



Aargus

Environmental - Remediation - Engineering - Laboratories - Drilling

DETAILED SITE INVESTIGATION

**167-169, 171-175, 183 & 191 Victoria Road,
4-8 Mitchell Street,
7, 13, 15-31 & 33 Farr Street,
Marrickville NSW**

Prepared for

E & D Danias Pty Ltd

4th April 2014

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ABBREVIATIONS

AIP	Australian Institute of Petroleum Ltd
ADWG	Australian Drinking Water Guidelines
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethyl benzene and Xylene
COC	Chain of Custody
DQOs	Data Quality Objectives
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
HIL	Health-Based Soil Investigation Level
LGA	Local Government Area
NEHF	National Environmental Health Forum
NEPC	National Environmental Protection Council
NHMRC	National Health and Medical Research Council
OCp	Organochlorine Pesticides
OPp	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PID	Photo Ionisation Detector
PQL	Practical Quantitation Limit
PSH	Phase Separated Hydrocarbon
QA/QC	Quality Assurance / Quality Control
RAC	Remediation Acceptance Criteria
RAP	Site Remediation Plan
RPD	Relative Percentage Difference
SAC	Site Assessment Criteria
SMP	Site Management Plan
SVC	Site Validation Criteria
TCLP	Toxicity Characteristics Leaching Procedure
TPH	Total Petroleum Hydrocarbons
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
VHC	Volatile Halogenated Compounds

EXECUTIVE SUMMARY

Aargus Pty Ltd (Aargus) was appointed by E & D Danias Pty Ltd ('the client') to undertake a Detailed Site Investigation (DSI) for the properties located at 167-169, 171-175, 183 & 191 Victoria Road, 4-8 Mitchell Street and 7,13,15-31 & 33 Farr Street, Marrickville NSW ('the site'). It is understood that the site is proposed for redevelopment into the Victoria Road Corridor Development (Precinct 47). The proposed development plans have not been finalised at this stage. This DSI assessment will be utilised in providing development options for future proposed development plans. However, email correspondence from Design Collaborative, the project architects, on 14th August 2013 indicated the development within this site may consist of construction of a multi storey building with basement levels for underground parking.

A site investigation was requested by Marrickville Council to determine the potential for onsite contamination as part of the Development Application (DA).

At the time of the inspection (25th & 26th September 2013), the site was occupied by a main warehouse with awning area in the central southern portion of the site, a number of smaller buildings along the eastern and northern boundaries, concrete access ways through the property, two storage yards with unsealed areas, small brick warehouse in the western portion of the site, vacant concrete sealed residential block, eight residential terrace properties, and grassed areas around the eastern perimeter. The main warehouse was constructed of concrete and bricks. It was occupied by Danias Timber with an enormous amount of timber storage areas and timber milling plant machinery within and under the awning of the main warehouse.

The findings of the assessment indicated the following areas of environmental concern:

- Lead, zinc, copper, benzo(a)pyrene & benzo(a)pyrene TEQ contamination at various depths in the fill and / or natural material at boreholes BH1, BH3, BH6, BH15, BH17, BH18, BH19, BH21, BH22, BH24, BH25, BH26 & BH27 in relation to the relevant land use scenarios.

- Elevated dissolved heavy metal concentrations in a number of groundwater monitoring locations (GW1, GW2 & GW3).
- Asbestos contamination in the fill at hotspot BH19 (0.7-0.9m).

Based on the results of the investigation, the abovementioned boreholes (BH1, BH3, BH6, BH15, BH17, BH18, BH19, BH21, BH22, BH24, BH25, BH26 & BH27) require review, additional works and / or delineation based on the proposed land use scenarios which will be confirmed with the final architectural drawings. The site **would be** considered **suitable** for the proposed use (to be advised), subject to the following:

- Undertake an additional review and/or investigation to determine the site suitability of areas for the intended land use scenario.
- An appropriate remedial / management strategy is developed, culminating in preparation of a Remedial Action Plan (RAP) in accordance with EPA guidelines.
- Any soils requiring removal from the site, as part of future site works, should be classified in accordance with the “*Waste Classification Guidelines, Part 1: Classifying Waste*” NSW DECC (2009).

1 INTRODUCTION

1.1 Background

Aargus Pty Ltd (Aargus) was appointed by E & D Danias Pty Ltd ('the client') to undertake a Detailed Site Investigation (DSI) within the property located at 167-169, 171-175, 183 & 191 Victoria Road, 4-8 Mitchell Street and 7,13,15-31 & 33 Farr Street, Marrickville NSW('the site'). The location of the property is presented in Figure 1 of Appendix A.

It is understood that the site is proposed for redevelopment into the Victoria Road Corridor Development (Precinct 47). The proposed development plans have not been finalised at this stage. This DSI assessment will be utilised in providing development options for future proposed development plans. However, email correspondence from Design Collaborative, the project architects, on 14th August 2013 indicated the development within this site may consist of construction of up to a ten storey building with up to three basement levels for underground parking.

A site investigation is required by Marrickville Council to determine the potential for onsite contamination as part of the Development Application (DA).

1.2 Objective

The primary objectives of this DSI are as follows:

- Identify potential areas where contamination may have occurred from current and historical activities;
- Identify potential contaminants associated with potentially contaminating activities;
- Assess the potential for soils and groundwater to have been impacted by current and historical activities; and
- Assess the suitability of the site for redevelopment into the Victoria Road Corridor Development (Precinct 47) based on its current condition and the findings of this investigation.

1.3 Scope of Works

The scope of works for this DSI includes:

- Review of the physical site setting and site conditions based on a site inspection, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc. (where applicable);
- Research and review of the information available, including previous environmental investigations, current and historical titles information, review of aerial photographs, groundwater bore searches, EPA notices, council records, anecdotal evidence, site survey and site records on waste management practices;
- A targeted soil boring/sampling investigative study – formulating and conducting a sampling plan and borehole investigation;
- Groundwater monitoring well installation and groundwater sampling with one sampling event;
- Laboratory analysis and results from sample analysis – findings and comparison to regulatory guidelines;
- Field and laboratory Quality Assurance/Quality Control (QA/QC); and
- Recommendations for additional investigations should any data gaps be identified or possible strategies for the management of the site, where relevant.

This report was prepared with reference to the NSW Environment Protection Authority (EPA) "*Guidelines for Consultants Reporting on Contaminated Sites*" (2011).

2 SITE IDENTIFICATION AND DESCRIPTION

2.1 Site Identification

Site identification information and land use is summarised in the table below.

Table 1: Site Identification

Lot and DP Number (Address)	Lot 1 & 2 in DP4590 (167-169 Victoria Road) Lot A,B,C & D in DP301985 (171-175 Victoria Road & 183 Victoria Road) Lot 1 in DP 315293, Lot 20 in DP 667441, Lot A in DP166330 (183 Victoria Road) Lot 14,15 & 16 in DP4590 (4-8 Mitchell Street) Lot 345 in DP 587262 (191 Victoria Road) Lot B in DP343286, Lot A in DP304426 (7 Farr Street) Lot 1 in DP78883 (13 Farr Street) Lot 1,2,3,4,5,6,7,8,9 in DP 252507 (15-31 Farr Street) Lot 1 in DP583801 (33 Farr Street)
Coordinates (SE corner)*	Latitude: -33.908382, Longitude: 151.163166
Approx. Site Area	16,000m ²
Local Government Area	Marrickville Council
Parish	Petersham
County	Cumberland
Current Land Zoning**	IN1 – General Industrial
Proposed Land Use	Victoria Road Corridor Development (Precinct 47)
Current Site Owner	E & D Danias Pty Ltd
Site End Users	Residents (adults & children), workers

Notes: * refer to <http://maps.six.nsw.gov.au/>

** refer to LEP 2011 Marrickville Zoning Map published in

<http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2011&no=645>

The site boundary and Lot and DP numbers are presented in Figure 2a & 2b of Appendix A. Survey plans provided by the client are included in Appendix B.

3 SITE HISTORY

3.1 Land Titles

A review of historical documents held at the NSW Department of Lands offices was undertaken to identify the current and previous land owners, and potential land uses. The results of the title search are summarised in the following table.

Table 2: Land Title Information for 167-169 Victoria Road

Year	Lot 2, Section 1, DP 4590 (167 Victoria Road, Marrickville NSW)
2000 - Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
1959 - 2000	Demeo Machinery Pty Ltd.
1949 – 1959	M. T. W. Rahmann
1949	M. T. W. Rahmann & Elsie April Pardie
1949	August Rahmann, Baker
	Prior title: Vol. 2036, Fol. 188
1921 – 1949	August Rahmann, Baker
1920 – 1921	Alfred James Cuncliffe (elder) & Alfred James Cuncliffe (elder)
1910 – 1920	Otto Karl Suess
Year	Lot 1, Section 1, DP 4590 (169 Victoria Road, Marrickville NSW)
2000 - Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
1989 – 2000	Demeo Machinery Co. Pty. Ltd.
	Prior title: Vol. 6274, Fol. 115
1959 – 1989	Demeo Machinery Co. Pty. Ltd.
1951 – 1959	M. T. W. Rahmann, Baker
	Prior title: Vol. 2077, Fol. 199
1921 – 1951	August Rahmann, Baker
1920 – 1921	Alfred James Cuncliffe (elder) & Alfred James Cuncliffe (elder)
1910 – 1920	Otto Karl Suess

Table 3: Land Title Information for 171-175 Victoria Road

Year	Lot A, DP 301985 (171 Victoria Road, Marrickville NSW)
1999 - Current	S. Danias
1994 - 1999	Michel Louis Camille Roser and Rada Roser
1989 - 1994	Beryl June Wright.
	Prior title: Vol. 3257, Fol. 168.
1971 – 1989	Beryl June Wright.
1949 – 1971	Margaret White.

1921 – 1949	William Sandal Vanderkyl, Railway Employee and Ethel Mary Vanderkyl
Year	Lot B, DP 301985 (173 Victoria Road, Marrickville NSW)
2000 - Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
1989 - 2000	Demeo Machinery Co. Pty. Ltd.
	Prior title: Vol. 3228, Fol. 97
1956 – 1989	Demeo Machinery Co. Pty. Ltd.
1952 – 1956	P. McCulloch Adams.
1948 – 1952	R. C. Kellion, Engineer and E. V. Kellion
1940 - 1948	W. O. Fisk-Callan.
1922 – 1940	F. M. Fern, wife of A. A. C. Fern, Sadler
1921 – 1922	S. A. Hughes, wife of C. Hughes, Estate Agent.
Year	Lot C & E, DP 301985 (175 Victoria Road, Marrickville NSW)
2000 – Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
1989 – 2000	Demeo Machinery Co. Pty. Ltd.
	Prior title: Vol. 6823, Fol. 24.
1956 – 1989	Demeo Machinery Co. Pty. Ltd.
1954 – 1956	J. Gaspar, Panel Beater.
	Prior title: Vol. 3257, Fol. 148.
1953 – 1954	J. Gaspar, Panel Beater.
1953	C. J. Fore.
1921 – 1953	E. Fox, wife of J. F. Fox, Traveller.

Table 4: Land Title Information for 183 Victoria Road

Year	Lot D, DP 301985 (183 Victoria Road, Marrickville NSW)
2000 – Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
1989 – 2000	Demeo Machinery Co. Pty. Ltd.
	Prior title: Vol. 3220, Fol. 227.
1956 – 1989	Demeo Machinery Co. Pty. Ltd.
1921 – 1956	T. L. Trimmington, Engineer.
Year	Lot 1, DP 315293 (183 Victoria Road, Marrickville NSW)
2000 – Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
1988 – 2000	Demeo Machinery Co. Pty. Ltd.
	Prior title: Vol. 15266, Fol. 109.
1984 – 1988	Demeo Machinery Co. Pty. Ltd.
	Prior title: Vol. 3914, Fol. 120.
1951 – 1984	Demeo Machinery Co. Pty. Ltd.
1938 – 1951	Catherine MaGuire and Agnes Morrissey.
1926 – 1938	Michael Patrick Maguire, Chair manufacturer.
Year	Lot 20, DP 667441 (183 Victoria Road, Marrickville NSW)
2000 – Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
1997 - 2000	Demeo Machinery Co. Pty. Ltd.
	Prior title: Vol. 3914, Fol. 31.

1953 - 1997	Demeo Machinery Co. Pty. Ltd.
1949 - 1953	W. L. Clark, Garage Proprietor.
1941 - 1949	S. E. Jenner.
1926 - 1941	L. S. Roseby, Estate Agent.
Year	Lot A, DP 166330 (183 Victoria Road, Marrickville NSW) Lot A, DP 166330
2000 - Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
1989 - 2000	Demeo Machinery Co. Pty. Ltd.
	Prior title: Vol. 3071, Fol. 28.
1958 - 1989	Demeo Machinery Co. Pty. Ltd.
1939 - 1958	Douglas Stuart, Builder.
1937 - 1939	Gilkes Bros. & Hoskins Pty. Ltd.
1929 - 1937	A. Sharpe.
1927 - 1929	D. R. Brown, Furniture Manufacturer.
1920 - 1927	H. Thorpe Seymour, Merchant.

Table 5: Land Title Information for 4-8 Mitchell Street

Year	Lot 14, Section 1, DP 4590 (8 Mitchell Street, Marrickville NSW)
2000 - Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
1989 - 2000	Demeo Machinery Co. Pty. Ltd.
	Prior title: Vol. 2117, Fol. 153.
1959 - 1989	Demeo Machinery Co. Pty. Ltd.
1939 - 1958	F.A. Scott
1911 - 1939	W. Scott.
Year	Lot 15, Section 1, DP 4590 (6 Mitchell Street, Marrickville NSW)
2000 - Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
1989 - 2000	Demeo Machinery Co. Pty. Ltd.
	Prior title: Vol. 15266, Fol. 108.
1984 - 1989	Demeo Machinery Co. Pty. Ltd.
	Prior title: Vol. 1882, Fol. 50.
1958 - 1984	Demeo Machinery Co. Pty. Ltd.
1939 - 1958	Douglas Stuart, Builder.
1937 - 1939	Gilkes Bros. & Hoskins Pty. Ltd.
1929 - 1937	A. Sharpe.
1927 - 1929	D. R. Brown, Furniture Manufacturer.
1915 - 1927	H. Thorpe Seymour, Merchant.
1908 - 1915	Madeleine Kate Johnson.
Year	Lot 16, Section 1, DP 4590 (4 Mitchell Street, Marrickville NSW)
2010 - Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
1993 - 2010	Global Foods (NSW) Pty Ltd
1990 - 1993	G. Vasili, N. Vasili, G. Christou.
1989 - 1990	Najwa Avramides.
	Prior title: Vol. 13184, Fol. 50.

1980 – 1989	N. Avramides.
1976 – 1980	G. Avramides, Company Director, N. Avramides.
	Prior title: Vol. 7337, Fol. 173 & 174.
1976	G. Avramides, Company Director, N. Avramides
1957 – 1976	Rudolf Seidner, Biscuit Manufacturer.
	Prior title: Vol. 3418, Fol. 156.
1957	Rudolf Seidner, Biscuit Manufacturer.
1945 – 1957	E. Piper, wife of RWC Piper, Carpenter.
1923 – 1945	W. J. S. Simpson, Railway employee.

Table 6: Land Title Information for 191 Victoria Road

Year	Lot 345, DP 587262 (191 Victoria Road, Marrickville NSW)
1998 – Current	S. Danias
1988 – 1998	Italo Australia Construction Pty Ltd.
	Prior title: Vol. 13225, Fol. 101.
1977 – 1988	Italo Australia Construction Pty Ltd.
	Prior title: Vol. 9501, Fol. 234 & 235.
1963 - 1977	C. H. Kellion, Garage Proprietor.
	Prior title: Vol. 1859, Fol. 42.
1974 – 1977	Italo Australia Construction Pty Ltd.
1929 – 1974	C. H. Kellion, Garage Proprietor.
1929	G. R. Knight.
1928 - 1929	L. McKeon.
1911 - 1928	J. H. McKeon.
1908 - 1911	J. C. Surbey.

Table 7: Land Title Information for 7-11 Farr Street

Year	Lot B, DP 343286 (7 Farr Street, Marrickville NSW)
2011 – Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
1997 – 2011	M. O. Cornale.
1989 - 1997	Spyby Pty Ltd
	Prior title: Vol. 5184, Fol. 212.
1984 - 1989	Spyby Pty Ltd
1981 - 1984	D. M. Cochrane.
1969 - 1981	D. V. Cochrane.
1964 - 1969	M. E. Forbes.
1940 - 1964	J. R. Forbes., Railway Employee.
	Prior title: Vol. 3358, Fol. 61
1934 - 1940	W. Fallon, Railway Employee.
1922 - 1934	M.A. Rolfe, wife of A.E. Rolfe, Freeholder.
Year	Lot A, DP 304426 (9-11 Farr Street, Marrickville NSW)
2000 – Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.

1989 – 2000	Demeo Machinery Co. Pty. Ltd.
	Prior title: Vol. 3358, Fol. 117.
1959 – 1989	Demeo Machinery Co. Pty. Ltd.
1936 – 1959	E. P. Ramus.
1935 – 1936	A. O. Bellamy, Builder.
1934 – 1935	R. T. Milligan.
1934	W. Fallon, Railway Employee.
1927 – 1934	M.A. Rolfe, wife of A.E. Rolfe, Freeholder.
1922 – 1927	P. Fallon, Carter

Table 8: Land Title Information for 13 Farr Street

Year	Lot 1, DP 78883 (13 Farr Street, Marrickville NSW)
1989 – Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
	Prior title: Vol. 4245, Fol. 122.
1957 – 1989	M. T. Rowe Pty Ltd.
1953 – 1957	A. M. Jackson, Railway Employee and W. A. Jackson.
1948 - 1953	O. H. Reader, wife of G. H. Reader, Butcher.
1948	A. S. Morris and N. C. Morris
1929 – 1948	E. W. J. Morris, Furnace Builder and H. T. H. Morris

Table 9: Land Title Information for 15-31 Farr Street

Year	Lots 1-9, DP 78883 (15-31 Farr Street, Marrickville NSW)
1999 – Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
1987 - 1999	M. F. Rowe Pty Ltd.
	Prior title: Vol. 13222, Fol. 201-209.
1976 - 1987	M. F. Rowe Pty Ltd.

Table 10: Land Title Information for 15-31 Farr Street

Year	Lot 1, DP 583801 (33 Farr Street, Marrickville NSW)
2011 – Current	D. Danias, G. Danias, M. Danias & S. Danias as tenants in common.
2006 – 2011	Rollsteel (NSW) Pty Ltd
2002 – 2006	A. Spanos.
2001 – 2002	J. Malamatinis.
1988 – 2001	V. Karagiannakis, Electrician.
	Prior title: Vol. 13164, Fol. 226
1977 - 1988	V. Karagiannakis, Electrician.
1976 - 1977	R. W. McLeod, Estimator and N. J. T. Hills, Retired Housing Officer.

In summary, the land title information indicates the following:

- 167 Victoria Road was owned by private individuals from 1910-1959 when it was acquired by a commercial proprietor until 2000. Since then D, G, M & S Danias have owned the site.
- 169 Victoria Road was owned by private individuals from 1910-1959 when it was acquired by a commercial proprietor until 2000. Since then D, G, M & S Danias have owned the site.
- 171 Victoria Road was owned by private individuals from 1921-1999; it was then acquired by the current site owner S Danias until the present date.
- 173 Victoria Road was owned by private individuals from 1910-1956 when it was acquired by commercial proprietors until 2000. Since then D, G, M & S Danias have owned the site.
- 175 Victoria Road was owned by private individuals from 1910-1956 when it was acquired by commercial proprietors until 2000. Since then D, G, M & S Danias have owned the site.
- 183 Victoria Road was owned by private individuals from 1921-1956, 1926-1951, 1926-1953 & 1920-1937, when it was acquired by commercial proprietors until 2000. Since then D, G, M & S Danias have owned the site.
- 4 Mitchell Road was owned by private individuals from 1923-1993 when it was acquired by commercial proprietors until 2010. Since then D, G, M & S Danias have owned the site.
- 6 Mitchell Road was owned by private individuals from 1908-1937 when it was acquired by commercial proprietors until 2000. Since then D, G, M & S Danias have owned the site.
- 8 Mitchell Road was owned by private individuals from 1911-1959 when it was acquired by commercial proprietors until 2000. Since then D, G, M & S Danias have owned the site.
- 191 Victoria Road was owned by private individuals from 1908-1974, when it was acquired by commercial proprietors until 1998. Since then S Danias has owned the site.

- 7 Farr Street was owned by private individuals from 1922-1984 when it was acquired by commercial proprietors until 2011. Since then D, G, M & S Danias have owned the site.
- 9-11 Farr Street was owned by private individuals from 1922-1959 when it was acquired by commercial proprietors until 2000. Since then D, G, M & S Danias have owned the site.
- 13 Farr Street was owned by private individuals from 1929-1957 when it was acquired by commercial proprietors until 1989. Since then D, G, M & S Danias have owned the site.
- 15-31 Farr Street was owned by private individuals from 1976-1987 when it was acquired by commercial proprietors until 1999. Since then D, G, M & S Danias have owned the site.
- 33 Farr Street was owned by private individuals from 1976-2006 when it was acquired by commercial proprietors until 2011. Since then D, G, M & S Danias have owned the site.

Copies of the land titles information obtained by Aargus can be found in Appendix C.

3.2 Aerial Photographs

Selected aerial photographs obtained from the NSW Department of Lands were reviewed to describe the site features and surrounding areas at various timelines. A summary of the review is presented in the table below.

Table 11: Summary of Historical Aerial Photos

Year	Site	Surrounding areas
1930	The site appears to be developed and consists of a large warehouse with attached commercial building. The site also contained a number of	N: Mitchell Street, then residential buildings S: Commercial & residential buildings. E: Victoria Road, then commercial & residential

Year	Site	Surrounding areas
	residential houses.	buildings W: Farr Street, then residential buildings
1951	A large unsealed area adjacent to the warehouse was visible on the site surfaces.	No significant changes appear to have occurred in the surrounding area.
1970	The warehouse has been redeveloped as the building has changed shape and a warehouse building is now located in the south of the site. A large unsealed area is located to the north of the warehouse. Five residential buildings are identified across the site.	N: Mitchell Street and then commercial buildings E: Victoria Road, then commercial & residential buildings W: Farr Street, then commercial & residential buildings.
1991	No significant changes appear to have occurred since the 1970 aerial photo.	No significant changes appear to have occurred in the surrounding area.
1999	One large warehouse & three commercial buildings are visible on the site. In the southern portion, the site appears to be a storage yard with no building structure on the concrete slab.	No significant changes appear to have occurred in the surrounding area.
2004	The commercial building located to the north west of the site has been removed.	No significant changes appear to have occurred in the surrounding area.
2013 (Source)	No significant changes appear to have occurred since the 2004 aerial photo.	No significant changes appear to have occurred in the surrounding area.

In summary, the site appeared to have been developed for commercial and residential land use from before the 1930s. The residential buildings appear to have remained from the 1930s to the present date. The large warehouse building and commercial premises on site were built sometime between 1960 and 1970.

The surrounding land has generally experienced progressive redevelopment from low to medium residential land use into commercial, mainly between the 1930s and 1970s.

Copies of current and historical aerial photographs are presented in Appendix D.

3.3 EPA Records

3.3.1 CLM Act 1997

The NSW EPA publishes records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. However, it should be noted that the EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

A search of the EPA database revealed that the site is not listed. However, two sites were listed within the suburb of Marrickville, but these were situated between 1.2 and 1.6km away from the site. Given the distance of the listed sites, they were not considered to pose an adverse impact on the site.

Copies of the EPA records are included in Appendix E.

3.3.2 POEO Register

The NSW EPA publishes records under Protection of the Environment Operations (POEO) Act 1997 (as amended 2011). A search of their database revealed no licences, applications, notices, penalty policies, prosecutions and civil proceedings relating to the site.

Copies of the EPA records are included in Appendix E.

3.4 WorkCover NSW Records

A search of the Stored Chemical Information Database (SCID) for licences to keep dangerous goods at the site was requested from the Work Cover NSW. A search was conducted on the 17th October 2013 by WorkCover NSW. The records pertaining to the NSW Dangerous Goods Licence 35/034328, as listed on the Stored Chemical Information Database (SCID) are summarised as follows:

- 21ST November 2002 – E & D Danias Pty Ltd (Timber wholesaler) applied for a renewal licence to keep the following dangerous goods;
 - o LPG1 - Decanting Cylinder Class 2.1 190kg UN 1075 Petroleum Gases, liquefied; and
 - o LPG2 - Decanting Cylinder Class 2.1 190kg UN 1075 Petroleum Gases, liquefied;
- 20th October 1999 – E & D Danias Pty Ltd (Timber wholesaler) applied for a licence to keep the following dangerous goods;
 - o LPG1 - Decanting Cylinder Class 2.1 190kg UN 1075 Petroleum Gases, liquefied; and
 - o LPG2 - Decanting Cylinder Class 2.1 190kg UN 1075 Petroleum Gases, liquefied;

Copies of the WorkCover search documentation are attached in Appendix F.

3.5 Section 149 Certificates

The Planning Certificate – Section 149 (2) of the Environmental Planning & Assessment Act 1979 for the site was obtained by E & D Danias Pty Ltd and provided to Aargus for review. A summary of the information pertaining to the site is provided below:

33 Farr Street (Lot 1 in DP583801)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;

- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is not subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land;
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*; and
- The property is not listed on the State Heritage Register;

31 Farr Street (Lot 9 in DP252507)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;

- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is not subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

29 Farr Street (Lot 8 in DP252507)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is not subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and

- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

27 Farr Street (Lot 7 in DP252507)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;

- The land is not subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

25 Farr Street (Lot 6 in DP252507)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;

- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is not subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land; and
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land;

23 Farr Street (Lot 5 in DP252507)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;

- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is not subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

21 Farr Street (Lot 4 in DP252507)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;

- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is not subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

19 Farr Street (Lot 4 in DP252507)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land is excluded land identified as being less than 200sqm in area;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;

- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

17 Farr Street (Lot 2 in DP252507)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land is excluded land identified as being less than 200sqm in area;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;

- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

15 Farr Street (Lot 1 in DP252507)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;

- The land is excluded land identified as being within ANEF 25 or higher;
- The land is excluded land identified as being less than 200sqm in area;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

13 Farr Street (Lot 1 in DP78883)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and

- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

11 Farr Street (Part Lot A in DP304426)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land is excluded land identified as being less than 200sqm in area;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;

- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

9 Farr Street (Part Lot A in DP304426)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land is excluded land identified as being less than 200sqm in area;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;

- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

7 Farr Street (Lot B in DP343286)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument,

deemed environmental planning instrument or draft environmental planning instrument;

- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

167 Victoria Road (Lot 2 Section 1 in DP4590)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land is excluded land identified on an Acid Sulfate Soils map as being Class 2;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The Land is not subject to any annual charges under Section 496B of the Local Government Act 1993;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;

- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land;
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*;
- The property is not listed on the State Heritage Register; and
- The land is located within the Cooks River Catchment area. Council flood maps dated 21st March 1995, indicate that the subject property is below the 1% AEP plus 500mm free board fringe Cooks River flood level, however it is below the probable maximum flood level.

169 Victoria Road (Lot 1 Section 1 in DP4590)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land is excluded land identified on an Acid Sulfate Soils map as being Class 2;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;

- The Land is not subject to any annual charges under Section 496B of the Local Government Act 1993;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land;
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*;
- The property is not listed on the State Heritage Register; and
- The land is located within the Cooks River Catchment area. Council flood maps dated 21st March 1995, indicate that the subject property is below the 1% AEP plus 500mm free board fringe Cooks River flood level, however it is below the probable maximum flood level.

183 Victoria Road (Lot 1 in DP315293)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;

- The land is excluded land identified on an Acid Sulfate Soils map as being Class 2;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The Land is not subject to any annual charges under Section 496B of the Local Government Act 1993;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*;

183 Victoria Road (Lot 15 Section 1 in DP4590)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The Land is not subject to any annual charges under Section 496B of the Local Government Act 1993;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;

- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*;

183 Victoria Road (Lot A in DP166330)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The Land is not subject to any annual charges under Section 496B of the Local Government Act 1993;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;

- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*;

183 Victoria Road (Lot 20 in DP667441)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land is excluded land identified on an Acid Sulfate Soils map as being Class 2;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The Land is not subject to any annual charges under Section 496B of the Local Government Act 1993;
- The land is not within a proclaimed mine subsidence district;

- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*;

183 Victoria Road (Lot D in DP301985)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land is excluded land identified on an Acid Sulfate Soils map as being Class 2;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;

- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The Land is not subject to any annual charges under Section 496B of the Local Government Act 1993;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*;

183 Victoria Road (Lot A in DP166330)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;

- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The Land is not subject to any annual charges under Section 496B of the Local Government Act 1993;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*;

173 Victoria Road (Lot B in DP301985)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land is excluded land identified on an Acid Sulfate Soils map as being Class 2;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The Land is not subject to any annual charges under Section 496B of the Local Government Act 1993;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;

- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*;

175 Victoria Road (Lot C in DP301985)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land is excluded land identified on an Acid Sulfate Soils map as being Class 2;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The Land is not subject to any annual charges under Section 496B of the Local Government Act 1993;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument,

deemed environmental planning instrument or draft environmental planning instrument;

- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*;

191 Victoria Road (Lot 345 in DP587262)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land is excluded land identified on an Acid Sulfate Soils map as being Class 2;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;

- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The Land is not subject to any annual charges under Section 496B of the Local Government Act 1993;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land;
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*;
- The property is not listed on the State Heritage Register; and
- The land is located within the Cooks River Catchment area. Council flood maps dated 21st March 1995, indicate that the subject property is below the 1% AEP plus 500mm free board fringe Cooks River flood level, however it is below the probable maximum flood level.

4 Mitchell Street (Lot 16 Section 1 in DP4590)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;

- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The Land is not subject to any annual charges under Section 496B of the Local Government Act 1993;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land; and
- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land;

8 Mitchell Street (Lot 14 Section 1 in DP4590)

- The site is zoned IN1 – General Industrial under the provision of the *Marrickville Development Control Plan 2011*;
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out;
- The land is excluded land identified as being within ANEF 25 or higher;
- The land does not include or comprise critical habitat, conservation areas, or environmental heritage items under the Marrickville Local Environmental Plan 2011;
- The land is not land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- The property is not affected by a road widening or road realignment under the Roads Act 1993;
- The land is not affected by the operation of Section 38 or 39 or Part 4D of the *Coastal Protection Act 1979*;
- The Land is not subject to any annual charges under Section 496B of the Local Government Act 1993;
- The land is not within a proclaimed mine subsidence district;
- The land is not reserved, in part or whole, for acquisition by a public authority, as referred to in section 27 of the Act under; any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument;
- The land is not biodiversity certified land;
- The land is not land to which biobanking agreement under Part 7AA of the Threatened Species Conservation Act 1995 relate;
- The land is not bush fire prone land, not subject to a property vegetation plan and not subject to a tree order, as defined in the Act;
- The land is subject to flood related development controls for developments including; dwelling houses, dual occupancies, multi-dwelling housing, residential flat buildings or any other development on the land;

- There is not a current site compatibility certificate (infrastructure, seniors housing, affordable rental housing) relating to the land; and
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*;

Copies of the Section 149 certificates are attached in Appendix G.

3.6 Council Search Records

A request was issued to Marrickville Council on the 14th of October to access Council Records. The following records relating to the site were provided:

- Development Application DA2009000089 – In 2009 the council gave determination to install a 15m high antennae mast on the roof of the building relating to the property at 183 Victoria Road Marrickville. The applicant was Design Studio 407;
- Council Permit – In 1959 the council permitted the construction of a showroom with associated offices for a Tractor Display at 179-181 Victoria Road (in the file for 183 Victoria Road).

3.7 Industrial Processes and Products Manufactured

Danias Timber is a family based business supplying timber and related products including, decking, flooring, structural products, mouldings, treated products, ply & particleboard, plasterboard and recycled timber. Danias Timber also undertakes timber milling processes including milling, cutting and dressing timber to any size and design. The treatment of timber needs to be investigated to ascertain the potential dioxin use (pentachlorophenol) in the treatment process.

3.8 Product Spill & Loss History

Desktop investigations and anecdotal evidence have indicated no product spillages or losses occurring at the site.

3.9 Anecdotal Evidence

It was indicated by site personnel at the time of the site walkover, that to their knowledge no serious land or water contamination had occurred.

3.10 Historical Use of Adjacent Land

There were three adjacent land uses that have potential environmental concerns to the subject site. These include:

- Smash Repairs (Sydney Prestige Autobody) located down-gradient and to the west of the site.
- Car Service Centre (Newtown Service Centre) located up-gradient to the north of the site.
- Screen Printing (Global Knitwear) located up-gradient to the north of the site.

3.11 Discussion and Summary of Site History

The historical information indicated the following:

- 167 Victoria Road was owned by private individuals from 1910-1959 when it was acquired by a commercial proprietor until 2000. Since then D, G, M & S Danias have owned the site;
- 169 Victoria Road was owned by private individuals from 1910-1959 when it was acquired by a commercial proprietor until 2000. Since then D, G, M & S Danias have owned the site;

- 171 Victoria Road was owned by private individuals from 1921-1999; it was then acquired by the current site owner S Danias until the present date;
- 173 Victoria Road was owned by private individuals from 1910-1956 when it was acquired by commercial proprietors until 2000. Since then D, G, M & S Danias have owned the site;
- 175 Victoria Road was owned by private individuals from 1910-1956 when it was acquired by commercial proprietors until 2000. Since then D, G, M & S Danias have owned the site;
- 183 Victoria Road was owned by private individuals from 1921-1956, 1926-1951, 1926-1953 & 1920-1937, when it was acquired by commercial proprietors until 2000. Since then D, G, M & S Danias have owned the site;
- 4 Mitchell Road was owned by private individuals from 1923-1993 when it was acquired by commercial proprietors until 2010. Since then D, G, M & S Danias have owned the site;
- 6 Mitchell Road was owned by private individuals from 1908-1937 when it was acquired by commercial proprietors until 2000. Since then D, G, M & S Danias have owned the site;
- 8 Mitchell Road was owned by private individuals from 1911-1959 when it was acquired by commercial proprietors until 2000. Since then D, G, M & S Danias have owned the site;
- 191 Victoria Road was owned by private individuals from 1908-1974, when it was acquired by commercial proprietors until 1998. Since then S Danias has owned the site;
- 7 Farr Street was owned by private individuals from 1922-1984 when it was acquired by commercial proprietors until 2011. Since then D, G, M & S Danias have owned the site;
- 9-11 Farr Street was owned by private individuals from 1922-1959 when it was acquired by commercial proprietors until 2000. Since then D, G, M & S Danias have owned the site;
- 13 Farr Street was owned by private individuals from 1929-1957 when it was acquired by commercial proprietors until 1989. Since then D, G, M & S Danias have owned the site;

- 15-31 Farr Street was owned by private individuals from 1976-1987 when it was acquired by commercial proprietors until 1999. Since then D, G, M & S Danias have owned the site;
- 33 Farr Street was owned by private individuals from 1976-2006 when it was acquired by commercial proprietors until 2011. Since then D, G, M & S Danias have owned the site;
- The aerial photographs indicate the site was developed for commercial and residential land use prior to the 1930s. This correlates with the land title information. The residential buildings appear to have remained from the 1930s to the present date. The large warehouse building & commercial premises currently present on the site were built sometime between 1960 and 1970.
- The surrounding land has generally experienced progressive redevelopment from low to medium residential land use into commercial, mainly between the 1930s and the 1970s;
- The land is identified as being subject to acid sulphate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011;
- A licence to keep dangerous goods at the Timber yard site was applied for in 1999 & renewed in 2002. WorkCover NSW has provided documents showing two LPG decanting cylinders were kept at the timber yard site. This appears to have been utilised to fuel a number of forklifts on the timber yard site; and
- Danias Timber undertakes timber milling processes including milling, cutting and dressing timber to any size and design. The treatment of timber needs to be investigated to ascertain the potential dioxin use (pentachlorophenol) in the treatment process.

4 ENVIRONMENTAL SETTING

4.1 Sensitive Environmental Receptors

The nearest down-gradient watercourses are the Cooks River & Alexandra Canal, located approximately 2km to 2.1km to the south & south-east of the site respectively.

The nearest down-gradient recreational area is Wicks Park, located less than 10m to the south east of the site.

4.2 Acid Sulfate Soils

To determine whether there is a potential for acid sulphate soils to be present within a site, reference was made to the NSW Department of Land & Water Conservation (DLWC) *Acid Sulphate Soil Risk Maps* (Edition Two, December 1997, Scale 1:250,000). A review of the map titled 'Botany Bay' indicated that the site has a low probability of occurrence of acid sulphate soils. The depth of the acid sulphate soil material is expected to be greater than 3m below the ground surface.

The following factors were considered to determine if ASS were likely to be present on site (extracted from ASSMAC (1998) Acid Sulphate Soils Assessment Guidelines):

- Sediments of recent geological age (Holocene) ~ 10 000 y.o.
- Soil horizons less than 5m AHD (Australian Height Datum).
- Marine or estuarine sediments and tidal lakes.
- In coastal wetlands or back swamp areas; waterlogged or scalded areas; interdune swales or coastal sand dunes.
- In areas where the dominant vegetation is mangroves, reeds, rushes and other swamp tolerant and marine vegetation.
- In areas identified in geological descriptions or in maps bearing sulphide minerals, coal deposits or former marine shales/sediments.

- Deeper older estuarine sediments >10m below the ground surface, Holocene or Pleistocene age.

An acid sulphate soils assessment has been undertaken at the site by Aargus with the results indicating PASS is present at the site, with liming rates provided by the laboratory. Full details of the report can be found in ES5610/3 Marrickville *Acid Sulphate Soils Assessment*.

5 GEOLOGY AND HYDROGEOLOGY

5.1 Local Geology

Reference to the Sydney 1:100,000 Geological Series Sheet 9130 Edition 1, dated 1983, by the Geological Survey of New South Wales, Department of Mineral Resources, indicates the following:

- The northern portion of the site is located within an area underlain by Triassic Age Ashfield Shale of the Wianamatta Group. The Ashfield Shale is described as “black to dark grey shale and laminate” and denoted as (Rwa); and
- The southern portion of the site is located within an area underlain by alluvial deposits consisting of “peat, sandy peat and mud” and denoted as (Qhs).

In addition, the site is at approximately 150m to the north-east of the geological boundary of the Ashfield Shale and Alluvial Deposits with the Hawkesbury Sandstone.

Aargus Engineering undertook a geotechnical investigation at the site. The report is reference as GS5610. Aargus Engineers have logged the subsurface conditions encountered during drilling as follows:

- Fill consisting of dark grey/grey brown, low to medium plasticity, soft to firm and moist silty clay; overlying
- Residual soils, consisting of grey with reddish/orange brown mottling, medium to high plasticity, firm to stiff and moist silty clay to depths varying from approximately 1.0m to 2.0m bgl, becoming stiff to hard silty clay/clayey sand at depth; overlying
- Class V sandstone, grey and brown/dark brown and red mottling iron-stained, extremely weathered, extremely low to very low strength, with some sandy clay bands. The top of the bedrock within the northern portion of the site is inferred to be shallower than the bedrock within the southern portion. Horizons of stronger rock such as Class IV sandstone, which typically underlies Class V sandstone, may be present at this site.

5.2 Local Hydrogeology

A search of the Department of Natural Resources (DNR) borehole database information revealed five (5) groundwater bores within a 2km radius of the site.

A summary of the relevant information provided by the registered groundwater bore record search is provided in the following table:

Table 12: Summary of Registered Groundwater Bore Records

GW Bore ID	Approximate Location	Intended Purpose	Depth (m bgl)	Standing Water Level (m bgl)	Water Bearing Zones	Salinity (µS/cm)
GW111692	400m NW	Monitoring	1.30	0.50	Clay	-
GW111686	450m NW	Monitoring	3.50	1.55	Clay	-
GW111687	450m NW	Monitoring	4.25	2.50	Clay	-
GW109824	1.4km SE	Monitoring	20.70	4.51	Shale	4350
GW110122	700m SW	Monitoring	3.50	2.50	Clay	-

The registered groundwater bores within a 2km radius of the site were used for monitoring purposes and unlikely to be used for human consumption since the site is not located within the SEPP boundary for the Sydney Drinking Water Catchment.

Based on the bore records, groundwater is likely to be present within the clay soils and weathered zone of the underlying bedrock in the area. Groundwater present within the clay soils and weathered zones within the top most layer of the bedrock are likely to be confined with low to moderate recharge rates during heavy rainfall events.

The salinity record above indicates the presence of salty (saline) water within the borehole. The results from the groundwater monitoring and sampling onsite have indicated EC concentrations ranging from 312-939 µS/cm, which is considered to be borderline fresh to brackish water.

A copy of the groundwater bore search records can be found in Appendix H. A copy of groundwater monitoring record forms can be found in Appendix K.

6 SITE INSPECTION

A site visit was carried out on Wednesday 25th & Thursday 26th September 2013 by an Aargus field scientist to inspect the site for any potential sources of contamination and document any observations made regarding the current site conditions. Potential areas of concern were targeted based on the site history review and desktop review of available information, where relevant. At the time of the site inspection, the following observations were made:

- The site was irregular in shape and used for commercial, retail and residential purposes;
- The site was occupied by a main warehouse with awning area in the central southern portion of the site, a number of smaller buildings along the eastern and northern boundaries, concrete access ways through the property, two storage yards with unsealed areas, small brick warehouse in the western portion of the site, vacant concrete sealed residential block, eight residential terrace properties and grassed areas around the eastern perimeter;
- The main access to the properties were along Victoria Road, on the eastern boundary and Farr Street, along the western boundary;
- The main warehouse was constructed of concrete and bricks. It was occupied by the Danias Timber yard and had an enormous amount of timber storage areas and timber milling plant machinery within and under the awning of the main warehouse.
- The smaller buildings were constructed of concrete with tin roofs. They were occupied by the Danias Timber yard and utilised for office space and retail service areas. A smaller building in the northern portion of the site was utilised for flooring retail sales and had a showroom area attached.
- An old terrace cottage was located in the Danias Timber yard and was inaccessible due to the height of timber stored around the cottage.
- The car park area was located in the southern half of the site and was sealed with concrete and was in poor condition. Cracks were visible on the surface;

- Grassed areas were observed along the site perimeter of Victoria Road at 171-175 Victoria Road. Unsealed areas were observed in the storage yard for Danias timber at 191 Victoria Road & the storage yard at 33 Farr Street;
- Some waste material, including concrete blocks, timber offcuts & old machinery were observed in the storage yard at 191 Victoria Road;
- The site boundaries were defined by timber & metal fencing along the perimeter of the site;
- No surface standing water was noticed at the site;
- There was evidence of chemical storage at the site. Oil drums were located in the storage yard and used for the plant machinery in regards to the timber milling processes;
- There were no indicators of underground storage tanks within the site; and
- Hazardous material was observed and included fibro cement sheeting.

The site features are presented in Figure 3 of Appendix A. Site photographs are included in Appendix I.

6.1 Topography and Surface Water Drainage

The following observations were made during the site inspection carried out on Wednesday 25th & Thursday 26th September 2013:

- The site slopes towards the south at a gradient of approximately 3-5°. The regional topography appears undulating and generally sloping towards the south-east;
- Stormwater runoff from the site is expected to flow in a southerly direction and discharge into the stormwater drain located along the site boundaries in the southern part of the site.

Copies of old surveys provided by the client can be found in Appendix B.

6.2 Surrounding Land Uses

The surrounding land uses identified are described in the table below:

Table 13: Surrounding Land Uses

Orientation	Description
North	Mitchell Street, then commercial development (including Newtown Car Service Centre and Global Knitwear – Screen printing)
East	Victoria Road, then commercial development (including Sydney Prestige Autobody Smash Repairs) & Substation
South	Residential development (houses) & commercial development (including Café and Apec Locksmiths) then Sydenham Road
West	Farr Street then commercial development

7 SUMMARY OF PREVIOUS REPORTS

7.1 General

There were no previous environmental site investigations undertaken at the site.

8 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Based on the site inspection, site history, previous reports and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoC) for the site were identified. These are summarised in the following table.

Table 14: Summary of Potential Areas and Contaminants of Concern

Potential AEC	Potentially Contaminating Activity	Potential CoCs	Potentially Impacted Medium	Likelihood of Site Impact	Justification
Entire site	Importation of fill material from unknown origin	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos	Soils, Groundwater	Moderate to high	Based on the site observations and previous commercial use, the presence of imported fill material is likely to be prevalent..
	Potential for pesticides to have been sprayed or injected on or underneath concrete slabs and within grassed areas and garden beds.	OCP	Soils	Low	The site is not known for having been used for agricultural purposes from the 1950s when OCPs were first introduced into Australia. If use of OCPs has occurred, the impact is likely to have been localised and limited to the topsoil layer.
Car park & loading dock areas	Leaks from vehicles	Metals, TPH, BTEX, PAH	Soils Groundwater	Moderate	The concrete pavements in the car park areas were observed to be in poor condition, with cracks and /or staining present. Furthermore, some

Potential AEC	Potentially Contaminating Activity	Potential CoCs	Potentially Impacted Medium	Likelihood of Site Impact	Justification
					leaks from vehicles may have occurred prior to placement of the concrete and/or on the unsealed portion of the site.
Building Structures	Potential Asbestos/Fibro Features	Asbestos		Moderate to High	Fibre containing material was observed during the site inspection.
Mechanical workshop areas around the site	Hydrocarbon leaks and spills from plant machinery	TPH, BTEX, PAH, Metals, Phenols, solvents, acids, alkalis, refrigerants	Soils Groundwater	Low-Moderate	The concrete pavements around the workshops areas were observed to be in poor condition. Furthermore, some leaks from plant machinery may have occurred prior to the placement of the concrete and/or on the unsealed portion of the site.
Timber Yard -milling processes	Historical and current use including the storage of chemicals	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos, solvents, ammonia, quinolone, dioxin use pentachlorophenol, anthracene, ammonium sulphate, dibenzofuran	Soil, Groundwater	Moderate to High	Danias Timber undertakes timber milling processes including milling, cutting and dressing timber to any size and design. Furthermore Oil drums were noted on a pallet on the concrete pavement area of the site.

9 DATA QUALITY OBJECTIVES

9.1 Step 1 – State the Problem

9.1.1 Problem Statement

It is understood that the site is proposed for redevelopment into the Victoria Road Corridor Development (Precinct 47). The proposed development plans have not been prepared at this stage. This DSI assessment will be utilised in providing development options for future proposed development plans. However, email correspondence from Design Collaborative, the project architects, on 14th August 2013 indicated the development within this site may consist of construction of up to a ten storey building with up to three basement levels for underground parking. As part of the DA application, it is a Council requirement that a site investigation report be prepared by a consultant to assess whether the site is suitable for the proposed development.

However, the desktop study identified some areas of potential environmental concern, in relation to imported fill of unknown origin, previous and current site uses, leaks of motor vehicles, leaks and spills of plant machinery, chemical substances, timber milling processes and potential presence of hazardous materials in current or past building structures, which may pose risks to human and environmental receptors.

9.1.2 Objectives

The objectives of the DSI are:

- To assess the potential for the soils and groundwater to have been impacted by current and historically contaminating activities;
- To assess the suitability of the site for redevelopment into the Victoria Road Corridor development (Precinct 47) as part of Council's requirements for the DA.

9.1.3 Project Team

The nominated core project team and their responsibilities are listed in the table below.

Table 15: Project Team and Responsibilities

Project Team Member	Responsibilities
Mark Kelly –Environmental Manager	Project Director
Nick Kariotoglou – Principal Environmental Scientist	Technical Review
Michael Silk – Environmental Scientist	Field Representative & Project Manager

9.2 Step 2 - Identify the Decisions of the Study

The decisions required to address the contamination problem are as follows:

- Is soil and groundwater contamination present within the areas of potential environmental concern identified?
- Is soil and groundwater contamination likely to present an unacceptable risk of harm to humans or the terrestrial and aquatic environments?
- Are there potential soil vapour intrusion risks from site or onto site from an adjacent site?
- Is the site currently suitable for the proposed land use being a mixture of residential with minimal access to soil and / or commercial development?
- Is there a potential for onsite/offsite migration issues?
- If not, does the site require further investigation and/or remediation works?

9.3 Step 3 - Identify Information Inputs

The following information is required for input into the decisions identified in Step 2:

- Identification of potential areas and contaminants of concern as detailed in Section 8 of this report;

- Selection of soil and groundwater assessment criteria from appropriate guidelines as detailed in Section 10 of this report;
- Collection of soil and groundwater samples from site;
- Headspace analysis for screening of VOCs present within soils using a PID;
- Measurement of groundwater quality parameters including pH, temperature, redox potential, electrical conductivity and dissolved oxygen;
- Comparison and interpretation of results against the adopted soil and groundwater assessment criteria.

9.4 Step 4 – Define the Study Boundaries

The spatial and temporal aspects of the investigation area that the data must represent to support the decisions identified in Step 2 are as follows:

- The lateral extent of the study boundary is defined by the site boundaries as shown in the Site Location Plans (refer to Figure 1 in Appendix A);
- The vertical extent of the study boundary for soil is defined as at least 0.2m into the natural material.
- The vertical extent of the study boundary for groundwater is the depth of the water bearing zone within the bedrock immediately underlying the natural soils.

9.5 Step 5 – Develop the Analytical Approach

The acceptable limits for laboratory QA/QC parameters are shown in the table below and are based upon the laboratory reported acceptable limits and those stated within the NEPM 1999 Guidelines.

Table 16: Acceptable Limits for QC Samples

Type of QC Sample	Control Limit
FIELD	
Rinsate Blanks	Analytes <LOR
Intra-Laboratory Duplicates	RPD's <50%
Inter-Laboratory Duplicates	RPD's <50%
Trip Blanks	Volatiles <LOR
Trip Spike Recovery	>70%
LABORATORY	
Method Blanks	< Laboratory LOR
Matrix Spike	Recovery targets: - Metals: 70% to 130% - Organics: <30%
Laboratory Duplicate	Lab Specified
Laboratory Control Samples	Recovery targets: 70% to 130%
Surrogate Spike	Laboratory specified

The following conditions should be adopted:

- If the control limits are exceeded, then an assessment of the significance of the results should be carried out;
- If the results of the DQI assessment indicate that the data set is reliable, then the data set will be deemed to be acceptable for the purposes of the investigation; and
- If the measured concentrations of soil and groundwater samples analysed meet their respective validation criteria, then no additional assessment is required.

