PHASE 1 CONTAMINATION ASSESSMENT
152-206 ROCKY POINT ROAD
KOGARAH NSW

Prepared for:

Lippmann Partnership
570 Crown Street
Surry Hills NSW 2010

Report Date: 28 August 2013
Project Ref: ENAURHOD04565AA

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ENAURHOD0565AA-R01 rev 1

28 August 2013

Lippmann Partnership
570 Crown Street
Surry Hills NSW 2010

Attention: Mr Ed Lippmann

Dear Ed,

RE: Phase 1 Contamination Assessment, 152-206 Rocky Point Road, Kogarah NSW

Coffey Environments Australia Pty Ltd is pleased to provide this Phase 1 Contamination Assessment for the site located at 152 – 206 Rocky Point Road, Kogarah NSW.

Please do not hesitate to contact the undersigned should you have any questions.

For and on behalf of Coffey Environments Australia Pty Ltd

Michael Dunbavan
Senior Principal

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ABBREVIATIONS

AEC	Area of Environmental Concern
AHD	Australian Height Datum
ASS	Acid Sulphate Soil
bgs	below ground surface
BTEX	Benzene, toluene, ethylbenzene, xylene
COPC	Contaminant of Potential Concern
DP	Deposited Plan
DUAP	Department of Urban Affairs and Planning
EPA	Environmental Protection Authority
ESA	Environmental Site Assessment
FLS	Flammable Liquid Store
LEP	Local Environment Plan
OCP	Organochlorine Pesticides
OEH	Office of Environment and Heritage
OPP	Organophosphoros Pesticide
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
SEPP	State Environmental Planning Policy
TPH	Total Petroleum Hydrocarbon
TRH	Total Recoverable Hydrocarbon
UST	Underground Storage Tank

EXECUTIVE SUMMARY

Coffey Environments Australia Pty Ltd (Coffey) was engaged by Lippmann Partnership to undertake a Phase 1 Contamination Assessment of the site located at 152-206 Rocky Point Road, Kogarah, NSW (the site).

Based on information provided by Lippmann Partnership, this assessment will support a rezoning application for the site and will supplement the Preliminary Contamination Assessment report previously prepared for 162-174 Rocky Point Road (Lot 1 DP 838198, and Lots A and B in DP 336722) by Coffey Geotechnics Pty Ltd in 2007 (ref: GEOTUNAN14432AC-AD).

The objective of the assessment is to assess the potential for contamination of the site resulting from its current and historical occupation to assess its suitability for rezoning.

The scope of works undertaken for this assessment included a desktop review of available current and historical information, a detailed site walkover, and preparation of this report.

The results of the Phase 1 Contamination Assessment identified the following potential sources of contamination at the site:

- Storage of petroleum hydrocarbons in USTs, including former use of the northwestern lot in the site as a service station;
- Storage of waste chemicals generated during the historical manufacture of catalytic converters;
- Storage and use of chemicals including, but not limited to, bromide and ethanol;
- Storage of waste oil;
- Operational substations located on-site;
- Current and historical use of pesticides;
- Weathering of hazardous building materials;
- Uncontrolled releases of wastewater; and
- Uncontrolled filling of the subsurface prior to, and/or in conjunction with, development of the site.

Based on a review of the site history, observations made during the site walkover and a discussion with site personnel, Coffey considers that there is:

1. A moderate to high potential for contamination of the subsurface in some parts of the site, particularly in the vicinity of former USTs and fuel lines; and
2. Insufficient information currently available to assess the suitability of the site for the proposed rezoning or suitable methods of remediation.

Assessment of the suitability of the site for rezoning was carried out with reference to Figure 2 in Section 4 of *Managing Land Contamination, Planning Guidelines: SEPP 55 – Remediation of Land* (DUAP, 1998).

For consistency with the decision making process recommended in SEPP 55 Planning Guidelines – Managing Land Contamination and given the identified potential for contamination to be present within the subsurface of the site, particularly in the vicinity of the former USTs and the heavy metal waste storage area, Coffey recommends that a targeted soil and groundwater assessment be made regarding

the presence and extent of actual subsurface contamination, if any, as a result of the past and present occupation of the site.

Coffey considers that the potential presence of subsurface contamination is unlikely to affect the suitability of the site for use in its current configuration or under its current zoning, and suggests that the recommended intrusive investigations be carried out as a condition of the rezoning consent by Council.

This report must be read in conjunction with the attached “Important Information About Your Coffey Environmental Report”.

1 INTRODUCTION

Coffey Environments Australia Pty Ltd (Coffey) was engaged by Lippmann Partnership to undertake a Limited Phase 1 Contamination Assessment of the site located at 152-206 Rocky Point Road, Kogarah, NSW (the site).

Based on information provided by Lippmann Partnership, this assessment will support a rezoning application for the site and will supplement the Preliminary Contamination Assessment report previously prepared for 162-174 Rocky Point Road (Lot 1 DP 838198, and Lots A and B in DP 336722) by Coffey Geotechnics Pty Ltd in 2007 (ref: GEOTUNAN14432-AC-AD).

The regional location of the site is presented in Figure 1.

1.1 Objective

The objective of the assessment is to assess the potential for contamination of the site resulting from its current and historical occupation to assess its suitability for rezoning from IN2 – Light Industrial (where applicable) to B6 – Enterprise Corridor (along Rocky Point Road) and R4 – Residential (eastern half of the site).

1.2 Scope of Works

The scope of works undertaken for this assessment included the following:

- Desktop review of available information including previous reports, historical land title information, current and historical aerial photographs, and on-line databases;
- Review of local geology, hydrogeology and topography maps;
- Site walkover to observe current site condition, local environmental context and surrounding land uses, potential contamination sources and visible evidence of potential contamination; and
- Preparation of this Phase 1 Contamination Assessment report in general accordance with *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW OEH, 2011).

2 SITE IDENTIFICATION

Site identification details are summarised below:

Table 2.1: Site Identification Details

Site Address	152 – 206 Rocky Point Road, Kogarah NSW
Total Site Area	Approximately 3.3 hectares
Title Identification Details	Lot 2 in Deposited Plan 405531 (152 Rock Point Road) Lot 2 in Deposited Plan 838198 (160 Rocky Point Road) Lot 1 in Deposited Plan 1144981 (168 Rocky Point Road) Lot 22 in Deposited Plan 620329 (188-200 Rocky Point Road) Lot 1 in Deposited Plan 599502 (200 Rocky Point Road) Lot 1 in Deposited Plan 666138 (206 Rocky Point Road)
Current Zoning	'IN2 - Light Industrial' under the Rockdale Local Environmental Plan 2011, with the exception of Lot 1 DP 666138 which is zoned 'R2 - Low Density Residential'

3 SITE WALKOVER

A site walkover was conducted on 8 August 2013 by an experienced Environmental Scientist. Relevant information obtained during the site walkover and from an interview with Mr Ron Aitkens (a long-serving site employee) is presented below.

3.1 Site Features

The site is an irregular-shaped parcel of land bound by Rocky Point Road to the west, Production Avenue and commercial land use to the north, Production Lane to the east, and low density residential land use to the south.

The land use within each of the six lots that comprise the site is summarised below.

Lot 2 DP 405531 (152 Rock Point Road)

This lot comprises the northwestern quadrant of the site and is the location of a furniture showroom of brick construction (Site Photograph 1), adjoining a metal and timber warehouse used for furniture storage.

A bitumen sealed car park comprises the northwestern portion of the site (Site Photograph 2), with vehicle access via Rocky Point Road and Production Avenue. Raised garden beds (grass) are present adjacent to the northern and western site boundaries.

Lot 1 DP 1144981 (168 Rocky Point Road)

The western half of the lot comprises a recently constructed three-storey office building of reinforced concrete and glass construction (Site Photograph 3).

The eastern half of the lot has a warehouse of concrete and steel construction, suspended over a split-level car park.

Vehicle access and egress to this portion of the site is via bitumen sealed driveways that run along the northern and southern boundaries (Site Photograph 4).

Lot 1 DP 599502, Lot 22 DP 620329 and Lot 2 DP 838198 (160 and 188-200 Rocky Point Road)

This portion of the site is occupied by Darrell Lee and comprises several detached buildings used for the manufacture of confectionary.

Lot 1 fronts Rocky Point Road and includes a concrete warehouse used for storage, and a single-storey brick residence currently used as an office.

A cooling tower is located on a suspended platform between the warehouse and the office (Site Photograph 5).

Vehicle access to Lot 1 is via Rocky Point Road.

Lot 2 comprises the northeastern portion of the site. A two-storey brick building runs along the western and southern boundaries of the lot. The building is used for storage and office space.

A transformer and substation are located within the northwestern corner of Lot 2, adjacent to the building (Site Photograph 6).

A single-storey brick building is located in the centre of Lot 2 (Site Photograph 7). This building is used as a flammable liquid store (FLS) for ethanol used in the manufacture of confectionary. The building is accessed via roller doors along its eastern façade. A concrete bund extends from the eastern face of the building to contain chemical spills, however no visible surface staining indicating past spillage was observed.

A concrete sealed car park is located to the immediate east of the FLS.

The remainder of Lot 2 is occupied by concrete sealed vehicle accessways and landscaping (grass).

Vehicle access to Lot 2 is via Production Lane.

Lot 22 is the location of a large multi-level brick building that is primarily used for manufacturing and storage of confectionary. Based on anecdotal information from Mr Aitkens, it is understood that the external eaves around the perimeter of the building are asbestos cement sheeting.

The eastern end of the building comprises the engineering section of the factory where machinery used in making confectionary is dismantled and overhauled. An elevated concrete pit used for the containment of waste oil in 44-gallon drums is present within the engineering section (eastern end) of the building (Site Photograph 8). The waste oil typically comprises heavy fraction gear box oil which is disposed off-site by a licensed waste contractor. Surface staining was not observed either within the pit or on the surrounding concrete floor.

Information provided by Mr Aitkens indicated that an underground storage tank (UST) is located adjacent to the central northern boundary of Lot 22 (Site Photograph 9). The UST formerly contained diesel which fuelled the boilers for the steam generators used in the cooking process of sugar, water and glucose (i.e. pressure cookers). It is understood that the UST was decommissioned in-situ in the 1980s. No vent pipes were visible, however above ground fuel lines to the factory were observed.

A wastewater treatment plant is located within the northeastern corner of Lot 22 (Site Photograph 10). The treatment plant uses caustic soda to neutralise sugar and glucose within the wastewater stream generated from the cooking process.

The eastern portion of Lot 22 is a concrete sealed car park used for the storage of miscellaneous items including former factory equipment and drums containing ethanol (Site Photographs 11 to 14).

An electrical substation is located within a small brick building located in the northwestern corner of Lot 22.

Waste generated on-site includes wastewater which is treated prior to discharge to sewer under a trade waste agreement, waste oil which is stored in drums prior to off-site disposal by a licensed waste contractor, and general waste which is appropriately stored on-site prior to off-site disposal by a licensed contractor.

Vehicle access to Lot 22 is via a driveway off Rocky Point Road that runs adjacent to the northern boundary of the lot (Site Photograph 15).

Vehicle accessways and areas of the site not occupied by buildings typically comprise concrete and bitumen pavements which were observed to be in good condition with no visible staining, however the land between the building and the southern boundary of Lot 22 is grass covered (Site Photographs 16 to 18).

Lot 1 DP 666138 (206 Rocky Point Road)

This portion of the site is occupied by a single-storey brick residence (Site Photograph 19) with a concrete sealed driveway leading to a garage in the northeastern corner of the lot.

The front and rear yards are grassed and include several mature trees.

Vehicle access to this portion of the site is via Rocky Point Road.

3.2 Surrounding Land Use

During the site walkover, Coffey observed that the general land use surrounding the site includes:

North: Production Avenue with commercial land use beyond;

East: Production Lane with parkland (including baseball fields and wetlands) beyond;

South: Low density residential premises; and

West: Low to medium density residential land use including detached dwellings and apartments.

3.3 Topography and Hydrology

Review of the 1:25,000 Botany Bay Topographic Map indicates that the site and immediately surrounding land lies at an elevation of approximately 10m Australian Height Datum (AHD).

Inspection of the site indicates that a topographic crossfall is present from the western site boundary towards the east.

No surface drainage dissects or surrounds the site. The closest waterways to the site are a concrete-lined stormwater channel and an intermittent wetland.

The stormwater channel is located approximately 220m to the northeast of the eastern site boundary. The wetland is located approximately 365m to the east of the site boundary within Leo Smith Reserve and Scarborough Park. The stormwater channel discharges to the wetland.

Coffey notes that Kogarah Bay is located approximately 780m to the south of the site, and Botany Bay is located approximately 1.2km to the east of the site.

3.4 Regional Geology and Soils

Review of the 1:100,000 Sydney Geological Series Sheet 9130 indicates that the site is underlain by Quaternary unconsolidated sediments including medium to fine grained sands with podzols derived from coastal dune environments.

Review of the 1:100,000 Sydney Soil Landscape Map 9130 indicates that the site lies on the interface between the Lambert (western half of the site) and the Newport (eastern half of the site) Soil Landscape Groups.

The Lambert Soil Landscape Group is derived from erosional environments and comprises shallow discontinuous earthy sand and yellow earths on crest and inside of benches; shallow siliceous sands / lithosols on leading edges; shallow to moderately deep leached sands, grey earths and gleyed podzolic soils in poorly drained areas; and localised yellow pozoolic soils in proximity to shale lenses.

Based on this, the subsurface is expected to comprise yellowish-brown to blackish-brown sandy loam topsoil overlying yellow-brown light sandy clay loam (shallow subsoil) and fine sandy clay to clay loam (deep subsoil).

The Newport Soil Landscape Group is derived from aeolian environments and comprises shallow well sorted siliceous sands overlying moderate deep buried soils including yellow podzolic soils with sandy topsoils on crests and gentle slopes, and deep podzols on steep slopes, lower slopes and in depressions.

Based this, the subsurface is expected to comprise grey-brown loamy sand topsoil overlying bleached loose sand and grey brown mottled sand or black soft organic sand (shallow subsoils) overlying yellow orange sand to clayey sand (deep subsoil).

Review of the 1:250,000 Botany Bay Acid Sulfate Soil Risk Map indicates that the subsurface immediately beneath the site has no known occurrence of acid sulfate soils (ASS), however there is a high probability of the occurrence of ASS at depths greater than 1m below ground surface (bgs) in the vicinity of the wetlands located approximately 500m to the east of the site.

3.5 Regional Hydrogeology

A search of groundwater bore licences on 31 July 2013 using the NSW Natural Resources Atlas (http://www.nratlas.nsw.gov.au) indicated that seven registered groundwater bores are located within an approximately 500m of the site. These are summarised in Table 3.1.

Table 3.1: Registered Groundwater Bores

Bore ID	Installation Date	Installation Depth (m bgs)	Standing Water Level (m bgs)	Authorised Purpose	Distance and Direction from Site
GW107846	2006	6.0	4.0	Domestic	220m east
GW109029	2008	4.0	2.0	Industrial	270m northeast
GW107020	2001	5.0	No data	Domestic	360m northeast
GW110206	2006	5.8	2.13	Domestic	370m northeast
GW105742	2004	4.0	2.0	Domestic	380m northeast
GW107532	2005	5.5	No data	Domestic	395m northeast
GW106881	2004	6.0	2.0	Domestic	500m north/northeast

bgs: below ground surface

Based on the information presented in Table 3.1 and the hydrology of the surrounding area, it is expected that groundwater would be present at shallow depths (i.e. approximately 2m bgs) within the unconsolidated sediments underlying the site. Historical aerial photographs show the presence of a creek to the east of the site, which drains to the north. Based on this, Coffey considers that groundwater would probably flow generally to the northeast

Review of the NSW Office of Water Groundwater Management Zones indicates that the site is not within the Botany Sand Bed aquifer.

4 SITE HISTORY

Site history information obtained from the various sources is summarised in the following sections.

4.1 Aerial Photographs

Selected current and historical aerial photographs of the site were obtained from the Land and Property Management Authority for review and Coffey's comments on relevant features are summarised in Table 4.1.

Table 4.1: Summary of Relevant Features from Aerial Photographs

Year	Observations
1930	The site comprises several individual allotments, some of which have been developed, however the nature of the land use is not clear. The land to the west and south is residential development, and the land to the north and the east is largely vacant with minor development.
1951	The site is occupied by several residences immediately adjacent to Rocky Point Road. The eastern portion of the site is largely vacant land that may have been used for animal husbandry, possibly a small dairy farm. Market gardens are present within the allotment immediately adjacent to the northern site boundary, with commercial land use beyond.
1961	The northwestern quadrant of the site (i.e. Lot 2 / 405531) is occupied by a service station with a bowser visible adjacent to the western site boundary. The sales building is a L-shaped structure located in the central northern portion of this lot, while the remainder of the site appears to be covered with concrete pavements, or similar. The north and northeastern portion of the site has been redeveloped for commercial purposes with large commercial/industrial buildings present. The remainder of the site is occupied by residences, with market gardens in the eastern portion of the southern half of the site. Production Avenue has been constructed adjacent to the northern site boundary with commercial land use beyond. Residences immediately west of the northern half of the site have been replaced by a commercial building.
1970	Further commercial development of the northern half of the site has occurred. The service station appears to remain within the northwestern quadrant of the site. The footprint of the sales building remains largely the same, however the canopy appears to have been extended towards the west to cover the fuel bowers. The market gardens have been replaced by a large commercial/industrial building set back

Year	Observations
	from the site frontage. Residences remain immediately adjacent to Rocky Point Road. No significant change is visible within the surrounding area.
1982	The southern half of the site has been redeveloped for commercial purposes with a large building covering a large proportion of the site area. The change to the configuration of site structures suggests that the service station in the northwestern quadrant of the site has been removed. The footprint of the existing building, and the presence of multiple parked cars within the northwestern corner of the site, indicates that the allotment continues in commercial use. No significant change to the northern half of the site or surrounding area is visible.
1991	The commercial/industrial building located in the northeastern portion of the site has been removed and replaced by a car park. No substantial change to the surrounding area is visible with the exception of earthworks in the vacant land to the east of the southern half of the site.
2001	No substantial change to the site or surrounding area is visible.
2004	No substantial change to the site or surrounding area is visible.
2012	A multi-storey building has been constructed in Lot 1 DP 1144981. No substantial change to the remainder of the site or the surrounding area is visible.

Selected aerial photographs used for this review are presented in Appendix B.

4.2 Land Title Certificates

Land title certificates were used to interpret the current and historical ownership, and are presented in Appendix C.

A summary of site ownership for each individual allotment is presented in Table 4.2.

Table 4.2: Summary of Ownership

Period	Owner Information
Lot 2 DP 405531	
Prior to 1958	Private individuals. Successive occupation by dairy farmers, plus evidence available in early aerial photographs, suggest probable use of the land as a small dairy farm during this period.
1958 – 1979	The Shell Company of Australia Limited.

1979 – 1988	Private individuals.
1988 – 1991	Grindhound Pty Limited (the nature of this company is not known). Reference to the ASIC register of company and business names provided no result.
1991 – 1993	Private individuals.
1993 – 2007	PAV & C Investment Pty Limited (hardware merchants).
2007	Land & Portfolio Pty Limited, which remains the registered proprietor.
Lot 1 DP 1144981 Lot 1 DP 1144981 previously comprised the following individual allotments:	
Lot 1 DP 838198	
Prior to 1955	Private individuals.
1955 – 1994	Garrett Davidson & Matthey Pty Limited, currently named Johnson Matthey Limited (manufacturers of precious metal products).
1994 - 1999	London International Corporation (Australia) Pty Limited (the nature of this company is not known).
Lot A DP 336722	
Prior to 1979	Private individuals.
1979 – 2009	Land & Portfolio Pty Limited.
Lot B DP 336722	
Prior to 2005	Private individuals.
2005 – 2009	Land & Portfolio Pty Limited.
2009	The above lots were amalgamated to form Lot 1 DP 11449841. Land & Portfolio Pty Limited remains the registered proprietor.
Lot 1 DP 599502 Lot 1 DP 599502 previously comprised the following individual allotments:	
Lot 1 DP 214169	
Prior to 1963	Private individuals.

1963 - 1979	L M Trading Co. Pty Limited (exporters).
Lot 3 DP 214169	
Prior to 1962	Private individuals.
1962 - 1968	L M Trading Co. Pty Limited, who became L M Trading Proprietary Limited in 1963 (exporters).
1968 - 1979	Land & Portfolio Pty Limited.
Lot A DP 417943	
Prior to 1973	Private individuals.
1973 - 1979	Land & Portfolio Pty Limited.
1979	The above lots were amalgamated to form Lot 1 DP 599502. Land & Portfolio Pty Limited remains the registered proprietor.
Lot 1 DP 666138	
Prior to 1981	Private individuals - used for residential purposes.
1981	D. L. N. Pty Limited (confectionary manufacturers), which remains the registered proprietor.
Lot 22 DP 620329	
Prior to 1963	Private individuals - used for residential purposes.
1963 – 1981	L M Trading Co. Pty Limited (exporters).
1981	Land & Portfolio Pty Limited, which remains the registered proprietor.

4.3 Contaminated Land Register

The NSW Environment Protection Authority (EPA) Contaminated Land Record (www.epa.nsw.gov.au/prclmapp/searchregister) was accessed on 31 July 2013. The register indicated that there are currently no notices issued for the site, or surrounding sites, under the NSW *Contaminated Land Management Act 1997*.

The List of NSW Contaminated Sites Notified to EPA (www.epa.nsw.gov.au/clm/publiclist) was accessed on 31 July 2013. The site was not listed, however, Scarborough Park South located on Production Avenue has been notified due to its former use as a landfill. The list indicates that the initial assessment of Scarborough Park South is complete, and that the site is to be regulated by the EPA.

4.4 Previous Reports

Preliminary Environmental Site Assessment (Coffey Geotechnics, 2007)

Coffey Geotechnics was engaged to undertake a preliminary environmental site assessment (ESA) of 162-174 Rocky Point Road (Lot 1 DP 838198, and Lots A and B in DP 336722[1]) in support of a development application associated with the construction of an industrial building comprising a showroom, office and warehouse facilities.

At the time of the assessment, the site comprised an office building and associated car park, two single-storey brick residences, and landscaping.

The objectives of the ESA were to assess the likelihood of contamination as a result of past and present activities at the site, and to provide recommendations for further investigation and remediation, if required.

The scope of work included:

- A background assessment of areas of environmental concern and contaminants of potential concern (COPC);
- Drilling of six soil bores to depths between 0.45m and 0.6m bgs and collection of soil samples from each location from the fill and underlying alluvium, where encountered;
- Collection of an additional 18 near-surface soil samples from across the site;
- Laboratory analysis of a selection of soil samples for total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene and xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), organochlorine and organophosphorus pesticides (OCP/OPP), polychlorinated biphenyls (PCBs), heavy metals and asbestos; and
- Preparation of a report.

The results of the background assessment indicated that there was a low likelihood of widespread contamination that would preclude industrial land use.

Laboratory results for analysis of soil samples identified chlordane (an OCP) at concentrations exceeding the adopted investigation level near the residence on Lot B.

Other COPCs were reported at concentrations below the adopted investigation levels.

Coffey concluded that, although the sampling was preliminary, the information obtained indicated a low likelihood of widespread contamination.

4.5 Discussion with Site Personnel

Discussions with long-serving site employee Mr Ron Aitkens indicated that:

[1] These lots were subsequently amalgamated to form Lot 1 in Deposited Plan 1144981.

- The building located in the eastern portion of Lot 2 DP 838198 was used for metallurgical processes including smelting of silver nitrate photographic plates as part of the production of silver and gold, and copper brazing rods.
- The eastern portion of the building currently located in Lot 2 DP 838198 was formerly used for the manufacture of catalytic converters. Waste products generated during the manufacturing process were stored in underground concrete pits which were backfilled in the 1990s when the building was refurbished for food production. The nature of the waste products generated is not known, however are likely to include liquid waste impacted by heavy metals, which may have included platinum, palladium, rhodium, iron, manganese and nickel.
- Chemicals currently and previously stored and used on-site include:
  - Ethanol used in the production of confectionary;
  - Biocide and inhibitor used for the treatment / chemical dosing of cooling towers – stored in 20L drums adjacent to the cooling towers;
  - Caustic soda used in the neutralisation of sugar and glucose in treatment of wastewater;
  - Waste gear box oil contained in a drum stored within the concrete pit in the engineering section of the factory;
  - Diesel stored in the now decommissioned UST located adjacent to the northern boundary of Lot 22 and close to Lot 1 in DP 599502; and
  - Petrol stored in USTs located adjacent to the northern boundary of the Lot 22, to the west of the wastewater treatment plant (Site Photograph 20).
  - Coffey understands these USTs were removed in the 1980s.

5 AREAS OF ENVIRONMENTAL CONCERN (AEC) AND CHEMICALS OF POTENTIAL CONCERN (COPC)

Based on the site history information and site observations several potentially contaminating activities/sources were identified along with associated Areas of Environmental Concern (AECs) and Chemicals of potential Concern (COPCs). These are summarised in Table 5.1 and locations are shown on Figure 3.

Table 5.1: Summary of Potentially Contaminating Activities, Areas of Environmental Concern, Likelihood of Contamination and Potential Chemicals Of Concern

Potentially Contaminating Activity/Source	Sub Component / Description	Areas of Environmental Concern (See also Figure 2)	Likelihood of Contamination*	Potential Chemicals of Concern
Storage of fuels and chemicals in site buildings	Storage and use of fuels and chemicals	• Former service station in Lot 2 DP 405531. • Former diesel and petrol USTs located adjacent to the northern boundary of Lot 22 DP 620329 in 2 separate locations). • FLS located in the centre of Lot 2 DP 838198, and in the eastern portion of Lot 22 DP 620329. • Storage of bromide in proximity to cooling towers present across the site. *Soil and groundwater media potentially affected.*	Almost certain contamination associated with former USTs. Information regarding decommissioning of the service station is not available, therefore it is not known whether the USTs likely to have been present on-site were removed or appropriately decommissioned in-situ. The history of possible product releases is not known. Similarly, although it was indicated that the USTs located on Lot 22 have been decommissioned, the condition of the tanks and the history of possible product releases is not known.	TPH, BTEX, PAH and lead
Storage of waste materials	Storage of waste materials generated by site activities	• Storage of waste oil in the eastern portion of the building located in Lot 22 DP 620329. • Storage of waste products generated by the manufacture of catalytic converters in the eastern portion of the building located in Lot 2 DP 838198. *Soil and groundwater media potentially affected.*	Moderate likelihood of contamination. The nature of the containment of waste products generated during the manufacture of catalytic converters is not known, therefore the potential for release of contaminants to the subsurface cannot be assessed. Further, the mobility of associated contamination cannot be assessed.	Heavy metals, TRH, BTEX and PAH
Electricity substations	PCB oils within the transformer	Substations located in the northwestern corner of Lot 2 DP 838198, and within the building located in the northwestern corner of Lot 22 DP 623329. *Soil and groundwater media potentially affected.*	Low likelihood of contamination. Older transformers often contain PCB oils as fire retardants. Impact of PCB contaminated oils is expected to be localised to the substation.	PCBs and TRH
Former market gardens Weed suppression	Possible use of arsenic based and/or organochlorine pesticides	Contamination (if present) would typically be located in near surface soils. *Soil media potentially affected*	Low likelihood of soil contamination. Modern agricultural chemicals (i.e. dieldrin, heptachlor and DDT) are generally not persistent in the environment, that is, their predicted persistence is between five to 15 years (NSW EPA, 1995). Recent use of pesticides to suppress weeds is expected to be minimal.	OCP, OPP and arsenic
Wastewater disposal	Uncontrolled release of wastewater to the subsurface	In proximity to the wastewater treatment plant in the northeastern corner of Lot 22 DP 620329.	Low likelihood of contamination. Uncontrolled releases of wastewater from the treatment plant may result in an increase in the pH of the underlying groundwater and nearby surface water bodies due to the infiltration of alkaline wastewater.	Alkalis
Hazardous building materials	Weathering of hazardous building materials (such as lead paint, asbestos cement roofing and zinc from galvanised iron) from existing	Contamination (if present) would typically be located in near surface soils adjacent to the current and former structures, and may also be traced in the stormwater drainage system. *Soil media potentially impacted.*	Low likelihood of soil contamination. Although buildings on-site include eaves containing asbestos and iron sheet roofing, both of which have the potential to weather into surrounding surface soils, most of the surface of the site is sealed with concrete and bitumen pavements that are expected to prevent impact to	Lead, zinc and asbestos

Potentially Contaminating Activity/Source	Sub Component / Description	Areas of Environmental Concern (See also Figure 2)	Likelihood of Contamination*	Potential Chemicals of Concern
	site structures.		the subsurface from weathered materials. It should be noted, however, that dispersion of asbestos containing materials via wind or water may result in impact to near surface soil in surrounding areas where impervious pavements are not present.	
Fill of Unknown Origin and Quality	Fill soils possibly imported to the site as part of early construction activities	Potentially beneath buildings where excavation into the existing subsurface was not required. *Soil and groundwater media potentially affected.*	Low likelihood of contamination. Based on the topography of the site, fill material used to raise surface levels is expected to be minimal.	TRH, BTEX, PAH, OCP, OPP, PCB, heavy metals and asbestos
Soil contamination identified during the Preliminary ESA carried out in Lot 1 DP 1144981 in 2007		In proximity to the residential dwelling previously located within Lot 1 DP 1144981.	Low likelihood of soil contamination. Redevelopment of the site is expected to have removed identified soil contamination.	Chlordane

Notes:

* *It is important to note that this is not an assessment of financial risk associated with the AEC in the event contamination is detected, but a qualitative assessment of the probability of contamination being detected at the potential AEC, based on the site history study and field observations.*

TRH = Total Recoverable Hydrocarbons; BTEX = Benzene, Toluene, Ethylbenzene, Xylene; PAH = Polycyclic Aromatic Hydrocarbons; Heavy Metals = arsenic, cadmium, chromium, copper, lead, nickel, mercury, zinc; OCP = Organochlorine Pesticides; Organophosphorous Pesticides = OPP; PCB = Polychlorinated Biphenyls

6 CONCLUSIONS AND RECOMMENDATIONS

The results of the Limited Phase 1 Contamination Assessment identified the following potential sources of contamination at the site:

- Storage of petroleum products in USTs, including former use of the northwestern quadrant of the site as a service station between 1958 and 1979;
- Storage of waste materials generated during the historical manufacture of catalytic converters;
- Storage and use of chemicals including, but not limited to, caustic soda, biocides and inhibitors. and ethanol;
- Storage of waste gear box oil;
- Operational electricity substations located on-site;
- Historical use of pesticides;
- Weathering of hazardous building materials;
- Uncontrolled releases of wastewater; and
- Uncontrolled filling of the subsurface prior to, and/or in conjunction with, development of the site.

Based on a review of the site history, observations made during the site walkover and a discussion with site personnel, Coffey considers that there is:

1. A moderate to high potential for contamination of the subsurface in some parts of the site, particularly in the vicinity of former USTs and fuel lines; and
2. Insufficient information currently available to assess the suitability of the site for the proposed rezoning or suitable methods of remediation.

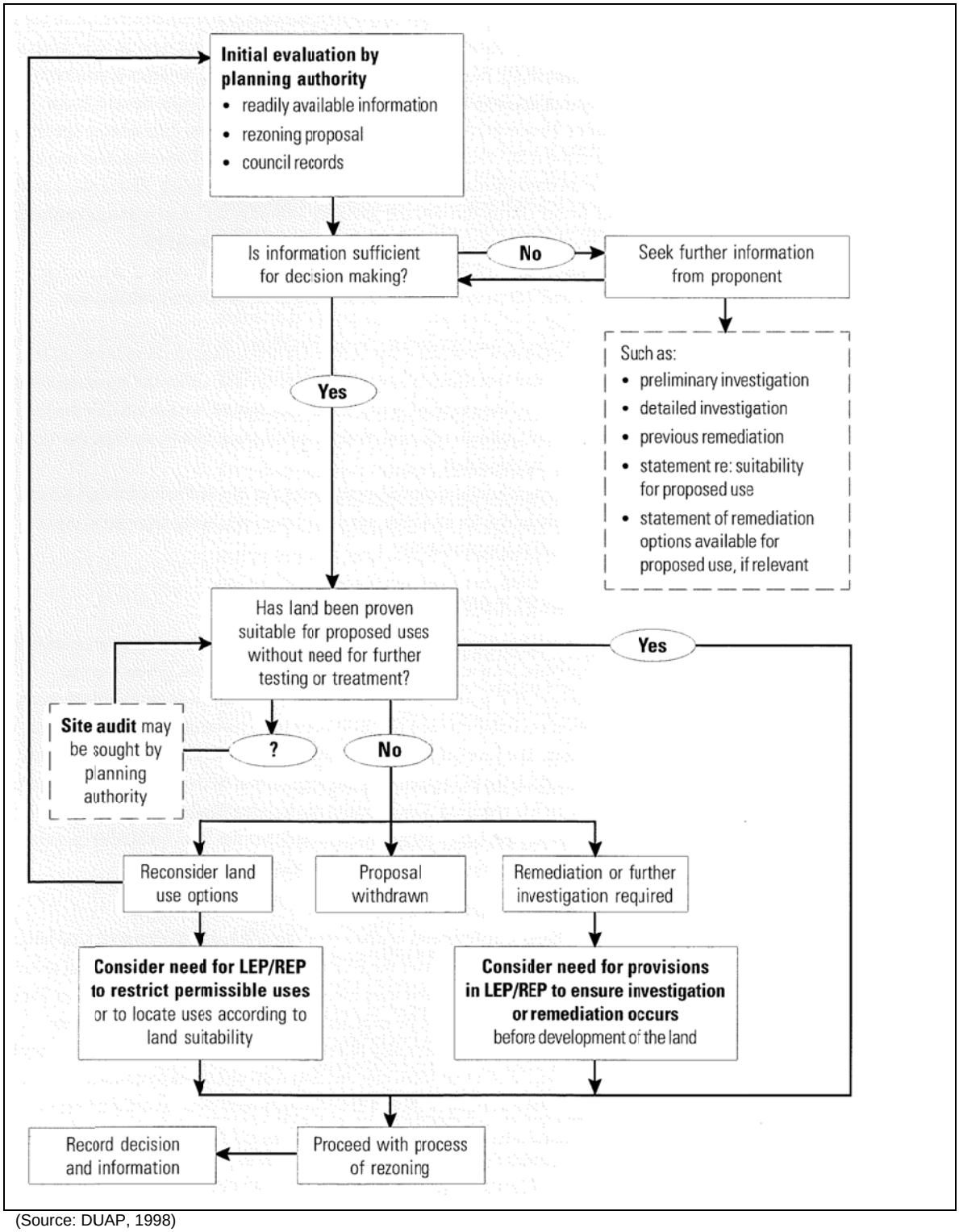
Assessment of the suitability of the site for rezoning was carried out with reference to Figure 2 in Section 4 of *Managing Land Contamination, Planning Guidelines: SEPP 55 – Remediation of Land* (DUAP, 1998), included as Table 6.1 (over page).

In consideration of the process presented in Table 6.1, Coffey recommends that a targeted soil and groundwater assessment be carried out to assess the presence and extent of actual subsurface contamination, if any, as a result of the past and present occupation of the site.

Coffey considers that the potential presence of subsurface contamination is unlikely to affect the overall suitability of the site for use in its current configuration or under its current light industrial (IN2) zoning, and suggests that the recommended intrusive investigations be carried out as a condition of the rezoning (to B6 – Enterprise Corridor along Rocky Point Road, and R4 – Residential within the eastern half of the site) by Council. Localised suitability of the site in the vicinity of former USTs and the heavy metal waste storage area should be assessed in any circumstance.

This report should be read in conjunction with the attached “Important Information About Your Coffey Environmental Report”.

Table 6.1: Options Available in the Rezoning Process



(Source: DUAP, 1998)

7 REFERENCES

Coffey (2007). *Preliminary Environmental Site Assessment, No's 162-174 Rocky Point Road, Kogarah NSW*. Coffey Geotechnics Pty Ltd.

DUAP (1998). *Managing Land Contamination, Planning Guidelines: SEPP 55 – Remediation of Land*. Dapartment of Urban Affairs and Planning / Environment Protection Authority.

NSW OEH (2011). *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*. NSW Office of Environment and Heritage.

coffey environments
SPECIALISTS IN ENVIRONMENTAL, SOCIAL AND SAFETY PERFORMANCE

Important information about Coffey Environmental Report

Uncertainties as to what lies below the ground on potentially contaminated sites can lead to remediation costs blow outs, reduction in the value of the land and to delays in the redevelopment of land. These uncertainties are an inherent part of dealing with land contamination. The following notes have been prepared by Coffey to help you interpret and understand the limitations of your report.

Your report has been written for a specific purpose

Your report has been developed on the basis of a specific purpose as understood by Coffey and applies only to the site or area investigated. For example, the purpose of your report may be:

- To assess the environmental effects of an on-going operation.
- To provide due diligence on behalf of a property vendor.
- To provide due diligence on behalf of a property purchaser.
- To provide information related to redevelopment of the site due to a proposed change in use, for example, industrial use to a residential use.
- To assess the existing baseline environmental, and sometimes geological and hydrological conditions or constraints of a site prior to an activity which may alter the sites environmental, geological or hydrological condition.

For each purpose, a specific approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible, quantify risks that both recognised and unrecognised contamination pose to the proposed activity. Such risks may be both financial (for example, clean up costs or limitations to the site use) and physical (for example, potential health risks to users of the site or the general public).

Scope of Investigations

The work was conducted, and the report has been prepared, in response to specific instructions from the client to whom this report is addressed, within practical time and budgetary constraints, and in reliance on certain data and information made available to Coffey. The analyses, evaluations, opinions and conclusions presented in this report are based on those instructions, requirements, data or information, and they could change if such instructions etc. are in fact inaccurate or incomplete.

Subsurface conditions can change Interpretation of factual data

Subsurface conditions are created by natural processes and the activity of man and may change with time. For example, groundwater levels can vary with time, fill may be placed on a site and pollutants may migrate with time. Because a report is based on conditions which existed at the time of the subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. Consult Coffey to be advised how time may have impacted on the project and/or on the property.

Interpretation of factual data

Environmental site assessments identify actual subsurface conditions only at those points where samples are taken and when they are taken. Data derived from indirect field measurements and sometimes other reports on the site are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions. Actual conditions may differ from those inferred to exist, because no professional, no matter how well qualified, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of Coffey through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other problems encountered on site.

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Your report will only give preliminary recommendations

Your report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary. Only Coffey, who prepared the report, is fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered with redevelopment or on-going use of the site. If another party undertakes the implementation of the recommendations of this report there is a risk that the report will be misinterpreted and Coffey cannot be held responsible for such misinterpretation.

Your report is prepared for specific purposes and persons

To avoid misuse of the information contained in your report it is recommended that you confer with Coffey before passing your report on to another party who may not be familiar with the background and the purpose of the report. In particular, a due diligence report for a property vendor may not be suitable for satisfying the needs of a purchaser. Your report should not be applied for any purpose other than that originally specified at the time the report was issued.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, retain Coffey to work with other professionals who are affected by the report. Have Coffey explain the report implications to professionals affected by them and then review plans and specifications produced to see how they have incorporated the report findings.

Data should not be separated from the report

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists, engineers or geologists based on their interpretation of field logs (assembled by field personnel), field testing and laboratory evaluation of field samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

Contact Coffey for additional assistance

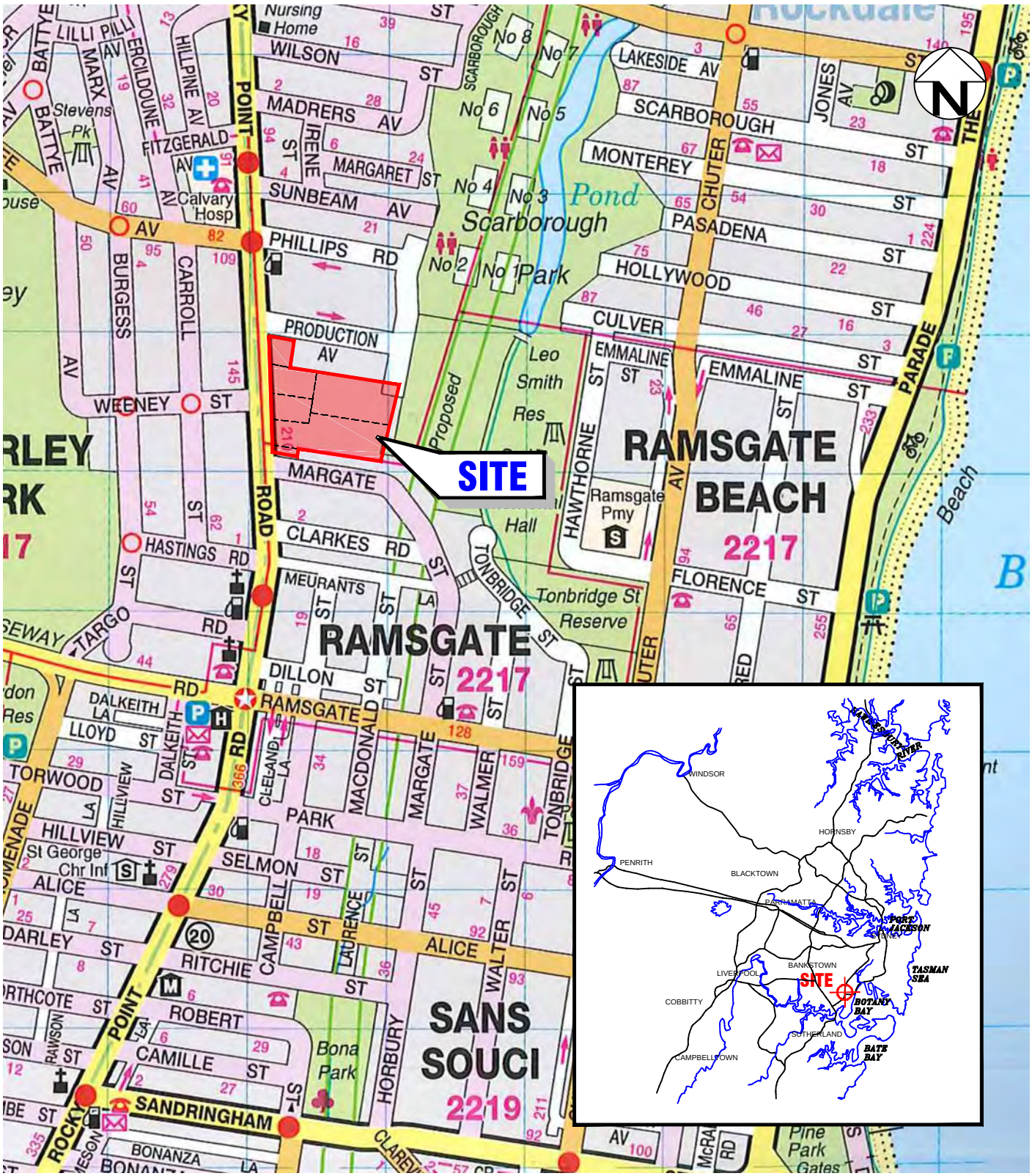
Coffey is familiar with a variety of techniques and approaches that can be used to help reduce risks for all parties to land development and land use. It is common that not all approaches will be necessarily dealt with in your environmental site assessment report due to concepts proposed at that time. As a project progresses through planning and design toward construction and/or maintenance, speak with Coffey to develop alternative approaches to problems that may be of genuine benefit both in time and cost.

Responsibility

Environmental reporting relies on interpretation of factual information based on judgement and opinion and has a level of uncertainty attached to it, which is far less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. To help prevent this problem, a number of clauses have been developed for use in contracts, reports and other documents. Responsibility clauses do not transfer appropriate liabilities from Coffey to other parties but are included to identify where Coffey's responsibilities begin and end. Their use is intended to help all parties involved to recognise their individual responsibilities. Read all documents from Coffey closely and do not hesitate to ask any questions you may have.

Figures

Phase 1 Contamination Assessment
152-206 Rocky Point Road, Kogarah NSW



SOURCE: UBD STREET DIRECTORY GREGORYS SYDNEY, NEW SOUTH WALES 48TH EDITION, 2013, MAP: 294

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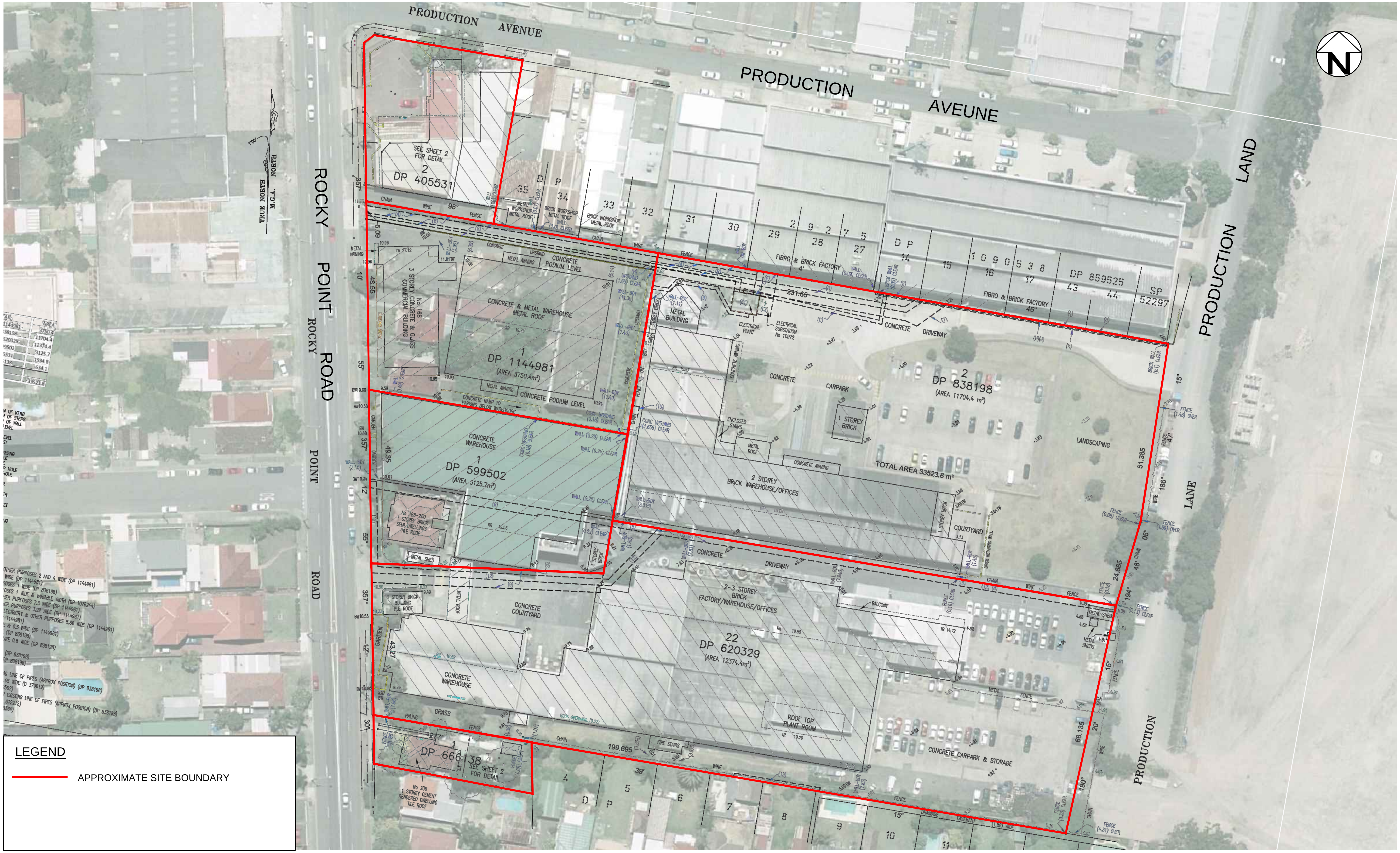
SCALE (metres) 1:10,000

drawn	MV
approved	GB
date	20/08/13
scale	AS SHOWN
original size	A4

coffey

client:	LIPPMANN PARTNERSHIP
project:	LIMITED PHASE 1 CONTAMINATION ASSESSMENT, 152-206 ROCKY POINT ROAD, KOGARAH, NSW
title:	SITE LOCATION PLAN
project no:	ENAURHOD04565AA
figure no:	FIGURE 1

PLOT DATE: 21/08/2013 4:57:57 PM DWG FILE: F:\ENV\PROJECTS\ENAURHOD\ENAURHOD04 GOVIND\ENAURHOD04500-04599\ENAURHOD04565 JBA KOGARAH\ENAURHOD04565AA\FIGURES\ENAURHOD04565AA-D01.DWG



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PLOT DATE: 21/08/2013 4:57:28 PM

revision	description	drawn	approved	date

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AERIAL IMAGE ©: 2012 SINCLAIR KNIGHT MERZ
2012 WHEREIS SENSIS PTY LTD
BASE DRAWING: DENNY LINKER & CO, 130604, JULY 2013

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SCALE (metres) 1:1000

drawn	MV
approved	GB
date	20/08/13
scale	AS SHOWN
original size	A3

coffey

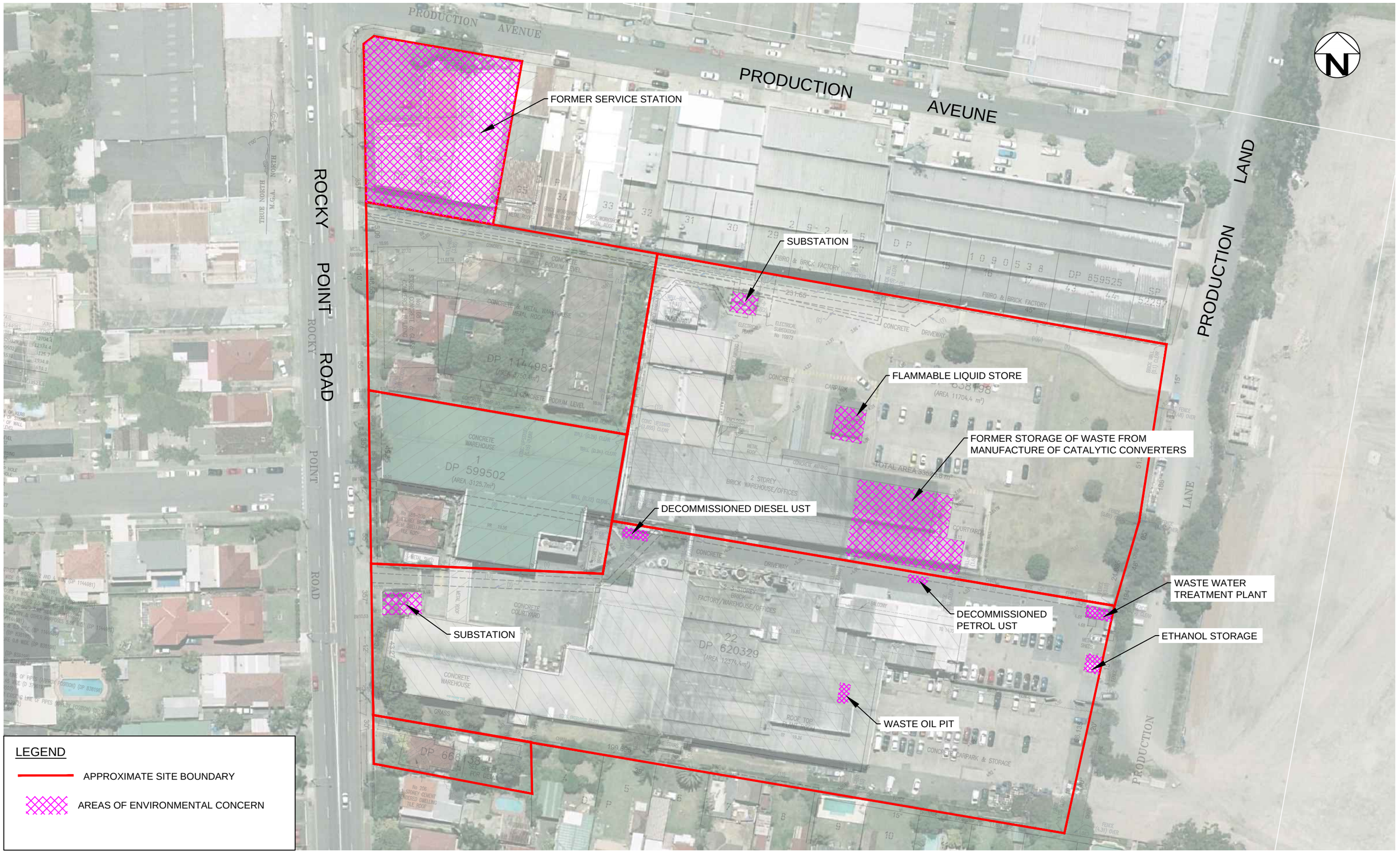
client: LIPPMANN PARTNERSHIP

project: LIMITED PHASE 1 CONTAMINATION ASSESSMENT, 152-206 ROCKY POINT ROAD, KOGARAH, NSW

title: SITE LAYOUT PLAN

project no: ENAURHOD04565AA

figure no: FIGURE 2



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PLOT DATE: 21/08/2013 4:56:51 PM

revision	description	drawn	approved	date

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AERIAL IMAGE ©: 2012 SINCLAIR KNIGHT MERZ
2012 WHEREIS SENSIS PTY LTD
BASE DRAWING: DENNY LINKER & CO, 130604, JULY 2013

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SCALE (metres) 1:1000

drawn	MV
approved	GB
date	20/08/13
scale	AS SHOWN
original size	A3

coffey

client: LIPPMANN PARTNERSHIP

project: LIMITED PHASE 1 CONTAMINATION ASSESSMENT, 152-206 ROCKY POINT ROAD, KOGARAH, NSW

title: AREAS OF ENVIRONMENTAL CONCERN

project no: ENAURHOD04565AA

figure no: FIGURE 3

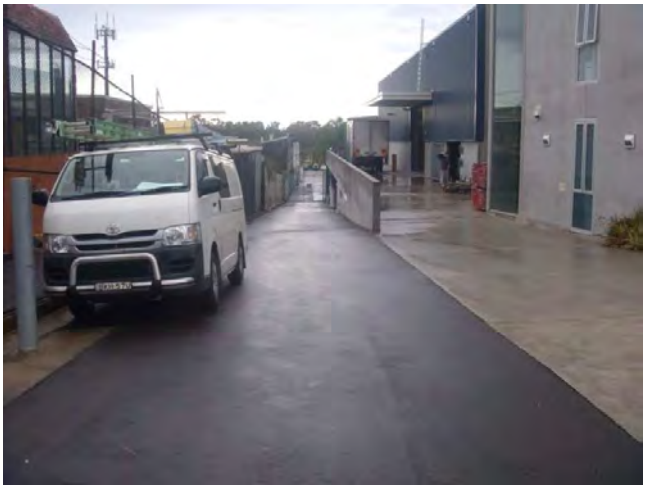
Appendix A
Site Photographs

Phase 1 Contamination Assessment
152-206 Rocky Point Road, Kogarah NSW

Site Photograph 1: facing southeast, overlooking furniture showroom in Lot 1 DP 405531

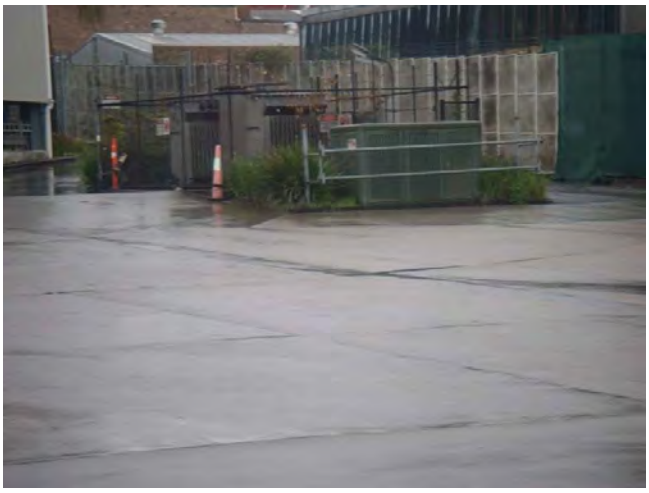
Site Photograph 2: facing southeast, overlooking the bitumen sealed car park within Lot 1 DP 405531

Site Photograph 3: facing northeast, overlooking the new office building within Lot 1 DP 1144981



Site Photograph 4: facing east, overlooking the driveway into Lot 1 DP 1144981, with the warehouse visible on the right

Site Photograph 5: cooling tower located between the warehouse and office in Lot 1 DP 599502



Site Photograph 6: facing northwest, overlooking the transformer and substation in the corner of Lot 2 DP 838198

Site Photograph 7: facing northwest, overlooking the flammable liquid store in Lot 2 DP 838198

Site Photograph 8: waste oil pit within the eastern portion of the building within Lot 22 DP 620329

Site Photograph 9: facing north, overlooking the location of the decommissioned diesel UST in Lot 22 DP 620329

Site Photograph 10: facing east, overlooking the wastewater treatment plant in the northeastern corner of Lot 22 DP 620329

Site Photograph 11: facing west, overlooking the storage area in the eastern part of Lot 22 DP 620329

Site Photograph 12: facing east, overlooking the storage area in the eastern part of Lot 22 DP 620329

Site Photograph 13: facing southeast, overlooking the ethanol drum storage in the eastern portion of Lot 22 DP 620329

Site Photograph 14: facing east, overlooking the storage area in the eastern part of Lot 22 DP 620329

Site Photograph 15: facing east, overlooking the vehicle entrance to Lot 22 DP 620329

Site Photograph 16: facing west, overlooking the vehicle entrance to Lot 22 DP 620329

Site Photograph 17: facing east/southeast, overlooking the eastern portion of Lot 2 DP 838198

Site Photograph 18: facing east, overlooking the grassed area adjacent to the southern boundary of Lot 22 DP 620329

Site Photograph 19: facing southeast, overlooking the residential dwelling in Lot 1 DP 666138

Site Photograph 20: facing west, overlooking the former location of the petrol USTs in Lot 22 DP 620329

Appendix B
Aerial Photographs

Phase 1 Contamination Assessment
152-206 Rocky Point Road, Kogarah NSW

1951 photograph (north up page)

1961 photograph (north up page)

1970 photograph (north up page)

1982 photograph (north up page)

1991 photograph (north up page)

2001 photograph (north up page)

2004 photograph (north up page)

2013 photograph (north up page)

Appendix C
Land Title Documentation

Phase 1 Contamination Assessment
152-206 Rocky Point Road, Kogarah NSW

ADVANCE LEGAL SEARCHERS PTY LIMITED

(ACN 147 943 842)
ABN 82 147 943 842

PO Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

06th August, 2013

COFFEY ENVIRONMENTS PTY LTD
Level 19, Tower B,
799 Pacific Highway,
CHATSWOOD NSW 2067

Attention: Sally King,

RE: **152, 168, 200 & 206 Rocky Point Road, Kogarah**
Reference No. ENAURHOD04565AA
Purchase Order: S24785SK

Note 1:

Current Search

Folio Identifier 2/405531 (title attached)
DP 405531 (plan attached)
Dated 31st July, 2013
Registered Proprietor:
LAND & PORTFOLIO PTY LIMITED

Title Tree
Lot 2 DP 405531

Folio Identifier 2/405531

Certificate of Title Volume 7589 Folio 135

Certificate of Title Volume 7398 Folio 75

Certificate of Title Volume 5208 Folio 86

PA 34346

*****

Summary of Proprietor(s)
Lot 2 DP 405531

Year	Proprietor
	(Lot 2 DP 405531)
2007 – todate	Land & Portfolio Pty Limited
1993 – 2007	PAV & C Investment Pty Limited
1991 – 1993	George Gaitanos Rosalie Gaitanos Silvano Ventura
1989 – 1991	Grindhound Pty Limited
	(Lot 2 DP 405531 – Area 1 Rood 36 ½ Perches – CTVol 7589 Fol 135)
1988 – 1989	Grindhound Pty Limited
(1987 – 1990)	*(lease to Drumella Pty Limited of part)*
(1986 – 1990)	*(lease to Paul Scott & Geoffrey Stubbs of part)*
1982 – 1988	Eric Henry Selwood
1979 – 1982	Brian William Fleming, company director Lynne Yvonne Clentsmith, pharmacist
1958 – 1979	The Shell Company of Australia Limited
1958 – 1958	Allan Rudkin Burgess, company director
	(Lot A DP 400554 – Area 3 Acres 3 Rood 7 ¾ Perches – CTVol 7398 Fol 75)
1958 – 1958	Suburban Homes and Estates Pty Limited
	(Part Portion 37 Parish St George – Area 8 Acres 1 Rood 17 Perches – CTVol 5208 Fol 86)
1941 – 1957	Francis Earl Stanley Cooper, dairyman
(1940 – 1957)	*(lease to Cyril Sydney Cooper, dairyman & Daniel Joseph Cooper, dairyman)*

****

Note 2:

Current Search

Folio Identifier 1/1144981 (title attached)
DP 1144981 (plan attached)
Dated 31st July, 2013
Registered Proprietor:
LAND & PORTFOLIO PROPRIETARY LIMITED

Title Tree
Lot 1 DP 1144981

Folio Identifier 1/1144981

See Notes (a), (b) & (c)

(a)	**(b)**	**(c)**
Folio Identifier 1/838198	Folio Identifier A/336722	Folio Identifier B/336722
CTVol 9507 Folio 1	CTVol 4931 Folio 74	CTVol 4931 Folio 73
CTVol 8098 Folio 121	\	/
CTVol 7011 Folio 137	\	/
CTVol 6784 Folio 5	\	/
CTVol 4931 Folio's 75 to 77	\	/

Certificate of Title Volume 1403 Folio 87

*****

Summary of Proprietor(s)
Lot 1 DP 1144981

Year	Proprietor
	(Lot 1 DP 1144981)
2009 – todate	Land & Portfolio Proprietary Limited
(2011 – todate)	*(lease to Lesandu Taren Point Pty Ltd, of level 1, Mezzanine Level and warehouse1 and showroom 1, ground level, 168 Rocky Point Road, Kogarah)*
(2010 – todate)	*(lease to Benmac Group Pty Ltd, of suite 2, Level 2, 168 Rocky Point Road, Kogarah)*

See Notes (a), (b) & (c)

Note (a)

	(Lot 1 DP 838198)
1999 – 2009	Land & Portfolio Pty Limited
1994 – 1999	London International Corporation (Australia) Pty Limited
1994 – 1994	Johnson Matthey Limited
	(Lot 1 DP 200954 & Lot B DP 411943 – CTVol 9507 Fol 1)
1984 – 1994	Johnson Matthey Limited
(1985 – 1994)	*(lease to The Sydney County Council of substation No. 10693)*
1963 – 1984	Matthey Garrett Pty Limited
	(Lot C DP 336722 & Lot B DP 411943 – Area 3 Acres 2 Roods 35 ½ Perches – CTVol 8098 Fol 121)
1961 – 1963	Garrett Davidson & Matthey Pty Limited
	(Lot C DP 336722 – Area 2 Acres 3 Roods 12 Perches – CTVol 7011 Fol 137)
1955 – 1961	Garrett Davidson & Matthey Pty Limited
	(Lot C DP 336722 & Part Portion 37 Parish St George – Area 7 Acres 3 Roods 1 ½ Perches – CTVol 6784 Fol 5)
1954 – 1955	Irene May Naylor, married woman
1954 – 1954	Alfred Cyril Cooper, dairyman
	(Lot C DP 336722 & Part Portion 37 Parish St George – Area 7 Acres 3 Roods 1 ½ Perches – CTVol 4931 Fol's 75 to 77)
1938 – 1954	Jack Raymond Porter, dairyman Annie Fern McDonald, widow Maurice Wentworth Porter, dairyman
(1938 – 1954)	*(lease to Alfred Cyril Cooper, dairyman & Mary Eileen Cooper, spinster)*

Cont.

Cont.

	(Part Portion 37 Parish St George – Area 3 Acres 0 Roods 24 Perches – CTVol 1403 Fol 87)
1935 – 1938	Jack Raymond Porter, dairyman Annie Fern McDonald, widow
1933 – 1935	Clarence Earle Porter, dairyman Annie Fern McDonald, widow
1928 – 1933	John Mathew Porter, dairyman
1917 – 1928	John Mathew Porter, dairyman Amelia Martha Porter
1913 – 1917	William Napper, labourer Martha Napper
1902 – 1913	John Samuel Stockdale, gardener

****

Note (b)

	(Lot A DP 336722)
1988 – 2009	Land & Portfolio Pty Limited
	(Lot A DP 336722 – Area 26 Perches – CTVol 4931 Fol 74)
1979 – 1988	Land & Portfolio Pty Limited
1973 – 1979	John Peter Kay, company director Sandra Christine Kay
1972 – 1973	Vera Madeline Porter, widow
1938 – 1972	Jack Raymond Porter, dairyman
	(Part Portion 37 Parish St George – Area 3 Acres 0 Roods 24 Perches – CTVol 1403 Fol 87)
1935 – 1938	Jack Raymond Porter, dairyman Annie Fern McDonald, widow
1933 – 1935	Clarence Earle Porter, dairyman Annie Fern McDonald, widow
1928 – 1933	John Mathew Porter, dairyman
1917 – 1928	John Mathew Porter, dairyman Amelia Martha Porter
1913 – 1917	William Napper, labourer Martha Napper
1902 – 1913	John Samuel Stockdale, gardener

*****

Note (c)

	(Lot B DP 336722)
2005 – 2009	Land & Portfolio Pty Limited
1989 – 2005	Harold William Adams, licensed second hand dealer Elizabeth Mary Adams
(1989 – 2009)	*(various commercial leases shown on Historical Folio B/336722)*
	(Lot B DP 336722 – Area 26 Perches – CTVol 4931 Fol 73)
1967 – 1989	Harold William Adams, licensed second hand dealer Elizabeth Mary Adams
1956 – 1967	David Currie, plastic moulder Iris Mary Currie
1938 – 1956	Alfred Cyril Cooper, dairyman
1938 – 1938	Maurice Wentworth Porter, dairyman
	(Part Portion 37 Parish St George – Area 3 Acres 0 Roods 24 Perches – CTVol 1403 Fol 87)
1935 – 1938	Jack Raymond Porter, dairyman Annie Fern McDonald, widow
1933 – 1935	Clarence Earle Porter, dairyman Annie Fern McDonald, widow
1928 – 1933	John Mathew Porter, dairyman
1917 – 1928	John Mathew Porter, dairyman Amelia Martha Porter
1913 – 1917	William Napper, labourer Martha Napper
1902 – 1913	John Samuel Stockdale, gardener

****

Note 3:

Current Search

Folio Identifier 1/599502 (title attached)
DP 599502 (plan attached)
Dated 31st July, 2013
Registered Proprietor:
LAND AND PORTFOLIO PROPRIETARY LIMITED

Title Tree
Lot 1 DP 599502

Folio Identifier 1/599502

Certificate of Title Volume 13785 Folio 17

See Notes (a), (b) & (c)

(a)	**(b)**	**(c)**
CTVol 9298 Folio 201	CTVol 9298 Folio 203	CTVol 11442 Folio 35
Certificate of Title Volume 4899 Folio 201		CTVol 5069 Folio 175
****		****

Summary of Proprietor(s)
Lot 1 DP 599502

Year **Proprietor**

	(Lot 1 DP 599502)
1988 – todate	Land and Portfolio Proprietary Limited
(1988 – todate)	*(various current commercial leases & subleases see Folio Identifier 1/599502)*
	(Lot 1 DP 599502 – CTVol 13785 Fol 17)
1979 – 1988	Land and Portfolio Proprietary Limited
(1979 – 1988)	*(various commercial leases shown on CTVol 13785 Fol 17)*

See Notes (a), (b) & (c)

Note (a)

	(Lot 1 DP 214169 – CTVol 9298 Fol 201)
1963 – 1979	L M Trading Co Pty Limited
1962 – 1963	John Ernest Marx, studmaster Frederick Charles Bryant, solicitor
	(Part Portion 37 Parish St George – Area 4 Acres 0 Roods 1 Perch – CTVol 4899 Fol 201)
1945 – 1962	John Ernest Marx, studmaster Frederick Charles Bryant, solicitor
1938 – 1945	Ernest Theophilus Marx, gentleman

****

Note (b)

	(Lot 3 DP 214169 – CTVol 9298 Fol 203)
1968 – 1979	Land and Portfolio Proprietary Limited
1963 – 1968	L M Trading Proprietary Limited
1962 – 1963	L M Trading Co Pty Limited
1962 – 1962	John Ernest Marx, studmaster Frederick Charles Bryant, solicitor
(1962 – 1979)	*(various commercial leases see CTVol 9298 Fol 203)*
	(Part Portion 37 Parish St George – Area 4 Acres 0 Roods 1 Perch – CTVol 4899 Fol 201)
1945 – 1962	John Ernest Marx, studmaster Frederick Charles Bryant, solicitor
1938 – 1945	Ernest Theophilus Marx, gentleman

****

Note (c)

	(Lot A DP 417943 – CTVol 11442 Fol 35)
1973 – 1979	Land and Portfolio Proprietary Limited
1970 – 1973	Mavis Collins, married woman
	(Part Portion 37 Parish St George – Area 1 Rood 0 ¾ Perches – CTVol 5069 Fol 175)
1953 – 1970	Mavis Collins, married woman
1939 – 1953	James Nathaniel Marx, railway employee

****

Note 4:

Current Search

Folio Identifier 1/666138 (title attached)
DP 666138 (plan attached)
Dated 31st July, 2013
Registered Proprietor:
D. L. N. PTY. LIMITED

Title Tree
Lot 1 DP 666138

Folio Identifier 1/666138

Certificate of Title Volume 3357 Folio 136

Certificate of Title Volume 2444 Folio 49

*****

Summary of Proprietor(s)
Lot 1 DP 666138

Year	Proprietor
	(Lot 1 DP 666138)
1989 – todate	D. L. N. Pty Limited
	(Part Lot 1 DP 6120 – CTVol 3357 Fol 136)
1981 – 1989	D. L. N. Pty Limited
1939 – 1981	James Robert Connell, warehouseman
1938 – 1939	William Maurice Whiteford, carpenter
	(Lot 1 DP 6120 & other lands – Area 10 Acres 0 Rood 29 Perches – CTVol 2444 Fol 49)
1914 – 1938	Martha Maud Hedger, wife of builder

****

Note 5:

Current Search

Folio Identifier 22/620329 (title attached)
DP 620329 (plan attached)
Dated 02nd August, 2013
Registered Proprietor:
LAND AND PORTFOLIO PROPRIETARY LIMITED

Title Tree
Lot 22 DP 620329

Folio Identifier 22/620329

Certificate of Title Volume 14709 Folio 250

(a)	**(b)**
CTVol 9298 Folio 202	CTVol 13785 Folio 18
\	CTVol 9298 Folio 203

Certificate of Title Volume 4899 Folio 201

****

Summary of Proprietor(s)
Lot 22 DP 620329

Year **Proprietor**

	(Lot 22 DP 620329)
1988 – todate	Land and Portfolio Proprietary Limited
(1988 – todate)	*(various current commercial leases & subleases see Folio Identifier 22/620329)*
	(Lot 22 DP 620329 – CTVol 14709 Fol 250)
1982 – 1988	Land and Portfolio Proprietary Limited
(1982 – 1988)	*(various commercial leases shown on CTVol 14709 Fol 250)*

See Notes (a) & (b)

Note (a)

	(Lot 2 DP 214169 – CTVol 9298 Fol 202)
1981 – 1982	Land and Portfolio Proprietary Limited
1963 – 1981	L M Trading Co Pty Limited
1962 – 1963	John Ernest Marx, studmaster Frederick Charles Bryant, solicitor
	(Part Portion 37 Parish St George – Area 4 Acres 0 Roods 1 Perch – CTVol 4899 Fol's 201)
1945 – 1962	John Ernest Marx, studmaster Frederick Charles Bryant, solicitor
1938 – 1945	Ernest Theophilus Marx, gentleman

****

Note (b)

	(Lot 2 DP599502 – CTVol 13785 Fol 18)
1979 – 1982	Land and Portfolio Proprietary Limited
(1979 – 1982)	*(various commercial leases see CTVol 13785 Fol 18)*
	(Lot 3 DP 214169 – CTVol 9298 Fol 203)
1968 – 1979	Land and Portfolio Proprietary Limited
1963 – 1968	L M Trading Proprietary Limited
1962 – 1963	L M Trading Co Pty Limited
1962 – 1962	John Ernest Marx, studmaster Frederick Charles Bryant, solicitor
(1962 – 1979)	*(various commercial leases see CTVol 9298 Fol 203)*
	(Part Portion 37 Parish St George – Area 4 Acres 0 Roods 1 Perch – CTVol 4899 Fol 201)
1945 – 1962	John Ernest Marx, studmaster Frederick Charles Bryant, solicitor
1938 – 1945	Ernest Theophilus Marx, gentleman

****

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 31st day of March, 1980

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 405531

FEET	INCHES	METRES
-	0 1/4	0.006
-	1 1/4	0.032
-	4	0.102
1	-	0.305
1	2 3/8	0.365
1	4 3/4	0.425
1	6	0.457
2	5	0.737
3	-	0.914
11	11 1/2	3.645
12	-	3.658
12	7 7/8	3.858
12	8 7/8	3.883
14	-	4.267
15	-	4.572
15	5	4.699
19	3	5.867
36	-	10.973
41	8	12.700
49	3	15.011
50	-	15.240
50	0 1/8	15.243
50	1 1/8	15.269
50	8 7/8	15.465
50	10 7/8	15.516
51	0 3/4	15.564
70	10 7/8	21.612
70	11	21.615
100	-	30.480
110	8	33.731
120	-	36.576
120	4 7/8	36.700
130	4 1/4	39.732
130	4 3/4	39.745
140	-	42.672
147	2 3/8	44.866
150	-	45.720
154	5 1/4	47.073
154	5 1/2	47.079
356	1 3/4	108.553
644	0 3/8	196.301
713	11 1/4	217.608
1002	5	305.537
1500	-	457.200
12012	0 1/2	3661.270

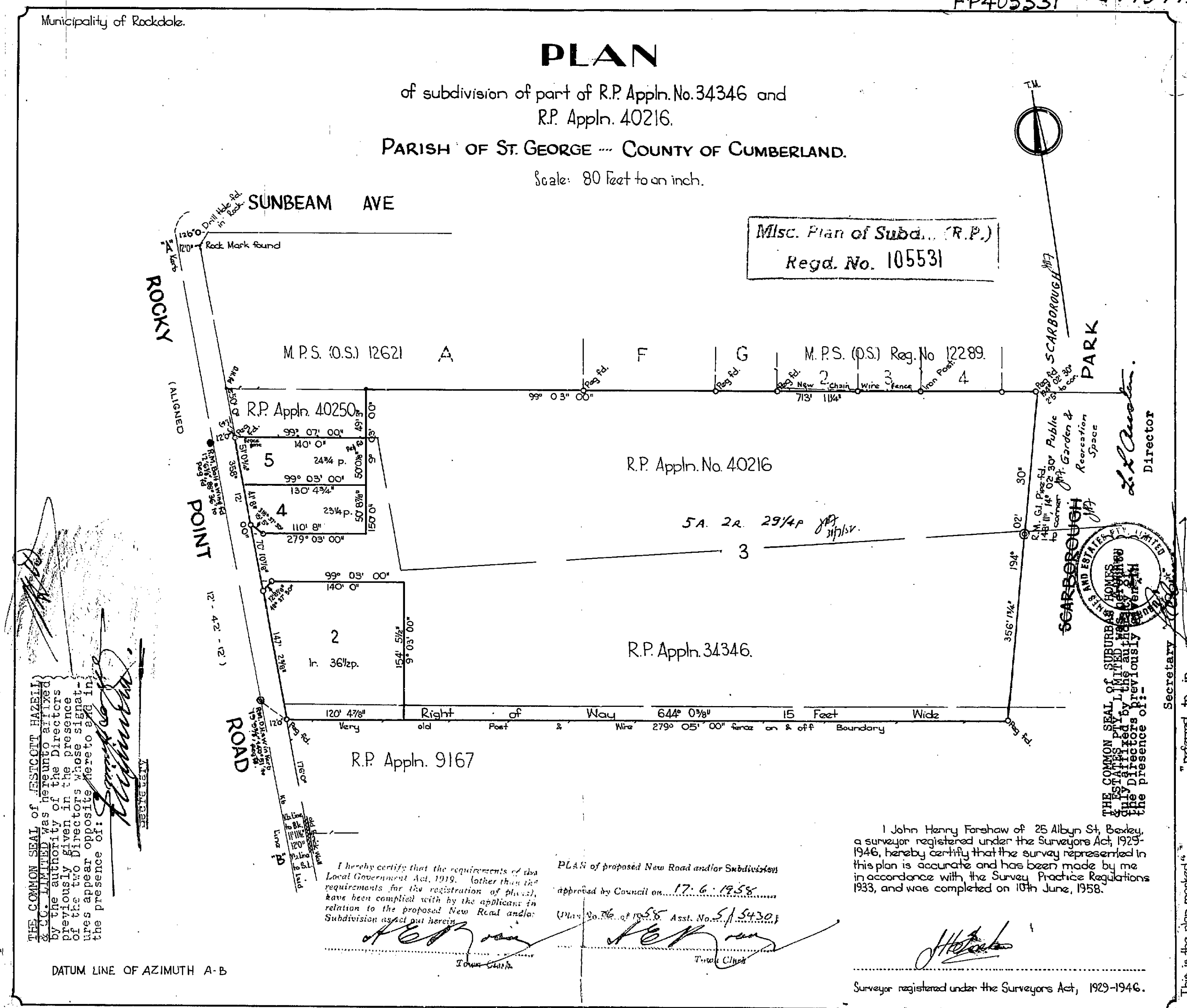
AC	RD	P	50 M
-	-	23 1/4	588.1
-	-	24 3/4	626
-	1	36 1/2	1935

AC	RD	P	HA
5	2	29 1/4	2.3

This margin to be left free from notation

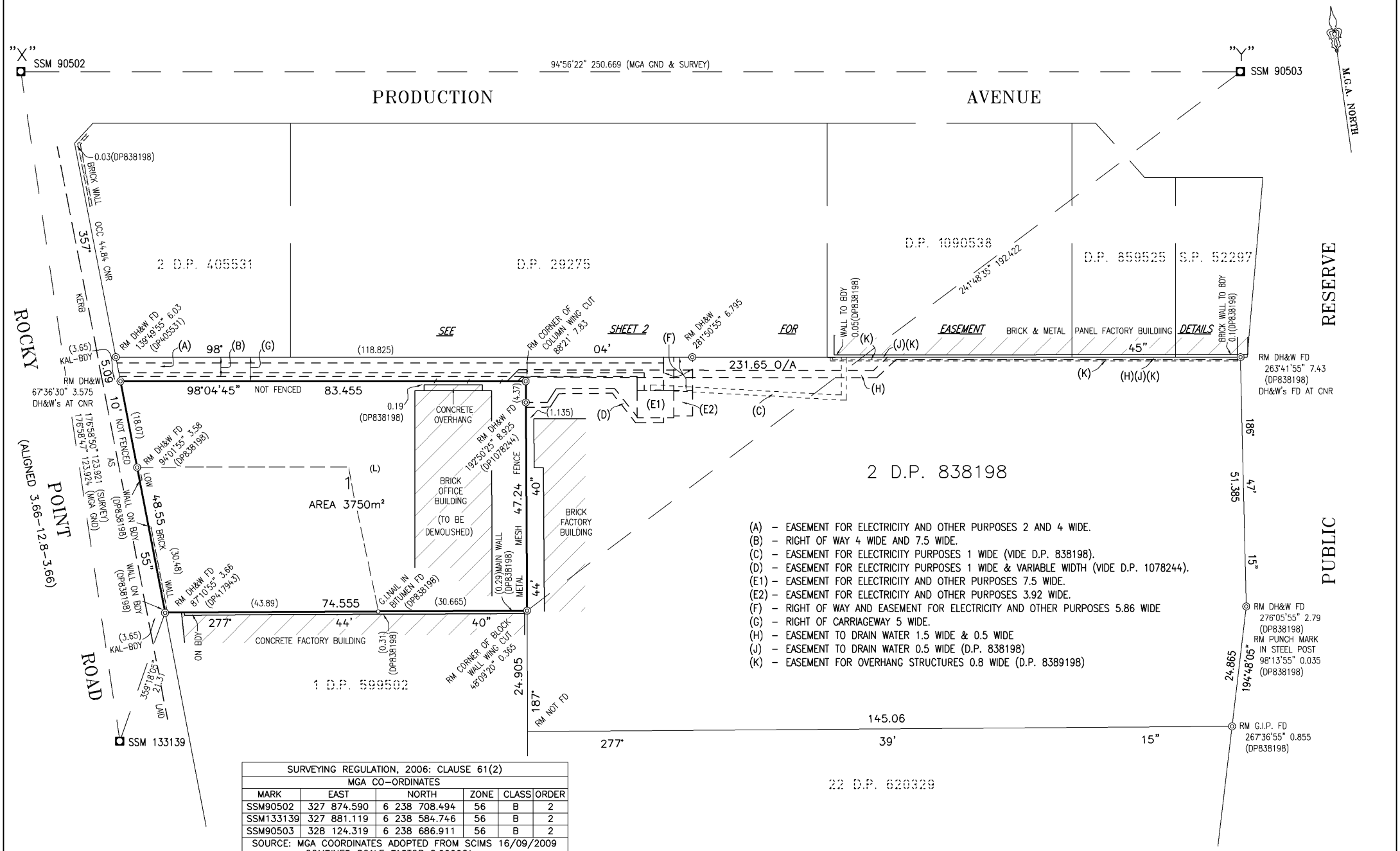
M.P.S. ~~(O.S)~~ (RP) G995715.

FP405531



Municipality of Rockdale.
PLAN
of subdivision of part of R.P. Appln. No. 34346 and R.P. Appln. 40216.
PARISH OF ST. GEORGE — COUNTY OF CUMBERLAND.
Scale: 80 Feet to an inch.
Misc. Plan of Subd. (R.P.)
Regd. No. 105531
SUNBEAM AVE
ROCKY POINT ROAD
SCARBOROUGH PARK
M.P.S. (O.S.) 12621
M.P.S. (O.S.) Reg. No 12289.
R.P. Appln. 40250
R.P. Appln. No. 40216
R.P. Appln. 34346.
R.P. Appln. 9167
5A. 2R. 29¼P
Right of Way 644' 0⅜" 15 Feet Wide
Very old Post & Wire 279° 05' 00" fence on & off Boundary
Public Garden & Recreation Space
DATUM LINE OF AZIMUTH A-B
THE COMMON SEAL of JESTCOTT HAZELL & CO. LIMITED was hereunto affixed by the authority of the Directors previously given in the presence of the two Directors whose signatures appear opposite hereto and in the presence of:
I hereby certify that the requirements of the Local Government Act, 1919, (other than the requirements for the registration of plans), have been complied with by the applicant in relation to the proposed New Road and/or Subdivision as set out herein
Town Clerk
PLAN of proposed New Road and/or Subdivision approved by Council on 17.6.1958 (Plan No. 36 of 1958 Asst. No. 5/5430)
Town Clerk
I John Henry Forshaw of 25 Albyn St, Bexley, a surveyor registered under the Surveyors Act, 1929-1946, hereby certify that the survey represented in this plan is accurate and has been made by me in accordance with the Survey Practice Regulations 1933, and was completed on 10th June, 1958.
Surveyor registered under the Surveyors Act, 1929-1946.
THE COMMON SEAL of SUBURBAN HOMES & ESTATES PTY. LIMITED was hereunto duly affixed by the authority of the Directors previously given in the presence of:-
Director
Secretary
This is the plan marked "referred to in
Dated

47244

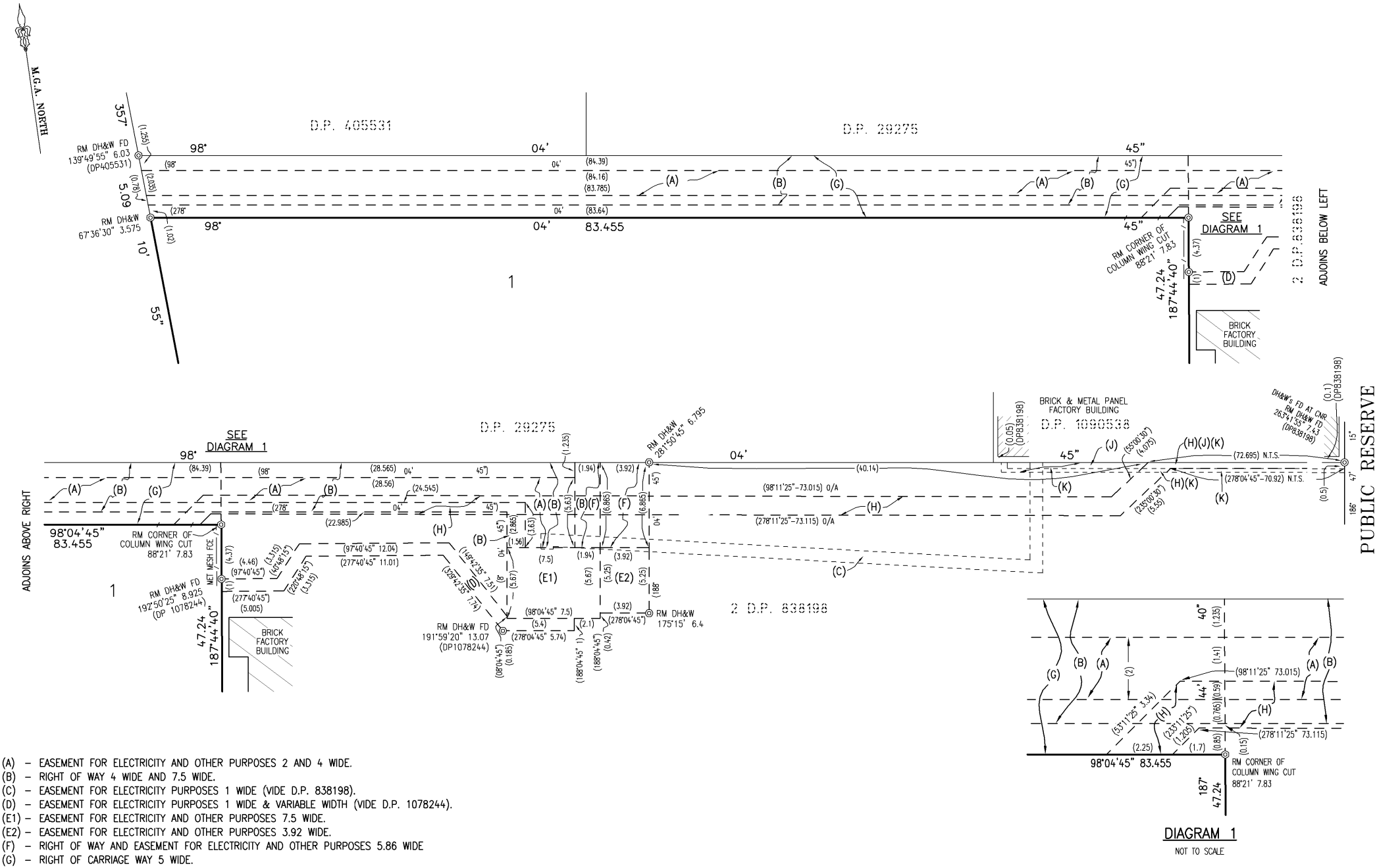


(A) – EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 AND 4 WIDE.
(B) – RIGHT OF WAY 4 WIDE AND 7.5 WIDE.
(C) – EASEMENT FOR ELECTRICITY PURPOSES 1 WIDE (VIDE D.P. 838198).
(D) – EASEMENT FOR ELECTRICITY PURPOSES 1 WIDE & VARIABLE WIDTH (VIDE D.P. 1078244).
(E1) – EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 7.5 WIDE.
(E2) – EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.92 WIDE.
(F) – RIGHT OF WAY AND EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.86 WIDE
(G) – RIGHT OF CARRIAGEWAY 5 WIDE.
(H) – EASEMENT TO DRAIN WATER 1.5 WIDE & 0.5 WIDE
(J) – EASEMENT TO DRAIN WATER 0.5 WIDE (D.P. 838198)
(K) – EASEMENT FOR OVERHANG STRUCTURES 0.8 WIDE (D.P. 8389198)

SURVEYING REGULATION, 2006: CLAUSE 61(2)					
MGA CO–ORDINATES					
MARK	EAST	NORTH	ZONE	CLASS	ORDER
SSM90502	327 874.590	6 238 708.494	56	B	2
SSM133139	327 881.119	6 238 584.746	56	B	2
SSM90503	328 124.319	6 238 686.911	56	B	2
SOURCE: MGA COORDINATES ADOPTED FROM SCIMS 16/09/2009 COMBINED SCALE FACTOR 0.999964					

(L) BENEFITED BY:
- EASEMENT FOR DRAINAGE 0.915 WIDE (G259467)
- EASEMENT TO DRAIN WATER 0.5 WIDE (DP838198)
- EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (DP838198)
- EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (DP838198)
- EASEMENT FOR ELECTRICITY PURPOSES 1 WIDE & VARIABLE (DP1078244)

Surveyor: SIMON PAK YAN HO Date of Survey: 06/09/2007 & 03/08/2009 Surveyor's Ref: 060417–CONSOL	PLAN OF CONSOLIDATION OF LOT A, B IN D.P.336722 AND LOT 1 IN D.P.838198, AND EASEMENTS WITHIN LOT 2 IN D.P.838198	LGA: ROCKDALE Locality: KOGARAH Subdivision No: ——— Lengths are in metres. Reduction Ratio 1: 500	REGISTERED 26-11-2009	DP1144981



(A) – EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 AND 4 WIDE.
(B) – RIGHT OF WAY 4 WIDE AND 7.5 WIDE.
(C) – EASEMENT FOR ELECTRICITY PURPOSES 1 WIDE (VIDE D.P. 838198).
(D) – EASEMENT FOR ELECTRICITY PURPOSES 1 WIDE & VARIABLE WIDTH (VIDE D.P. 1078244).
(E1) – EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 7.5 WIDE.
(E2) – EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.92 WIDE.
(F) – RIGHT OF WAY AND EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.86 WIDE
(G) – RIGHT OF CARRIAGE WAY 5 WIDE.
(H) – EASEMENT TO DRAIN WATER 1.5 WIDE & 0.5 WIDE
(J) – EASEMENT TO DRAIN WATER 0.5 WIDE (D.P. 838198)
(K) – EASEMENT FOR OVERHANG STRUCTURES 0.8 WIDE (D.P. 8389198)

Surveyor: SIMON PAK YAN HO Date of Survey: 06/09/2007 & 03/08/2009 Surveyor's Ref: 060417–CONSOL	PLAN OF CONSOLIDATION OF LOT A, B IN D.P.336722 AND LOT 1 IN D.P.838198, AND EASEMENTS WITHIN LOT 2 IN D.P.838198	LGA: ROCKDALE Locality: KOGARAH Subdivision No: ——— Lengths are in metres. Reduction Ratio: 1:200	REGISTERED 26-11-2009	DP1144981

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT 1919-1964 IT IS INTENDED TO RELEASE:

1. EASEMENT FOR SERVICES OVER EXISTING LINE OF CABLES (APPROXIMATE POSITION) (DP 838198)
2. RIGHT OF CARRIAGEWAY 5 WIDE (DP 838198)
3. EASEMENT FOR OVERHANGING ROOF 1.13 WIDE (DP 838198)
4. EASEMENT FOR SUPPORT 1.1. WIDE (DP 838198)

PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT 1919-1964 IT IS INTENDED TO CREATE:

~~5.~~ 1 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 AND 4 WIDE (A) ~~CARRIAGEWAY~~.
~~6.~~ 2 RIGHT OF ~~WAY~~ 4 WIDE AND 7.5 WIDE (B)
~~7.~~ 3 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 7.5 WIDE (E1)
~~8.~~ 4 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.92 WIDE (E2)
~~8.~~ 5 RIGHT OF WAY AND EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.86 WIDE (F)
~~10.~~ 6 RIGHT OF ~~WAY~~ 5 WIDE (G) CARRIAGEWAY
~~11.~~ 7 EASEMENT TO DRAIN WATER 1.5 WIDE & 0.5 WIDE (H)

Use PLAN FORM 6A
for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I.....in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature:.....
Date:.....
File Number:.....
Office:.....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed..... set out herein
(insert 'subdivision' or 'new road')

.....
* Authorised Person/General Manager/Accredited Certifier

Consent Authority: .....
Date of Endorsement: .....
Accreditation no: .....
Subdivision Certificate no: .....
File no: .....

* Delete whichever is inapplicable.

DP1144981 S

Registered: 26-11-2009
Title System: TORRENS
Purpose: CONSOLIDATION

PLAN OF CONSOLIDATION OF LOT A, B IN D.P.336722 AND LOT 1 IN D.P.838198, AND EASEMENTS WITHIN LOT 2 IN D.P.838198

LGA: ROCKDALE
Locality: KOGARAH
Parish: ST GEORGE
County: CUMBERLAND

Surveying Regulation, 2006

I, SIMON PAK YAN HO
of DENNY LINKER & Co., Level 5, 17 RANDLE ST, SURRY HILLS. 2010
a surveyor registered under the *Surveying Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying Regulation, 2006* and was completed on: 06.09.2007 & 03.08.2009

The survey relates to
LOT 1, LOT 2 OF D.P.838198, EASEMENTS AND CONNECTIONS
(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature ..... *Dated:* 25.9.09
Surveyor registered under the Surveying Act, 2002

Datum Line: 'X'-'Y'
Type: Urban/~~Rural~~

Plans used in the preparation of survey/~~compilation~~

D.P. 336722
D.P. 405531
D.P. 417943
D.P. 838198
D.P. 453698
D.P. 1078244

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYORS REFERENCE: *060417-CONSOL*

X:\06JOBS\060417-ROCKY-PT-RD\060417-ADMIN01-CONSOL.dwg

* OFFICE USE ONLY

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF CONSOLIDATION OF LOT A, B IN D.P.336722 AND LOT 1 IN D.P.838198, AND EASEMENTS WITHIN LOT 2 IN D.P.838198

DP1144981

Registered: 26-11-2009

* OFFICE USE ONLY

Subdivision Certificate No: ———— Date of Endorsment: ————

EXECUTED BY LAND & PORTFOLIO PTY LTD
ABN 32 004 241 409 IN ACCORDANCE WITH
SECTION 127 OF THE CORPORATIONS ACT 2001 :

DIRECTOR/COMPANY SECRETARY — DIRECTOR

DARIN MARKS — MICHAEL J. LEA

NAME — NAME

SIGNED SEALED AND DELIVERED
for and on behalf of EnergyAustralia
by KATHERINE MARGARET GUNTON
its duly constituted Attorney pursuant
to Power of Attorney registered
Book 4528 No. 401

Attorney

Witness

Westpac Banking Corporation
ABN 33 007 457 141
Under Power of Attorney Book 4299 No. 332
By..... MICHAEL HARRINGTON
Tier Three Attorney

I certify that the Attorney for the Mortgage, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this Document in my presence.

Signature of Witness:

Name of Witness: Cynthia De Ocampo

Address of Witness: 1 King St. Concord West NSW 2138

SURVEYORS REFERENCE: *060417-CONSOL*

PLAN FORM 2

Plan Drawing only to appear in this space

* OFFICE USE ONLY

D.P. 599502

Signatures and seals only.

THE COMMON SEAL OF LAND AND PROPRIETARY LIMITED

DIRECTOR

SECRETARY

AMENDMENTS MADE IN R.G.O. AT SURVEYOR'S REQUEST 5-12-1978

Council Clerk's Certificate

I hereby certify that —

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

*(b) the requirements of section 342 of the †Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, †Hunter District Water, Sewerage, and Drainage Act, 1938, as amended

have been complied with by the applicant in relation to the proposed Subdivision (†insert "new road", "subdivision" or "consolidated lot") set out herein

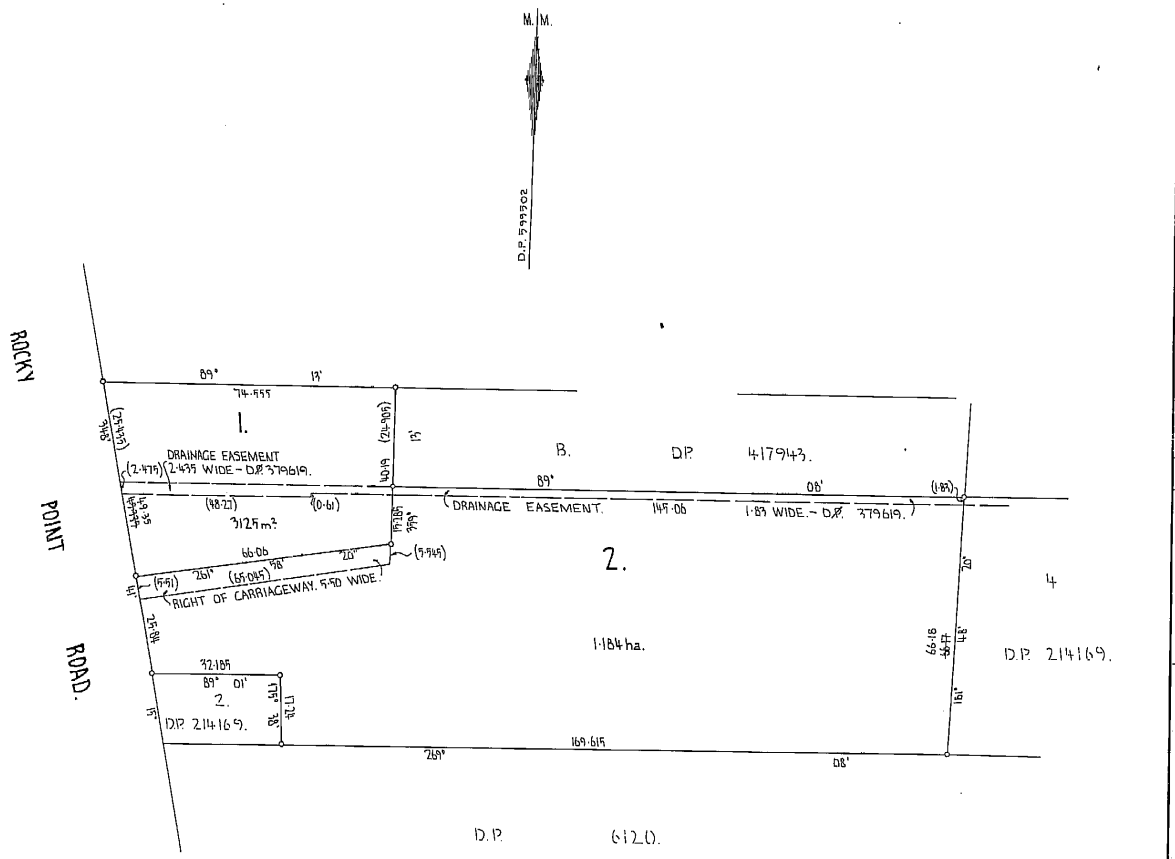
Subdivision No. 16/78

Date 28-8-78

(Signature) ..... Council Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.

†Delete if inapplicable.



Registered:	6-12-1978
C.A.:	No 16/78 OF 28-8-1978
Title System:	TORRENS
Purpose:	SUBDIVISION
Ref. Map:	U0937 - 83 *
Last Plans	D.P. 214169 D.P. 417943

PLAN OF SUBDIVISION OF LOTS 1 & 3 D.P. 214169 & LOT A D.P. 417943.

Reduction Ratio 1: 800
Lengths are in metres.

Mun./Shire City	ROCKDALE.
Locality:	RAMSGATE.
Parish:	ST. GEORGE.
County:	CUMBERLAND.

~~This is sheet 1 of my plan in ... sheets.~~
(Delete if inapplicable).

I, RONALD GORDON LITTLE
of P.O. BOX 176 CARINGBAH 2229
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan
is accurate and has been made *~~(1) by me (2) under my immediate supervision~~ in accordance with the Survey Practice Regulations, 1933, and was completed on †
16TH MAY 1978

Signature .....
Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth.
*Strike out either (1) or (2). †Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-64 IT IS INTENDED TO CREATE:
1. RIGHT OF CARRIAGEWAY 5.50 WIDE.
AS SET OUT IN THE ACCOMPANYING INSTRUMENT SIGNED BY THE COUNCIL CLERK.

Table of mm: 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

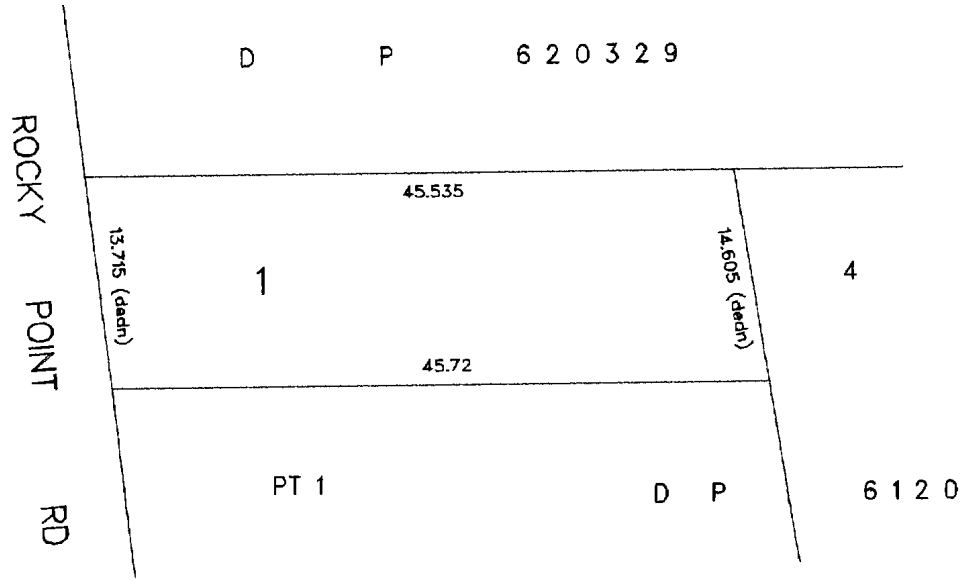
SURVEYOR'S REFERENCE: 78/277

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 11th day of December, 1978

Table of mm: 10 20 30 40 50 60 70 80 90 100 110 120 130 140

D.P. 599502

Full dimensions and/or area(s) are not available for all lots. Any division of the lands herein may necessitate the lodgement of a plan of survey



D P 666138

Registered: GP 5-12-1997

Title System: TORRENS

Purpose: DEPARTMENTAL

Ref. Map: U0937-83

Last Plan: DP 6120

THIS PLAN HAS BEEN CREATED TO PROVIDE A UNIQUE IDENTIFIER TO ENABLE THE ISSUE OF AN AUTOMATED TORRENS TITLE FOR THE LAND COMPRISED IN FOLIO OF THE REGISTER VOLUME 3357 FOLIO 136 FORMERLY KNOWN AS PART LOT 1 DP 6120

Lengths are in metres.
Reduction Ratio : NOT TO SCALE

L.G.A.: ROCKDALE

LOCALITY:

PARISH: ST.GEORGE

COUNTY: CUMBERLAND

NO1DIB

G.D.B. ----

PLAN FORM 2

Plan Drawing only to appear in this space

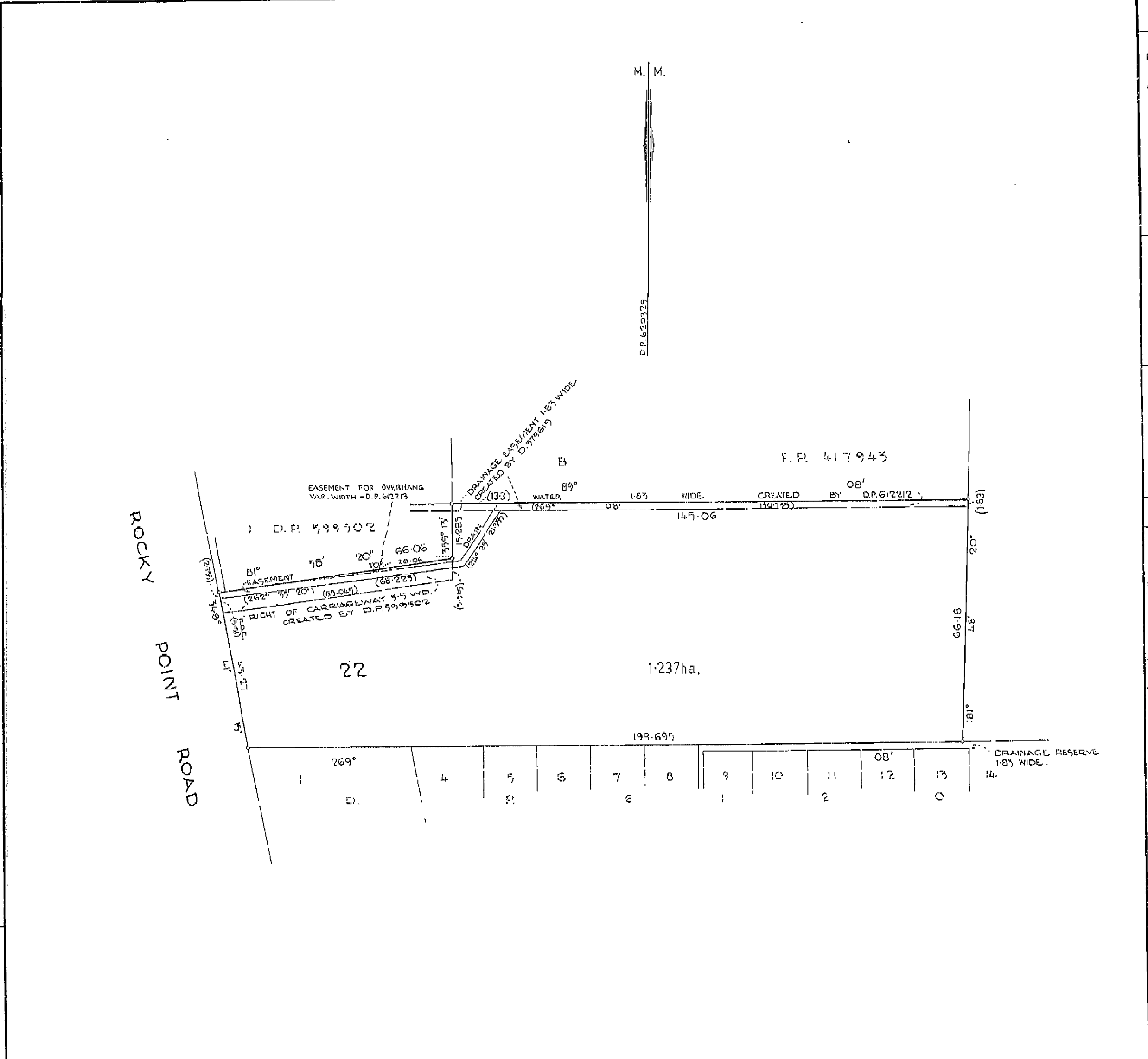
DP620329 OFFICE USE ONLY

Signatures and seals only.

THE COMMON SEAL OF LAND AND PORTFOLIO PROPRIETARY LIMITED

Director

Secretary



Council Clerk's Certificate
I hereby certify that —
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
~~*(b) the requirements of section 34B of the (Metropolitan Water, Sewerage and Drainage Act, 1924, as amended) (Hunter District Water, Sewerage and Drainage Act, 1938, as amended)*~~
have been complied with by the applicant in relation to the proposed Consolidated Lot (insert "new road", "subdivision" or "consolidated lot") set out herein
Subdivision No. 47/81
Date 16-9-81
(Signature) Council Clerk
*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board. †Delete if inapplicable.

D.P. 620329
Registered: 11-11-1981.
C.A. No. 47/81 OF 16-9-1981
Title System: TORRENS
Purpose: CONSOLIDATION
Ref. Map: U0937-83
Last Plans: D.P. 214169, D.P. 599502
PLAN OF LOT 2 IN D.P. 599502 & LOT 2 IN D.P. 214169
Reduction Ratio 1: 800. Lengths are in metres.
Mun./~~Shire~~ ~~City~~: ROCKDALE
Locality: RAMSGATE
Parish: ST. GEORGE
County: CUMBERLAND
~~This is sheet 1 of my plan in ... sheets.~~ (Delete if inapplicable).
I, STANLEY JOHN WEATHERBY of P.O. BOX 95 PENDLE HILL a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan ~~and was compiled from~~ is accurate and has been made *(1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on † 7-8-81
Signature S.J. Weatherby. Surveyor registered under Surveyors Act, 1929, as amended. Datum Line of Azimuth. *Strike out either (1) or (2). †Insert date of survey.
Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

B-1K-1-OON

SURVEYOR'S REFERENCE: 73/81(A)

M.P.D

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION