-1: Summary of NSW EPA Online Records

Source	Details
CLM Act 1997 ¹⁴	No notices for the site under Section 58 of the Act.
NSW EPA List of Contaminated Sites ¹⁵	The site is not listed in the NSW EPA register.
POEO Register ¹⁶	No notices for the site in the POEO register.

4.6 Assessment of Historical Information Integrity

The site history assessment has generally been obtained from: government records including the NSW land titles office, historical archives, historical aerial photographs and NSW WorkCover records. The veracity of the information from these sources is considered to be high, however, given the age of the development and the lack of

¹⁴<http://www.environment.nsw.gov.au/prclmapp/searchregister.aspx>, visited on 12.4.13

¹⁵<http://www.environment.nsw.gov.au/clm/publiclist.htm>, visited on 12.4.13

¹⁶<http://www.environment.nsw.gov.au/prpoeoapp/>, visited on 12.4.13



information available on activities prior to 1930's, a certain degree of information loss is to be expected.

Non verifiable anecdotal information has not been relied upon during assessment of historical site use. Therefore, there is considered to be a high level of integrity associated with information obtained with respect to historical use of the site.

4.7 Summary of Historical Site Use

The search of historical information has indicated the following:

- The site has been used for commercial industrial purposes since at least the late 1920s. Documents indicate the site has been owned or leased by a variety of industries including furniture manufacturing, a battery company, a chemical company, dry cleaning, stationers, Kolotex Hosiery and Labelcraft printing.
- WorkCover records indicate that at least one underground diesel storage tank associated with the former boiler was located at the Kolotex property. This was removed in 2008. Several licenses associated with the storage of flammable goods including lubricants, paints, cleaning products and degreasers were issued during Kolotex operations at the site.
- WorkCover records for the Labelcraft property indicates abandoned USTs and the location of stored unspecified dangerous goods. Several licenses associated with the storage of solvents, flammable liquids, cleaning products and toxic liquids were issued for the property.
- There are no recorded notices listed on the NSW EPA CLM Act register.

5 CONCEPTUAL SITE MODEL (CSM)

5.1 Areas of Environmental Concern (AEC)

Kolotex Property

The site history assessment and detailed inspection of the site identified the following main potential contamination sources at the site:

- Significant filling of the site to achieve the current floor levels and the use of potentially contaminated imported material;
- Flammable goods storage and use (including lubricants and, paints and degreasers) in various buildings;
- Water treatment pits adjacent to the former boiler house;
- Chemicals and dyes associated with the Dye house;
- Electrical substation and internal power boards located in the central west section of the site.
- Underground storage tank associated with the boiler house. This was removed and validated in 2008;
- Possible former industrial use of the site by a battery manufacturing company and other users.
- Potential asbestos contamination associated with demolition of the former site buildings/sheds;

Labelcraft Property

Potential contamination at the site would be anticipated to be associated with:

- Significant filling of the site to achieve the current floor levels and the use of potentially contaminated imported material;
- Potential asbestos contamination associated with demolition of the former site buildings/sheds;
- Historical use of the site by various industries including furniture manufacturing, dry cleaning and a chemical company.
- Existence of several underground storage tanks and historical use of associated materials including solvents and possibly fuels;
- Current activities associated with print industrial production including corrosive liquids, solvents, inks/dyes, and lubricants.

Based on a brief inspection of the surrounding land there does not appear to be any significant potential for the migration of contamination from the surrounding sites.

5.2 Potential Contaminants of Concern (PCC)

The compounds identified as soil contaminants of concern at the site include:

- Heavy metals: arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc;



- Total petroleum hydrocarbons (TPH);
- Monocyclic aromatic hydrocarbon compounds: benzene, toluene, ethyl benzene and xylenes (BTEX);
- Polycyclic aromatic hydrocarbons (PAHs) including benzo(a)pyrene;
- Organochlorine pesticides (OCPs) including Aldrin, dieldrin, chlordane, DDT, DDD, DDE and heptachlor;
- Organophosphorus pesticides (OPPs);
- Polychlorinated Biphenyls (PCBs);
- Asbestos; and
- Volatile Organic Compounds (VOCs).

5.3 Potential Receptors

The main potential contamination receptors are considered to include:

- Hawthorne Canal located approximately 300m to the west of the site;
- Site visitors, workers and adjacent property owners, who may come into contact with contaminated soil and/or be exposed to contaminated dust arising from construction activity; and
- Future site occupants.

5.4 Contaminant Laydown and Transport Mechanisms

At this site, mobile contaminants would be expected to move down to the rock surface and migrate laterally down-slope from the source. The movement of contaminants would be expected to be associated with groundwater flow and seepage at the top of the bedrock. Groundwater flow would be expected to be relatively slow due to low permeability rates associated with clay soils, however there is no site information regarding the depths of fill. Furthermore, the site inspection has indicated that the entire site is covered by buildings and pavement which represents a relatively low potential for water infiltration. We note that the Stage 1 site assessment does not include data relating to the depth of groundwater in relation to the AEC.



6 CONCLUSION

6.1 Potential for Site Contamination

The ESA has indicated that there are several areas of environmental concern associated with current and previous industrial activities on the site. These broadly include potentially contaminated fill material, the presence of underground storage tanks, the storage of flammable goods, the use of chemicals, dyes and the use of various hydrocarbon products for industrial manufacturing processes. Further information is required regarding the potential impact of these areas of environmental concern.

The conceptual site model has identified that the site contaminant laydown and transport mechanism are associated with groundwater flow and water seepage across the top of the bedrock. Further information is required regarding the depths of groundwater across the site and if groundwater has been impacted by the areas of environmental concern.

Based on the results of the ESA, EIS are of the opinion that the potential for soil and groundwater contamination at the site is moderate to high.

6.2 Recommendations

A Stage 2 ESA should be undertaken to assess the soil and groundwater contamination conditions at the site. The investigation should be designed to meet the sampling density detailed in the *NSW EPA Contaminated Sites Sampling Design Guidelines* (1995¹⁷). Targeted investigations should be undertaken of the areas of environmental concern.

¹⁷*Contaminated Sites Sampling Design Guidelines*, NSW EPA, 1995 (EPA Sampling Design Guidelines 1995)

7 LIMITATIONS

The report limitations are outlined below:

- EIS accepts no responsibility for any unidentified contamination issues at the site. Any unexpected problems/subsurface features that may be encountered during development works should be inspected by an environmental consultant as soon as possible;
- Previous use of this site may have involved excavation for the foundations of buildings, services, and similar facilities. In addition, unrecorded excavation and burial of material may have occurred on the site. Backfilling of excavations could have been undertaken with potentially contaminated material that may be discovered in discrete, isolated locations across the site during construction work;
- This report has been prepared based on site conditions which existed at the time of the investigation; scope of work and limitation outlined in the EIS proposal; and terms of contract between EIS and the client (as applicable);
- The conclusions presented in this report are based on a review of historical information obtained from various sources, visual observations of the site and immediate surrounds and documents reviewed as described in the report;
- The investigation and preparation of this report have been undertaken in accordance with accepted practice for environmental consultants, with reference to applicable environmental regulatory authority and industry standards, guidelines and the assessment criteria outlined in the report;
- Where information has been provided by third parties, EIS has not undertaken any verification process, except where specifically stated in the report;
- EIS has not undertaken any assessment of off-site areas that may be potential contamination sources or may have been impacted by site contamination, except where specifically stated in the report;
- EIS accept no responsibility for potentially asbestos containing materials that may exist at the site. These materials may be associated with demolition of pre-1990 constructed buildings or fill material at the site;
- EIS have not and will not make any determination regarding finances associated with the site;
- Additional investigation work may be required in the event of changes to the proposed development or landuse. EIS should be contacted immediately in such circumstances;
- Material considered to be suitable from a geotechnical point of view may be unsatisfactory from a soil contamination viewpoint, and vice versa;
- This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose;
- Copyright in this report is the property of EIS. EIS has used a degree of care, skill and diligence normally exercised by consulting professionals in similar



circumstances and locality. No other warranty expressed or implied is made or intended. Subject to payment of all fees due for the investigation, the client alone shall have a licence to use this report;

- If the client, or any person, provides a copy of this report to any third party, such third party must not rely on this report except with the express written consent of EIS; and
- Any third party who seeks to rely on this report without the express written consent of EIS does so entirely at their own risk and to the fullest extent permitted by law, EIS accepts no liability whatsoever, in respect of any loss or damage suffered by any such third party.



LIST OF IN-TEXT TABLES:

Table 1-1: Guidelines	2
Table 2-1: Inputs into the Decision	4
Table 3-1: Site Identification Information – Kolotex Property	6
Table 3-2: Site Identification Information – Labelcraft Property	6
Table 4-1: Summary of NSW EPA Online Records	19



IMPORTANT INFORMATION ABOUT THIS REPORT

These notes have been prepared by EIS to assist with the assessment and interpretation of this report.

The Report is Based on a Unique Set of Project Specific Factors:

This report has been prepared in response to specific project requirements as stated in the EIS proposal document which may have been limited by instructions from the client. This report should be reviewed, and if necessary, revised if any of the following occur:

- the proposed land use is altered;
- the defined subject site is increased or sub-divided;
- the proposed development details including size, configuration, location, orientation of the structures are modified;
- the proposed development levels are altered, eg addition of basement levels; or
- ownership of the site changes.

EIS/J&K will not accept any responsibility whatsoever for situations where one or more of the above factors have changed since completion of the assessment. If the subject site is sold, ownership of the assessment report should be transferred by EIS to the new site owners who will be informed of the conditions and limitations under which the assessment was undertaken. No person should apply an assessment for any purpose other than that originally intended without first conferring with the consultant.

Changes in Subsurface Conditions

Subsurface conditions are influenced by natural geological and hydrogeological process and human activities. Groundwater conditions are likely to vary over time with changes in climatic conditions and human activities within the catchment (eg. water extraction for irrigation or industrial uses, subsurface waste water disposal, construction related dewatering). Soil and groundwater contaminant concentrations may also vary over time through contaminant migration, natural attenuation of organic contaminants, ongoing contaminating activities and placement or removal of fill material. The conclusions of an assessment report may have been affected by the above factors if a significant period of time has elapsed prior to commencement of the proposed development.

This Report is Based on Professional Interpretations of Factual Data

Site assessments identify actual subsurface conditions at the actual sampling locations at the time of the investigation. Data obtained from the sampling and subsequent laboratory analyses, available site history information and published regional information is interpreted by geologists, engineers or environmental scientists and opinions are drawn about the overall subsurface conditions, the nature and extent of contamination, the likely impact on the proposed development and appropriate remediation measures.

Actual conditions may differ from those inferred, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, but steps can be taken to help minimise the impact. For this reason, site owners should retain the services of their consultants throughout the development stage of the project, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

Assessment Limitations

Although information provided by a site assessment can reduce exposure to the risk of the presence of contamination, no environmental site assessment can eliminate the risk. Even a



rigorous professional assessment may not detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas which showed no signs of contamination when sampled. Contaminant analysis cannot possibly cover every type of contaminant which may occur; only the most likely contaminants are screened.

Misinterpretation of Site Assessments by Design Professionals

Costly problems can occur when other design professionals develop plans based on misinterpretation of an assessment report. To minimise problems associated with misinterpretations, the environmental consultant should be retained to work with appropriate professionals to explain relevant findings and to review the adequacy of plans and specifications relevant to contamination issues.

Logs Should not be Separated from the Assessment Report

Borehole and test pit logs are prepared by environmental scientists, engineers or geologists based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these should not be re-drawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problems, however contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. If this occurs, delays, disputes and unanticipated costs may result. In all cases it is necessary to refer to the text of the report to obtain a proper understanding of the assessment. Please note that logs with the 'Environmental Log' header are not suitable for geotechnical purposes as they have not been peer reviewed by a Senior Geotechnical Engineer.

To reduce the likelihood of borehole and test pit log misinterpretation, the complete assessment should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of subsurface information does not insulate an owner from the attendant liability. It is critical that the site owner provides all available site information to persons and organisations such as contractors.

Read Responsibility Clauses Closely

Because an environmental site assessment is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in written transmittals. These are definitive clauses designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to any questions.



REPORT FIGURES



Recreated from UBD
UBD Reference: Page 254, Square M3

SITE LOCATION PLAN

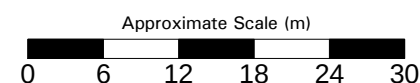
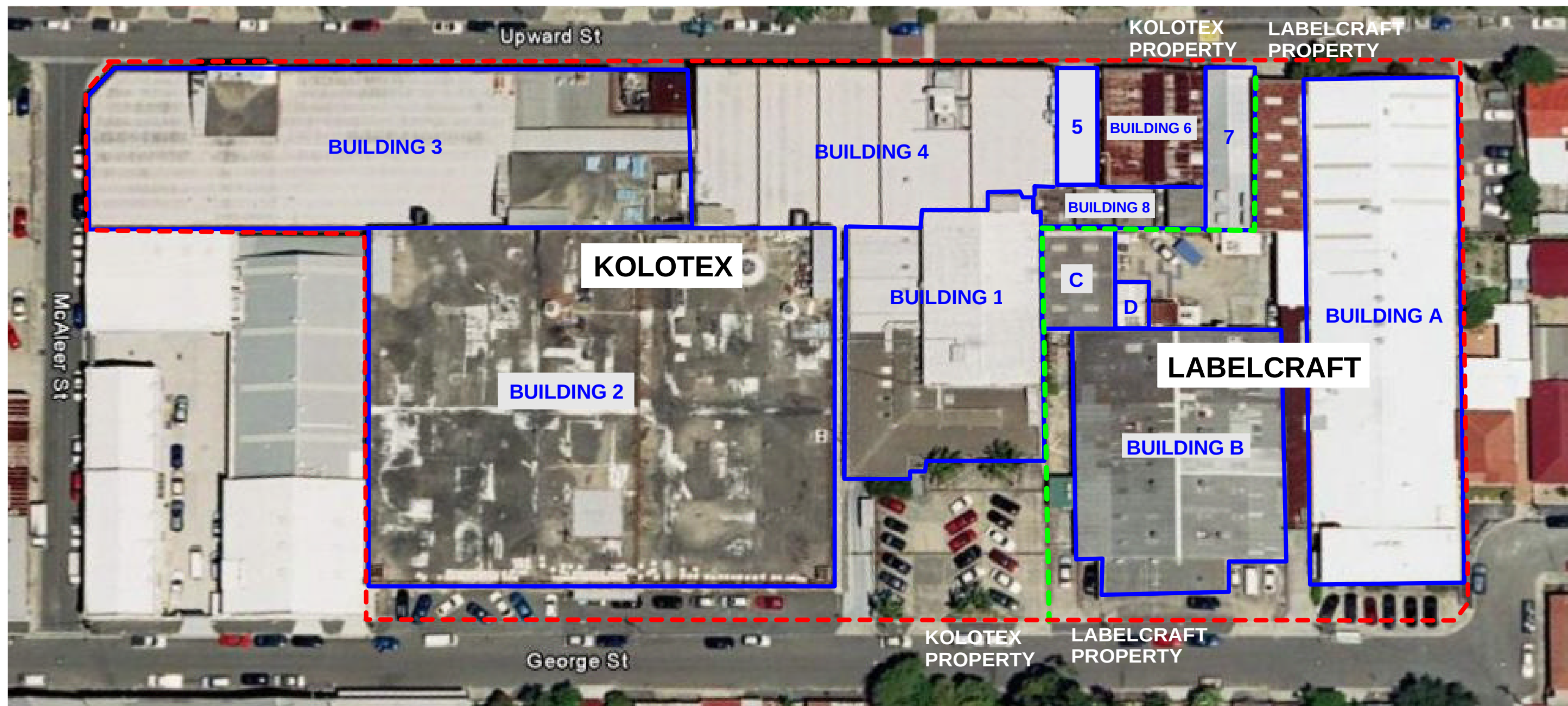
14-28 and 30-40 George Street
Leichhardt



Job No: E22459K
Figure: 1

Note: Reference should be made to the text for a full understanding of this plan

**ENVIRONMENTAL
INVESTIGATION
SERVICES**



Base image from Google Earth Pro

SITE LAYOUT PLAN

14-28 and 30-40 George Street
Leichhardt



Job No: E22459K
Figure: 2



APPENDIX A

Site History Assessment Documents – Kolotex Property

Legalco Online Information System

NSW LTO Title Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: B/327352

SEARCH DATE	TIME	EDITION NO	DATE
24/5/2005	10:34 AM	3	18/8/1995

LAND

LOT B IN DEPOSITED PLAN 327352
LOCAL GOVERNMENT AREA: LEICHHARDT
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP327352

FIRST SCHEDULE

KOLOTEX-GLO SALES PTY LTD (DD 0470262)

SECOND SCHEDULE (3 NOTIFICATIONS)

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. C75782 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PIECE OF LAND 3 FEET WIDE SHOWN IN DP327352
3. R785938 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

phil harvey

PRINTED ON 24/5/2005

Legalco 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.

*Any entries preceded by an asterisk do not appear on the current edition of Title.

Warning: The information appearing under notations has not been formally recorded in the register.

Legalco Online Information System

NSW LTO Historical Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

24/5/2005 10:32AM

FOLIO: B/327352

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

Prior Title(s): VOL 10931 FOL 84

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/5/1993	I307985	MORTGAGE	EDITION 1
9/8/1995	O439306	DISCHARGE OF MORTGAGE	EDITION 2
18/8/1995	O470262	DEPARTMENTAL DEALING	EDITION 3

*** END OF SEARCH ***

phil harvey

PRINTED ON 24/5/2005

Legalco 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.

*Any entries preceded by an asterisk do not appear on the current edition of Title.

Warning: The information appearing under notations has not been formally recorded in the register.

NEW SOUTH WALES

00343

320

/Req:L706834 /CT 10931-084



10931

10931 Fol. 84

84

Appln. No. 24052



AS

Edition issued 19-11-1968

Prior Title Vol. 4493 Fol. 73

L780819

Fol.

10931

(Page 1)

Vol.

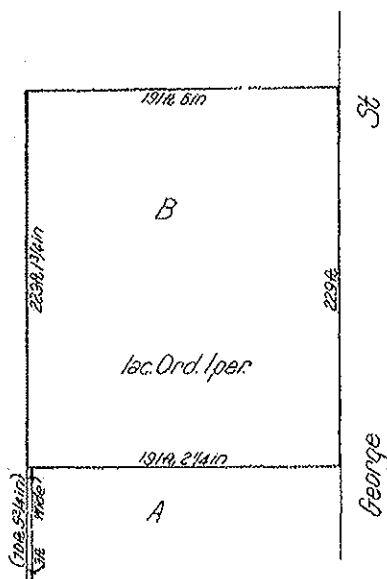
Witness

J. Josa

Johnston
Registrar General



PLAN SHOWING LOCATION OF LAND



L780819. off.

Ka

Scale: 80 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot B in plan lodged with Transfer No. 075782 (Filed as P.P. 327352) in the Municipality of Leichhardt Parish of Petersham and County of Cumberland being part of 48 acres granted to William Thomas on 1-1-1810.

FIRST SCHEDULE

MCLOTEX HOLDINGS LTD. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Drainage created by Transfer No. 075782 appurtenant to the land above described affecting the piece of land 3 feet wide shown in the plan hereon. DP 327352.

Johnston
Registrar General

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

[illegible]

L176775H
L176
M 935172
0644500/M
R
Q417534 PEX
R
R699571 PEX
R748236 LEX
— 844K
R78573EM R
T440254MR

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
	NUMBER	DATE						
Mortgage	L176775	13-9-1968	to The National Mutual Life Association of Australasia Limited.	5-12-1968	<i>Junison</i>	Discharged	M985187	<i>Junison</i>
Mortgage	L176771	12-9-1968	to The Commercial Bank of Australia Limited.	5-12-1968	<i>Junison</i>	Discharged	G64450	<i>Junison</i>
Grant	R417534	-	by Australia and New Zealand Banking Group Limited	5-10-1977	<i>Junison</i>	Withdrawn	R78536	<i>Junison</i>
Cancel	R699577	-	by Frimontinental Australia Limited and Frimontinental Corporation Limited	9-4-1980	<i>Junison</i>	Cancelled	R785938	<i>Junison</i>
Mortgage	R349738	-	to Frimontinental Australia Limited and Frimontinental Corporation Limited	9-4-1980	<i>Junison</i>	Discharged	TH4021	<i>Junison</i>
Mortgage	R785939	-	to Australia and New Zealand Banking Group Limited	14-5-1980	<i>Junison</i>	Discharged	TH4021	<i>Junison</i>
Mortgage	R785938	-	to Australia and New Zealand Banking Group Limited	14-5-1980	<i>Junison</i>	Discharged	TH4021	<i>Junison</i>

74599541
(unanswered)

REG GEN
12-5-1982

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

Appn. No. 214052

Reference to last Certificate

Vol. 3847 Fol. 22

New South Wales.



20809 630

(CERTIFICATE OF TITLE)

Order No C 75782
 Received after Transfer No C 75782

REGISTER BOOK.

Vol. 4493 Fol. 73

CANCELLED

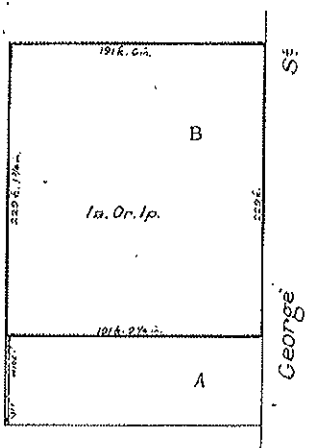
Eli Baker Aboud of Redfern manufacturer by virtue of Certificate of Title Volume 3847 Folio 22
 surrendered as to Residue after Transfer No C 75782 and now the proprietor of an estate in fee simple
 subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such
 encumbrances, liens, and interests as are notified hereon, in that piece of land situated
 in the Municipality of Heidelberg Parish of Petersham, and County of Cumberland
 containing One acre one rood
 or thereabouts,
 as shown in the Plan hereon and therein edged red, being Lot B in plan annexed to the said Instrument of Transfer No C 75782
 and being part of 14 acres originally granted to William Robinson by Letters Patent dated the 1st day of
 January 1810.

In witness whereof I have hereunto signed my name and affixed my Seal, this twenty first day of July 1931

Signed in the presence of A. J. McNeill

Amos Donohue

Acting Registrar General.



Scale: 80 ft. to one inch.

part of the land above described, transferred the 17th day
 of January 1929 and entered the 2nd day of May 1931
 at 10 o'clock in the forenoon.

Amos Donohue

Acting Registrar General.



No. 0.96945 Lease dated 13th November 1931
 from the said Eli Baker Aboud to Italia -
 Australia Petroleum Limited of part of the
 land within described

Produced 14th November 1931 and
 entered 24th November 1931
 at 2 o'clock in the afternoon.

Amos Donohue
 Acting REGISTRAR GENERAL



No. 0.11226 Lease dated 30th April 1932
 from the said Eli Baker Aboud to Italia Petroleum
 Australia Limited of part of the land within
 described (hereinafter described) (hereinafter referred to as the
 land within described) (hereinafter referred to as the
 land within described)

Produced 28th April 1932 and
 entered 6th May 1932
 at 2 o'clock in the afternoon.

Amos Donohue
 Acting REGISTRAR GENERAL



The within mentioned LEASE No. 0.11226
 has expired by effluxion of time
 Dated 21st December 1932

Amos Donohue
 REGISTRAR GENERAL



Notification referred to
 Easement for Drainages in respect of surface water only
 appurtenant to the land above described over that
 piece of land 3 feet wide coloured brown in plan hereon
 as described by Instrument of Transfer No C 75782.

Amos Donohue

Acting Registrar General.



No. B 770470 have, stated the 21st day of
 June 1931 Eli Baker Aboud by Italy & Co Limited of

30th May 2005

21/11/11 09421 K C 118626 172356 11.71

Appn. No. 24052

Reference to last Certificate

Vol. 3393 Fols 216 and 217

New South Wales.



[CERTIFICATE OF TITLE.]

REGISTER BOOK,

Vol. 3847 Fol. 22

CANCELLED

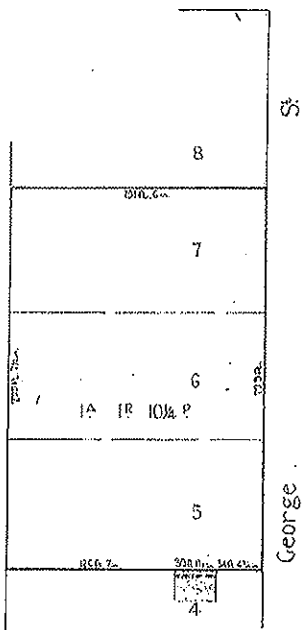
ERNEST RANDOLPH BARLOW of Leichhardt, Manufacturer, Transferee under Instrument of Transfer from Fred Parkinson and Francis Herbert Garlick No.B 333014 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests, as are notified hereon, in that piece of land situated in the Municipality of Leichhardt, Parish of Petersham, and County of Cumberland containing One acre one rood ten and one quarter perches or thereabouts as shown in the plan hereon and therein edged red and also shown in plan lodged with Application No.24052 being lots 5, 6 and 7 of Segerson's Subdivision and being part of 48 acres delineated in the Public Map of the said Parish in the Department of Lands originally granted to William Thomas by Crown Grant dated the first day of January One thousand eight hundred and ten.

In witness whereof, I have hereunto signed my name and affixed my Seal, this thirtieth day of March 1926.

Signed in the presence of

Registrar General

Church, St. St.



Scale - 80 ft to one inch.

Notifications referred to

No. B. 333015 MORTGAGE dated 19th March 1926 from the said Ernest Randolph Barlow to Walter Booth of Bellmore Hill, District

Produced 23rd March 1926 and entered 1st April 1926 at 10 o'clock in the fore noon.

Registrar General

No. B. 333015 DISCHARGE of within Mortgage to Ernest Randolph Barlow dated 1st October 1926.

Produced 2nd October 1926 and entered 2nd October 1926 at 10 o'clock in the fore noon.

Registrar General

No. B. 333015 TRANSFER dated 1st October 1926 from the said Ernest Randolph Barlow to Ernest Randolph Barlow & Co. Limited

Produced and entered 2nd October 1926 at 10 o'clock in the fore noon.

Registrar General

No. D. 629872 MORTGAGE dated 7th October 1926
from the said R. Barker & Co. Limited to the English
Contract and Auctioneers Bank Limited

Produced _____ at _____ and
entered _____ 1926
at _____ o'clock in the _____ noon.

W. H. H. H. H.
REGISTRAR GENERAL.



No. D. 629872 DISCHARGE of within Mortgage
B. 424017 dated 20th February 1928

Produced _____ at _____ and entered
_____ 1928
at _____ o'clock in the _____ noon.

W. H. H. H. H.
Acting REGISTRAR GENERAL.



No. D. 629872 TRANSFER dated 20th February 1928
from the said R. Barker & Co. Limited to the English
Contract and Auctioneers Bank Limited

Produced _____ at _____ and entered
_____ 1928
at _____ o'clock in the _____ noon.

W. H. H. H. H.
Acting REGISTRAR GENERAL.



No. D. 629872 TRANSFER dated 31st December 1928
from the said R. Barker & Co. Limited to the English
Contract and Auctioneers Bank Limited

Produced _____ at _____ and entered
_____ 1929
at _____ o'clock in the _____ noon.

W. H. H. H. H.
REGISTRAR GENERAL.



No. D. 629872 TRANSFER dated 22nd January 1931
from the said R. Barker & Co. Limited to the English
Contract and Auctioneers Bank Limited

Produced _____ at _____ and entered
_____ 1931
at _____ o'clock in the _____ noon.

W. H. H. H. H.
Acting REGISTRAR GENERAL.



This item is an office and certified by title issued
Vol. 4493 Fol. 23

Remains _____

C. 75783 Acting Registrar General



770-470
C-75783
3/13

New South Wales.

50871



[CERTIFICATE OF TITLE]

Tenancy in Common

REGISTER BOOK.

VOL. 3393 Fol. 216

CANCELLED

Fred Parkinson of Newcastle Builder Applicant in primary. Application N° 24052 is now the proprietor of an estate in fee simple in an undivided moiety or half share subject insofar as to the reservations and conditions if any contained in the Great Merino's report and also subject to such encumbrances, liens, and interests as are indicated herein in that piece of land situate in the Municipality of Lockhardt Parish of Peterborough and County of Cumberland containing One acre one rood ten and one quarter perches or thereabouts as shown in the plan hereon and thereunto referred to and also shown in the plan lodged with said Application N° 24052 being Lots 5, 6 and 7 of a division of land being part of Forty eight acres delineated in the Parish Map of the said Parish in the Department of Lands originally granted to William Thomas by Governor Macleay the first day of January one thousand eight hundred and ten

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

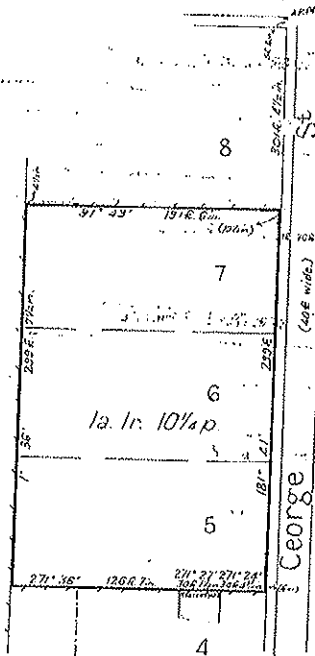
28th day of

November 1923

Signed in the presence of

Church St

Registrar General.



SCALE - 80 ft. to one inch.

No. 1996098	WITHDRAWAL of the within Caveat
Produced by <u>Mr. [Name]</u>	19 th March 1923
Produced at <u>11.15</u> o'clock in the <u>am</u>	19 th March 1923
Produced and entered of the land within described at <u>11.15</u> o'clock in the <u>am</u> 19 th March 1923	
Cancelled & Certificate of this issued	
Vol. 3393 Fol. 216	

Registrar General.



Notification referred to.

No. 1996098 caveat dated 25th September 1923
Produced and entered 25th September 1923 at
11.15 o'clock in the afternoon

Registrar General
Registrar General.



Appn. No. 24052

New South Wales.

26071

[CERTIFICATE OF TITLE.]



Tenancy in common

REGISTER BOOK.

Vol. 3393 Fol. 217

CANCELLED

Francis Herbert Garlick of Newcastle, being an applicant in primary application No 24052 is now the proprietor of an estate in fee simple in an undivided moiety or halfshare subject nevertheless to the reservations and conditions if any contained in the Grant hereinafter referred to and also subject to such encumbrances, liens, and interests as are notified herein in that piece of land situated in the Municipality of Leichhardt Parish of Petersham and County of Cumberland containing One acre one rood ten and one quarter perches or thereabouts as shown in the plan heron and therein edged red and also shown in the plan lodged with said application No 24052 being Lots 5, 6 and 7 of Segerson's Subdivisions and being part of forty eight acres delineated in the Public Maps of the said Parish in the Department of Lands originally granted to William Thomas de Grey Brown and dated the first day of January one thousand eight hundred and ten

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

28th day of

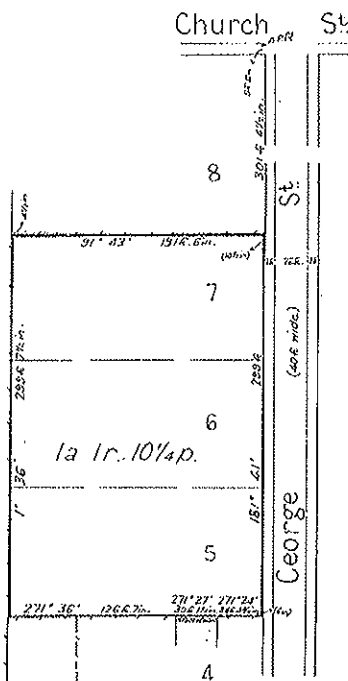
November 1922

Signed in the presence of

J. J. J. J.

R. H. H. H.

Registrar General.



Scale - 80 ft. to one inch.

Publication referred to

No. B. 33904 TRANSFER dated 28th March 1926
from the said Francis Herbert Garlick and also
The Corporation of Leichhardt to the said Francis Herbert Garlick

Produced and entered of the land within described
at 28th March 1926 in the presence of noon.

Cancelled & Certificate of Title issued

Vol. 3847 fol. 222.

Registrar General



Should any transaction affecting the land in this application be entered into subsequent to the date of the application, but prior to the issue of the Certificate of Title, the Registrar General should be informed immediately, and all documents evidencing such transaction should be lodged.

SCHEDULE REFERRED TO—(continued).*

(TO BE SIGNED BY APPLICANT, IF UTILISED, IMMEDIATELY BELOW THE LAST ITEM SCHEDULED)

* See marginal note under Article on page 2.

1. 11th Oct. 1861 Mortgage. Patrick Mooney to Mr. Counsel Stephen No 577 Book 76.
2. 2nd Sept. 1862 Reconveyance. Mr. C. Stephens to Patrick Mooney No 696 Book 79.
3. 3rd Sept. 1862 Conveyance. P. Mooney to Jas. Long. No 760 Book 79.
4. 23rd Decy 1863 Release of Mooney, Jas Long to Race Susan Long.
5. 30th Aug 1863 Conveyance. Jas Long to Edward Hill. No 1182 Book 81.
6. 31st Nov. 1864 Release on fee of J. Blofield, anor and his wife to Ed Hill. No 1115 Book 87.
7. 28th Jan'y 1865 Conveyance. Thos. Morford Samuel Priestly No 621 Book 89.
8. 21st Jan'y 1871 Certified Office, Will of Ed. Hill. No 9089.
9. 3rd Nov 1880 Mortgage. J. Priestly to Bank of N. S. Wales No 464 Book 210.
10. 16th Mar 1883 Discharge Bank N. S. Wales to J. Priestly endorser No 320 Book 223.
11. 20th Sept. 1911 Conveyance. Mr. Ellen Priestly admix of the Estate of Samuel Priestly dec'd to E. J. Garlick and anor. No 196 Book 977.
12. 11th April 1924 Conveyance. Hector J. R. Clayton 1st part Mary O'Donnell 1st 2nd part Ellen Sarah Garlick anor 3rd part No 652 Book 1026.
13. 12th Oct 1921 Statutory Declaration of Mrs. Charlotte Garlick.
14. 29th Nov 1921 Conveyance. E. J. Garlick sons to Fred Parkinson anor No 792 Book 1216.
15. 9th Jan'y 1922 No Surveyor, Frederick Rupert Sandy Plan dated 9th Jan'y 1922, description of the land the subject matter of this application.

Witness to signature of
Francis Herbert Garlick

Herbert Garlick

J. H. Garlick

Witness to signature of
Fred Parkinson

Fred Parkinson

Recd 19th Nov 1922

Worth Dec 1st 1922

Clayton & Mtz
8-6-22

21. 27.3.01 Mpt. of V. new trustee of Talbot & anor to J. W. Stann. Book No. 185-268
22. 1.2.93 Assignment. Mr. M. Hill to J. Fowler. 183-398
23. 2.2.14 Conveyance. J. W. Stann & anor to Mr. C. Rommel & anor. 1021-470
24. 21.12.91 Probate in the ex. of E. J. Hill.
25. 21.7.17 L.P. re estate of J. C. Garlick.

See indorsement overleaf.

17 Halsdon
4677069

Section 119 of the
Real Property Act, 1900
By Appointment of the
Registrar-General of
Land in New South Wales
I hereby certify that the
above is a true and correct
copy of the original
document as filed in the
Registry Office of the
Registrar-General of
Land in New South Wales
and that the same is
correctly indexed and
classified.

I certify that the within application is correct for the purposes of the Real Property Act, 1900.

Red Harrison

J. H. Garlick

(RULE UP ALL BLANKS BEFORE SIGNING. EXCEPT SPACE IN SCHEDULE BELOW APPLICANT'S SIGNATURE.)

F E E S.

PAYMENT OF THESE MUST ACCOMPANY THE APPLICATION.

1st.—Where the Applicant is the Original Grantee from the Crown, and no transactions have been registered.

New Certificate	£1 0 0
Add. Assurance, 1d. in the £ on declared value	...
Office Copy of Plan	0 5 0

2nd.—Where the Applicant is not the Grantee from the Crown, or being the Grantee, the property has ever dealt with by any Registered Instrument.

Fee:—	
Advertisement	£1 10 0
New Certificate	1 0 0
Office Copy of Plan	0 5 0
TOTAL	£2 15 0

In addition to the Assurance Fee of 1d. in the £ on the value.

State to whom all correspondence relating to this Application should be sent, with address, as under, viz:—

Name

Occupation

Post Town





JP

23 MAY 2005

Our Ref: D05/025729
Your Ref: E19475FJ

20 May 2005

Attention:- Ms Joanne Rosner
EIS
39 Buffalo Road
GLADESVILLE NSW 2111

Dear Madam

RE SITE: 10-28 George Street LEICHHARDT NSW 2040

I refer to your search request of 20 May 2005 requesting information on a Licence to Keep Dangerous Goods on the above site.

Enclosed are copies of the documents, which WorkCover holds on Dangerous Goods Licence **35/025338**, relating to the storage of dangerous goods at the abovementioned premises as listed on the Stored Chemical Information Database (SCID).

An invoice for this search will be forwarded in due course.

If you have any further queries, please contact WorkCover's Dangerous Goods Licensing staff on (02) 4321 5500.

per: 
Brent Jones
Team Leader
Dangerous Goods

WorkCover. **Watching out for you.**

WorkCover NSW ABN 77 682 742 966 92-100 Donnison Street Gosford NSW 2250 Locked Bag 2906 Lisarow NSW 2252
Telephone 02 4321 5000 Facsimile 02 4325 4145 WorkCover Assistance Service 13 10 50
DX 731 Website www.workcover.nsw.gov.au

WC1216LH

WORKCOVER NEW SOUTH WALES**DETAILS OF LICENCE FOR KEEPING**

WorkCover New South Wales, 400 Kent Street, Sydney 2000 Ph. 9370 5187 Fax. 9370 5189 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001

2 November 2001**WORKCOVER**
NEW SOUTH WALES**Licence Number** 35/025338**Expiry Date** 15/09/1993**Number of Depots** 6**Licensee Details**

706218

Licensee KOLOTEX AUSTRALIA PTY LTD ACN 002 716 716**Trading Name****Postal Address** BOX 71 P O LEICHHARDT NSW 2040**Licensee contact** STAN COX Ph. 9335 2900 Fax. 9550 9115**Site Details****Premises Licensed to Keep Dangerous Goods**

KOLOTEX AUSTRALIA PTY LTD

22 GEORGE ST LEICHHARDT NSW 2040

Nature of Site MANUFACTURING N.E.C.**Major Supplier of Dangerous Goods** VARIOUS**Emergency contact for this site** SITE SECURITY Ph. 9335 2900**Site staffing** 24HRS 5.5 DAYS**Details of Depots**

Depot No	Depot Type	Goods Stored in depot	Qty
1	ROOFED STORE	Class 8	1000 L
		UN 1779 FORMIC ACID	400 L
		UN 2672 AMMONIA SOLUTION	50 L
2	ROOFED STORE	Class 3	1600 L
		UN 1268 PETROLEUM PRODUCTS, N.O.S.	400 L
3	UNDERGROUND TANK	Class C1	14000 L
		UN 00C1 HEATING OIL	10000 L
4	ROOFED STORE	Class 4.2	22 KG
		UN 1384 SODIUM DITHIONITE (SODIUM HYDROSULFITE)	15 KG
5	ROOFED STORE	Class C2	2500 L
		UN 00C2 COMBUSTIBLE LIQUID 2	1000 L
6	ABOVE-GROUND TANK	Class C2	2000 L
		UN 00C2 COMBUSTIBLE LIQUID 2	1000 L

Dangerous Goods Depots
Kolotex Pty Ltd 22 George Street Leichhardt 2040

Depot Number	Type of Depot	Depot Class		Maximum Storage Capacity		
1	Roofed Store	8		1,000 L		
UN Number	Proper Shipping Name	Class	PG	Product or Common Name	Typical Quantity	Unit
1779	Formic Acid	8	II	Formic acid 85%	400	L
2672	Ammonia	8	III	Ammonia 25%	50	L

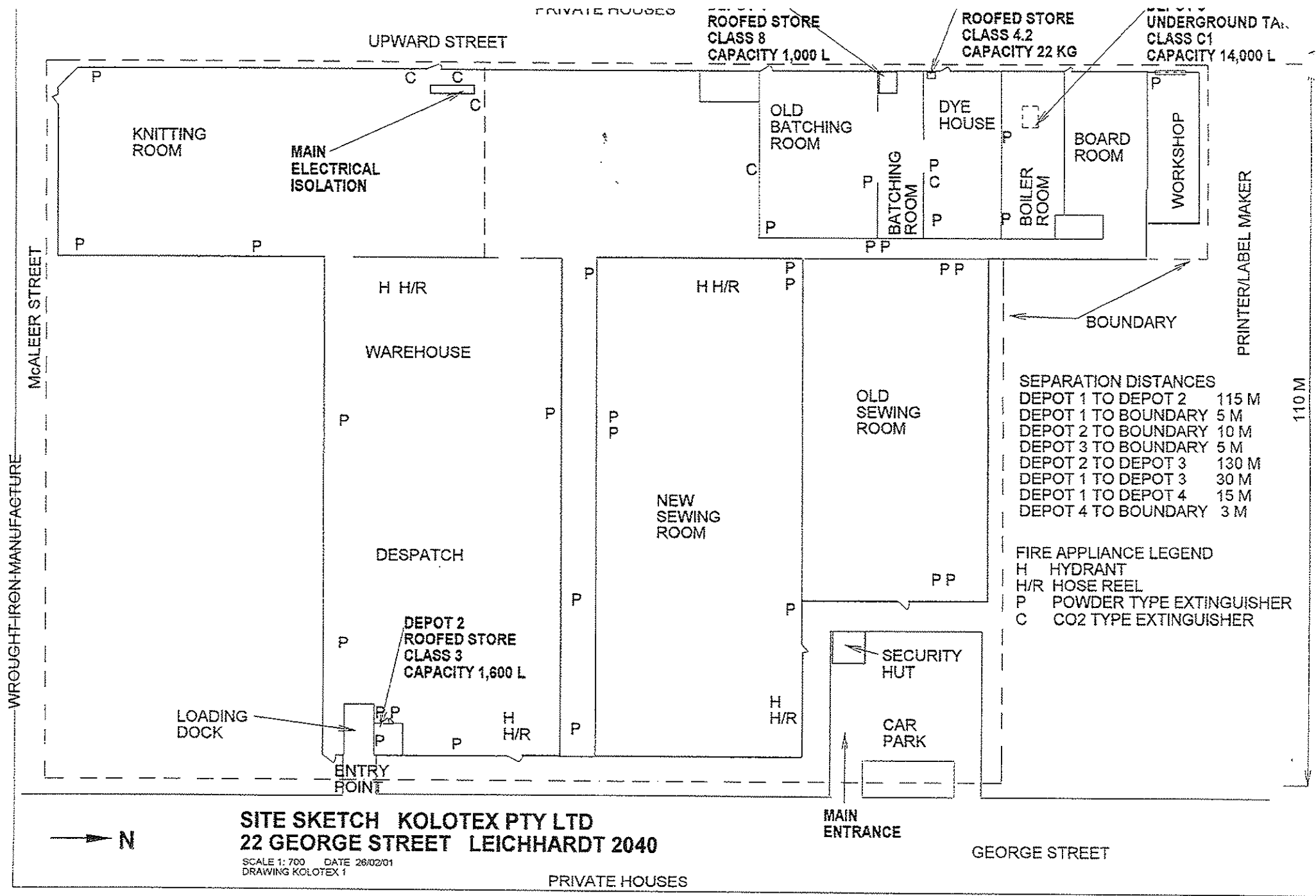
Depot Number	Type of Depot	Depot Class		Maximum Storage Capacity		
2	Roofed Store	3		1,600 L		
UN Number	Proper Shipping Name	Class	PG	Product or Common Name	Typical Quantity	Unit
1268	X 55 Solvent	3	II	X 55	400	L
	Lubricating oil	C2		Lubricating oil	200	L

Depot Number	Type of Depot	Depot Class		Maximum Storage Capacity		
3	Underground Tank	C1		14,000 L		
UN Number	Proper Shipping Name	Class	PG	Product or Common Name	Typical Quantity	Unit
	Fuel Oil	C1		Boiler Fuel Oil	10,000	L

EXEMPT DEPOT.FOR SCID PURPOSES ONLY.

Depot Number	Type of Depot	Depot Class		Maximum Storage Capacity		
4	Roofed Store	4.2		22 Kg		
UN Number	Proper Shipping Name	Class	PG	Product or Common Name	Typical Quantity	Unit
1384	Sodium Dithionite	4.2	II	Sodium Hydrosulphite	15	Kg

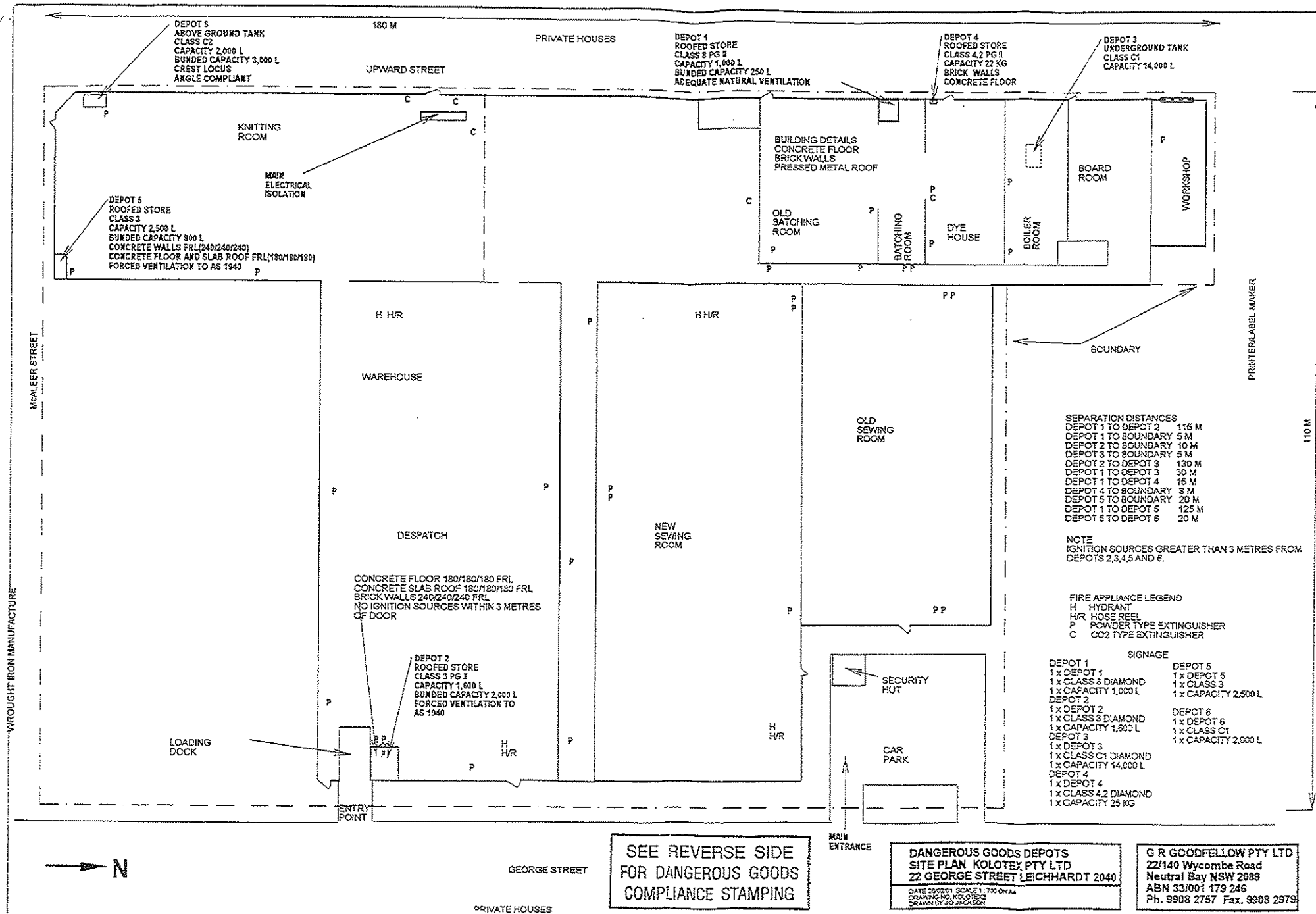
EXEMPT DEPOT.FOR SCID PURPOSES ONLY.



**SITE SKETCH KOLOTEX PTY LTD
22 GEORGE STREET LEICHHARDT 2040**

SCALE 1: 700 DATE 26/02/01
DRAWING KOLOTEX 1

PRIVATE HOUSES



WORKCOVER NEW SOUTH WALES
DETAILS OF LICENCE FOR KEEPINGWorkCover New South Wales, 400 Kent Street, Sydney 2000, Tel: (02) 9370 5187, Fax: (02) 9370 5188, E-Mail: workcover@workcover.nsw.gov.au, ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001

11 April 2001



Licence Number: 35/025338 Expiry Date 15/09/1993 Number of Depots: 2

706218

Licensee Details

Licensee KOLOTEX GLO AUST P/L

Trading name

Postal address BOX 71 P O LEICHHARDT NSW 2040

Licensee contact

Site Details

Premises Licensed to Keep Dangerous Goods

KOLOTEX GLO AUST P/L

22 GEORGE ST LEICHHARDT NSW 2040

Nature of site NON DANGEROUS GOODS

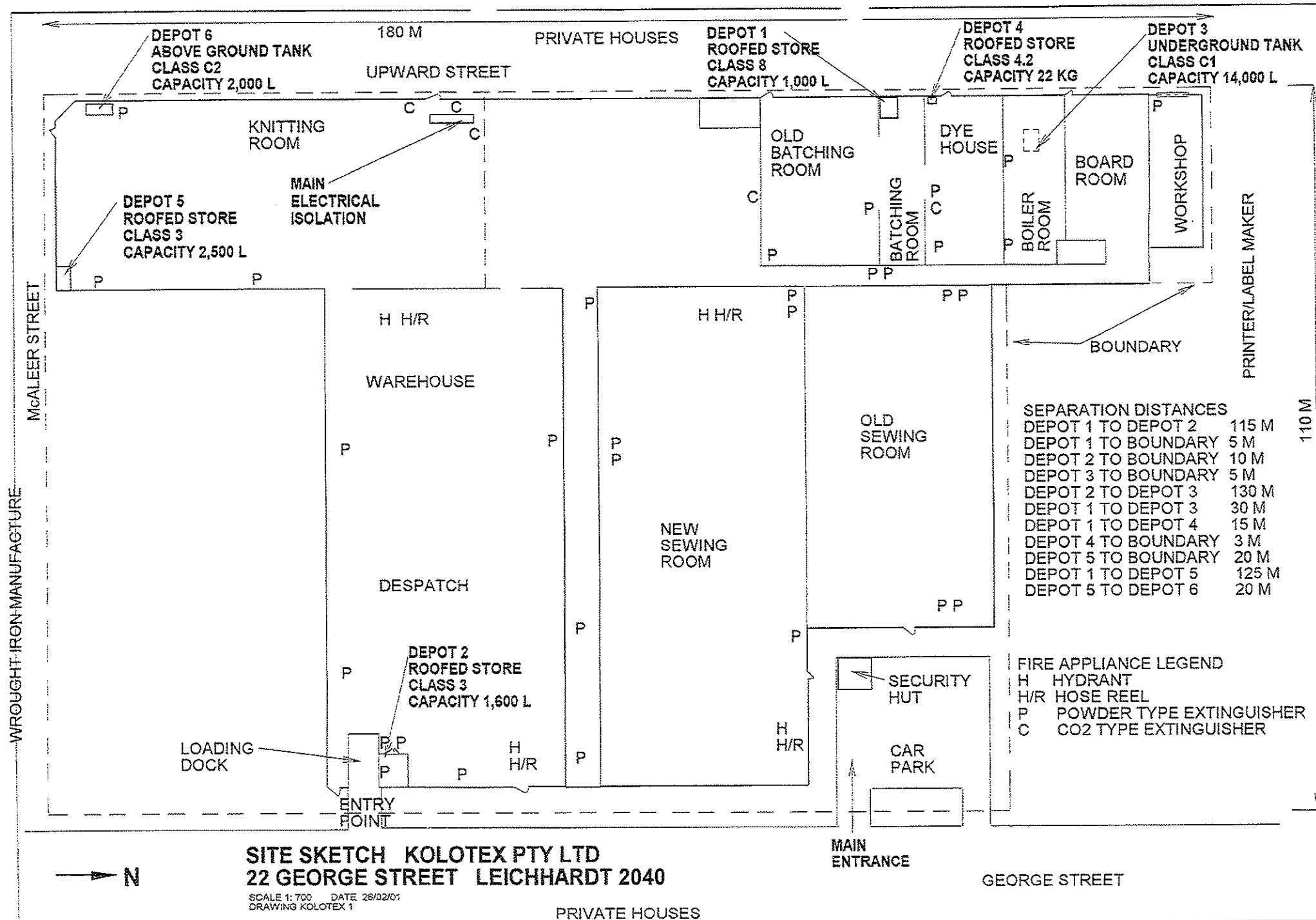
Major Supplier of Dangerous Goods

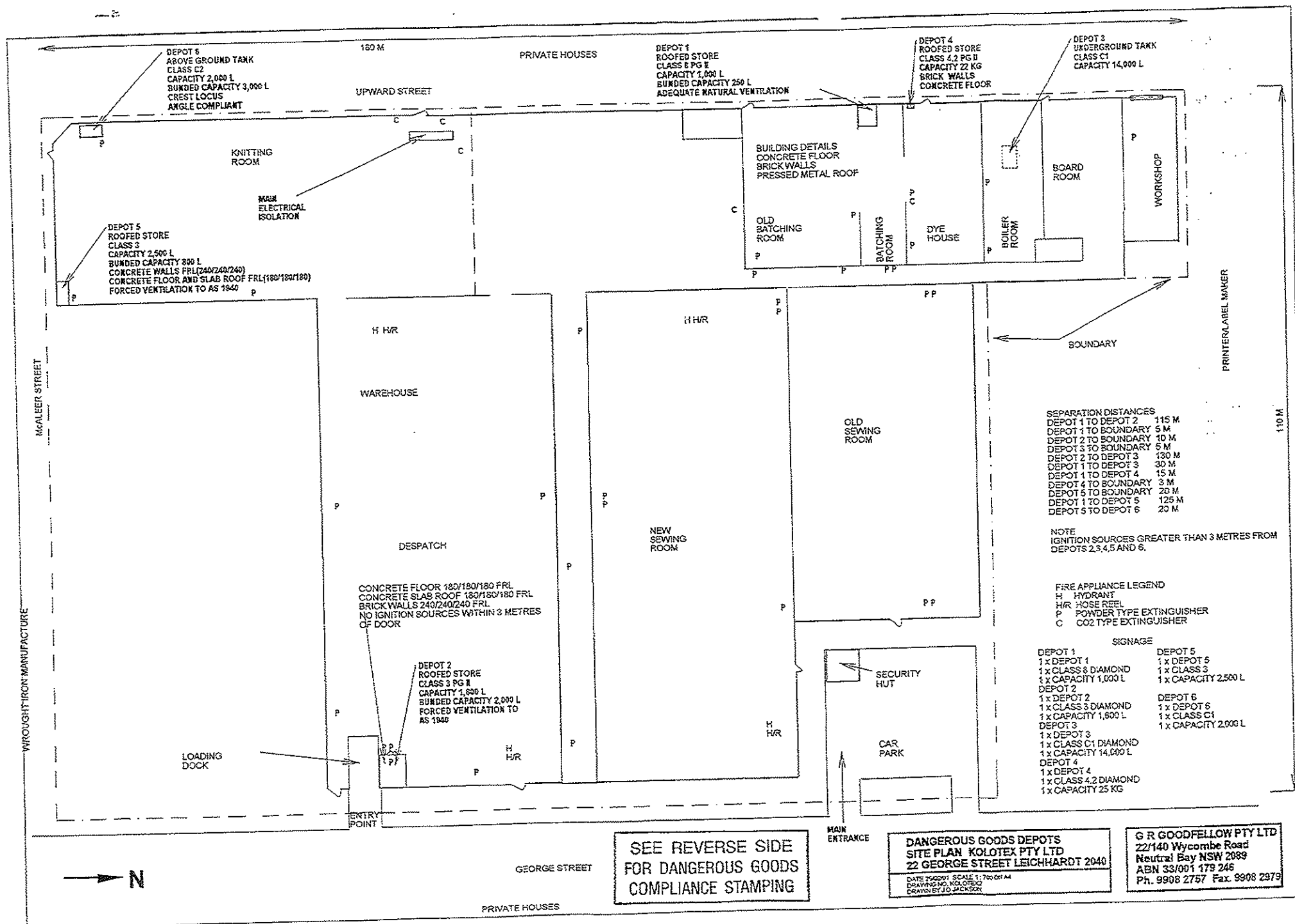
Emergency Contact for this Site

Site Staffing

Details of Depots

Depot No	Depot Type	Goods Stored in depot	Qty
1	ROOFED STORE	Class 3	6000 L
2	ROOFED STORE	Class 3	3000 L





Depot all existing depots remain
Dangerous Goods Depots add 1 to 6.

Kolotex Pty Ltd 22 George Street Leichhardt 2040

Depot Number	Type of Depot	Depot Class		Maximum Storage Capacity		
1	Roofed Store	8		1,000 L		
UN Number	Proper Shipping Name	Class	PG	Product or Common Name	Typical Quantity	Unit
1779	Formic Acid	8	II	Formic acid 85%	400	L
2672	Ammonia	8	III	Ammonia 25%	50	L

Plan
Leich.

Depot Number	Type of Depot	Depot Class		Maximum Storage Capacity		
2	Roofed Store	3		1,600 L		
UN Number	Proper Shipping Name	Class	PG	Product or Common Name	Typical Quantity	Unit
1268	X 55 Solvent	3	II	X 55	400	L
	Lubricating oil	C2		Lubricating oil	200	L

Plan
Leich.

Depot Number	Type of Depot	Depot Class		Maximum Storage Capacity		
3	Underground Tank	C1		14,000 L		
UN Number	Proper Shipping Name	Class	PG	Product or Common Name	Typical Quantity	Unit
0001	Fuel Oil	C1		Boiler Fuel Oil	10,000	L

OK

EXEMPT DEPOT.FOR SCID PURPOSES ONLY.

Depot Number	Type of Depot	Depot Class		Maximum Storage Capacity		
4	Roofed Store	4.2		22 Kg		
UN Number	Proper Shipping Name	Class	PG	Product or Common Name	Typical Quantity	Unit
1384	Sodium Dithionite	4.2	II	Sodium Hydrosulphite	15	Kg

OK

EXEMPT DEPOT.FOR SCID PURPOSES ONLY.

Depot Number	Type of Depot	Depot Class		Maximum Storage Capacity		
5	Roofed Store	C2		2,500 L		
UN Number	Proper Shipping Name	Class	PG	Product or Common Name	Typical Quantity	Unit
0002	Lubricating Oil	C2		Machine Oil	1,000	L

OK

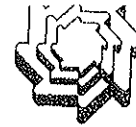
EXEMPT DEPOT. FOR SCID PURPOSES ONLY.

Depot Number	Type of Depot	Depot Class		Maximum Storage Capacity		
6	Above Ground Tank	C2		2,000 L		
UN Number	Proper Shipping Name	Class	PG	Product or Common Name	Typical Quantity	Unit
0002	Lubricating Oil	C2		Machine Oil	1,000	L

OK

EXEMPT DEPOT.FOR SCID PURPOSES ONLY.

Department of Industrial Relations



LICENCE No.

35-025338.3

95/01020

DANGEROUS GOODS ACT, 1975

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

(* delete whichever is not required)

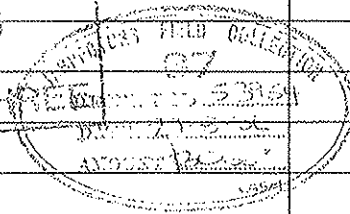
FEE: \$15.00 per Depot for new licence.
\$15.00 for amendment or transfer.

Name of Applicant in full (see Item 1—Explanatory notes—page 4) **KOLOTEX GLO AUSTRALIA PTY. LTD.**
 Trading name or occupier's name (if any) **22 GEORGE STREET**
LEIGHHARDT N.S.W. 2040
 Postal Address **PO BOX 71 LEIGHHARDT** Postcode **2040**
 Address of the premises to be licensed. (Including Street No.) **AS ABOVE** Postcode **2040**
 Nature of premises (See Item 2—Explanatory notes—page 4) **MANUFACTURING**
 Telephone number of applicant STD Code Number

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

Depot number	Type of depot (See item 3—Explanatory notes—page 4)	Storage capacity	Dangerous goods		C & C Office use only
			Product being stored		
1	Roofed Storage	6000 LITRES	3.1	Various	DD 002 020 0 6 020 63
2	-	3000 LITRES	3.1	-	6 020 33
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

DATA ENTERED
18 SEP 1986
OPERATOR THREE



Has site plan been approved by the Dangerous Goods Branch? Yes No If yes, no plans required. If no, please attach site plan, or provide sketch plan overleaf.
 Have premises previously been licensed? Yes No If, yes, state name of previous occupier, and licence No. (if known).
 Name of oil company supplying flammable liquid (if applicable). **Various**

Signature of applicant

KOLOTEX GLO AUSTRALIA PTY. LTD.

Date

29.8.1986

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

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

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

Signature of Inspector

Date 26.2.87



DUPLICATE

NEW SOUTH WALES

NOTICE TO OCCUPIER OR LICENCEE

DEPARTMENT OF INDUSTRIAL RELATIONS

OCCUPIER/LICENCEE Kolora Co Interiors DANGEROUS GOODS ACT, 1975

ADDRESS 4-20 George St
Liverpool

LICENCE No. 35/01020

TAKE NOTICE THAT THE FOLLOWING DIRECTIONS MUST BE CARRIED OUT TO COMPLY WITH THE DANGEROUS GOODS ACT. THIS NOTICE IS TO BE SIGNED AND RETURNED IMMEDIATELY AFTER THE DIRECTIONS HAVE BEEN CARRIED OUT.

TIME ALLOWED TO COMPLY Twenty One DAYS.

- ☐ Attached Form to be completed and forwarded to address shown with Fee of \$
- ☐ Forward Fee of \$ for Licence renewal.
- ☐ A Notice 'STOP ENGINE NO SMOKING' to be displayed near all petrol dispensers.
- ☐ Provide 9 kg Dry Chemical fire extinguishers.
- ☐ Fire extinguishers to be serviced every 6 months and service tag attached.
- ☐ A Notice 'DANGER NO SMOKING' to be exhibited near depot.
- ☒ Comply with following or attached instructions:

The storage of flammable liquids in your premises is in breach of the Dangerous Goods Regulations.

1) Any flammable liquid with a flash point below 23°C is not to exceed 100 litres total storage.
2) Any storage of flammable liquids in your premises with a flash point of above 23°C and below 61°C is not to exceed 1000 litres.
all these excess stocks are to be removed to a licensed / approved depot. You have been granted 21 days for full compliance of legal action may be taken for non compliance.

Nothing in this Notice shall be regarded as in any way relieving the occupier of any premises from full compliance with any of the provisions of the said Act and Regulations.

INSPECTOR [Signature]

DATE 16.6.96

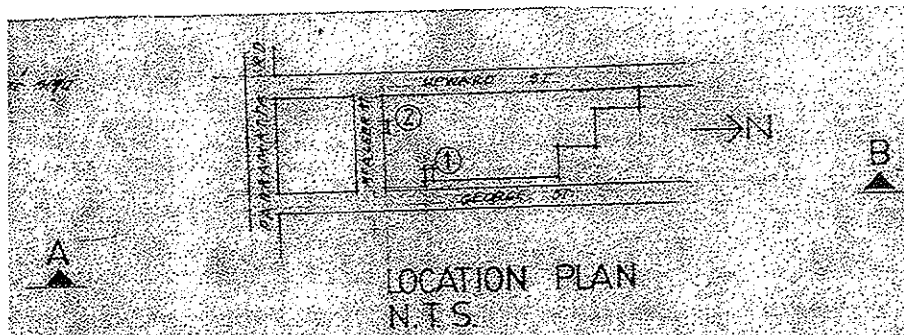
*DISTRICT OFFICE Sydney

*See reverse side for address

THE ABOVE DIRECTIONS HAVE BEEN CARRIED OUT.

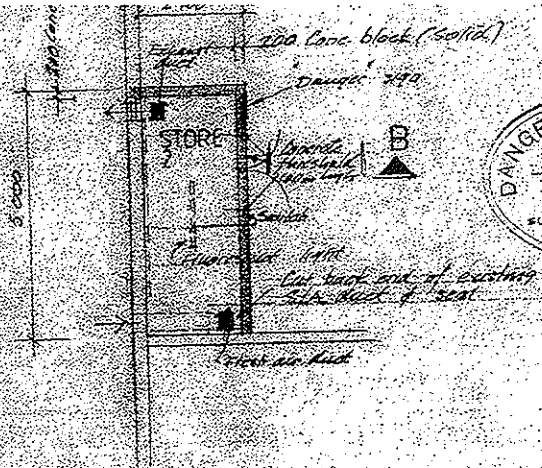
SIGNED _____

DATE _____



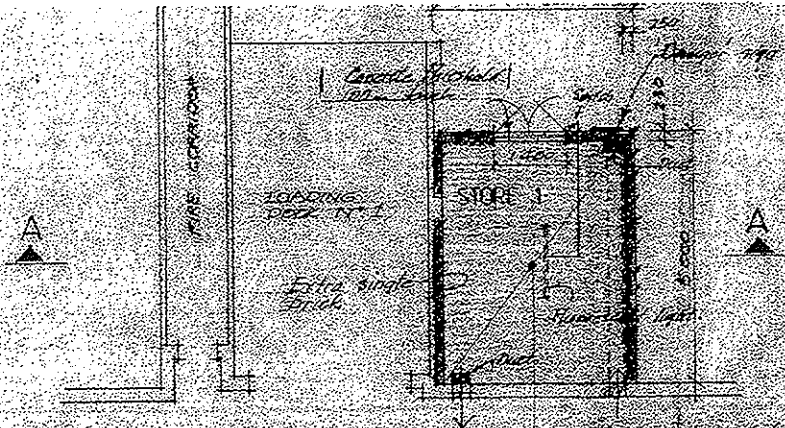
in slab broken up &
in new slab 120 mm
concrete fill with 50
mm aggregate with 5% top
to be laid over
membrane
& slab ground
level

THIS DRAWING TO BE READ
IN CONJUNCTION WITH
DRAWING NO 1 DATED 9-6-85



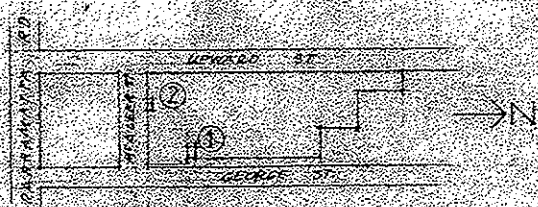
851020

Submitted to D.G.R.		20-8-85
REVISION	AMENDMENT	DATE
4-20 GEORGE ST. LEICHHARDT		
PROPOSED NEW STOREROOMS FOR KOLOTEX GLO INTERNATIONAL		
osmo & associates CONSULTING STRUCTURAL & CIVIL ENGINEERS 359 King St. Napier 519 1170 141 Auckland St. GLADSTONE, Q.L.D. Tel: 7223553		
SCALE 1:100		DATE 12-8-85
DRAWN W.B.		ISSUE
CHECKED		SHEET 2/2
APPROD		DRAWING NO. 85-094



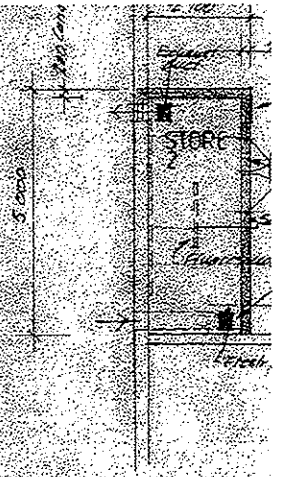
PLAN ①

Existing concrete slab broken up & removed. Lay new slab 120 thick. Joist space consolidated fill with 50. Building and roof floor with 1/2" top finish. Slab to be laid over concrete. Slab finished side from 1/2" top for grade.



LOCATION PLAN
N.T.S.

THIS DRAWING TO BE READ
IN CONJUNCTION WITH
DRAWING NO. 1 DATED 9.6.85



PLAN

NOTES FOR MECHANICAL VENTILATION

- FANS: Air velocity to be not less than 300 m/min
All fans to be activated by tight switch.
- Ventilation system to be capable of exhausting $0.3 \text{ m}^3/\text{m}^2$ of floor area OR $5 \text{ m}^3/\text{min}$
i.e. $5 \times 25 \text{ m}^3/\text{min}$ for Store No 1 & $5 \times 10 \text{ m}^3/\text{min}$ for Store No 2
- Internal doors fitted with an approved thermal release operation
- Exhaust fan to be 10% greater capacity than fresh air supply fan

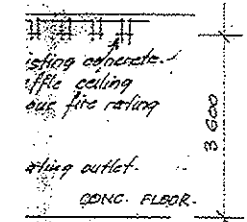
100 high

6000 mm

3000

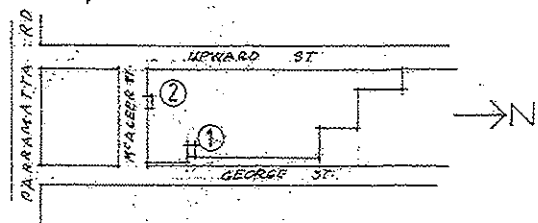
GENERAL NOTES

- Notice displaying + Danger No smoking keep fire away shall be provided and installed where indicated
- Install a 9 Kg dry chemical fire extinguisher outside stores
- All light fittings to be flame proofed
- Floor area of Store No 1 is capable of containing 1000 litres
- Floor Store No 2 864 litres
- Maximum capacity of stored cans will be 200 litres per can

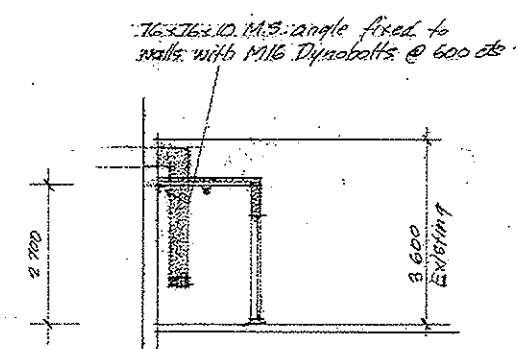


600 x 300 Footing
FB TH. 5 wires top & bottom
Re. ties @ 900 c/c

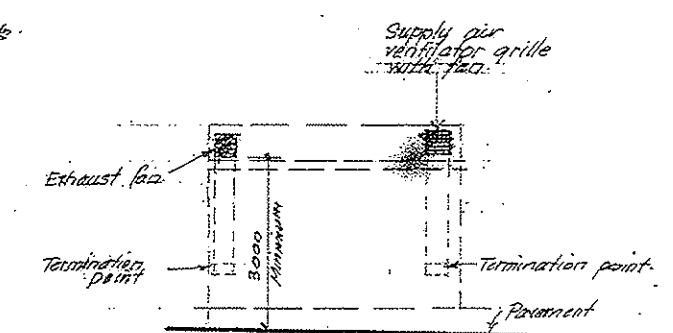
1000



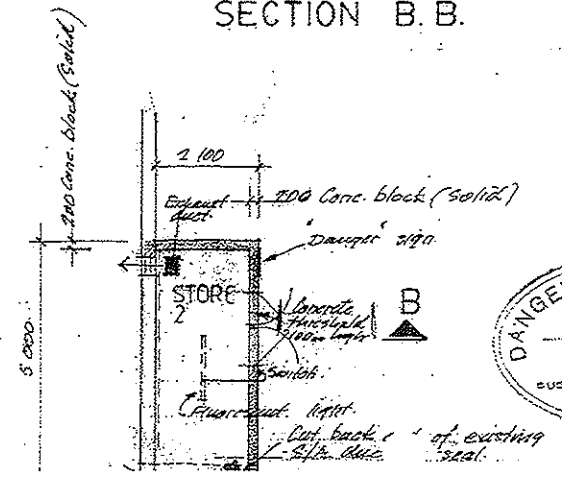
LOCATION PLAN
N.T.S.



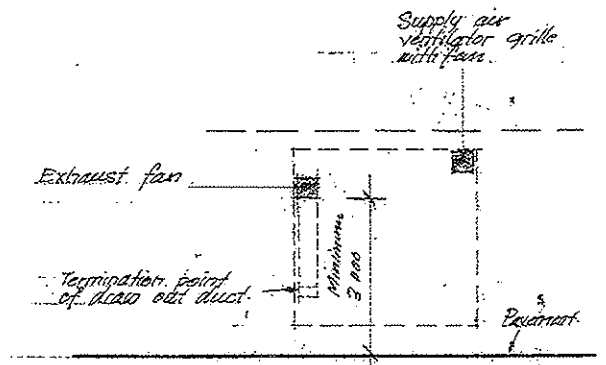
SECTION B.B.



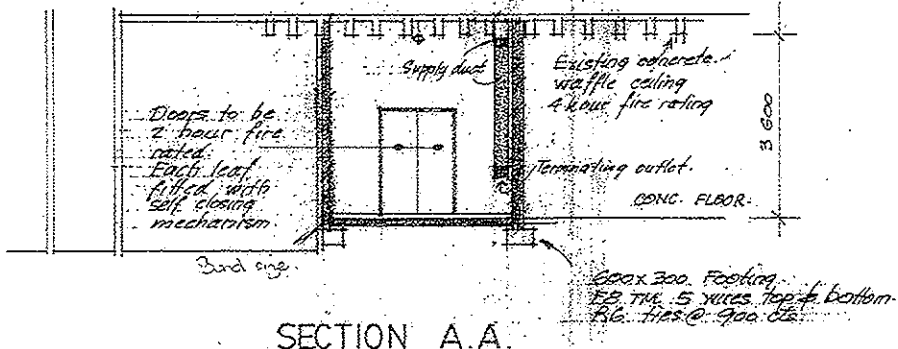
McALEER ST. ELEVATION



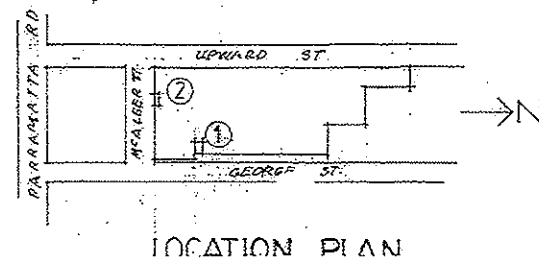
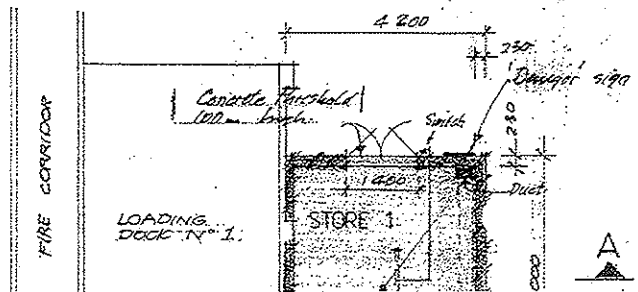
851020



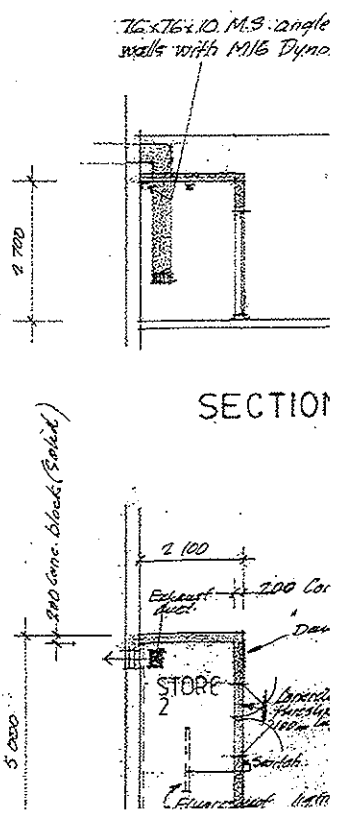
GEORGE ST. ELEVATION



SECTION A.A.



LOCATION PLAN



SECTION

NOTES FOR MECHANICAL VENTILATION

- FANS: Air velocity to be not less than 200 m/min
- All fans to be activated by light
- Ventilation system to be capable of exhaust 0.3 m³/m² of floor area or 5 m³/min i.e. 5x25 m³/min for Store N°1 & 5 m³/min for Store N°2
- Internal doors fitted with an approved fire release operation
- Exhaust fan to be 10% greater capacity than fresh air supply fan

GENERAL NOTES

- Notice: Displaying + Dropping + Smoking - keep fire pump + shall be provided and installed where indicated
- Install a 9 Kg. dry Chemical fire extinguisher outside stores
- All light fittings to be flame proofed
- Floor area of Store N°1 is capable of containing 1000 litres
- Drinks Store N°2 - 264 litres
- Maximum capacity of stored cans will be 200 litres per can



APPENDIX B

Site History Assessment Documents – Labelcraft Property

Our Ref: D10/080678
Your Ref: Cameron Hollands

25 JUN 2010

24 June 2010

Attention: Cameron Hollands
Environmental Investigation Services
PO Box 976
NORTH RYDE NSW 1670

Dear Mr Hollands

RE SITE: 30-40 George Street Leichhardt

I refer to your site search request received by WorkCover NSW on 23 June 2010 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence 35/035003 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

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

Yours Sincerely



Diana Hayes

Senior Licensing Officer
Dangerous Goods Team

WorkCover. **Watching out for you.**

Application for Licence to Keep Dangerous Goods



Application for ☒ new licence ☐ amendment ☐ transfer ☐ renewal of expired licence

PART A - Applicant and site information See page 2 of Guidance Notes.

1 Name of applicant	LABELCRAFT PTY LTD		ACN	002 533 244
2 Postal address of applicant	40 GEORGE ST,		Suburb/Town	LEICHHARDT
			Postcode	2040
3 Trading name or site occupier's name	AS ABOVE			
4 Contact for licence inquiries	Phone	Fax	Name	
	(02) 9550 0999	(02) 9550 9734	MR IAN DIXON	
5 Previous licence number (if known)	35/ NIL 0350053			
6 Previous occupier (if known)	—			
7 Site to be licensed	No	Street		
	40	GEORGE ST		
	Suburb / Town		Postcode	
	LEICHHARDT		2040	
8 Main business of site	PRINTING			
9 Site staffing: Hours per day	10	Days per week	6	
10 Site emergency contact	Phone	Name		
	(0419) 239 690	MR IAN DIXON		
11 Major supplier of dangerous goods	VARIOUS			
12 If a new site or for amendments to depots - see page 4 of Guidance Notes.	Plan stamped by: Name of Accredited Consultant Date stamped			
	RICHARD HALL		10-7-01	
I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.				
13 Signature of applicant	Printed name		Date	
	IAN DIXON		11-07-01	

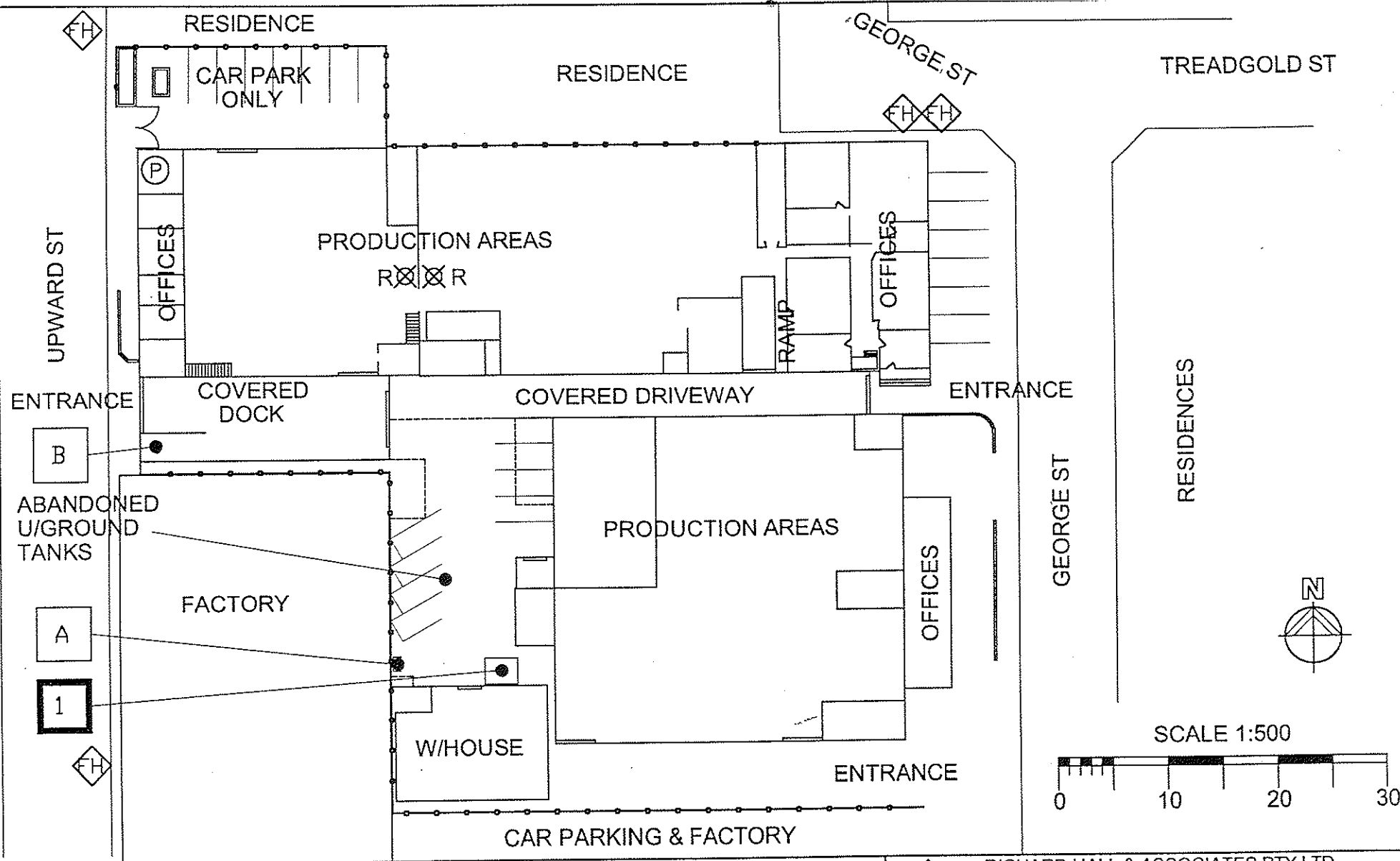
Please send your application, marked **CONFIDENTIAL**, to: **Dangerous Goods Licensing, WorkCover NSW, Level 3, GPO Box 5364, SYDNEY NSW 2001**

PART C - DANGEROUS GOODS STORAGE

[illegible][illegible]

DEPOT No	TYPE OF DEPOT	DEPOT CLASS	MAXIMUM STORAGE CAPACITY			

UN NO	Proper Shipping Name	Class	PG	Product or Common name	Typ.Qty	Units



REVISIONS	REV A	10-07-01	CHK: NRH	CLIENT		LABELCRAFT PTY LTD 40 GEORGE ST LEICHHARDT NSW 2040 TEL: (02) 9550 0998 FAX: (02) 9550 9734	 RICHARD HALL & ASSOCIATES PTY LTD OFFICE 2, LEVEL 1 157A VICTORIA RD DRUMMOYNE 2047 TEL: (02) 9719 1355 PO BOX 186 DRUMMOYNE 2047 FAX: (02) 9719 8360
	ISSUED	DRN:		PROJECT		DANGEROUS GOODS LICENCE	
				TITLE		SCID PLAN	
	DRWN	DATE	SCALE	DWG. No.	REV.		
	NRH	03-07-01	1:500	A258-100	A	SHEET 1 OF 2	

17 JUN 2010

ADVANCE LEGAL SEARCH PTY LIMITED

(ACN 077 067 068)

ABN 49 077 067 068

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9754 1590
Mobile: 0412 169 809
Facsimile: +612 9754 1364
Email: alsearch@optusnet.com.au

09th June 2010

ENVIRONMENTAL INVESTIGATION SERVICES

PO Box 976,
NORTH RYDE BC NSW 1670

Attention: Belinda Sinclair

**RE: 30 – 40 George Street,
Leichhardt**

JOB NO. E22459K

Note 1:	Lot 5 DP 745976
Note 2:	Lot 6 DP 745976
Note 3:	Lot 7 DP 448755
Note 4:	Lot 1 DP 920105
Note 5:	Lot 9 DP 666322
Note 6:	Lot 16 DP 69760
Note 7:	Lot 1 DP 745979
Note 8:	Lot 1 DP 745978
Note 9:	Lot 1 DP 972151

Note 1:

Current Search

Folio Identifier 5/745976 (title attached)

DP 745976 (plan attached)

Dated 2nd June 2010

Registered Proprietor:

TERRENCE DAVID ROWNEY

Title Tree

Lot 5 DP 745976

Folio Identifier 5/745976

CA 25704

Conveyance Book 3718 No. 158

Conveyance Book 2827 No. 329

Conveyance Book 2631 No. 574

Conveyance Book 1573 No. 685

Summary of proprietor(s)
Lot 5 DP 745976

Year	Proprietor
	(Lot 5 DP 745976)
1998 – todote	Terrence David Rowney
1998 – 1998	Terrence David Rowney Penelope Mary Rowney
1987 – 1998	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Lot 5 of James McClellands re-subdivision of Lots 10 & 11 and Part Lot 12 of Segerson's subdivision and other lands – Area 524.8m2 – Conv Bk 3718 No. 158)
1987 – 1987	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Lot 5 of James McClellands re-subdivision of Lots 10 & 11 and part 12 of Segerson's subdivision and other lands – Area 27 ¾ Perches – Conv Bk 2827 No. 329)
1967 – 1987	Magnus Chemical Company (Australia) Pty Limited
	(Lot 5 of James McClellands re-subdivision of Lots 10 & 11 and part 12 of Segerson's subdivision – Area 27 ¾ Perches – Conv Bk 2631 No. 574)
1962 – 1967	Magnus Industries Pty Limited
	(Lot 5 of James McClellands re-subdivision of Lots 10 & 11 and part 12 of Segerson's subdivision – Area 27 ¾ Perches – Conv Bk 2614 No. 131)
1962 – 1962	Henry John Chisholm, chartered accountant
	(Lot 5 of James McClellands re-subdivision of Lots 10 & 11 and part 12 of Segerson's subdivision – Area 27 ¾ Perches – Conv Bk 1573 No. 685)
1929 – 1962	Agnes Arndt
	(Lot 5 of James McClellands re-subdivision of Lots 10 & 11 and part 12 of Segerson's subdivision – Area 27 ¾ Perches)
1890 – 1929	Charles John Arndt, engineer

Note 2:

Current Search

Folio Identifier 6/745976 (title attached)

DP 745976 (plan attached)

Dated 2nd June 2010

Registered Proprietor:

TERRENCE DAVID ROWNEY

Title Tree

Lot 6 DP 745976

Folio Identifier 6/745976

CA 25704

Conveyance Book 3718 No. 158

Conveyance Book 2827 No. 330

Conveyance Book 2659 No. 107

Conveyance Book 2371 No. 473

Conveyance Book 617 No. 142

Summary of proprietor(s)
Lot 6 DP 745976

Year	Proprietor
	(Lot 6 DP 745976)
1998 – todate	Terrence David Rowney
1998 – 1998	Terrence David Rowney Penelope Mary Rowney
1987 – 1998	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Lot 6 of James McClellands re-subdivision of Lots 10 & 11 and Part Lot 12 of Segerson's subdivision and other lands – Area 524.8m2 – Conv Bk 3718 No. 158
1987 – 1987	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Lot 6 of James McClellands re-subdivision of Lots 10 & 11 and part 12 of Segerson's subdivision – Area 27 ¾ Perches – Conv Bk 2827 No. 330)
1967 – 1987	Magnus Chemical Company (Australia) Pty Limited
	(Lot 6 of James McClellands re-subdivision of Lots 10 & 11 and part 12 of Segerson's subdivision – Area 27 ¾ Perches – Conv Bk 2659 No. 107)
1963 – 1967	Magnus Industries Pty Limited
	(Lot 6 of James McClellands re-subdivision of Lots 10 & 11 and part 12 of Segerson's subdivision – Area 27 ¾ Perches – Conv Bk 2371 No. 473)
1956 – 1963	Mary Ellen McCann, married woman
1934 – 1956	Hugh Fulton Hinton, accountant George David Hinton, estate
	Lot 6 of James McClellands re-subdivision of Lots 10 & 11 and part 12 of Segerson's subdivision – Area 27 ¾ Perches – Conv Bk 617 No. 142)
1898 – 1934	George David Hinton, plumber

Note 3:

Current Search

Folio Identifier 7/448755 (title attached)

DP 448755 (plan attached)

Dated 2nd June 2010

Registered Proprietor:

TERRENCE DAVID ROWNEY

Title Tree

Lot 7 DP 448755

Folio Identifier 7/448755

CA 25704

Conveyance Book 3718 No. 158

Conveyance Book 2827 No. 331

Conveyance Book 2466 No. 76

Conveyance Book 2278 No. 580

Conveyance Book 2188 No. 666

Assignment Book 1519 No. 826

Summary of proprietor(s)
Lot 7 DP 448755

Year	Proprietor
	(Lot 7 DP 448755)
1998 – todate	Terrence David Rowney
1998 – 1998	Terrence David Rowney Penelope Mary Rowney
<i>(1987 – todate)</i>	<i>(various commercial leases see Historical Folio 7/448744)</i>
1987 – 1998	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Lot 7 DP 448755 – Area 21 Perches and other lands – Conv Bk 3718 No. 158)
1987 – 1987	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Lot 7 DP 448755 – Area 21 Perches – Conv Bk 2827 No. 331)
1967 – 1987	Magnus Chemical Company (Australia) Pty Limited
	(Lot 7 DP 448755 – Area 21 Perches – Conv Bk 2466 No. 76)
1958 – 1967	Magnus Industries Pty Limited
	(Lot 7 DP 448755 – Area 21 Perches – Conv Bk 2278 No. 580)
1954 – 1958	Lawrence Dry Cleaners Pty Limited
	(Lot 7 DP 448755 – Area 21 Perches - Conv Bk 2188 No. 666)
1951 – 1954	George Alfred Rosten-Lee, engineer
1928 – 1951	Alfred James Osborne, architect
1927 – 1928	Elizabeth Giles Sefco, wife of painter Alfred James Osborne, architect Joseph Henry Osborne, estate
	(Lot 7 DP 448755 – Area 21 Perches - Conv Bk 1519 No. 826)
1900 – 1927	Joseph Henry Osborne,

Note 4:

Current Search

Folio Identifier 1/920105 (title attached)

DP 920105 (plan attached)

Dated 2nd June 2010

Registered Proprietor:

TERRENCE DAVID ROWNEY

Title Tree

Lot 1 DP 920105

Folio Identifier 1/920105

Certificate of Title Volume 5074 Folio 110

Certificate of Title Volume 3510 Folios 49 & 50

Certificate of Title Volume 1328 Folio 140

Summary of proprietor(s) Lot 1 DP 920105

Year	Proprietor
	(Lot 1 DP 920105)
1998 – todate	Terrence David Rowney
1998 – 1998	Terrence David Rowney Penelope Mary Rowney
<i>(1993 – todate)</i>	<i>(various commercial leases see Historical Folio 1/920105)</i>
1993 – 1998	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Lot 1 DP 920105 – Area 21 Perches – CTVol 5074 Fol 110)
1987 – 1993	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
<i>(1988 – 1993)</i>	<i>(lease to Peter Scanlon Pty Limited of part)</i>
1967 – 1987	Magnus Chemical Company (Australia) Pty Limited
1958 – 1967	Magnus Industries Pty Limited
1954 – 1958	Lawrence Dry Cleaners Pty Limited
1951 – 1954	George Alfred Rosten-Lee, engineer
1939 – 1951	Alfred Frederick Harris, gentleman
	(Lot 1 DP 920105 – Area 21 Perches – CTVol 3510 Fols 49 & 50)
1923 – 1939	Alfred Frederick Harris, gentleman Hanorah Harris
	(Part of Lot 9 of Segersons subsivision – Area 21 Perches – CTVol 1328 Fol 140)
1918 – 1923	Robert Waugh, electrician
1900 – 1918	Fred Chambers, clerk Bessie Chambers

Note 5:

Current Search

Folio Identifier 9/666322 (title attached)

DP 666322 (plan attached)

Dated 2nd June 2010

Registered Proprietor:

TERRENCE DAVID ROWNEY

Title Tree

Lot 9 DP 666322

Folio Identifier 9/666322

Certificate of Title Volume 3244 Folio 172

Certificate of Title Volume 1328 Folio 218

Summary of proprietor(s)
Lot 9 DP 666322

Year	Proprietor
	(Lot 9 DP 666322)
1998 – todate	Terrence David Rowney
1998 – 1998	Terrence David Rowney Penelope Mary Rowney
<i>(1997 – todate)</i>	<i>(various commercial leases see Historical Folio 9/666322)</i>
1987 – 1998	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Part Lot 9 of Segersons subdivision – CTVol 3244 Fol 172)
1987 – 1987	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
<i>(1988 – 1987)</i>	<i>(lease to Peter Scanlon Pty Limited of part)</i>
1967 – 1987	Magnus Chemical Company (Australia) Pty Limited
1958 – 1967	Magnus Industries Pty Limited
1953 – 1958	Lawrence Dry Cleaners Pty Limited
1950 – 1953	George Alfred Rosten-Lee, engineer
1939 – 1950	Ann Maria Corbett
<i>(1939 – 1951)</i>	<i>(lease to John Jones, blacksmith, oxywelder & engineer)</i>
1926 – 1939	John David Corbett, blacksmith
1926 – 1926	George Downes, engine driver
1921 – 1926	George Downes, engine driver Mary Ann Downes
	(Part Lots 8 & 9 of Segersons subdivision – Area 1 Rood 30 ½ Perches – CTVol 1328 Fol 218)
1900 – 1921	George Downes, engine driver Mary Ann Downes

Note 6:

Current Search

Folio Identifier 16/69760 (title attached)

DP 69760 (plan attached)

Dated 2nd June 2010

Registered Proprietor:

TERRENCE DAVID ROWNEY

Title Tree

Lot 16 DP 69760

Folio Identifier 16/69760

Certificate of Title Volume 2677 Folio 80

PA 19760

Conveyance Book 980 No. 981

Conveyance Book 576 No. 497

Summary of proprietor(s)
Lot 16 DP 69760

Year	Proprietor
	(Lot 16 DP 69760)
1998 – todate	Terrence David Rowney
1998 – 1998	Terrence David Rowney Penelope Mary Rowney
1987 – 1998	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Lot 16 of McAleers subdivision – Area 15 Perches – CTVol 2677 Fol 80)
1987 – 1987	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
1967 – 1987	Magnus Chemical Company (Australia) Pty Limited
1917 – 1967	James Allam, painter
1916 – 1917	William Richard Ainsworth, estate agent
	(Lot 16 of McAleers subdivision – Area 15 Perches – Conv Bk 980 No. 981)
1912 – 1916	William Richard Ainsworth, estate agent
	(Lot 16 of McAleers subdivision – Area 15 Perches – Conv Bk 576 No. 497)
1896 – 1912	Tom Boswall Williams, esquire

Note 7:

Current Search

Folio Identifier 1/745979 (title attached)

DP 745979 (plan attached)

Dated 2nd June 2010

Registered Proprietor:

TERRENCE DAVID ROWNEY

Title Tree

Lot 1 DP 745979

Folio Identifier 1/745979

CA 25704

Conveyance Book 3718 No. 158

Conveyance Book 3041 No. 509

Conveyance Book 2900 No. 535

Conveyance Book 2719 No. 1000

Conveyance Book 2717 No. 694

Conveyance Book 2247 No. 946

Conveyance Book 2097 No. 56

Conveyance Book 2036 No. 189

Conveyance Book 1768 No. 96

Conveyance Book 238 No. 18

Summary of proprietor(s)
Lot 1 DP 745979

Year	Proprietor
	(Lot 1 DP 745979)
1998 – todate	Terrence David Rowney
1998 – 1998	Terrence David Rowney Penelope Mary Rowney
<i>(1992 – todate)</i>	<i>(lease to Sydney Electricity of substation No. 7233)</i>
1987 – 1998	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Part Lots 17 & 18 of McAleers subdivision – Area 208.6m2 and other lands – Conv Bk 3718 No. 158)
1987 – 1987	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Part Lots 17 & 18 of McAleers subdivision – Area 8 ¼ Perches – Conv Bk 3041 No. 509)
1972 – 1987	Magnus Chemical Company (Australia) Pty Limited
	(Part Lots 17 & 18 of McAleers subdivision – Area 8 ¼ Perches – Conv Bk 2900 No. 535)
1968 – 1972	Victor Lisitsky, iron worker
	(Part Lots 17 & 18 of McAleers subdivision – Area 8 ¼ Perches – Conv Bk 2719 No. 1000)
1964 – 1968	Nicholas Alexander Agius, waterside worker
	(Part Lots 17 & 18 of McAleers subdivision – Area 8 ¼ Perches – Conv Bk 2717 No. 694)
1964 – 1964	Annie Czerneicki, married woman
	(Part Lots 17 & 18 of McAleers subdivision – Area 8 ¼ Perches – Conv Bk 2247 No. 946)
1953 – 1964	Leslie Victor Turner, labourer Katherine Edith Turner
	(Part Lots 17 & 18 of McAleers subdivision – Area 8 ¼ Perches – Conv Bk 2097 No. 56)
1949 – 1953	Thomas Rafferty, machinist Ellen Elizabeth Rafferty

Cont.

Cont.

	(Part Lots 17 & 18 of McAleers subdivision – Area 15 ¾ Perches – Conv Bk 2036 No. 189)
1947 – 1949	Austin Leonard William White, painter
1938 – 1947	Andrew Joel McGill, telephone technician Edward Arthur McGill, newsagent Irene Caroline Finn, wife of medical practitioner Isabel Bain, widow
	(Part Lots 17 & 18 of McAleers subdivision – Area 15 ¾ Perches – Conv Bk 1768 No. 96)
1936 – 1938	Andrew Joel McGill, telephone technician Edward Arthur McGill, newsagent Irene Caroline Finn, wife of medical practitioner Isabel Bain, widow Isabel McGill, spinster
1917 – 1936	Andrew Joel McGill, telephone technician/executor Thomas McGill, estate
	(Part Lots 17 & 18 of McAleers subdivision – Area 15 ¾ Perches – Conv Bk 238 No. 18)
1880 – 1917	Thomas McGill, freeholder

Note 8:

Current Search

Folio Identifier 1/745978 (title attached)

DP 745978 (plan attached)

Dated 2nd June 2010

Registered Proprietor:

TERRENCE DAVID ROWNEY

Title Tree

Lot 1 DP 745978

Folio Identifier 1/745978

CA 25704

Conveyance Book 3718 No. 158

Conveyance Book 2974 No. 448

Conveyance Book 2568 No. 721

Conveyance Book 2393 No. 584

Conveyance Book 2325 No. 579

Conveyance Book 2247 No. 946

Conveyance Book 2036 No. 189

Conveyance Book 1768 No. 96

Conveyance Book 238 No. 18

Summary of proprietor(s)
Lot 1 DP 745978

Year	Proprietor
	(Lot 1 DP 745978)
1998 – todate	Terrence David Rowney
1998 – 1998	Terrence David Rowney Penelope Mary Rowney
<i>(1992 – todate)</i>	<i>(lease to Sydney Electricity of part)</i>
1987 – 1998	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Part of McAleers subdivision – Area 190.3m2 and other lands – Conv Bk 3718 No. 158)
1987 – 1987	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Part of McAleers subdivision – Area 8 ¼ Perches – Conv Bk 2974 No. 448)
1970 – 1987	Magnus Chemical Company (Australia) Pty Limited
	(Part of McAleers subdivision – Area 8 ¼ Perches – Conv Bk 2568 No. 721)
1961 – 1970	Emmanuele Zammit, process worker Dolores Zammit
	(Part of McAleers subdivision – Area 8 ¼ Perches – Conv Bk 2393 No. 584)
1956 – 1961	Giovanni Alfred Bonadio, storeman
	(Part of McAleers subdivision – Area 8 ¼ Perches – Conv Bk 2325 No. 579)
1955 – 1956	Agatha Josephine Donohoe, wife of horse trainer
1953 – 1955	Thomas Rafferty, machinist
	(Part of McAleers subdivision – Area 8 ¼ Perches – Conv Bk 2247 No. 946)
1949 – 1953	Thomas Rafferty, machinist Ellen Elizabeth Rafferty

Cont.

Cont.

	(Part Lots 17 & 18 of McAleers subdivision – Area 15 ¾ Perches – Conv Bk 2036 No. 189)
1947 – 1949	Austin Leonard William White, painter
1938 – 1947	Andrew Joel McGill, telephone technician Edward Arthur McGill, newsagent Irene Caroline Finn, wife of medical practitioner Isabel Bain, widow
	(Part Lots 17 & 18 of McAleers subdivision – Area 15 ¾ Perches – Conv Bk 1768 No. 96)
1936 – 1938	Andrew Joel McGill, telephone technician Edward Arthur McGill, newsagent Irene Caroline Finn, wife of medical practitioner Isabel Bain, widow Isabel McGill, spinster
1917 – 1936	Andrew Joel McGill, telephone technician/executor Thomas McGill, estate
	(Part Lots 17 & 18 of McAleers subdivision – Area 15 ¾ Perches – Conv Bk 238 No. 18)
1880 – 1917	Thomas McGill, freeholder

Note 9:

Current Search

Folio Identifier 1/972151 (title attached)

DP 97151 (plan attached)

Dated 2nd June 2010

Registered Proprietor:

TERRENCE DAVID ROWNEY

Title Tree

Lot 1 DP 972151

Folio Identifier 1/972151

Certificate of Title Volume 2240 Folio 208

Certificate of Title Volume 2067 Folio 163

PA 16220

Summary of proprietor(s)
Lot 1 DP 972151

Year	Proprietor
	(Lot 1 DP 972151)
1998 – todate	Terrence David Rowney
1998 – 1998	Terrence David Rowney Penelope Mary Rowney
1990 – 1998	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
	(Part Lot 15 of McAleers subdivision – Area 7 ¾ Perches – CTVol 2240 Fol 208)
1987 – 1990	Terrence David Rowney, company director Penelope Mary Rowney David John Morelli, company director Judith Ann Morelli
1967 – 1987	Magnus Chemical Company (Australia) Pty Limited
1964 – 1967	Magnus Chemical Company (Australia) Pty Limited
1961 – 1964	Evermonde Developments Pty Limited
1961 – 1961	Gwen Drummond-Gower, married woman Permanent Trustee Company of New South Wales
1935 – 1961	Norman Sydney Howarth, manager Henry Levy, auctioneer John Enoch Levy, furniture manufacturer Ralph Ernest Levy, furniture manufacturer
1913 – 1935	Esther Levy, wife of auctioneer
1912 – 1913	Lazarus Newmonk, tailor
	(Lot 15 of McAleers subdivision – Area 14 ¾ Perches – CTVol 2067 Fol 163)
1911 – 1912	James Henry Milstead, builder
1910 – 1911	William Jacobs, baker

Locality : LEICHHARDT

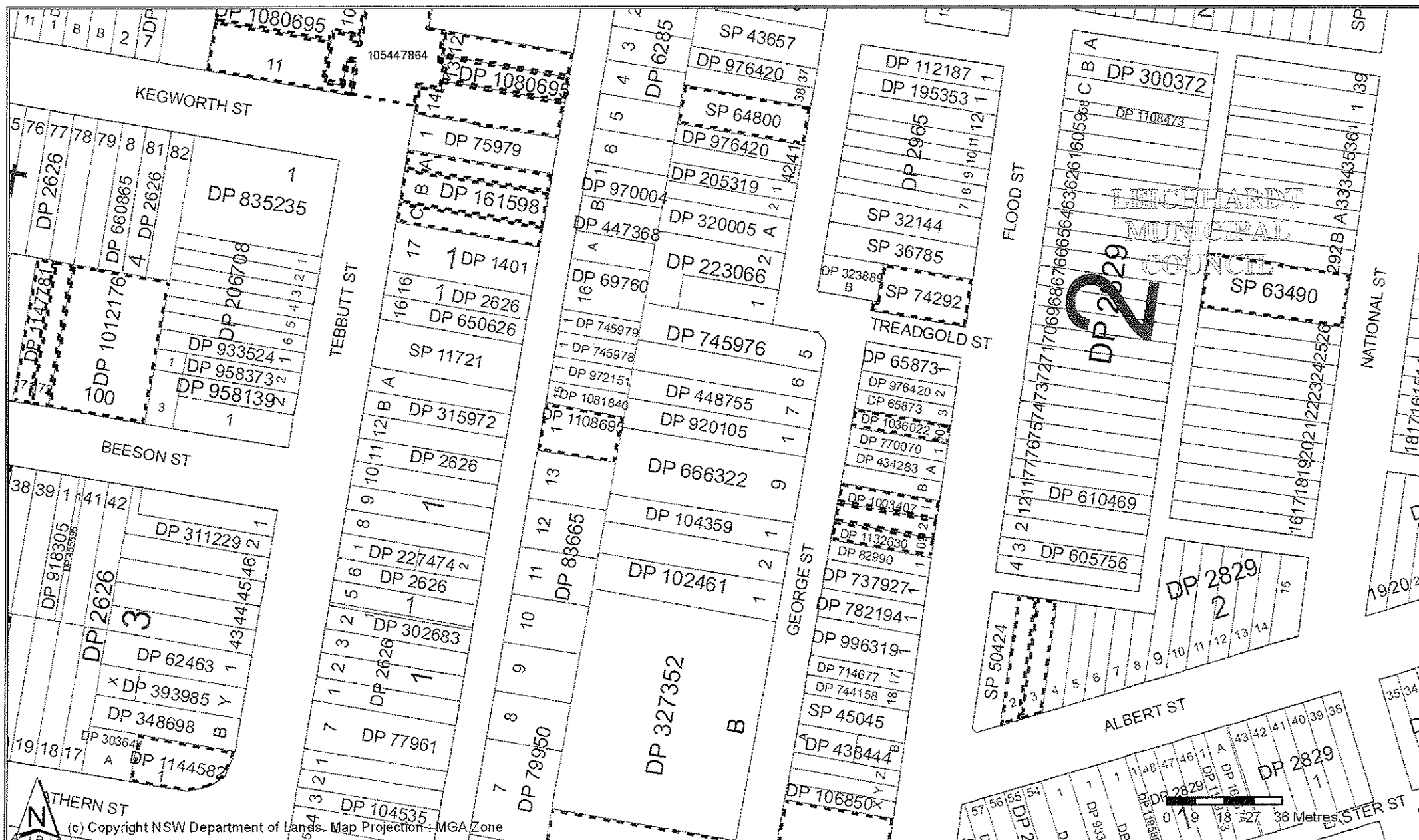
Requested Parcel : Lot 1 DP 920105

Identified Parcel : Lot 1 DP 920105

LGA : LEICHHARDT

Parish : PETERSHAM

County : CUMBERLAND



Report Generated 12:34:13 PM, 3 June, 2010
(c) Copyright NSW Department of Lands. Map Projection: MGA Zone

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



Advance Legal Search Pty Ltd

Phone: 02 9754 1590

LPI On-Line

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 5/745976

SEARCH DATE	TIME	EDITION NO	DATE
2/6/2010	4:38 PM	3	1/9/2005

LAND

LOT 5 IN DEPOSITED PLAN 745976
AT LEICHHARDT
LOCAL GOVERNMENT AREA LEICHHARDT
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP745976

FIRST SCHEDULE

TERRENCE DAVID ROWNEY (T 5083095)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 AB738226 MORTGAGE TO ST. GEORGE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590

LPI On-Line

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/6/2010 4:44PM

FOLIO: 5/745976

First Title(s): OLD SYSTEM

Prior Title(s): CA25704

Recorded	Number	Type of Instrument	C.T. Issue
10/12/1987	CA25704	CONVERSION ACTION	FOLIO CREATED EDITION 1
26/6/1998	5083092	DISCHARGE OF MORTGAGE	
26/6/1998	5083094	TRANSFER	
26/6/1998	5083095	TRANSFER	
26/6/1998	5083096	MORTGAGE	EDITION 2
1/9/2005	AB738219	DISCHARGE OF MORTGAGE	
1/9/2005	AB738226	MORTGAGE	EDITION 3

*** END OF SEARCH ***

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590



Advanced Legal Search Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.
Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 6/745976

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
2/6/2010	4:39 PM	3	1/9/2005

LAND

LOT 6 IN DEPOSITED PLAN 745976
AT LEICHHARDT
LOCAL GOVERNMENT AREA LEICHHARDT
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP745976

FIRST SCHEDULE

TERRENCE DAVID ROWNEY (T 5083095)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 AB738226 MORTGAGE TO ST. GEORGE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590

LPI On-Line

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/6/2010 4:45PM

FOLIO: 6/745976

First Title(s): OLD SYSTEM

Prior Title(s): CA25704

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
10/12/1987	CA25704	CONVERSION ACTION	FOLIO CREATED EDITION 1
26/6/1998	5083092	DISCHARGE OF MORTGAGE	
26/6/1998	5083094	TRANSFER	
26/6/1998	5083095	TRANSFER	
26/6/1998	5083096	MORTGAGE	EDITION 2
1/9/2005	AB738220	DISCHARGE OF MORTGAGE	
1/9/2005	AB738226	MORTGAGE	EDITION 3

*** END OF SEARCH ***

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590

LPI On-Line

Advanced Legal Search Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act. Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 7/448755

SEARCH DATE	TIME	EDITION NO	DATE
-----	-----	-----	-----
2/6/2010	4:39 PM	5	1/9/2005

LAND

LOT 7 IN DEPOSITED PLAN 448755
AT LEICHHARDT
LOCAL GOVERNMENT AREA LEICHHARDT
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP448755

FIRST SCHEDULE

TERRENCE DAVID ROWNEY (T 5083095)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 AB738226 MORTGAGE TO ST. GEORGE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590

LPI On-Line

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/6/2010 4:46PM

FOLIO: 7/448755

First Title(s): OLD SYSTEM

Prior Title(s): CA25704

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
10/12/1987	CA25704	CONVERSION ACTION	FOLIO CREATED EDITION 1
26/11/1992	E772518	LEASE	EDITION 2
27/10/1997	3451657	LEASE	EDITION 3
26/6/1998	5083092	DISCHARGE OF MORTGAGE	
26/6/1998	5083094	TRANSFER	
26/6/1998	5083095	TRANSFER	
26/6/1998	5083096	MORTGAGE	EDITION 4
1/9/2005	AB738218	DISCHARGE OF MORTGAGE	
1/9/2005	AB738226	MORTGAGE	EDITION 5

*** END OF SEARCH ***

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590



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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/920105

SEARCH DATE	TIME	EDITION NO	DATE
2/6/2010	4:40 PM	3	1/9/2005

LAND

LOT 1 IN DEPOSITED PLAN 920105
LOCAL GOVERNMENT AREA LEICHHARDT
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP920105

FIRST SCHEDULE

TERRENCE DAVID ROWNEY (T 5083095)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB738226 MORTGAGE TO ST. GEORGE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590

LPI On-Line

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/6/2010 4:46PM

FOLIO: 1/920105

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

Prior Title(s): VOL 5074 FOL 110

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/4/1993		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/10/1997	3451657	LEASE	EDITION 1
26/6/1998	5083093	DISCHARGE OF MORTGAGE	
26/6/1998	5083094	TRANSFER	
26/6/1998	5083095	TRANSFER	
26/6/1998	5083096	MORTGAGE	EDITION 2
1/9/2005	AB738222	DISCHARGE OF MORTGAGE	
1/9/2005	AB738226	MORTGAGE	EDITION 3

*** END OF SEARCH ***



Advance Legal Search Pty Ltd

Phone: 02 9754 1590

LPI On-Line

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 9/666322

SEARCH DATE	TIME	EDITION NO	DATE
2/6/2010	4:40 PM	3	1/9/2005

LAND

LOT 9 IN DEPOSITED PLAN 666322
LOCAL GOVERNMENT AREA LEICHHARDT
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP666322

FIRST SCHEDULE

TERRENCE DAVID ROWNEY

(T 5083095)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB738226 MORTGAGE TO ST. GEORGE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590

LPI On-Line

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

Information provided through Tri-Search an approved LPINSA Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/6/2010 4:47PM

FOLIO: 9/666322

First Title(s): OLD SYSTEM

Prior Title(s): VOL 3244 FOL 172

Recorded	Number	Type of Instrument	C.T. Issue
24/10/1997		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/10/1997	3451657	LEASE	EDITION 1
26/6/1998	5083093	DISCHARGE OF MORTGAGE	
26/6/1998	5083094	TRANSFER	
26/6/1998	5083095	TRANSFER	
26/6/1998	5083096	MORTGAGE	EDITION 2
1/9/2005	AB738225	DISCHARGE OF MORTGAGE	
1/9/2005	AB738226	MORTGAGE	EDITION 3

*** END OF SEARCH ***

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590

LPI On-Line

Advanced Legal Search Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act. Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 16/69760

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
2/6/2010	5:07 PM	2	1/9/2005

LAND

LOT 16 IN DEPOSITED PLAN 69760
LOCAL GOVERNMENT AREA LEICHHARDT
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP69760

FIRST SCHEDULE

TERRENCE DAVID ROWNEY

(T 5083095)

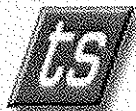
SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB738226 MORTGAGE TO ST. GEORGE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590

LPI On-Line

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/6/2010 5:08PM

FOLIO: 16/69760

First Title(s): VOL 2677 FOL 80

Prior Title(s): VOL 2677 FOL 80

Recorded	Number	Type of Instrument	C.T. Issue
19/10/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/6/1998	5083093	DISCHARGE OF MORTGAGE	
26/6/1998	5083094	TRANSFER	
26/6/1998	5083095	TRANSFER	
26/6/1998	5083096	MORTGAGE	EDITION 1
1/9/2005	AB738217	DISCHARGE OF MORTGAGE	
1/9/2005	AB738226	MORTGAGE	EDITION 2

*** END OF SEARCH ***



Advance Legal Search Pty Ltd

Phone: 02 9754 1590

LPI On-Line

Advanced Legal Search Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act. Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/745979

SEARCH DATE	TIME	EDITION NO	DATE
2/6/2010	4:41 PM	5	1/9/2005

LAND

LOT 1 IN DEPOSITED PLAN 745979
AT LEICHHARDT
LOCAL GOVERNMENT AREA LEICHHARDT
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP745979

FIRST SCHEDULE

TERRENCE DAVID ROWNEY (T 5083095)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 E323857 LEASE TO SYDNEY ELECTRICITY OF SUBSTATION PREMISES NO 7233 TOGETHER WITH AN EASEMENT AND A RIGHT OF WAY OVER ANOTHER PART OF LAND SHOWN IN PLAN WITH E323857 EXPIRES 31-10-2041
- 4 AB738226 MORTGAGE TO ST. GEORGE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Advance Legal Search Pty Ltd

Phone: 02 9754 1590

LPI On-Line

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/6/2010 4:47PM

FOLIO: 1/745979

First Title(s): OLD SYSTEM

Prior Title(s): CA25704

Recorded	Number	Type of Instrument	C.T. Issue
10/12/1987	CA25704	CONVERSION ACTION	FOLIO CREATED EDITION 1
27/3/1992	E323857	LEASE	EDITION 2
26/6/1998	5083092	DISCHARGE OF MORTGAGE	
26/6/1998	5083094	TRANSFER	
26/6/1998	5083095	TRANSFER	
26/6/1998	5083096	MORTGAGE	EDITION 3
19/8/2005	AB708323	APPLN FOR REPLACEMENT CT	EDITION 4
1/9/2005	AB738224	DISCHARGE OF MORTGAGE	
1/9/2005	AB738226	MORTGAGE	EDITION 5

*** END OF SEARCH ***



Advance Legal Search Pty Ltd

Phone: 02 9754 1590

LPI On-Line

Advanced Legal Search Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act. Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/745978

SEARCH DATE	TIME	EDITION NO	DATE
2/6/2010	4:42 PM	4	1/9/2005

LAND

LOT 1 IN DEPOSITED PLAN 745978
AT LEICHHARDT
LOCAL GOVERNMENT AREA LEICHHARDT
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP745978

FIRST SCHEDULE

TERRENCE DAVID ROWNEY (T 5083095)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 E323857 LEASE TO SYDNEY ELECTRICITY OF RIGHT OF WAY SHOWN IN PLAN WITH E323857 EXPIRES 31-10-2041
- 4 AB738226 MORTGAGE TO ST. GEORGE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590

LPI On-Line

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/6/2010 4:48PM

FOLIO: 1/745978

First Title(s): OLD SYSTEM

Prior Title(s): CA25704

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
10/12/1987	CA25704	CONVERSION ACTION	FOLIO CREATED EDITION 1
27/3/1992	E323857	LEASE	EDITION 2
26/6/1998	5083092	DISCHARGE OF MORTGAGE	
26/6/1998	5083094	TRANSFER	
26/6/1998	5083095	TRANSFER	
26/6/1998	5083096	MORTGAGE	EDITION 3
1/9/2005	AB738221	DISCHARGE OF MORTGAGE	
1/9/2005	AB738226	MORTGAGE	EDITION 4

*** END OF SEARCH ***

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590



Advanced Legal Search Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act. Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 1/972151

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
2/6/2010	4:42 PM	2	1/9/2005

LAND

LOT 1 IN DEPOSITED PLAN 972151
LOCAL GOVERNMENT AREA LEICHHARDT
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP972151

FIRST SCHEDULE

TERRENCE DAVID ROWNEY (T 5083095)

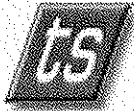
SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB738226 MORTGAGE TO ST. GEORGE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

**Advance Legal Search Pty Ltd**

Phone: 02 9754 1590

LPI On-Line

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

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/6/2010 4:48PM

FOLIO: 1/972151

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

Prior Title(s): VOL 2240 FOL 208

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/8/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/6/1998	5083093	DISCHARGE OF MORTGAGE	
26/6/1998	5083094	TRANSFER	
26/6/1998	5083095	TRANSFER	
26/6/1998	5083096	MORTGAGE	EDITION 1
1/9/2005	AB738223	DISCHARGE OF MORTGAGE	
1/9/2005	AB738226	MORTGAGE	EDITION 2

*** END OF SEARCH ***

Licence: MID/0734/97

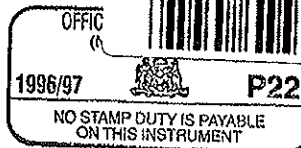
TRANSFER

New South Wales
Real Property Act 1900

5083094 S

Land Titles Office use only

Office of State Revenue use only



(A) **LAND TRANSFERRED**

If appropriate, specify the share or part transferred.

A ONE HALF SHARE IN FOLIO IDENTIFIERS 1/972151 16/69760
1/745979 1/745978 6/745976 5/745976 9/666322 7/448755 1/920105

(B) **LODGED BY**

LTO Box 659M 377	Name, Address or DX and Telephone SA Reference (15 character max): 20048897-W-MT
----------------------------	--

(C) **TRANSFEROR**

TERRENCE DAVID ROWNEY AND PENELOPE MARY ROWNEY (also known as Penelope Rowney)

(D) acknowledges receipt of the consideration of ORDERS OF THE FAMILY COURT OF AUSTRALIA DATED 25 May 1998 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable):

(F) **TRANSFEE**

T
TS
(s713 LGA)
TW
(Sheriff)

TERRENCE DAVID ROWNEY

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 19/6/98

Signed in my presence by the Transferor who is personally known to me.
T.D. ROWNEY WITNESS P.M. ROWNEY WITNESS

Philip Farrugia *R Donaldson*

Signature of Witness

PHILIP FARRUGIA

SOLICITOR

LIVERPOOL

Name of Witness (BLOCK LETTERS)

144 MARESDEN ST

Address of Witness PARRAMATTA

Signature of Transferor

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

Philip Farrugia

Signature of Witness

PHILIP FARRUGIA

SOLICITOR

LIVERPOOL

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee

PLAN OF LAND IN DEALING N° 310870		DP 920105 SHEET 2 OF 2	
Mun./Shire/City <u>LEICHHARDT</u>		Registered: _____	
Town or Locality _____		C.A.: _____	
Parish <u>PETERSHAM</u>		Title System: <u>TORRENS</u>	
County <u>CUMBERLAND</u>		Purpose: <u>DEPARTMENTAL</u> <u>ORIGINAL PLAN NOT AVAILABLE</u> <u>FOR LOT NUMBERING</u>	
Reduction Ratio 1: 500		Ref. Map: _____	
Lengths are in metres		Last Plan: _____	

PLAN AMENDED IN LTO 24-3-1993

310870

A. Radke

FP920105

M. Petersham
Co. Cumberland

(3)

10

SHEET 1 OF 2 SHEETS

8
G & M A. Downes
191ft Lin

0-1-20 1/2

9
191ft 3 1/2 in

219ft

191ft 1 in

J. O'Storne

30ft

George

PHOTO
FILE

IN this instrument he
signs and acknowledges
before the Registrar-
General or Deputy
Registrar-General, or
a Notary Public, a
J.P., or Commissioner
for Affidavits, to whom
the Transferor is
known, no further
authentication is
required. Otherwise
the ATTENDING WITNESS
must appear before one
of the above function-
aries to make a declara-
tion in the annexed
form.

This applies only to
instruments signed
within the Colony.
If the parties be
resident without the
Colony, but in any
British Possession, the
instrument must be
signed and acknowledged
before the Registrar-
General or Recorder of
Title of such
Possession, or before
any Judge, Notary
Public, Governor,
Government Resident,
or Chief Secretary of
such Possession. If
resident in the
United Kingdom, then
before the Mayor or
Chief Officer of any
Corporation, or a
Notary Public. And if
resident at any foreign
place, then before the
British Consul or
Officer at such place.
If the Transferor or
Transferee signs by a
mark, the attestation
must state "that the
instrument was read
over or explained to
him, and that he
appeared fully to un-
derstand the same."

In witness whereof, I have hereunto subscribed my name, at Leishhards
the eleventh day of August in the year
of our Lord one thousand nine hundred

Signed in my presence by the said

Downes

WHO IS PERSONALLY KNOWN TO ME

Thomas E. Dickson
Notary Public

Signed in my presence
by the said Mary Ann
Downes who is personally
known to me

(Who will also sign Declaration in accordance with Deeds Note
at the top of the last page.)

H. S. Brooker

Repeat attestation for
additional parties if
required.

For the signature of
the Transferee
herein an ordinary
attestation is sufficient.
Unless the instrument
contains some special
provision by the Trans-
feree, his signature
will be dispensed with
in cases where it is
established that it
cannot be procured
without difficulty.
It is, however, always
desirable to afford to
also for debiting
forgery or perjury
and for this reason
it is essential that the
signature should, if
possible, be obtained.

Signed in my presence by the said

Fred Chambers

WHO IS PERSONALLY KNOWN TO ME

Thomas E. Dickson
Notary Public

Signed by the said Fred
Chambers who is personally
known to me

* Accepted, and I hereby certify this Transfer to be
correct for the purposes of the Real Property
Act.

Fred Chambers

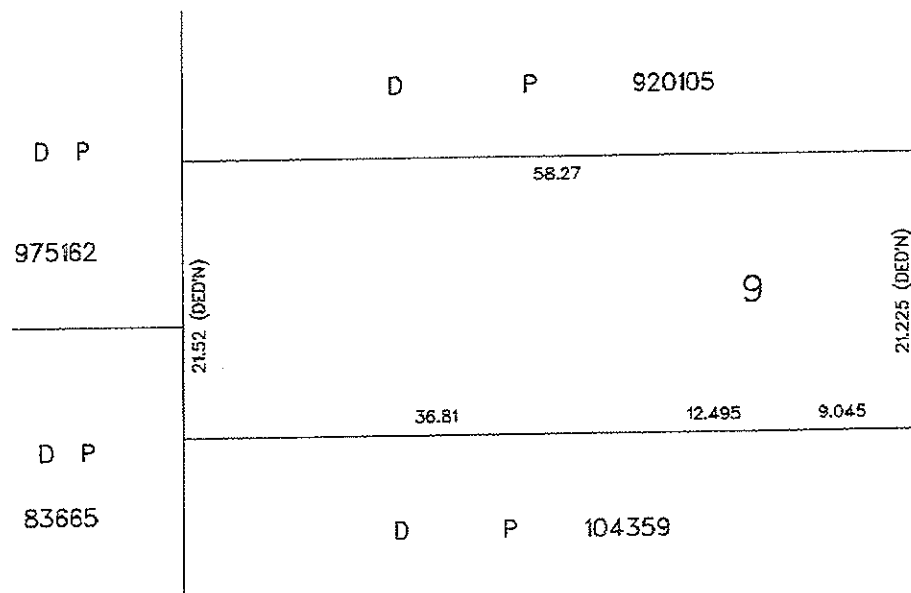
Fred Chambers

Transferee.

(The above may be signed by the Solicitor, when the signatures
of Transferee cannot be procured. See note "c" in margin.
N.B. - Section 144 requires that the above Certificate be signed
by Transferee or his Solicitor, and renders liable any person
falsely or negligently certifying to a penalty of \$100; also,
to damages recoverable by parties injured.)

H. S. Brooker

* If signed by virtue of any power of attorney, the original must be produced, and an attested copy deposited, accompanied by the
usual declaration that no notice of revocation has been received.



AREA : NOT AVAILABLE

DP 666322

Registered: GP 24.10.1997

Title System: TORRENS

Purpose: DEPARTMENTAL

Ref. Map: U0945-523 #

Last Plan: DP 60409

THIS PLAN HAS BEEN CREATED
TO PROVIDE A UNIQUE IDENTIFIER
TO ENABLE THE ISSUE OF AN
AUTOMATED TORRENS TITLE
FOR THE LAND COMPRISED IN
FOLIO OF THE REGISTER
VOLUME 3244 FOLIO 172
FORMERLY KNOWN AS PART
LOT 9 OF SERGERSONS
SUB-DIVISION

Lengths are in metres.
Reduction Ratio : NOT TO SCALE

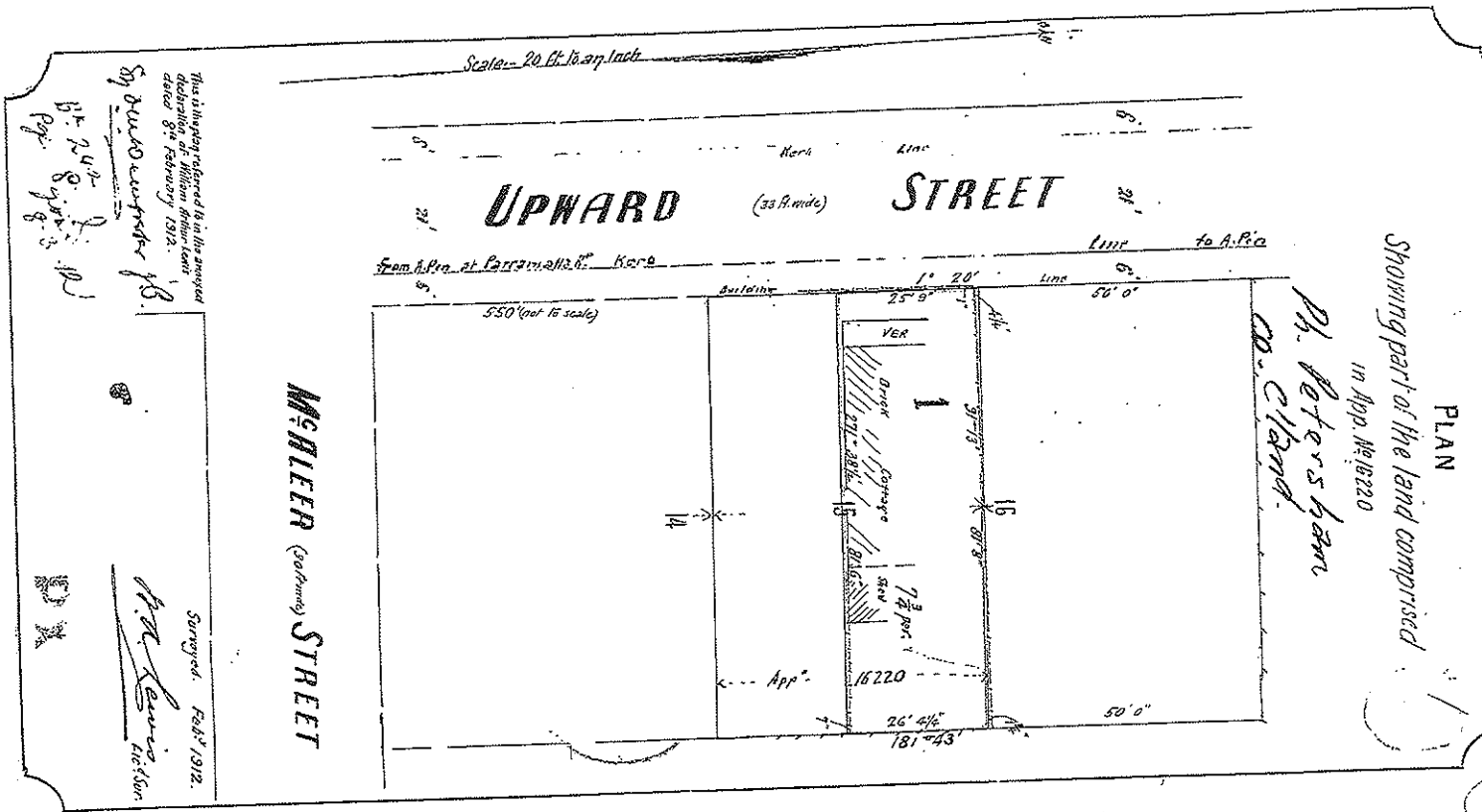
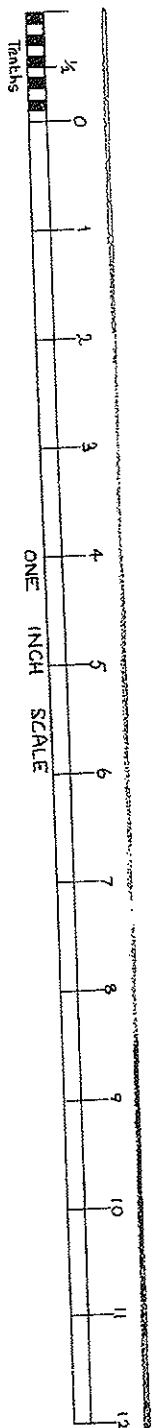
L.G.A.: LEICHHARDT

LOCALITY:

PARISH: PETERSHAM

COUNTY: CUMBERLAND

G.D.B.



649243

FP972151

PLAN

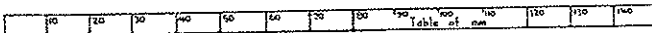
Showing part of the land comprised in App. No. 220

Ph. Petersham
 Co. Chand.

AMENDMENTS AND/OR ADDITIONS MADE ON
 PLAN IN THE LAND TITLES OFFICE.

This negative is a photograph made as a permanent
 record of a document in the custody of the
 Registrar General this day.

12th February, 1987





I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

B. R. Davies
18th November, 1981

LT 2/55

PLAN OF THE LAND COMPRISED IN DEED

BK. 3718 NO. 158 CA. 25704.

Locality: LEICHHARDT Mun / Shire LEICHHARDT
City

Parish: PETERSHAM County: CUMBERLAND

Reduction Ratio 1:200 Lengths are in metres

DP 745979

Registered:  LA 16-2-1989

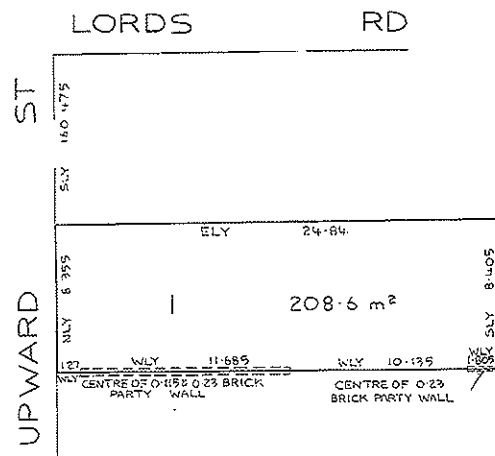
Title System: OLD SYSTEM

Purpose: LIMITED FOLIO CREATION

Ref Map: UO945-523 #

Last Plan: D. P. 975162

THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED AND THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL. THE PLAN IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1979.

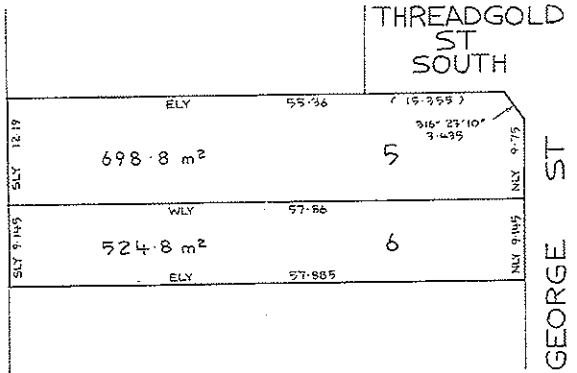


This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 16th February, 1989

16h February, 1989

	10	20	30	40	50	60	70	Table of mm	110	120	130	140
--	----	----	----	----	----	----	----	-------------	-----	-----	-----	-----

LT 2/55

PLAN OF THE LAND COMPRISED IN DEED BK. 3718 NO. 158 CA. 25704		D P 745976	
Locality: LEICHHARDT ^{Mun / Shire} _{City} LEICHHARDT		Registered:  LA 16-2-1989	
Parish: PETERSHAM County: CUMBERLAND		Title System: OLD SYSTEM	
Reduction Ratio 1:400 Lengths are in metres		Purpose: LIMITED FOLIO CREATION	
		Ref Map: U0945-523 *	
		Last Plan: D. P. 448755	
THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED AND THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL THE PLAN IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1919.			
 THREADGOLD ST SOUTH GEORGE ST			

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.		16th February, 1989
		
10 20 30 40 50 60 70 Table of mm 110 120 130 140		

7 VILLA SITES

Ph. Petersham.
Co. C'land.

for

sale

On the Ground
BALMAIN

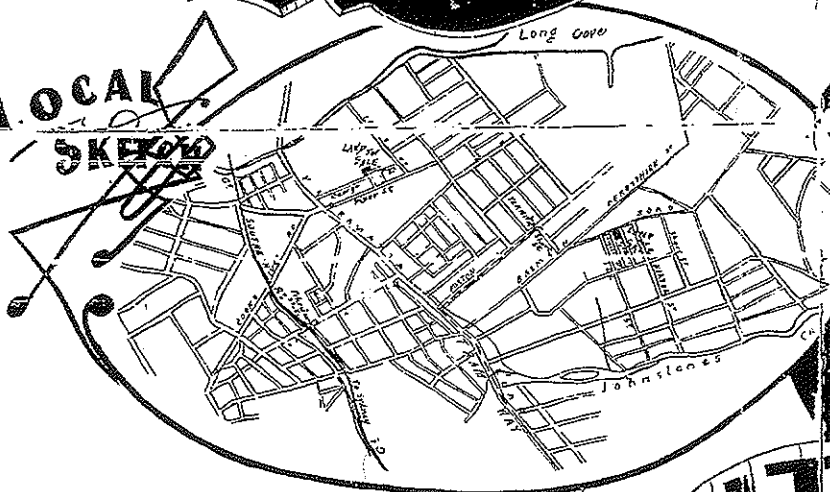
19

JANUARY

1884

at 3 o'clock

LOCAL
SKETCH



PETERSHAM

140'	11 227	19 per	1
18 1/2 per	2		
18 1/2 per	3		
18 1/2 per	4		

ST.

CHURCH ST.

140	190	23 per	3
21 per	6		
21 per	7		

GEORGE

VILLA SITES

BALMAIN ROAD

1. Once signed, the Registrar General for New South Wales, certifies that this register is a photograph made as a permanent record of a document in my custody this 27th day of July, 1900

LT 2/55

PLAN OF THE LAND COMPRISED IN DEED BK. 3718 NO. 158 CA. 25704		D P 745978
Locality: LEICHHARDT ^{Mun / Shire} City LEICHHARDT		Registered: LA 16-2-89
Parish: PETERSHAM County: CUMBERLAND		Title System: OLD SYSTEM
Reduction Ratio 1:200 Lengths are in metres		Purpose: LIMITED FOLIO CREATION
		Ref Map: U0945-523#
		Last Plan: D. P. 975162
THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED AND THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL THE PLAN IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1919.		

N
0
0
1
D
1
D
1
D

1.	272°	3.085
2.	0° 32'	0.079
3.	273° 31'	1.295

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 16h February, 1989



10 20 30 40 50 60 70 Table of mm 110 120 130 140