9.6 Step 6 - Specify Limits on Decision Errors

There are two types of decision errors:

- **Sampling errors**, which occur when the samples collected are not representative of the conditions within the investigation area; and
- **Measurement errors**, which occur during sample collection, handling, preparation, analysis and data reduction.

These errors may lead to following (null hypothesis):

- Deciding that the site is not suitable for the proposed development when it actually is (Type I error);
- Deciding that the site is suitable for the proposed development when it is actually not (Type II error); and

A 5% significance level has been selected for Type I errors on the basis that 95% of the data set will satisfy the DQIs. Therefore, the acceptable limit of the decision errors is based on a 5% probability of the hypothesis being incorrect.

An assessment will be made as to the likelihood of a decision error being made based on:

- The acceptable limits for inter/intra laboratory duplicate sample comparisons as specified in Step 5 of the DQOs; and
- The acceptable limits for laboratory QA/QC parameters are based upon the laboratory reported acceptable limits and those stated within the NEPM Guidelines.

If the concentration of a particular contaminant of concern exceeds its assessment criteria, then a further assessment is required to address the significance of the result. Statistical analysis based on 95% UCL may be used to assess the significance of the data provided the following conditions are met:

- the arithmetic mean of the data set must be less than its respective threshold level; that is, it is acceptable for individual results to exceed its respective threshold level, but the cumulative mean of the data set of soil sample results must not exceed the threshold level;
- the standard deviation of the data set is less than 50% of the relevant threshold level; and
- no individual sample result should be greater than 250% of the relevant threshold level.

9.7 Step 7 - Optimise the Design for Obtaining Data

The optimum design for obtaining data in order to achieve the Data Quality Objectives is as follows:

- Only NATA-accredited environmental testing laboratories will be commissioned to analyse soil and groundwater samples and will implement a quality control plan conforming to the NEPM (Assessment of Site Contamination) Measure Schedule B(3) Guidelines for Analysis of Potentially Contaminated Soils;
- Review of previous contaminated land reports relevant to the Site and the surrounding area;
- An assessment of the Data Quality Indicators to determine if the field procedures and laboratory analytical results are reliable; and
- The investigation will be carried out by an experienced and qualified Environmental Scientist, who is trained in sampling at contaminated sites in accordance with Aargus protocols based on best practice industry standards;
- Collection of QA/QC samples at frequencies prescribed in the NEPM Guidelines;
- In accordance with the NSW EPA “Sampling Design Guidelines” (September 1995) a minimum of twenty five to thirty (25-30) sampling points for a site area of 16,000m² will be adopted to provide general site coverage. However, additional sampling points may be incorporated to target specific areas of potential environmental concern identified above.

9.8 Data Quality Indicators

The five Data Quality Indicators (DQIs) comprising completeness; comparability; representativeness; precision and accuracy provide an assessment of the reliability of field procedures and laboratory analytical results in accordance with the ‘Guidelines for the NSW Site Auditor Scheme (2nd Edition), 2006. These are addressed in the following sub-sections.

9.8.1 Completeness

Data Completeness is a measure of the amount of useable data (expressed as %) from a data collection activity. The completeness is equal to the percentage of valid quality assurance and quality control results.

The assessment should address the following:

Table 17: Data Completeness

Field	Laboratory
- All critical locations are sampled; - All samples collected from critical grids and depths; - Consistency in the use of standard operating procedures, equipment, sampler; - Completion and correctness of field documentation.	- All critical samples and analytes are analysed in accordance with the DQOs; - Appropriateness of laboratory methods and PQLs.

The minimum target frequency for each type of QA/QC sample should be carried out in accordance with the following tables:

Table 18: QA/QC Requirements

Field QA/QC Sample	Frequency (Groundwater)	Frequency (Soil Vapour)
Intra-Laboratory Duplicate	1 in 20 samples	1 in 20 samples
Inter-Laboratory Duplicate	1 in 20 samples	N/A
Field Blanks	1 per day (rinsate)	1 per day
Trip Blank	1 per sample batch	1 per day
Trip Spike	1 per sample batch	1 per day

Where any of the above objectives are not achieved for particular samples, steps will be taken to rectify the non-conformance, if possible. Alternatively, data qualifiers detailing the nature

of the quality problem will be documented in the report and attached to relevant data in the result summary tables.

The target for overall completeness for each data set is a minimum of 95%. A data completeness of less than 95% may be accepted where it can be justified that the non-conformance does not have a significant effect on the outcome of the results.

9.8.2 Comparability

Data Comparability is the confidence (expressed qualitatively) that data may be considered to be equivalent for each sampling and analytical event.

The qualitative assessment should address the following:

Table 19: Data Comparability

Field	Laboratory
• Consistency in the use of standard operating procedures, equipment, sampler; • Consistency in the method of sample collection for each media; • Quantification of influence by climatic conditions.	• Consistency of analytical methods and limits of reporting (LOR) for each analyte; • Whether laboratory limits of reporting are set at < 20% of the adopted site criteria value for each analyte; • Consistent use of one primary and one secondary laboratory

9.8.3 Representativeness

Data Representativeness is the confidence (expressed qualitatively) that data are representative of each media present on the site.

The qualitative assessment should address the following:

Table 20: Data Representativeness

Field	Laboratory
- Samples are collected in accordance with the DQOs; - Receipt of samples within holding times; - Receipt of intact samples; - Receipt of adequately preserved samples.	All samples are extracted and analysed within their respective holding times.

9.8.4 Precision

Data Precision is a quantitative measure of the variability (or reproducibility) of data.

Intra-laboratory or Inter-laboratory Duplicate Samples (B) results are compared with Primary Sample (A) results using Relative Percentage Differences (RPDs) according to the following formula:

$$\%RPD = \left| \frac{A - B}{A + B} \right| \times 200$$

Duplicate sampling rates for this assessment (**for each separate sample batch**) are to be tested for all the same analytes as the primary sample:

Table 21: Data Precision

Type of QC Sample	Control Limit
Field Intra-Laboratory Duplicate (Blind)	RPD < +/- 50%
Field Inter-Laboratory Duplicate (Split)	RPD < +/- 50%

Where the laboratory has reported results for a particular analyte below the limit of reporting for either the primary sample or a duplicate sample, the RPD is reported as 'Not Calculable' or NC. A discussion should be made as to which sample should be adopted and compared against the relevant assessment criteria. However, no discussion is required where both the primary sample and the duplicate sample for a particular analyte are below the limit of reporting.

9.8.5 Accuracy

Data Accuracy is a quantitative measure of the closeness of reported data to the true value. Laboratory measured recovery of analytes in lab control samples with known concentrations. Laboratory QA/QC testing is to include:

Table 22: Data Accuracy

Laboratory QA/QC Sample	Frequency
Method Blank	1 per 20 samples
Matrix Spike	1 per 20 samples
Laboratory Duplicate	Laboratory defined
Laboratory Control	Laboratory defined
Surrogate Spike	All organic samples

10 SITE INVESTIGATION AND SCREENING LEVELS

10.1 General

The selection of appropriate human health, ecological and groundwater site assessment criteria were based on the following guiding documents:

- “Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000” (ANZECC);
- “Australian Water Quality Guidelines 2000” (AWQG);
- “Australian Drinking Water Guidelines 2011” (ADWG);
- “Guidelines for Managing Risk to Recreational Waters 2008 (GMRRW); and
- “National Environmental Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1)”, NEPC (2013).

Full details of the site investigation and screening levels for each potential contaminant of concern in soils and groundwater are identified in Section 8 are presented in Appendix M.

10.2 Soils Investigation and Screening Levels

10.2.1 Health Investigation Levels (HILs)

The NEPM presents Tier 1 Health Investigation Levels (HILs) for a broad range of chemicals such as metals, inorganics, PAHs, phenols, pesticides and other organics. The HILs are applicable to generic land uses such as residential, commercial/industrial or public open space and all soil types, generally within the first 3 metres of soil below ground level. The HILs have been applied to assess human health risks via all relevant pathways of exposure.

Based on no proposed development plans available to date, soil investigation results within the building footprint/site were assessed against a range of the following criteria:

- **HIL ‘A’** - Residential use with gardens/accessible soils, including children’s day-care centres, preschools and primary schools
- **HIL ‘B’** – Residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments
- **HIL ‘C’** – Public open space such as parks, playgrounds, playing fields, secondary schools and footpaths
- **HIL ‘D’** – Commercial/industrial, including premises such as shops, offices, factories and industrial sites.

10.2.2 Health Screening Levels (HSLs)

The NEPM presents Tier 1 Health Screening Levels (HSLs) for the following petroleum compounds and fractions:

- Benzene, Toluene, Ethylbenzene and Xylenes (BTEX);
- Naphthalene; and
- TPH C6-C10 and TPH >C10-C16 fractions

The HSLs are applicable to generic land uses such as residential, commercial/industrial or recreational/public open space and different soil types between the ground surface and soils >4 metres below ground level. The HILs have been applied to assess human health risks via the inhalation and direct contact pathways of exposure.

10.2.3 Interim Soil Vapour Health Investigation Levels (Interim HILs)

The NEPM presents Interim Soil Vapour Health Investigation Levels (Interim HILs) for selected Volatile Organic Chlorinated Compounds (VOCCs).

The Interim Soil Vapour HILs are applicable to generic land uses such as residential, commercial/industrial or recreational/public open space and all soil types within the first metre depth from the ground surface or the first metre depth beneath a sub-slab. The Interim

Soil Vapour HILs have been applied to assess human health risks via the inhalation pathways of exposure.

10.2.4 Ecological Investigation Levels (EILs)

The NEPM presents Ecological Investigation Levels (Interim EILs) for As, Cu, CrIII, Ni, Pb, Zn, DDT and naphthalene.

The EILs are applicable to generic land uses such as areas of ecological significance, urban residential areas and public open space, and commercial/industrial land uses. The EILs have been applied to assess risks to terrestrial ecosystems, generally, within the top 2 metres of soil at the final surface/ground level.

Site specific EILs for Copper, Zinc, Nickel and Chromium III can be derived by adding the Ambient Background Concentration (ABC) to the Added Contaminant Limits (ACL), as per the following formula:

$$EIL = ABC + ACL$$

The ABC of a contaminant is the soil concentration in a specified locality that is the sum of the naturally occurring background level and the contaminant levels that have been introduced from diffuse or non-point sources by generating anthropogenic activity not attributed to industrial, commercial, or agricultural activities.

The ACL is the added concentration (above the ABC) of a contaminant above which further appropriate investigation and evaluation of the impact on ecological values is required. ACLs are based on the soil characteristics of pH, CEC and clay content. Different soils types / profiles will have different contaminant EILs rather than a single generic EIL for each contaminant. ACLs apply chromium III (CrIII), copper (Cu), nickel (Ni) and zinc (Zn) for site-specific EIL determination. The soil properties to be measured for site-specific derivation of ACLs for CrIII, Cu, Ni and Zn are summarised below:

- pH - Cu
- CEC - Cu, Ni, Zn
- % clay - CrIII

Note – the lowest concentration of copper that is derived from the pH or the CEC calculation is to be used for the ACL.

Insufficient data was available to derive ACLs for As, Pb, DDT and naphthalene. As a result, the derived EILs are generic to all soils and are presented as total soil contaminant concentrations in Tables 1(B)4 and 1(B)5.

10.2.5 Ecological Screening Levels (ESLs)

Table 1B (6) of the NEPM presents Ecological Screening Levels (ESLs) for TPH C6-C40 fractions, BTEX and benzo(a)pyrene.

The ESLs are applicable to generic land uses such as areas of ecological significance, urban residential areas and public open space, and commercial/industrial land uses. The ESLs have been applied to assess risks to terrestrial ecosystems, generally, within the top 2 metres of coarse or fine soil at the final surface/ground level.

10.2.6 Petroleum Hydrocarbon Management Limits

Table 1B (7) of the NEPM presents petroleum hydrocarbon management limits for application to TPH fractions C₆-C₁₀, >C₁₀-C₁₆, >C₁₆-C₃₄ and >C₃₄-C₄₀. The management limits are applicable for coarse or fine soils in residential, parkland, public open space or commercial/industrial land uses following consideration of relevant ESLs and HSLs.

10.3 Groundwater Investigation and Screening Levels

10.3.1 Potential Beneficial Uses

Groundwater investigation and screening levels were established by identifying the potential beneficial uses of groundwater down-gradient from the site based on the Six Environmental Values presented in the table below.

Table 23: Potential Beneficial Uses of Groundwater

Environmental Value	Applicability
Freshwater aquatic ecosystem	✓
Marine aquatic ecosystem	✗
Agricultural use - irrigation	✗
Agricultural use – stock watering	✗
Recreational use	✓
Raw drinking water	✗

The applicable Environmental Values were selected on the basis of the following down-gradient receptors as identified in Section 4.6 of this report:

- Recreational users and aesthetics in the Cooks River & Alexandra Canal located approximately 2km to 2.1km to the south & south-east of the site.
- The freshwater aquatic ecosystems in the Alexandra Canal & Cooks River;

No abstraction wells for agricultural use were identified within 1 km of the site.

For each relevant Environmental Value identified above, the groundwater investigation and screening levels adopted are discussed in the following sub-sections. Full details of the investigation and screening levels for potential contaminants of concern in groundwater are presented in Appendix Q.

If the screening or investigation levels are exceeded, then further consideration will be given to processes such as natural attenuation, advection, adsorption and contaminant flux to assess potential risks to down-gradient aquatic ecosystems or drinking water sources.

10.3.2 Protection of Aquatic Ecosystems

Table 1C of the NEPM presents Groundwater Investigation Levels (GILs) for the protection of fresh water and marine water in slightly to moderately disturbed ecosystems. However, where the closest sensitive receptor is high value or highly disturbed, Section 3.1 of the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000) provides a range of water quality guidelines values based upon three levels of ecosystem conditions as shown in the table below.

Table 24: Aquatic Ecosystem Values

Ecosystem Value	Protection Level	Brief Definition	Applicability
High value ecosystems (HVE)	99%	Effectively unmodified, with ecological integrity regarded as intact.	✗
Slightly to moderately disturbed ecosystems (SMDE)	95%	Small impacts to aquatic biological diversity within moderately cleared catchments with reasonably intact riparian vegetation.	✓
Highly disturbed ecosystems (HDE)	90%	Measurably degraded ecosystems typically associated with shipping ports or urban catchments.	✗

Based on observations made during the site walkover, the aquatic ecosystem value of the Cooks River & Alexandra Canal was considered to be slightly to moderately disturbed and that the NEPM GILs are applicable.

However, where contaminants are potentially bio-accumulative, trigger values for the protection of 99% of species were used. Low reliability trigger values presented in Table 3.4.1 of the ANZECC 2000 guidelines were also adopted in the absence of high or moderate reliability trigger values.

10.3.3 Recreational Water Use and Aesthetics

The GMRRW guidelines (as referenced in NEPM) recommend adopting a multiplication factor of 10 to 20 to the ADWG for the assessment of recreational water quality.

The water quality characteristics relevant to recreational use have been categorised into the following:

- Primary contact (e.g. swimming);
- Secondary contact (e.g. boating); and
- Aesthetic (visual appearance and odour).

10.3.4 Protection of Human Health

The NSW DEC (2007) states that groundwater should be considered as potential drinking water unless the total dissolved solids (TDS) exceeds 2000 mg/L. NSW DEC (2004) indicates that TDS can be estimated from EC using a correction factor of 0.00155 and applied to the field measurements taken during the groundwater investigation. The results from the groundwater monitoring and sampling have indicated EC concentrations ranging from 312-939 $\mu\text{S}/\text{cm}$, which is considered to be borderline fresh to brackish water. Given the distance to the coast freshwater criteria were adopted.

Table 1C of the NEPM presents Groundwater Investigation Levels (GILs) for the protection of drinking water sources based on the health values of the ADWG and were adopted as groundwater assessment criteria for the protection of drinking water.

10.3.5 Groundwater Health Screenings Levels for Vapour Intrusion

Table 1A(4) of the NEPM presents Groundwater Health Screening Levels (HSLs) for vapour intrusion. The HSLs are applicable to generic land uses such as residential, commercial/industrial or recreational/public open space and different soil types between 2m

and >4 metres below ground level. The HSLs have been applied to assess human health risks via the inhalation pathway of exposure.

If site conditions are conducive to biodegradation, the following factors will be applied to the HSLs:

- Factor of x10 for depths to source of 2 to <4m; and
- Factor of x100 for depths to source of 4m and greater where the vapour source strength is 100 mg/L (100,000 mg/m³) or less.

For groundwater concentrations exceeding their respective solubility limits in Table 1A(4) of Schedule B1 of the NEPM, it is considered that the soil vapour concentration for a petroleum mixture could not exceed a level that would result in the maximum allowable vapour risk for the given scenario and is denoted as 'NL' (not limiting).

10.3.6 Duty to Report

In regard to groundwater objectives, the notification triggers for groundwater from DECC (2009) Contaminated Sites: Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997 are considered appropriate for water quality.

In accordance with Sections 2.3.4 and 2.3.5 of the DECC (2009) Contaminated Sites: Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997, groundwater contaminant concentrations will be compared to Column 1 and Column 3 of Appendix A to determine whether a notification trigger for reporting groundwater contamination is required.

10.4 Export of Waste

To assess the waste classification of materials to be disposed of off-site, the NSW EPA refers to the NSW DECC (2009) "*Waste Classification Guidelines, Part 1: Classifying Waste*".

11 SOIL INVESTIGATION

11.1 General Methodology

The soil investigation was carried out on the Wednesday 25th & Thursday 26th September 2013 and was designed to meet the Data Quality Objectives and the requirements of the NSW EPA Site Auditor Scheme. The fieldwork procedures adopted were carried out in general accordance with the Aargus fieldwork protocols, which are based on industry standard practice as prescribed in the NEPM.

Prior to the commencement of the intrusive investigation, a Dial-Before-You-Dig (DBYD) search was carried out and a professional services locator was engaged to clear the proposed sampling locations for underground services. A copy of the DBYD search obtained by Aargus can be found in Appendix G.

Upon clearance of the proposed sampling locations, concrete surfaces at each borehole location (where present) were cored by using a 180mm diameter diatube.

Borehole was drilled using solid flight augers attached to a truck-mounted drill rig or hand augers where access for the rig was not possible.

A description of sub-surface conditions observed during drilling are presented in borehole logs included in Appendix O.

11.2 Sampling Design Rationale

Twenty seven boreholes (BH1 to BH27) were drilled by adopting a systematic grid sampling pattern across the site to provide general site coverage with consideration given to accessibility, site features and the proposed development zones.

It is considered that the number of sampling points adopted meets the minimum requirements of the NSW EPA “Sampling Design Guidelines” (1995) for a site area of 16,000m² and to

detect a hotspot diameter of 28.9m -30.5m. The borehole locations are shown in Figure 4 of Appendix A).

11.3 Sampling Density and Sampling Depth

Boreholes were advanced through concrete, then fill material and terminated at least 0.2m into natural soils to allow for the collection of at least one soil sample from fill material and one from natural soils (with the exception of boreholes BH26 & BH27 which were terminated in fill material due to hand auger refusal). However, a maximum target depth of 6.0 metres was adopted in borehole locations where groundwater wells were to be installed.

11.4 Sampling Methodology

Soil sampling was carried out in general accordance with Aargus Fieldwork Protocols. In summary:

- Soil samples were collected using a trowel from solid flight auger from each soil type or change in lithology and approximately every 1 metre depth where no change in material was apparent. However, additional samples were collected where there was visual evidence of contamination;
- Samples were transferred into clean laboratory supplied containers using a hand trowel; and
- In general, each soil sample was divided into two sub-samples. One of the sub-samples was placed into a laboratory-supplied container and a second sub-sample was placed in a separate zip-lock bag for field headspace screening using a PID. However, where fibre-containing material was observed, a third sub-sample of approximately 500g mass was placed in a zip-lock bag for asbestos analysis.

11.5 Field Tests

A calibrated Photo-ionisation Detector (PID) meter was used to obtain the following field measurements:

- Background concentrations of ionisable volatile organic compounds (VOCs) in the ambient air taken approximately 5 to 10 metres upwind of the general work area; and
- Headspace analysis of bagged soil samples collected to detect the presence of ionisable VOCs.

The PID readings were observed before and after each measurement of a sample to ensure that the PID was operating correctly. The procedures followed in performing field headspace on soil samples can be found in the Aargus Field Protocols.

Readings of PID maximums, fluctuations and general comments of observation were recorded in Aargus field record forms included in Appendix K.

11.6 Soil Laboratory Analysis

Soil samples were submitted to their respective laboratories as specified in Section 13.2. The schedules of analysis for each sampling batch are presented in Appendix N.

12 GROUNDWATER INVESTIGATION

12.1 General Methodology

The groundwater investigation was carried out between the periods of 25-26th September 2013 for the installation of the wells until sampling on the 9th October 2013. Groundwater gauging, purging and sampling methodology adopted was carried out in accordance with Aargus fieldwork protocols.

Groundwater related field record forms are included in Appendix K.

Where relevant, tubing was retained within the monitoring wells for future sampling to minimise decontamination requirements between samples.

12.2 Sampling Design Rationale

Three (3) of the boreholes drilled were converted into groundwater monitoring wells on the dates and were designated as GW1 (BH6), GW2 (BH15) & GW3 (BH20). The locations of the monitoring wells are shown on Figure 4 of Appendix A and were selected on the following basis:

- To provide an assessment groundwater conditions

12.3 Well Installation

Groundwater monitoring well were constructed during the date by adopting the following methodology:

- 50mm diameter, Class 18PVC threaded and flush joined casing and 0.45 machine-slotted screens were used;
- The screen extended 1m above and 2m below the standing water table measured after drilling;

- Coarse, washed sand and gravel was placed in the annulus surrounding the piping to a height of 0.2m above the screen;
- Bentonite pellets were placed in the annulus above the sand to form an impermeable plug of a thickness of 1.0m and near the top of the well to prevent surface runoff from entering directly into the well; and
- A PVC cap was placed on the casing;
- 100mm diameter stainless steel flushed covers were used for all well finishes and concreted onto the ground surface.

A summary of the groundwater monitoring well construction details installed are listed in the table below and are also presented in full detail within their respective borehole logs included in Appendix O.

Table 25: Summary of Well Construction Details

Well ID	Total Depth (m BGL)	Screening Zone (m BGL)	Surface Level (m AHD)	Coordinates (MGA56 GDA 1994)	Lithological Description
GW1 /BH6	6.03	3 – 6.0	-	E: 330110.332 N: 6246395.915	Fill / Natural
GW2 / BH15	4.5	1.5-4.5	-	E: 330124.033 N: 6246462.094	Fill / Natural
GW3/BH20	5.5	2.5-5.5	-	E: 330081.068 N: 6246520.097	Fill / Natural

The following works were carried out upon completion of the well installations:

- The wells were developed by removing at least three well volumes until groundwater parameters reached equilibrium and no further turbidity improvements were observed.

Copies of well development records can be found in Appendix K.

12.4 Groundwater Gauging

Prior to purging and sampling of groundwater at each monitoring well, groundwater levels were measured and the presence of phase-separated hydrocarbons (PSH) was checked using a hand bailer.

Measurements of groundwater well depths were also obtained to assess whether siltation of the well had occurred following well development. Where a significant difference was noted, the well was redeveloped.

Groundwater levels were measured within a single time interval at all locations prior to the commencement of purging and sampling.

12.5 Groundwater Purging and Sampling

Wells were purged and sampled using low flow techniques with a hand bail to reduce potential loss of VOCs.

Purging of groundwater was carried out until three consecutive readings from a calibrated Water Quality Meter were measured within the stabilisation criteria specified for each physico-chemical parameters listed in the table below.

Table 26: Groundwater Quality Stabilisation Criteria

Parameter	Measurement Unit	Stabilisation Variance
Temperature	°C	± 0.2
pH	pH units	± 0.1
Oxidation Reduction Potential (ORP)	mV	± 10 mV
Dissolved Oxygen (DO)	mg/L	± 0.2 or 10%
Electrical Conductivity	mS/cm	± 5%

Groundwater samples were collected only after stabilised groundwater quality readings were achieved to ensure representative sampling and then transferred into laboratory-supplied sample containers appropriate for laboratory analyses.

12.6 Laboratory Analyses

Groundwater samples were submitted to their respective laboratories as specified in Section 13.2. The schedules of analysis for each sampling batch are presented in Appendix N.

13 QUALITY ASSURANCE / QUALITY CONTROL

13.1 Field QA/QC

13.1.1 General

The frequency required for each field quality assurance / quality control (QA/QC) sample is presented in the table below.

Table 27: QA/QC Sampling Frequency

	Intra-Lab Duplicates	Inter-Lab Duplicates	Rinsates	Trip Blanks	Trip Spikes
Sampling Frequency	1 in 20 primary samples	1 in 20 primary samples	1 / Day	1 / Day	1 / Day

13.1.2 Field Duplicates

Duplicates of primary samples were collected to enable the assessment of variability in analyte concentrations between samples collected from the same sampling point. The tables below list the duplicate soil, groundwater and soil vapour samples collected with their corresponding primary samples.

Table 28: Soil Field Duplicate Samples

Primary Sample ID	Sample Depth (m bgl)	Blind Duplicate ID	Split Duplicate ID	Date Sampled
BH5	0.2-0.4	D1	-	25.09.2013
BH6	0.1-0.3	D2	SS2	25.9.2013
BH7	0.4-0.6	-	SS1	25.09.2013
BH8	0.2-0.4	D3	SS3	25.09.2013
BH14	0.2-0.4	D4	-	25.09.2013
BH17	0.4 – 0.5	D5	-	25.09.2013

Table 29: Groundwater Field Duplicate Samples

Primary Sample ID	Screen Zone (m bgl)	Blind Duplicate ID	Split Duplicate ID	Date Sampled
GW3	2.5-5.5	GD1	GSS1	9.10.13

13.1.3 Rinsates

Rinsate samples recovered for each day in which sampling took place to identify possible cross contamination between the sampling locations are listed in the table below.

Table 30: Rinsate Samples

Sample ID	Equipment Type	Sample Media	Date Collected
R1	Hand Trowel	Soil	25.09.2013
R2	Hand Trowel	Soil	26.09.2013
R1	Interface Probe	Water	9.10.2013

13.1.4 Trip Blanks / Spikes

Trip spike and trip blank samples were collected to assess the effect of sample handling on volatile concentrations in the samples collected and are listed in the table below.

Table 31: Trip Blank/Trip Spikes

Sample ID	QC Sample Type	Media	Date Collected
TB1	Trip Blank	Soil	25-26.09.2013
TS1	Trip Spike	Soil	25-26.09.2013
TB2	Trip Blank	Soil	25-26.09.2013
TS2	Trip Spike	Soil	25-26.09.2013

13.1.5 Sample Handling, Storage and Transport

The following sampling handling, storage and transport procedures were adopted to ensure sample integrity:

- Samples were collected in laboratory supplied containers. A list of sample preservation methods and the types of sample containers used are attached in Appendix J;
- Soil and groundwater sample containers were placed immediately into a chilled cooler box and dispatched to their respective analytical laboratories on the same day. If this was not possible, samples were temporarily held overnight in the Aargus office refrigerator at a temperature of no greater than 4 °C and dispatched the following day;
- A Chain of Custody form (COC) was completed for all samples collected and included with the samples for transport to their respective laboratories for chemical analysis. Copies of COCs are included in Appendix L.
- All glass bottles were individually bubble wrapped for protection and insulated containers/coolers were used for sample shipment.
- Disposable nitrile gloves were used for OH&S purposes and were changed between every sample location.

13.1.6 Decontamination Procedures

The decontamination of non-dedicated sampling equipment was achieved by washing with phosphate-free detergent and tap water, followed by a final rinse with distilled water. Decontamination was conducted after the collection of samples at each sample location. A clean pair of disposable gloves was used when handling each sample.

The drilling augers were decontaminated between sampling locations by physically removing soil material between boreholes, washing the augers with Decon 90 and rinsing them with water.

We highlight that separate bailer chord and disposable bailers were used for each monitoring well during development, and separate disposable tubing used when sampling. These equipment items were not subject to decontamination procedures.

13.1.7 Calibration of Equipment

The 10.6eV lamp of the PID was calibrated with isobutylene gas at 100ppm prior to commencement of fieldwork and prior to commencement of each day's fieldwork. The battery in the PID unit was recharged after every day's use in the field.

The Water Quality Meter was calibrated prior to the commencement of groundwater sampling.

Copies of calibration records for each relevant item of equipment used can be found in Appendix P.

13.2 Laboratory QA/QC

13.2.1 Laboratories Used

The following NATA-accredited laboratories were commissioned to carry out laboratory analysis of soil, groundwater and soil vapour samples collected:

- Primary Laboratory - Eurofins MGT (Sydney) for soils & Groundswell for Groundwater; and
- Secondary Laboratory – Groundswell for soils & Eurofins MGT (Sydney) for groundwater;

These laboratories also operate Quality Systems that are designed to comply with ISO/IEC 17025.

All primary samples, blind duplicates, rinsate samples, trip blank/spikes were dispatched to the primary laboratory. All split samples were dispatched to the secondary laboratory.

Laboratory Certificates of Analysis are included in Appendix L.

13.2.2 Holding Times

The holding times for chemicals analysed are presented in Table X of Appendix XXX and were based on USEPA methods, Standard Methods for the Examination of Water and Wastewater (APHA).

13.2.3 Test Methods and Practical Quantitation Limits

The test methods adopted by Groundswell & Eurofin– Sydney are listed in Appendix S and Practical Quantitation Limits (PQLs) adopted are specified within the Laboratory Certificates of Analysis included in Appendix L.

The methods used by the laboratories generally comply with those listed in the NEPM and the Australian and New Zealand Environment and Conservation Council (ANZECC)-1996 “*Guidelines for the Laboratory Analysis of Contaminated Soils*”. Alternate methods used by the laboratories (i.e. not identified in the NEPM and ANZECC guidelines) have been validated by the laboratories, as recommended in the NEPM and ANZECC guidelines, and endorsed by NATA.

13.3 QA/QC Data Evaluation

A full evaluation of the Data Quality Indicators (DQIs) for both fieldwork and laboratory procedures is presented in Appendix M. These were assessed with reference to Appendix V of the NEPM and Guidelines for the NSW Site Auditor Scheme (2nd ed.), 2006. In summary, the findings of the QA/QC evaluation indicated the following:

Soils

- Data Completeness – The data set is considered to be adequately complete.
- Data Comparability – The data set is considered to be adequately comparable. However, the following minor non-conformances were identified:
 - Sample PQL's were the same within each laboratory but differed between Eurofins MGT and Groundswell in a number of analytes.
- Data Representativeness – The data set is considered to be adequately representative.
- Data Precision – The data set is considered to be adequately precise. However, the following minor non-conformances were identified:
 - RPDs of >50% were identified in a number of samples analysed for PAH and metals, and were likely due to heterogeneity between samples collected. Given that the majority of RPDs for the remaining analytes were <50%, the data set was considered to be adequately precise.
- Data Accuracy – The data set is considered to be adequately accurate.

Groundwater

- Data Completeness – The data set is considered to be adequately complete. However, the following minor non-conformances were identified:
 - No trip spikes or trip blanks were analysed. However, this was only considered a minor non-conformance due to the analysis of volatiles indicating the majority of the results were less than PQLs or less than the adopted assessment criteria.
- Data Comparability – The data set is considered to be adequately comparable. However, the following minor non-conformances were identified:

- Sample PQL's were the same within each laboratory but differed between Eurofins MGT and Groundswell in a number of analytes.
- Analytical units of measurement for water were ug/L for Groundswell and mg/L for Eurofins in a number of analytes.
- Data Representativeness – The data set is considered to be adequately representative.
- Data Precision – The data set is considered to be adequately precise.
- Data Accuracy – The data set is considered to be adequately accurate. . However, the following minor non-conformances were identified:
 - No trip spikes or trip blanks were analysed. However, this was only considered a minor non-conformance due to the analysis of volatiles indicating the majority of the results were less than PQLs or less than the adopted assesment criteria.

The sampling methods (including sample preservation, transport and decontamination procedures) and laboratory methods followed during this investigation works were consistent with Aargus protocols and were found to meet the DQOs for this project.

It is therefore considered that the data is sufficiently reliable and that the results can be used for the purpose of this project.

14 FIELD OBSERVATIONS

14.1 Geology

Based on surface and sub-surface conditions observed during the intrusive investigation, the surface and sub-surface profile across the site is summarised in the table below.

Table 32: Summary of Geological Observations

Geological Unit	Lithological Description	Depth Ranges: Top to Base (m bgl)
Fill	Silty Clays, Silty Gravelly Clays, Silty Sandy Clays & Clays with traces gravel, bitumen, siltstone, ceramics, root fibres, glass, & sand.	Ground level to 1.7m (BH24)
Natural Soils (Residual)	Silty Clays, Clays, Silty Sandy Clays, Clayey Sands,	0.3m (BH23) to 9.4 (BH1)
Bedrock	Sandstone, Claystone interbedded with Siltstone, Claystone, Siltstone	4.3 -4.5m (BH2 & BH12/ GW2) to 6.03m (BH6/GW1)*

The following additional observations were made:

- No hydrocarbon staining was observed within any of the borehole locations.
- Hydrocarbon odours were encountered within BH9 & BH17.
- No fibre-containing fragments or sheeting were observed in any of the borehole samples.

We recommend that this section be read in conjunction with Figure 4 (Sample Location Plan) in Appendix A, the Daily Work Sheets in Appendix K and the borehole logs in Appendix O.

14.2 Field Headspace Results

Ionisable VOC detections in PID readings taken from soil samples subjected to field headspace analysis are listed in the following table.

Table 33: Summary of PID Results

Sample ID	Depth Range (m bgl)	PID Readings	Stratum
BH1	0.1-0.5	2.3 ppm	Fill
BH2	0.5-1.0	<1 ppm	Fill
BH3	0.5-1.0	<1 ppm	Fill
BH4	0.5-1.0	<1 ppm	Fill
BH5	0.2-0.4	<1 ppm	Fill
BH6	0.1-0.3	<1 ppm	Fill
BH7	0.4-0.6	<1 ppm	Fill
BH8	0.2-0.4	<1 ppm	Fill
BH9	0.2-0.4	<1 ppm	Fill
BH10	0.3-0.5	<1 ppm	Fill
BH11	0.3-0.5	<1 ppm	Fill
BH12	0.3-0.5	<1 ppm	Fill
BH13	0.3-0.5	<1 ppm	Fill
BH14	0.2-0.4	<1 ppm	Fill
BH15	0.4-0.6	<1 ppm	Fill
BH15	0.8-1.0	<1 ppm	Fill
BH16	0.4-0.5	<1 ppm	Fill
BH17	0.4-0.5	1.1 ppm	Fill
BH17	0.9-1.0	<1 ppm	Fill
BH18	0.4-0.5	<1 ppm	Fill
BH18	0.9-1.0	<1 ppm	Fill
BH19	0.7-.0.9	<1 ppm	Fill
BH20	0.3-0.4	<1 ppm	Fill
BH21	0.5-0.7	1.6 ppm	Fill
BH22	0.4-0.6	<1 ppm	Fill
BH22	1.2-1.3	<1 ppm	Fill
BH23	0.1-0.3	<1 ppm	Fill
BH24	0.6-0.7	<1 ppm	Fill
BH24	1.4-1.5	<1 ppm	Fill
BH25	0.4-0.5	<1 ppm	Fill
BH26	0.3-0.4	<1 ppm	Fill
BH27	0.3-0.4	<1 ppm	Fill

The PID field record forms can be found in Appendix K.

14.3 Groundwater Observations during Drilling

Groundwater observations made during drilling are summarised in the table below.

Table 34: Groundwater Observations during Drilling

Borehole ID	Initial Depth (m BGL)	Flow Type	Standing Water Level (m BGL) / Time	PSH (mm)	Lithology (Initial Depth)
BH6/GW1	5.03m	Inflow	1.4m / 3.25pm	No	Natural – Clay
BH15/GW2	4.0m	Inflow	1.7m / 3.10pm	No	Natural - Clay
BH20/GW3	4.0m	Inflow	2.2m / 2.50pm	No	Natural –Silty Clay

These results indicated the following:

- A confined aquifer is likely to be present within the natural silty clay & clay layers based on a piezometric head rises; and
- The confined aquifer is likely to be present on top of bedrock (sandstone).

14.4 Groundwater Monitoring Results

14.4.1 Groundwater Measurements

Groundwater levels measured and observations made during the monitoring event carried out on the date are summarised in the table below.

Table 35: Groundwater Elevations and Observations

Well ID	Well Depth (m BGL)	R.L. (m AHD) – Top of Cover	Groundwater Depth Measured (m BGL)	Groundwater Level (m AHD)	PSH Depth (m BGL) / Thickness (mm)
BH6/GW1	6.00	-	1.53	-	None
BH15/GW2	4.5	-	1.83	-	None
BH20/GW3	5.5	-	1.63	-	None

The groundwater levels measured were not used to develop a plan showing the inferred groundwater flow direction as no survey levels with RLs were provided by the client. From Aargus' previous experience the groundwater is expected to flow towards the nearest down-gradient watercourses, the Cooks River & Alexandra Canal, located approximately 2km to 2.1km to the south & south-east of the site respectively.

14.4.2 Physio-Chemical Parameters

The stabilised measurements taken for each groundwater physico-chemical parameter are summarised in the table below. Copies of detailed field measurement records for each monitoring well location are presented in Appendix K.

Table 36: Physico-Chemical Parameters

Well ID	Temperature (°C)	pH	EC (uS/cm)	Redox (mV)	DO (mg/L)
BH6 /GW1	19.7	5.51	830	92.6	2.07
BH15/ GW2	20.6	6.32	810	-1.1	2.69
BH20/GW3	18.4	6.21	583	-8.5	3.14

The results of the field parameters measured are summarised as follows:

- pH readings ranged from 5.51-6.32 indicating the groundwater is generally neutral to slightly acidic ;
- The readings in GW1-GW3 ranged from 583-830 μ S/cm, indicating brackish water at these locations; and
- DO readings, between 2.07mg/L and 3.14mg/L, indicated oxygen deficient conditions in the groundwater.

15 LABORATORY RESULTS

15.1 General

A comparison of soil and groundwater laboratory results against their respective assessment criteria (as specified in Section 10) are presented in tables in Appendix N. Certificates of laboratory analysis are attached in Appendix L. A discussion of the results is presented in the following sub-sections.

15.2 Soil Results

15.2.1 Heavy Metals

As indicated in Table A, the concentrations of the discrete heavy metals were below the adopted assessment criteria, those being the HIL 'A', 'B', 'C', & 'D' with the exception of the following:

Lead exceeded the 'HIL A' criteria of 300mg/kg in the following locations:

- *BH1 (0.1-0.5) at 580mg/kg, BH6 (0.1-0.3m) at 350mg/kg, BH15 (0.4-0.6m) at 720mg/kg, BH15 (0.8-1.0m) at 1,300mg/kg, BH17 (0.9-1.0m) at 730mg/kg, BH18 (0.4-0.5m) at 1,100mg/kg, BH18 (0.9-1.0m) at 750mg/kg, BH18 (1.5-1.6m) at 1,400mg/kg, BH18 (2.3-2.5m) at 2,900mg/kg, BH19 (0.7-0.9m) at 2,100mg/kg, BH21 (0.5-0.7m) at 1,500mg/kg, BH21 (1.2-1.4m) at 1,400mg/kg, BH22 (0.4-0.6m) at 400mg/kg, BH22 (1.2-1.3m) at 2,900mg/kg, BH22 (1.8-2.0m) at 410mg/kg, BH24 (0.6-0.70m) at 840mg/kg, BH24 (1.4-1.5m) at 470mg/kg, BH24 (2.4-2.5m) at 790mg/kg, BH25 (0.4-0.5m) at 1,000mg/kg, BH26 (0.3-0.4m) at 660mg/kg & BH27 (0.3-0.4m) at 660mg/kg.*

Lead exceeded the HIL 'B' criteria of 1,200mg/kg in the following locations:

- *BH15 (0.8-1.0m) at 1,300mg/kg, BH18 (1.5-1.6m) at 1,400mg/kg, BH18 (2.3-2.5m) at 2,900mg/kg, BH19 (0.7-0.9m) at 2,100mg/kg, BH21 (0.5-0.7m) at 1,500mg/kg, BH21 (1.2-1.4m) at 1,400mg/kg, sample BH22 (1.2-1.3m) at 2,900mg/kg.*

Lead exceeded the HIL 'C' criteria of 600mg/kg in the following locations:

- *BH15 (0.4-0.6m) at 720mg/kg, BH15 (0.8-1.0m) at 1,300mg/kg, BH17 (0.9-1.0m) at 730mg/kg, BH18 (0.4-0.5m) at 1,100mg/kg, BH18 (0.9-1.0m) at 750mg/kg, BH18 (1.5-1.6m) at 1,400mg/kg, BH18 (2.3-2.5m) at 2,900mg/kg, BH19 (0.7-0.9m) at 2,100mg/kg, BH21 (0.5-0.7m) at 1,500mg/kg, BH21 (1.2-1.4m) at 1,400mg/kg, BH22 (1.2-1.3m) at 2,900mg/kg, BH24 (0.6-0.70m) at 840mg/kg, BH24 (2.4-2.5m) at 790mg/kg, BH25 (0.4-0.5m) at 1,000mg/kg, BH26 (0.3-0.4m) at 660mg/kg, BH27 (0.3-0.4m) at 660mg/kg.*

Lead exceeded or equalled the HIL 'D' criteria of 1,500mg/kg in the following locations:

- *BH18 (2.3-2.5m) at 2,900mg/kg, BH19 (0.7-0.9m) at 2,100mg/kg, BH21 (0.5-0.7m) at 1,500mg/kg, BH22 (1.2-1.3m) at 2,900mg/kg.*

15.2.1.1 Ecological Investigation Levels (EILs)

The landscape areas have not been determined for the site. Therefore the most stringent site derived EILs have been adopted. As shown in Table A1 for arsenic, copper, zinc, nickel, chromium & lead concentrations were below the Ecological Investigation Level (EIL) for areas of urban residential and public open space with the exception of the following the locations:

Zinc exceeded the site derived EIL of 310mg/kg in the following locations:

- *BH6 (0.1-0.3m) at 390mg/kg, BH15 (0.4-0.6m) at 420mg/kg, BH15 (0.8-1.0m) at 700mg/kg, BH17 (0.9-1.0m) at 830mg/kg, BH18 (0.4-0.5m) at 320mg/kg, BH18 (0.9-1.0m) at 510mg/kg, BH18 (1.5-1.6m) at 670mg/kg, BH18 (2.3-2.5m) at 390mg/kg, BH19 (0.7-0.9m) at 1,700mg/kg, BH21 (0.5-0.7m) at 450mg/kg, BH21 (1.2-1.4m) at 1,400mg/kg, BH22 (0.4-0.6m) at 440mg/kg, BH22 (1.2-1.3m) at 3,300mg/kg, BH22 (1.8-2.0m) at 460mg/kg, BH24 (0.6-0.7m) at 620mg/kg, BH24 (1.4-1.5m) at 520mg/kg, BH24 (2.4-2.5m) at 520mg/kg, BH25 (0.4-0.5m) at 550mg/kg, BH26 (0.3-0.4m) at 630mg/kg, BH27 (0.3-0.4m) at 1,300mg/kg.*

Copper exceeded the site derived EIL of 225mg/kg in the following locations:

- *BH15 (0.4-0.6m) at 260mg/kg, BH15 (0.8-1.0m) at 460mg/kg, BH18 (0.9-1.0m) at 360mg/kg, BH18 (1.5-1.6m) at 280mg/kg, BH18 (2.3-2.5m) at 250mg/kg, BH19 (0.7-0.9m) at 1,300mg/kg, BH22 (1.2-1.3m) at 720mg/kg, BH22 (1.8-2.0m) at 240mg/kg, BH24 (0.6-0.7m) at 520mg/kg.*

Lead exceeded the site derived EIL of 1,100mg/kg in the following locations:

- *BH15 (0.8-1.0m) at 1,300mg/kg, BH18 (1.5-1.6m) at 1,400mg/kg, BH18 (2.3-2.5m) at 2,900mg/kg, BH19 (0.7-0.9m) at 2,100mg/kg, BH21 (0.5-0.7m) at 1,500mg/kg, BH21 (1.2-1.4m) at 1,400mg/kg, BH22 (1.2-1.3m) at 2,900mg/kg.*

The results of pH, CEC and % clay for the natural soil samples are summarised in Table A2 in Appendix P. Based on the results in Table A2, the site ACLs for CrIII, Cu, Ni and Zn have been derived and are provided in Table A3. The ABC concentrations are summarised in Table A3 in Appendix P. The calculated EIL for CrIII, Cu, Pb, Ni and Zn, after appropriate rounding, have been summarised in Table A3.

15.2.2 TRH, BTEX, NAPHTHALENE &/OR BENZO(a)PYRENE

15.2.2.1 Health Screening Levels (HSLs)

As indicated in Table B1, the F1 (C₆-C₁₀), F2 (>C₁₀-C₁₆), benzene, toluene, ethyl benzene, xylenes and naphthalene concentrations were below the HSL 'A', HSL 'B', HSL 'C' & HSL 'D' for a clay soil profile with a source depth of "0m to <1m", "1m to <2m", "2m to <4m" & 4m+.

15.2.2.2 Ecological Screening Levels (ESLs)

As indicated in Table B2, the F1 (C₆-C₁₀), F2 (>C₁₀-C₁₆), F3 (C₁₆-C₃₄), F4 (C₃₄-C₄₀), benzene, toluene, ethyl benzene, xylenes and benzo(a)pyrene concentrations were below the ESL for a fine grained soil texture in an "urban residential and public open space" environment with the exception of the following:

Benzo(a)pyrene exceeded or equalled the ESL criteria of 0.7mg/kg in the following locations:

- BH3 (0.5-1.0m) at 0.7mg/kg, BH15 (0.4-0.6m) at 0.8mg/kg, BH17 (0.4-0.5m) at 1.8mg/kg, BH18 (0.4-0.5m) at 2.0mg/kg, BH18 (0.9-1.0m) at 3.5mg/kg, BH19 (0.7-0.9m) at 5.5mg/kg, BH21 (0.5-0.7m) at 4.5mg/kg, BH22 (0.4-0.6m) at 1.7mg/kg, BH24 (0.6-0.7m) at 2.2mg/kg, BH27 (0.3-0.4m) at 1.2mg/kg.

15.2.2.3 Management Limits

As indicated in Table B3, the F1 (C₆-C₁₀), F2 (>C₁₀-C₁₆), F3 (C₁₆-C₃₄), F4 (C₃₄-C₄₀), concentrations were below the Management Limits for a fine grained soil texture in a "residential parkland and public open space" environment.

15.2.3 PAH, OCP, PCB, Phenols & Cyanide

15.2.3.1 Health Investigation Levels (HILs)

As indicated in Table C, the concentrations of the benzo(a)pyrene (as TEQ), Total PAH, OCP, PCB, Phenols & Cyanide were below the Health Investigation Level (HIL) adopted assessment criteria, those being the HIL 'A', 'B', 'C', & 'D' with the exception of the following:

- A benzo(a)pyrene TEQ concentration of 3.1mg/kg in sample BH18 (0.4-0.5m) exceeded the HIL 'A' of 3mg/kg & HIL 'C' of 3mg/kg;
- A benzo(a)pyrene TEQ concentration of 5mg/kg in sample BH18 (0.9-1.0m) exceeded the HIL 'A' of 3mg/kg, HIL 'B' of 4mg/kg & 'HIL 'C' of 3mg/kg;
- A benzo(a)pyrene TEQ concentration of 8.3mg/kg in sample BH19 (0.7-0.9m) exceeded the HIL 'A' of 3mg/kg, HIL 'B' of 4mg/kg & 'HIL 'C' of 3mg/kg;
- A benzo(a)pyrene TEQ concentration of 3.2mg/kg in sample BH24 (0.6-0.7m) exceeded the HIL 'A' of 3mg/kg & HIL 'C' of 3mg/kg;

15.2.3.2 Ecological Investigation Levels (EILs)

As indicated in Table C, the concentrations of naphthalene and DDT/DDE/DDD were below the Ecological Investigation Level (EIL) for urban residential and public open space.

15.2.3.3 Ecological Screening Levels (ESLs)

As indicated in Table C, the benzo(a)pyrene concentrations were below the ESL for a fine grained soil texture in an "urban residential and public open space" environment with the exception of the following:

Benzo(a)pyrene exceeded or equalled the ESL criteria of 0.7mg/kg in the following locations:

- *BH3 (0.5-1.0m) at 0.7mg/kg, BH15 (0.4-0.6m) at 0.8mg/kg, BH17 (0.4-0.5m) at 1.8mg/kg, BH18 (0.4-0.5m) at 2.0mg/kg, BH18 (0.9-1.0m) at 3.5mg/kg, BH19 (0.7-0.9m) at 5.5mg/kg, BH21 (0.5-0.7m) at 4.5mg/kg, BH22 (0.4-0.6m) at 1.7mg/kg, BH24 (0.6-0.7m) at 2.2mg/kg, BH27 (0.3-0.4m) at 1.2mg/kg.*

15.2.4 Asbestos

As indicated in Table D, the Aargus 2014 DSI assessment has shown bonded ACM and / or asbestos fines were detected in one of the twenty six samples analysed for asbestos. The laboratory detected the following:

- Chrysotile asbestos detected containing 0.017% bonded asbestos fines at BH19 (0.7-0.9m)
- Chrysotile asbestos detected containing 0.15% bonded ACM at BH19 (0.7-0.9m)

Laboratory analysis revealed that the borehole location BH19 (0.7-0.9m) had concentration of Chrysotile asbestos fibres within the underlying soils which exceeded the %w/w asbestos for FA & AF. The borehole location at BH19 exceeded the %w/w asbestos for ACM adjusted assessment criteria, those being the HIL 'A'. As indicated in Table D, no asbestos was detected in any of the samples analysed.

15.3 Groundwater Results

15.3.1 Heavy Metals

As indicated in Table E, the heavy metal concentrations were below the assessment criteria with exception of the following:

- Dissolved cadmium concentrations were detected above the adopted criteria of 0.2µg/L for the 95% protection of aquatic ecosystems in GW1.
- Dissolved copper concentrations were detected above the adopted criteria of 1.4µg/L for the 95% protection of aquatic ecosystems in GW1.
- Dissolved mercury concentrations were detected above the adopted criteria of 0.06µg/L for the 95% protection of aquatic ecosystems in GW1, GW2 & GW3.
- Dissolved nickel concentrations were detected above the adopted criteria of 11µg/L for the 95% protection of aquatic ecosystems in GW3.
- Dissolved zinc concentrations were detected above the adopted criteria of 8µg/L for the 95% protection of aquatic ecosystems in GW1, GW2 & GW3; and
- The remaining metals concentrations were either below the laboratory limits of reporting (LOR) or their respective assessment criteria.

15.3.1.1 Health Screening Levels (HSLs)

As indicated in Table F, the F1 (C₆-C₁₀), F2 (>C₁₀-C₁₆) and naphthalene concentrations for GW1, GW2 & GW3 were below the HSL 'A', 'B', 'C' & 'D' for a clay soil profile with a source depth of "0m to <1m", "1m to <2m", "2m to <4m" & 4m+.

15.3.2 PAH

As indicated in Table G, the Naphthalene & PAH concentrations were below the fresh water & water for recreation assessment criteria.

16 DISCUSSION OF RESULTS

16.1 Soil Quality

Table 37 summarises the soil results which exceed the various land use scenarios and adopted regulatory criteria for the soil assessment undertaken at the site. The analytes which exceed the criteria are listed in the table below:

Table 37: Soil Exceedances for different Land Use Scenarios

Borehole Locations	HIL 'A'	HIL 'B'	HIL 'C'	HIL 'D'	EILs	ESL	Mgt Limits	HSL
BH1 (0.1-0.5m)	Lead	-	-	-	-	-	-	-
BH3 (0.5-1.0m)	-	-	-	-	-	Benzo(a)Pyrene	-	-
BH6 (0.1-0.3m)	Lead	-	-	-	Zinc	-	-	-
BH15 (0.4-0.6m)	Lead	-	Lead	-	Copper Zinc	Benzo(a)Pyrene	-	-
BH15 (0.8-1.0m)	Lead	Lead	Lead	-	Zinc Copper Lead	-	-	-
BH17 (0.4-0.5m)	-	-	-	-	-	Benzo(a)Pyrene	-	-
BH17 (0.9-1.0m)	Lead	-	Lead	-	Zinc	-	-	-
BH18 (0.4-0.5m)	Lead	-	Lead	-	Zinc	Benzo(a)Pyrene Benzo(a)Pyrene TEQ	-	-
BH18 (0.9-1.0m)	Lead	-	Lead	-	Zinc Copper	Benzo(a)Pyrene Benzo(a)Pyrene TEQ	-	-
BH18 (1.5-1.6m)	Lead	Lead	Lead	-	Zinc Copper Lead	-	-	-
BH18 (2.3-2.5m)	Lead	Lead	Lead	Lead	Zinc Copper Lead	-	-	-
BH19 (0.7-0.9m)	Lead	Lead	Lead	Lead	Zinc Copper Lead	Benzo(a)Pyrene Benzo(a)Pyrene TEQ	-	-
BH21 (0.5-0.7m)	Lead	Lead	Lead	Lead	Zinc Lead	Benzo(a)Pyrene	-	-
BH21 (1.2-1.4m)	Lead	Lead	Lead	-	Zinc Lead	-	-	-
BH22 (0.4-0.6m)	-	-	-	-	Zinc	Benzo(a)Pyrene	-	-
BH22 (1.2-1.3m)	Lead	Lead	Lead	Lead	Zinc Copper Lead	-	-	-
BH22 (1.8-2.0m)	Lead	Lead	-	-	Zinc Copper	-	-	-

Borehole Locations	HIL 'A'	HIL 'B'	HIL 'C'	HIL 'D'	EILs	ESL	Mgt Limits	HSL
BH24 (0.6-0.7m)	Lead	-	Lead	-	Zinc Copper	Benzo(a)Pyrene Benzo(a)Pyrene TEQ	-	-
BH24 (1.4-1.5m)	Lead	-	-	-	Zinc	-	-	-
BH24 (2.4-2.5m)	Lead	-	Lead	-	Zinc	-	-	-
BH25 (0.4-0.5)	Lead	-	Lead	-	Zinc	-	-	-
BH26 (0.3-0.4m)	Lead	-	Lead	-	Zinc	-	-	-
BH27 (0.3-0.4m)	Lead	-	Lead	-	Zinc	Benzo(a)Pyrene	-	-

The soil assessment revealed the following:

- The remaining contaminant concentrations in the remaining samples analysed were below their respective investigation and screening levels.
- The Aargus DSI assessment has shown bonded ACM and / or asbestos fines were detected in one out of the twenty six samples analysed for asbestos. The laboratory detected the following;
 - o Chrysotile asbestos detected containing 0.017% bonded asbestos fines at BH19 (0.7-0.9m)
 - o Chrysotile asbestos detected containing 0.15% bonded ACM at BH19 (0.7-0.9m)
 - o Laboratory analysis revealed that the borehole location BH19 (0.7-0.9m) had concentration of Chrysotile asbestos fibres within the underlying soils which exceeded the %w/w asbestos for FA & AF.
 - o The borehole location at BH19 exceeded the %w/w asbestos for ACM adjusted assessment criteria, those being the HIL 'A'.

Based on the results of the investigation, the abovementioned boreholes (BH1, BH3, BH6, BH15, BH17, BH18, BH19, BH21, BH22, BH24, BH25, BH26 & BH27) require review, additional works and / or delineation based on the proposed land use scenarios which will be confirmed with the final architectural drawings.

Information pertaining to the above mentioned hotspot for asbestos is included below:

- The asbestos hotspot BH19 is located in the fill layer which extends to 1.5m BGL. No asbestos analysis was undertaken in the deeper natural material.

16.2 Groundwater Quality

An assessment of groundwater quality information from the one sampling event undertaken during this investigation revealed the following:

- Heavy metals concentrations analysed in groundwater (with the exception of cadmium, copper, mercury, nickel and zinc) appeared to meet their respective assessment criteria at various monitoring locations across the site. The elevated readings are considered to be attributed to the known sources of contamination at the site (historical commercial and industrial land use).
- TRH, Naphthalene, and PAH concentrations analysed in groundwater met their respective guidelines being (fresh water, water for recreational purposes and HSL's).

17 CONCLUSION AND RECOMMENDATIONS

The findings of the assessment indicated the following areas of environmental concern:

- Lead, zinc, copper, benzo(a)pyrene & benzo(a)pyrene TEQ elevated levels at various depths in the fill and / or natural material at boreholes BH1, BH3, BH6, BH15, BH17, BH18, BH19, BH21, BH22, BH24, BH25, BH26 & BH27 in relation to proposed land use scenarios.
- Elevated dissolved heavy metal concentrations in a number of groundwater monitoring locations (GW1, GW2 & GW3).
- Asbestos contamination in the fill at hotspot BH19 (0.7-0.9m).

Based on the results of the investigation, the abovementioned boreholes (BH1, BH3, BH6, BH15, BH17, BH18, BH19, BH21, BH22, BH24, BH25, BH26 & BH27) require review, additional works and / or delineation based on the proposed land use scenarios which will be confirmed with the final architectural drawings.

The site **would be** considered *suitable* for the proposed use (to be advised), subject to the following:

- Undertake an additional review and/or investigation to determine the site suitability of areas for the intended land use scenario.
- An appropriate remedial / management strategy is developed, culminating in preparation of a Remedial Action Plan (RAP) in accordance with EPA guidelines.
- Any soils requiring removal from the site, as part of future site works, should be classified in accordance with the “*Waste Classification Guidelines, Part 1: Classifying Waste*” NSW DECC (2009).

Thank you for the opportunity to undertake this work. We would be pleased to provide further information on any aspects of this report.

For and on behalf of

Aargus Pty Ltd

Written by:



Michael Silk

Environmental Scientist

Reviewed By:



Nick Kariotoglou

Principal Environmental Scientist

LIMITATIONS

The Aargus assessment is based on the result of limited site investigations and sample testing. Neither Aargus, nor any other reputable consultant, can provide unqualified warranties nor does Aargus assume any liability for site conditions not observed or accessible during the time of the investigations.

Despite all reasonable care and diligence, the materials encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions, truck movement or contractor movement of soils and other events, e.g. groundwater movement and or spillages of contaminating substances. These changes may occur subsequent to Aargus investigations and assessment.

This report and associated documentation and the information herein have been prepared solely for the use of the client and interested parties at the time of writing the report and is valid (for the purposes of management or transport of material) for a period of one month only from the date of issue. Any other reliance assumed by third parties on this report shall be at such parties' own risk. Any ensuing liability resulting from use of the report by third parties cannot be transferred to Aargus.

Whilst this report provides a review of site conditions encountered at sampling locations within the investigation, it should be noted that if materials are proposed to be moved from site - Part 5.6, Section 143 of the Protection of the Environment Operations (POEO) Act 1997 states that it is an offence for waste to be transported to a place that cannot lawfully be used as a facility to accept that waste. It is the duty of the owner and transporter of the waste to ensure that all material removed from a site must be accompanied by an appropriate waste

classification report and materials are disposed of appropriately. An environmental or validation report does not constitute a waste classification report and results are treated differently. Aargus accepts no liability for the unlawful disposal of waste materials from any site. Aargus does not accept any responsibility for the material tracking, loading, management, transport or disposal of waste from the site. If material is to be removed from a site, before disposal of any material to a licensed landfill is undertaken, the site owner must ensure an appropriate waste classification exists for all materials on the site planning to be removed, the waste producer will need to obtain prior consent from the licensed landfill/recycler. The receiving site should check to ensure that the material received matches the description provided in the report.

Opinions are judgements, which are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

Appendix R – Important information about your environmental site report should also be read in conjunction with this report.

REFERENCES

This report was prepared with reference to the following guiding documents:

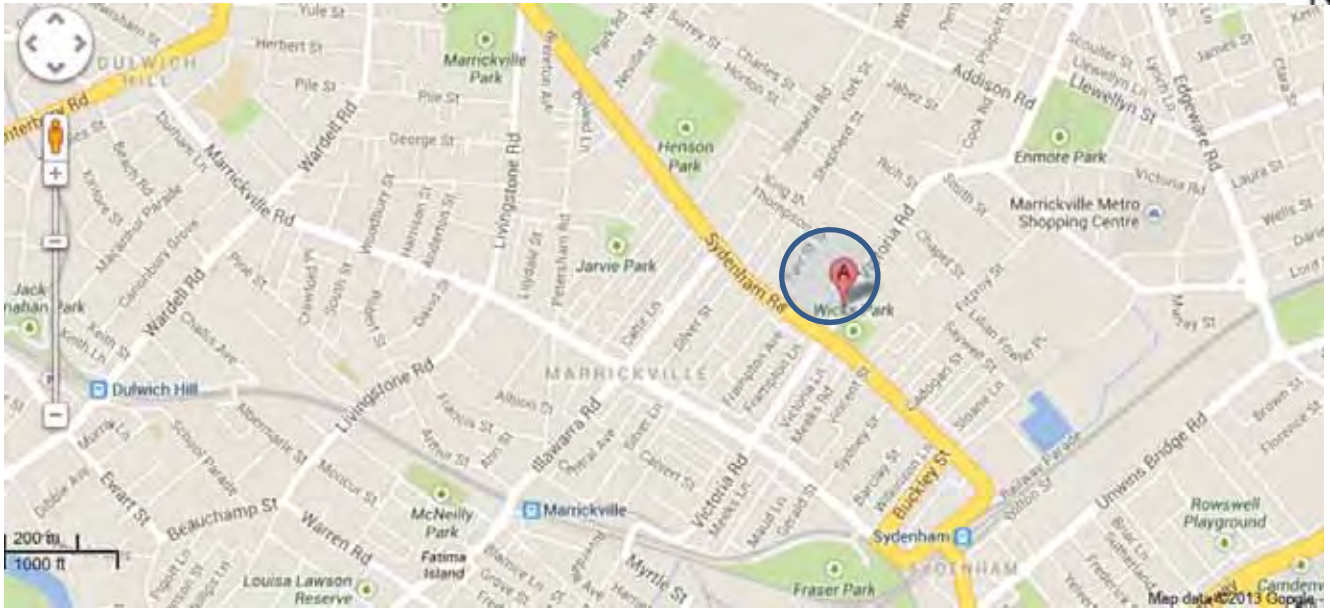
- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra;
- ANZECC National Water Quality Management Strategy “Australian Water Quality Guidelines for Fresh and Marine Waters”, 1992.
- CRC Care Technical Report No. 13 – Soil Vapour Assessment (August 2009);
- Department of Urban Affairs and Planning – EPA (1998) “Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land”;
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1);
- NSW DEC, “Guidelines for the Assessment and Management of Groundwater Contamination” (March 2007);
- NSW DEC “Guidelines for the NSW Site Auditor Scheme” (2006, 2nd edition). NSW Environment Protection Authority, Sydney;
- NSW DECC (2009) – “Waste Classification Guidelines, Part 1: Classifying Waste”;
- NSW DECCW, “Vapour Intrusion: Technical Practice Note”, (September 2010);
- NSW EPA “Guidelines for Assessing Service Station Sites” (1994). NSW Environment Protection Authority, Sydney;
- NSW EPA “Guidelines for Consultants Reporting on Contaminated Sites” (2011). NSW Environment Protection Authority, Sydney;
- NSW EPA “Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997” (2009). NSW Environment Protection Authority, Sydney;
- NSW EPA “Sampling Design Guidelines” (1995). NSW Environment Protection Authority, Sydney.

APPENDIX A

SITE PLANS



SITE LOCALITY MAP



PROJECT DETAILS

Project Title	Detailed Site Investigation
Project No.	ES5610/2
Client	E & D Danias Pty Ltd
Site Address	Victoria Road, Marrickville NSW



DRAWING DETAILS

Figure No.	1	Rev No.	0
Scale	50m & 200m	Size	A4
Drawn by	MS	Date	8.10.13
Approved by	MK	Date	8.10.13

SITE LOT AND DP PLAN



Legend

Site Boundary

ABN 46 063 579 313

Aargus Pty Limited

Environment – Remediation – Geotechnical Engineering

Source: Google 2012

Drawn	MS
Approved	MK
Date	19.03.2012
Approx Scale	1:1,128

Detailed Site Investigation
E & D Danias Pty Ltd
Victoria Road, Marrickville NSW



Fig 2a

ES5610-2

SITE LOT AND DP PLAN



Legend

Site Boundary

ABN 46 063 579 313

Aargus Pty Limited

Environment – Remediation – Geotechnical Engineering

Source: Google 2012

Drawn	MS
Approved	MK
Date	19.03.2012
Approx Scale	1:1,128

Detailed Site Investigation
E & D Danias Pty Ltd
Victoria Road, Marrickville NSW



Fig 2b

ES5610-2

SITE FEATURES PLAN

N
↑

NUMBER	SITE FEATURES	NUMBER	SITE FEATURES
1	Brick warehouse	21	Tracks in concrete
2	Concrete sealed surfaces	22	Large circular saw for timber cutting
3	Timber dressing machinery	23	Plant machinery for timber dressing
4	Timber storage area	24	Forklifts
5	Car	25	Visible fill under slab
6	Car parking area	26	Building supplies Bays (sand / gravel)
7	Vacant block (concrete sealed)	27	Skip Bins
8	House / terrace	28	Substation
9	Storage yard (pallets, trucks, oil drums)	29	Rosa Stone - Commercial property
10	Concrete commercial offices with tin roof (converted terrace)	30	House
11	Garden areas	31	Smash Repairs
12	Rubbish	32	Retail Shop - Hardwood floors
13	Old empty oil drums	33	Boating Instruments
14	Sandstone / concrete blocks	34	Cottage
15	Container	35	Global Knitwear - Commercial property
16	Metal awning	36	NSW Ambulance
17	Timber cutting machinery	37	Café
18	Lubricant / oil drum for timber machinery	38	Commercial properties
19	Insulation bats	39	New town Service Centre - Mechanics
20	Building supplies (sand / cement)	40	Wicks Park

ABN 75 050 212 710

Aargus Pty Limited

Environment – Remediation – Geotechnical Engineering

Source: Six Maps 2013

Drawn	MS
Approved	MK
Date	8.10.2013
Approx Scale	1:2,257

Detailed Site Investigation
E & D Danias Pty Ltd
167-169, 171-175, 183 & 191 Victoria Road,
4-8 Mitchell Street,
7, 13, 15-31 & 33 Farr Street,
Marrickville NSW



Fig 3a

ES5610-2

SITE FEATURES PLAN



Legend

Site Boundary

ABN 75 050 212 710

Aargus Pty Limited

Environment – Remediation – Geotechnical Engineering

Source: Six Maps 2013

Drawn	MS
Approved	MK
Date	8.10.2013
Approx Scale	1:2,257



Detailed Site Investigation
E & D Danias Pty Ltd
167-169, 171-175, 183 & 191 Victoria Road,
4-8 Mitchell Street,
7, 13, 15-31 & 33 Farr Street,
Marrickville NSW

Fig 3b

ES5610-2

SAMPLING LOCATION PLAN



Legend	
	Site Boundary
	Borehole Location

ABN 75 050 212 710

Aargus Pty Limited

Environment – Remediation – Geotechnical Engineering

Source: Six Maps 2013

Drawn	MS
Approved	MK
Date	8.10.2013
Approx Scale	1:2,257

Detailed Site Investigation
E & D Danias Pty Ltd
167-169, 171-175, 183 & 191 Victoria Road,
4-8 Mitchell Street,
7, 13, 15-31 & 33 Farr Street
Marrickville NSW



Fig 4

ES5610-2

APPENDIX B

SURVEY PLAN



SURVEY REPORT**OUR REFERENCE:** 2851**DATE:** 14/10/04**YOUR REFERENCE:****CLIENT:** Susie Danias**RE:** Rich & Brompton Street
Marrickville

We have surveyed the whole of the land shown red on sketch herewith being the whole of the land contained in Certificate of Title Folio Identifier No A/178259; 5/63446 and 53/868710 being Lot A in DP 178259; Lot 5 in DP 63446 and Lot 53 in DP 868710 having a frontage to Victoria Road, Rich street and Brompton Street at Marrickville in the Local Government Area of Marrickville.

I HEREBY CERTIFY that erected thereon is a two storey brick office complex and brick and concrete factory buildings as shown on the accompanying sketch.

The position of the said buildings in relation to the subject boundaries are as shown on the accompanying sketch.

The only minor encroachment of note is a brick factory that stands up to 0.07 metres on to Rich Street at the western corner of the property.

Fencing and walls partly surrounding the subject land stand on and about the boundaries as indicated in the accompanying sketch.

The properties have a number of Easements and Rights of Carriageway endorsed upon the Certificate of Titles shown on the adjoining sketch affecting the subject property.

- A Easement to Drain Water 3 wide (DP 866480)
- B Right of Carriageway and Easement for Services 9 wide (DP 866480)
- C Right of carriageway and Easement for Services 9 wide (DP 868710)
- D 1506658 Lease to Sydney Electricity of Substation Premises No 7364 "Brompton Rich" together with Right of Way and Easement for Electricity Purposes as shown in plan with 1506658.
- E Easement for Services 1 Wide.
- F T925004 Easement for Services (DP 868710)
- G BK 898 No 872 Easement for Drainage 3.05 wide
- H Right of Carriageway 9 wide (5585001)
- J 508190 Easement affecting the part of the Land above so burdened in Vol 3941 Fol 181.

Other than as mentioned above and some minor irregularities in the position of fencing and walls we find no other encroachments of note by or upon the subject land.

I HEREBY CERTIFY that the survey of the land shown edged red on the attached sketch was made in accordance with the Survey Practice Regulation, 2001, and that relevant detail is shown herewith together with sufficient information for identification purposes only. This survey is limited to those parts of the subject building and other improvements that were visible and accessible. Any future development or fencing would require the boundaries to be marked on the ground.



REGISTERED SURVEYOR

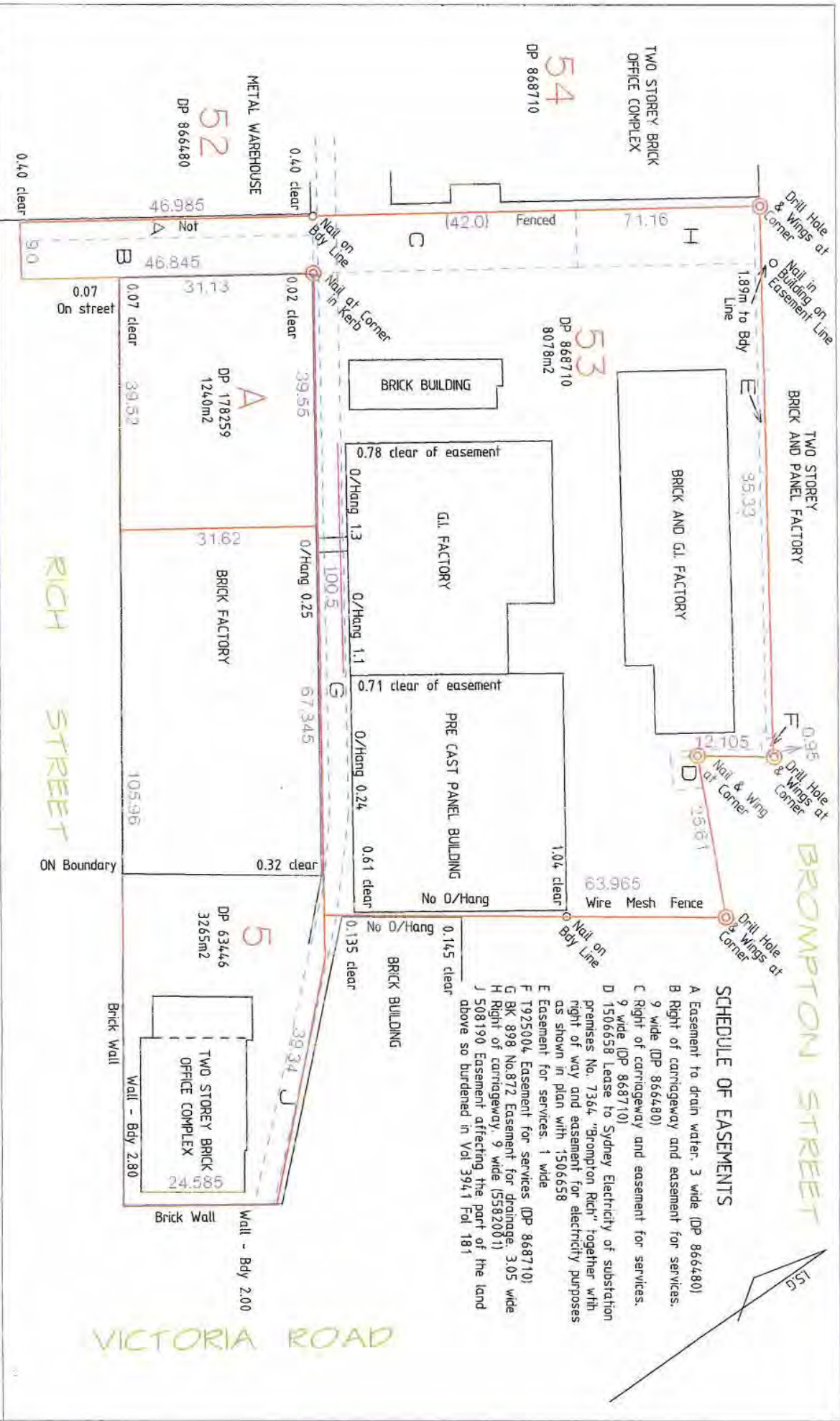
14th October, 2004

Scale 1:600 @ A3
 Date 22/02/2005
 Job No. 28511
 Datum N/A

Project Lot 53 (DP 868710). Lot A (DP 178259)
 Lot 5 (DP 63446) at Rich and Brompton
 Streets, Marrickville.

Drawing Boundary Pegging Survey
 Client Susie Dennis

f j gilbert + associates
 Land & Engineering Surveyors
 16/9 Nordang Way Belrose NSW 2085
 Phone 9450 0868 Fax 9450 0268
 Email: f.j.gilbert@optusnet.au



SCHEDULE OF EASEMENTS

- A Easement to drain water. 3 wide (DP 866480)
- B Right of carriageway and easement for services. 9 wide (DP 866480)
- C Right of carriageway and easement for services. 9 wide (DP 868710)
- D 1506658 Lease to Sydney Electricity of substation premises No. 7364, "Brompton Rich" together with right of way and easement for electricity purposes as shown in plan with 1506658
- E Easement for services. 1 wide
- F 1925004 Easement for services (DP 868710)
- G BK 898 No.872 Easement for drainage. 3.05 wide
- H Right of carriageway. 9 wide (5582001)
- J 508190 Easement affecting the part of the land above so burdened in Vol 394.1 Fol 181



JOHN R. HOLT SURVEYORS PTY. LTD.

ABN 59 002 076 459

LAND & CONSTRUCTION SURVEYORS, DEVELOPMENT CONSULTANTS & PLANNERS

PO Box 67 Cronulla 2230 • DX 11016 Caringbah • Phone: 9523 2589 • Fax: 9527 4172

JH.21-206/4

22 March 2007

Harris Hyde Page,
D.X. 269,
SYDNEY.

Dear Madam,

Property 4 Mitchell Street, Marrickville
Being comprised in Title Search 16/1/4590
Being Lot 16 of section 1 in Deposited Plan Number 4590
At Marrickville in the Local Government Area Marrickville
Parish of Petersham and County of Cumberland

We thank you for your instruction to survey the above property, and now provide the following report. This survey has been prepared for identification purposes for Global Foods (NSW) Pty. Limited. The use of this survey by a person other than Global Foods (NSW) Pty. Limited., does not create a contract between John R. Holt Surveyors Pty. Limited a that other person.

The subject land has a total frontage of 12.19 metres to Mitchell Street and other dimensions as shown edged in red on the attached sketch.

Standing upon the land thereof is a two storey brick factory.

In our opinion the factory stands in relation to the boundaries as shown on the attached sketch.

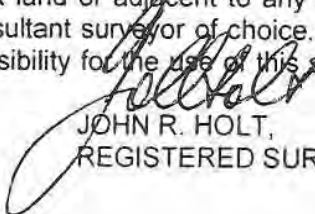
In our opinion the wall of the subject factory, encroaches upon the property adjoining numbered 2 by up to 0.045 metres as shown on the attached sketch.

In our opinion the metal cladding wall of the subject factory encroaches upon the property adjoining to the rear by 0.03 metres up to 0.035 metres as shown on the attached sketch.

In our opinion the wall of the subject factory encroaches upon the property adjoining being Lot 15 by 0.015 metres up to 0.03 metres as shown on the attached sketch. In our opinion the metal cladding wall encroaches upon the property adjoining being Lot 15 by 0.055 metres up to 0.07 metres as shown on the attached sketch. Service pipe overhang the property adjoining being Lot 15 as shown on the attached sketch.

It should be noted that no attempt has been made to locate below ground improvements of any nature. Apart from fencing or as stated above or as shown on the attached sketch there are no further apparent encroachments by or upon the subject land.

Full details in relation thereto are as shown on the attached sketch. Prior to any architectural design and/or further improvements being erected upon the subject land or adjacent to any boundary, the boundaries of the land must be marked by us or by the consultant surveyor of choice. John R. Holt Surveyors Pty. Limited., therefore cannot accept any responsibility for the use of this survey outside the limitations intended.


JOHN R. HOLT,
REGISTERED SURVEYOR.



SURVEYORS PTY. LTD.

ABN 59 002 076 459

REGISTERED SURVEYOR
LICENSED UNDER THE REAL PROPERTY ACT
MEMBER OF THE INSTITUTION OF SURVEYORS
ASSOCIATION OF CONSULTING SURVEYORS

LAND & CONSTRUCTION SURVEYORS, DEVELOPMENT CONSULTANTS & PLANNERS

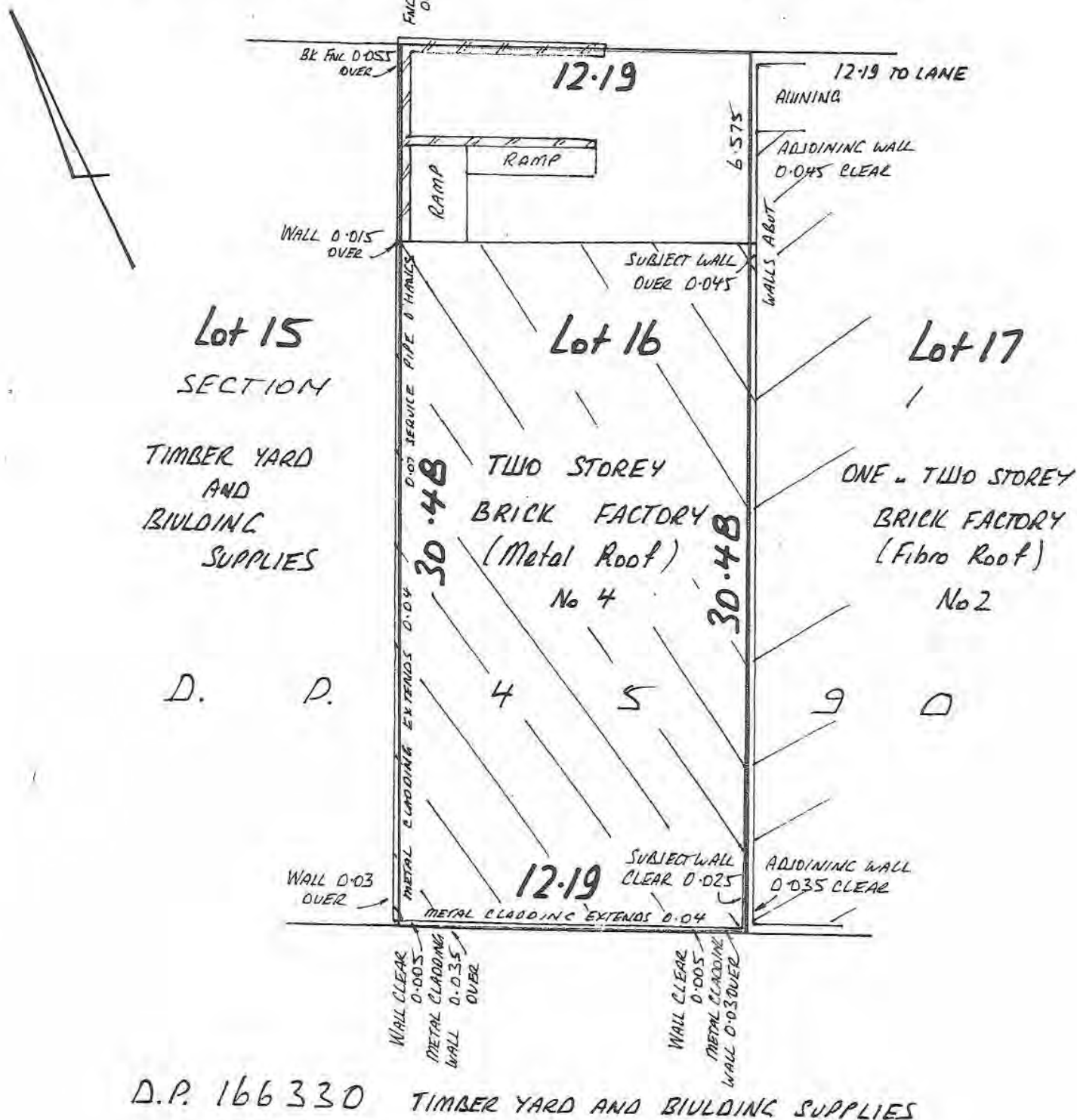
PO Box 67 Cronulla 2230 • DX 11016 Caringbah • Phone: 9523 2589 • Fax: 9527 4172

REFERENCE: **21206**

SKETCH

DATE: **22ND MARCH 2007**

MITCHELL STREET



THE SKETCH ABOVE IS TO BE USED IN CONJUNCTION WITH THE ACCOMPANYING WRITTEN REPORT AND SHOULD ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS INTENDED.

John Field
(REGISTERED SURVEYOR)

6 Paul Avenue St Ives NSW 2075
tel. 9402 7443 fax. 9402 7435
mobile 0409 658 747
email. tjgilbert@optusnet.com.au

consultant: Brian Kent B.Surv

SURVEY REPORT

OUR REFERENCE: 2850
YOUR REFERENCE:
CLIENT: Susie Danias

DATE: 13/02/04
RE: 6-8 Mitchell Street
Marrickville

We have surveyed the whole of the land shown red on sketch herewith being the whole of the land contained in Certificate of Title Folio Identifier No 14/1/4590 and 15/1/4590 being Lots 14 and 15 of Section 1 in DP 4590 having frontages of 12.19 metres to Mitchell Street at Marrickville in the Local Government Area of Marrickville.

I HEREBY CERTIFY that erected thereon is a one storey brick cottage that stands wholly on the above described land well within the boundaries thereof and does not encroach upon any adjoining property or street.

The property is identified as no 6-8 Mitchell Street.

The position of the said cottage in relation to the subject boundaries is as shown on the accompanying sketch.

An adjoining building to the east No 4 Mitchell Street stands up to 0.015 metres on to the subject land as indicated in the accompanying sketch.

An adjoining building to the West No 10-14 Mitchell Street stands on the boundary or clear of the boundary as indicated in the accompanying sketch.

Other than as mentioned above and some minor irregularities in the position of fencing we find no other encroachments of note by or upon the subject land.

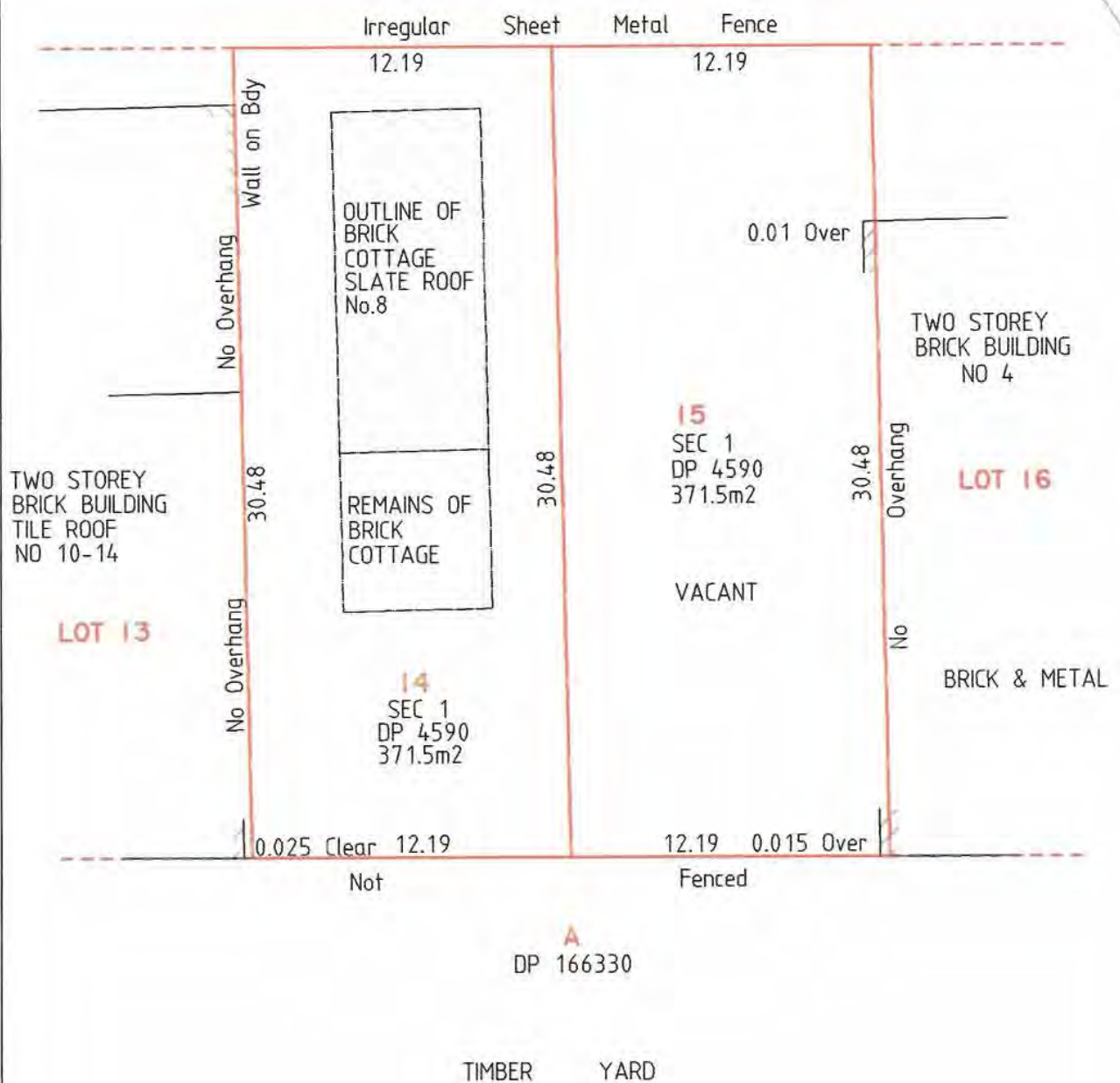
I HEREBY CERTIFY that the survey of the land shown edged red on the attached sketch was made in accordance with the Survey Practice Regulation, 2001, and that relevant detail is shown herewith together with sufficient information for identification purposes only. This survey is limited to those parts of the subject building and other improvements that were visible and accessible. Any future development or fencing would require the boundaries to be marked on the ground.



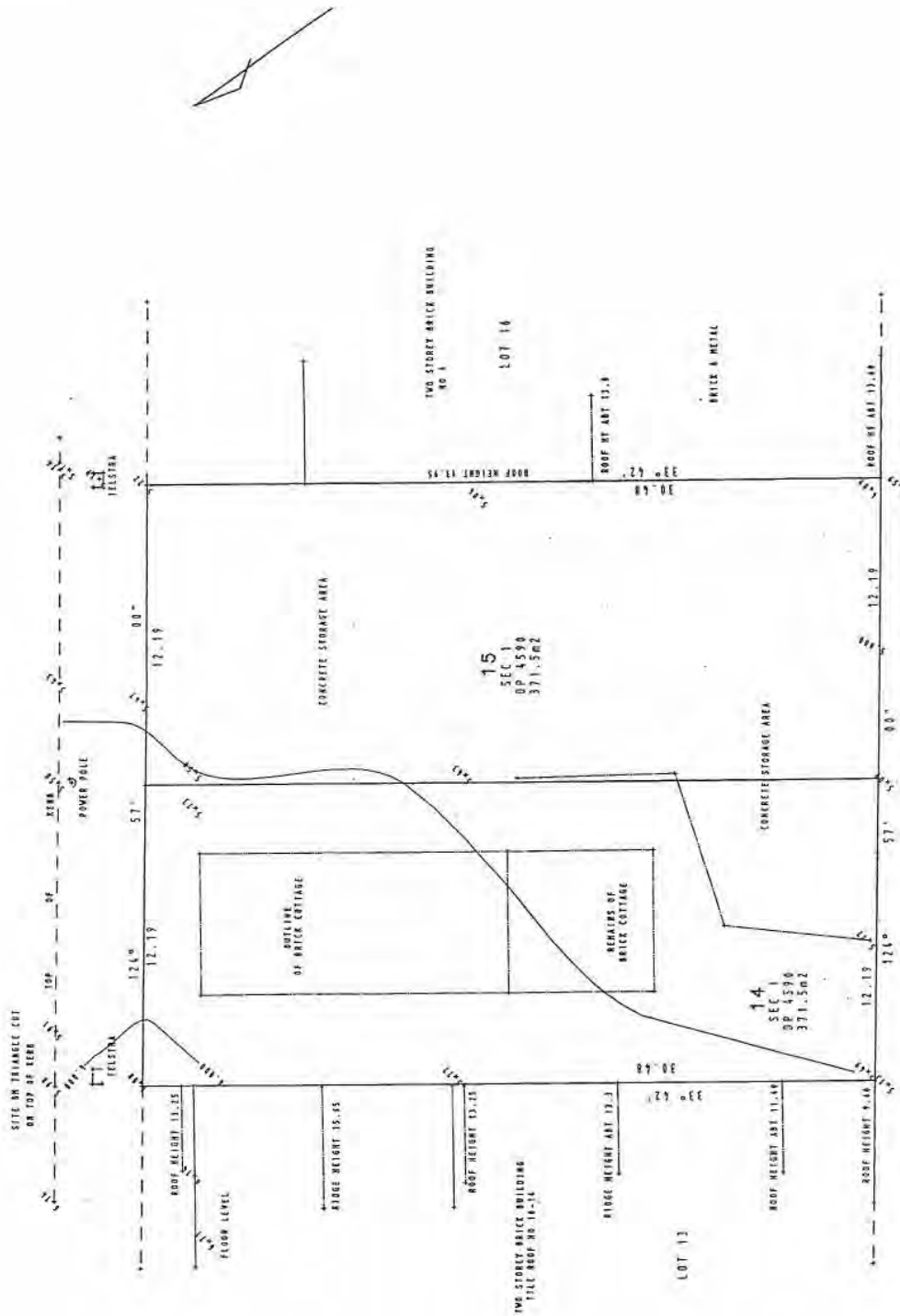
REGISTERED SURVEYOR
13th February, 2004

REF. 2850
DATE 13/02/04
LGA MARRICKVILLE

MITCHELL STREET



MITCHELL STREET



LOT A
IN DP 166330
TIMBER YARD

THIS SURVEY IS FOR DETAIL AND LEVEL PURPOSES ONLY AND AS SUCH THE BOUNDARIES HAVE NOT BEEN MARKED ON THE GROUND. ALL SERVICES SHOULD BE CHECKED BY THE CONTRACTOR BEFORE ANY EXCAVATION OR BUILDING. THE BEARINGS ON THIS PLAN ARE TO MEAN MERIDIAN TAKEN FROM RECORDS AT THE LAND TITLES OFFICE. SHOULD THERE BE DISCREPANCY A FURTHER SURVEY WOULD BE REQUIRED.

T. J. GILBERT & ASSOCIATES
LAND AND ENGINEERING SURVEYORS

6 PAUL AVENUE ST IVES NSW 2075
TEL. 9402 7442 FAX. 9402 7445

PROJECT: 16 MITCHELL STREET MARRICVILLE
CLIENT: ROSS DESIGN

DRAWING: DETAIL LEVEL & CONTOUR SURVEY
DATUM: AUSTRALIAN HEIGHT DATUM

FILE NO.
JOB NO. 2854

DATE: 11/45/91
SCALE: 1:100

W. BUXTON PTY. LIMITED

A.C.N. 002 678 819

Land & Engineering Surveyors

MEMBERS OF THE INSTITUTION OF SURVEYORS AUSTRALIA

W.C. BUXTON, M.I.S. AUST.

V.J. MANSELL, B. SURV., M.I.S. AUST.

1 Short Street,

Carlton NSW 2218

Telephone (02) 9553 9800

Fax (02) 9588 5793

SURVEY REPORT

Reference: 98234

18 September 1998

Uther Webster & Evans
13/61-67 Haldon Street
LAKEMBA NSW 2195

Dear Sir

As instructed, we have made a survey of the land shown edged red on the sketch adjoining, in the matter of Cornale, and we make the following report. The survey has been made for identification purposes only. If any additional improvements are to be placed on or adjacent to the boundaries, further survey may be required and those boundaries re-marked.

Subject land is at Marrickville in the Local Government Area of Marrickville, Parish of Petersham, County of Cumberland, having a frontage of 15.47 metres to Farr Street, being Lot B in Deposited Plan 343286 and being the whole of the land comprised in Certificate of Title Folio Identifier B/343286.

Upon the land, in the position shown on the sketch, is a brick factory building with a fibro roof, known as No. 7 Farr Street, Marrickville.

The covered area marked ABCD on the sketch relies on both the subject and adjoining brick factory buildings for support.

The positions of fences and all other improvements in relation to the boundaries of the land are as shown on the sketch.

Other than by reservations and conditions in the original Crown Grant(s), there are no other apparent easements, rights or restrictions affecting the subject land. Subject to the above matters and to irregularities in fences, it is my opinion that there are no further encroachments by or upon the subject property.

Yours faithfully
W BUXTON PTY LIMITED



Surveyor registered under the
provisions of the Surveyors Act, 1929.

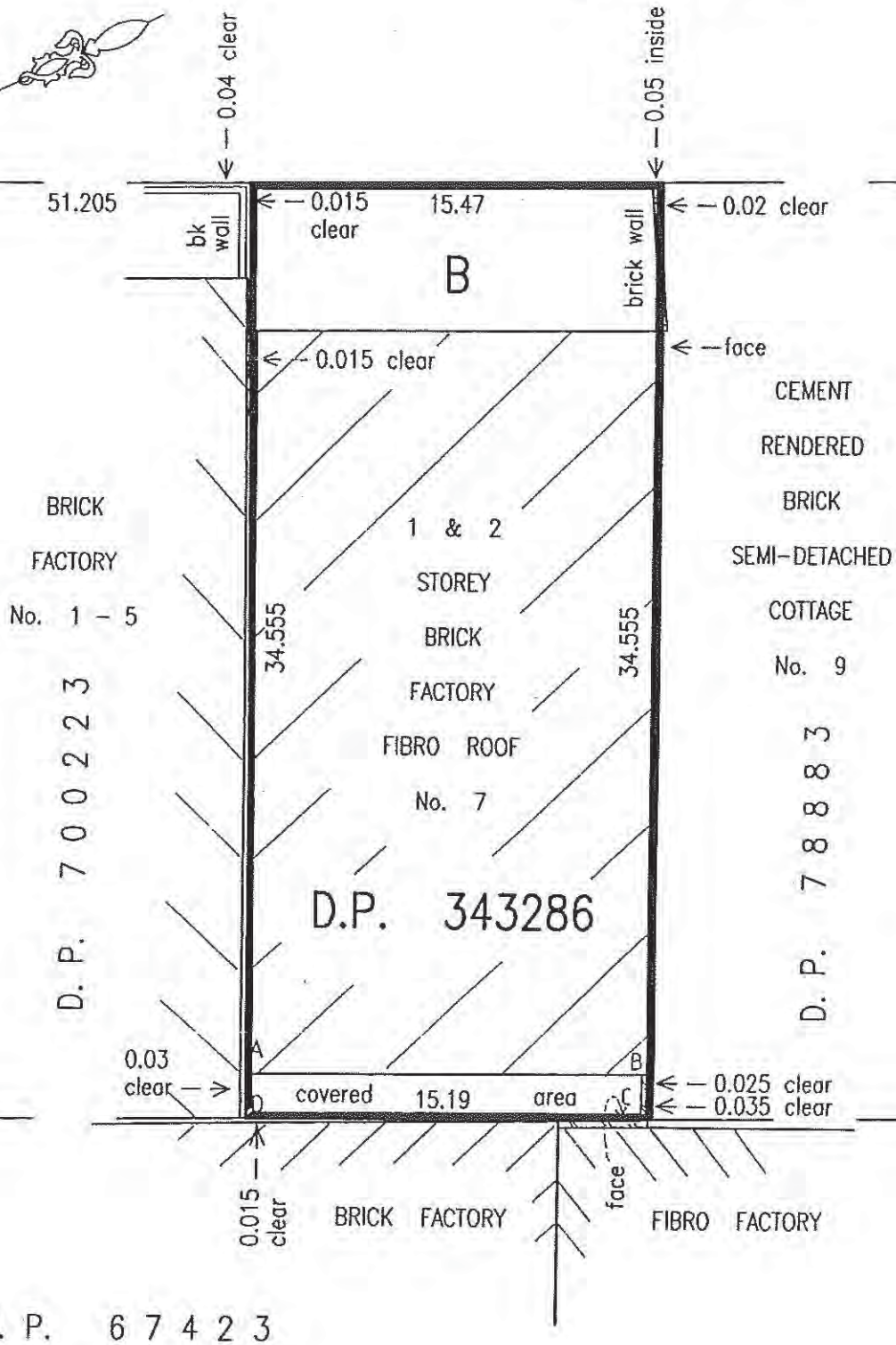
3 of 3 copies

PLAN

FARR

STREET

SYDENHAM ROAD



V. Mansell

(Registered Surveyor)

W. BUXTON PTY. LIMITED

A.C.N. 002 678 819

Land & Engineering Surveyors

MEMBERS OF THE INSTITUTION OF SURVEYORS AUSTRALIA

W.C. BUXTON, M.I.S. AUST.

V.J. MANSELL, B. SURV., M.I.S. AUST.



1 Short Street,
Carlton NSW 2218
Telephone (02) 9553 9800
Fax (02) 9588 5793

Reference: 98234

18 September 1998

Uther Webster & Evans
13/61-67 Haldon Street
LAKEMBA NSW 2195

Dear Sir

Reference: Cornale

Property: 7 Farr Street, Marrickville

We have made a survey of the above property and the following areas apply to the site.

- (a) Site area = 529.6 m² (as per D.P. 343286).
- (b) Gross floor area of building = 425 m².
- (c) Internal ground floor area of building = 401 m².
- (d) Internal first floor area of building = 129 m².

Please note the following conditions were applied in calculating the areas.

- (a) The covered area at rear of the original factory building has not been included in any floor area calculations.
- (b) All areas except site area are rounded down to nearest square metres.
- (c) Stairs to first floor office included in calculation.
- (d) Internal areas shown have only excluded main external wall thickness. Internal engaged piers, columns, or internal walls are included in area calculations.

Yours faithfully
W BUXTON PTY LIMITED

A handwritten signature in cursive script, appearing to read 'V. Mansell'.

Registered Surveyor

S.J.DIXON & ASSOCIATES PTY. LTD.

A.C.N. 002 048 697

SUITE 16, 17 SURF ROAD, CRONULLA. 2230

P.O. BOX 59, CRONULLA. 2230

PHONE: (02) 9523 3586 FAX: (02) 9523 0409

D.X. 21108 CRONULLA

S.J.DIXON B. SURV., M.I.S., AUST.

G.S.MEDWAY B. SURV., M.I.S., AUST.

REGISTERED SURVEYORS

SURVEYOR'S REPORT

R.F. Bergagnin & Co
P.O. Box 19
Marrickville 1475

Our Ref: 34723
Your Ref: S Summerhayes: 4301

We have surveyed the land edged red on the sketch adjoining for identification purposes only, being the following parcels of land.

Folio Identifier A/304426 being Lot A in D P 304426, known as Nos. 9-11 Farr Street, having semi-detached brick cottages erected thereon with a frontage of 9.59 metres to Farr Street.

A passage 0.915 metre wide between properties Nos 9 and 11 Farr Street exists and is not part of the subject land.

Folio Identifier 1/78883 being Lot 1 in D P 78883, known as No. 13 Farr Street, being vacant land used for storage and having a galvanised iron awning and shed with a frontage of 9.43 metres to Farr Street.

Folio Identifier 1/252507 being Lot 1 in D P 252507, known as No. 15 Farr Street, having a semi-detached brick and fibro cottage with galvanised iron awnings and a galvanised iron shed erected thereon with a frontage of 4.82 metres to Farr Street.

Folio Identifier 2/252507 being Lot 2 in D P 252507, known as No. 17 Farr Street, having a brick and fibro terrace cottage erected thereon with a frontage of 3.855 metres to Farr Street.

Folio Identifier 3/252507 being Lot 3 in D P 252507 known as No. 19 Farr Street, having a brick and fibro terrace cottage erected thereon with a frontage of 3.73 metres to Farr Street.

Folio Identifier 4/252507 being Lot 4 in D P 252507 known as No. 21 Farr Street, having a semi-detached brick and fibro cottage erected thereon with a frontage of 6.78 metres to Farr Street.

Folio Identifier 5/252507 being Lot 5 in D P 252507, known as No. 23 Farr Street, having a semi-detached brick cottage erected thereon with a frontage of 7.445 metres to Farr Street.

Folio Identifier 6/252507 being Lot 6 in D P 252507, known as No. 25 Farr Street, having a brick and fibro terrace cottage erected thereon with a frontage of 6.795 metres to Farr Street.

Folio Identifier 7/252507 being Lot 7 in D P 252507 known as No. 27 Farr Street, having a semi-detached brick and fibro cottage erected thereon with a frontage of 7.345 metres to Farr Street.

Folio Identifier 8/252507 being Lot 8 in D P 252507 known as No. 29 Farr Street, having a semi-detached brick cottage erected thereon with a frontage of 7.505 metres to Farr Street.

Folio Identifier 9/252507 being Lot 9 in D P 252507 known as No. 31 Farr Street, having a semi-detached brick cottage erected thereon with a frontage of 7.88 metres to Farr Street.

Folio Identifier 15/1/4590 being Lot 15 of Section 1 in D P 4590 known as No. 6 Mitchell Street, being vacant land with a frontage of 12.19 metres to Mitchell Street. The building erected upon the adjoining land (No. 4 Mitchell Street) stands up to 20mm upon the subject land.

Folio Identifier 14/1/4590 being Lot 14 of Section 1 in D P 4590 known as No. 8 Mitchell Street, having a brick and fibro cottage erected thereon and with a frontage of 12.19 metres to Mitchell Street.

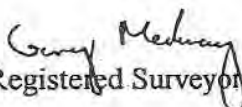
Folio Identifier A/166330 being Lot A in D P 166330 having an access over a Right of Way to Mitchell Street, being a timber storage yard with awnings erected thereon. Appurtenant to this land is a Right of Way created by Transfer No. A554570 as endorsed upon the Certificate of Title. The building erected upon the adjoining land (No 4 Mitchell Street) stands up to 45mm upon the subject land.

Folio Identifier 2/1/4590 being Lot 2 of Section 1 in D P 4590 known as No. 167 Victoria Road, having a frontage of 9.145 metres to Victoria Road.

Folio Identifier 1/1/4590 being Lot 1 of Section 1 in D P 4590 known as No. 169 Victoria Road, having a frontage of 9.145 metres to Victoria Road.

Erected upon Lots 1 & 2 of Section 1 in D P 4590 is a brick shop with an awning attached to the said shop which projects by up to 2.4 metres over Victoria Road. The two storey brick building erected upon the adjoining land (No. 165 Victoria Road) stands up to 20mm upon Lot 2 of Section 1 in D P 4590.

Folio Identifier B/301985 being Lot B in D P 301985 known as No. 173 Victoria Road, having a brick terrace cottage erected thereon with a frontage of 8.875 metres to Victoria Road. Appurtenant to the said land is a Right of Way created by Transfer No. A699164 as endorsed upon the Certificate of Title.


Registered Surveyor

Certificate of Title Volume 6823 Folio 24 being Lots C & E in D P 301985. Lot C has a brick terrace, known as No. 175 Victoria Road erected thereon, having a frontage of 8.89 metres to Victoria Road. Lot E has a frontage of 6.095 metres to a Lane, is vacant and is wholly a Right of Way. The land comprised in this Title is subject to Rights of Way created by Transfers Nos. A554570, A699164 and A756453 as endorsed upon the Certificate of Title.

Folio Identifier D/301985 being Lot D in D P 301985 known as No. 177 Victoria Road, having a semi-detached brick cottage erected thereon with a frontage of 12.815 metres to Victoria Road.

The brick terrace cottages and semi-detached brick cottage known as Nos. 173-177 Victoria Road are currently being occupied as a single shop.

Folio Identifier 20/667441 being Lot 20 in D P 667441 known as No. 179 Victoria Road, being vacant land with a frontage of 20.04 metres to Victoria Road.

Folio Identifier 1/315293 being Lot 1 in D P 315293, known as No. 183 Victoria Road having a brick, fibro and metal warehouse erected thereon with a frontage of 20.37 metres to Victoria Road.

In our opinion the semi-detached brick cottage and terrace cottages erected upon the subject land appear to have been erected prior to 1919 hence would not be subject to the provisions of Clause 44(1) of the Environmental Planning Assessment (Savings and Transitional) Regulation, 1998 as the acceptable development standards transferred from Clauses 57(2) and 57(4)(a) of the Local Government (Approvals) Regulations, 1993 as regard the distance from the walls to the boundaries and the clearance of the overhang.

Full details in relation thereto are shown on the adjoining sketch together with sufficient information for identification purposes.

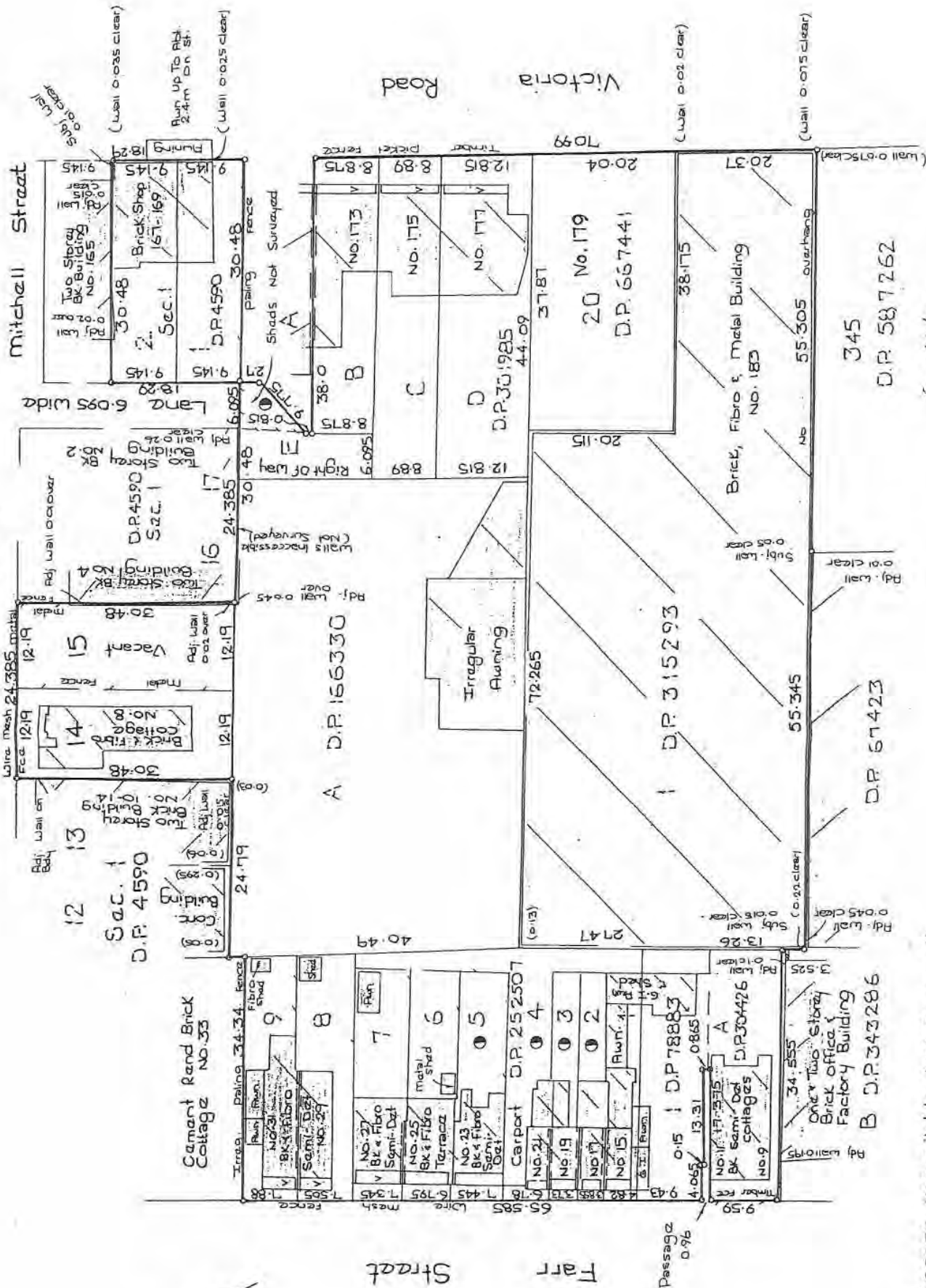
This survey has been made for identification purposes only. If it is intended to erect any improvements along or near the boundaries of the subject land, those boundaries should be marked.

29 June 1999

S.J. Dixon & Associates Pty.Ltd.

per. *Garry Medman*
Surveyor registered under
Surveyors Act, 1929.

Z



① Access unavailable (Not Surveyed)

345
O.P. 587262

D.P. 67423

B 0.0343286

consultant: Brian Kent B.Surv.NSW

SURVEY REPORT

OUR REFERENCE: 4233

DATE: 9/11/04

YOUR REFERENCE:

CLIENT: Susie Danias

RE: 167-183 Victoria Road
Marrickville

We have surveyed the whole of the land shown red on sketch herewith being the whole of the land contained in the following parcels of land at Marrickville in the Local Government Area of Marrickville.

Certificate of Title Folio Identifier No 1 / 315293 being Lot 1 in DP 315293, known as No 183 Victoria Road having a frontage of 20.37 metres to Victoria Road. A brick, fibro and metal warehouse stands as indicated in the accompanying sketch.

Certificate of Title Folio Identifier No 20 / 667441 being Lot 20 in DP 667441, known as No 179 Victoria Road having a frontage of 20.04 metres to Victoria Road. The subject land is affected by a Right of Way and Easement for Electricity Purposes 5.07 wide endorsed upon the Certificate of Title and contained in Dealing No 8755496 shown coloured blue in the accompanying sketch.

Certificate of Title Folio Identifier No A / 166330 being Lot A in DP 166330 having an access over a Right of Way to Mitchell Street, being a timber storage yard. This land has the benefit of a Right of Way endorsed upon the Certificate of Title and contained in Transfer No A554570. The building upon the adjoining land (No 4 Mitchell Street) stands up to 0.04 metres upon the subject land.

Certificate of Title Folio Identifier No D / 301985 being Lot D in DP 301985, known as No 177 Victoria Road, having a semi-detached brick cottage erected thereon having a frontage of 12.815 metres to Victoria Road.

Land described in Schedule of parcels being Lot C in DP 301985 and Lot E in DP 301985. Lot C has a brick terrace known as No 175 Victoria Road having a frontage of 8.89 metres to Victoria Road. Lot E has a frontage of 6.095 metres to a lane, is vacant and is wholly a Right of Way. The land comprised in this title is subject to Right of Ways endorsed upon the Certificate of Title and contained in Transfer No A554570, No A699164 and No A756453.

Certificate of Title Folio Identifier No B / 301985 being Lot B in DP 301985, known as No 173 Victoria Road, having a semi-detached brick cottage erected thereon having a frontage of 8.875 metres to Victoria Road. Appurtenant to the said land is a Right of Way endorsed upon the Certificate of Title and contained in Transfer No A699164.

Certificate of Title Folio Identifier No A / 301985 being Lot A in DP 301985, known as No 171 Victoria Road, having a semi-detached brick cottage erected thereon having a frontage of 9.905 metres to Victoria Road. Appurtenant to the said land is a Right of Way endorsed upon the Certificate of Title and contained in Transfer No A756453

The brick terrace cottages and semi-detached brick cottage known as No 171-177 Victoria Road are currently being occupied as a single shop.

Certificate of Title Folio Identifier No 1 / 1 / 14590 being Lot 1 of Section 1 in DP 14590, known as No 169 Victoria Road, having a frontage of 9.145 metres to Victoria Road.

Certificate of Title Folio Identifier No 2 / 1 / 14590 being Lot 2 of Section 1 in DP 14590, known as No 167 Victoria Road, having a frontage of 9.145 metres to Victoria Road.

Erected upon Lots 1 & 2 of Section 1 in DP 4590 is a brick shop with an awning attached to the said shop that projects by about 2.5 metres on to Victoria Road. The two storey brick building erected upon the adjoining land (No 165 Victoria Road) stands up to 0.02 metres on to the subject land.

Other than some irregularities in the position of fencing and walls we find no other encroachments of note by or upon the subject land.

I HEREBY CERTIFY that the survey of the land shown edged red on the attached sketch was made in accordance with the Survey Practice Regulation, 2003, and that relevant detail is shown herewith together with sufficient information for identification purposes only. This survey is limited to those parts of the subject building and other improvements that were visible and accessible. Any future development or fencing would require the boundaries to be marked on the ground.



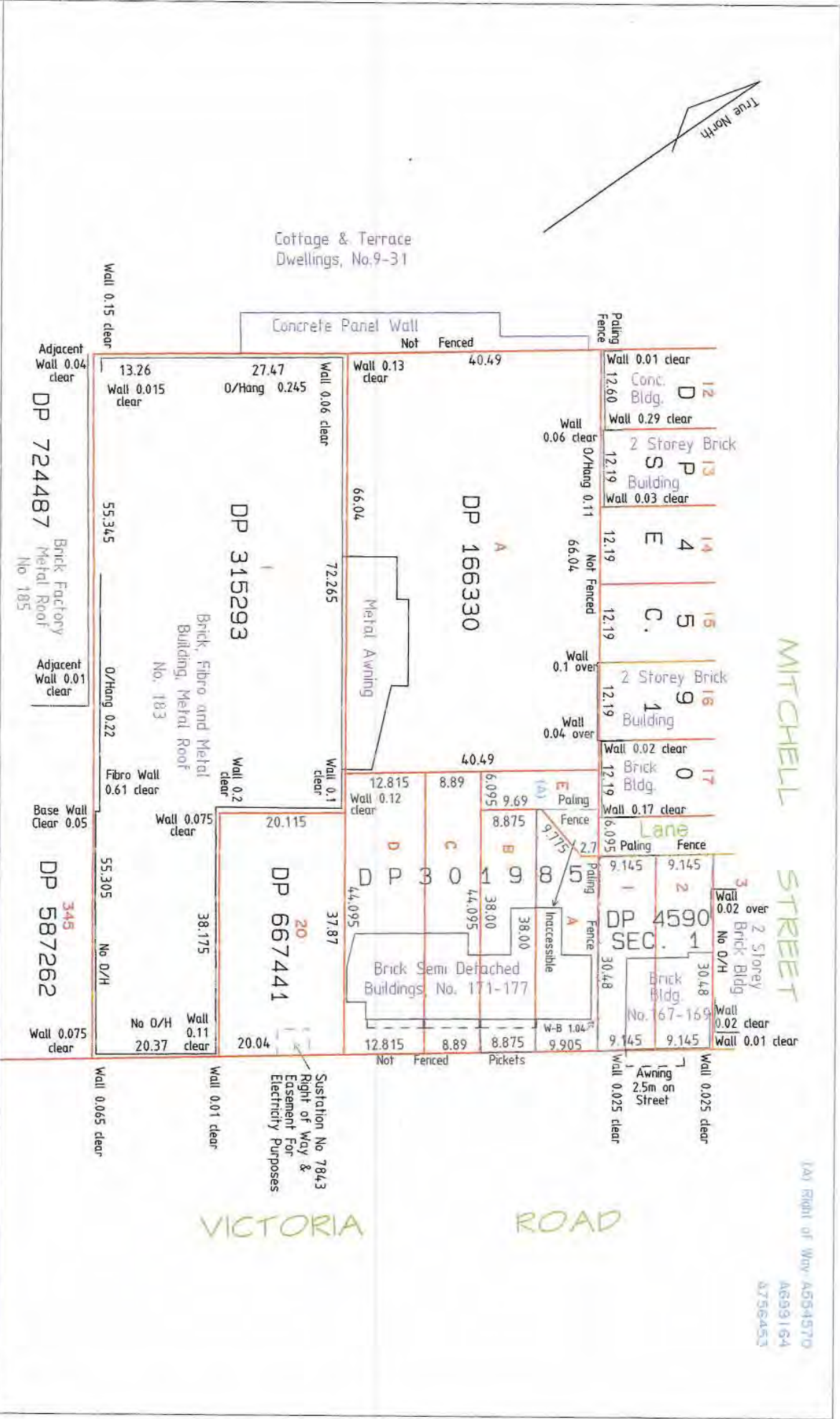
REGISTERED SURVEYOR

9th November, 2004

Scale: 1:600 @ A3
 Date: 9/11/2004
 Job No: 4233
 Datum: N/A

Project: 167-169 & 173-183 Victoria Rd, Marrickville
 Drawing: Identification Survey
 Client: Susie Danias

f j gilbert + associates
 Land & Engineering Surveyors
 16/9 Narrang Way Belrose NSW 2085
 Phone: 9450 0868 Fax: 9450 0268
 Email: f.j.gilbert@pandnet.au



MITCHELL

STREET

(A) Right of Way A554570

A659164
 8756453

VICTORIA

ROAD

SURVEYOR'S REPORT

Mallesons Stephen Jaques
Solicitors
DX 113 Sydney

Our Ref: 30570
Your Ref: David Williams

We have surveyed the land edged red on the sketch adjoining for identification purposes only, being that comprised in Certificate of Title registered Folio Identifier 345 587262 being Lot 345 in Deposited Plan Number 587262 having a frontage of 35.675 metres to Victoria Road at Marrickville in the Local Government Area of Marrickville.

The survey reveals that the storage yard and workshops, known as Numbers 191-197 Victoria Road erected thereon, stands wholly within the boundaries thereof and does not encroach upon any adjoining property or street.

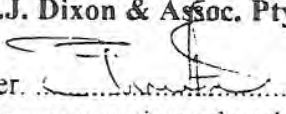
Part of a metal awning erected upon the subject land stands up to 50mm upon the adjoining land (No 183).

Apart from fencing irregularities, there are no further apparent encroachments by or upon the subject property.

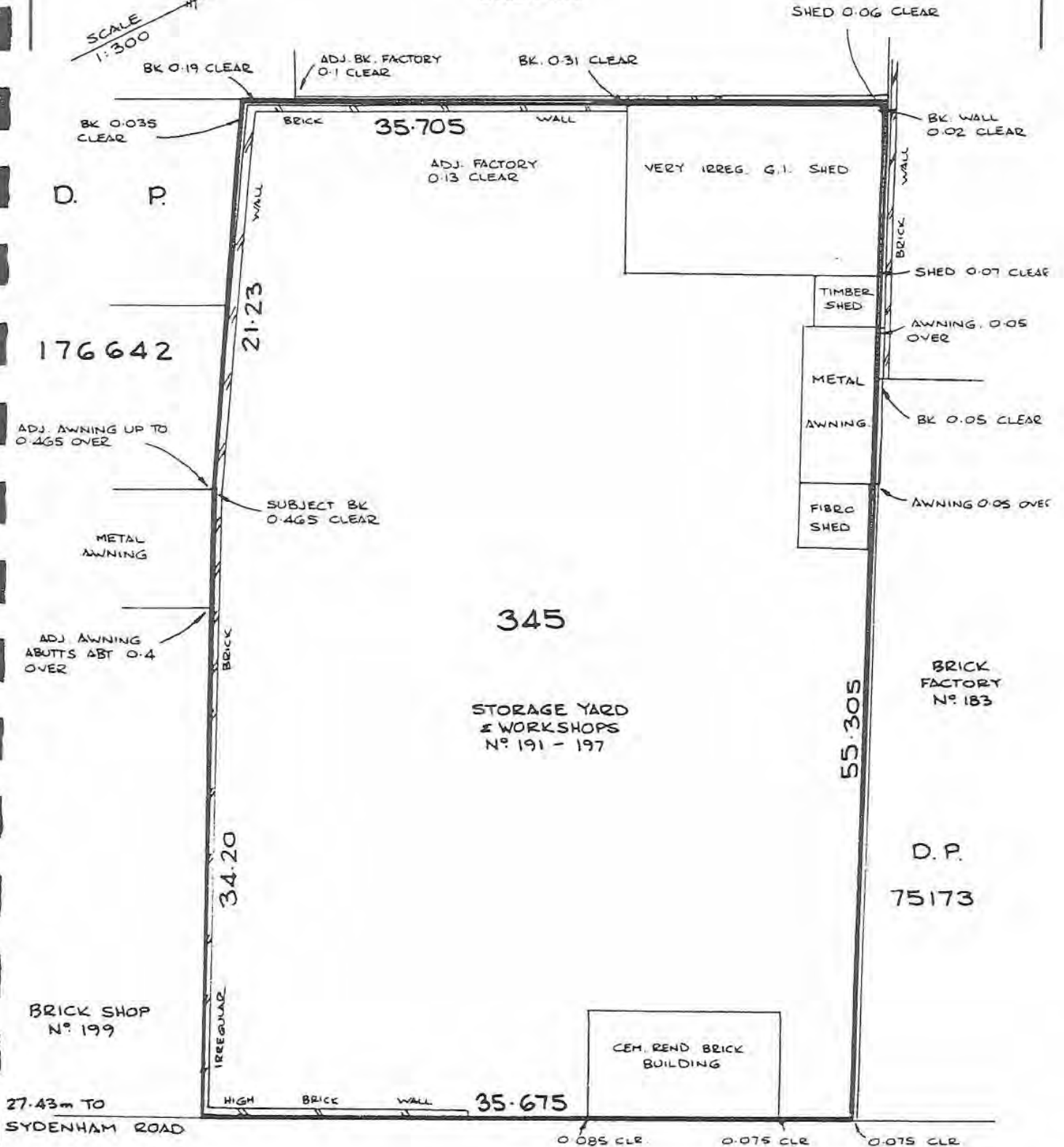
Full details in relation thereto are shown on the adjoining sketch together with sufficient information for identification purposes.

4th April, 1997.

S.J. Dixon & Assoc. Pty. Ltd.

per. 
Surveyor registered under
Surveyors Act, 1929

SKETCH



VICTORIA

ROAD

[Signature]
(REGISTERED SURVEYOR)

WE, S. J. DIXON & ASSOCIATES PTY. LTD., SURVEYORS, HEREBY CERTIFY THAT THE SURVEY REPRESENTED IN THIS PLAN WAS MADE BY US IN ACCORDANCE WITH REGULATION 28 OF THE SURVEY PRACTICE REGULATIONS 1994.

TEL TELSTRA PIT
PP POWER POLE
SV STOP VALVE
SEW INSP SEWER INSPECTION
SEVER MH SEWER MANHOLE
V VALVE WATER VALVE
S/W PIT STORMWATER PIT



T.J. GILBERT & ASSOCIATE
LAND AND ENGINEERING SURVEYORS

BROMPTON STREET

Drill Hole & Wings at Corner
Nail in Building on Easement Line

TWO STOREY BRICK AND PANEL FACTORY

1.89m to Body Line

85.33

BRICK AND G.I. FACTORY

0.95
Drill Hole & Wings at Corner
Nail & Wing at Corner

SCHEDULE OF EASEMENTS

- A Easement to drain water, 3 wide (DP 866480)
B Right of carriageway and easement for services, 9 wide (DP 866480)
C Right of carriageway and easement for services, 9 wide (DP 868710)
D 150658 Lease to Sydney Electricity of substation premises No. 7364 "Brompton Rich" together with right of way and easement for electricity purposes as shown in plan with 150658
E Easement for services, 1 wide
F 192504 Easement for services (DP 868710)
G BK 898 No.872 Easement for drainage, 3.05 wide
H Right of carriageway, 9 wide (5582001)
J 508190 Easement affecting the part of the land above so burdened in Vol 3941 Fol 181

12.105

25.61

Drill Hole & Wings at Corner

TWO STOREY BRICK OFFICE COMPLEX

54

DP 868710

71.16

(42.0) Fenced

C

BRICK BUILDING

53

DP 868710
8078m²

G.I. FACTORY

0.78 clear of easement

D/Hang 1.3

D/Hang 1.1

0.71 clear of easement

D/Hang 0.24

1.04 clear

No D/Hang

BRICK BUILDING

0.145 clear

Nail on Body Line

63.965 Wire Mesh Fence

0.40 clear

Nail on Body Line
Nail at Corner
Nail in Kerb

0.02 clear

39.55

D/Hang 0.25

67.845

0.32 clear

No D/Hang

0.135 clear

METAL WAREHOUSE

52

DP 866480

46.985

Not

46.845

0.07

On street

0.07 clear

39.52

A

DP 178259
1240m²

BRICK FACTORY

31.62

105.96

RICH STREET

DN Boundary

5

DP 63446
3265m²

TWO STOREY BRICK OFFICE COMPLEX

24.585

Brick Wall

Brick Wall

Wall - Body 2.80

Wall - Body 2.00

ROAD

VICTORIA

Scale 1:600 @ A3

Date: 22/02/2005

Job No: 28511

Datum: N/A

Project: Lot 53 (DP 868710), Lot A (DP 178259)

Lot 5 (DP 63446) at Rich and Brompton Streets, Marrickville.

Drawing: Boundary Pegging Survey

Client: Susie Dantias

t.j.gilbert + associates
Land & Engineering Surveyors

16/9 Norabong Way Belrose NSW 2085
Phone: 9450 0868 Fax: 9450 0268
Email: t.j.gilbert@pondnet.au



TITLE REFERENCE	ADDRESS	SQM
6/226899	182 VICTORIA ROAD MARRICKVILLE	2099
1 & 2 /999026	184-186 VICTORIA ROAD MARRICKVILLE	607.2
1/136539	188 VICTORIA ROAD MARRICKVILLE	277.5
1/74200	190A VICTORIA ROAD MARRICKVILLE	
10/701368	190 - 198 VICTORIA ROAD MARRICKVILLE	4236.9
152-156 /761	18 - 26 FAVERSHAM STREET MARRICKVILLE	1912
4/226899	28 - 30 FAVERSHAM STREET MARRICKVILLE	1486
		10622.6
B/343286	7 FARR STREET MARRICKVILLE	529.6
A/304426	9 FARR STREET MARRICKVILLE	165.7
A/304426	11 FARR STREET MARRICKVILLE	165.7
1/78883	13 FARR STREET MARRICKVILLE	328.8
1/252507	15 FARR STREET MARRICKVILLE	163.6
2/252507	17 FARR STREET MARRICKVILLE	121.9
3/252507	19 FARR STREET MARRICKVILLE	118.1
4/252507	21 FARR STREET MARRICKVILLE	336.9
5/252507	23 FARR STREET MARRICKVILLE	224.3
6/252507	25 FARR STREET MARRICKVILLE	220
7/252507	27 FARR STREET MARRICKVILLE	232.8
8/252507	29 FARR STREET MARRICKVILLE	269.3
9/252507	31 FARR STREET MARRICKVILLE	252.2
1/583801	33 FARR STREET MARRICKVILLE	528.9
1/2/4590 & 1/1/4590	167 - 169 VICTORIA ROAD MARRICKVILLE	557.18
A/301985	171 VICTORIA ROAD MARRICKVILLE	328.8
B/301985	173 VICTORIA ROAD MARRICKVILLE	392
C & E/301985 AC 6823-24	175 VICTORIA ROAD MARRICKVILLE	505.82
D/301985	177 VICTORIA ROAD MARRICKVILLE	562.8
1/315293 & 20/667441	179 - 189 VICTORIA ROAD MARRICKVILLE	4477.1
A/166330		2668
LOT 16 SEC 1 DP 4590	4 MITCHELL STREET MARRICKVILLE	371.5
15/1/4590	6 MITCHELL STREET MARRICKVILLE	371.5
14/1/4590	8 MITCHELL STREET MARRICKVILLE	371.5
LOT 345/587262	191-197 VICTORIA ROAD MARRICKVILLE	1997
		16261
LOT A DP 178259 & LOT B DP 63446	1-9 RICH STREET MARRICKVILLE	4505
LOT 53 DP 868710	BROMPTON STREET MARRICKVILLE	8078
		12583

APPENDIX C

LAND TITLE INFORMATION





TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 30

Search certified to:

18/10/2013 1:33 PM

COMPUTER FOLIO REFERENCE

1/1/4590

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

6

25/1/2011

Page 1

LAND

LOT 1 OF SECTION 1 IN DEPOSITED PLAN 4590
LOCAL GOVERNMENT AREA MARRICKVILLE
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP4590

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AB874248)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AG23764 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 38

Search certified to: 18/10/2013 2:07PM

Computer Folio Reference: 1/1/4590

Page 1

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

Prior Title(s): VOL 6274 FOL 115

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
9/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/8/1997	3325071	LEASE	EDITION 1
18/1/2000	6456293	DISCHARGE OF MORTGAGE	
18/1/2000	6456295	TRANSFER	
18/1/2000	6456297	MORTGAGE	EDITION 2
9/3/2004	AA455737	DISCHARGE OF MORTGAGE	EDITION 3
31/10/2005	AB874248	TRANSMISSION APPLICATION	EDITION 4
5/12/2005	AB961206	MORTGAGE	EDITION 5
25/1/2011	AG23763	DISCHARGE OF MORTGAGE	
25/1/2011	AG23764	MORTGAGE	EDITION 6

*** END OF SEARCH ***

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Registrar General



TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 89

Search certified to:

17/10/2013 2:45 PM

COMPUTER FOLIO REFERENCE

2/1/4590

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

6

25/1/2011

Page 1

LAND

LOT 2 OF SECTION 1 IN DEPOSITED PLAN 4590
LOCAL GOVERNMENT AREA MARRICKVILLE
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP4590

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AB874248)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AG23764 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 31

Search certified to: 18/10/2013 1:36PM

Computer Folio Reference: 2/1/4590

Page 1

First Title(s): OLD SYSTEM

Prior Title(s): VOL 5971 FOL 40

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
20/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/8/1997	3325071	LEASE	EDITION 1
18/1/2000	6456293	DISCHARGE OF MORTGAGE	
18/1/2000	6456295	TRANSFER	
18/1/2000	6456297	MORTGAGE	EDITION 2
9/3/2004	AA455737	DISCHARGE OF MORTGAGE	EDITION 3
31/10/2005	AB874248	TRANSMISSION APPLICATION	EDITION 4
5/12/2005	AB961206	MORTGAGE	EDITION 5
25/1/2011	AG23763	DISCHARGE OF MORTGAGE	
25/1/2011	AG23764	MORTGAGE	EDITION 6

*** END OF SEARCH ***

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The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 90

Search certified to:

17/10/2013 2:50 PM

COMPUTER FOLIO REFERENCE	
A/301985	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
2	25/3/1999

Page 1

LAND

LOT A IN DEPOSITED PLAN 301985

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP301985

FIRST SCHEDULE

SUSIE DANIAS

(T 5704864)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A756453 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED
AFFECTING LAND SHOWN SO BURDENED IN VOL 3257 FOL 168
- 3 5704865 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General



HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 04

Search certified to: 18/10/2013 12:24PM

Computer Folio Reference: A/301985

Page 1

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

Prior Title(s): VOL 3257 FOL 168

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/6/1994	U399049	TRANSFER	EDITION 1
25/3/1999	5704864	TRANSFER	
25/3/1999	5704865	MORTGAGE	EDITION 2
4/11/2002	9097222	CAVEAT	
19/3/2003	9463741	WITHDRAWAL OF CAVEAT	

*** END OF SEARCH ***

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The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

Form: 97-01T
Licence: 10V/0096/96
Edition: 9804

TRANSFER
New South Wales
Real Property Act 1900

5704864L



STAMP DUTY

Office of State Revenue use only

00.2\$

20/07/2008 10:21 04 201555047/03

U.S.M. STAMP DUTY

(A) TORRENS TITLE

If appropriate, specify the part or share transferred
A/301985

(B) LODGED BY

LTO Box

Name, Address or DX and Telephone

CODES

95A

NATIONAL AUSTRALIA BANK LTD
NATIONAL AUSTRALIA BANK LTD
Reference (optional):
207-11-11

99E08001-

T
TS (\$713)
TW (Shriff)

(C) TRANSFEROR

Michel Louis Camille ROSER and Rada ROSER

(D) The transferor acknowledges receipt of the consideration of \$280,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) TRANSFEE

Susie DANIAS

(G) **TENANCY:**

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

DATE: 16th March 99.

Signature of witness:

Signature of transferor:

Name of witness:

DAVID SPENCE

Address of witness:

70 MACARTHUR ST
ULTIMO, 2007

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

Signature of witness:

Signature of transferee:

Name of witness:

Address of witness:

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

Stephen Alan SUMMERHAYES, Solicitor

All handwriting must be in block capitals.
A set of notes on this form (97-01T-2)
is available from the Land Titles Office.

Page 1 of 1
number additional pages sequentially

Checked by (LTO use): An 9E



TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 91

Search certified to:

17/10/2013 2:50 PM

COMPUTER FOLIO REFERENCE

B/301985

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

4

14/7/2010

Page 1

LAND

LOT B IN DEPOSITED PLAN 301985

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP301985

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 A699164 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED
AFFECTING THE LAND SHOWN SO BURDENED IN VOL 3228 FOL 97

3 AF628142 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 17/10/2013

91

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Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 05

Search certified to: 18/10/2013 12:25PM

Computer Folio Reference: B/301985

Page 1

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

Prior Title(s): VOL 3228 FOL 97

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/1/2000	6456293	DISCHARGE OF MORTGAGE	
18/1/2000	6456295	TRANSFER	
18/1/2000	6456297	MORTGAGE	EDITION 1
9/3/2004	AA455737	DISCHARGE OF MORTGAGE	EDITION 2
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC124961	TRANSMISSION APPLICATION	EDITION 3
14/7/2010	AF628142	MORTGAGE	EDITION 4

*** END OF SEARCH ***

doccop2

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The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 93

Search certified to:

17/10/2013 2:53 PM

COMPUTER FOLIO REFERENCE

D/301985

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

5

14/7/2010

Page 1

LAND

LOT D IN DEPOSITED PLAN 301985

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP301985

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AF628127 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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93

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Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 07

Search certified to: 18/10/2013 12:25PM

Computer Folio Reference: D/301985

Page 1

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

Prior Title(s): VOL 3220 FOL 227

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/6/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/8/1997	3325071	LEASE	EDITION 1
18/1/2000	6456292	DISCHARGE OF MORTGAGE	
18/1/2000	6456295	TRANSFER	
18/1/2000	6456297	MORTGAGE	EDITION 2
9/3/2004	AA455737	DISCHARGE OF MORTGAGE	EDITION 3
12/10/2004	AB14333	CAVEAT	
14/1/2005	AB222909	CAVEAT	
25/8/2005	AB723149	WITHDRAWAL OF CAVEAT	
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
19/7/2006	AC302581	CAVEAT	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC494609	WITHDRAWAL OF CAVEAT	

END OF PAGE 1 - CONTINUED OVER

doccop2

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The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 07

Search certified to: 18/10/2013 12:25PM

Computer Folio Reference: D/301985

Page 2

Recorded	Number	Type of Instrument	C.T. Issue
7/8/2006	AC494620	WITHDRAWAL OF CAVEAT	
7/8/2006	AC124961	TRANSMISSION APPLICATION	EDITION 4
14/7/2010	AF628127	MORTGAGE	EDITION 5

*** END OF SEARCH ***

doccop2

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07

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 94

Search certified to:

17/10/2013 3:13 PM

COMPUTER FOLIO REFERENCE	
1/315293	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
6	10/4/2013

Page 1

LAND

LOT 1 IN DEPOSITED PLAN 315293

AT PETERSHAM

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP315293

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

-
- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 - 2 AH655471 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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94

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Registrar General

No. 10

Search certified to: 18/10/2013 12:52PM

Computer Folio Reference: 1/315293

Page 1

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

Prior Title(s): VOL 15266 FOL 109

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/8/1997	3325071	LEASE	EDITION 1
18/1/2000	6456292	DISCHARGE OF MORTGAGE	
18/1/2000	6456295	TRANSFER	
18/1/2000	6456297	MORTGAGE	EDITION 2
26/7/2001	7805891	CAVEAT	
14/11/2002	9127964	WITHDRAWAL OF CAVEAT	
9/3/2004	AA455737	DISCHARGE OF MORTGAGE	EDITION 3
12/10/2004	AB14333	CAVEAT	
25/8/2005	AB723149	WITHDRAWAL OF CAVEAT	
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
19/7/2006	AC302581	CAVEAT	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	

END OF PAGE 1 - CONTINUED OVER

doccop4

PRINTED ON 18/10/2013 10

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

HISTORICAL TITLE SEARCHCertificate issued under Section 96G
of the Real Property Act 1900

A division of the Department of Finance & Services

No. 10

Search certified to: 18/10/2013 12:52PM

Computer Folio Reference: 1/315293

Page 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
7/8/2006	AC494609	WITHDRAWAL OF CAVEAT	
7/8/2006	AC124961	TRANSMISSION APPLICATION	EDITION 4
6/12/2007	AD618259	MORTGAGE	EDITION 5
10/4/2013	AH655470	DISCHARGE OF MORTGAGE	
10/4/2013	AH655471	MORTGAGE	EDITION 6

*** END OF SEARCH ***

doccop4

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The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

15266 109
Vol..... Fol.....

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

(Page 1) Vol.....

NEW SOUTH WALES

First Title Old System

Prior Title Vol.3914 Fol.120

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



Vol. 15266 Fol. 109

EDITION
ISSUED 25 9 1984

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

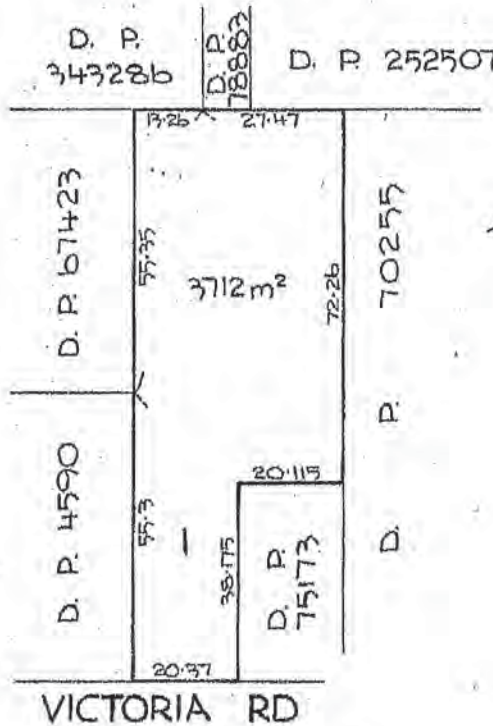
CANCELLED

Registrar General.



PLAN SHOWING LOCATION OF LAND SEE AUTO FOLIO

LENGTHS ARE IN METRES



V285132

LAND REFERRED TO

S
Lot 1 in Deposited Plan 315293 at Petersham in the Municipality of Marrickville Parish of Petersham County of Cumberland.

FIRST SCHEDULE

DEMCO MACHINERY CO. PTY. LIMITED.

SECOND SCHEDULE

- GRM
MX 1. Reservations and conditions in the Crown Grant.
2. V285132P Mortgage to Westpac Banking Corporation.

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

NOTATIONS AND UNREGISTERED DEALINGS		
PARTICULARS		
SECOND SCHEDULE (continued)		
CANCELLED SEE ALSO FOLIO		
FIRST SCHEDULE (continued)		
REGISTERED PROPRIETOR		
Registrar General		

L.O. 1066 D, West, Government Printer



TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 95

Search certified to:

17/10/2013 3:13 PM

COMPUTER FOLIO REFERENCE 20/667441	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
7	10/4/2013

Page 1

LAND

LOT 20 IN DEPOSITED PLAN 667441

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP667441

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 8755496 LEASE TO ENERGYAUSTRALIA OF SUBSTATION NO. 7843

SHOWN DESIGNATED (P1) TOGETHER WITH RIGHT OF WAY &
EASEMENT FOR ELECTRICITY PURPOSES 5.07 WIDE AFFECTING
THE PART SHOWN DESIGNATED (C) IN PLAN (PAGE 3) WITH
8755496. EXPIRES: 31/7/2051.

3 AH655471 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED

END OF PAGE 1 - CONTINUED OVER

doccop4

PRINTED ON 17/10/2013

95

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General



TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 95

Search certified to:

17/10/2013 3:13 PM

COMPUTER FOLIO REFERENCE

20/667441

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

7

10/4/2013

Page 2

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 11

Search certified to: 18/10/2013 12:53PM

Computer Folio Reference: 20/667441

Page 1

First Title(s): OLD SYSTEM

Prior Title(s): VOL 3915 FOL 31

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
19/8/1997		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/8/1997	3325071	LEASE	EDITION 1
18/1/2000	6456292	DISCHARGE OF MORTGAGE	
18/1/2000	6456295	TRANSFER	
18/1/2000	6456297	MORTGAGE	EDITION 2
14/2/2002	8268526	CAVEAT	
16/8/2002	8755496	LEASE	EDITION 3
9/3/2004	AA455737	DISCHARGE OF MORTGAGE	EDITION 4
12/10/2004	AB14333	CAVEAT	
25/8/2005	AB723149	WITHDRAWAL OF CAVEAT	
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
19/7/2006	AC302581	CAVEAT	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC494609	WITHDRAWAL OF CAVEAT	
7/8/2006	AC124961	TRANSMISSION APPLICATION	EDITION 5

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 18/10/2013

11

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 11

Search certified to: 18/10/2013 12:53PM

Computer Folio Reference: 20/667441

Page 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
6/12/2007	AD618259	MORTGAGE	EDITION 6
10/4/2013	AH655469	DISCHARGE OF MORTGAGE	
10/4/2013	AH655471	MORTGAGE	EDITION 7

*** END OF SEARCH ***

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11

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 96

Search certified to:

17/10/2013 3:13 PM

COMPUTER FOLIO REFERENCE	
A/166330	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
5	25/1/2011

Page 1

LAND

LOT A IN DEPOSITED PLAN 166330

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP166330

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A554570 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED
AFFECTING THE LAND SHOWN SO BURDENED IN VOL 3071 FOL 28
- 3 AG23848 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop4

PRINTED ON 17/10/2013 96

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 12

Search certified to: 18/10/2013 12:54PM

Computer Folio Reference: A/166330

Page 1

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

Prior Title(s): VOL 3071 FOL 28

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/8/1997	3325071	LEASE	EDITION 1
18/1/2000	6456293	DISCHARGE OF MORTGAGE	
18/1/2000	6456295	TRANSFER	
18/1/2000	6456297	MORTGAGE	EDITION 2
9/3/2004	AA455737	DISCHARGE OF MORTGAGE	EDITION 3
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
19/7/2006	AC302581	CAVEAT	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC494609	WITHDRAWAL OF CAVEAT	
7/8/2006	AC124961	TRANSMISSION APPLICATION	EDITION 4
25/1/2011	AG23848	MORTGAGE	EDITION 5

*** END OF SEARCH ***

doccop4

PRINTED ON 18/10/2013 12

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 97

Search certified to:

17/10/2013 3:35 PM

COMPUTER FOLIO REFERENCE	
14/1/4590	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	1/2/2007

Page 1

LAND

LOT 14 OF SECTION 1 IN DEPOSITED PLAN 4590
LOCAL GOVERNMENT AREA MARRICKVILLE
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP4590

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AC908548 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop4

PRINTED ON 17/10/2013

97

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Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 13

Search certified to: 18/10/2013 12:54PM

Computer Folio Reference: 14/1/4590

Page 1

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

Prior Title(s): VOL 2117 FOL 153

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
16/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/8/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/1/2000	6456292	DISCHARGE OF MORTGAGE	
18/1/2000	6456295	TRANSFER	
18/1/2000	6456297	MORTGAGE	EDITION 1
9/3/2004	AA455737	DISCHARGE OF MORTGAGE	EDITION 2
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC124961	TRANSMISSION APPLICATION	EDITION 3
1/2/2007	AC908548	MORTGAGE	EDITION 4

*** END OF SEARCH ***

doccop4

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13

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 98

Search certified to:

17/10/2013 3:35 PM

COMPUTER FOLIO REFERENCE	
15/1/4590	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	1/2/2007

Page 1

LAND

LOT 15 OF SECTION 1 IN DEPOSITED PLAN 4590
AT PETERSHAM
LOCAL GOVERNMENT AREA MARRICKVILLE
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP4590

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AC908548 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop4

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98

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 14

Search certified to: 18/10/2013 12:54PM

Computer Folio Reference: 15/1/4590

Page 1

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

Prior Title(s): VOL 15266 FOL 108

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
9/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/1/2000	6456292	DISCHARGE OF MORTGAGE	
18/1/2000	6456295	TRANSFER	
18/1/2000	6456297	MORTGAGE	EDITION 1
9/3/2004	AA455737	DISCHARGE OF MORTGAGE	EDITION 2
12/10/2004	AB14333	CAVEAT	
25/8/2005	AB723149	WITHDRAWAL OF CAVEAT	
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
19/7/2006	AC302581	CAVEAT	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC494609	WITHDRAWAL OF CAVEAT	
7/8/2006	AC124961	TRANSMISSION APPLICATION	EDITION 3
1/2/2007	AC908548	MORTGAGE	EDITION 4

END OF PAGE 1 - CONTINUED OVER

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14

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 14

Search certified to: 18/10/2013 12:54PM

Computer Folio Reference: 15/1/4590

Page 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
	***	END OF SEARCH	***

doccop4

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14

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

First Title Old System

Prior Title Vol.1882 Fol.50



Vol. 15266 Fol. 108

EDITION
ISSUED 25 9 1984

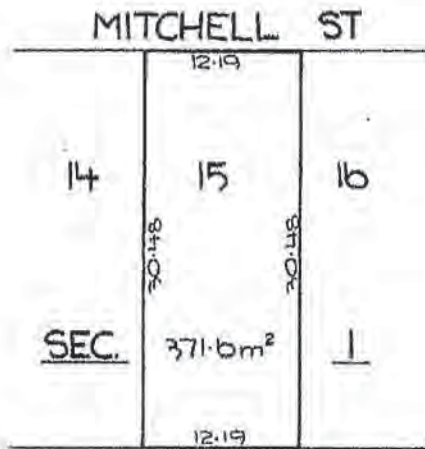
I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

Registrar General,



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



D. R. 70255

CANCELLED

SEE AUTO FOLIO

LAND REFERRED TO

Lot 15 of Section 1 in Deposited Plan 4590 at Petersham in the Municipality of Marrickville Parish of Petersham County of Cumberland.

FIRST SCHEDULE

DEMCO MACHINERY CO. PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. V285132 p Mortgage to Westpac Banking Corporation.

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

(Page 1) Vol.

15266 Fol. 108

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

[illegible]

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 99

Search certified to:

17/10/2013 3:35 PM

COMPUTER FOLIO REFERENCE	
16/1/4590	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	28/9/2010

Page 1

LAND

LOT 16 OF SECTION 1 IN DEPOSITED PLAN 4590
LOCAL GOVERNMENT AREA MARRICKVILLE
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP4590

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(T AF784107)

SECOND SCHEDULE (3 NOTIFICATIONS)

-
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 3795944 LEASE TO IAN BYERLEE EXPIRES: 21/1/2001. OPTION OF
RENEWAL: 3 YEARS.
 - 3 AF784108 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop4

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The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 15

Search certified to: 18/10/2013 12:54PM

Computer Folio Reference: 16/1/4590

Page 1

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

Prior Title(s): VOL 13184 FOL 50

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
8/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/12/1990	Z398950	TRANSFER	EDITION 1
6/5/1993	I308259	TRANSFER	EDITION 2
13/2/1998	3795944	LEASE	EDITION 3
28/9/2010	AF784107	TRANSFER	
28/9/2010	AF784108	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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PRINTED ON 18/10/2013

15

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

RP13

①



TRANSFER

Real Property Act, 1900



I
308259 N

Office of State Revenue

B

20/04/2008 00:00 to 20/04/2008 00:00

(A) **LAND TRANSFERRED**

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

FOLIO IDENTIFIER 16/1/4590
4 MITCHELL STREET, MARRICKVILLE

(B) **LODGED BY**

L.T.O. Box

382F

Name, Address or DX and Telephone

HEANEY RICHARDSON & NEMES
Solicitors
DX 11527 SYDNEY DOWN TOWN
PHONE: 283-3930
382F

REFERENCE (max. 15 characters):

(C) **TRANSFEROR**

GEORGE VASILI, NICK VASILI and GAVRIEL CHRISTOU

(D) acknowledges receipt of the consideration of \$315,000.00

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

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

2.

3.

(F) **TRANSFEEE**

T

GLOBAL FOODS (NSW) PTY LIMITED ACN 003 713 219

as joint tenants/tenants in common

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

DATE OF EXECUTION 6 APRIL 1993

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

Con Val.

Signature of Witness

LION VASILI

Name of Witness (BLOCK LETTERS)

PO VIRET ST. HUNTERS HILL

Address of Witness

George Vasili

George Vasili

Signature of Transferor

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

THE COMMON SEAL of GLOBAL FOODS (NSW) PTY LIMITED was hereunto affixed by authority

Signature of Witness

of its Board of Directors in the presence of:

Name of Witness (BLOCK LETTERS)

George Vasili

Address of Witness
Secretary



George Vasili

Signature of Transferee
Director

2B
A

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

CHECKED BY (office use only)

13184 Vol. 50

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

NEW SOUTH WALES



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13184050

Appln. No. 13717

Prior Titles Vol.7337 Fols. 173 & 174

Vol. 13184 Fol. 50



EDITION ISSUED

15 11 1976

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

CANCELLED
Registrar General
Registrar General.

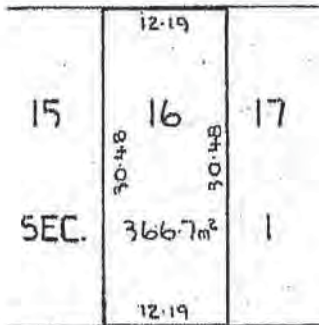


PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO

MITCHELL ST



D. P. 70255

P927979 M.X.

REDUCTION RATIO 1:500

GRY

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 16 of Section 1 in Deposited Plan 4590 in the Municipality of Marrickville Parish of Petersham and County of Cumberland being part of 190.2 hectares granted to Thomas Moore on 5-10-1799.

FIRST SCHEDULE

~~GEORGE AVRAMIDES of Marrickville, Company Director and NAGVA AVRAMIDES his wife as joint tenants.~~

SECOND SCHEDULE

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

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

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

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 00

Search certified to:

17/10/2013 3:37 PM

COMPUTER FOLIO REFERENCE	
345/587262	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
8	24/5/2012

Page 1

LAND

LOT 345 IN DEPOSITED PLAN 587262

AT MARRICKVILLE

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP587262

FIRST SCHEDULE

SUSIE DANIAS

(T 3761343)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AH7389 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop4

PRINTED ON 17/10/2013

00

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 16

Search certified to: 18/10/2013 12:55PM

Computer Folio Reference: 345/587262

Page 1

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

Prior Title(s): VOL 13225 FOL 101

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
22/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/3/1990	Y880165	MORTGAGE	EDITION 1
30/1/1998	3761342	DISCHARGE OF MORTGAGE	
30/1/1998	3761343	TRANSFER	
30/1/1998	3761344	MORTGAGE	EDITION 2
4/3/1999	5650739	DISCHARGE OF MORTGAGE	
4/3/1999	5650740	MORTGAGE	EDITION 3
4/11/2002	9097222	CAVEAT	
19/3/2003	9463741	WITHDRAWAL OF CAVEAT	
27/2/2004	AA455716	DISCHARGE OF MORTGAGE	EDITION 4
20/9/2004	AA963658	MORTGAGE	EDITION 5
17/3/2005	AB354943	DISCHARGE OF MORTGAGE	
17/3/2005	AB354944	MORTGAGE	EDITION 6
8/5/2006	AC288929	CAVEAT	
7/7/2006	AC442414	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

doccop4

PRINTED ON 18/10/2013

16

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 16

Search certified to: 18/10/2013 12:55PM

Computer Folio Reference: 345/587262

Page 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/1/2008	AD713940	WITHDRAWAL OF CAVEAT	
13/11/2008	AE325338	WITHDRAWAL OF CAVEAT	
13/11/2008	AE325339	VARIATION OF MORTGAGE	EDITION 7
24/5/2012	AH7388	DISCHARGE OF MORTGAGE	
24/5/2012	AH7389	MORTGAGE	EDITION 8

*** END OF SEARCH ***

doccop4

PRINTED ON 18/10/2013

16

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

3761343 T

Form: 97-01T
Licence: MID/0734/97

TRANSFER

New South Wales
Real Property Act 1900



Office of State Revenue use only



OFFICE OF STATE REVENUE

STAMP DUTY (N.S.W. TREASURY) 1 3

DUTY \$ 2-00 1ST REC N° 746081211

(A) **LAND TRANSFERRED**

If appropriate, specify the share or part transferred.

FOLIO IDENTIFIER 345/587262

(B) **LODGED BY**

LTO Box

45A

Name, Address or DX and Telephone
NATIONAL AUSTRALIA BANK LIMITED
NATIONAL AUSTRALIA BANK HOUSE,
George Street, SYDNEY
237 1111

Reference (15 character max): 98BF8702

(C) **TRANSFEROR**

ITALO AUSTRALIA CONSTRUCTION PTY LIMITED (RECEIVER AND
(ACN 000 426 111) "Under liquidation" MANAGER
APPOINTED)

(D) acknowledges receipt of the consideration of \$750,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable):

(F) **TRANSFEEE**

T
TS
(s713 LGA)
TW
(Sheriff)

SUSIE DANIAS

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 20/10/97.

Signed by ITALO AUSTRALIA CONSTRUCTION PTY LIMITED (RECEIVER AND MANAGER,
~~Signed in my presence by the Transferor who is personally known to me.~~

APPOINTED) by its Receiver and Manager, Alexander Robert Mackay Macintosh
pursuant to Deed of Appointment Registered
Book 4161 No 542 in the presence of:

Signature of Witness

RONALD VALENTINO MOROSIN
JUSTICE OF THE PEACE IN NSW
REGISTRATION No. 8010083
LEVEL 25, 45 CLARENCE ST
SYDNEY NSW 2000

4/DANIAS

Signature of Transferor Receiver and
Manager

Signature of JOSEPH KOTOWICZ
Solicitor for the Transferee

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13225101

Appln No. 13717

Vol. 13225 Fol. 101

Prior Titles Vol. 1859 Fol. 42
Vol. 9501 Fols. 234 & 235

EDITION ISSUED



CANCELLED

17 1 1977

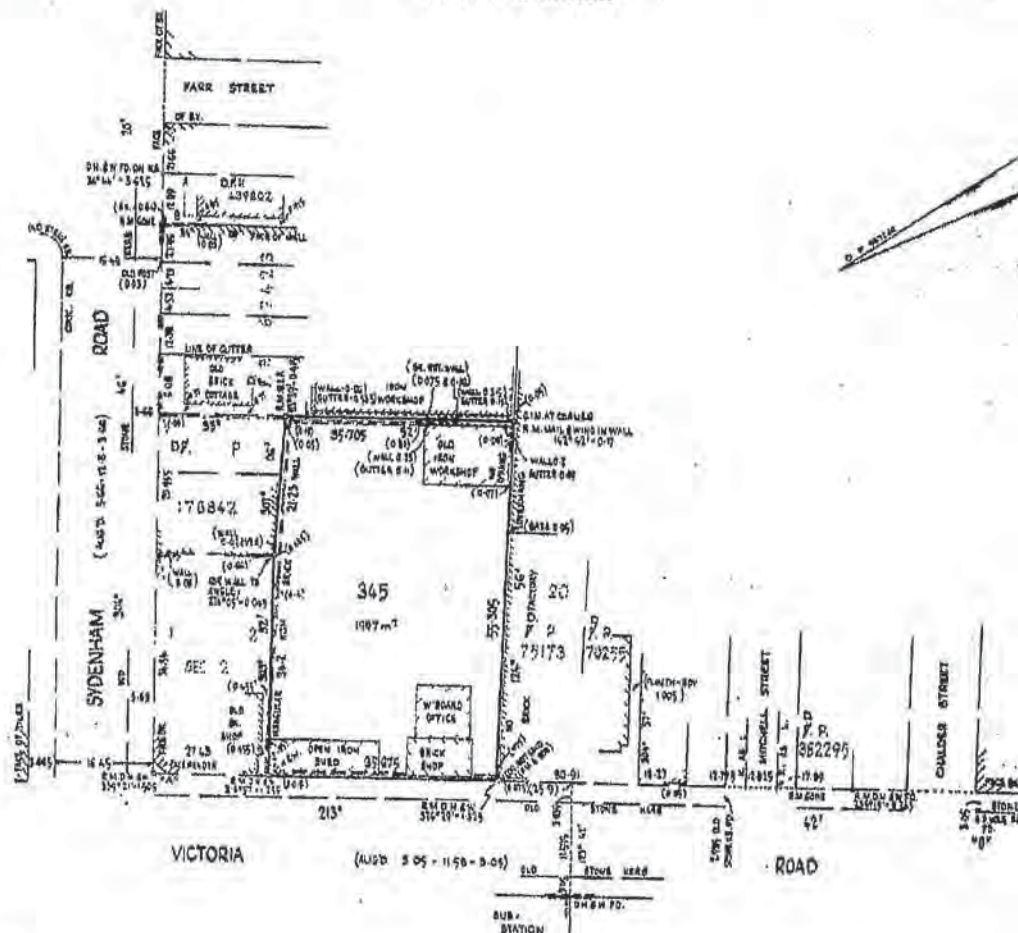
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

SEE AUTO *folio* *atcom*
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



S

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in lot 345 in Deposited Plan 567262 at Marrickville in the Municipality of Marrickville Parish of Petersham and County of Cumberland being part of 190.2 hectares granted to Thomas Moore on 5-10-1799.

FIRST SCHEDULE

ITALO AUSTRALIA CONSTRUCTION PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No. R535545 to The Commercial Bank of Australia Limited, Registered 5-4-1976. N902475

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

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

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

NEW SOUTH WALES

For Grant and Title reference
prior to first edition see
Deposited Plan.

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



09501234

Vol. **9501** Fol. **234**

1st Edition issued **14-8-1963**



EX **J401086** **CANCELLED**

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

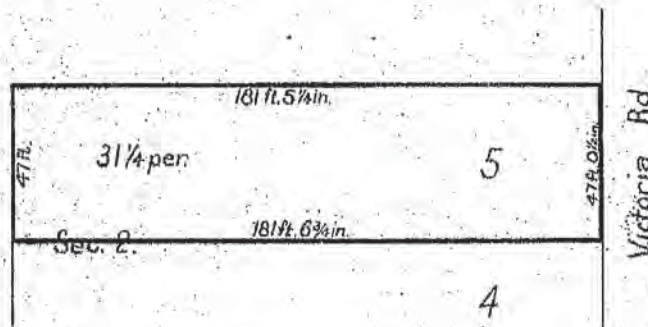
Witness

[Signature]

[Signature]
Registrar-General.



PLAN SHOWING LOCATION OF LAND



Scale: 40 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in lot 5, Section 2, Deposited Plan 4590, Municipality Marrickville, Parish Petersham
County Cumberland.

[Signature]
Registrar-General.

FIRST SCHEDULE (Continued overleaf)

~~CLAUDE HAROLD KELLY, of Marrickville, Motor Garage Proprietor.~~

[Signature]
Registrar-General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

[Signature]
Registrar-General.

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

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

70350 1400 051000 N. C. H. BUNN GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar-General
Transfer	P35370	27-7-1974	17-10-1974	Jewell
NEW CERTIFICATE OF TITLE ISSUED ON 27-7-1974 NO DEEDING TO BE REGISTERED WITHOUT REFERENCE TO JUNIOR DRAFTING BRANCH				

1400 Australian Constitution Pty Limited the whole
 of the lot in Deposited Plan No. 507852 as follows:
 Lots 345 Vol 13005 Fol 101 respectively



Jewell
 REGISTRAR GENERAL

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Part of	P35371	27-7-1974	to create the value of Mortgage	17-10-1974	Jewell	discharged P633514
Mortgage	P633515	—	to the Commercial Bank of Australia Limited	5-4-1978	Jewell	

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

FORM No. 1034

G.
NEW SOUTH WALES

(For Grant and Title reference
prior to first edition see
Deposited Plan)

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. 9501 Fol. 235
1st Edition issued 14-8-1963

EH J401086 **CANCELLED**

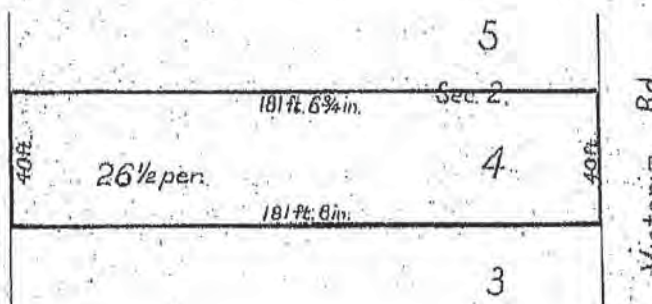
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *[Signature]*

[Signature]
Registrar-General.



PLAN SHOWING LOCATION OF LAND



Scale: 40 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4, Section 2, Deposited Plan 4590, Municipality Marrickville, Parish Petersham
County Cumberland

[Signature]
Registrar General.

FIRST SCHEDULE (Continued overleaf)

~~CLAUDE HAROLD KELLY, of Marrickville, Motor Garage Proprietor.~~

[Signature]
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

[Signature]
Registrar General.

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

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

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 01

Search certified to:

17/10/2013 3:47 PM

COMPUTER FOLIO REFERENCE	
B/343286	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
7	25/1/2011

Page 1

LAND

LOT B IN DEPOSITED PLAN 343286

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP343286

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(T AG23815)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AG23816 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop4

PRINTED ON 17/10/2013

01

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 17

Search certified to: 18/10/2013 12:55PM

Computer Folio Reference: B/343286

Page 1

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

Prior Title(s): VOL 5184 FOL 212

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/4/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/11/1990	Z320890	DISCHARGE OF MORTGAGE	EDITION 1
2/5/1996	2126105	LEASE	EDITION 2
23/6/1997	3165661	DISCHARGE OF MORTGAGE	
23/6/1997	3165662	TRANSFER	
23/6/1997	3165663	MORTGAGE	EDITION 3
17/8/2000	7027877	LEASE	EDITION 4
20/9/2001	7959336	DISCHARGE OF MORTGAGE	EDITION 5
23/2/2004	AA438819	LEASE	EDITION 6
25/1/2011	AG23815	TRANSFER	
25/1/2011	AG23816	MORTGAGE	EDITION 7

*** END OF SEARCH ***

doccop4

PRINTED ON 18/10/2013

17

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

Form: 01T
Release: 4.1
www.lpma.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AG23815V

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Reg. by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any. Office of State Revenue

STAMP DUTY

Office of State Revenue use only

NSW Treasury
Client No: 1411509
Duty: \$10.00 Trans No: 6064151
Asst details: 10-11-10

(A) TORRENS TITLE

B/343286

(B) LODGED BY

Document
Collection
Box

Name, Address or DX, Telephone, and Customer Account Number if any

LLPN: 1253110

Level 5, Building C
1 Homebush Bay Drive
Rhodes NSW 2138

Reference: 11AS0206

CODES

T JT
TF TJ
TK TW

45A

(C) TRANSFEROR

Mary Oliva CORNALE

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 900,000.00 and as regards

(E) ESTATE

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

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

Dina DANIAS in 3/15 share, Susie DANIAS in 4/15 share,
George DANIAS in 4/15 share and Michael DANIAS in 4/15 share
TENANCY: Tenants in Common

(I)

DATE

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:

Signature of transferor:

Name of witness:

EDMOND DORRIS LLOYD

Address of witness:

17/61-62 Hanson St
LAURENCE

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

Signature:

R. S. Bergagnin

Signatory's name:

Rudolph Bergagnin

Signatory's capacity:

transferees' solicitor

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

1008

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Page 1 of 1

LAND AND PROPERTY MANAGEMENT AUTHORITY

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 02

Search certified to:

17/10/2013 3:47 PM

COMPUTER FOLIO REFERENCE	
A/304426	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	24/5/2012

Page 1

LAND

LOT A IN DEPOSITED PLAN 304426

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP304426

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AH7666 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop4

PRINTED ON 17/10/2013

02

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 18

Search certified to: 18/10/2013 12:55PM

Computer Folio Reference: A/304426

Page 1

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

Prior Title(s): VOL 3358 FOL 117

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/7/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/1/2000	6456292	DISCHARGE OF MORTGAGE	
18/1/2000	6456295	TRANSFER	
18/1/2000	6456297	MORTGAGE	EDITION 1
9/2/2004	AA399142	DISCHARGE OF MORTGAGE	
9/2/2004	AA399144	MORTGAGE	EDITION 2
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC124961	TRANSMISSION APPLICATION	
7/8/2006	AC511754	DEPARTMENTAL DEALING	EDITION 3
24/5/2012	AH7665	DISCHARGE OF MORTGAGE	
24/5/2012	AH7666	MORTGAGE	EDITION 4

*** END OF SEARCH ***

doccop4

PRINTED ON 18/10/2013

18

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 03

Search certified to:

17/10/2013 3:55 PM

COMPUTER FOLIO REFERENCE

1/78883

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

5

28/9/2010

Page 1

LAND

LOT 1 IN DEPOSITED PLAN 78883

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP78883

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AF784007 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop4

PRINTED ON 17/10/2013

03

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 19

Search certified to: 18/10/2013 1:33PM

Computer Folio Reference: 1/78883

Page 1

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

Prior Title(s): VOL 4245 FOL 122

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
14/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/7/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/12/1999	6456291	DISCHARGE OF MORTGAGE	EDITION 1
20/6/2000	6873623	DEPARTMENTAL DEALING	EDITION 2
27/2/2004	AA455711	DISCHARGE OF MORTGAGE	EDITION 3
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC124961	TRANSMISSION APPLICATION	EDITION 4
28/9/2010	AF784007	MORTGAGE	EDITION 5

*** END OF SEARCH ***

doccop4

PRINTED ON 18/10/2013

19

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 05

Search certified to:

17/10/2013 4:05 PM

COMPUTER FOLIO REFERENCE	
1/252507	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	24/5/2012

Page 1

LAND

LOT 1 IN DEPOSITED PLAN 252507

AT MARRICKVILLE

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP252507

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AH7731 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop2

PRINTED ON 17/10/2013 05

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 20

Search certified to: 18/10/2013 1:34PM

Computer Folio Reference: 1/252507

Page 1

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

Prior Title(s): VOL 13222 FOL 201

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/12/1999	6456291	DISCHARGE OF MORTGAGE	
24/12/1999	6456294	TRANSFER	
24/12/1999	6456296	MORTGAGE	EDITION 1
9/2/2004	AA399143	DISCHARGE OF MORTGAGE	
9/2/2004	AA399144	MORTGAGE	EDITION 2
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC124961	TRANSMISSION APPLICATION	
7/8/2006	AC511754	DEPARTMENTAL DEALING	EDITION 3
24/5/2012	AH7730	DISCHARGE OF MORTGAGE	
24/5/2012	AH7731	MORTGAGE	EDITION 4

*** END OF SEARCH ***

doccop4

PRINTED ON 18/10/2013 20

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

Form: 97-01T
Licence: 10V/0096/95
Printed: 0897LTO

TRANSFER

New South Wales
Real Property Act 1900

6456294G



Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only

NEW SOUTH WALES DUTY
01-12-1999 0900 100 000
SECTION 18(2)
DUTY \$ 822,822.00

- (A) **LAND TRANSFERRED**
If appropriate, specify the
share or part transferred.

1/78883	4/252507	8/252507
1/252507	5/252507	9/252507
2/252507	6/252507	
3/252507	7/252507	

- (B) **LODGED BY**

LTO Box

602T

Name, Address or DX and Telephone

**PHILLIPS FOX
LAWYERS**

Reference (15 character maximum): MR-2230343

- (C) **TRANSFEROR** M.F. Rowe Pty. Limited ACN 000 046 551

- (D) acknowledges receipt of the consideration of \$1,200,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple.

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

- (F) **TRANSFEE**

T
TS
(s713 LGA)
TW
(Sheriff)

Evangelos DANIAS, Dina DANIAS, George DANIAS,
Michael DANIAS and Susie DANIAS

TENANCY: Tenants in common in equal shares

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 17/12/1999

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

THE COMMON SEAL of M F ROWE PTY

LIMITED was hereunto affixed by
Signature of Witness

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

presence of:
Paul S Bridge Address of Witness Secretary
Director

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Common Seal
M. F.
ROWE
PTY. LIMITED
ACN
000 046 551
Director
Kenneth W Crooks

Signature of Transferee's solicitor

If signed on the transferee's behalf by a solicitor or licensed
conveyancer, show the signatory's full name in block letters.

Stephen Alan SUMMERHAYES, Solicitor
Checked by (LTO use)

Nos forwarded

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

Vol. 13222 Fol. 201

NEW SOUTH WALES

Appln. No. 52480



CANCELLED EDITION ISSUED

14 12 1976

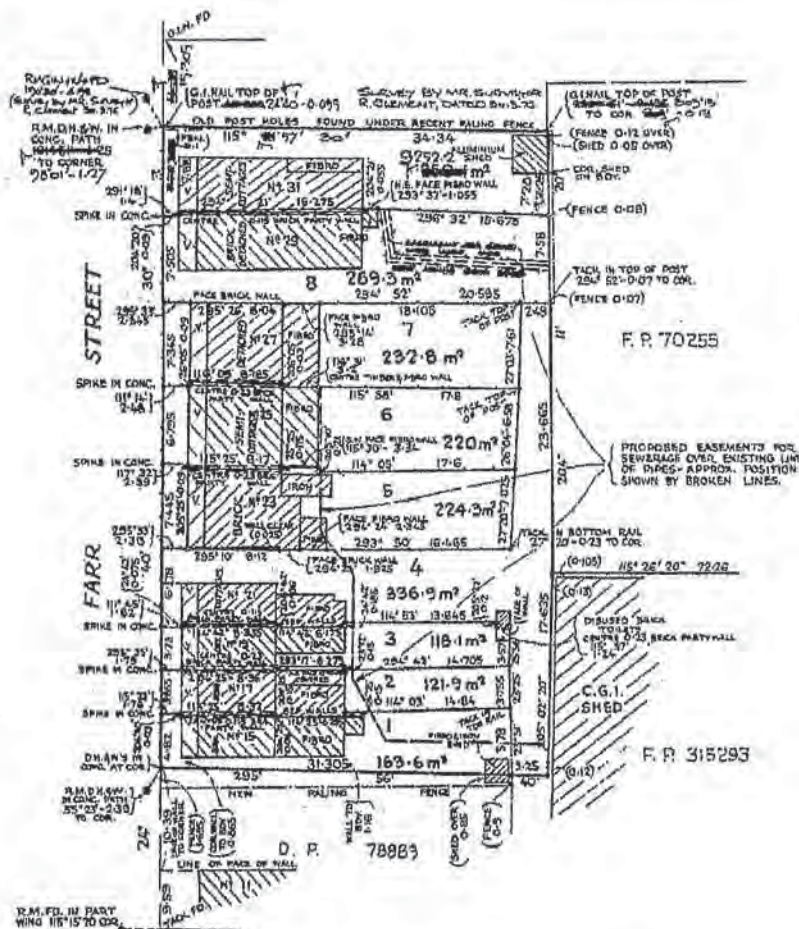
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule. SEE AUTO FOLIO

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 252507 at Marrickville in the Municipality of Marrickville Parish of Petersham and County of Cumberland being part of 190.2 hectares granted to Thomas Moore on 5-10-1799.

FIRST SCHEDULE

M.F. ROWE PTY. LIMITED.

SECOND SCHEDULE

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

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

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 06

Search certified to:

17/10/2013 4:05 PM

COMPUTER FOLIO REFERENCE 2/252507	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	24/5/2012

Page 1

LAND

LOT 2 IN DEPOSITED PLAN 252507

AT MARRICKVILLE

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP252507

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AH7754 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop2

PRINTED ON 17/10/2013 06

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 21

Search certified to: 18/10/2013 1:34PM

Computer Folio Reference: 2/252507

Page 1

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

Prior Title(s): VOL 13222 FOL 202

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/12/1999	6456291	DISCHARGE OF MORTGAGE	
24/12/1999	6456294	TRANSFER	
24/12/1999	6456296	MORTGAGE	EDITION 1
9/2/2004	AA399143	DISCHARGE OF MORTGAGE	
9/2/2004	AA399144	MORTGAGE	EDITION 2
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC124961	TRANSMISSION APPLICATION	
7/8/2006	AC511754	DEPARTMENTAL DEALING	EDITION 3
24/5/2012	AH7753	DISCHARGE OF MORTGAGE	
24/5/2012	AH7754	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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PRINTED ON 18/10/2013

21

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 07

Search certified to:

17/10/2013 4:05 PM

COMPUTER FOLIO REFERENCE	
3/252507	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	24/5/2012

Page 1

LAND

LOT 3 IN DEPOSITED PLAN 252507

AT MARRICKVILLE

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP252507

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AH7854 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop2

PRINTED ON 17/10/2013 07

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 22

Search certified to: 18/10/2013 1:35PM

Computer Folio Reference: 3/252507

Page 1

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

Prior Title(s): VOL 13222 FOL 203

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/12/1999	6456291	DISCHARGE OF MORTGAGE	
24/12/1999	6456294	TRANSFER	
24/12/1999	6456296	MORTGAGE	EDITION 1
9/2/2004	AA399143	DISCHARGE OF MORTGAGE	
9/2/2004	AA399144	MORTGAGE	EDITION 2
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC124961	TRANSMISSION APPLICATION	
7/8/2006	AC511754	DEPARTMENTAL DEALING	EDITION 3
24/5/2012	AH7853	DISCHARGE OF MORTGAGE	
24/5/2012	AH7854	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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PRINTED ON 18/10/2013

22

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

NEW SOUTH WALES

Appln. No. 52480

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

Vol. 13222 Fol. 203

CANCELLED EDITION ISSUED

14 12 1976



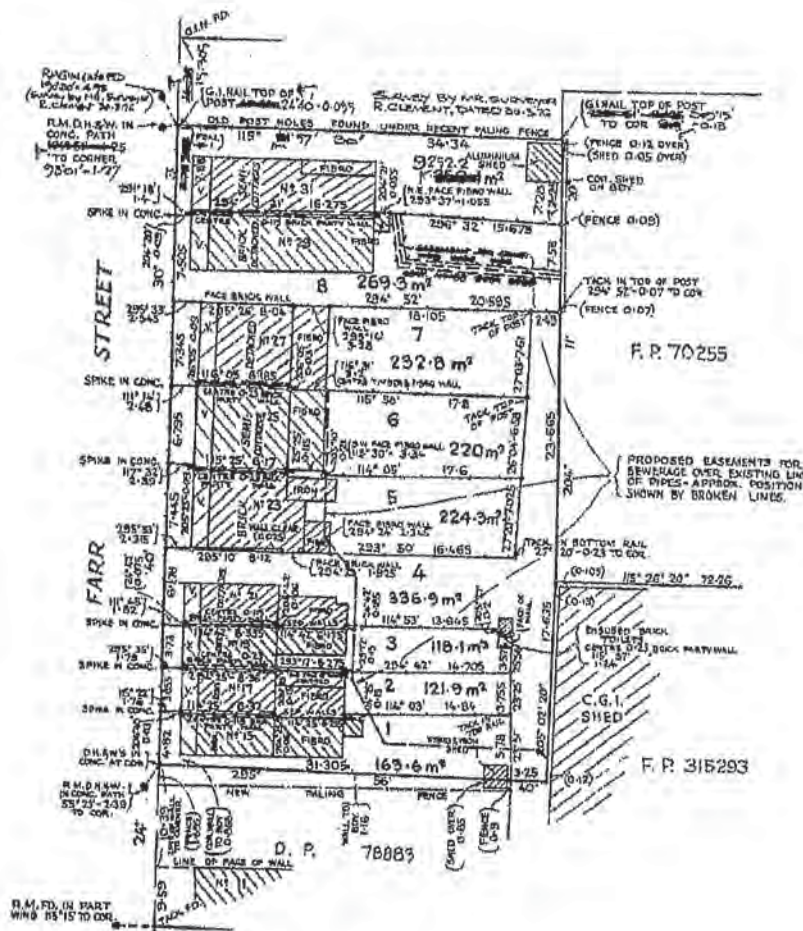
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land and within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jaworski
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



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

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 252507 at Marrickville in the Municipality of Marrickville Parish of Petersham and County of Cumberland being part of 190.2 hectares granted to Thomas Moore on 5-10-1799.

FIRST SCHEDULE

M.F. ROWE PTY. LIMITED.

SECOND SCHEDULE

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

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

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 08

Search certified to:

17/10/2013 4:06 PM

COMPUTER FOLIO REFERENCE	
4/252507	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	24/5/2012

Page 1

LAND

LOT 4 IN DEPOSITED PLAN 252507

AT MARRICKVILLE

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP252507

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AH7871 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop2

PRINTED ON 17/10/2013

08

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 23

Search certified to: 18/10/2013 1:38PM

Computer Folio Reference: 4/252507

Page 1

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

Prior Title(s): VOL 13222 FOL 204

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/12/1999	6456291	DISCHARGE OF MORTGAGE	
24/12/1999	6456294	TRANSFER	
24/12/1999	6456296	MORTGAGE	EDITION 1
9/2/2004	AA399143	DISCHARGE OF MORTGAGE	
9/2/2004	AA399144	MORTGAGE	EDITION 2
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC124961	TRANSMISSION APPLICATION	
7/8/2006	AC511754	DEPARTMENTAL DEALING	EDITION 3
24/5/2012	AH7870	DISCHARGE OF MORTGAGE	
24/5/2012	AH7871	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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PRINTED ON 18/10/2013

23

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 09

Search certified to:

17/10/2013 4:06 PM

COMPUTER FOLIO REFERENCE

5/252507

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

4

24/5/2012

Page 1

LAND

LOT 5 IN DEPOSITED PLAN 252507

AT MARRICKVILLE

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP252507

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AH7381 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop2

PRINTED ON 17/10/2013

09

Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule is/are the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 24

Search certified to: 18/10/2013 1:35PM

Computer Folio Reference: 5/252507

Page 1

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

Prior Title(s): VOL 13222 FOL 205

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/12/1999	6456291	DISCHARGE OF MORTGAGE	
24/12/1999	6456294	TRANSFER	
24/12/1999	6456296	MORTGAGE	EDITION 1
9/2/2004	AA399143	DISCHARGE OF MORTGAGE	
9/2/2004	AA399144	MORTGAGE	EDITION 2
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC124961	TRANSMISSION APPLICATION	
7/8/2006	AC511754	DEPARTMENTAL DEALING	EDITION 3
24/5/2012	AH7380	DISCHARGE OF MORTGAGE	
24/5/2012	AH7381	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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PRINTED ON 18/10/2013

24

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

CATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol. 13222 Fol. 205

Appln. No. 52480



CANC EDITION ISSUED

14 12 1976

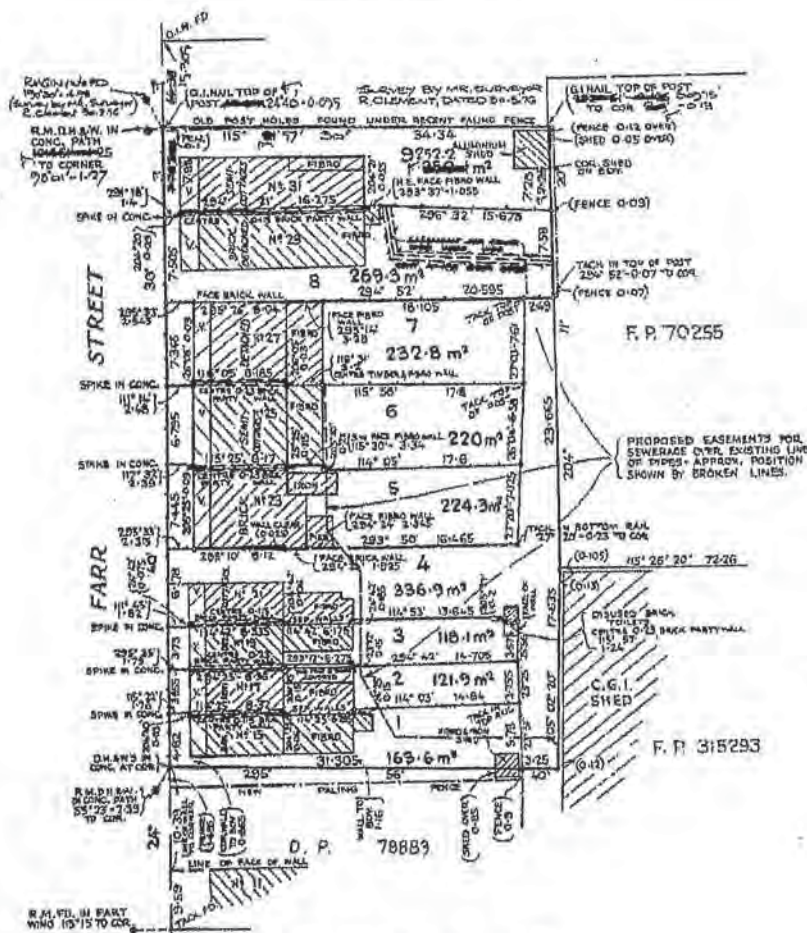
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



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

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 5 in Deposited Plan 252507 at Marrickville in the Municipality of Marrickville Parish of Petersham and County of Cumberland being part of 190.2 hectares granted to Thomas Moore on 5-10-1799.

FIRST SCHEDULE

M.F. ROWE PTY. LIMITED.

SECOND SCHEDULE

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

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

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 10

Search certified to:

17/10/2013 4:06 PM

COMPUTER FOLIO REFERENCE	
6/252507	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	4/6/2012

Page 1

LAND

LOT 6 IN DEPOSITED PLAN 252507

AT MARRICKVILLE

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP252507

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AH7407 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 17/10/2013

10

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 25

Search certified to: 18/10/2013 1:35PM

Computer Folio Reference: 6/252507

Page 1

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

Prior Title(s): VOL 13222 FOL 206

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/12/1999	6456291	DISCHARGE OF MORTGAGE	
24/12/1999	6456294	TRANSFER	
24/12/1999	6456296	MORTGAGE	EDITION 1
9/2/2004	AA399143	DISCHARGE OF MORTGAGE	
9/2/2004	AA399144	MORTGAGE	EDITION 2
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC124961	TRANSMISSION APPLICATION	
7/8/2006	AC511754	DEPARTMENTAL DEALING	EDITION 3
4/6/2012	AH7406	DISCHARGE OF MORTGAGE	
4/6/2012	AH7407	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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PRINTED ON 18/10/2013

25

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 01

Search certified to:

18/10/2013 12:23 PM

COMPUTER FOLIO REFERENCE	
7/252507	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	24/5/2012

Page 1

LAND

LOT 7 IN DEPOSITED PLAN 252507

AT MARRICKVILLE

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP252507

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AH7454 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop2

PRINTED ON 18/10/2013

01

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 26

Search certified to: 18/10/2013 1:35PM

Computer Folio Reference: 7/252507

Page 1

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

Prior Title(s): VOL 13222 FOL 207

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/12/1999	6456291	DISCHARGE OF MORTGAGE	
24/12/1999	6456294	TRANSFER	
24/12/1999	6456296	MORTGAGE	EDITION 1
9/2/2004	AA399143	DISCHARGE OF MORTGAGE	
9/2/2004	AA399144	MORTGAGE	EDITION 2
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC124961	TRANSMISSION APPLICATION	
7/8/2006	AC511754	DEPARTMENTAL DEALING	EDITION 3
24/5/2012	AH7453	DISCHARGE OF MORTGAGE	
24/5/2012	AH7454	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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PRINTED ON 18/10/2013

26

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

NEW SOUTH WALES

Appln. No.52480

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13222-207

Vol. 13222 Fol. 207

CANCELLED

EDITION ISSUED

14 12 1976



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

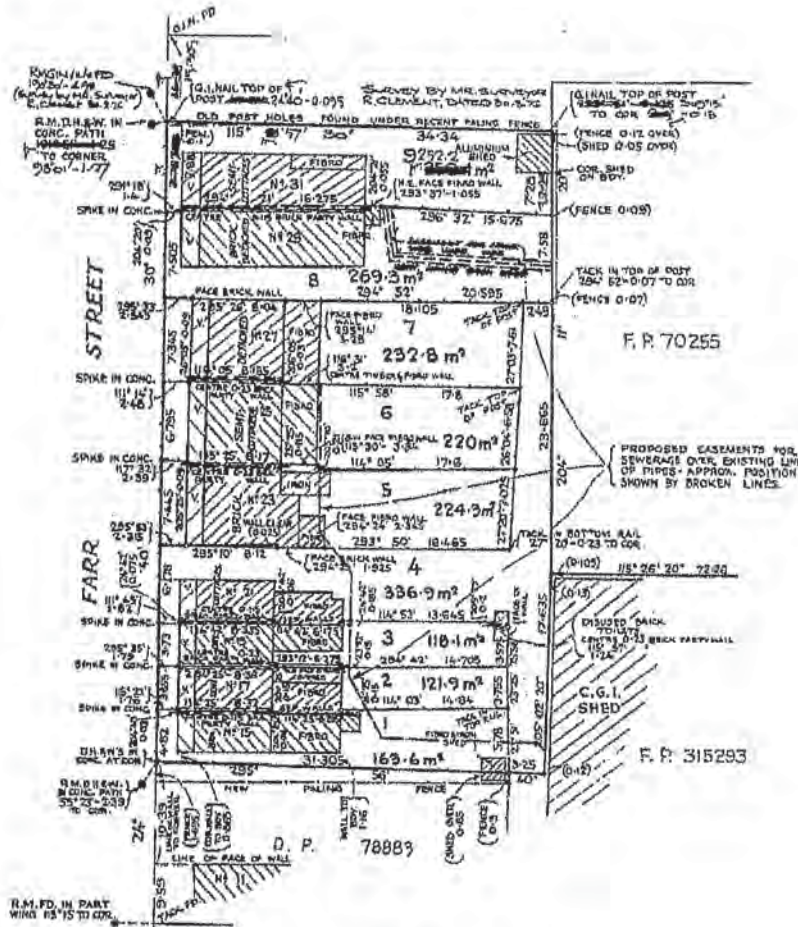
SEE ALSO F. 70255

Lawton
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



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

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 7 in Deposited Plan 252507 at Marrickville in the Municipality of Marrickville Parish of Petersham and County of Cumberland being part of 190.2 hectares granted to Thomas Moore on 5-10-1799.

FIRST SCHEDULE

M.F. ROWE PTY. LIMITED.

SECOND SCHEDULE

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

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

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 02

Search certified to:

18/10/2013 12:23 PM

COMPUTER FOLIO REFERENCE	
8/252507	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	24/5/2012

Page 1

LAND

LOT 8 IN DEPOSITED PLAN 252507

AT MARRICKVILLE

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP252507

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AH7487 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop2

PRINTED ON 18/10/2013

02

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 27

Search certified to: 18/10/2013 1:35PM

Computer Folio Reference: 8/252507

Page 1

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

Prior Title(s): VOL 13222 FOL 208

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/12/1999	6456291	DISCHARGE OF MORTGAGE	
24/12/1999	6456294	TRANSFER	
24/12/1999	6456296	MORTGAGE	EDITION 1
9/2/2004	AA399143	DISCHARGE OF MORTGAGE	
9/2/2004	AA399144	MORTGAGE	EDITION 2
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC124961	TRANSMISSION APPLICATION	
7/8/2006	AC511754	DEPARTMENTAL DEALING	EDITION 3
24/5/2012	AH7486	DISCHARGE OF MORTGAGE	
24/5/2012	AH7487	MORTGAGE	EDITION 4

*** END OF SEARCH ***

doccop4

PRINTED ON 18/10/2013 27

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 03

Search certified to:

18/10/2013 12:23 PM

COMPUTER FOLIO REFERENCE

9/252507

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

4

24/5/2012

Page 1

LAND

LOT 9 IN DEPOSITED PLAN 252507

AT MARRICKVILLE

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP252507

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(TA AC124961)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AH7527 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop2

PRINTED ON 18/10/2013 03

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 28

Search certified to: 18/10/2013 1:36PM

Computer Folio Reference: 9/252507

Page 1

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

Prior Title(s): VOL 13222 FOL 209

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/12/1999	6456291	DISCHARGE OF MORTGAGE	
24/12/1999	6456294	TRANSFER	
24/12/1999	6456296	MORTGAGE	EDITION 1
9/2/2004	AA399143	DISCHARGE OF MORTGAGE	
9/2/2004	AA399144	MORTGAGE	EDITION 2
18/7/2006	AC124961	REJECTED - TRANSMISSION APPLICATION	
26/7/2006	AC124961	RE-INSTATED - TRANSMISSION APPLICATION	
7/8/2006	AC124961	TRANSMISSION APPLICATION	
7/8/2006	AC511754	DEPARTMENTAL DEALING	EDITION 3
24/5/2012	AH7526	DISCHARGE OF MORTGAGE	
24/5/2012	AH7527	MORTGAGE	EDITION 4

*** END OF SEARCH ***

doccop4

PRINTED ON 18/10/2013

28

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

NEW SOUTH WALES

CATE OF TITLE

PROPERTY ACT, 1900



13222 209

Appln. No.52480

Vol. 13222 Fol. 209



CANCELLED

EDITION ISSUED

14 12 1976

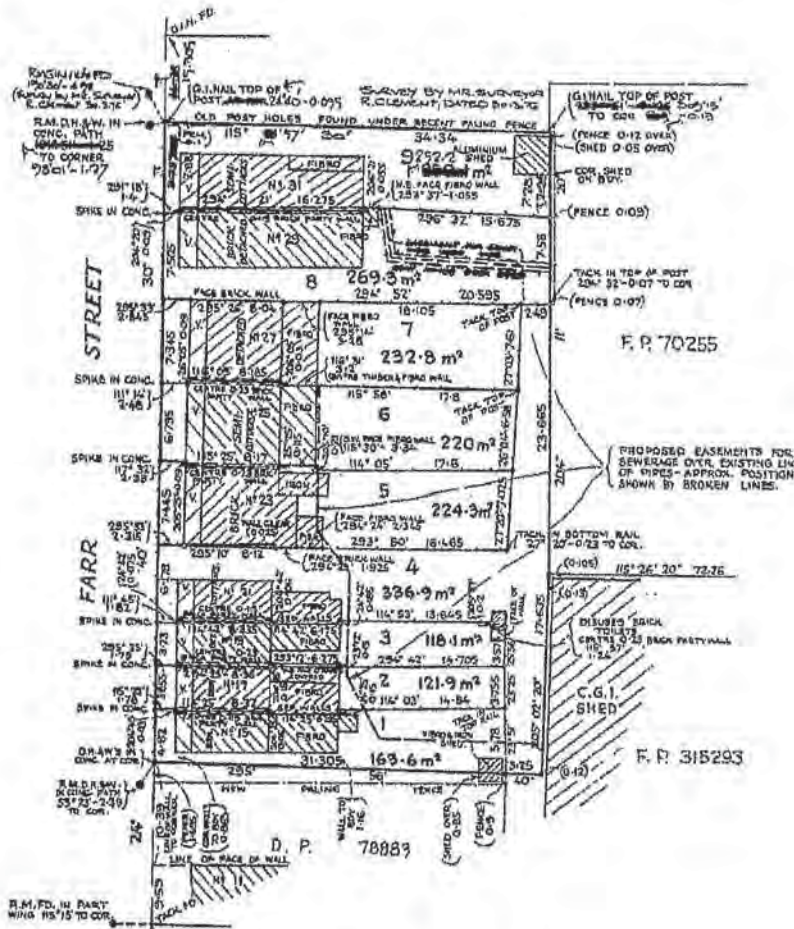
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



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

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

ESTATE AND LAND REFERRED TO
Estate in Fee Simple in Lot 9 in Deposited Plan 252507 at Marrickville in the Municipality of Marrickville Parish of Petersham and County of Cumberland being part of 190.2 hectares granted to Thomas Moore on 5-10-1799.

FIRST SCHEDULE

M.F. ROWE PTY. LIMITED.

SECOND SCHEDULE

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

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

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 04

Search certified to:

17/10/2013 3:56 PM

COMPUTER FOLIO REFERENCE	
1/583801	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
7	25/1/2011

Page 1

LAND

LOT 1 IN DEPOSITED PLAN 583801

AT MARRICKVILLE

LOCAL GOVERNMENT AREA MARRICKVILLE

PARISH OF PETERSHAM COUNTY OF CUMBERLAND

TITLE DIAGRAM DP583801

FIRST SCHEDULE

DINA DANIAS

IN 3/15 SHARE

GEORGE DANIAS

IN 4/15 SHARE

MICHAEL DANIAS

IN 4/15 SHARE

SUSIE DANIAS

IN 4/15 SHARE

AS TENANTS IN COMMON

(T AG23708)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 AG23709 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop4

PRINTED ON 17/10/2013

04

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 29

Search certified to: 18/10/2013 1:33PM

Computer Folio Reference: 1/583801

Page 1

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

Prior Title(s): VOL 13164 FOL 226

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/11/1996	2613063	MORTGAGE	EDITION 1
24/11/1999	6367159	DISCHARGE OF MORTGAGE	EDITION 2
13/9/2001	7939780	TRANSFER	
13/9/2001	7939781	MORTGAGE	EDITION 3
27/3/2002	8466126	DISCHARGE OF MORTGAGE	
27/3/2002	8466127	TRANSFER	
27/3/2002	8466128	MORTGAGE	EDITION 4
9/3/2004	AA479234	MORTGAGE	EDITION 5
10/3/2004	AA484025	CAVEAT	
8/12/2006	AC799427	WITHDRAWAL OF CAVEAT	
8/12/2006	AC799428	DISCHARGE OF MORTGAGE	
8/12/2006	AC799429	TRANSFER	
8/12/2006	AC799430	MORTGAGE	EDITION 6
25/1/2011	AG23707	DISCHARGE OF MORTGAGE	
25/1/2011	AG23708	TRANSFER	
25/1/2011	AG23709	MORTGAGE	EDITION 7

END OF PAGE 1 - CONTINUED OVER

doccop4

PRINTED ON 18/10/2013 29

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 29

Search certified to: 18/10/2013 1:33PM

Computer Folio Reference: 1/583801

Page 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----

*** END OF SEARCH ***

doccop4

PRINTED ON 18/10/2013 29

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

Form: 01T
Release: 4.1
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AG23708W

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Reg.

by this form for the establishment and maintenance of the Real Property Act Register. Section 31B RP Act requires that the Register is made available to any person for search upon payment of a fee to NSW Treasury

STAMP DUTY

Office of State Revenue use only

Client No: 1411509

2649

Duty: \$10.00

Trans No: 6104108

Asst details:

13-12-10

(A) TORRENS TITLE

1/583801

(B) LODGED BY

Document
Collection
Box

45A

Name, Address or DX, Telephone, and Customer Account Number if any

LLPN: 1230110

Level 5, Building C
1 Homebush Bay Drive
Rhodes NSW 2138

Reference:

11AR0202

CODES

T JT
TF TJ
TK TW

(C) TRANSFEROR

ROLLSTEEL (NSW) PTY LTD (ACN 103 739 484)

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 780,000.00

and as regards

(E) ESTATE

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

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

Dina DANIAS in 3/15 share, George DANIAS in 4/15 share, Michael DANIAS in 4/15 share and Susie DANIAS in 4/15 share

(I)

TENANCY: Tenants in Common

DATE

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

Corporation: Rollsteel (NSW) Pty Ltd (ACN 103 739 484)

Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

[Signature]

Signature of authorised person: *[Signature]*

Name of authorised person:

Tan Robert McDonald
Director

Name of authorised person:

Grant McDonald
Director

Office held:

Office held:

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

Signature:

[Signature]

Signatory's name:

Signatory's capacity:

Michael Bergagnin

transferees' solicitor

(K) The transferee

certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No.

Full name:

Signature:

1008

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Form: 01T
Licence: 01-09-023
Licensee: Aust. Forms P/L

TRANSFER

New South Wales
Real Property Act 1900



8466127V

PRIVACY NOTE: this information is legally required and will be

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY
26-02-2002 30:0002909-001
SECTION 18(2)
DUTY \$ *****2.00

(A) TORRENS TITLE

If appropriate, specify the part transferred

1/583801

(B) LODGED BY

Delivery
Box

205

Name, Address or DX and Telephone

ANZ

Reference (optional):

3447 93534

CODE

T
TW

(Sheriff)

(C) TRANSFEROR

JOHN MALAMATINIS

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 505,000.00 and as regards

(E) ESTATE the land specified above transfers to the transferee an estate in fee simple.

(F) SHARE
TRANSFERRED

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

(H) TRANSFEE

ANDREW SPANOS

(I) ~~TENANCY~~

DATE

08 / 03 / 02
dd mm yyyy

(J) I certify that the transferor, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Aysan Feten

Name of witness:

AYSAN FETEN

Address of witness:

30 HOGAN ST SYDENHAM

I certify that the transferee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness:

Address of witness:

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

JOHN MALAMATINIS
Certified correct for the purposes of the Real Property Act 1900 by the transferee.

Signature of transferee:

C. Manolacos

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

Christine, Manolacos, Solicitor
Page 1 of
number additional
pages sequentially

All handwriting must be in block capitals.

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13164-226

Appln. No. 52366

Vol. 13164 Fol. 226

EDITION ISSUED

13 10 1976



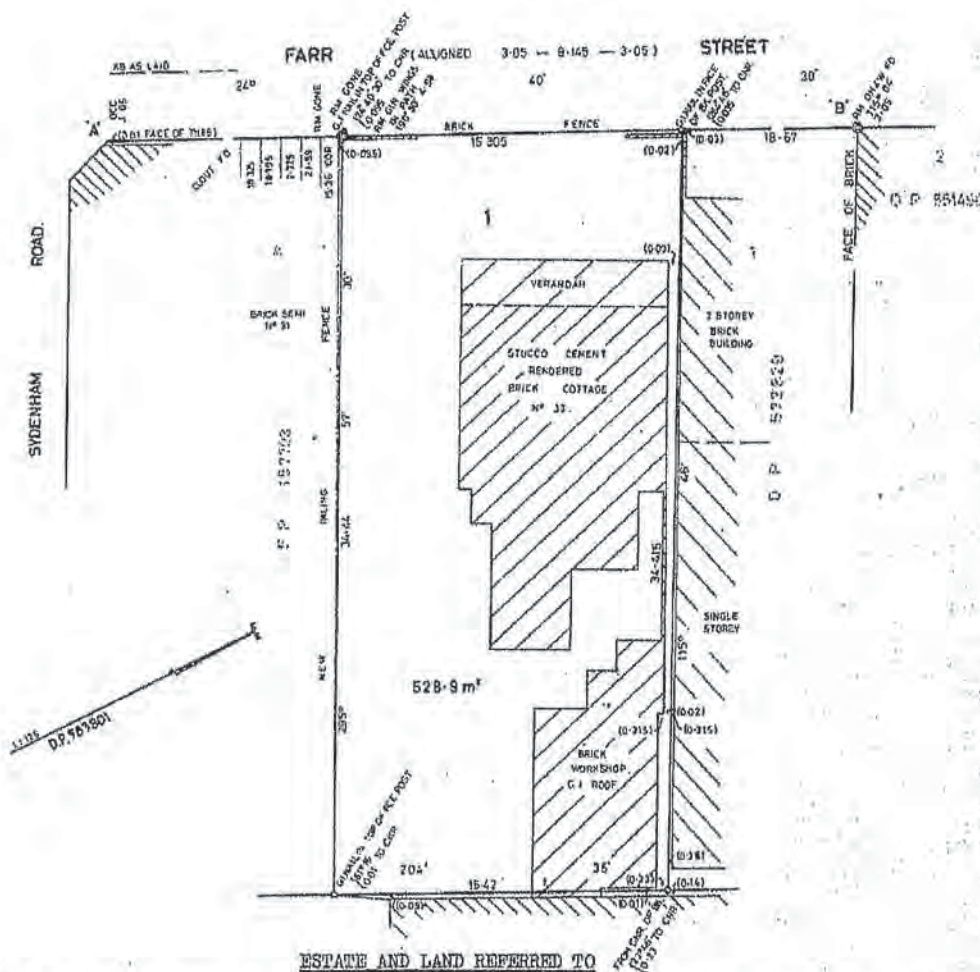
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

S. T. Johnston
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 583801 at Marrickville in the Municipality of Marrickville Parish of Petersham and County of Cumberland being part of 190.2 hectares granted to Thomas Moore on 5-10-1799.

FIRST SCHEDULE

~~ROBERT WILLIAM MOLEOD of Revenue Estimator and NORMAN JOHN THOMPSON HILLS of Blakehurst, Retired Housing Officer as joint tenants~~

SECOND SCHEDULE

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

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

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

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

2384792
 15-6-1977

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Vasilios Karagiannakis of Murrumbidgee, Electrician	Transfer	0258479	15-6-1977		

SECOND SCHEDULE (continued)

PARTICULARS	INSTRUMENT		ENTERED	Signature of Registrar General	CANCELLATION
	NATURE	NUMBER			
Mortgage to Finance Corporation of Australia Limited		0258480	15-6-1977		Discharged 1567971

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

APPENDIX D

**CURRENT AND HISTORICAL
AERIALS**



AARGUS PTY LTD

AERIAL PHOTOGRAPHS

167-169, 171-175, 183 & 191 Victoria Road,

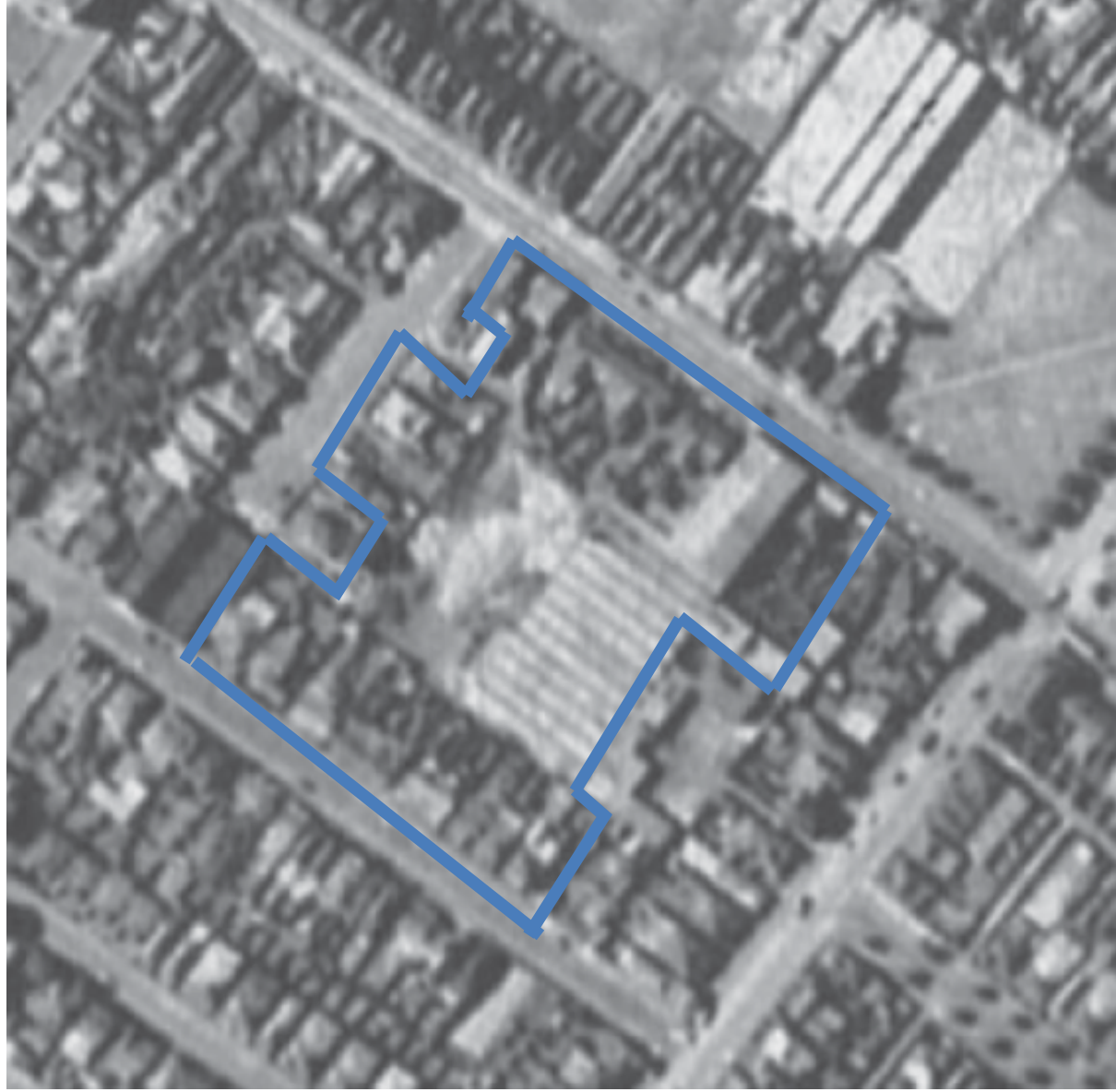
4-8 Mitchell Street,

7, 13, 15-31 & 33 Farr Street,

Marrickville NSW



1930





1970



1991



1999



2004

APPENDIX E

NSW EPA RECORDS



You are here: [Home](#) > [Contaminated land](#) > [Record of notices](#)

Search results

Your search for: Suburb: Marrickville

Matched 3 notices
relating to 2 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Marrickville	Thornley Street/Wanstead Avenue	Sewer Aqueduct - Cooks River	1 former
Marrickville	22-28 Carrington Road	TRW Marrickville	1 current and 1 former

Page 1 of 1

10 October 2013

NSW Environment Protection Authority

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Healthy Environment, Healthy Community, Healthy Business

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

Search results

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

Suburb - MARRICKVILLE

returned 22 results

[Export to excel](#)

1 of 2 Pages

[Search Again](#)

<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>
11342	ALFRED JOHNS PTY LTD	25 FITZROY STREET, MARRICKVILLE, NSW 2204	POEO licence	No longer in force	15 Feb 2001
1034393	ALFRED JOHNS PTY LTD	25 FITZROY STREET, MARRICKVILLE, NSW 2204	s.58 Licence Variation	Issued	05 Feb 2004
6525	BIOCLONE AUSTRALIA PTY LTD	71-73 RAILWAY PARADE, MARRICKVILLE, NSW 2204	POEO licence	No longer in force	30 May 2000
1018991	BIOCLONE AUSTRALIA PTY LTD	71-73 RAILWAY PARADE, MARRICKVILLE, NSW 2204	s.58 Licence Variation	Issued	22 Oct 2002
1048454	BIOCLONE AUSTRALIA PTY LTD	71-73 RAILWAY PARADE, MARRICKVILLE, NSW 2204	s.58 Licence Variation	Issued	06 Jun 2005
7160	CHAMPION FORMS AUSTRALIA MARRICKVILLE PTY. LTD.	1-21 SMITH STREET, MARRICKVILLE, NSW 2204	POEO licence	Revoked	11 Jul 2000
1011517	CHAMPION FORMS AUSTRALIA MARRICKVILLE PTY. LTD.	1-21 SMITH STREET, MARRICKVILLE, NSW 2204	s.79 Revocation of a Licence	Issued	25 Oct 2001
6530	GLOBUS GROUP PTY LTD	122 EDINBURGH ROAD, MARRICKVILLE, NSW 2204	POEO licence	Surrendered	28 Apr 2000
1044204	GLOBUS GROUP PTY LTD	122 EDINBURGH ROAD, MARRICKVILLE, NSW 2204	s.58 Licence Variation	Issued	03 Feb 2005
6477	MARRICKVILLE METALS PTY. LTD.	523A ILLAWARRA ROAD, MARRICKVILLE, NSW 2204	POEO licence	Surrendered	15 May 2000
11335	NETWORK GRAPHICS PTY. LTD.	42 Sydneham Road, MARRICKVILLE, NSW 2204	POEO licence	Surrendered	31 Jan 2001
1035149	NETWORK GRAPHICS PTY. LTD.	42 Sydneham Road, MARRICKVILLE, NSW 2204	s.58 Licence Variation	Issued	05 Mar 2004
1269	PEERLESS HOLDINGS PTY. LIMITED	74 EDINBURGH ROAD, MARRICKVILLE, NSW 2204	POEO licence	Surrendered	15 May 2000
1022998	PEERLESS HOLDINGS PTY. LIMITED	74 EDINBURGH ROAD, MARRICKVILLE, NSW 2204	s.58 Licence Variation	Issued	09 Apr 2003
1052143	PEERLESS HOLDINGS PTY. LIMITED	74 EDINBURGH ROAD, MARRICKVILLE, NSW 2204	s.58 Licence Variation	Issued	20 Oct 2005
6844	POROUS HARDCHROME PLATING PTY LTD	8 BROMPTON ST, MARRICKVILLE, NSW 2204	POEO licence	Surrendered	30 Nov 2000
1997	TRISTAR STEERING AND SUSPENSION AUSTRALIA LIMITED	20-28 CARRINGTON ROAD, MARRICKVILLE, NSW 2204	POEO licence	Surrendered	07 Aug 2000

Connect

Fee

Wel
Pub

<u>1019301</u>	TRISTAR STEERING AND SUSPENSION AUSTRALIA LIMITED	20-28 CARRINGTON ROAD, MARRICKVILLE, NSW 2204	s.58 Licence Issued Variation	13 Aug 2002
<u>1024149</u>	TRISTAR STEERING AND SUSPENSION AUSTRALIA LIMITED	20-28 CARRINGTON ROAD, MARRICKVILLE, NSW 2204	s.58 Licence Issued Variation	10 Feb 2003
<u>1054033</u>	TRISTAR STEERING AND SUSPENSION AUSTRALIA LIMITED	20-28 CARRINGTON ROAD, MARRICKVILLE, NSW 2204	s.58 Licence Issued Variation	20 Jan 2006

12

01 April 2014



Healthy Environment, Healthy Community, Healthy Business

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

Search results

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

Suburb - MARRICKVILLE
returned 22 results

[Export to excel](#)

2 of 2 Pages

[Search Again](#)

<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>
6738	VEMADELL PTY. LIMITED	58 MEEKS ROAD, MARRICKVILLE, NSW 2204	POEO licence	No longer in force	08 Nov 2000
1046358	VEMADELL PTY. LIMITED	58 MEEKS ROAD, MARRICKVILLE, NSW 2204	s.58 Licence Variation	Issued	11 Apr 2005

12

01 April 2014

Connect

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[Copyright](#)

APPENDIX F

NSW WORKCOVER RECORDS





WorkCover

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2262
T 02 4321 5000 F 02 4326 4146
WorkCover Assistance Service 13 10 50
DX 731 Sydney workcover.nsw.gov.au

Our Ref: D13/124653
Your Ref: Michael Silk

17 October 2013

Attention: Michael Silk
Aargus Pty Ltd
446 Parramatta Rd
Petersham NSW 2049

Dear Mr Silk,

RE SITE: 167-169 & 171-175 & 183 & 191 Victoria Rd & 4-8 Mitchell St & 7 & 13 & 15-31 & 33 Farr St Marrickville NSW

I refer to your site search request received by WorkCover NSW on 14 October 2013 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 35/034328 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

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

Yours Sincerely


Brent Jones
Senior Licensing Officer
Dangerous Goods Notification Team

034328
03 28
034328

3005

USO A



WorkCover New South Wales, 400 Kent Street, Sydney 2000. Tel: 9370 5000 Fax: 9370 5999 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001

Licence No. 35/034328

**** REMINDER NOTICE ****
APPLICATION FOR RENEWAL

OF LICENCE TO KEEP DANGEROUS GOODS

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

DECLARATION: Please renew licence number 35/034328 to 2002/2003. I confirm that all the licence details shown below are correct (amend if necessary).

(Signature)
for: E & D DANIAS PTY LTD

GEORGE DANIAS
(Please print name)

21/11/02
(Date signed)

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

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

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

Details of licence on 23 April 2002

Licence Number 35/034328 Expiry Date 25/01/2001
Licensee E & D DANIAS PTY LTD ACN 001 739 000

No. of Depots 2

Postal Address: 177 VICTORIA RD MARRICKVILLE NSW 2204

Licensee Contact GEORGE DANIAS Ph. 9564 3434 Fax. 9569 0881

Premises Licensed to Keep Dangerous Goods
E & D DANIAS PTY LTD
177 VICTORIA RD MARRICKVILLE 2204

Nature of Site TIMBER WHOLESALING

Major Supplier of Dangerous Goods ELGAS

Emergency Contact for this Site GEORGE DANIAS Ph. 0412 242 486

Site staffing 8 HOURS 5.5 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
LPG1	DECANTING CYLINDER(S)	Class 2.1	190 KG
		UN 1075 PETROLEUM GASES, LIQUEFIED	190 KG
LPG2	DECANTING CYLINDER(S)	Class 2.1	190 KG
		UN 1075 PETROLEUM GASES, LIQUEFIED	190 KG

Application for Licence to Keep Dangerous Goods



Expiry 25/1/2001

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

PART A - Applicant and site information

1 Name of applicant			E & J DANIAS PTY LTD ACN		
Danias Timber			001739 000		
2 Postal address of applicant		Suburb/Town		Postcode	
177 Victoria Road		Marrichville		2204	
3 Trading name or site occupier's name					
As Above					
4 Contact for licence inquiries		Name			
Phone		Fax		Name	
95643434		95690881		George Danias	
5 Previous licence number (if known) 35/ 034328					
6 Previous occupier (if known) -					
7 Site to be licensed					
No		Street			
177		Victoria Road			
Suburb / Town		Postcode			
Marrichville		2204			
8 Main business of site Timber merchant #4551					
9 Site staffing: Hours per day		Days per week		THIS NEEDS TO BE FILLED IN	
8		5			
10 Emergency contact					
Phone		Name			
0412 242 486		George Danias			
11 Major supplier of dangerous goods Elgas					
12 If a new site or for amendments to depots					
Plan stamped by:		Name of Accredited Consultant		Date stamped	
JEAN SEYMOUR				20.10.99	

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 Date

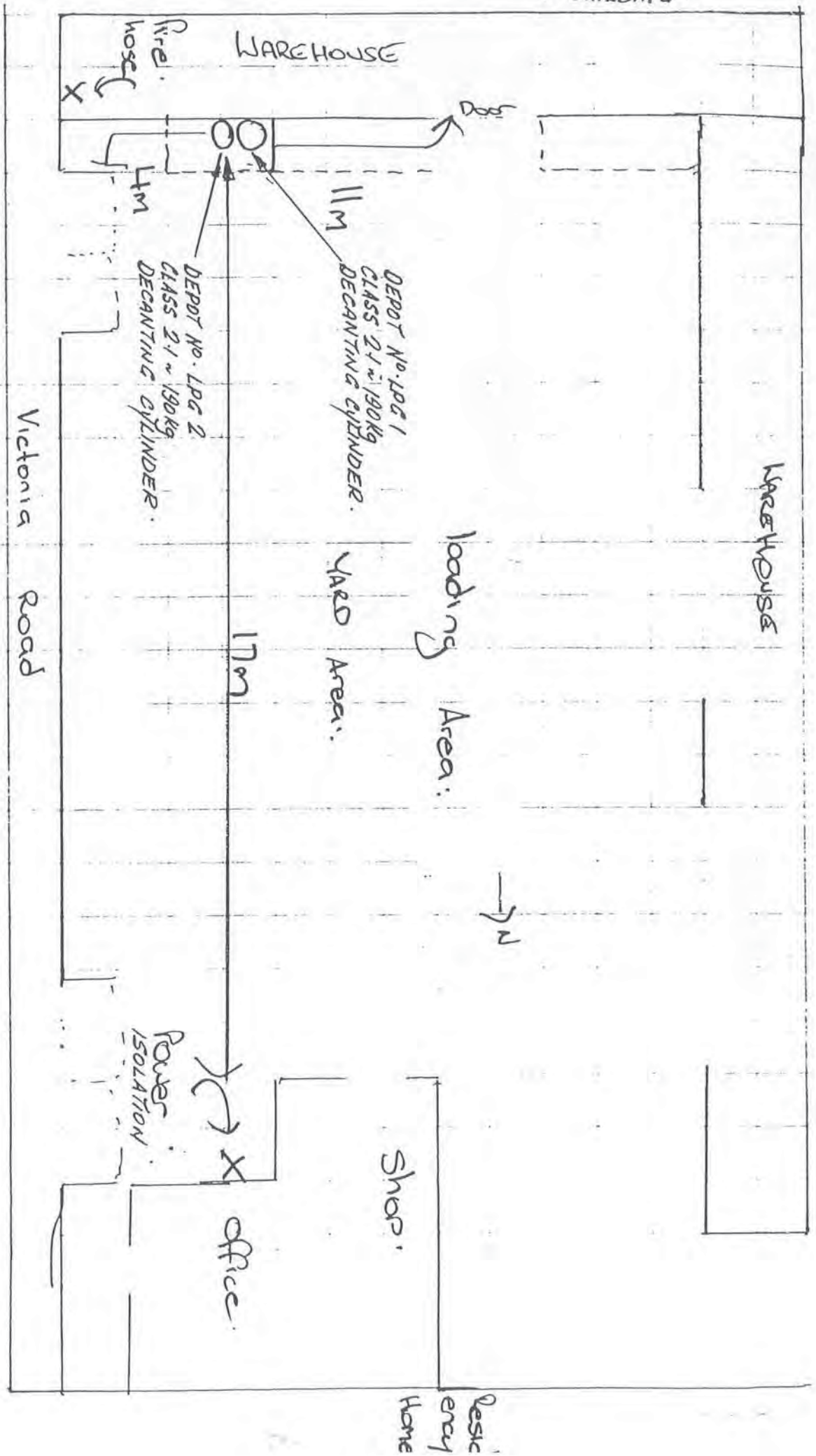
X [Signature] V

Please send your application, marked **CONFIDENTIAL**, to:
**Dangerous Goods Licensing, Level 3, Locked Bag 10, Clarence Street,
SYDNEY NSW 2000**

PART B

VACANT BUILDING

Site Sketch Please carefully read the instructions on page 3 of the guide before sketching the site.



PART C – Dangerous Goods Storage Complete one section per depot.

If you have more depots than the space provided, photocopy sufficient sheets first.

add

Depot Number	Type of depot	Depot Class	Maximum storage capacity
LPG1	DECANTING CYLINDER	2-1	190 kg

plan rec'd

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m³
1075	liquefied Petroleum Gas	2-1	L.P.G	190	kg

add

Depot Number	Type of depot	Depot Class	Maximum storage capacity
LPG2	DECANTING CYLINDER	2-1	190 kg

plan rec'd

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m³
1075	PETROLEUM GASES	2-1	LPG	190	kg
	LIQUIFIED				

Depot Number	Type of depot	Depot Class	Maximum storage capacity

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m³

Depot Number	Type of depot	Depot Class	Maximum storage capacity

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m³

APPENDIX G

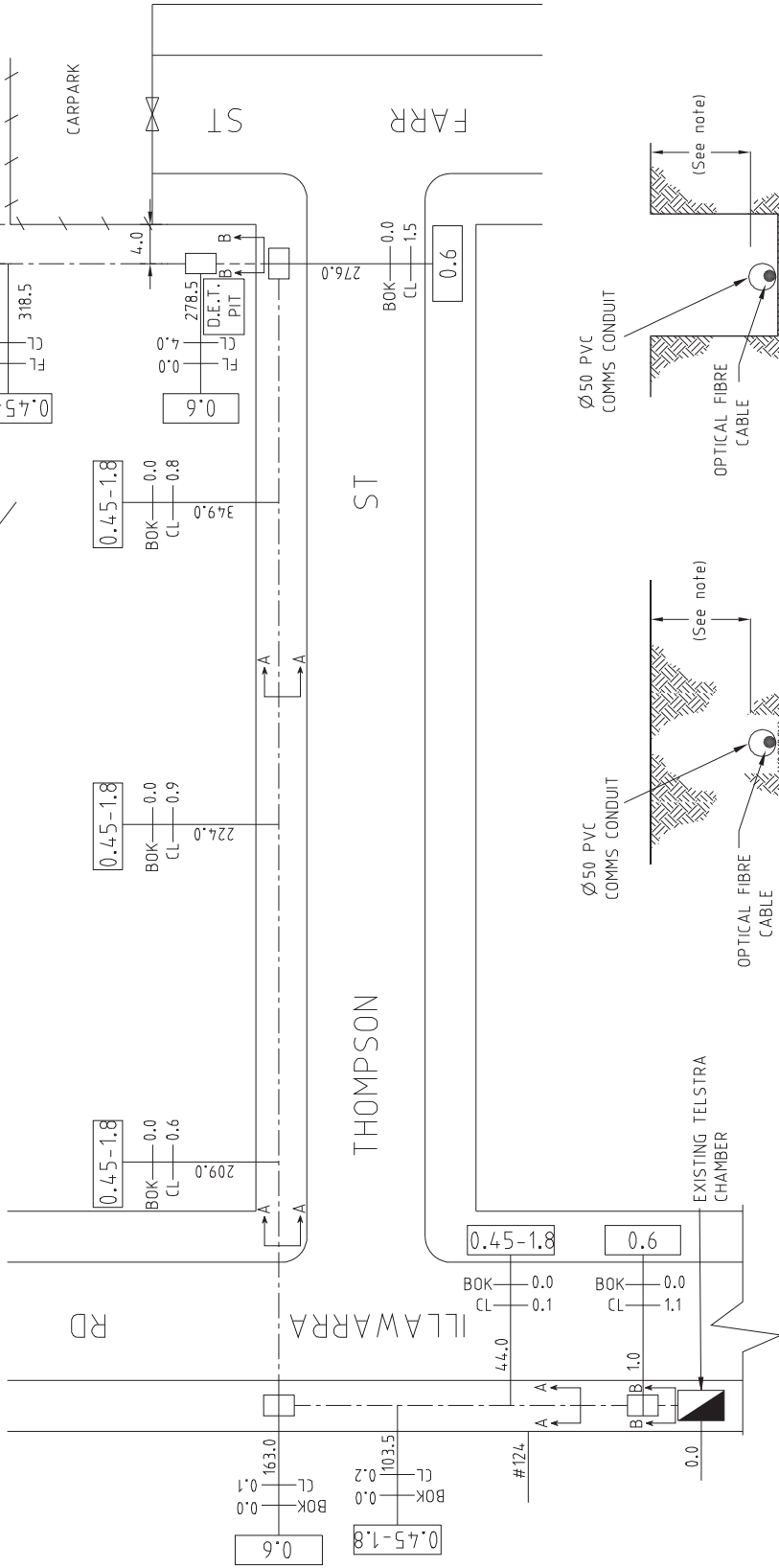
DBYD & SECTION 149



DRAWING NOT TO SCALE

LEGEND

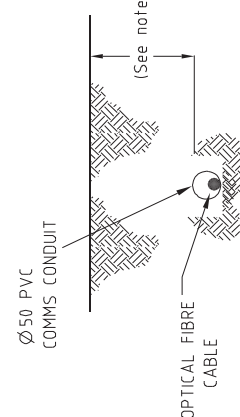
- ELECTRICITY POLE
- FIBRE OPTIC CABLE
- CABLE CONDUIT (TRENCHING)
- CABLE CONDUIT (BORE TUNNELLING)
- UE P2 PIT
- UE P5 PIT
- UE P6 PIT
- UE P8 PIT
- UE P9 PIT
- BUILDING LINE
- BACK OF KERB
- CENTRELINE OF CONDUIT
- TURNING POINT OF CONDUIT
- FENCE LINE - FL
- TELSTRA MANHOLE
- TELSTRA PIT
- OPTICAL FIBRE JOINT
- JOINT LOOP (m) - POLE / UNDERGROUND
- CABLE HEAD POLE
- CABLE DEPTH



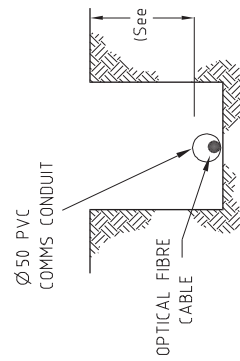
JOINS PLAN 1



- Note:
- Conduit depths quoted are approximate only and may change due to unforeseen circumstances.
 - In all instances it is recommended that the position of conduits & cables should be proved on site by hand, prior to commencement of works.
 - Loop in all pits unless otherwise stated.



SECTION A-A BORE



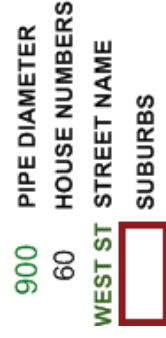
SECTION B-B TRENCH

REVISION	DATE	REV.	REVISION DESCRIPTION	CHECKED	APP'D.
08.11.03	0		AS BUILT	MW	DC

CONTACT OFFICER	TREVOR SMITH PH: (02) 8226 3244
PROJECT NUMBER	UEC-DE&TS-4.28
PLAN No.	-
UBD REF	255-B11

Uecomm MAKING THE CONNECTION NMI 079 003 196	Uecomm MEL/SYD/QLD
DRAWN: JMK DESIGN: CHECKED MW 08.11.03 APPROVED	08.11.03 DC

DRG No. OFN5-SYD-2529-2	EXTERNAL ROUTE (2 of 2)
MARRICKVILLE PUBLIC SCHOOL (3952)	CHAPEL STREET
MARRICKVILLE 2204	

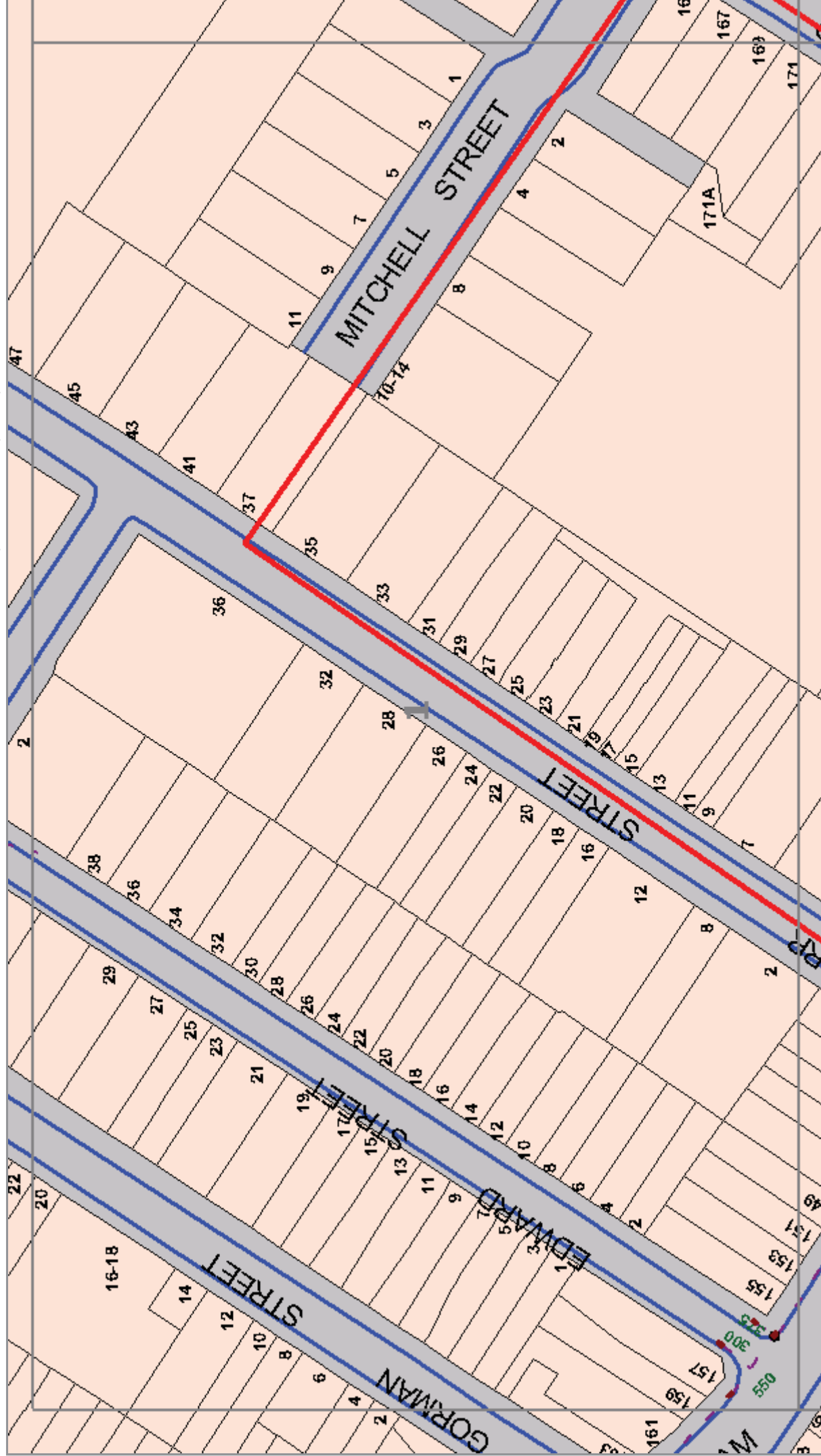


O

Drainage Map 1 of 4

Sequence Number: 30538829

Address: Farr St, Marrickville, NSW, 2204



Create Date: 06/09/2013 Scale: 1 : 1063

DISCLAIMER: This map has been prepared from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from its use or errors or omissions therein.

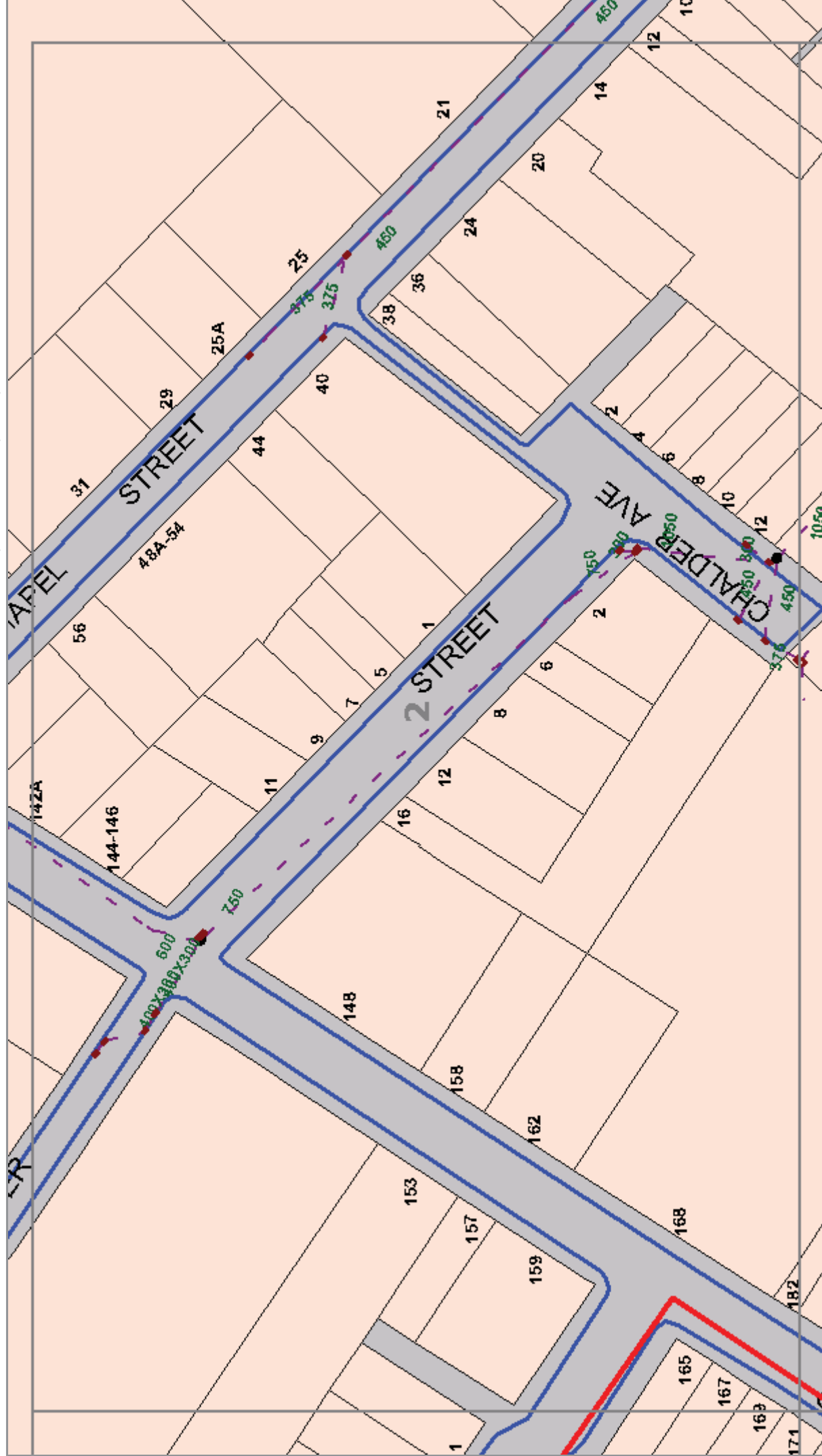
WARNING: This plan has been prepared for Council's Purposes only. Council does not guarantee the accuracy of the information shown in this plan. Persons are advised to make their own investigations and site checks to confirm the actual situation on site.

LEGEND



Drainage Map 2 of 4

Sequence Number: 30538829
Address: Farr St, Marrickville, NSW, 2204



Create Date: 06/09/2013 Scale: 1 : 1063

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LEGEND

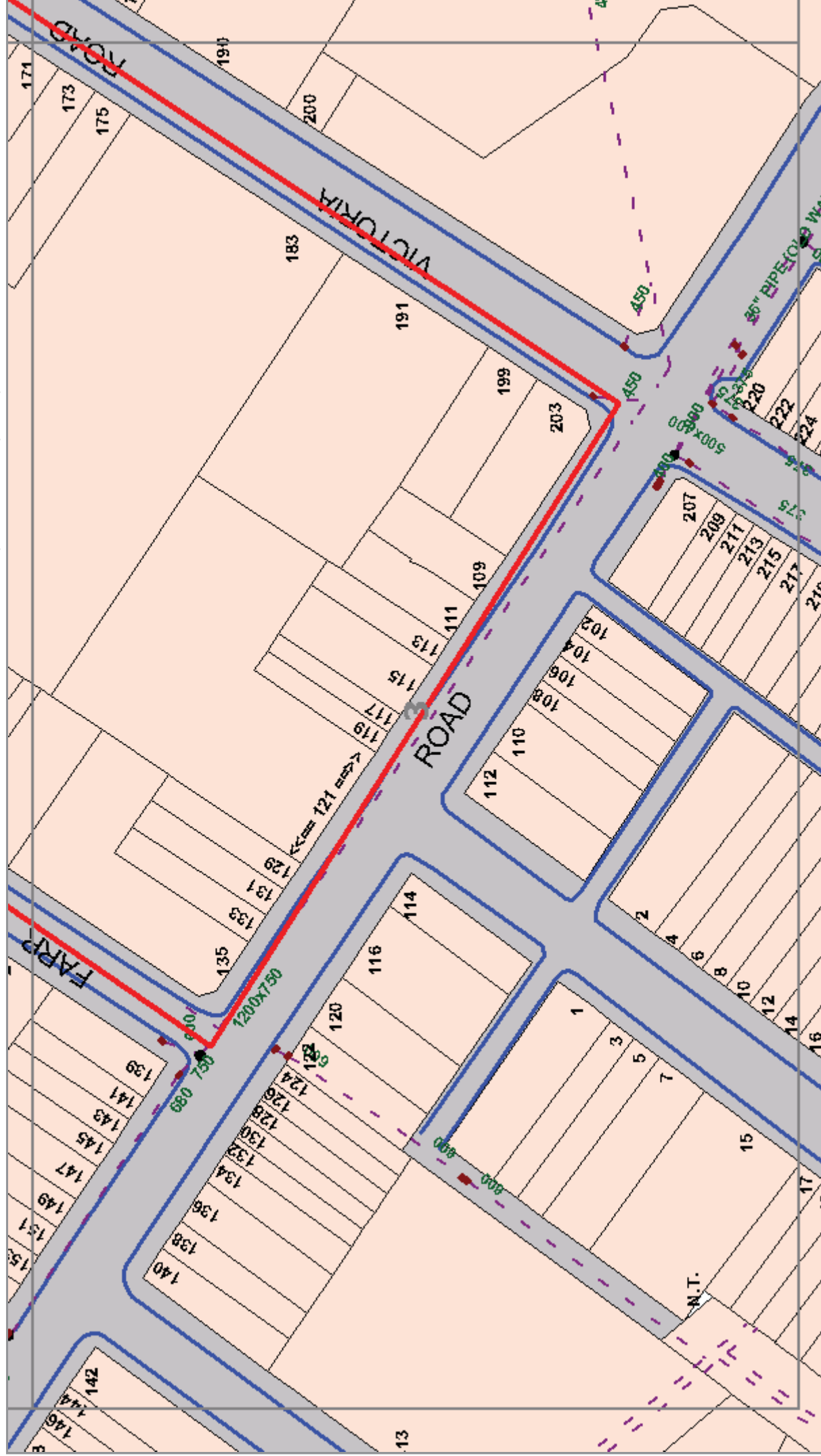
-  PIT
-  KERB
-  900 PIPE DIAMETER
-  60 HOUSE NUMBERS
-  WEST ST STREET NAME
-  SUBURBS
-  ROADS
-  PROPERTY
-  PIT JUNCTION



Drainage Map 3 of 4

Sequence Number: 30538829

Address: Farr St, Marrickville, NSW, 2204



Create Date: 06/09/2013 Scale: 1 : 1063

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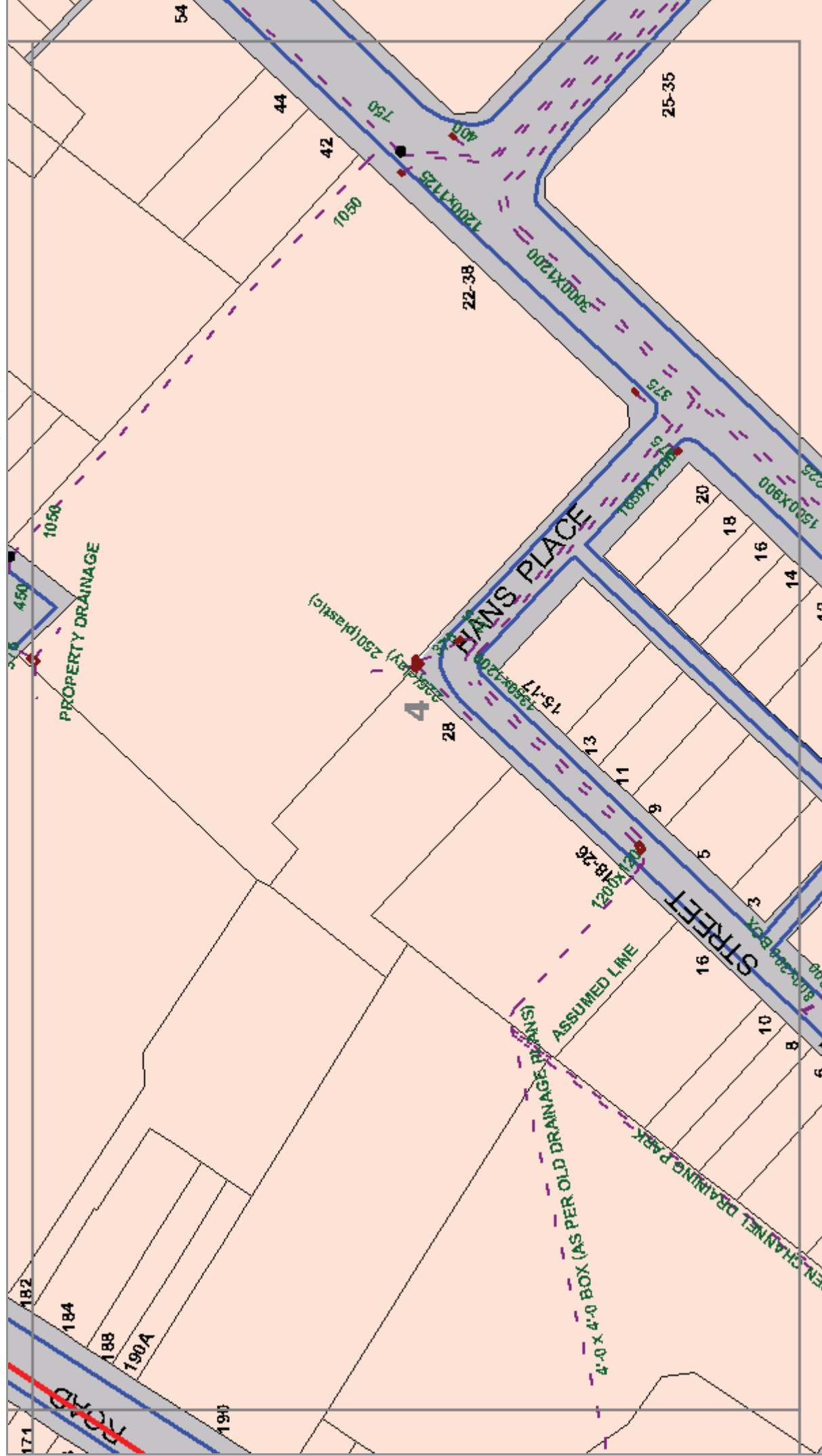
LEGEND



Drainage Map 4 of 4

Sequence Number: 30538829

Address: Farr St, Marrickville, NSW, 2204



Create Date: 06/09/2013 Scale: 1 : 1063

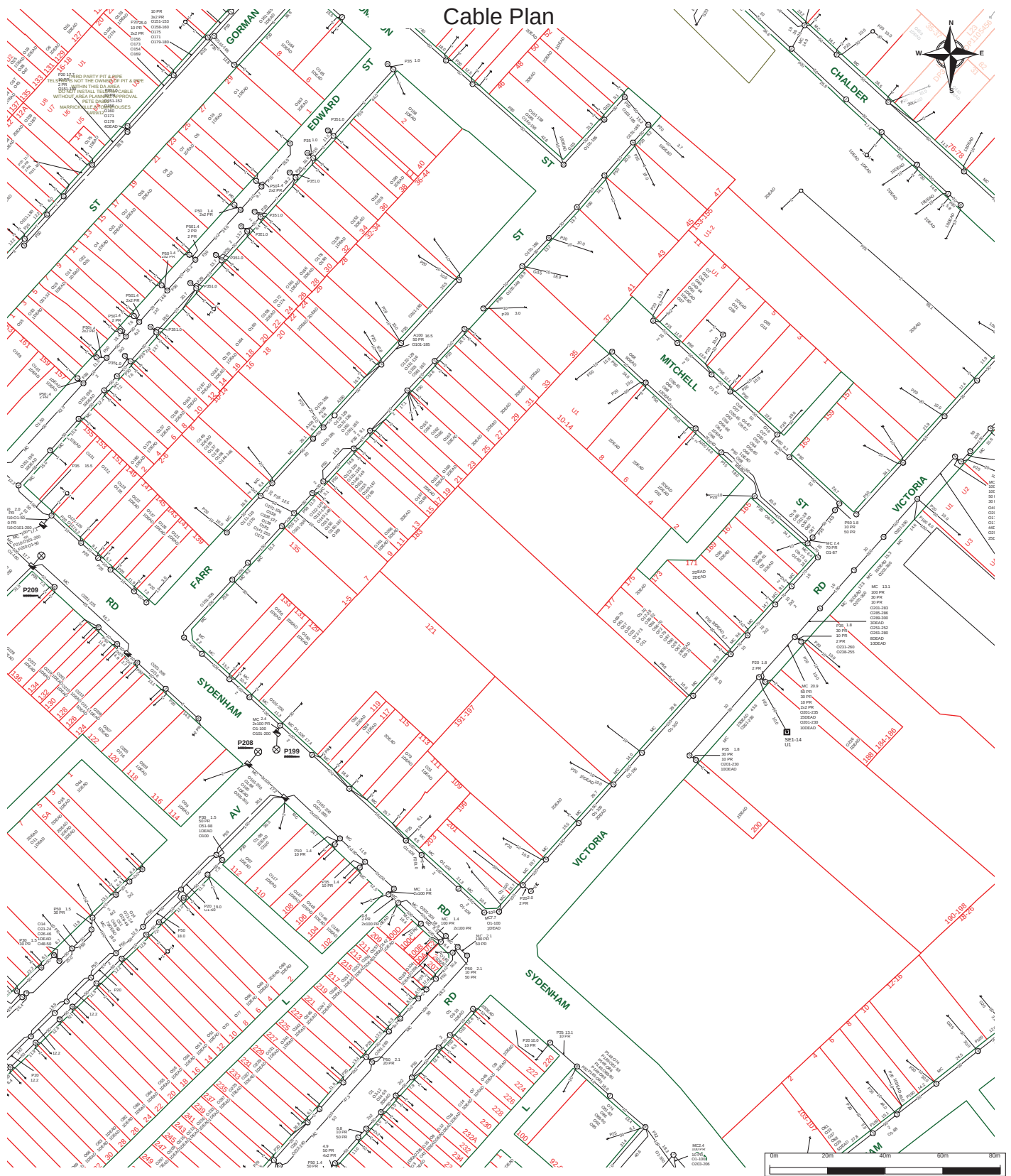
DISCLAIMER: This map has been prepared from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from its use or errors or omissions therein.

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LEGEND

	PIT		KERB
	ROADS		PIPE
	PROPERTY		PIT JUNCTION
	SUBURBS		PIPE DIAMETER
	WEST ST		HOUSE NUMBERS
	STREET NAME		ASSUMED LINE
	PROPERTY		4'-0" x 4'-0" BOX (AS PER OLD DRAINAGE PLAN)

Cable Plan



For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 06/09/2013 13:24:39

Sequence Number: 30538833

**CAUTION: Critical Network Route in plot area.
DO NOT PROCEED with any excavation prior to
seeking advice from Telstra Plan Services on :
1800 653 935**

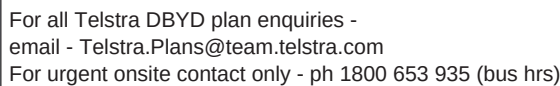
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



Generated On 06/09/2013 13:25:07

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1800 653 935**

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Sequence Number: 30538834

Date Generated: 06/09/2013



For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208





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Job Location

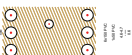
Line  Point  Area 

Underground Asset

Uecomm  Uecomm 

Uecomm
Cable Uecomm Underground
Scale: #INSERT MAP SCALE#
Sequence Number: 30538834
Location: Farr St

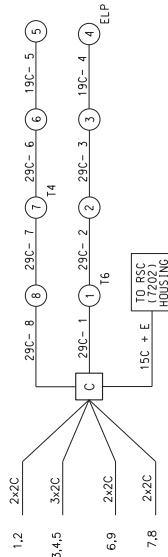
Printed On: 06/09/2013

	1	2	3	4	5	6	7	8	9	10	11	12
A	LE824 - ND1 	LE824 - NN1 	LE913 - EX1 	LE913 - EY1 	LE913 - FA1 	LE913 - LP1 	LE913 - MX1 	LE913 - NZ1 	LE913 - OB1 	LE913 - OC1 	LE913 - OGI 	
B	Ref: D9 LE824 - FD1 	Ref: E7 										
C	Ref: G7 											
D												
E												
F												
G												
H												

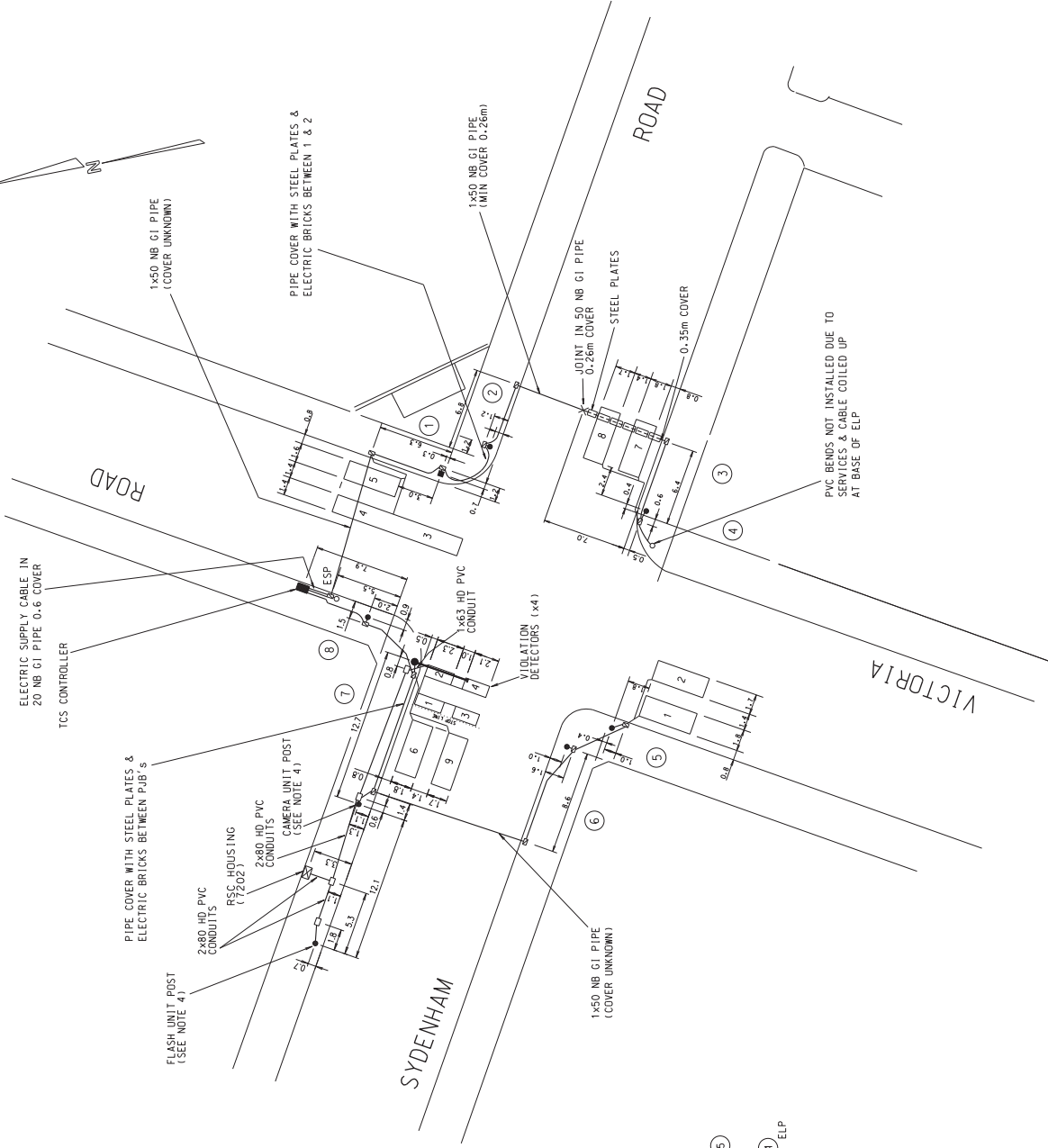


NOTES

1. THE COVER ABOVE CONDUITS IS 0.6m IN ROADWAYS AND 0.45m IN FOOTWAYS ELECTRIC BRICKS UNLESS OTHERWISE STATED.
2. ALL CABLES IN FOOTWAYS ARE INSTALLED IN 1 X 90mm POLYTHENE (OR 1x80 HD PVC) PIPE UNLESS OTHERWISE STATED.
3. VIOLATION DETECTORS FOR SAFETY CAMERA ARE INSTALLED 0.1m IN FRONT OF THE STOPLINE. THE VIOLATION LOOPS ARE 1.0m WIDE & SPACED 1.5m APART. OTHER DIMENSIONS & SPACING ARE SHOWN ON THIS PLAN.
4. FOR FURTHER DETAILS OF SAFETY CAMERAS REFER TO SHEETS 12 & 13.
5. PITS SHOWN THUS □ ARE 600x450mm TYPE 'E' GATIC PITS.



CABLE LAYOUT



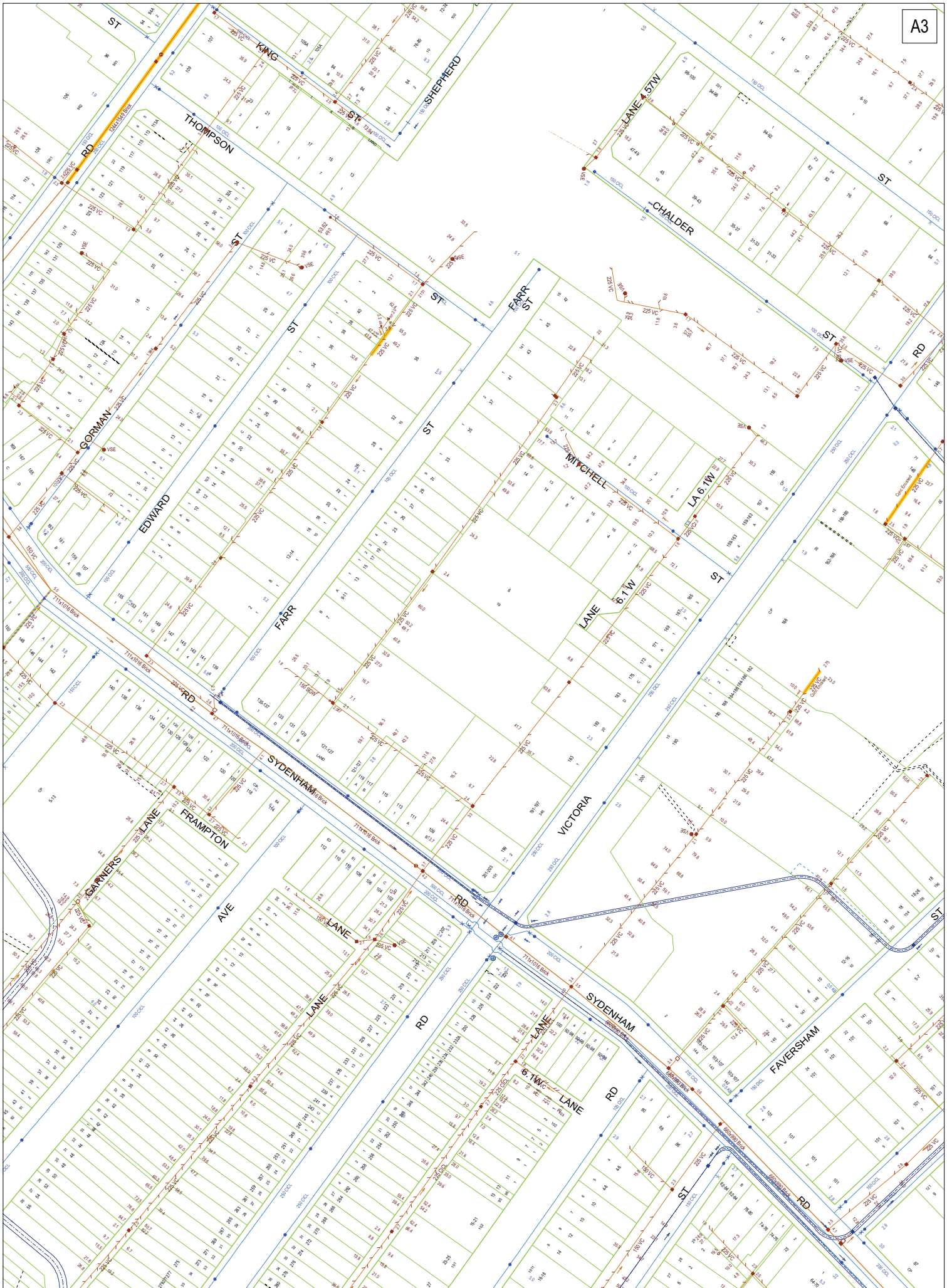
A ORIGINAL ISSUE
B ISSUE 2009-12-08
WAE - NEW 90mm G1 DUCT
AND RSC HOUSING
WITH STEEL PLATES.
C ISSUE 04/08/2013
RSC CAMERA REMOVED.
NOTES AMENDED - UNMAILED.
M.M. 03/08/2013

PUBLIC UTILITY LEGEND		REFERENCE PLANS		I.R.B. REF. 255 B12	
HYDRAULIC	SYMBOLS/ABBRS.	SYMBOLS/ABBRS.	SYMBOLS/ABBRS.	SYMBOLS/ABBRS.	SYMBOLS/ABBRS.
WATER	W	W	W	W	W
SEWER	S	S	S	S	S
TELECOM	T	T	T	T	T
STAY	ST	ST	ST	ST	ST
TELEPHONE	TE	TE	TE	TE	TE
TELECOM	TE	TE	TE	TE	TE

APPROVED
R.C. BIRD
ELECTRICAL DESIGN MANAGER
DATE

ROADS AND MARITIME SERVICES
MUNICIPALITY OF MARRICKVILLE
SYDENHAM ROAD &
VICTORIA ROAD
MARRICKVILLE
CABLE INSTALLATION
TCS No. 41

EXISTING		PROPOSED	
CADD FILE:	V00041_11C_INS.dgn	SCALE	1:1200
FILE	281.TS.120	SUPERSEDES	9A
RECN.	2007.281.VV.0041	SHEET	11



LEICHHARDT
9AC



THIS MAP UPDATED ON 23/08/2011
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
DATE ALTERED:..... BY:.....

LE8BB	LE9AA	LE9AB
LE8BD	LE9AC	LE9AD
LE8DB	LE9CA	LE9CB

ADJOINING MAPS



Jemena

KEY

MAX ALLOWABLE OPERATING PRESSURE

T	TRUNK MAIN	7000 kPa
P	PRIMARY MAIN	3500 kPa
S	SECONDARY MAIN	1050 kPa
		300 kPa
		210 kPa
		7 kPa
		400 kPa
		100 kPa
		2 kPa

PROPOSED MAINS

PR 1-2-3	STEEL MAIN PROJECT NUMBER
A	PRESSURE MONITORING STATION
V	VALVE
S	SYSTEM PRESSURE REGULATOR
S	SIPHON
N	NETWORK NODES
N	ITEM DETAIL SKETCH AVAILABLE
N	VALVE NUMBER (OLD NUMBERING)
N	6 INCH CAST IRON MAIN
N	150MM STEEL MAIN
N	100MM POLYETHYLENE/NYLON MAIN
N	50MM NYLON INSERTED INTO
N	60B MAIN CAST IRON MAIN
N	DISTANCE IN METRES OF MAIN FROM
N	BUILDING LINE (TOLERANCE OF 0.4M)
N	YEAR LAID
N	MUNICIPALITY BOUNDARY
N	HOUSE NUMBER

LEICHHARDT 9AC

LEICHHARDT
8BD



THIS MAP UPDATED ON 15/07/2013
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
DATE ALTERED..... BY.....

LE8BA	LE8BB	LE9AA
LE8BC	LE8BD	LE9AC
LE8DA	LE8DB	LE9CA

ADJOINING MAPS

722	MARRICKVILLE
NETWORK AREA	MUNICIPALITY AREA

Jamena

KEY

MAX ALLOWABLE OPERATING PRESSURE

T	TRUNK MAIN	7000 kPa
P	PRIMARY MAIN	3500 kPa
S	SECONDARY MAIN	1050 kPa
		300 kPa
		200 kPa
		7 kPa
		400 kPa
		100 kPa
		2 kPa

PROPOSED MAINS

STEEL MAIN PROJECT NUMBER

PRESSURE MONITORING STATION

VALVE

SYSTEM PRESSURE REGULATOR

SIPHON

NETWORK NODES

ITEM DETAIL SKETCH AVAILABLE

VALVE NUMBER (OLD NUMBERING)

6 INCH CAST IRON MAIN

150MM STEEL MAIN

100MM POLYETHYLENE/NYLON MAIN

50MM NYLON INSERTED INTO

6NB MAIN CAST IRON MAIN

50MM 50MM NY

12HBL

1957

YEAR LAID

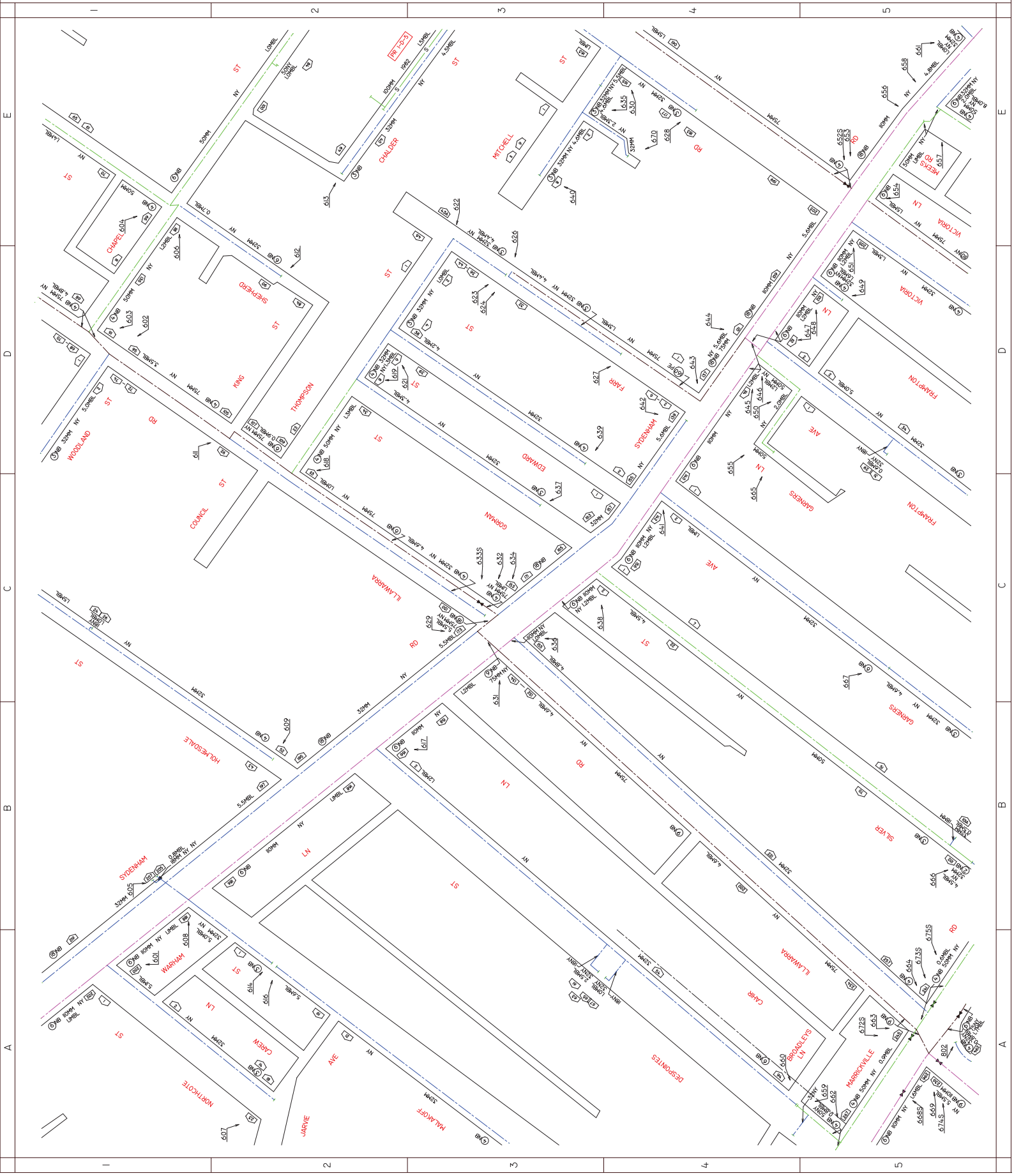
DISTANCE IN METRES OF MAIN FROM

BUILDING LINE (TOLERANCE OF 0.4M)

MUNICIPALITY BOUNDARY

HOUSE NUMBER

LEICHHARDT 8BD





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Job Location
Line  Point  Area 

Underground Asset
***** Uecommm

Uecommm
Cable Uecommm Underground
Scale: #INSERT MAP SCALE#
Sequence Number: 30538834
Location: Farr St

**ucommm**
Powering Network Convergence

Printed On: 06/09/2013



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Sequence Number: 30538834

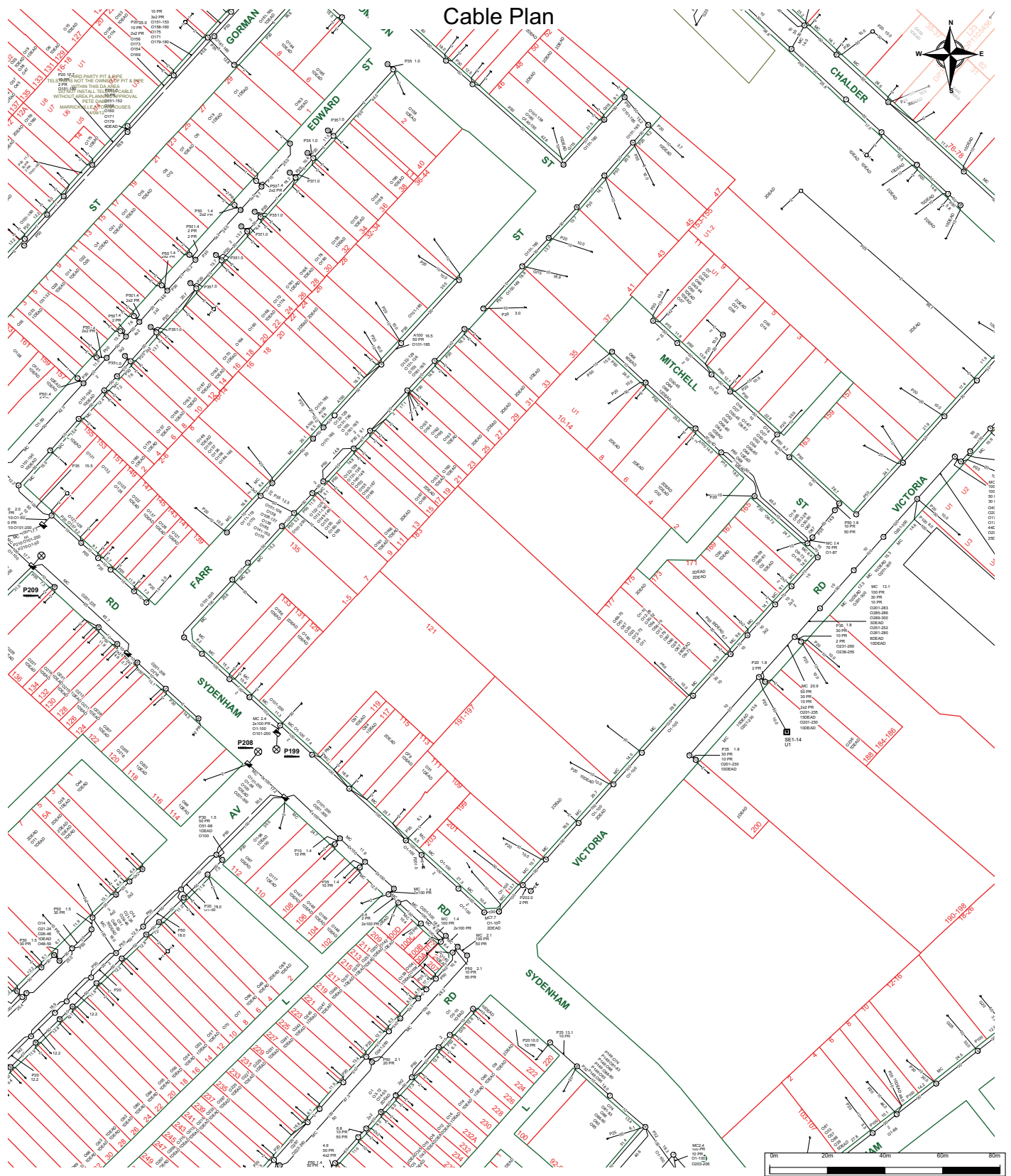
Date Generated: 06/09/2013



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Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208



Cable Plan



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email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 06/09/2013 13:24:39

Sequence Number: 30538833

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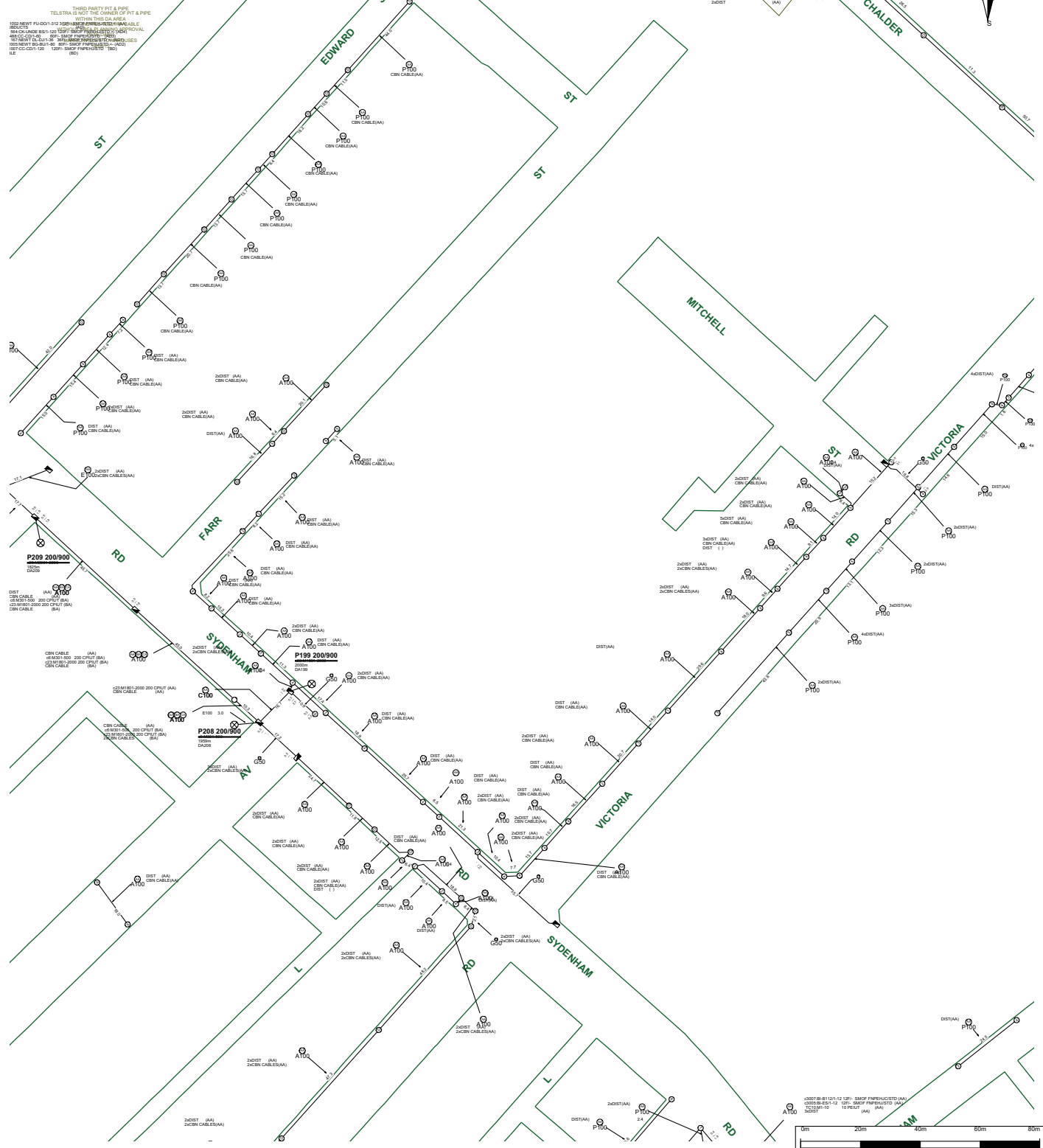
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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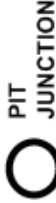


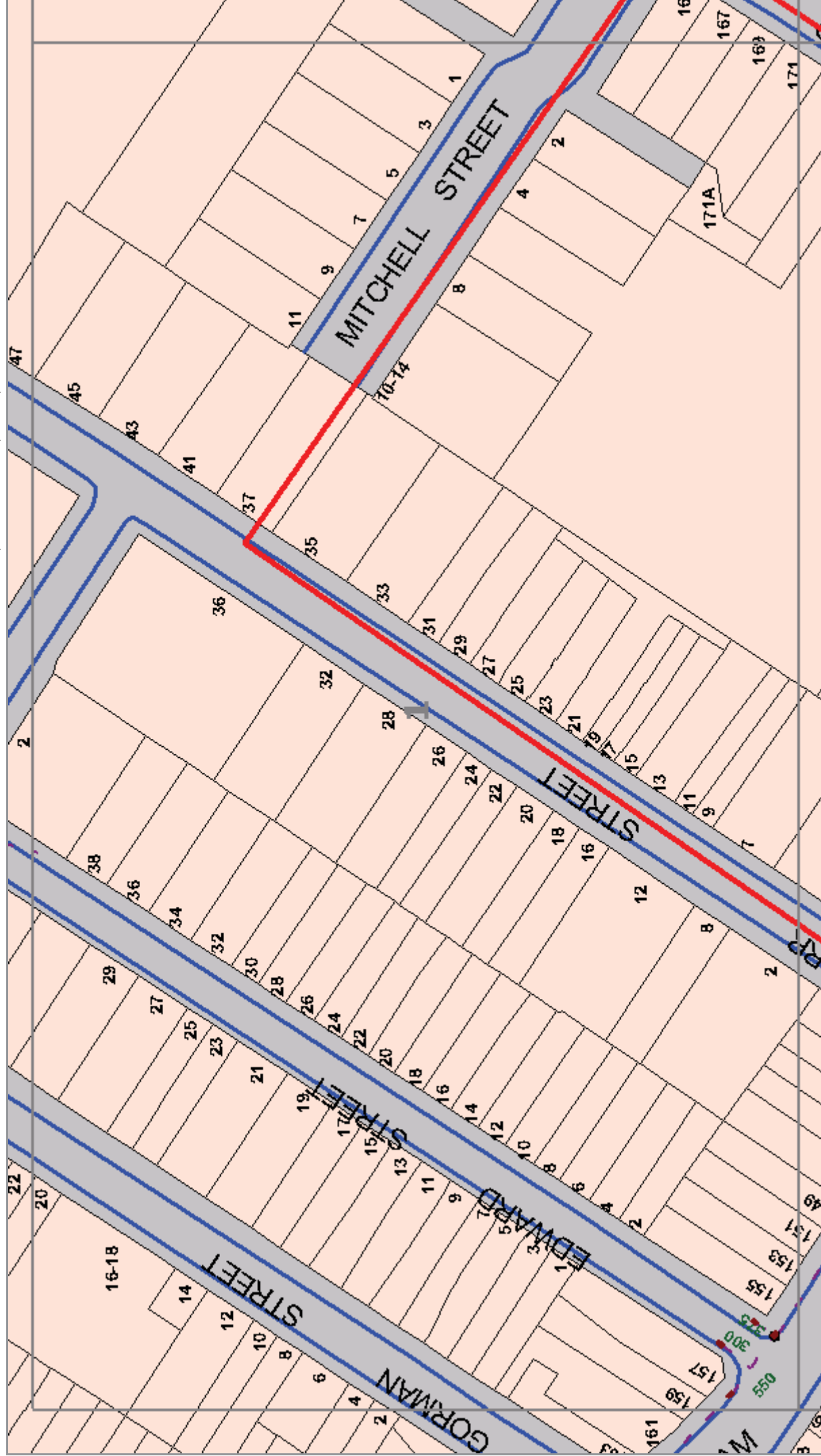
Sequence Number: 30538833

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DO NOT PROCEED with any excavation prior to
seeking advice from Telstra Plan Services on :
1800 653 935**

Generated On 06/09/2013 13:25:07

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.





Create Date: 06/09/2013 Scale: 1 : 1063

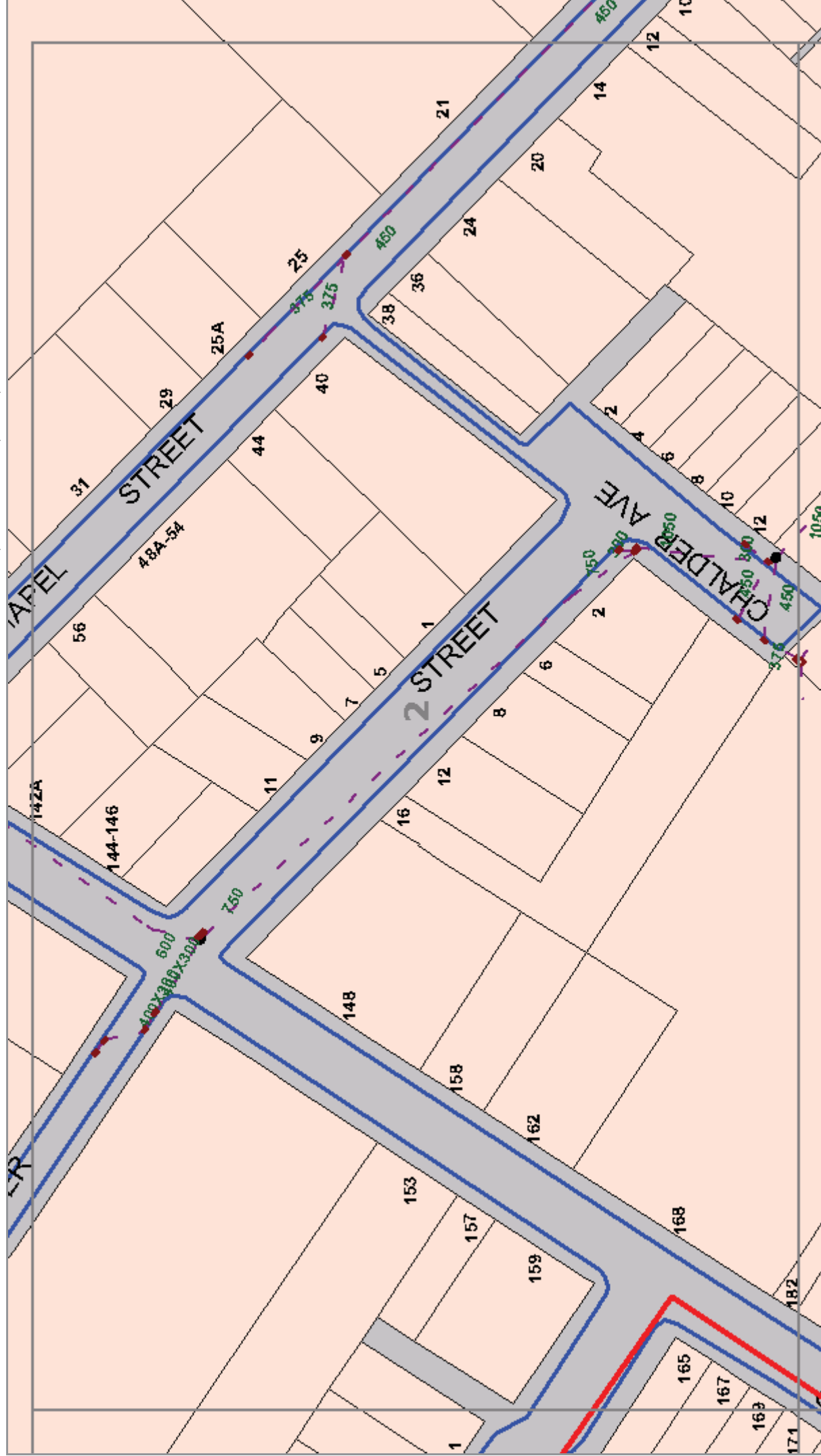
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WARNING: This plan has been prepared for Council's Purposes only. Council does not guarantee the accuracy of the information shown in this plan. Persons are advised to make their own investigations and site checks to confirm the actual situation on site.

LEGEND

- 900 PIPE DIAMETER
- 60 HOUSE NUMBERS
- WEST ST STREET NAME
- SUBURBS
- KERB
- PIPE
- PIT
- JUNCTION
- PIT
- ROADS
- PROPERTY





Create Date: 06/09/2013 Scale: 1 : 1063

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LEGEND

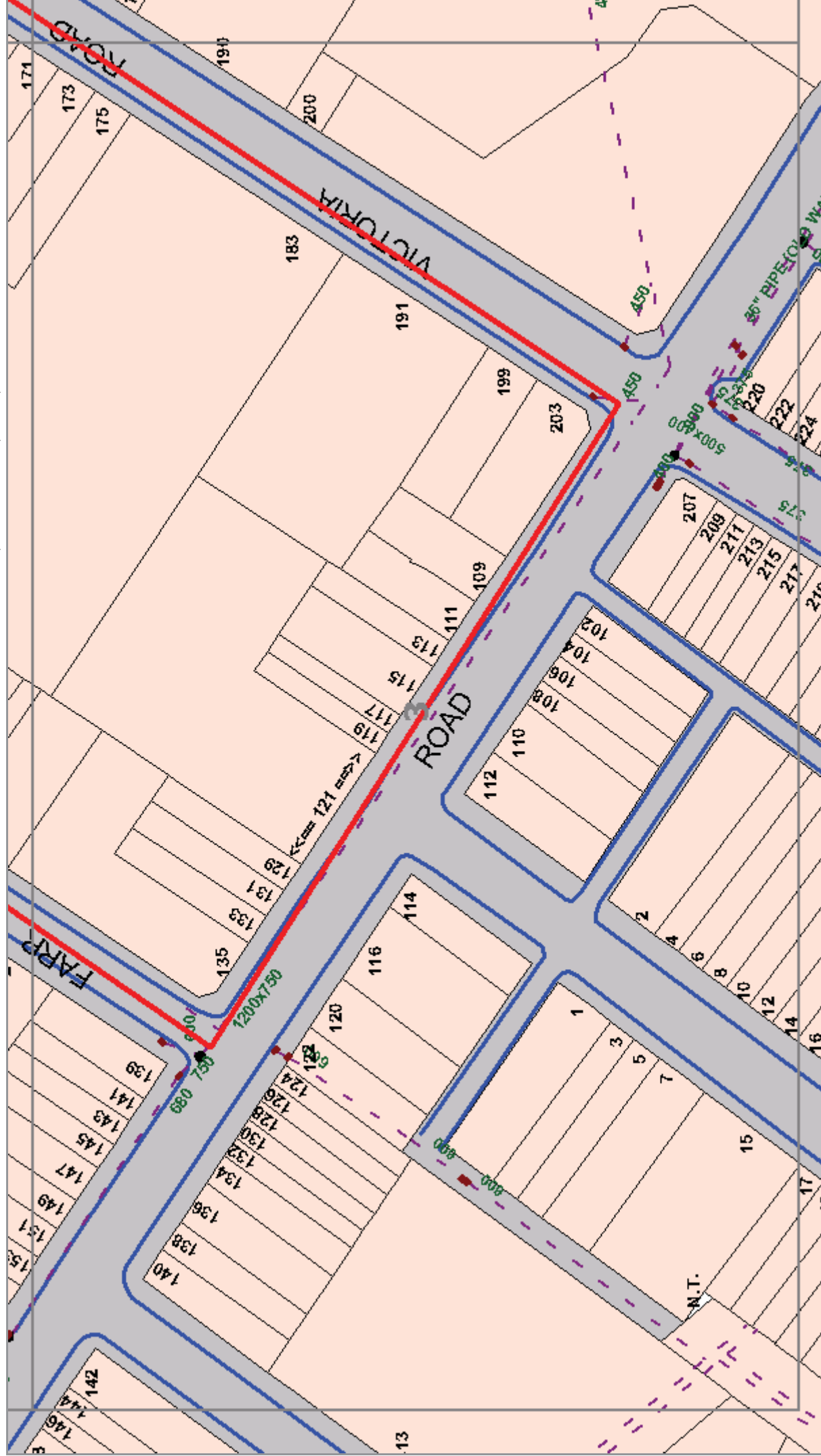
	PIT
	ROADS
	PROPERTY
	PIPE DIAMETER
900	PIPE
60	HOUSE NUMBERS
WEST ST	STREET NAME
	SUBURBS
	PIT JUNCTION



Drainage Map 3 of 4

Sequence Number: 30538829

Address: Farr St, Marrickville, NSW, 2204



Create Date: 06/09/2013 Scale: 1 : 1063

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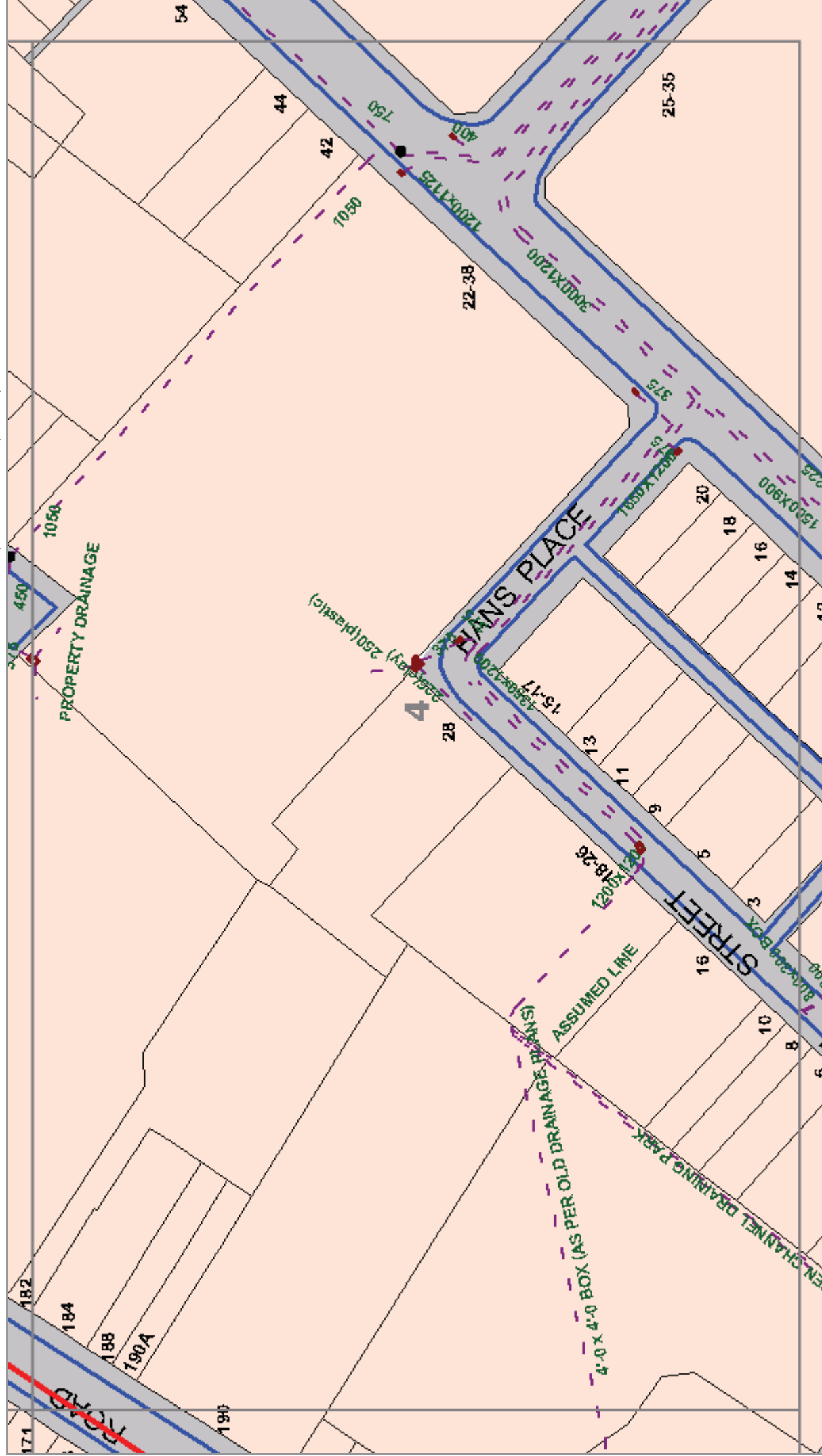
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LEGEND



Drainage Map 4 of 4

Sequence Number: 30538829
Address: Farr St, Marrickville, NSW, 2204



Create Date: 06/09/2013 Scale: 1 : 1063

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WARNING: This plan has been prepared for Council's Purposes only. Council does not guarantee the accuracy of the information shown in this plan. Persons are advised to make their own investigations and site checks to confirm the actual situation on site.

LEGEND

	PIT		KERB
	ROADS		PIPE
	PROPERTY		PIT JUNCTION
	SUBURBS		PIPE DIAMETER
			HOUSE NUMBERS
			WEST ST STREET NAME

	1	2	3	4	5	6	7	8	9	10	11	12
A	LEB24 - ND1 Ref: D9 LEB24 - FD1	LEB24 - NN1 Ref: E7	LE913 - EX1 Ref: C9	LE913 - EY1 Ref: C9	LE913 - FA1 Ref: C9	LE913 - LP1 Ref: C9	LE913 - MX1 Ref: C9	LE913 - NZ1 Ref: C9	LE913 - OB1 Ref: C9	LE913 - OC1 Ref: C9	LE913 - OG1 Ref: C9	
B	Ref: E7											
C												
D												
E												
F												
G												
H												

LEICHHARDT
8BD



THIS MAP UPDATED ON 15/07/2013
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
DATE ALTERED:..... BY:.....

LE8BA	LE8BB	LE9AA
LE8BC	LE8BD	LE9AC
LE8DA	LE8DB	LE9CA

ADJOINING MAPS

722	MARRICKVILLE
NETWORK AREA	MUNICIPALITY AREA

Jamena

KEY

MAX ALLOWABLE OPERATING PRESSURE

T	TRUNK MAIN	7000 kPa
P	PRIMARY MAIN	3500 kPa
S	SECONDARY MAIN	1050 kPa
		300 kPa
		200 kPa
		7 kPa
		400 kPa
		100 kPa
		2 kPa

PROPOSED MAINS

STEEL MAIN PROJECT NUMBER

PRESSURE MONITORING STATION

VALVE

SYSTEM PRESSURE REGULATOR

SIPHON

NETWORK NODES

ITEM DETAIL SKETCH AVAILABLE

VALVE NUMBER (OLD NUMBERING)

6 INCH CAST IRON MAIN

150MM STEEL MAIN

100MM POLYETHYLENE/NYLON MAIN

50MM NYLON INSERTED INTO

6NB MAIN CAST IRON MAIN

12NB

DISTANCE IN METRES OF MAIN FROM

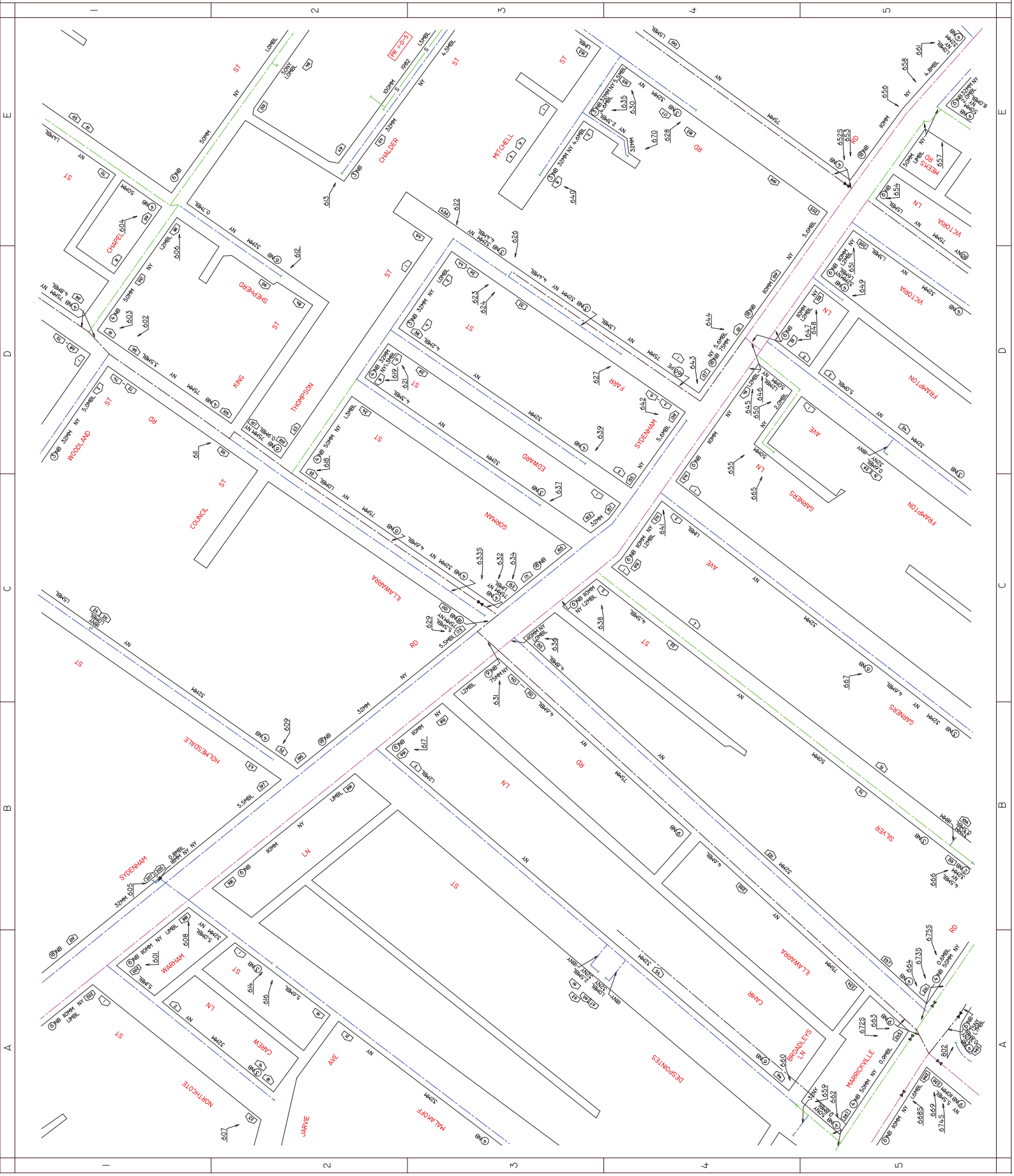
BUILDING LINE (TOLERANCE OF 0.4M)

YEAR LAID

MUNICIPALITY BOUNDARY

HOUSE NUMBER

LEICHHARDT 88D



LEICHHARDT
9AC



THIS MAP UPDATED ON 23/08/2011
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
DATE ALTERED:..... BY:.....

LE8BB	LE9AA	LE9AB
LE8BD	LE9AC	LE9AD
LE8DB	LE9CA	LE9CB

ADJOINING MAPS



Jemena

KEY

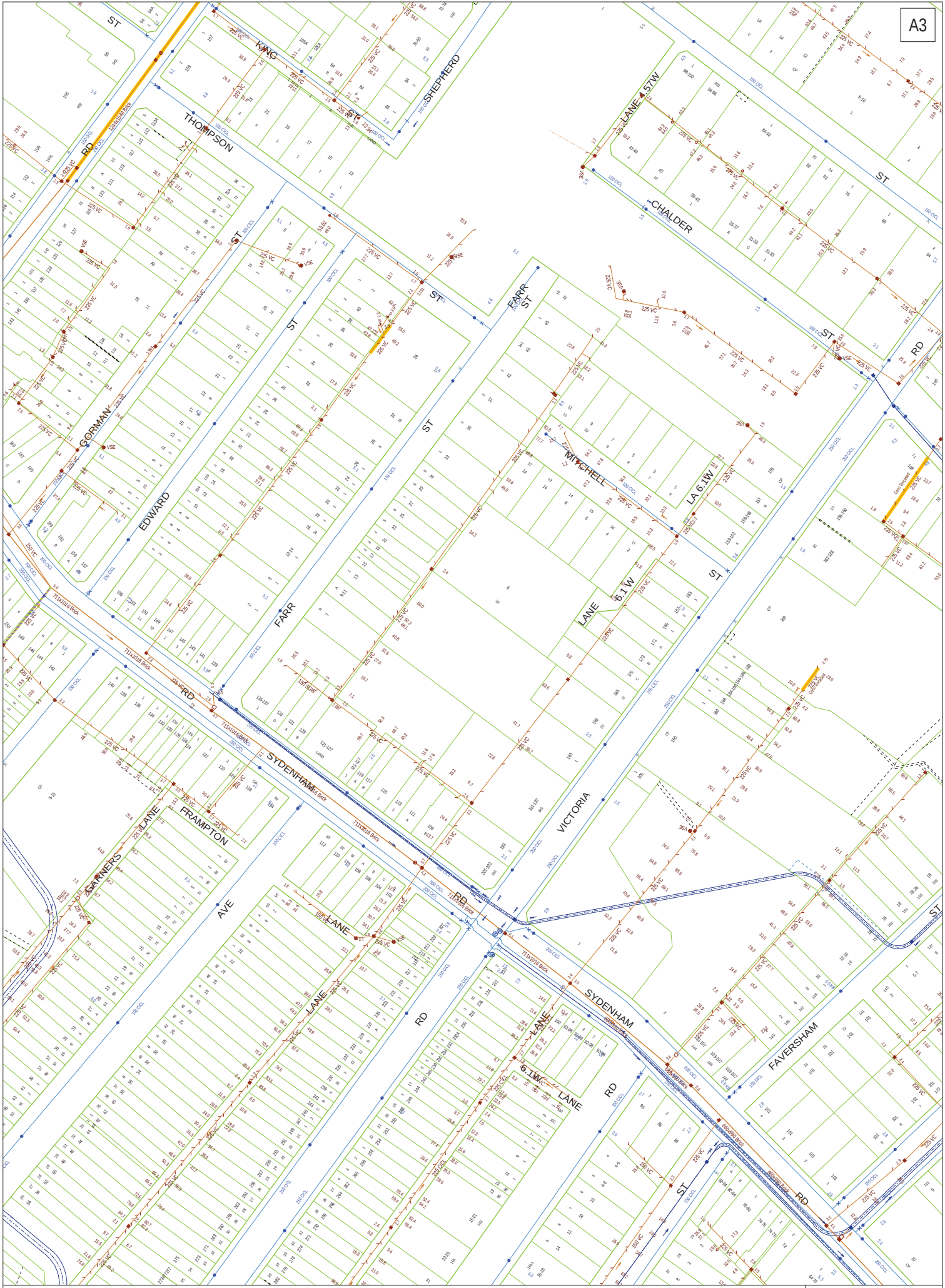
MAX ALLOWABLE OPERATING PRESSURE

T	TRUNK MAIN	7000 kPa
P	PRIMARY MAIN	3500 kPa
S	SECONDARY MAIN	1050 kPa
		300 kPa
		210 kPa
		7 kPa
		400 kPa
		100 kPa
		2 kPa

PROPOSED MAINS

PR 1-2-3	STEEL MAIN PROJECT NUMBER
A	PRESSURE MONITORING STATION
V	VALVE
S	SYSTEM PRESSURE REGULATOR
S	SIPHON
N	NETWORK NODES
	ITEM DETAIL SKETCH AVAILABLE
	VALVE NUMBER (OLD NUMBERING)
	6 INCH CAST IRON MAIN
	150MM STEEL MAIN
	100MM POLYETHYLENE/NYLON MAIN
	50MM NYLON INSERTED INTO
	60B MAIN CAST IRON MAIN
	DISTANCE IN METRES OF MAIN FROM
	BUILDING LINE (TOLERANCE OF 0.4M)
	YEAR LAID
	MUNICIPALITY BOUNDARY
	HOUSE NUMBER

LEICHHARDT 9AC



DBYD Address:
n/a Farr St
Marrickville NSW 2204

DBYD Job No: 6674938
DBYD Sequence No: 30538836

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SYDNEY WATER CORPORATION

Scale: 1:1500
Date of Production: 06/09/2013

Plan 1 of 1
0m 7m 14m 21m 28m



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING &
ASSESSMENT ACT, 1979.**

Cert. No.: PC201302177

Page No: 1 of 16

Date: 20/11/2013

APPLICANT

S XARRAS

Po Box 3247

Marrickville Metro, 2204

PROPERTY

4 Mitchell Street

MARRICKVILLE NSW 2204

Lot 16 Sec 1 DP 4590

PROPERTY NO.

17193

REFERENCE

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

ITEM 1

Names of relevant planning instruments and DCPs

(1)	The name of each environmental planning instrument that applies to the carrying out of development on the land.
-----	---

1. The following environmental planning instruments apply to the land:

- Marrickville Local Environmental Plan 2011 – Amendment 1
- S.E.P.P. No. 6 Number of Storeys in a Building
- S.E.P.P. No. 19 Bushland in Urban Areas
- S.E.P.P. No. 21 Caravan Parks
- S.E.P.P. No. 22 Shops and Commercial Premises
- S.E.P.P. No. 30 Intensive Agriculture
- S.E.P.P. No. 32 Urban Consolidation (Redevelopment of Urban Land)
- S.E.P.P. No. 33 Hazardous and Offensive Development
- S.E.P.P. No. 50 Canal Estates
- S.E.P.P. No. 53 Transitional Provisions
- S.E.P.P. No. 55 Remediation of Land
- S.E.P.P. No. 62 Sustainable Aquaculture
- S.E.P.P. No. 64 Advertising and Signage
- S.E.P.P. No. 65 Design Quality of Residential Flat Development

ENGLISH

IMPORTANT

This letter contains important information. If you do not understand it, please ask a relative or friend to translate it or come to Council and discuss the letter with Council's staff using the Telephone Interpreter Service.

GREEK

ΣΗΜΑΝΤΙΚΟ

Αυτή η επιστολή περιέχει σημαντικές πληροφορίες. Αν δεν τις καταλαβαίνετε, παρακαλείστε να ζητήσετε από ένα συγγενή ή φίλο να σας τις μεταφράσει ή να έλθετε στα γραφεία της Δημαρχίας και να συζητήσετε την επιστολή με προσωπικό της Δημαρχίας χρησιμοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

PORTUGUESE

IMPORTANTE

Este carta contém informação importante. Se não o compreender peça a uma pessoa de família ou a um/a amigo/a para o traduzir ou venha até à Câmara Municipal (Council) para discutir o assunto através do Serviço de Intérpretes pelo Telefone (Telephone Interpreter Service).

ARABIC

هامة
تحتوي هذه الرسالة معلومات هامة. فإذا لم تستوعبها يرجى أن تطلبوا من أحد أقربائكم أو أصدقائكم شرحها لكم، أو تفضلوا إلى البلدية واجلبوا الرسالة معكم لكي تناقشوها مع أحد موظفي البلدية من خلال الإستعانة بخدمة الترجمة الهاتفية.

VIETNAMESE

THÔNG TIN QUAN TRỌNG

Nội dung thư này gồm có các thông tin quan trọng. Nếu đọc không hiểu, xin quý vị nhờ thân nhân hay bạn bè dịch giúp hoặc đem đến Hội đồng Thành phố để thảo luận với nhân viên qua trung gian Dịch vụ Thông dịch qua Điện thoại.

MANDARIN

重要资料

本信写有重要资料。如果不明白，请亲友为您翻译，或到市政府来，通过电话传译服务，与市政府工作人员讨论此信。

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

Cert. No: PC201302177

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- S.E.P.P. (Housing for Seniors or People with a Disability) 2004
- S.E.P.P. (Building Sustainability Index: BASIX) 2004
- S.E.P.P. (Major Development) 2005
- S.E.P.P. (Mining, Petroleum Production and Extractive Industries) 2007
- S.E.P.P. (Temporary Structures) 2007
- S.E.P.P. (Infrastructure) 2007
- S.E.P.P. (Exempt and Complying Development Codes) 2008
- S.E.P.P. (Affordable Rental Housing) 2009

Any enquiries regarding these State Planning Policies should be directed to the Department of Planning on: 1300 305 695 or 02 9228 6333. Information can also be obtained from the Department's website at <http://www.planning.nsw.gov.au>

- (1) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

2. The following proposed environmental planning instruments apply to the land:

- None

- (2) The name of each development control plan that applies to the carrying out of development on the land.

3. The following development control plans (D.C.P's) apply to the land:

- Marrickville Development Control Plan 2011

ITEM 2

Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,

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- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- (d) the purposes for which the instrument provides that development is prohibited within the zone,
- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,
- (f) whether the land includes or comprises critical habitat,
- (g) whether the land is in a conservation area (however described),
- (h) whether an item of environmental heritage (however described) is situated on the land.

Item 2 (a), (b), (c) & (d) – Zoning and Land use table

IN1 - General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To protect industrial land in proximity to Sydney Airport and Port Botany.
- To enable a purpose built dwelling house to be used in certain circumstances as a dwelling house.

2 Permitted without consent

Home occupations

3 Permitted with consent

Agricultural produce industries; Depots; Dwelling houses; Freight transport facilities; General industries; Industrial training facilities; Intensive plant agriculture; Kiosks; Light industries; Markets; Neighbourhood shops; Roads; Take away food and drink premises; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

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

Item 2 (e) – Minimum land dimensions

There are NO minimum land dimensions for the erection of a dwelling house on the land. All applications for the erection of a dwelling house will be assessed in accordance with the Environmental Planning and Assessment Act, 1979.

Item 2 (f) – Critical habitat

The land DOES NOT include or comprise critical habitat.

Item 2 (g) – Conservation Area

The land IS NOT within a heritage conservation area referred to in Schedule 5 of Marrickville Local Environmental Plan 2011

Item 2 (h) – Heritage Item

An item of environmental heritage IS NOT situated on the land under Marrickville Local Environmental Plan 2011

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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ITEM 2A

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

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land IS NOT land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies.

ITEM 3

Complying development

- (1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

General Housing Code

No. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land.

The land is excluded land identified as being within ANEF 25 or higher, unless the development is for the erection of ancillary development

Housing Alterations Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

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Cert. No: PC201302177

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General Development Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

General Commercial and Industrial Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Subdivisions Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Demolitions Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

ITEM 4

Coastal protection

Whether or not the land is affected by the operation of section 38 or 39 of the <i>Coastal Protection Act 1979</i> , but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

No.

ITEM 4A

Certain information relating to beaches and coasts

(1) In relation to a coastal council – whether an order has been made under Part 4D of the <i>Coastal Protection Act 1979</i> in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.
--

NO order has been made under Part 4D of the *Coastal Protection Act 1979*.

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

Cert. No: PC201302177

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(2) In relation to a coastal council:

- (a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

Council HAS NOT been notified under Section 55X of the Coastal Protection Act 1979.

- (b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not Applicable

(3) (Repealed)

ITEM 4B

Annual charges under Local Government Act 1993 for coastal protection services that relate to the existing coastal protection works

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

The land IS NOT subject to any annual charges under Section 496B of the Local Government Act 1993.

ITEM 5

Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

No.

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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ITEM 6

Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

The land IS NOT affected by a road widening or road realignment under:

- (i) Part 3 Division 2 of the Roads Act 1993
- (ii) any environmental planning instrument; or
- (iii) any resolution of the Council

ITEM 7

Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

- Council HAS adopted by resolution and in accordance with S.72 of the Environmental Planning & Assessment Act, 1979 a development control plan incorporating Council's policy on contaminated land. The Plan has been prepared substantially in accordance with State Environmental Planning Policy No. 55, and the Contaminated Land Planning Guidelines. This policy may affect development of land:

- (a) which is affected by contamination;
- (b) which has been used for certain purposes;
- (c) in respect of which there is not sufficient information about contamination;
- (d) which is proposed to be used for certain purposes;
- (e) in other circumstances contained in the development control plan and policy;

and in some cases may restrict the development of land.

- The land IS identified as being subject to acid sulfate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011. Development on land that is subject to acid sulphate soil risk requires development consent and the preparation of an acid sulphate soils management plan subject to a preliminary assessment of the proposed works prepared in accordance with the Acid

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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Sulfate Soils Manual. Development consent is not required where the works involve the disturbance of less than 1 tonne of soil or are not likely to lower the watertable.

- Council HAS NOT by resolution (aside from the matters raised in the above item(s)) adopted a policy to restrict the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).
- Council HAS received no notification of the type described in item 7(b) from a public authority of a policy adopted by that authority that restricts the development of the land because of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

ITEM 7A

Flood related development controls information

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

Yes.

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

Yes.

(3) Words and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plan) Order 2006*.

ITEM 8

Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The land IS NOT reserved, in part or whole, for acquisition by a public authority, as referred to in

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

Cert. No: PC201302177

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section 27 of the Act, under:

- (i) any environmental planning instrument
- (ii) deemed environmental planning instrument; or
- (iii) draft environmental planning instrument

ITEM 9

Contributions plans

The name of each contributions plan applying to the land.

Marrickville Section 94 Contributions Plan 2004.

ITEM 9A

Biodiversity certified land

If the land is biodiversity certified land (within the meaning of *Part 7AA of the Threatened Species Conservation Act 1995*) a statement to that effect.

The land IS NOT biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995).

ITEM 10

Biobanking agreements

If the land is land to which a biobanking agreement under *Part 7A of the Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

The land IS NOT land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates.

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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ITEM 11

Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land IS NOT bush fire prone land.

ITEM 12

Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

No.

ITEM 13

Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

ITEM 14

Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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ITEM 15

Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning, and
- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

Item 15(a)

There IS NOT a current site compatibility certificate (seniors housing) relating to the land

Item 15(b)

There ARE NO applicable terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land

ITEM 16

Site compatibility certificate for Infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

There IS NOT a current site compatibility certificate (infrastructure) relating to the land

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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ITEM 17

Site compatibility certificate and conditions affecting affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

 - (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department of Planning.

(2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

Item 17(1)

There IS NOT a current site compatibility certificate (affordable rental housing) relating to the land

Item 17(2)

There ARE NO applicable terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land

ITEM 18

Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

Nil.

- (2) The date of any subdivision order that applies to the land.

Not applicable.

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

Not Applicable.

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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ITEM 19

Site verification certificates

(1) A statement of whether there is a current site verification certificate, of which council is aware, in respect of the land and, if there is a certificate, the statement is to include:

a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

b) the date on which the certificate ceases to be current (if any), and

c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure

Not applicable.

OTHER ITEMS (i)

Section 23 exemption or Section 24 authorisation

Whether an exemption under Section 23 or an authorisation under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* No 1 has been issued by the Co-ordinator General in relation to the land.

An exemption under Section 23 or an authorisation under Section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 No 1 HAS NOT been issued by the Co-ordinator General in relation to the land.

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING &
ASSESSMENT ACT, 1979.

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Date: 20/11/2013

APPLICANT

S XARRAS

Po Box 3247

Marrickville Metro, 2204

PROPERTY

7 Farr Street

MARRICKVILLE NSW 2204

Lot B DP 343286

PROPERTY NO.

8918

REFERENCE

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

ITEM 1

Names of relevant planning instruments and DCPs

- | | |
|-----|---|
| (1) | The name of each environmental planning instrument that applies to the carrying out of development on the land. |
|-----|---|

1. The following environmental planning instruments apply to the land:

- Marrickville Local Environmental Plan 2011 – Amendment 1
- S.E.P.P. No. 6 Number of Storeys in a Building
- S.E.P.P. No. 19 Bushland in Urban Areas
- S.E.P.P. No. 21 Caravan Parks
- S.E.P.P. No. 22 Shops and Commercial Premises
- S.E.P.P. No. 30 Intensive Agriculture
- S.E.P.P. No. 32 Urban Consolidation (Redevelopment of Urban Land)
- S.E.P.P. No. 33 Hazardous and Offensive Development
- S.E.P.P. No. 50 Canal Estates
- S.E.P.P. No. 53 Transitional Provisions
- S.E.P.P. No. 55 Remediation of Land
- S.E.P.P. No. 62 Sustainable Aquaculture
- S.E.P.P. No. 64 Advertising and Signage
- S.E.P.P. No. 65 Design Quality of Residential Flat Development

Phone 02 9335 2222
Fax 02 9335 2029
TTY 02 9335 2025 (hearing impaired)
Email council@marrickville.nsw.gov.au
Website www.marrickville.nsw.gov.au

ENGLISH

IMPORTANT

This letter contains important information. If you do not understand it, please ask a relative or friend to translate it or come to Council and discuss the letter with Council's staff using the Telephone Interpreter Service.

GREEK

ΣΗΜΑΝΤΙΚΟ

Αυτή η επιστολή περιέχει σημαντικές πληροφορίες. Αν δεν τις καταλαβαίνετε, παρακαλείστε να ζητήσετε από ένα συγγενή ή φίλο να σας τις μεταφράσει ή να έλθετε στα γραφεία της Δημαρχίας και να συζητήσετε την επιστολή με προσωπικό της Δημαρχίας χρησιμοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

PORTUGUESE

IMPORTANTE

Este carta contém informação importante. Se não o compreender peça a uma pessoa de família ou a um/a amigo/a para o traduzir ou venha até à Câmara Municipal (Council) para discutir o assunto através do Serviço de Intérpretes pelo Telefone (Telephone Interpreter Service).

ARABIC

هَامَّ
تحتوي هذه الرسالة معلومات هامة. فإذا لم تستوعبها يرجى أن تطلبوا من أحد أقربائكم أو أصدقائكم شرحها لكم، أو تفضلوا إلى البلدية واجلبوا الرسالة معكم لكي تناقشوها مع أحد موظفي البلدية من خلال الإستعانة بخدمة الترجمة الهاتفية.

VIETNAMESE

THÔNG TIN QUAN TRỌNG

Nội dung thư này gồm có các thông tin quan trọng. Nếu đọc không hiểu, xin quý vị nhờ thân nhân hay bạn bè dịch giúp hoặc đem đến Hội đồng Thành phố để thảo luận với nhân viên qua trung gian Dịch vụ Thông dịch qua Điện thoại.

MANDARIN

重要资料

本信写有重要资料。如果不明白，请亲友为您翻译，或到市政府来，通过电话传译服务，与市政府工作人员讨论此信。

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- S.E.P.P. (Housing for Seniors or People with a Disability) 2004
- S.E.P.P. (Building Sustainability Index: BASIX) 2004
- S.E.P.P. (Major Development) 2005
- S.E.P.P. (Mining, Petroleum Production and Extractive Industries) 2007
- S.E.P.P. (Temporary Structures) 2007
- S.E.P.P. (Infrastructure) 2007
- S.E.P.P. (Exempt and Complying Development Codes) 2008
- S.E.P.P. (Affordable Rental Housing) 2009

Any enquiries regarding these State Planning Policies should be directed to the Department of Planning on: 1300 305 695 or 02 9228 6333. Information can also be obtained from the Department's website at <http://www.planning.nsw.gov.au>

- (1) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

2. The following proposed environmental planning instruments apply to the land:

- None

- (2) The name of each development control plan that applies to the carrying out of development on the land.

3. The following development control plans (D.C.P's) apply to the land:

- Marrickville Development Control Plan 2011

ITEM 2

Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,

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- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- (d) the purposes for which the instrument provides that development is prohibited within the zone,
- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,
- (f) whether the land includes or comprises critical habitat,
- (g) whether the land is in a conservation area (however described),
- (h) whether an item of environmental heritage (however described) is situated on the land.

Item 2 (a), (b), (c) & (d) – Zoning and Land use table

IN1 - General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To protect industrial land in proximity to Sydney Airport and Port Botany.
- To enable a purpose built dwelling house to be used in certain circumstances as a dwelling house.

2 Permitted without consent

Home occupations

3 Permitted with consent

Agricultural produce industries; Depots; Dwelling houses; Freight transport facilities; General industries; Industrial training facilities; Intensive plant agriculture; Kiosks; Light industries; Markets; Neighbourhood shops; Roads; Take away food and drink premises; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

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

Item 2 (e) – Minimum land dimensions

There are NO minimum land dimensions for the erection of a dwelling house on the land. All applications for the erection of a dwelling house will be assessed in accordance with the Environmental Planning and Assessment Act, 1979.

Item 2 (f) – Critical habitat

The land DOES NOT include or comprise critical habitat.

Item 2 (g) – Conservation Area

The land IS NOT within a heritage conservation area referred to in Schedule 5 of Marrickville Local Environmental Plan 2011

Item 2 (h) – Heritage Item

An item of environmental heritage IS NOT situated on the land under Marrickville Local Environmental Plan 2011

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ITEM 2A

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

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP), or
 - (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
 - (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,
- the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land IS NOT land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies.

ITEM 3

Complying development

(1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

(2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

General Housing Code

No. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land.

The land is excluded land identified as being within ANEF 25 or higher, unless the development is for the erection of ancillary development

Housing Alterations Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

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General Development Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

General Commercial and Industrial Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Subdivisions Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Demolitions Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

ITEM 4

Coastal protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

No.

ITEM 4A

Certain information relating to beaches and coasts

(1) In relation to a coastal council – whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO order has been made under Part 4D of the Coastal Protection Act 1979.

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(2) In relation to a coastal council:

- (a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

Council HAS NOT been notified under Section 55X of the Coastal Protection Act 1979.

- (b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not Applicable

(3) (Repealed)

ITEM 4B

Annual charges under Local Government Act 1993 for coastal protection services that relate to the existing coastal protection works

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

The land IS NOT subject to any annual charges under Section 496B of the Local Government Act 1993.

ITEM 5

Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

No.

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ITEM 6

Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

The land IS NOT affected by a road widening or road realignment under:

- (i) Part 3 Division 2 of the Roads Act 1993
- (ii) any environmental planning instrument; or
- (iii) any resolution of the Council

ITEM 7

Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

- Council HAS adopted by resolution and in accordance with S.72 of the Environmental Planning & Assessment Act, 1979 a development control plan incorporating Council's policy on contaminated land. The Plan has been prepared substantially in accordance with State Environmental Planning Policy No. 55, and the Contaminated Land Planning Guidelines. This policy may affect development of land:

- (a) which is affected by contamination;
- (b) which has been used for certain purposes;
- (c) in respect of which there is not sufficient information about contamination;
- (d) which is proposed to be used for certain purposes;
- (e) in other circumstances contained in the development control plan and policy;

and in some cases may restrict the development of land.

- The land IS identified as being subject to acid sulfate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011. Development on land that is subject to acid sulphate soil risk requires development consent and the preparation of an acid sulphate soils management plan subject to a preliminary assessment of the proposed works prepared in accordance with the Acid

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Sulfate Soils Manual. Development consent is not required where the works involve the disturbance of less than 1 tonne of soil or are not likely to lower the watertable.

- Council HAS NOT by resolution (aside from the matters raised in the above item(s)) adopted a policy to restrict the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).
- Council HAS received no notification of the type described in item 7(b) from a public authority of a policy adopted by that authority that restricts the development of the land because of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

ITEM 7A

Flood related development controls information

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

Yes.

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

Yes.

(3) Words and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plan) Order 2006*.

ITEM 8

Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The land IS NOT reserved, in part or whole, for acquisition by a public authority, as referred to in

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section 27 of the Act, under:

- (i) any environmental planning instrument
- (ii) deemed environmental planning instrument; or
- (iii) draft environmental planning instrument

ITEM 9

Contributions plans

The name of each contributions plan applying to the land.

Marrickville Section 94 Contributions Plan 2004.

ITEM 9A

Biodiversity certified land

If the land is biodiversity certified land (within the meaning of *Part 7AA of the Threatened Species Conservation Act 1995*) a statement to that effect.

The land IS NOT biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995).

ITEM 10

Biobanking agreements

If the land is land to which a biobanking agreement under *Part 7A of the Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

The land IS NOT land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates.

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ITEM 11

Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land IS NOT bush fire prone land.

ITEM 12

Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

No.

ITEM 13

Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

ITEM 14

Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

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ITEM 15

Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning, and
- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

Item 15(a)

There IS NOT a current site compatibility certificate (seniors housing) relating to the land

Item 15(b)

There ARE NO applicable terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land

ITEM 16

Site compatibility certificate for Infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

There IS NOT a current site compatibility certificate (infrastructure) relating to the land

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ITEM 17

Site compatibility certificate and conditions affecting affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

 - (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department of Planning.

(2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

Item 17(1)

There IS NOT a current site compatibility certificate (affordable rental housing) relating to the land

Item 17(2)

There ARE NO applicable terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land

ITEM 18

Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

Nil.

- (2) The date of any subdivision order that applies to the land.

Not applicable.

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

Not Applicable.

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ITEM 19

Site verification certificates

(1) A statement of whether there is a current site verification certificate, of which council is aware, in respect of the land and, if there is a certificate, the statement is to include:

a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

b) the date on which the certificate ceases to be current (if any), and

c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure

Not applicable.

OTHER ITEMS (i)

Section 23 exemption or Section 24 authorisation

Whether an exemption under Section 23 or an authorisation under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* No 1 has been issued by the Co-ordinator General in relation to the land.

An exemption under Section 23 or an authorisation under Section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 No 1 HAS NOT been issued by the Co-ordinator General in relation to the land.

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

Cert. No: PC201302161

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OTHER ITEMS (ii)

Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the Contaminated Land Management Act 1997 prescribes the following additional matters that are to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of the Act - if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act - if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

**PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING &
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Information provided in this planning certificate is in accordance with the matters prescribed under Schedule 4 of the Environmental Planning and Assessment Regulation 2000.

Council draws your attention to Section 149 (6) which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).

This is the end of the Certificate as prescribed under section 149(2) of the Environmental Planning and Assessment Act 1979.

Please contact the Planning Services Section for further information about any instruments or affectations referred to in the Certificate.



**MARCUS ROWAN
MANAGER, PLANNING SERVICES**

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

Cert. No.: PC201302176
Page No: 1 of 16
Date: 20/11/2013

APPLICANT
S XARRAS
Po Box 3247
Marrickville Metro, 2204

PROPERTY
8 Mitchell Street
MARRICKVILLE NSW 2204
Lot 14 Sec 1 DP 4590

PROPERTY NO.
17192

REFERENCE

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

ITEM 1

Names of relevant planning instruments and DCPs

(1)	The name of each environmental planning instrument that applies to the carrying out of development on the land.
-----	---

1. The following environmental planning instruments apply to the land:

- Marrickville Local Environmental Plan 2011 – Amendment 1
- S.E.P.P. No. 6 Number of Storeys in a Building
- S.E.P.P. No. 19 Bushland in Urban Areas
- S.E.P.P. No. 21 Caravan Parks
- S.E.P.P. No. 22 Shops and Commercial Premises
- S.E.P.P. No. 30 Intensive Agricultures
- S.E.P.P. No. 32 Urban Consolidation (Redevelopment of Urban Land)
- S.E.P.P. No. 33 Hazardous and Offensive Development
- S.E.P.P. No. 50 Canal Estates
- S.E.P.P. No. 53 Transitional Provisions
- S.E.P.P. No. 55 Remediation of Land
- S.E.P.P. No. 62 Sustainable Aquaculture
- S.E.P.P. No. 64 Advertising and Signage
- S.E.P.P. No. 65 Design Quality of Residential Flat Development

Phone 02 9335 2222
Fax 02 9335 2029
TTY 02 9335 2025 (hearing impaired)
Email council@marrickville.nsw.gov.au
Website www.marrickville.nsw.gov.au

ENGLISH

IMPORTANT

This letter contains important information. If you do not understand it, please ask a relative or friend to translate it or come to Council and discuss the letter with Council's staff using the Telephone Interpreter Service.

GREEK

ΣΗΜΑΝΤΙΚΟ

Αυτή η επιστολή περιέχει σημαντικές πληροφορίες. Αν δεν τις καταλαβαίνετε, παρακαλείστε να ζητήσετε από ένα συγγενή ή φίλο να σας τις μεταφράσει ή να έλθετε στα γραφεία της Δημαρχίας και να συζητήσετε την επιστολή με προσωπικό της Δημαρχίας χρησιμοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

PORTUGUESE

IMPORTANTE

Este carta contém informação importante. Se não o compreender peça a uma pessoa de família ou a um/a amigo/a para o traduzir ou venha até à Câmara Municipal (Council) para discutir o assunto através do Serviço de Intérpretes pelo Telefone (Telephone Interpreter Service).

ARABIC

هَامَ
تحتوي هذه الرسالة معلومات هامة. فإذا لم تستوعبها يرجى أن تطلبوا من أحد أقربائكم أو أصدقائكم شرحها لكم، أو تفضلوا إلى البلدية واجلبوا الرسالة معكم لكي تناقشوها مع أحد موظفي البلدية من خلال الإستعانة بخدمة الترجمة الهاتفية.

VIETNAMESE

THÔNG TIN QUAN TRỌNG

Nội dung thư này gồm có các thông tin quan trọng. Nếu đọc không hiểu, xin quý vị nhờ thân nhân hay bạn bè dịch giúp hoặc đem đến Hội đồng Thành phố để thảo luận với nhân viên qua trung gian Dịch vụ Thông dịch qua Điện thoại.

MANDARIN

重要资料

本信写有重要资料。如果不明白，请亲友为您翻译，或到市政府来，通过电话传译服务，与市政府工作人员讨论此信。

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- S.E.P.P. (Housing for Seniors or People with a Disability) 2004
- S.E.P.P. (Building Sustainability Index: BASIX) 2004
- S.E.P.P. (Major Development) 2005
- S.E.P.P. (Mining, Petroleum Production and Extractive Industries) 2007
- S.E.P.P. (Temporary Structures) 2007
- S.E.P.P. (Infrastructure) 2007
- S.E.P.P. (Exempt and Complying Development Codes) 2008
- S.E.P.P. (Affordable Rental Housing) 2009

Any enquiries regarding these State Planning Policies should be directed to the Department of Planning on: 1300 305 695 or 02 9228 6333. Information can also be obtained from the Department's website at <http://www.planning.nsw.gov.au>

- (1) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

2. The following proposed environmental planning instruments apply to the land:

- None

- (2) The name of each development control plan that applies to the carrying out of development on the land.

3. The following development control plans (D.C.P's) apply to the land:

- Marrickville Development Control Plan 2011

ITEM 2

Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,

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- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- (d) the purposes for which the instrument provides that development is prohibited within the zone,
- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,
- (f) whether the land includes or comprises critical habitat,
- (g) whether the land is in a conservation area (however described),
- (h) whether an item of environmental heritage (however described) is situated on the land.

Item 2 (a), (b), (c) & (d) – Zoning and Land use table

IN1 - General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To protect industrial land in proximity to Sydney Airport and Port Botany.
- To enable a purpose built dwelling house to be used in certain circumstances as a dwelling house.

2 Permitted without consent

Home occupations

3 Permitted with consent

Agricultural produce industries; Depots; Dwelling houses; Freight transport facilities; General industries; Industrial training facilities; Intensive plant agriculture; Kiosks; Light industries; Markets; Neighbourhood shops; Roads; Take away food and drink premises; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

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

Item 2 (e) – Minimum land dimensions

There are NO minimum land dimensions for the erection of a dwelling house on the land. All applications for the erection of a dwelling house will be assessed in accordance with the Environmental Planning and Assessment Act, 1979.

Item 2 (f) – Critical habitat

The land DOES NOT include or comprise critical habitat.

Item 2 (g) – Conservation Area

The land IS NOT within a heritage conservation area referred to in Schedule 5 of Marrickville Local Environmental Plan 2011

Item 2 (h) – Heritage Item

An item of environmental heritage IS NOT situated on the land under Marrickville Local Environmental Plan 2011

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ITEM 2A

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

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land IS NOT land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies.

ITEM 3

Complying development

(1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

(2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

General Housing Code

No. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land.

The land is excluded land identified as being within ANEF 25 or higher, unless the development is for the erection of ancillary development

Housing Alterations Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

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General Development Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

General Commercial and Industrial Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Subdivisions Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Demolitions Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

ITEM 4

Coastal protection

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

No.

ITEM 4A

Certain information relating to beaches and coasts

(1) In relation to a coastal council – whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO order has been made under Part 4D of the *Coastal Protection Act 1979*.

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(2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

Council HAS NOT been notified under Section 55X of the Coastal Protection Act 1979.

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not Applicable

(3) (Repealed)

ITEM 4B

Annual charges under Local Government Act 1993 for coastal protection services that relate to the existing coastal protection works

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

The land IS NOT subject to any annual charges under Section 496B of the Local Government Act 1993.

ITEM 5

Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

No.

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ITEM 6

Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

The land IS NOT affected by a road widening or road realignment under:

- (i) Part 3 Division 2 of the Roads Act 1993
- (ii) any environmental planning instrument; or
- (iii) any resolution of the Council

ITEM 7

Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

- Council HAS adopted by resolution and in accordance with S.72 of the Environmental Planning & Assessment Act, 1979 a development control plan incorporating Council's policy on contaminated land. The Plan has been prepared substantially in accordance with State Environmental Planning Policy No. 55, and the Contaminated Land Planning Guidelines. This policy may affect development of land:

- (a) which is affected by contamination;
- (b) which has been used for certain purposes;
- (c) in respect of which there is not sufficient information about contamination;
- (d) which is proposed to be used for certain purposes;
- (e) in other circumstances contained in the development control plan and policy;

and in some cases may restrict the development of land.

- The land IS identified as being subject to acid sulfate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011. Development on land that is subject to acid sulphate soil risk requires development consent and the preparation of an acid sulphate soils management plan subject to a preliminary assessment of the proposed works prepared in accordance with the Acid

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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Sulfate Soils Manual. Development consent is not required where the works involve the disturbance of less than 1 tonne of soil or are not likely to lower the watertable.

- Council HAS NOT by resolution (aside from the matters raised in the above item(s)) adopted a policy to restrict the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).
- Council HAS received no notification of the type described in item 7(b) from a public authority of a policy adopted by that authority that restricts the development of the land because of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

ITEM 7A

Flood related development controls information

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

Yes.

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

Yes.

(3) Words and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plan) Order 2006*.

ITEM 8

Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The land IS NOT reserved, in part or whole, for acquisition by a public authority, as referred to in

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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section 27 of the Act, under:

- (i) any environmental planning instrument
- (ii) deemed environmental planning instrument; or
- (iii) draft environmental planning instrument

ITEM 9

Contributions plans

The name of each contributions plan applying to the land.

Marrickville Section 94 Contributions Plan 2004.

ITEM 9A

Biodiversity certified land

If the land is biodiversity certified land (within the meaning of *Part 7AA of the Threatened Species Conservation Act 1995*) a statement to that effect.

The land IS NOT biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995).

ITEM 10

Biobanking agreements

If the land is land to which a biobanking agreement under *Part 7A of the Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

The land IS NOT land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates.

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ITEM 11

Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land IS NOT bush fire prone land.

ITEM 12

Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

No.

ITEM 13

Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

ITEM 14

Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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ITEM 15

Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning, and
- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

Item 15(a)

There IS NOT a current site compatibility certificate (seniors housing) relating to the land

Item 15(b)

There ARE NO applicable terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land

ITEM 16

Site compatibility certificate for Infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

There IS NOT a current site compatibility certificate (infrastructure) relating to the land

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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ITEM 17

Site compatibility certificate and conditions affecting affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

 - (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department of Planning.

(2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

Item 17(1)

There IS NOT a current site compatibility certificate (affordable rental housing) relating to the land

Item 17(2)

There ARE NO applicable terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land

ITEM 18

Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

Nil.

- (2) The date of any subdivision order that applies to the land.

Not applicable.

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

Not Applicable.

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ITEM 19

Site verification certificates

(1) A statement of whether there is a current site verification certificate, of which council is aware, in respect of the land and, if there is a certificate, the statement is to include:

a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

b) the date on which the certificate ceases to be current (if any), and

c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure

Not applicable.

OTHER ITEMS (i)

Section 23 exemption or Section 24 authorisation

Whether an exemption under Section 23 or an authorisation under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* No 1 has been issued by the Co-ordinator General in relation to the land.

An exemption under Section 23 or an authorisation under Section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 No 1 HAS NOT been issued by the Co-ordinator General in relation to the land.

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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OTHER ITEMS (ii)

Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the *Contaminated Land Management Act 1997* prescribes the following additional matters that are to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of the Act - if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act - if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

**PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING &
ASSESSMENT ACT, 1979.**

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Information provided in this planning certificate is in accordance with the matters prescribed under Schedule 4 of the Environmental Planning and Assessment Regulation 2000.

Council draws your attention to Section 149 (6) which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).

This is the end of the Certificate as prescribed under section 149(2) of the Environmental Planning and Assessment Act 1979.

Please contact the Planning Services Section for further information about any instruments or affectations referred to in the Certificate.

A handwritten signature in black ink, appearing to read 'MR', followed by a blue ink stamp or signature.

**MARCUS ROWAN
MANAGER, PLANNING SERVICES**

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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Page No: 1 of 16
Date: 20/11/2013

APPLICANT
S XARRAS
Po Box 3247
Marrickville Metro, 2204

PROPERTY
9 Farr Street
MARRICKVILLE NSW 2204
Part Lot A DP 304426

PROPERTY NO.
8917

REFERENCE

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

ITEM 1

Names of relevant planning instruments and DCPs

(1)	The name of each environmental planning instrument that applies to the carrying out of development on the land.
-----	---

1. The following environmental planning instruments apply to the land:

- Marrickville Local Environmental Plan 2011 – Amendment 1
- S.E.P.P. No. 6 Number of Storeys in a Building
- S.E.P.P. No. 19 Bushland in Urban Areas
- S.E.P.P. No. 21 Caravan Parks
- S.E.P.P. No. 22 Shops and Commercial Premises
- S.E.P.P. No. 30 Intensive Agricultures
- S.E.P.P. No. 32 Urban Consolidation (Redevelopment of Urban Land)
- S.E.P.P. No. 33 Hazardous and Offensive Development
- S.E.P.P. No. 50 Canal Estates
- S.E.P.P. No. 53 Transitional Provisions
- S.E.P.P. No. 55 Remediation of Land
- S.E.P.P. No. 62 Sustainable Aquaculture
- S.E.P.P. No. 64 Advertising and Signage
- S.E.P.P. No. 65 Design Quality of Residential Flat Development

Phone 02 9335 2222
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Email council@marrickville.nsw.gov.au
Website www.marrickville.nsw.gov.au

ENGLISH

IMPORTANT

This letter contains important information. If you do not understand it, please ask a relative or friend to translate it or come to Council and discuss the letter with Council's staff using the Telephone Interpreter Service.

GREEK

ΣΗΜΑΝΤΙΚΟ

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PORTUGUESE

IMPORTANTE

Este carta contém informação importante. Se não o compreender peça a uma pessoa de família ou a um/a amigo/a para o traduzir ou venha até à Câmara Municipal (Council) para discutir o assunto através do Serviço de Intérpretes pelo Telefone (Telephone Interpreter Service).

ARABIC

هَامَ
تحتوي هذه الرسالة معلومات هامة. فإذا لم تستوعبها يرجى أن
تطلبوا من أحد أقربائكم أو أصدقائكم شرحها لكم، أو تفضلوا إلى البلدية
واجلبوا الرسالة معكم لكي تناقشوها مع أحد موظفي البلدية من خلال
الإستعانة بخدمة الترجمة الهاتفية.

VIETNAMESE

THÔNG TIN QUAN TRỌNG

Nội dung thư này gồm có các thông tin quan trọng.
Nếu đọc không hiểu, xin quý vị nhờ thân nhân hay
bạn bè dịch giúp hoặc đem đến Hội đồng Thành
phố để thảo luận với nhân viên qua trung gian Dịch
vụ Thông dịch qua Điện thoại.

MANDARIN

重要资料

本信写有重要资料。如果不明白，请亲友为您翻译，
或到市政府来，通过电话传译服务，与市政府工作人
员讨论此信。

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- S.E.P.P. (Housing for Seniors or People with a Disability) 2004
- S.E.P.P. (Building Sustainability Index: BASIX) 2004
- S.E.P.P. (Major Development) 2005
- S.E.P.P. (Mining, Petroleum Production and Extractive Industries) 2007
- S.E.P.P. (Temporary Structures) 2007
- S.E.P.P. (Infrastructure) 2007
- S.E.P.P. (Exempt and Complying Development Codes) 2008
- S.E.P.P. (Affordable Rental Housing) 2009

Any enquiries regarding these State Planning Policies should be directed to the Department of Planning on: 1300 305 695 or 02 9228 6333. Information can also be obtained from the Department's website at <http://www.planning.nsw.gov.au>

- (1) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

2. The following proposed environmental planning instruments apply to the land:

- None

- (2) The name of each development control plan that applies to the carrying out of development on the land.

3. The following development control plans (D.C.P's) apply to the land:

- Marrickville Development Control Plan 2011

ITEM 2

Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,

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- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- (d) the purposes for which the instrument provides that development is prohibited within the zone,
- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,
- (f) whether the land includes or comprises critical habitat,
- (g) whether the land is in a conservation area (however described),
- (h) whether an item of environmental heritage (however described) is situated on the land.

Item 2 (a), (b), (c) & (d) – Zoning and Land use table

IN1 - General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To protect industrial land in proximity to Sydney Airport and Port Botany.
- To enable a purpose built dwelling house to be used in certain circumstances as a dwelling house.

2 Permitted without consent

Home occupations

3 Permitted with consent

Agricultural produce industries; Depots; Dwelling houses; Freight transport facilities; General industries; Industrial training facilities; Intensive plant agriculture; Kiosks; Light industries; Markets; Neighbourhood shops; Roads; Take away food and drink premises; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

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

Item 2 (e) – Minimum land dimensions

There are NO minimum land dimensions for the erection of a dwelling house on the land. All applications for the erection of a dwelling house will be assessed in accordance with the Environmental Planning and Assessment Act, 1979.

Item 2 (f) – Critical habitat

The land DOES NOT include or comprise critical habitat.

Item 2 (g) – Conservation Area

The land IS NOT within a heritage conservation area referred to in Schedule 5 of Marrickville Local Environmental Plan 2011

Item 2 (h) – Heritage Item

An item of environmental heritage IS NOT situated on the land under Marrickville Local Environmental Plan 2011

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ITEM 2A

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

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP), or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land IS NOT land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies.

ITEM 3

Complying development

(1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

(2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

General Housing Code

No. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land.

The land is excluded land identified as being less than 200sqm in area

The land is excluded land identified as being within ANEF 25 or higher, unless the development is for the erection of ancillary development

Housing Alterations Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

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General Development Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

General Commercial and Industrial Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Subdivisions Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Demolitions Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

ITEM 4

Coastal protection

Whether or not the land is affected by the operation of section 38 or 39 of the <u>Coastal Protection Act 1979</u> , but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

No.

ITEM 4A

Certain information relating to beaches and coasts

(1) In relation to a coastal council – whether an order has been made under Part 4D of the <u>Coastal Protection Act 1979</u> in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.
--

NO order has been made under Part 4D of the Coastal Protection Act 1979.

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(2) In relation to a coastal council:

- (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

Council HAS NOT been notified under Section 55X of the *Coastal Protection Act 1979*.

- (b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not Applicable

(3) (Repealed)

ITEM 4B

Annual charges under Local Government Act 1993 for coastal protection services that relate to the existing coastal protection works

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

The land IS NOT subject to any annual charges under Section 496B of the *Local Government Act 1993*.

ITEM 5

Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

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ITEM 6

Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

The land IS NOT affected by a road widening or road realignment under:

- (i) Part 3 Division 2 of the Roads Act 1993
- (ii) any environmental planning instrument; or
- (iii) any resolution of the Council

ITEM 7

Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

- Council HAS adopted by resolution and in accordance with S.72 of the Environmental Planning & Assessment Act, 1979 a development control plan incorporating Council's policy on contaminated land. The Plan has been prepared substantially in accordance with State Environmental Planning Policy No. 55, and the Contaminated Land Planning Guidelines. This policy may affect development of land:

- (a) which is affected by contamination;
- (b) which has been used for certain purposes;
- (c) in respect of which there is not sufficient information about contamination;
- (d) which is proposed to be used for certain purposes;
- (e) in other circumstances contained in the development control plan and policy;

and in some cases may restrict the development of land.

- The land IS identified as being subject to acid sulfate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011. Development on land that is subject to acid sulphate soil risk requires development consent and the preparation of an acid sulphate soils management plan subject to a preliminary assessment of the proposed works prepared in accordance with the Acid

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Sulfate Soils Manual. Development consent is not required where the works involve the disturbance of less than 1 tonne of soil or are not likely to lower the watertable.

- Council HAS NOT by resolution (aside from the matters raised in the above item(s)) adopted a policy to restrict the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).
- Council HAS received no notification of the type described in item 7(b) from a public authority of a policy adopted by that authority that restricts the development of the land because of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

ITEM 7A

Flood related development controls information

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

Yes.

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

Yes.

(3) Words and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plan) Order 2006*.

ITEM 8

Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The land IS NOT reserved, in part or whole, for acquisition by a public authority, as referred to in

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section 27 of the Act, under:

- (i) any environmental planning instrument
- (ii) deemed environmental planning instrument; or
- (iii) draft environmental planning instrument

ITEM 9

Contributions plans

The name of each contributions plan applying to the land.

Marrickville Section 94 Contributions Plan 2004.

ITEM 9A

Biodiversity certified land

If the land is biodiversity certified land (within the meaning of *Part 7AA of the Threatened Species Conservation Act 1995*) a statement to that effect.

The land IS NOT biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995).

ITEM 10

Biobanking agreements

If the land is land to which a biobanking agreement under *Part 7A of the Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

The land IS NOT land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates.

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ITEM 11

Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land IS NOT bush fire prone land.

ITEM 12

Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

No.

ITEM 13

Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

ITEM 14

Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

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ITEM 15

Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning, and
- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

Item 15(a)

There IS NOT a current site compatibility certificate (seniors housing) relating to the land

Item 15(b)

There ARE NO applicable terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land

ITEM 16

Site compatibility certificate for Infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

There IS NOT a current site compatibility certificate (infrastructure) relating to the land

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ITEM 17

Site compatibility certificate and conditions affecting affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

 - (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department of Planning.

(2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

Item 17(1)

There IS NOT a current site compatibility certificate (affordable rental housing) relating to the land

Item 17(2)

There ARE NO applicable terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land

ITEM 18

Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

Nil.

- (2) The date of any subdivision order that applies to the land.

Not applicable.

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

Not Applicable.

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ITEM 19

Site verification certificates

(1) A statement of whether there is a current site verification certificate, of which council is aware, in respect of the land and, if there is a certificate, the statement is to include:

a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

b) the date on which the certificate ceases to be current (if any), and

c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure

Not applicable.

OTHER ITEMS (i)

Section 23 exemption or Section 24 authorisation

Whether an exemption under Section 23 or an authorisation under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* No 1 has been issued by the Co-ordinator General in relation to the land.

An exemption under Section 23 or an authorisation under Section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 No 1 HAS NOT been issued by the Co-ordinator General in relation to the land.

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

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OTHER ITEMS (ii)

Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the *Contaminated Land Management Act 1997* prescribes the following additional matters that are to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of the Act - if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act - if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

**PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING &
ASSESSMENT ACT, 1979.**

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Information provided in this planning certificate is in accordance with the matters prescribed under Schedule 4 of the Environmental Planning and Assessment Regulation 2000.

Council draws your attention to Section 149 (6) which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).

This is the end of the Certificate as prescribed under section 149(2) of the Environmental Planning and Assessment Act 1979.

Please contact the Planning Services Section for further information about any instruments or affectations referred to in the Certificate.



MARCUS ROWAN
MANAGER, PLANNING SERVICES

PLANNING CERTIFICATE UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

Cert. No.: PC201302171
Page No: 1 of 16
Date: 20/11/2013

APPLICANT
S XARRAS
Po Box 3247
Marrickville Metro, 2204

PROPERTY
11 Farr Street
MARRICKVILLE NSW 2204
Part Lot A DP 304426

PROPERTY NO.
8916

REFERENCE

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

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1. The following environmental planning instruments apply to the land:

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- S.E.P.P. No. 65 Design Quality of Residential Flat Development

ENGLISH

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GREEK

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Este carta contém informação importante. Se não o compreender peça a uma pessoa de família ou a um/a amigo/a para o traduzir ou venha até à Câmara Municipal (Council) para discutir o assunto através do Serviço de Intérpretes pelo Telefone (Telephone Interpreter Service).

ARABIC

هَامَّ
تحتوي هذه الرسالة معلومات هامة. فإذا لم تستوعبوها يرجى أن تطلبوا من أحد أقربائكم أو أصدقائكم شرحها لكم، أو تفضلوا إلى البلدية واجلبوا الرسالة معكم لكي تناقشوها مع أحد موظفي البلدية من خلال الإستعانة بخدمة الترجمة الهاتفية.

VIETNAMESE

THÔNG TIN QUAN TRỌNG

Nội dung thư này gồm có các thông tin quan trọng. Nếu đọc không hiểu, xin quý vị nhờ thân nhân hay bạn bè dịch giúp hoặc đem đến Hội đồng Thành phố để thảo luận với nhân viên qua trung gian Dịch vụ Thông dịch qua Điện thoại.

MANDARIN

重要资料

本信写有重要资料。如果不明白，请亲友为您翻译，或到市政府来，通过电话传译服务，与市政府工作人员讨论此信。

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- S.E.P.P. (Housing for Seniors or People with a Disability) 2004
- S.E.P.P. (Building Sustainability Index: BASIX) 2004
- S.E.P.P. (Major Development) 2005
- S.E.P.P. (Mining, Petroleum Production and Extractive Industries) 2007
- S.E.P.P. (Temporary Structures) 2007
- S.E.P.P. (Infrastructure) 2007
- S.E.P.P. (Exempt and Complying Development Codes) 2008
- S.E.P.P. (Affordable Rental Housing) 2009

Any enquiries regarding these State Planning Policies should be directed to the Department of Planning on: 1300 305 695 or 02 9228 6333. Information can also be obtained from the Department's website at <http://www.planning.nsw.gov.au>

- | | |
|-----|---|
| (1) | The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved). |
|-----|---|

2. The following proposed environmental planning instruments apply to the land:

- None

- | | |
|-----|--|
| (2) | The name of each development control plan that applies to the carrying out of development on the land. |
|-----|--|

3. The following development control plans (D.C.P's) apply to the land:

- Marrickville Development Control Plan 2011

ITEM 2

Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):
--

- | |
|---|
| <ul style="list-style-type: none">(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent, |
|---|

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- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- (d) the purposes for which the instrument provides that development is prohibited within the zone,
- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,
- (f) whether the land includes or comprises critical habitat,
- (g) whether the land is in a conservation area (however described),
- (h) whether an item of environmental heritage (however described) is situated on the land.

Item 2 (a), (b), (c) & (d) – Zoning and Land use table

IN1 - General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To protect industrial land in proximity to Sydney Airport and Port Botany.
- To enable a purpose built dwelling house to be used in certain circumstances as a dwelling house.

2 Permitted without consent

Home occupations

3 Permitted with consent

Agricultural produce industries; Depots; Dwelling houses; Freight transport facilities; General industries; Industrial training facilities; Intensive plant agriculture; Kiosks; Light industries; Markets; Neighbourhood shops; Roads; Take away food and drink premises; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

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

Item 2 (e) – Minimum land dimensions

There are NO minimum land dimensions for the erection of a dwelling house on the land. All applications for the erection of a dwelling house will be assessed in accordance with the Environmental Planning and Assessment Act, 1979.

Item 2 (f) – Critical habitat

The land DOES NOT include or comprise critical habitat.

Item 2 (g) – Conservation Area

The land IS NOT within a heritage conservation area referred to in Schedule 5 of Marrickville Local Environmental Plan 2011

Item 2 (h) – Heritage Item

An item of environmental heritage IS NOT situated on the land under Marrickville Local Environmental Plan 2011

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ITEM 2A

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

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP), or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land IS NOT land to which State Environmental Planning Policy (Sydney Region Growth Centres) 2006 applies.

ITEM 3

Complying development

(1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

(2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

General Housing Code

No. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may not be carried out on this land.

The land is excluded land identified as being less than 200sqm in area

The land is excluded land identified as being within ANEF 25 or higher, unless the development is for the erection of ancillary development

Housing Alterations Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

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General Development Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

General Commercial and Industrial Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Subdivisions Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Demolitions Code

Yes. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

ITEM 4

Coastal protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

No.

ITEM 4A

Certain information relating to beaches and coasts

(1) In relation to a coastal council – whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO order has been made under Part 4D of the Coastal Protection Act 1979.

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(2) In relation to a coastal council:

- (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

Council HAS NOT been notified under Section 55X of the *Coastal Protection Act 1979*.

- (b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not Applicable

(3) (Repealed)

ITEM 4B

Annual charges under Local Government Act 1993 for coastal protection services that relate to the existing coastal protection works

In relation to a coastal council – whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

The land IS NOT subject to any annual charges under Section 496B of the *Local Government Act 1993*.

ITEM 5

Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

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ITEM 6

Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) any environmental planning instrument, or
- (c) any resolution of the council.

The land IS NOT affected by a road widening or road realignment under:

- (i) Part 3 Division 2 of the Roads Act 1993
- (ii) any environmental planning instrument; or
- (iii) any resolution of the Council

ITEM 7

Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

- Council HAS adopted by resolution and in accordance with S.72 of the Environmental Planning & Assessment Act, 1979 a development control plan incorporating Council's policy on contaminated land. The Plan has been prepared substantially in accordance with State Environmental Planning Policy No. 55, and the Contaminated Land Planning Guidelines. This policy may affect development of land:

- (a) which is affected by contamination;
- (b) which has been used for certain purposes;
- (c) in respect of which there is not sufficient information about contamination;
- (d) which is proposed to be used for certain purposes;
- (e) in other circumstances contained in the development control plan and policy;

and in some cases may restrict the development of land.

- The land IS identified as being subject to acid sulfate soil risk under clause 6.2 of Marrickville Local Environmental Plan 2011. Development on land that is subject to acid sulphate soil risk requires development consent and the preparation of an acid sulphate soils management plan subject to a preliminary assessment of the proposed works prepared in accordance with the Acid

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Sulfate Soils Manual. Development consent is not required where the works involve the disturbance of less than 1 tonne of soil or are not likely to lower the watertable.

- Council HAS NOT by resolution (aside from the matters raised in the above item(s)) adopted a policy to restrict the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).
- Council HAS received no notification of the type described in item 7(b) from a public authority of a policy adopted by that authority that restricts the development of the land because of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

ITEM 7A

Flood related development controls information

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

Yes.

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

Yes.

(3) Words and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plan) Order 2006*.

ITEM 8

Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The land IS NOT reserved, in part or whole, for acquisition by a public authority, as referred to in

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section 27 of the Act, under:

- (i) any environmental planning instrument
- (ii) deemed environmental planning instrument; or
- (iii) draft environmental planning instrument

ITEM 9

Contributions plans

The name of each contributions plan applying to the land.

Marrickville Section 94 Contributions Plan 2004.

ITEM 9A

Biodiversity certified land

If the land is biodiversity certified land (within the meaning of *Part 7AA of the Threatened Species Conservation Act 1995*) a statement to that effect.

The land IS NOT biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995).

ITEM 10

Biobanking agreements

If the land is land to which a biobanking agreement under *Part 7A of the Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

The land IS NOT land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates.