

Preliminary Site Investigation

1 King Street, Concord West NSW

Project No. 22038
Version 2

18 October 2022

Reditus Consulting Pty Ltd
ABN: 34 631 168 502



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DOCUMENT CONTROL

Prepared by **Kyle Sier**
Environmental Scientist

Reviewed by **Robert Cameron**
Senior Environmental Scientist

Approved by **Dean Stafford**
Director | Principal Environmental
Scientist
deanstafford@reditus.com.au
+61 434 657 155

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1 Introduction

Reditus Consulting Pty Ltd (Reditus) was engaged by Concord West Pty Ltd (the client) to undertake a Preliminary Site Investigation (PSI) for the proposed redevelopment located at 1 King Street, Concord West NSW (the site) for a mixed-use commercial/residential development with basement parking. The location and layout of the site is presented within **Figure 1, Appendix A**.

Reditus notes that this report, including its conclusions and recommendations, must be read in conjunction with the Statement of Limitations provided in **Section 8**.

1.1 Objectives

The overarching objective of the PSI was to evaluate the possibility for contamination to be present at the site due to current and former land use activities both on the site and in the surrounding area.

The specific objectives of the PSI were to:

- Evaluate the possibility for contamination to be present at the site as a result of current and former land use activities at and surrounding the site.
- Assess the current condition of the site to identify potential areas of environmental concern (AEC) present at the site.
- Inform the Preliminary Conceptual Site Model (CSM) for the site.
- Comment on the potential for contamination to be present at the site and the suitability of the site for its proposed mixed-use redevelopment from a contamination perspective.
- Provide recommendations for further investigation, management, or remediation (if required).
- Conform to the requirements of the National Environmental Protection Council (Assessment of Site Contamination) National Environment Protection Measure 1999 (as amended in 2013) ('ASC NEPM, 2013') and the NSW Environmental Protection Authority (NSW EPA 2020) Guidelines for Consultants Reporting on Contaminated Land.

1.2 Scope of Works

To achieve the objectives outlined above, Reditus completed the following:

- An evaluation of historic aerial photographs to assist in assessing historical land uses and conditions on and adjacent the site.
- Review of the current certificate of title, planning portals and property searches to assess for caveats, encumbrances or restrictions relating to the environment.
- Review of regulatory databases maintained by the NSW EPA to identify any existing environmental notices regarding contaminated land.
- A review of the environmental setting with regards to geology, topography, hydrology, and hydrogeology.
- A site inspection to characterise the property setting, including inspection of the site surface for obvious signs of potential contamination and/or contamination sources.
- Completion of historical title deed search to evaluate former landowners and potential uses.
- Prepare a preliminary site investigation (PSI) report in general accordance with the NSW EPA (2020) Consultants Reporting on Contaminated Land.



2 Site Identification

The site identification details for the site have been prepared in general accordance with the NSW EPA (2020) Consultants Reporting on Contaminated Land guidelines and the ASC NEPM (2013) Field Checklist for 'site Information'. The site identification information has been summarised in **Table 2-1** below.

Table 2-1 Site Identification

ITEM	DETAIL
Address	1 King Street, Concord West NSW 2138
Title and Land Information	Lot 101 DP791908
Site Area	Approximately 3 hectares (ha)
Local Government Area	City of Canada Bay Council
Site Coordinates to the approximate centre of the site (GDA2020 MGA Zone 56)	Easting: 322818.785 Northing: 6252846.682
Zoning	The site is zoned IN1 – General Industrial, as specified in the Canada Bay Local Environmental Plan 2013
Current Owner	Concord West Property Pty Limited
Current Land Use	Westpac service centre and childcare centre
Future Land Use	Proposed mixed-use commercial/residential development with basement parking
Trigger for Assessment	To provide advice on the site's suitability for the proposed mixed-use development from a contamination perspective. Such advice will facilitate a future development application submitted to local council.
Surrounding Land Uses	The land uses currently surrounding the site include: <ul style="list-style-type: none">• North: Low-density residential.• South: Electrical substation and Low, and High-density residential.• East: Railway corridor/station and then low-density residential.• West: Industrial/commercial and then parkland.
Site Layout	Figure 2, Appendix A

2.1 Site Condition

A site visit was conducted by Reditus' Principal Environmental Scientist Dean Stafford on 24 February 2022. The following site description was recorded during the site visit:

- The site has an irregular boundary and slopes broadly in a westerly direction towards the nearby Powells Creek.
- The site is currently occupied by mixed land usage with a commercial centre over a majority of the site in addition to a small childcare centre on site.
- The site is primarily covered in hard stand with extensive outdoor and multistorey parking surrounding the commercial infrastructure on site.
- Vegetated areas are restricted to the fringe of the property and garden beds within the outdoor car parks.
- A tennis court is located adjacent to the childcare on the north side of the site.
- An electrical substation was noted during the site walkover on the property immediately south of the site.
- A Telstra cell phone tower was observed on the southeast corner of the site.
- A backup generator was also noted on the basement level of the Westpac Service Centre.
- Cut and fill was observed along the eastern edge of the site adjacent to the railway line.
- Underground Storage Tanks (UST) fill points were observed in the open air carpark at the eastern side of the site.

Relevant photographs from the site inspection are provided in **Appendix B**.

3 Site Setting and Surrounding Environment

A summary of the site setting and surrounding environment is provided in **Table 3-1** below. Collated desktop maps and search data relating to the site setting and surrounding environment is presented within the Land Insight Report (LIR) provided as **Appendix C**.

Table 3-1 Site Setting and Surrounding Environment

ITEM	DETAIL
Topography	The site has an elevation between 4-10 m Australian Height Datum (AHD) sloping downward in a westerly direction.
Hydrology	Surface water is likely to flow into the local stormwater network and discharge to Powells Creek, located approximately 330m west of site.
Regional geology and soils	The 1:100,000 Wollongong Port Hacking Geological Map indicated the site is underlain by middle Triassic aged Ashfield Shale of the Wianamatta Group. Ashfield Shale is described as black to light grey shale and laminite.
Acid Sulfate Soils (ASS)	A review of the City of Canada Bay Local Environmental Plan 2013 acid sulfate soil risk map indicates that the site is located within a class 5 zone. A class 5 zone limits the drawdown of the water table below 1 mAHD on surrounding sites (500m radius) if the adjacent land is characterised as classes 1-4 on the acid sulfate soil risk map. Land adjacent to the site in a westerly direction is classified as class 2 on the ASS risk map. As such, further investigation will likely be required into the potential for acid sulfate soils (PASS) to be present or impacted by the proposed redevelopment, given basement parking is to be included.
Registered Groundwater Bore Search	A review of Bureau of Meteorology's Australian Groundwater Explorer indicated that there are (44) registered bores within a 2 km radius of the site. 41 bores were installed for monitoring purposes one (1) bore was installed for "household purposes", one (1) for irrigation purposes and one (1) unknown. The monitoring bores reported varying depths of shale and standing water level between 1.3-3.1 metres below ground level (mbgl). The closest bore (GW114861) is located 171.6 m west of the site and reported a standing water level of 1.9 mbgl.
Regional Hydrogeology	A review of Hydrogeology map of Australia (Geoscience Australia) indicates the aquifer type beneath the site are porous, extensive with low-moderate productivity.
Inferred Groundwater Flow Direction	Groundwater is inferred to flow in a westerly direction conforming with regional topography towards Powells Creek, located approximately 330 m west of site.
Depth to Water Table	The depth to groundwater is not known. No known previous groundwater assessments have been conducted at the site. The closest registered groundwater bore (GW114861) is located 171.6 m west of the site and reported a standing water level of 1.9 mbgl.
Yield and Inferred Groundwater Quality	WaterNSW data from the (41) monitoring bores within a 2 km radius of the site reported yield for five (5) bores, with a range of 0.01 and 0.2 L/s. The one (1) irrigation bore within a 2km radius of the site reported a yield of 3.0 L/s.



ITEM	DETAIL
Groundwater Dependant Ecosystems	<p>One (1) registered groundwater well used for irrigation purposes was reported within a 2 km radius of the site.</p> <p>The Groundwater Dependant Ecosystem Atlas reports that terrestrial ecosystems to the west of the site are located with an area of 'high potential for GW interaction'.</p>
Groundwater Embargoes	<p>No groundwater embargoes apply to the site.</p>
Sensitive Environments	<p>The nearest identified sensitive environments are summarised as follows:</p> <ul style="list-style-type: none">• Local stormwater network.• Powells Creek.• Surrounding low-density residential properties.

4 Site History

4.1 Historical Aerial Photographs

Historical aerial photographs of the site and surrounding area for the years: 1930, 1943, 1951, 1955, 1961, 1965, 1970, 1975, 1978, 1986, 1991, 1994, 1998, 2002, 2004, 2007, 2009, 2012, 2015, 2018, 2021 were reviewed and are presented within the Land Insight Report provided in **Appendix C**.

The following notable observations were made:

Onsite:

- The 1930 aerial shows the site consisted of vacant land at the time.
- Sometime between 1930 and 1943 a large apparent warehouse/commercial building was constructed in the central and northern portion of the site. A separate building was also constructed in the northern portion of site. The southern and western portions of the site appear to have been used as yard/storage space.
- The 1951 aerial shows that the southern and western portions of the site no longer appear to be used as yard/storage space and consist of vacant/unused land.
- Between 1951 and 1955 the main warehouse/commercial building has been extended into the southern portion of the site.
- Between 1975 and 1978 an additional building and some sheds appear to have been constructed in the south-east portion of the site.
- Between 1994 and 1998 the existing site buildings appear to have been either renovated or demolished and the current site buildings constructed.
- The site appears to have remained relatively unchanged since the 1998 aerial to present day.

Surrounding Area:

- The 1930 aerial shows the surrounding road network, Concord West Railway station, and Victoria Avenue Public School have been present since at least 1930.
- East of the site and the railway corridor has already undergone extensive residential development since at least 1930. North of the site already appears to consist of residential dwellings and south of the site already appears to consist of warehouses and commercial/industrial land use since at least 1930. While west of the site consists of vacant land and Powells Creek Reserve in the 1930 aerial.
- From 1930 to 1943 a large warehouse/commercial building appears to have been constructed west of the site. However, the building is no longer present in the 1951 aerial.
- Between 1951 and 1955 the substation located on the southern boundary of the site appears to have been constructed.
- West of the site appears to have consisted primarily of vacant land from 1951 to sometime between 1961 and 1965, when the northern portion of the present-day building west of the site appears to have been constructed. Between 1978 and 1986 this building appears to have been extended further south to its present-day size.
- Between 2002 and 2004 the commercial/industrial buildings in the block immediately south of the site appear to have been demolished and construction begun on new buildings at this location. Construction of the new building appears to have been completed sometime between 2007 and 2009.
- The surrounding site area has remained relatively unchanged since 2009 to present day.

4.2 Title Deed Searches

An historical title deed search was performed on 28 February 2022 for the site and is provided in **Appendix D**. The cadastral records for the property regard to the property in part 1 and part 2 prior to 1972, therefore the historical title deed search summary provided in Error! Reference source not found. below has been made in regard to part 1 and part 2 of the property prior to 1972.

Table 4-1 Title Deed Searches Summary

ITEM	DETAIL
Part 1 of Cadastral Records (prior to 1972):	
1915 – 1935	Massey-Harris Company Limited
1935 – 1936	The Egg Marketing Board for the Counties of Cumberland and Northumberland and the Shires of Nattai and Wollondilly
1936 – 1972	H.V. McKay Massey Harris Proprietary Limited (Now, Massey-Ferguson (Australia) Limited)
Part 2 of Cadastral Records (prior to 1972):	
1936 – 1972	H.V. McKay Massey Harris Proprietary Limited (Now, Massey-Ferguson (Australia) Limited)
Whole site (post 1972):	
1972 – 1985	Commonwealth of Australia
1985 – 1997	Australian Telecommunications Commission (Now, Telstra Corporation Limited)
1997 – 2007	Cranbrook School
2007 – 2009	The Public Trustee of Queensland
2009 – 2012	APGH Management Limited
2012 – 2019	Parangool (Concord West) Pty Limited
2019 – To Date	Concord West Property Pty Limited

The results of the title search detail from 1915 to 1972 the site was owned by Massey-Harris Company Limited then H.V. McKay Massey Harris Proprietary Limited (now Massey-Ferguson (Australia) Limited). This suggests the site could have been used for the manufacturing of agricultural and construction machinery at this time

4.3 Regulatory Searches

Review of regulatory records held by NSW EPA and local council is provided in **Table 4-2** below. Documentation obtained from the regulatory searches is provided in the Land Insight Report provided as **Appendix C**.

Table 4-2 Regulatory Searches Summary

RECORD	DETAIL
NSW EPA Register of Contaminated Sites	<p>Onsite: The NSW EPA <u>does not</u> hold records for notification of the subject site as being a contaminated site under the <i>Environment Protection Act (1997)</i>.</p> <p>Offsite: Four sites within a 1 km radius of the site have been identified as contaminated sites as per the NSW EPA register of contaminated sites, this includes the following:</p> <ul style="list-style-type: none"> • Bicentennial Park Landfill located approximately 265 m west of the site. • Former Golf Driving Range Landfill located approximately 810 m west of the site. • Caltex Service Station located approximately 878 m south of the site. • Ausgrid Mason Park Substation located approximately 924 m south-west of the site.
NSW EPA Public Registers	<p>Onsite: A search of the NSW EPA Public Registers <u>did not</u> identify any notices that have been issued to the site under the <i>Protection of the Environment (Operations) Act 1997</i>.</p> <p>The search <u>did</u> identify a licence at the site for Westinghouse Brakes Australia Pty Ltd for "Hazardous, Industrial or Group A Waste Generation or Storage" which is noted to be surrendered.</p> <p>Offsite: The following sites have been issued notices within a 1 km radius of the site:</p> <ul style="list-style-type: none"> • The Sydney Water Corporation was issued a penalty notice for a 11km section of the main north line railway corridor, which includes the railway section immediately east of the site. • Homebush Bay General Area located approximately 228 m west of the site • Bicentennial Park located approximately 265 m west of the site. • Former Golf Driving Range Landfill located approximately 810 m west of the site. • Concord RSL Club located approximately 985 m east of the site. • Majors Bay Reserve located approximately 985 m east of the site. <p>The following licences have been issued with a 500 m radius of the site:</p> <ul style="list-style-type: none"> • Fred Hosking Pty Ltd for "Hazardous, Industrial or Group A Waste Generation or Storage" located approximately 212 m north of the site, which is noted to be delicensed. • Sydney Olympic Park Authority for "Miscellaneous licensed discharge to waters (at any time) approximately 265 m west of the site. • Sydney Trains for "Railway infrastructure operations, rolling stock operations" • John Holland Pty Ltd for "Railway infrastructure operations" • John Holland Pty Ltd for "Land-based extractive activity Rail systems activities", noted to be surrendered.
National Pollutant Inventory Map	<p>The National Pollutant Inventory (NPI) did not identify any facilities within 1 km of the site.</p>

4.4 SafeWork NSW Dangerous Goods Records

A SafeWork NSW Dangerous Goods Records search was undertaken for the site, the records held indicate there are currently two underground storage tanks (USTs) present onsite. The two USTs consist of one (1) x 10,000L diesel tank, and one (1) x 55,000L diesel tank. Both tanks are located towards the eastern boundary of the site within the open air

carparking area and south of the onsite electrical transformer. There were no signs of investigations or groundwater monitoring wells installed around the tanks. The condition and integrity of the tanks are therefore unknown. Refer to **Appendix E** for copies of the Dangerous Goods Records.

4.5 Planning Certificate

4.5.1 PLANNING CERTIFICATE

Planning Certificates under section 10.7(2) and 10.7(5) of the Environmental Planning & Assessment Act (1979) were obtained for the site on 1 March 2022. A copy of the Section 10.7 planning certificate for the site is provided as **Appendix F**.

The following zoning and planning policies and instruments apply to the site:

- Canada Bay Local Environmental Plan (LEP) 2013.
- State Environmental Planning Policy (SEPP) No. 19 – Bushland in Urban Areas.
- SEPP No. 33 – Hazardous & Offensive Development.
- SEPP No. 50 – Canal Estates.
- SEPP No. 55 – Remediation of Land.
- SEPP No. 64 – Advertising and Signage.
- SEPP No. 65 – Design Quality of Residential Flat Development.
- SEPP – Building Sustainability Index: BASIX (2004).
- SEPP – Concurrences and Consent (2018).
- SEPP – Educational Establishments and Child Care Facilities (2017).
- SEPP – Exempt and Complying Development Codes (2008).
- SEPP – Housing (2021).
- SEPP – Infrastructure (2007).
- SEPP – Mining, Petroleum Production and Extractive Industries (2007).
- SEPP – Primary Production and Extractive Industries (2007).
- SEPP – State & Regional Development (2011).
- SEPP – State Significant Precincts (2005).
- SEPP – Vegetation in Non-rural Areas (2017)
- SEPP – Sydney Harbour Catchment (2005).
- The following proposed environmental planning instruments apply to the carrying out of development on the land and are or have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979*:
 - Planning Proposal – LEP Miscellaneous Amendments (PP2020/0002).
 - SEPP Environment.
 - Design and Place SEPP.
- The City of Canada Bay Development Control Plan (DCP) applies to the land.
- No fixed minimum land dimensions apply to the land.
- The land does not comprise or include a critical habitat, heritage conservation area or heritage item.
- The land is not identified within a zone under Part 3 of SEPP Sydney Region Growth Centres (2006), a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition.

- The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.
- The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*, or any environmental planning instrument or any resolution of the Council.
- The land is not affected by a policy adopted by Council that restricts the development of land because of the likelihood of land slip, bushfire, tidal inundation or subsidence.
- However, the land is affected by a policy adopted by council that restricts the development of land because of the likelihood of acid sulfate soils. The land has been identified as being within Class 5 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013.
- The land is affected by a policy adopted by council that restricts the development of land because of the likelihood of land contamination. It is noted Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay and is not a statement on whether the property is affected by contamination or potential contamination.
- The land or part of the land is within the flood planning area and subject to flood related development controls.
- None of the land is bush fire prone land as defined in the *Environmental Planning & Assessment Act 1979*.
- The land does not include any residential premises affected by loose-fill asbestos insulation (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that are required to be maintained under that Division.
- Under matters prescribed by section 59(2) of the *Contaminated Land Management Act 1997* (CLM Act) the land is not significantly contaminated, subject to a management order, subject of an approved voluntary management proposal, subject of an ongoing maintenance order, or subject of a site audit statement.
- Under the LEP applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in the SEPP Exempt and Complying Development Codes (2008) and the Canada Bay LEP 2013.
- The land has been identified as being adjoining or opposite a heritage item under the provisions of the LEP applying to the land.
- The land could be affected by aircraft noise.
- The council has a copy of the following report regarding land contamination and remediation at the site:
 - Contaminated Site Remediation – Remediation Management Plan for 1 King Street Concord West, prepared by Australian Site Assessment, dated September 1996.

4.5.2 ZONING

The site is currently zoned as 'IN1 – General Industrial' as specified in the Canada Bay Local Environmental Plan 2013. The objectives of this zoning are:

- 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.

4.6 PFAS Investigation Sites

Per- and poly-fluorinated substances (PFAS) have more recently been highlighted as a persistent and mobile contaminant, of significant toxicity. The potential risk posed by PFAS contamination has been evaluated by using available site history information with a preliminary decision tree assessment matrix. The potential risk presented by PFAS contamination is presented in **Table 4-3**.

Table 4-3 Summary of PFAS Preliminary Risk Assessment

ITEM	PROBABILITY	DETAIL
Did fire training occur on-site? ¹	Low	Historical aerial imagery and title deed searches deem it unlikely that fire training occurred at the site.
Is an airport or fire station up gradient of or adjacent to the site?	Low	No airports or fire stations have been identified upgradient or adjacent of the site.
Have “fuel” fires ever occurred on-site? e.g., ignition of fuel (solvent, petrol, diesel, kerosene) tanks.	Low	The history of whether fires have or have not occurred is unknown. No indication of such was identified in historical photographs.
Have PFAS been used in manufacturing or stored on-site? ²	Low	There is evidence of manufacturing having occurred at the site, however, there is no evidence of PFAS containing materials historically being stored or used on site.

Notes:

1. Runoff from fire training areas may impact surface water, sediment, and groundwater.
2. PFAS is used in a wide range of industrial processes and consumer products
(<https://www.industrialchemicals.gov.au/consumers-and-community/and-poly-fluorinated-substances-pfas>)



5 Previous Environmental Investigations

The section 10.7 planning certificate identified a Remediation Management Plan for 1 King Street Concord West, prepared by Australian Site Assessment, dated September 1996. This report was not available for review.

At the time of reporting Reditus is not aware of any other previous investigations that have been conducted at the site.

6 Preliminary Conceptual Site Model

Based on the information presented in Sections 1-5 of this report, a Conceptual site Model (CSM) has been prepared for the site. The ASC NEPM 2013 defines a CSM as:

“A representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors”

The essential elements of the CSM, as required by the ASC NEPM (NEPC, 2013), include an understanding of:

- Known and potential sources of contamination and contaminants of concern including the mechanism(s) of contamination (e.g., ‘top down’ spill or sub-surface release from corroded tank or pipe).
- Potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air) and human and ecological receptors.
- Potential and complete exposure pathways.

A tabular CSM provided in **Table 6-2** identifies the complete and potential pathways between the known or potential source(s) of contamination and receptor(s).

6.1 Potential Sources of Contamination

The potential sources of contamination identified during this PSI are summarised in **Table 6-1**.

Table 6-1 Potential Sources of Contamination

SOURCE	LOCATION	ASSOCIATED CHEMICALS	CONTAMINANTS OF POTENTIAL CONCERN
Bulk underground fuel storage	Onsite	Potential spills and leaks from in-situ Underground Petroleum Storage Systems (UPSS) identified at the site.	TRH, BTEX, PAH, metals (lead).
Historical use of fill	Onsite	Importation of fill from an unknown source used for site infilling/levelling.	Metals, TRH, BTEX, PAH, OCP/OPP, PCBs, asbestos.
Historical industrial land use	Onsite/Offsite	Spills, leaks, and deposition of contamination from historical industrial land uses (including manufacturing) both on and surrounding the site.	Metals, TRH, BTEX, PAH, PCBs, phenols, PFAS.
Hazardous Building Materials	Onsite	Improper demolition of previous structures onsite or weathering of potential existing hazardous building fabrics.	Asbestos in building materials, lead paint.
Electrical substation and transformer	Onsite/Offsite	Leakage of PCBs containing insulating fluid.	PCBs.

6.2 Potentially Affected Media

The potentially affected media at the site includes:

- Soil.
- Groundwater.
- Soil gas.

6.3 Potential Receptors and Pathways

6.3.1 PROPOSED LAND USE SCENARIO AND POTENTIAL RECEPTORS

Based on the proposed mixed-use commercial/residential development potential receptors of contamination include the following:

- Future site occupants and site users.
- Construction/maintenance workers.
- Powells Creek and the Parramatta River.

6.3.2 HUMAN HEALTH – DIRECT CONTACT PATHWAY

It is considered appropriate to assess whether a direct contact source may be present onsite for future site occupants/site users and construction and maintenance workers. Direct contact pathway health impacts should be taken into consideration where there are likely accessible soils.

6.3.3 HUMAN HEALTH – INHALATION / VAPOUR INTRUSION PATHWAY

It is considered necessary to assess whether a vapour source may be present onsite for future site occupants/site users and construction and maintenance workers given the presence of UPSS identified and the proposed development to include basement parking.

6.3.4 AESTHETICS

No visual evidence of widespread or significant staining was observed at the site at the time of inspection however an assessment of aesthetics can be made during assessment of other pathways.

6.3.5 ECOLOGICAL – TERRESTRIAL ECOSYSTEMS

The NEPC (2013) NEPM requires a pragmatic risk-based approach should be taken in applying ecological investigation and screening levels in residential and commercial/industrial land use settings.

The EIL and ESL guidelines are considered by Reditus to only be applicable where there are likely accessible soils, such as garden beds and landscaped areas.

Given the proposed development includes landscaped areas with accessible soils, it is considered that further assessment (NEPC (2013) NEPM EILs/ESL) of unacceptable risk to terrestrial ecosystems is warranted.

6.3.6 GROUNDWATER

Assessment of groundwater is considered warranted due to the presence of on and offsite sources of potential groundwater contamination, particularly onsite UPSS infrastructure.

6.4 Potential Transport Mechanisms and Exposure Pathways

Potential transport mechanisms of contamination relevant to the site include:

- Spills and leaks from UPSS infrastructure identified at the site.
- Potential historical placement of fill materials.
- Spills, leaks, and deposition of contamination from historical industrial land use both on and surrounding the site.
- Improper demolition of previous structures onsite or weathering of potential existing hazardous building fabrics.
- Leakage of PCBs containing insulating fluid on and adjacent the site.

Potential exposure pathways and receptors relevant to the site may include:

- Direct contact with contaminated soils at the surface or subsurface by current or future site occupants/site users and construction and maintenance workers.
- Inhalation of hazardous ground gas by current or future site occupants/site users and construction and maintenance worker.
- Direct contact, ingestion, or inhalation of disturbed soil as dust by site users or offsite receptors.

- Surface water run-off discharging sediment to Powells Creek via the local stormwater network.

6.5 Source, Pathway and Receptor Linkages

A preliminary tabular CSM has been prepared for the site based on the outcomes of the PSI. The tabular CSM describes potential linkages and assesses each of the linkages as probably, possible, or unlikely based on the likelihood of occurrence and availability of data.

Table 6-2 Preliminary Conceptual Site Model

SOURCE	EXPOSURE PATHWAY	RECEPTOR	EXPOSURE
Bulk underground fuel storage <i>Potential spills and leaks from UPSS</i>	<ul style="list-style-type: none"> • Direct contact with contaminated soil. • Inhalation of dust and/or vapour. • Surface water run-off. • Extraction/discharge of potentially contaminated groundwater 	<ul style="list-style-type: none"> • Site Users/Occupants. • Construction Workers. • Maintenance workers. • Offsite receptors. 	Possible Potential source-pathway-receptor linkages have been identified and as such assessment of these linkages are warranted.
Historical use of fill <i>Importation of fill from unknown sources.</i>	<ul style="list-style-type: none"> • Direct contact with contaminated soil. • Inhalation of dust and/or vapour. • Surface water run-off. 	<ul style="list-style-type: none"> • Site Users/Occupants. • Construction Workers. • Maintenance workers. • Offsite receptors. 	Possible Potential source-pathway-receptor linkages have been identified and as such assessment of these linkages are warranted.
Historical industrial land use <i>Spills, leaks, and deposition of contamination from historical land uses both on and surrounding the site</i>	<ul style="list-style-type: none"> • Direct contact with contaminated soil. • Inhalation of dust and/or vapour. • Surface water run-off. • Extraction/discharge of potentially contaminated groundwater 	<ul style="list-style-type: none"> • Site Users/Occupants. • Construction Workers. • Maintenance workers. • Offsite receptors. 	Possible Potential source-pathway-receptor linkages have been identified and as such assessment of these linkages are warranted.
Hazardous Building Materials <i>Improper demolition of previous structures or weathering of existing hazardous building fabrics</i>	<ul style="list-style-type: none"> • Direct contact with contaminated soil. • Inhalation of dust and/or vapour. • Surface water run-off. 	<ul style="list-style-type: none"> • Site Users/Occupants. • Construction Workers. • Maintenance workers. • Offsite receptors. 	Possible Potential source-pathway-receptor linkages have been identified and as such assessment of these linkages are warranted.
Electrical substation and transformer <i>Leakage of PCBs containing insulating fluid</i>	<ul style="list-style-type: none"> • Direct contact with contaminated soil. • Inhalation of dust and/or vapour. • Surface water run-off. 	<ul style="list-style-type: none"> • Site Users/Occupants. • Construction Workers. • Maintenance workers. • Offsite receptors. 	Possible Potential source-pathway-receptor linkages have been identified and as such assessment of these linkages are warranted.

7 Conclusions and Recommendations

The following conclusions and recommendations are made based on the key findings of the PSI in the context of the proposed redevelopment.

- Review of historical aerial photographs has identified that the site appears to have been used primarily for industrial/commercial use since at least 1943.
- Between 1951 and 1955 the main warehouse/commercial building in the central and northern portion of the site was extended into the southern portion of the site.
- Between 1994 and 1998 the existing site buildings appears to have been either renovated or demolished and the current site buildings constructed.
- The site appears to have remained relatively unchanged since the 1998 aerial photograph to present day.
- The results of the historical title deed search detail from 1915 to 1972 the site was owned by Massey-Harris Company Limited then H.V. McKay Massey Harris Proprietary Limited (now Massey-Ferguson (Australia) Limited). This suggests the site could have been used for the manufacturing of agricultural machinery at this time.
- The NSW EPA Register of Contaminated Sites identified the Bicentennial Park Landfill located approximately 265m west of the site.
- A search of the NSW EPA Public Registers identified a surrendered licence for Westinghouse Brakes Australia Pty Ltd for "Hazardous Industrial or Group A Waste Generation or Storage" at the site.
- The results of the SafeWork NSW Dangerous Goods Records search indicated there are two diesel tanks (10,000L and 55,000L) present onsite located within the eastern carparking area.
- The Section 10.7 Planning Certificate for the site identified the land is affected by a policy adopted by council that restricts the development of land because of the likelihood of acid sulfate soils. The land has been identified as being within Class 5 zone on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. A class 5 zone limits the drawdown of the water table below 1 mAHD on surrounding sites (500m radius) if the adjacent land is characterised as classes 1-4 on ASS maps.
- The Section 10.7 Planning Certificate for the site identified the council has a copy of the Remediation Management Plan for 1 King Street Concord West, prepared by Australian Site Assessment, dated September 1996.

The PSI has identified the site is located on former industrial land, which appears to have been potentially remediated sometime around 1996. If the site has been remediated the environmental risk is likely to be adequately controlled as a result of the Remediation Management Plan (dated September 1996). Reditus note it is important for Concord West Pty Ltd to understand the Remediation Management Plan and the responsibility involved in administering environmental controls (if any). Soil and groundwater sampling is still considered warranted to characterise the contamination status of the site given the age of the Remediation Management Plan and the risk to soil and groundwater underlying the site associated to the underground storage tanks identified.

Based on the key findings of the PSI, Reditus considers that there is a moderate risk of contamination at the site, in particular due to the presence of underground petroleum storage tanks identified onsite.

Reditus recommends the following:

- Completion of a Detailed Site Investigation (DSI) to properly characterise the nature and extent of potential contamination of soil, groundwater, and soil gas at the site.
- The DSI should include a review of the Remediation Management Plan (if available).
- Due to the presence of UPSS infrastructure any remedial strategy for the site will be required to address the proper and safe removal and disposal of such infrastructure adhering to the relevant guidelines and legislation.
- A Destructive Hazardous Materials Assessment should be undertaken prior to the demolition of any above ground structures at the site.
- An Acid Sulfate Soil Assessment is undertaken. It is noted that the Planning Certificate (section 10.7) for the land identified that the site is affected by a policy adopted by council that restricts the development of land because of the likelihood of acid sulfate soils.



8 Limitations

This report has been prepared in accordance with the scope of services described in the **Section 1.2**. The letter has been prepared for the sole use of the client and has been prepared in accordance with a scope of work agreed by the client.

The report or document does not purport to provide legal advice and any conclusions or recommendations made should not be relied upon as a substitute for such advice.

The report does not constitute a recommendation by Reditus for the client or any other party to engage in any commercial or financial transaction and any decision by the client or other party to engage in such activities is strictly a matter for the client.

The report relies upon data, surveys, measurements and results taken at or under the site at particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the client. Furthermore, the report has been prepared solely for use by the client and Reditus accepts no responsibility for its use by other parties. The client agrees that Reditus' report or associated correspondence will not be used or reproduced in full or in part for promotional purposes and cannot be used or relied upon by any other individual, party, group or company in any prospectus or offering. Any individual, party, group or company seeking to rely on this report cannot do so and should seek their own independent advice.

No warranties, express or implied, are made. Subject to the scope of work undertaken, Reditus assessment is limited strictly to identifying typical environmental conditions associated with the subject property based on the scope of work and testing undertaken and does not include and evaluation of the structural conditions of any buildings on the subject property or any other issues that relate to the operation of the site and operational compliance of the site with state or federal laws, guidelines, standards or other industry recommendations or best practice. Scope of work undertaken for assessments are agreed in advance with the client and may not necessarily comply with state or federal laws or industry guidelines for the type of assessment conducted.

Additionally, unless otherwise stated Reditus did not conduct soil, air or wastewater analyses including asbestos or perform contaminated sampling of any kind. Nor did Reditus investigate any waste material from the property that may have been disposed off-site or undertake an assessment or review of related site waste management practices.

The results of this assessment are based upon (if undertaken as part of the scope work) a site inspection conducted by Reditus personnel and/or information from interviews with people who have knowledge of site conditions and/or information provided by regulatory agencies. All conclusions and recommendations regarding the property are the professional opinions of the Reditus personnel involved with the project, subject to the qualifications made above.

While normal assessments of data reliability have been made, Reditus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Reditus, or developments resulting from situations outside the scope of this project/assessment.

Reditus is not engaged in environmental auditing and/or reporting of any kind for the purpose of advertising sales promoting, or endorsement of any client's interests, including raising investment capital, recommending investment decisions, or other publicity purposes. Reditus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Reditus, or developments resulting from situations outside the scope of this project.

In relation to the conduct of asbestos inspections or the preparation of hazardous materials reports Reditus has conducted inspections and the identification of hazardous material within the constraints presented by the property. Whilst efforts are made to access areas not normally accessed during normal use of the site to identify the presence of asbestos or other hazardous material, unless explicitly tested no guarantee can be provided that such material is or is not present.

Reditus' professional opinions are based upon its professional judgment, experience, and training. These opinions are also based upon data derived from the limited testing and analysis described in this report or reports reviewed. It is possible that additional testing and analysis might produce different results and/or different opinions or other opinions. Reditus has limited its investigation(s) to the scope agreed upon with its client. Reditus believes that its opinions are reasonably supported by the testing and analysis that has been undertaken (if any), and that those opinions have been developed according to the professional standard of care for the environmental consulting profession in this area at this time. Other opinions and interpretations may be possible. That standard of care may change and new methods and practices of exploration, testing and analysis may develop in the future, which might produce different results.

9 References

Environmental Planning

NSW Environmental Planning and Assessment Act (the EP&A Act 1979).

NSW State Environmental Planning Policy Number (SEPP) Resilience and Hazards 2021. Superseding SEPP55 – Remediation of Land, 1998.

Site Contamination

NSW Contaminated Land Management Act (the CLM Act 1997).

NSW EPA statutory guidelines made or approved under section 105 of the CLM Act, including:

- *NSW EPA Guidelines for the NSW Site Auditor Scheme (3rd Edition), 2017.*
- *NSW EPA Guidelines for Consultants Reporting on Contaminated Land, 2020.*
- *NSW EPA Sampling Design Guidelines, August 2022.*
- *NSW EPA Guidelines for the Assessment and Management of Groundwater Contamination, 2007.*
- *NSW EPA Guidelines for Assessment and Management of Hazardous Ground Gases, 2020.*

National Environment Protection Council (1999, Revised 2013) National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 – Schedule B1 Guideline on Investigation levels for Soil and Groundwater (NEPC, 2013).

Australian and New Zealand Governments Guidelines for Fresh and Marine Water Quality 2018.

Australian Standard AS4482.1-2005. Guide to the Investigation and Sampling of sites with Potentially Contaminated Soil. Part 1: Non-volatile and Semi-volatile Compounds, 2005.

Australian Standard AS4482.2-1999. Guide to the Investigation and Sampling of sites with Potentially Contaminated Soil. Part 2: Volatile Substances, 1999.

PFAS National Environmental Management Plan version 2.0 (the PFAS NEMP 2.0), 2020.

Acid Sulfate Soils

The Acid Sulfate Soil Management Advisory Committee (ASSMAC) Acid Sulfate Soils Assessment Guidelines 1998 (Also referred to as the "Acid Sulfate Soils Manual").

Waste

NSW Protection of the Environment Operations Act (POEO Act) 1997.

NSW Protection of the Environment Operations (Waste) Regulations 2014.

NSW EPA Waste Classification Guidelines, Part 1 Classifying Waste, 2014.

NSW EPA Resource Recovery Order, Excavated Natural Material Order under Part 9, Clause 93 of POEO Waste Regulation 2014 (the ENM Order 2014).

Asbestos

NSW Work Health and Safety Act, 2011 (WHS Act 2011).

NSW Work Health and Safety Regulations, 2017 (WHS Reg 2017), Chapter 8 Asbestos, 2017 (NSW WHS Reg 2017).

NSW EPA Managing Asbestos in or on Soil, 2014 (NSW EPA 2014).

Western Australia Department of Health Guidelines for the Assessment Remediation and Management of Asbestos Contaminated Sites in Western Australia 2009 (WA DoH, 2009) as referred to by NEPM 2013

A

Figures





Map 22038_rp02_f01_siteloc_v01		Legend <div><div><div>Site Boundary</div><div>Surface Water</div><div>Major Roads</div></div><div><div>Railways</div><div>Rivers</div><div>Streams</div><div>Minor Channels</div></div></div>	Figure 1 - Site Location 1 King Street, Concord West NSW 22038 - Preliminary Site Investigation Billbergia Pty Ltd
Date of Export 14/10/2022			
Author KS	Approver DS		
Data Source Metromap, Google Maps, Open Street Map, NSW Government			



Map	
22038_rp01_f02_sitelayout_v01	
Date of Export	Map Scale (approx. at A3)
18/10/2022	1:1,200
Author	Approver
RC	DS
Data Source	
Metromap, Google Maps, Open Street Map, Geoscience Australia	

Legend	
Site Boundary	Railways

Figure 2 - Site Layout

1 King Street, Concord West NSW

22038 - Preliminary Site Investigation

Billbergia Pty Ltd


B

Photo Board



APPENDIX B SITE PHOTOGRAPHS		
Report Title Preliminary Site Investigation		
Client Name Billbergia Pty Ltd	Site Location 1 King Street, Concord West NSW	Project Number 22038

Photo No.	Date	
1	24 Feb 2022	
Direction Facing		
Southeast		
Description		
Childcare centre and associated carpark area located in the northwest portion of the site.		

Photo No.	Date	
2	24 Feb 2022	
Direction Facing		
East		
Description		
Substation located onsite.		

APPENDIX B SITE PHOTOGRAPHS		
Report Title Preliminary Site Investigation		
Client Name Billbergia Pty Ltd	Site Location 1 King Street, Concord West NSW	Project Number 22038


Photo No.	Date	
3	24 Feb 2022	
Direction Facing		
Northeast		
Description		
Location of underground storage tanks (USTs) onsite.		

Photo No. 4	Date 24 Feb 2022	
Direction Facing South		
Description Substation located on immediately on the southern boundary of the site.		

APPENDIX B SITE PHOTOGRAPHS		
Report Title Preliminary Site Investigation		
Client Name Billbergia Pty Ltd	Site Location 1 King Street, Concord West NSW	Project Number 22038



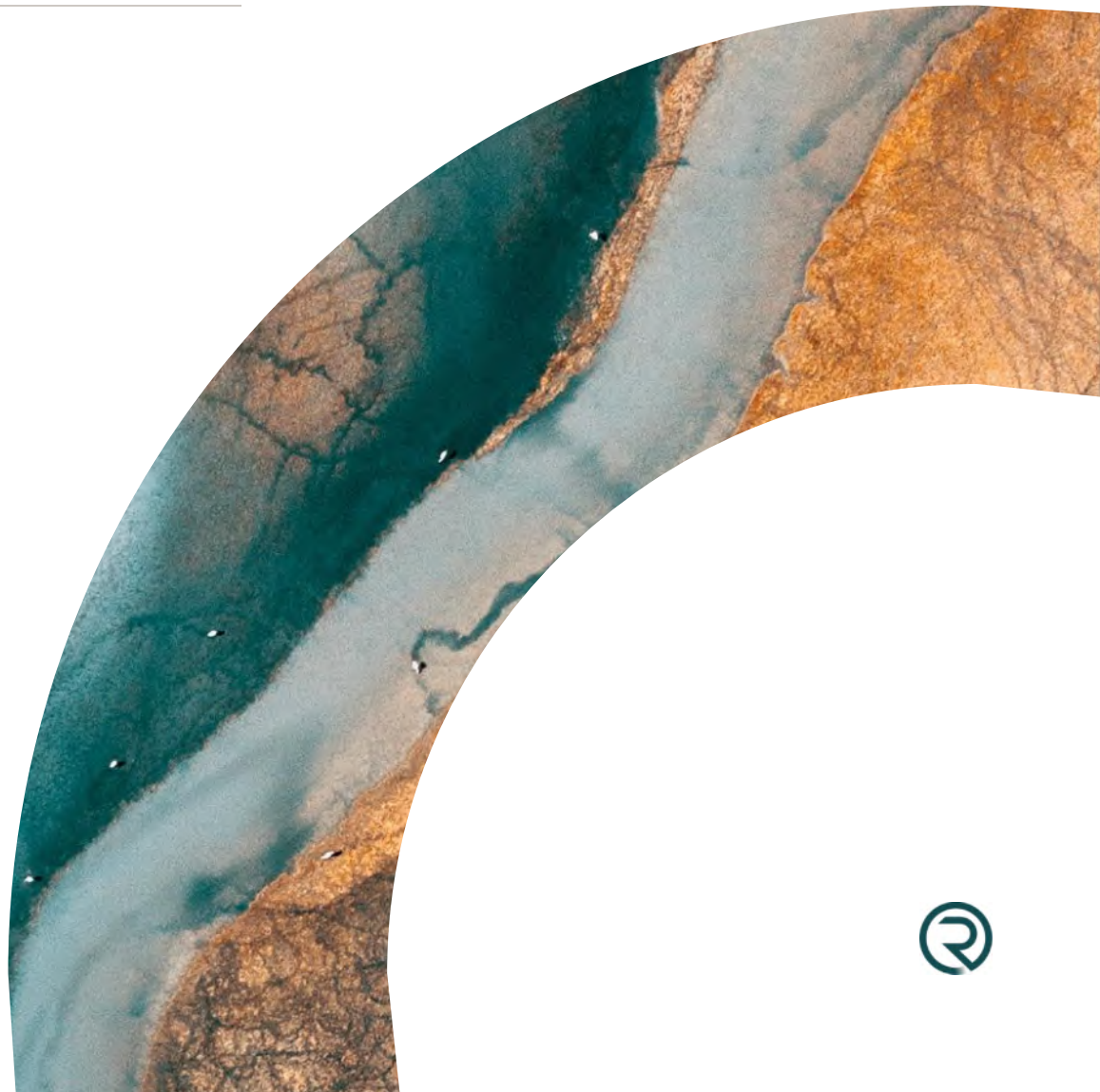
Photo No. 5	Date 24 Feb 2022	
Direction Facing East		
Description Telstra tower in southeast corner of the site.		

Photo No.	Date	
6	24 Feb 2022	
Direction Facing West		
Description Carpark building in southern portion of the site and the southern end of the main commercial building located at the site.		

C

Land Insight Report



Enviro-Screen

1 King Street,
Concord West New South Wales 2138

22 February 2022

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ATTACHMENTS

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Land Insight Product Guide and Terms and Conditions	

SUMMARY

	Section 1	PROPERTY SETTING	Identified
Sensitive Receptors Planning Control Heritage Soil and Land Information Geology and Topography			
	Section 2	HYDROGEOLOGY	Identified
Aquifer Groundwater Bores and Other Borehole investigations Groundwater Dependent Ecosystems (GDE) Hydrogeology Units Wetlands			
	Section 3	ENVIRONMENTAL REGISTERS LICENCES AND INCIDENTS	Identified
Contaminated Land Public Register Sites Regulate by Other Jurisdictional Body (Former Gaswork sites / PFAS sites) Licensing and Regulated Sites National Pollutant Inventory (NPI)			
	Section 4	POTENTIALLY CONTAMINATED AREAS	Identified
Former Potentially Contaminated Land Current and Historical Potentially Contaminating activities (PCA)			
	Section 5	NATURAL HAZARDS	Identified
Erosion risk Bushfire prone land Fire history Flood hazards			



Section 1 Property Setting



1.1 SENSITIVE RECEPTORS

Map 1.1 (200m Buffer)

Sensitive receptor	Category	Distance (m)	Direction
Powell's Creek Tennis Centre	Sports and Recreation Activities	185.0	South-west
Powells Creek Reserve	Parks	55.0	West
St Ambrose Catholic Primary School	School Education	760.0	East
Victoria Avenue Public School	School Education	85.0	North-west
Papilio Early Learning North Strathfield 2	Child Care Services	35.0	South
Only About Children Concord	Child Care Services	0.0	Onsite
Long Day Childcare	Child Care Services	130.0	North-west
Cornerstone Homebush Bay Church	Places of Worship & Religious Organisations	164.0	North-west

1.2 PLANNING CONTROLS

Map 1.2 (onsite)

Zoning

Code	Zoning	Details
IN1	General Industrial	Canada Bay Local Environmental Plan 2013 - Amendment No 14

Environmental Planning Instruments

Type	Category	Details
Not identified	-	-

Other Planning Information

Type	Category	Details
Not identified	-	-

1.3 HERITAGE

Map 1.3 (200m Buffer)

State and Local Heritage

Site ID	Site Name	Type	Details	Distance (m)	Direction
1458	Shop	Heritage conservation	Item - General significance= Local	155.0	North-east
521	Street trees - landscape	Heritage conservation	Item - General significance= Local	114.0	South-east
1467	Powell's Creek Reserve - landscape	Heritage conservation	Item - General significance= Local	55.0	West
1395	Concord West Railway Station park - landscape	Heritage conservation	Item - General significance= Local	45.0	North-east

Australian Heritage Database

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

Commonwealth Heritage List, National Heritage List and World Heritage Area.

1.4 SOIL AND LAND USE INFORMATION

Map 1.4a/1.4b (onsite)

Soil Landscape

Soil Landscape	REbt	BLACKTOWN	Soil Group	RESIDUAL
Description	<p>Landscape—gently undulating rises on Wianamatta Group shales. Local relief to 30 m, slopes usually >5%. Broad rounded crests and ridges with gently inclined slopes. Cleared Eucalypt woodland and tall open-forest (dry sclerophyll forest).</p> <p>Soils—shallow to moderately deep (>100 cm) hardsetting mottled texture contrast soils, red and brown podzolic soils (Dr3.21, Dr3.31, Db2.11, Db2.21) on crests grading to yellow podzolic soils (Dy2.11, Dy3.11) on lower slopes and in drainage lines.</p> <p>Limitations—localised seasonal waterlogging, localised water erosion hazard, moderately reactive highly plastic subsoil, localised surface movement potential.</p>			

Salinity

Salinity Hazard	Not identified	-
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Radon

Radon Level	Bq/m ³	8
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Typical radon levels in Australia are low and the values shown are the average values for each census district. For specific location, factors such as the local geology and house type could lead to different values. (ARPANSA).

Acid Sulfate Soil

ASS Risk Map (Table 1.4.1)	On the Property?	Within Buffer?
Disturbed terrain	-	Yes
High probability at or near the ground surface	-	Yes
High probability of bottom sediments below water level	-	Yes
Class 2	-	Yes
Class 5	Yes	Yes

National Acid Sulfate Soils Atlas

Atlas of Australian ASS (Table 1.4.2)	Fig(p4)	ASS in inland lakes, waterways, wetlands and riparian zones	Probability of Occurrence	Extremely low probability of occurrence
--	---------	---	---------------------------	---

Table 1.4.1. Classification scheme in the ASS Planning Maps

Class of Land as shown on ASS Planning Maps	
1	Any works.
2a	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
2b	Works other than ploughing below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
5	Works within 500 metres of adjacent Class 1, 2a, 2b, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2a, 2b, 3 or 4 land.

For each class of land, the maps identify the type of works likely to present an environmental risk if undertaken in the particular class of land. If these types of works are proposed, further investigation is required to determine if ASS are actually present and whether they are present in such concentrations as to pose a risk to the environment.

Table 1.4.2. Atlas of Australian Acid Sulfate Soils (ASRIS) (CSIRO/NatCASS)

Probability of Occurrence of ASS ¹	
A	High Probability of occurrence - (>70% chance of occurrence in mapping unit)
B	Low Probability of occurrence - (6-70% chance of occurrence in mapping unit)
C	Extremely low probability of occurrence - (1-5% chance of occurrence in mapping unit)
D	No probability of occurrence - (<1% chance of occurrence in mapping unit)
x	Disturbed ASS ¹ terrain - (ASS ¹ material present below urban development).
u	Unclassified - (Insufficient information to classify map unit)
Zones	
a	Potential acid sulfate soil material and/or Monosulfidic Black Ooze (MBO).
b, c	Potential acid sulfate soil generally within upper 1 m.
c, d, e	ASS ¹ generally within upper 1 m.
f	ASS ¹ generally below 1 m from the surface
g	ASS ¹ , generally below 3 m from the surface.

Table 1.4.2. Atlas of Australian Acid Sulfate Soils (ASRIS) (CSIRO/NatCASS).

h	ASS ¹ generally within 1 m of the surface.
i, j	ASS ¹ generally below 1 m of the surface.
k	ASS ¹ material and/or Monosulfidic Black Ooze (MBO).
l, m, n, o, p, q	ASS ¹ generally within upper 1 m in wet / riparian areas.
Subscripts to codes	
(a)	Actual acid sulfate soil (AASS) = sulfuric material.
(p)	Potential acid sulfate soil (PASS) = sulfidic material.
(q)	Monosulfidic Black Ooze (MBO) is organic ooze enriched by iron monosulfides.
Confidence levels	
(1)	All necessary analytical and morphological data are available
(2)	Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence
(3)	No necessary analytical data are available, but confidence is fair, based on a knowledge of similar soils in similar environments
(4)	No necessary analytical data are available, and classifier has little knowledge or experience with ASS, hence classification is provisional

¹Acid Sulfate Soils (ASS) are all those soils in which sulfuric acid may be produced, is being produced, or has been produced in amounts that have a lasting effect on main soil characteristics (Pons 1973). Acid sulfate soil (ASS) may include PASS or AASS + PASS. Potential acid sulfate soil (PASS) = sulfidic material. Actual acid sulfate soil (AASS) = sulfuric material.

1.5 GEOLOGY AND TOPOGRAPHY

Map 1.5 (onsite)

Geology

Map Sheet	Code	Formation	Age	Group	Dominant Lithology	Description
Wollongong-Port Hacking 100k mod. by Southern CF 100K	Twia	Ashfield Shale	Middle Triassic	Wianamatta Group	Shale	Black to light grey shale and laminite.

Naturally Occurring Asbestos Potential (NOA)

Category	On the Property?	Within Buffer?
Not identified	-	-

Topography

Topography	4 – 10 mAHD
------------	-------------



Section 2 Hydrogeology



2.1 HYDROGEOLOGY AND GROUNDWATER BORES

Map 2.1 (2000m Buffer)

	On the Property?	Within Buffer?
Aquifer Type	Porous, extensive aquifers of low to moderate productivity	Porous, extensive aquifers of low to moderate productivity
Drinking Water Catchments	Not identified	Not identified
Protected Riparian Corridor	Not identified	Not identified
UPSS Environmentally Sensitive Zone	Sydney Coast-Georges River	Sydney Coast-Georges River
Wetlands	Not identified	Bicentennial Park Estuarine Wetland Reservoir Wetlands Protection Area

Groundwater Bores

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Screened Depth (m)	Final Depth (m)	SWI (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
16	GW114861	Monitoring	15/04/2014	0.0	5.6	1.7	<Null>	0.01	171.6	West
14	GW114860	Monitoring	15/04/2014	0.0	2.3	<Null>	<Null>	<Null>	175.2	West
15	GW114859	Monitoring	15/04/2014	2.0	2.0	1.3	<Null>	<Null>	178.6	West
43	GW114858	Monitoring	15/04/2014	0.0	1.9	<Null>	<Null>	<Null>	188.5	West
32	GW102557	Monitoring	1/01/1996	<Null>	4.0	<Null>	<Null>	<Null>	311.9	West
26	GW102556	Monitoring	1/01/1996	<Null>	4.0	1.83	<Null>	<Null>	362.4	West
29	GW102558	Monitoring	1/01/1996	<Null>	4.0	1.83	<Null>	<Null>	477.5	West

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Stilled Depth (m)	Final Depth (m)	SWI (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
27	GW102554	Monitoring	1/01/1996	<Null>	4.0	1.83	<Null>	<Null>	479.5	North-west
36		Monitoring	1/01/1996	<Null>	4.0	1.83	<Null>	<Null>		West
33	GW102555	Monitoring	1/01/1996	<Null>	4.0	1.83	<Null>	<Null>		West
31	GW102561	Monitoring	1/01/1996	<Null>	4.0	1.83	<Null>	<Null>	621.8	West
28	GW102553	Monitoring	1/01/1996	<Null>	4.0	1.83	<Null>	<Null>		North-west
24	GW111672	Monitoring	9/02/2009	5.4	5.4	1.35	<Null>	<Null>	707.0	South
18	21310000	Unknown	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	731.0	West
25	GW111671	Monitoring	9/02/2009	5.3	5.3	0.68	<Null>	<Null>	738.4	South
34	GW102550	Monitoring	1/01/1996	<Null>	4.0	1.8	<Null>	<Null>	740.2	West
35	GW102562	Monitoring	1/01/1996	<Null>	4.0	1.83	<Null>	<Null>	797.2	West
23	GW111674	Monitoring	9/02/2009	5.4	5.4	1.35	<Null>	<Null>	873.0	South
22	GW111673	Monitoring	9/02/2009	5.3	5.3	0.68	<Null>	<Null>	883.9	South
17	GW100194	Monitoring	19/12/1995	90.0	90.0	3	<Null>	0.5	1197.2	East
20	GW111342	Monitoring	6/11/2010	8.0	8.0	<Null>	<Null>	<Null>	1197.2	West
19	GW111341	Monitoring	6/11/2010	8.0	8.0	<Null>	<Null>	<Null>	1199.5	West
21	GW111343	Monitoring	6/11/2010	8.0	8.0	<Null>	<Null>	<Null>	1204.6	West
30	GW102560	Monitoring	1/01/1996	<Null>	4.0	1.83	<Null>	<Null>	1277.1	South-west
4	GW067978	Irrigated agriculture	5/05/1992	180	180	<Null>	Fresh	3	1326.9	North
2	GW102670	Monitoring	1/07/1993	2	2	<Null>	<Null>	<Null>	1440.2	South
13	GW114180	Monitoring	16/04/2010	0	4.9	<Null>	<Null>	<Null>	1446.6	South-east
11	GW114178	Monitoring	16/04/2010	0	5.6	<Null>	<Null>	<Null>	1449.8	South-east
12	GW114179	Monitoring	16/04/2010	0	5.5	<Null>	<Null>	<Null>	1451.6	South-east
10	GW114177	Monitoring	16/04/2010	0	5.5	<Null>	<Null>	<Null>	1453.6	South-east
9	GW114176	Monitoring	16/04/2010	0	5.5	<Null>	<Null>	<Null>	1457.3	South-east
8	GW114175	Monitoring	16/04/2010	0	5.8	<Null>	<Null>	<Null>	1458.9	South-east
14	GW114181	Monitoring	16/04/2010	5	5	<Null>	<Null>	<Null>	1469.3	South-east
7	GW111480	Monitoring	12/02/2011	6	6	3.07	6.87 mg/L	0.1	1537.7	South
6	GW111481	Monitoring	12/02/2011	5.9	5.9	2.71	<Null>	0.1	1540.7	South
5	GW111479	Monitoring	12/02/2011	4.5	6	0.9	577 mg/L	0.2	1544.9	South
38	GW113377	Monitoring	24/08/2010	8	8	<Null>	<Null>	<Null>	1590.7	North-west
40	GW113379	Monitoring	30/07/2009	0	4.5	<Null>	<Null>	<Null>	1626.4	North-west

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWI (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
39	GW113378	Monitoring	30/07/2009	0	6.5	<Null>	<Null>	<Null>	1639.1	North-west
42	GW113381	Monitoring	3/07/2009	0	4.5	<Null>	<Null>	<Null>	1703.0	West
41	GW113380	Monitoring	31/07/2009	0	5.5	<Null>	<Null>	<Null>	1712.3	West
1	GW112138	Monitoring	14/11/2003	23.9	<Null>	<Null>	<Null>	<Null>	1864.4	South-east
37	GW305646	Household	17/01/2003	<Null>	6	<Null>	<Null>	<Null>	1905.2	South-east
3	GW102645	Monitoring	21/05/1992	10	10	7.3	<Null>	<Null>	1946.7	South-west

Groundwater Bores Driller Lithology Details

Groundwater Bore ID	From Depth - To Depth (m)	Lithology	Distance (m)	Direction
GW114861	#N/A		171.6	West
	#N/A		173.2	West
GW114859	#N/A		178.6	West
GW114858	#N/A		188.5	West
GW102557	#N/A		311.9	West
GW102556	#N/A		362.4	West
GW102558	#N/A		477.5	West
GW102554	#N/A		479.5	North-west
	#N/A			West
GW102555	#N/A			West
GW102561	#N/A		621.8	West
GW102553	#N/A			North-west
GW111672	0m-1.5m Fill 1.5m-5.4m Clay		707.0	South
21310000	#N/A		731.0	West
GW111671	0m-0.6m Fill 0.6m-5.3m Clay		738.4	South
GW102550	#N/A		740.2	West
GW102562	#N/A			West
GW111674	0m-1.5m Fill 1.5m-5.4m Clay		873.0	South
GW111673	0m-0.6m Fill 0.6m-5.3m Clay		883.9	South
GW100194	0m-2m Clay 2m-8m Clay rubbish 8m-8.5m Hawkesbury sandstone 8.5m-50m White sandstone 50m-90m Hawkesbury sandstone		1197.2	East
GW111342	0m-0.2m Bitumen 0.2m-0.4m Gravelly road base, grey brown, moist 0.4m-0.6m Clay brown, angular gravels, moist 0.6m-8m Shale brown, hard, dry		1197.2	West
GW111341	0m-0.2m Bitumen 0.2m-0.4m Gravelly road base, grey/brown 0.4m-0.6m Clay brown, gravels moist 0.6m-8m Shale brown, hard, dry		1199.5	West
GW111343	0m-0.2m Bitumen 0.2m-0.4m Gravelly road base, grey/brown 0.4m-0.6m Clay brown, gravels moist 0.6m-8m Shale, brown, hard, dry		1204.6	West
GW102560	#N/A		1277.1	South-west

Groundwater Bore ID	From Depth - To Depth (m)	Lithology	Distance (m)	Direction
GW067978	0m-1.8m Soil, clay 1.8m-12.7m Weathered shale 12.7m-29.5m Shale, micaceous, silty 29.5m-45m l/b fig grey sst and sh 45m-59.5m Wh calc sst, and slst 51-55m 59.5m-78m l/b br sst and thin slst calcareousto 70m 78m-121m Wh f.g. sst, more silty 96-113, massive 90-96 and 113-121m 121m-142m Grey f.g. slst and sh 142m-156m W/grey kaol f.g. sst with sh, and cglal 154m 156m-180m No sample recovery		1326.9	South
GW102670	0m-1m Soil 1m-2m Sandstone		1440.2	South
GW114180	#N/A		1446.6	South-east
GW114178	#N/A		1449.8	South-east
GW114179	#N/A		1451.6	South-east
GW114177	#N/A		1453.6	South-east
GW114176	#N/A		1457.3	South-east
GW114175	#N/A		1458.9	South-east
GW114181	#N/A		1469.3	South-east
GW111480	0m-0.3m Fill, grey, gravelly road base 0.3m-0.5m Clay fill moist, brown, some gravel 0.5m-1.3m Clay natural brown, moist, plastic 1.3m-1.7m Clay red plastic dry 1.7m-3.4m Clay grey/red, moist, m/plasticity 3.4m-4.2m Shale, brown, dry, stiff 4.2m-6m Shale brown, dry, stiff grading to grey		1537.7	South
GW111481	0m-0.3m Fill, grey, gravelly road base 0.3m-1.3m Clay natural brown, moist, plastic 1.3m-2.6m Clay red, dry, plastic 2.6m-2.8m Clay residul, grey and red 2.8m-4.7m Shale, weathered, grey, minor clay 4.7m-5.9m Shale brown, dry, hard, becoming wet		1540.7	South
GW111479	0m-0.25m Fill, grey gravelly road base 0.25m-1.2m Clay, natural brown, moist, plastic 1.2m-2.5m Clay red wet plastic, water at 1.5m 2.5m-4.1m Clay residul, grey and orange material 4.1m-4.5m Shale weathered, grey, clay content		1544.9	South
GW113377	#N/A		1590.7	North-west
GW113379	#N/A		1626.4	North-west
GW113378	#N/A		1639.1	North-west
GW113381	#N/A		1703.0	West
GW113381	#N/A			West
GW113381	#N/A			South-east
GW305646	#N/A		1905.2	South-east
GW102645	0m-5m Shale weathered 5m-10m Shale		1946.7	South-west

2.2 HYDROGEOLOGY AND OTHER BOREHOLES

Map 2.2 (500m Buffer)

	On the Property?	Within Buffer?
Groundwater Vulnerability	Not identified	Not identified
Groundwater Exclusion Zones ^{1,2}	Not identified	Not identified
Hydrogeologic Unit	Late Permian/Triassic sediments (porous media - consolidated)	Late Permian/Triassic sediments (porous media - consolidated)

¹ - Botany Groundwater Management Zones (BGMZ): Zone 1 – the use of groundwater remains banned; Zones 2 to 4 – domestic groundwater use is banned, especially for drinking water, watering gardens, washing windows and cars, bathing, or to fill swimming pools.

² - Williamstown Groundwater Management Zones (WGMZ): Primary Management Zone – this area has significantly higher levels of PFAS detected and therefore, the strongest advice applies. Secondary Management Zone – this area has some detected levels of PFAS; Broader Management Zone – the topography and hydrology of the area means PFAS detections could occur now and into the future.

Groundwater Dependent Ecosystems (GDE)

	On the Property?	Within Buffer?
Aquatic	Not identified	Not identified
Terrestrial	Not identified	High potential for GW interaction

Aquatic - Ecosystems that rely on the Surface expression of groundwater.

Terrestrial - Ecosystems that rely on the Subsurface expression of groundwater.

Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)

Borehole ID	Support	Project	Client/ License	Date Drilled	Depth (m)	Distance (m)	Direction
OB02	BH	SydneyMetroDatabase	<Null>		6.0	20.1	North-east
RW10	BH	SydneyMetroDatabase	<Null>		8.7	24.1	East
ST01	BH	SydneyMetroDatabase	<Null>		10.0	34.7	North
RW11	BH	SydneyMetroDatabase	<Null>		8.5	40.4	East
TP18	BH	SydneyMetroDatabase	<Null>		2.6	41.2	East
RW12	BH	SydneyMetroDatabase	<Null>		6.8	44.8	East
RL04	BH	SydneyMetroDatabase	<Null>		2.2	45.1	East
TP19	BH	SydneyMetroDatabase	<Null>		2.0	46.7	East
RL05A	BH	SydneyMetroDatabase	<Null>		1.3	48.5	East
RL05E	BH	SydneyMetroDatabase	<Null>		1.4	49.5	East
RL05	BH	SydneyMetroDatabase	<Null>		2.3	50.2	East
OB08	BH	SydneyMetroDatabase	<Null>		7.5	50.5	North-east
RL05D	BH	SydneyMetroDatabase	<Null>		1.6	51.0	East
RL05B	BH	SydneyMetroDatabase	<Null>		1.2	53.9	East
RL05C	BH	SydneyMetroDatabase	<Null>		1.7	55.1	East
RL06	BH	SydneyMetroDatabase	<Null>		2.4	59.0	North-east

Borehole ID	Purpose	Project	Client/ License	Date Drilled	Depth (m)	Distance (m)	Direction
OB13	BH	SydneyMetroDatabase	<Null>		10.2	63.6	East
RL07	BH	SydneyMetroDatabase	<Null>		2.7	79.7	North-east
OB06	BH	SydneyMetroDatabase	<Null>		6.0	84.9	North
OB04	BH	SydneyMetroDatabase	<Null>		9.0	91.4	North-east
OB05	BH	SydneyMetroDatabase	<Null>		7.0		North-east
UB01	BH	SydneyMetroDatabase	<Null>		10.0	199.4	North
TB501	BH	SydneyMetroDatabase	<Null>		6.1	221.0	South-west
HA401	TP	SydneyMetroDatabase	<Null>		3.6	245.6	South-west
TP403	TP	SydneyMetroDatabase	<Null>		3.0	261.8	South-west
TP402	TP	SydneyMetroDatabase	<Null>		3.0	289.8	South-west
TB502	BH	SydneyMetroDatabase	<Null>		5.0	319.6	South-west
TB503	BH	SydneyMetroDatabase	<Null>		3.5	361.7	South
TP23	BH	SydneyMetroDatabase	<Null>		2.0	364.0	North
RW17	BH	SydneyMetroDatabase	<Null>		7.5	375.3	North
RW08	BH	SydneyMetroDatabase	<Null>		8.6	410.5	South
TB504	BH	SydneyMetroDatabase	<Null>		4.2	411.6	South
TP404	TP	SydneyMetroDatabase	<Null>		3.0	430.4	South
TB505	BH	SydneyMetroDatabase	<Null>		3.6	469.1	South
TP405	TP	SydneyMetroDatabase	<Null>		3.0	484.4	South



Section 3 Environmental Registers, Licences and Incidents



3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

Sites Notified as Contaminated to the EPA

Site Name	Address	Activity that caused Contamination	EPA Site Management Class (Table 3.1.1)	Distance (m)	Direction
Ausim Motor Park Substation	1 Underwood ROAD HOME BUSH	Other Industry	Regulation under CLM Act not required	924.0	South-west
Caltex Service Station - 369-375 Concord Road, Concord West	369-375 Concord ROAD CONCORD WEST	Service Station	Regulation under CLM Act not required	878.0	South
Former Golf Driving Range Landfill	Sarah Durack AVENUE SYDNEY OLYMPIC PARK	Landfill	Ongoing maintenance required to manage residual contamination (CLM Act)	810.0	West
Bicentennial Park	Bicentennial DRIVE SYDNEY OLYMPIC PARK	Landfill	Ongoing maintenance required to manage residual contamination (CLM Act)	265.0	West

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Contaminated Land Record of Notices

Site Name	Area n°	Address	Notices	Distance (m)	Direction
Bicentennial Park	3032	Bicentennial DRIVE, SYDNEY OLYMPIC PARK	Notices relating to this site (1 current and 2 former)	265.0	West
Former Golf Driving Range Landfill	3036	Sarah Durack AVENUE, SYDNEY OLYMPIC PARK	Notices relating to this site (2 current and 6 former)	810.0	West

Site Name	Area n°	Address	Notices	Distance (m)	Direction
Homebush Bay General Area	3033	No specific Street OTHER, HOMEBUSH BAY	Notices relating to this site (2 former)	228.0	West
Concord RSL Club	3024	Nullawarra AVENUE, CONCORD	Notices relating to this site (2 current)	985.0	East
Majors Bay Reserve	3023	Nullawarra AVENUE, CONCORD	Notices relating to this site (1 current and 1 former)	985.0	East

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Table 3.1.1 EPA Site Management Class Explanation

EPA Site Management Class	
Under Assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Contamination currently regulated under the CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record.
Contamination currently regulated under the POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record.

The EPA maintains a record of sites that have been notified to the EPA by owners or occupiers as contaminated land. The sites notified to the EPA are recorded on the register at various stages of the assessment and/or remediation process.

3.2 LICENCES, APPROVALS & ASSESSMENTS

Map 3.2 (500m Buffer)

Licences

Licence No	Licence holder	Location Name	Premise Address	Fee Based Activity	Distance (m)*	Direction
10243	SYDNEY OLYMPIC PARK AUTHORITY	Sydney Olympic Park (wetlands treatment systems)	OFF NEWINGTON ROAD, SILVERWATER NSW	Miscellaneous licensed discharge to waters (at any time)	265.0	West
12208	SYDNEY TRAINS	SYDNEY TRAINS	SYDNEY TRAINS, HAYMARKET NSW	Railway infrastructure operations, Rolling stock operations	Not mapped	Not mapped
13421	JOHN HOLLAND RAIL PTY LTD	JOHN HOLLAND RAIL NETWORK	JOHN HOLLAND RAIL NETWORK, PARRAMATTA NSW	Railway infrastructure operations	Not mapped	Not mapped

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Other Licences still Regulated by EPA

Licence No	Licence holder	Location Name	Premise Address	Fee Based Activity	Status	Distance (m)*	Direction
485	WESTINGHOUSE BRAKES AUSTRALIA PTY LIMITED	WESTINGHOUSE BRAKES AUSTRALIA PTY LIMITED	WESTINGHOUSE BRAKES AUSTRALIA PTY LIMITED	Hazardous, Industrial or Group A Waste Generation or Storage	Surrendered	0.0	South
6839	FRED HOSKING PTY LTD	FRED HOSKING PTY LTD	STATION AVE, CONCORD WEST NSW	Hazardous, Industrial or Group A Waste Generation or Storage	Delicensed	212.0	North
20241	JOHN HOLLAND PTY LTD	JOHN HOLLAND PTY LTD	JOHN HOLLAND PTY LTD	Land-based extractive activity Railway systems activities	Surrendered	Not mapped	Not mapped

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Clean Up and Penalty Notices

Location ID	Notice Type	Notice No	Licence holder	Location Name	Premise Address	Distance (m)*	Direction
1006	Penalty Notice	1521812	SYDNEY WATER CORPORATION	North Strathfield Rail Underpass	Main North Line Corridor - 11km section located between Parramatta Road and Homebush Bay Drive, NORTH STRATHFIELD, NSW, 2137	Not mapped	Not mapped

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

3.3 SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.3 (2000m Buffer)

Defence, Military Sites and UXO Areas

Site name	Type*	Description	Distance (m)	Direction
Former Homebush - Training depot	Defence Area / Military Sites	Former Homebush; Gres training depot Sold 1999/00	1688.0	South

*RCIP (Regional Contamination Investigation Program), UXO (Unexploded Ordnance Areas)

Former Gasworks Sites

Site name	Description	Distance (m)	Direction
Not identified	-	-	-

PFAS Sites

Site name	Description	Source	Distance (m) *	Direction
Not identified	-	-	-	-

National Pollutant Inventory (NPI)

Facility name	Address	Primary ANZSIC Class	Latest report	Distance (m)	Direction
BP Solar Homebush	2 Australia Avenue	Other Electrical Equipment Manufacturing	2008/2009	1111.0	West
Elgas NSW Chamber (Services) Pty Ltd Meter Plan	East Road	Petroleum Product Wholesaling	2018/2019	1540.0	South-west



Section 4 Potentially Contaminated Areas



4.1 POTENTIALLY CONTAMINATING ACTIVITIES

Map 4.1 (500m Buffer)

Liquid Fuel Facilities

Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

Waste Management Facilities & Recycling Centres

Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

*Status: Data is current as when this report was created.

The operational status of the business is determined using the available data sources and does not indicate real-time conditions at the site.

Current: business is operating on the day this report was issued.

Former: business that have been closed or discontinued within 2 years from the date of this report.

Liquid Fuel Facilities Datasets, representing the spatial locations of liquid fuel depots, refineries, terminals and petrol stations present in the Australian Government National Liquid Fuel Facilities Dataset and Petrol stations identified by Land Insights. Waste Management Facilities, representing the spatial locations of reprocessing facilities, transfer stations and landfills present in the Australian Government National Waste Management Facilities Dataset and Waste/Recycling facilities identified by Land Insights.

A more comprehensive list of all Potentially Contaminating Activities is available in the Due Diligence Insight report.

4.2 HISTORICAL BUSINESS DIRECTORIES

(not mapped)

1930 Historical Business Data

Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
Motor Garage Equipment & Supplies	Williams MS	28 Victoria Avenue, Concord West, NSW	Address	170.0	East

1940 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Carriers - Light Transportation	Hopkins D W	66 Consett Street, Concord, NSW	Address	170.0	East
Lubricating Equipment M/Facrs &/Or W/Salers	Oil Reclaiming Works	King Street, Concord, NSW	Street		North

1950 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Toilet & Washroom Services & Equipment	Watkins J R Co The	188 George Street, North, NSW	Address	35.7	West
Graziers	Clark & Cutmore	1/4 George Street, Concord West, NSW	Address		West
Taxi - Truck Service	Concord West Taxi Rank	Railway Station, Concord West, NSW	Place	44.1	North-east
Electric Hand Dryers	Gordon S & Co	245a Queen, Concord West, NSW	Address	111.1	North-east
Furniture - M/Facrs &/Or W/Salers	Barton Staggs&Co	30 Victoria Avenue, Concord West, NSW	Address	142.8	East
Furniture - M/Facrs &/Or W/Salers	Staggs Barton&Ca	30 Victoria Avenue, Concord West, NSW	Address	142.8	East
Lampshades & Lamp Finials	Barton Staggs&Co	30 Victoria Avenue, Concord West, NSW	Address	142.8	East
Plywood Wood Panels & Veneers	Barton Staggs & Co	30 Victoria Avenue, Concord West, NSW	Address	142.8	East
Builder Handyman Contractor Equipment Sale/ Hire	Ryan CJ&Thompson DT	11 King, Concord West, NSW	Address	159.0	North
Engineers - General	Watts H C	15 Stuart Street, West Concord, NSW	Address	162.6	East
Electrical W/Salers	Burns J T	24 Victoria Avenue, Concord West, NSW	Address	167.4	East
Carriers - Light Transportation	Hopkins D W	66 Consett, Concord West, NSW	Address	170.0	East
Agricultural Machinery Tractors & Parts	McKay H V Massey Harris Pty Ltd	George Street, Concord West, NSW	Street		South
Agricultural Machinery Tractors & Parts	Mitchell-Shearer Farm Machinery Pty Ltd	George Street, Concord West, NSW	Street		South
Air Suspension Vehicles & Equipment	Westinghouse Brake (A/sia) Pty Ltd	George Street, Concord West, NSW	Street		South
Edible Oil Merchants	Oil Reclaiming Works	King Street, Concord West, NSW	Street		North
Engineers - General	Westinghouse Brake (A/sia) Ltd	George Street, Concord West, NSW	Street		South
Engineers - Marine	McKay H V Massey Harris Pty Ltd	George Street, Concord West, NSW	Street		South
Industrial Trucks and Tractors	McKay H V Massey Harris Pty Ltd	George Street, Concord West, NSW	Street		South
Industrial Trucks and Tractors	Mitchell -Shearer Farm Machinery Pty Ltd	George Street, Concord West, NSW	Street		South

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Lubricating Equipment M/Facrs &/Or W/Salers	Oil Reclaiming Works Paul Heiniger	King Street, Concord West, NSW	Street		North
Oils - Eucalyptus Tea Tree Essential	Oil Reclaiming Works (Paul Heiniger)	King Street, Concord West, NSW	Street		North
Oils - Eucalyptus Tea Tree Essential	Oil Reclaiming Works Paul Heiniger	King Street, Concord West, NSW	Street		North
Soil Treatments & Conditioners	Oil Reclaiming Works	King Street, Concord West, NSW	Street		North
Tallow Merchants	Oil Reclaiming Works (Paul Heiniger)	King Street, Concord West, NSW	Street		North

1965 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
AC Conditioning - Damage	CONCORD AIR CONDITIONING	58, Victoria Av, NSW	Address	103.7	North-west
Pallets & Platforms Sales & Hire	Barton Staggs Pty Ltd	30, Victoria Av, NSW	Address	142.8	East
Taxi - Truck Service	Dawson E	82, Queen, NSW	Address	188.4	North
Joinery Services	Barton Staggs Pty Ltd	Rothwell Av, NSW	Street		South-west
Name Plates - Brass	Hutchinson Bros	Rothwell Av, NSW	Street		South-west

1970 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Electric Motor & Generator Repairs & Service	O'Donnell Griffin Pty Ltd	184 George Street, Concord West, NSW	Address	31.6	West
Electric Motor & Generator Repairs & Service	O'Donnell, F. T. S., Griffin & Co. Pty. Ltd.,	184 George St., Concord West	Address	31.6	West
Electrical Switchboards - M/Facrs &/Or W/Salers	O'Donnell Griffin Pty Ltd	184 George Street, Concord West, NSW	Address	31.6	West
Electrical Switchboards - M/Facrs &/Or W/Salers	O'Donnell, F. T. S., Griffin & Co. Pty. Ltd.,	184 George St., Concord West	Address	31.6	West
Electrical Switches & Control Equipment & Machinery	O'Donnell, F. T. S., Griffin & Co. Pty. Ltd.,	184 George St., Concord West	Address	31.6	West
Engineers - Electrical	O'Donnell, F. T. S. Griffin & Co. Pty. Ltd.,	184 George St., Concord West	Address	31.6	West
Engineers - Electronic	O'Donnell Griffin Pty Ltd	184 George Street, Concord West, NSW	Address	31.6	West
Engineers - Electronic	O'Donnell, F. T. S. Griffin & Co. Pty. Ltd.,	184 George St., Concord West	Address	31.6	West
Engineers - Electronic	O'Donnell, F. T. S., Griffin & Co. Pty. Ltd.,	184 George St., Concord West	Address	31.6	West
Engineers - Maintenance & Installation	O'Donnell, F. T. S., Griffin & Co. Pty. Ltd.,	184 George St., Concord West	Address	31.6	West
Fire Prevention Consultants	O'Donnell, F. T. S. Griffin & Co. Pty. Ltd.,	184 George St., Concord West	Address	31.6	West
Fire Prevention Consultants	Reichel Automatic Fire Alarm Co of Aust	184 George Street, Concord West, NSW	Address	31.6	West
Fire Prevention Consultants	Reichel Automatic Fire Alarm Co. of Australia,	184 George St., Concord West	Address	31.6	West
Lighting Specialists	O'Donnell, F. T. S., Griffin & Co. Pty. Ltd.,	184 George St., Concord West	Address	31.6	West
Rectifiers & Inverters	O'Donnell Griffin Pty Ltd	184 George Street, Concord West, NSW	Address	31.6	West

Activity	Supplier	Address	Positional accuracy	Distance (m)	Direction
Safety - Deposit Boxes & Services	Video Guard	184 George Street, Concord West, NSW	Address	31.6	West
Speed Variation Equipment & Supplies	Multitrol Drives	184 George Street, Concord West, NSW	Address	31.6	West
Welding	O'Donnell, F. T. S., Griffin & Co. Pty. Ltd.,	184 George St., Concord West	Address	31.6	West
Taxi - Truck Service	Concord West Taxi Rank,	Railway Station, Concord West	Place	44.1	North-east
Engineers - Plastics & Toolmakers	Ella H C	8 Rothwell Avenue, Concord West, NSW	Address	45.8	West
Engineers - Plastics & Toolmakers	Ella, H. C.,	8 Rothwell Ave., Concord West	Address	45.8	West
Press Knives & Dies Sales Repair & Sharpening	Ella, H. C.,	8 Rothwell Ave., Concord West	Address	45.8	West
Rubber & Metal Stamps	Ella, H. C.,	8 Rothwell Ave., Concord West	Address	45.8	West
Scrap Metal Merchants	Ella, H. C.,	8 Rothwell Ave., Concord West	Address	45.8	West
Foundry - Non-Ferrous Metals	Hutchison Bros. (Sunbeam Brass Foundry),	6 Rothwell Ave., Concord West	Address	57.2	West
Panel Beaters & Automotive Painting	Pont Auto Service,	40 Victoria Ave., Concord West	Address	71.3	North
Printers - General	Pont Auto Service,	40 Victoria Ave., Concord West	Address	71.3	North
Dry Cleaning Services	Rosemark Dry Cleaners,	200 George St., Concord West	Address	72.8	North-west
Tanneries	P.L.S. Industrial Launderers & Dry Cleaners,	200 George St., Concord	Address	72.8	North-west
Workwear & Overall Hire Services	Workmans Overalls Pty Ltd	200 George Street, Concord West, NSW	Address	72.8	North-west
Plastic - Molders	Optical Components Pty. Ltd.,	4 Rothwell Ave., Concord West	Address	93.7	South-west
Precision Gauges	Correx Tension Gauges	4 Rothwell Avenue, Concord West, NSW	Address	93.7	South-west
Rustproofing & Protection Services	Gloscoat	4 Rothwell Avenue, Concord West, NSW	Address	93.7	South-west
Safety - Road & Traffic Equipment	Optical Components Pty, Ltd	4 Rothwell Ave, Concord West	Address	93.7	South-west
Electrical Switchboards - M/Facrs &/Or W/Salers	Cadwallader Engineering Pty Ltd	3 King Street, Concord West, NSW	Address	110.6	North
Electrical Switchboards - M/Facrs &/Or W/Salers	Cadwallader, E. T.,	3 King St., Concord West	Address	110.6	North
Engineers - Electrical	Cadwallader Engineering Pty. Ltd.,	3 King St., Concord West	Address	110.6	North
Laundry Equipment & Supplies - Commercial	McKinnon Nicholls Pty. Ltd.,	3 King St., Concord West	Address	110.6	North
Manufacturers' Agents & Representatives	McKinnon, Nicholls Pty. Ltd.,	3 King St., Concord West	Address	110.6	North
Transformers - Inductors & Power Supplies	Cadwallader Engineering Pty Ltd	3 King Street, Concord West, NSW	Address	110.6	North
Transformers - Inductors & Power Supplies	Cadwallader Engineering Pty. Ltd.,	3 King St., Concord West	Address	110.6	North
Instruments & Accessories - Scientific & Clinical	Perkins-Elmer Pty Ltd	2a Rothwell Avenue, Concord West, NSW	Address	117.4	South-west
Insulation Materials & Supplies	L & M Insulations Pty Ltd	2a Rothwell Avenue, Concord West, NSW	Address	117.4	South-west
Insulation Materials & Supplies	L&M Insulations Pty Ltd	2a Rothwell Avenue, Concord West, NSW	Address	117.4	South-west

Activity	Company	Address	Positional accuracy	Distance (m)	Direction
Metal - Spraying Equipment	Metco Australia	2a Rothwell Avenue, Concord West, NSW	Address	117.4	South-west
Soundproofing & Acoustic Insulation Services	L & M Insulations Pty Ltd	2a Rothwell Avenue, Concord West, NSW	Address	117.4	South-west
Paint M/Factrs & W/Salers	Camfen Pty Ltd	247b Queen Street, Concord West, NSW	Address	120.9	North-east
Compressed Air & Pneumatic Tools	WESTINGHOUSE BRAKE (AUSTRALASIA) PTY LTD	3353 George St., Concord West	Address	122.8	South
Motor Cycle - New Parts & Accessories Retail	Fledge, W. L.	33 Victoria Ave, Concord West	Address	142.6	North-east
Car & Truck Body Builders' Supplies	Barton Staggs Pty. Ltd.,	2 Rothwell Ave., Concord West	Address	152.5	South-west
Electric Motor & Generator Repairs & Service	Braybon Bros Pty Ltd	2 Rothwell Avenue, Concord West, NSW	Address	152.5	South-west
Engineers - Marine	Braybon Bros Pty Ltd	2 Rothwell Avenue, Concord West, NSW	Address	152.5	South-west
Metal - Merchants	Barton Staggs Pty. Ltd.,	2 Rothwell Ave., Concord West	Address	152.5	South-west
Textiles - Wholesale	Debenhams (Aust.) Pty. Ltd.	10 King St., NSW	Address	153.3	North
Chemist & Pharmaceutical Supplies	Railway Pharmacy,	74 Queen St., Concord West	Address	154.5	North
Engineers - Manufacturing	Hall, I. D. & Son Pty. Ltd.,	249 Queen St., Concord West	Address	185.5	North-east
Engineers - Manufacturing	Yeh Pty. Ltd.	249 Queen St., Concord West, NSW	Address	185.5	North-east
Paging Systems	Hall, I. D & Son Pty. Ltd.,	249 Quene St., Concord West	Address	185.5	North-east
Plastic - Fabricators	Hall, I. D. & Son Pty. Ltd.,	249 Queen St., Concord West	Address	185.5	North-east
Curtain Cleaning Services	Rorle, K.,	82-84 Queen St., Concord West	Address	188.4	North
Furniture Restorations & Repairs	Rorie, K.,	82-84 Queen St., Concord West	Address	188.4	North
Lithographic Printers	Hannis Printing Pty Ltd	82 Queen Street, Concord West, NSW	Address	188.4	North
Printers - General	Hannis Printing	82 Queen Street, Concord West, NSW	Address	188.4	North
Printers - General	Hannis Printing Pty Ltd	82 Queen Street, Concord West, NSW	Address	188.4	North
Services	Westinghouse Brake (Australasia) Pty. Ltd.,	George St., Concord West	Street		South
Battery Charging Equipment Industrial	McKenzie & Holland (Australia) Pty. Ltd.,	George St., Concord West	Street		South
Compressed Air Control Equipment & Service	Westinghouse Brake (A/asia) Pty. Ltd.,	George St., Concord West	Street		South
Compressed Air Control Equipment & Service	Westinghouse Brake & Signal Co (Aust) Pty Ltd	George Street, Concord West, NSW	Street		South
Compressed Air Control Equipment & Service	Westinghouse Brake (A/Asia) Pty. Ltd.	George Street, Concord West, NSW	Street		South
Compressed Air Control Equipment & Service	Westinghouse Brake (A'Asia) Pty Ltd	George Street, Concord West, NSW	Street		South
Compressed Air Control Equipment & Service	Westinghouse Brake (A'sia) Pty Ltd	George Street, Concord West, NSW	Street		South
Compressed Air Control Equipment & Service	Westinghouse Brake (A'sia) Pty. Ltd.	George Street, Concord West, NSW	Street		South
Compressed Air Control Equipment & Service	Westinghouse Brake Pty Ltd	George Street, Concord West, NSW	Street		South
Craft Materials & Supplies - Retail	Westinghouse Brake & Signal Co (aust) Pty Ltd	George Street, Concord West, NSW	Street		South

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Engineers - Heating & Combustion	Bricesco (Australia) Pty Ltd	King Street & Victoria Avenue, Concord West, NSW	Street		North
Engineers - Marine	Westinghouse Brake (A/asia) Pty. Ltd.,	George St., Concord West	Street		South
Engineers - Mechanical	Westinghouse Brake (Australasia) Pty. Ltd.,	George St., West Concord	Street		South
Foundry - Non-Ferrous Metals	Hutchinson Bros	Rothwell Avenue, Concord West, NSW	Street		South-west
Horticultural Services	WESTINGHOUSE BRAKE (Australasia) PTY. LTD.	GEORGE STREET, CONCORD WEST	Street		South
Merchants - General	Andrews Geoff Pty Ltd	King Street, Concord West, NSW	Street		North
Optical Supplies & Service	Optuna Australia,	Rothwell Ave., Concord West	Street		South-west
Pump Manufacturers, Sales & Service	Westinghouse Brake (A/asia) Pty. Ltd.,	George St., Concord West	Street		South
Railway Construction Equipment	McKenzie & Holland (Aust.) Pty. Ltd.,	George St., Concord West	Street		South
Rectifiers & Inverters	McKenzie & Holland (Aust.) Pty. Ltd.,	George St., Concord West	Street		South
Ship Producers	Westinghouse Brake & Signa Co (Australia) Pty Ltd	George Street, Concord West, NSW	Street		South

1980 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Battery Charging Equipment Industrial	O'Donnell Griffin Pty Ltd	184 George St., Concord West, NSW	Address	31.6	West
Electric Motor & Generator Repairs & Service	O'Donnell Griffin Pty Ltd	184 George St., Concord West, NSW	Address	31.6	West
Electrical W/Salers	O'Donnell Griffin Pty Ltd	184 George St., Concord West, NSW	Address	31.6	West
Electroplating Services	O'Donnell Griffin Pty Ltd	184 George St., Concord West, NSW	Address	31.6	West
Engineers - Electrical	O'Donnell Griffin Pty Ltd	184 George St., Concord West, NSW	Address	31.6	West
Engineers - Electronic	O'Donnell Griffin Pty Ltd	184 George St., Concord West, NSW	Address	31.6	West
Fire Prevention Consultants	O'Donnell Griffin Pty Ltd	184 George St., Concord West, NSW	Address	31.6	West
Rectifiers & Inverters	O'Donnell Griffin Pty Ltd	184 George St., Concord West, NSW	Address	31.6	West
Safety - Deposit Boxes & Services	O'Donnell Griffin Pty Ltd	184 George St., Concord West, NSW	Address	31.6	West
Engineers - Plastics & Toolmakers	Ella H C	8 Rothwell Avenue, Concord West, NSW	Address	45.8	West
Laundries - Commercial/Industrial	Workman Overalls Pty Ltd	200 George St., Concord West, NSW	Address	72.8	North-west
Workwear & Overall Hire Services	Workmans Overalls Pty Ltd	200 George St., Concord West, NSW	Address	72.8	North-west
Engineers' - Supplies & Equipment	Medical & Optical Instruments Pty Ltd	4 Rothwell Avenue, Concord West, NSW	Address	93.7	South-west
Medical Equipment - Supplies	Medical & Optical Instruments Pty Ltd	4 Rothwell Avenue, Concord West, NSW	Address	93.7	South-west
Precision Gauges	Correx Tension Gauges (British Optical Co Pty Ltd)	4 Rothwell Avenue, Concord West, NSW	Address	93.7	South-west

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Rustproofing & Protection Services	Gloscoat (British Optical Co Pty Ltd)	4 Rothwell Avenue, Concord West, NSW	Address	93.7	South-west
Electrical Switches & Control Equipment & Machinery	Thomson Trading	3 King St., Concord West, NSW	Address	110.6	North
Electrical W/Salers	Dobson David Pty Ltd	3 King St., Concord West, NSW	Address	110.6	North
Engineers - Electrical	Cadwallader Engineering (NSW) Pty Ltd	3 King St., Concord West, NSW	Address	110.6	North
Engineers - Electronic	Oryx Electronics	3 King St., Concord West, NSW	Address	110.6	North
Engineers - Electronic	Thomas & Walters Electronics Pty Ltd	3 King St., Concord, NSW	Address	110.6	North
Engineers - Machine Tools	C & E R Engineering	3 King St., Concord West, NSW	Address	110.6	North
Transformers - Inductors & Power Supplies	Cadwallader Engineering (NSW) Pty Ltd	3 King St., Concord West, NSW	Address	110.6	North
Transformers - Inductors & Power Supplies	Cadwallader Engineering (N.S.W.) Pty Ltd	3 King Street, Concord West, NSW	Address	111.5	North
Air Conditioning - Industrial & Commercial	L & M Insulations (NSW) Pty Ltd	2a Rothwell Avenue, Concord West, NSW	Address	117.4	South-west
Insulation Materials & Supplies	L & M Insulation (NSW) Pty Ltd	2a Rothwell Avenue, Concord West, NSW	Address	117.4	South-west
Soundproofing & Acoustic Insulation Services	L & M Insulation Engineers Pty Ltd	2a Rothwell Avenue, Concord West, NSW	Address	117.4	South-west
Electric Motor & Generator Repairs & Service	Braybon Bros Pty Ltd	2 Rothwell Avenue, Concord West, NSW	Address	152.5	South-west
Chemist & Pharmaceutical Supplies	Railway Pharmacy	74 Queen St., Concord West, NSW	Address	154.5	North
Pharmaceuticals - M/Facrs & W/Salers	Oto Laboratories	74 Queen St., Concord West, NSW	Address	154.5	North
Printers - General	Hannis Printing & Publishing Pty Ltd	76 Queen St., Concord West, NSW	Address	164.6	North
Printers - General	Lilyfield Printing	76 Queen St., Concord West, NSW	Address	164.6	North
Ship Builders & Repairers	Butynol Fixers (NSW) Pty Ltd	76 Queen St., Concord West, NSW	Address	164.6	North
Hardware - Retailers	Concord West Home Centre	25 Victoria Avenue, Concord West, NSW	Address	173.4	North-east
Lighting Specialists	Composite Lighting Pty Ltd	82 Queen St., Concord West, NSW	Address	188.4	North
Graziers	Ace Glass	86 Queen St., Concord West, NSW	Address	199.1	North
Graziers	Concord Glass	86 Queen St., Concord West, NSW	Address	199.1	North
Leadlighting New & Repairs	Ace Glass	86 Queen St., Concord West, NSW	Address	199.1	North
Mirrors - M/Facrs & Retail	Ace Glass	86 Queen St., Concord West, NSW	Address	199.1	North
Shower Screens Supply & Installation	Ace Glass	86 Queen St., Concord West, NSW	Address	199.1	North
Shower Screens Supply & Installation	Concord Glass	86 Queen St., Concord West, NSW	Address	199.1	North

1990 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Electrical W/Salers	ANI Energy Controls	184 George, Concord West, NSW	Address	31.6	West
Fire Prevention Consultants	O'Donnel Griffin	184 George, Concord West, NSW	Address	31.6	West
Transformers - Inductors & Power Supplies	Ani Energy Controls	184 George Street, Concord West, NSW	Address	31.6	West
Electronic Equipment - M/Factsr &/Or W/Salers	Thomas P Electronics Pty Ltd	3 King, Concord West, NSW	Address	110.6	North
Transformers - Inductors & Power Supplies	Cadwallader Engineering (NSW) Pty Ltd	3 King, Concord West, NSW	Address	110.6	North
Transformers - Inductors & Power Supplies	Circle-C Transformers	3 King Street, Concord West, NSW	Address	110.6	North
Transformers - Inductors & Power Supplies	Circle-C Transformers	3 King, Concord West, NSW	Address	110.6	North
Fire Prevention Consultants	Phoenix Fire Systems Pty Ltd	25 Victoria Avenue, Concord West, NSW	Address	173.4	North-east
Leadlighting New & Repairs	Concord Glass	86 Queen, Concord West, NSW	Address	199.1	North

2005 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Management Information Services & Tender Services	Ma Chimport Pty Ltd	1/25 George St, NORTH STRATHFIELD, NSW, 2137	Address	0.0	Onsite
Printers - General	Chippendale Printing Co Pty Ltd, Concord west	180 George St, CONCORD WEST, NSW, 2138	Address	31.6	West
Concrete - Repair & Treatment Services	C.T.I. Consultants Pty Ltd	4 Rothwell Ave, CONCORD WEST, NSW, 2138	Address	93.7	South-west
Floor & Flooring - Anti-Corrosive & Composite	Ironbark Flooring & Maintenance Services, Concord west	4 Rothwell Ave, CONCORD WEST, NSW, 2138	Address	93.7	South-west
Soil Testing & Investigation Services	Pavement Services	4 Rothwell Ave, CONCORD WEST, NSW, 2138	Address	93.7	South-west
Soil Testing & Investigation Services	Testrite Laboratories Pty Ltd	4 Rothwell Ave, CONCORD WEST, NSW, 2138	Address	93.7	South-west
Rectifiers & Inverters	Australian Transformer Industries	3 King St, CONCORD WEST, NSW, 2138	Address	110.6	North
Transport Depots	Circle - C Transformers	3 King St, CONCORD WEST, NSW, 2138	Address	110.6	North
Transport Depots	Circle-C Transformers, Concord west	3 King St, CONCORD WEST, NSW, 2138	Address	110.6	North
Industrial Capacitors	L & M Insulations Pty Ltd	2a Rothwell Ave, CONCORD WEST, NSW, 2138	Address	117.4	South-west
Animal Pet Cages & Enclosures	Concord Animal Hospital	45 Victoria Ave, CONCORD WEST, NSW, 2138	Address	130.6	North-east
Glass Merchants & Installation Service Glaziers	Ace Glass Services	45 Victoria Ave, CONCORD, NSW, 2137	Address	130.6	North-east
Glass Merchants & Installation Service Glaziers	Concord Glass	45 Victoria Ave, CONCORD, NSW, 2137	Address	130.6	North-east
Glass Merchants & Installation Service Glaziers	Concord Glass Services	45 Victoria Ave, CONCORD, NSW, 2137	Address	130.6	North-east
Veterinary Surgeon	Noe-Nordberg Alice	45 Victoria Ave, CONCORD WEST, NSW, 2138	Address	130.6	North-east

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Photographer -Fashion & Advertising	Nicole Anderson Photography	29 Victoria Ave, CONCORD WEST,NSW,2138	Address	158.0	North-east
Building Contractors - General	Holdmark (Aust) Pty Ltd	Office 2/ 22 Victoria Ave, CONCORD WEST,NSW,2138	Address	170.0	East
Construction & Engineering Computer Software	Holdmark Developers Pty Ltd	Office 2/ 22 Victoria Ave, CONCORD WEST,NSW,2138	Address	170.0	East
Medical Clinics	Key Medical Pty Ltd	78-80 Queen St, CONCORD WEST,NSW,2138	Address	179.9	North
Signs & Signage - Foam & Plastic	Complete Sign Services	78 Queen St, CONCORD WEST,NSW,2138	Address	179.9	North
Valuers - Real Estate & Land	Macquarie Bell Pty Ltd	23 Victoria Ave, CONCORD WEST,NSW,2138	Address	180.6	North-east
Quarries	Koala Laundry	Shop 2/249-251 Queen St, CONCORD WEST,NSW,2138	Address	183.5	North-east
Sporting Goods - Retailers & Repairers	Sport Netball Shop, Concord west	Shop 15, 249-251 Queen St, CONCORD WEST,NSW,2138	Address	183.5	North-east
Computer Equipment - Supplies & Service	Computer Source Australia	Cnr Railway Lane & George St, CONCORD WEST,NSW,2138	Street		South

2010 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Demolition Contractors & House Wreckers	Demo Works Australia Pty Ltd	170 George St NORTH STRATHFIELD 2137 NSW	Address	28.6	South-west
Demolition Contractors & House Wreckers	Demo Works Group Pty Ltd	170 George St NORTH STRATHFIELD 2137 NSW	Address	28.6	South-west
Printers - General	Chippendale Printing Co Pty Ltd	184 George St CONCORD WEST 2138 NSW	Address	31.6	West
Carpenters Joiners & Fitters	Ray Grady Carpentry & Joinery	39 George St CONCORD WEST 2138 NSW	Address	33.6	North
Engineers - Machine Tools	Machimport Pty Ltd	1/25 George St NORTH STRATHFIELD 2137 NSW	Address	43.5	North
Glass Merchants & Installation Service Glaziers	Aj Glass & Aluminium Pty Ltd	3 King St CONCORD WEST 2138 NSW	Address	110.6	North
Insulation Supply Or Installation	L & M Insulations Pty Ltd	2A Rothwell Ave CONCORD WEST 2138 NSW	Address	117.4	South-west
Glass Merchants & Installation Service Glaziers	Ace Glass Services	45 Victoria Ave CONCORD 2137 NSW	Address	130.6	North-east
Earth Moving &/Or Excavating Contractors	Knockulty Excavation Pty Ltd	69 Victoria Ave CONCORD WEST 2138 NSW	Address	148.6	North-west
Dry Cleaning Services	Koala Laundry	Shop 2/249- 251 Queen St CONCORD WEST 2138 NSW	Address	183.5	North-east
Building - Construction Management Consultants	Ramsar Constructions Pty Ltd	84 Queen St CONCORD WEST 2138 NSW	Address	195.9	North

2015 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Demolition Contractors & House Wreckers	Demo Works Group Pty Ltd	170 George St,North Strathfield,NSW,2137	Address	27.7	South-west
Internet Marketing Services	Nice.com.au Pty Ltd	170 George St,Concord West,NSW,2138	Address	27.7	South-west
Plumbers & Gasfitters	Chiswick Plumbing	170 George St,Concord West,NSW,2138	Address	28.1	South-west
Printers - General	Chippendale Printing Co Pty Ltd	180 George St,Concord West,NSW,2138	Address	31.4	West
Engineers - Consultants	Coffey	4 Rothwell Ave,Concord West,NSW,2138	Address	93.7	South-west
Floor & Flooring - Anti-Corrosive & Composite	Ironbark Flooring & Maintenance Services	4 Rothwell Ave,Concord West,NSW,2138	Address	93.7	South-west
Abrasive Blasting Services	Firmstone Flooring Specialists	212 George St,Concord West,NSW,2138	Address	103.8	East
Builder Handyman Contractor Equipment Sale/ Hire	Granny Flat Builders.	U 2/ 2a Rothwell Ave,Concord West,NSW,2138	Address	118.2	South-west
Insulation Supply Or Installation	Thermal Mechanical Suppliers	2a Rothwell Ave,Concord West,NSW,2138	Address	118.2	South-west
Glass Merchants & Installation Service Glaziers	AJ Glass & Aluminuim Pty Ltd	3 King St,Concord West,NSW,2138	Address	128.1	North
Rectifiers & Inverters	Circle - C Transformers	3 King St,Concord West,NSW,2138	Address	128.1	North
Glass Merchants & Installation Service Glaziers	Ace Glass Services	45 Victoria Ave, Concord,NSW,2137	Address	131.7	North
Glass Merchants & Installation Service Glaziers	Concord Glass Services	45 Victoria Ave, Concord,NSW,2137	Address	131.7	North
Veterinary Clinics & Animal Hospitals	Concord Animal Hospital	45 Victoria Ave,Concord West,NSW,2138	Address	131.7	North
Paints & Painting Products - Retail	Promised Land Painting Pty Ltd	67 Victoria Ave,Concord West,NSW,2138	Address	143.9	North
Earth Moving &/Or Excavating Contractors	Knockulty Excavation Pty Ltd	69 Victoria Ave,Concord West,NSW,2138	Address	148.6	North-west
Bus & Coach Charters & Tours	Sun Horizon Tours Pty Ltd	15 Stuart St,Concord West,NSW,2138	Address	162.3	East
Missions & Missionaries	Bye The Bible Translators	1/ 22 Victoria Ave, Concord West,NSW,2138	Address	166.8	East
Chemists - Retail Pharmacies	Concord West Chemist	25 Victoria Ave,Concord West,NSW,2138	Address	176.2	North-east
Signs & Signage - Timber & Metal	Complete Sign Services	78 Queen St,Concord West,NSW,2138	Address	177.5	North
Laundries - Commercial/Industrial	Koala Laundry	Shop 2/249- 251 Queen St, Concord West,NSW,2138	Address	183.5	North-east
Sporting Goods - Retailers & Repairers	Netball Shop The	Shop 15 249-251 Queen St, Concord West,NSW,2138	Address	183.5	North-east
Valuers - Real Estate & Land	Macquarie Bell Pty Ltd	23 Victoria Ave,Concord West,NSW,2138	Address	184.7	North-east
Joinery Services	Civardi Furniture Pty Ltd	202-210 George St, Concord West,NSW,2138	Address	199.7	North-west
Home Repairs & Maintenance	Interline Projects Pty Ltd	Concord West,NSW,2138	Suburb		North-east
Printers - General	Graphic Overprint	Station Ave Cnr George St, Concord West,NSW,2138	Street		West

Land Insight uses a number of address geocoding techniques and has characterised them based on completeness (match rates) and positional accuracy. When a historical street address is incomplete or a match is not found, a record identified as being in the surrounding area will be included for reference and the accuracy of the data is approximate only. An explanation of the positional accuracy records is defined in the table below.

Historical data positional accuracy and georeferencing results explanation		
Positional accuracy	Georeferenced	Description
Address	Located to the address level	When street address and names fully match.
Street	Located to the street centroid	When street names match but no exact address was found. Location is approximate.
Building	Located to the structure, building or complex	When building, residential complex or structure name match but no exact address was found. Location is approximate.
Suburb	Located to the suburb area	When suburb name match but no exact address was found. Location is approximate.

The data used in this section was extracted from range of historical commercial trade directories and business listings. The business addresses were geocoded using historical information and the accuracy of the data may vary due to changes to the physical address at a given locality over time or the quality of the original records. From 2005, the historical business records in this section are considered more accurate as information was extracted from digital directories with geographic coordinate location information available. On this basis, reliance on the historic listing data should be considered when assessing the risk of contamination from an activity at the site. The presence of a business listing does not definitively confirm the actual activity that has occurred at the site. For more information on how these records were geocoded and the methodology used by Land Insight, contact us at info@landinsight.co.

Historical business directory listings have been filtered to match activities and industries considered to have a likelihood of causing contamination. These activities have been identified through published state and national guidelines and regulations. Please note that any record not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.



Section 5 Natural Hazards



5.1 Natural Hazards

Map 5.1 (500m Buffer)

Erosion Risk

Category	On the Property?	Within Buffer?
Erosion Risk	Minor to moderate	Minor to moderate High

Fire Hazard

Category	On the Property?	Within Buffer?
Bush Fire Prone Land (BLP)	-	-
Fire History	-	-

Flood Hazard

Category	On the Property?	Within Buffer?
Flood Planning Area	-	Yes
Probable Maximum Flood	-	Yes



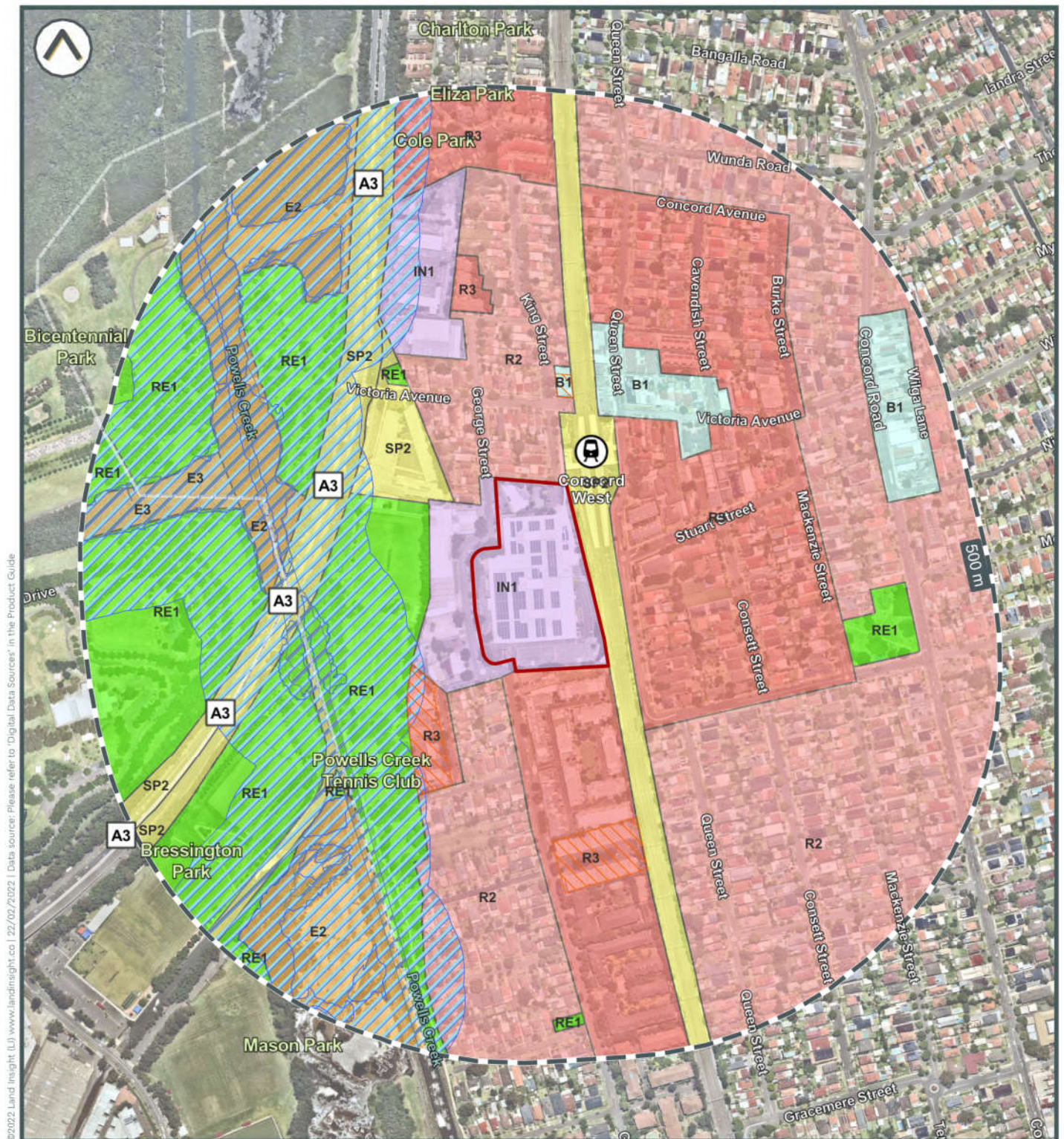
Appendix A

REPORT MAPS

**Subject Area and Sensitive Receptors**



Planning Controls



Subject area
Local Provisions

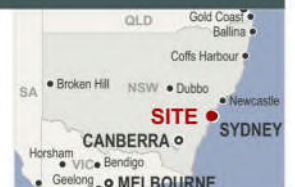
Land Zoning
B1 | Neighbourhood Centre
E2 | Environmental Conservation
E3 | Environmental Management
IN1 | General Industrial

R2 | Low Density Residential
R3 | Medium Density Residential
RE1 | Public Recreation
SP2 | Special Purposes Zone - Infrastructure

Coastal Management SEPP
Coastal Wetlands and Littoral Rainforest Map
Coastal Environment Area Map



Land Insight do not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that this company shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.





Heritage

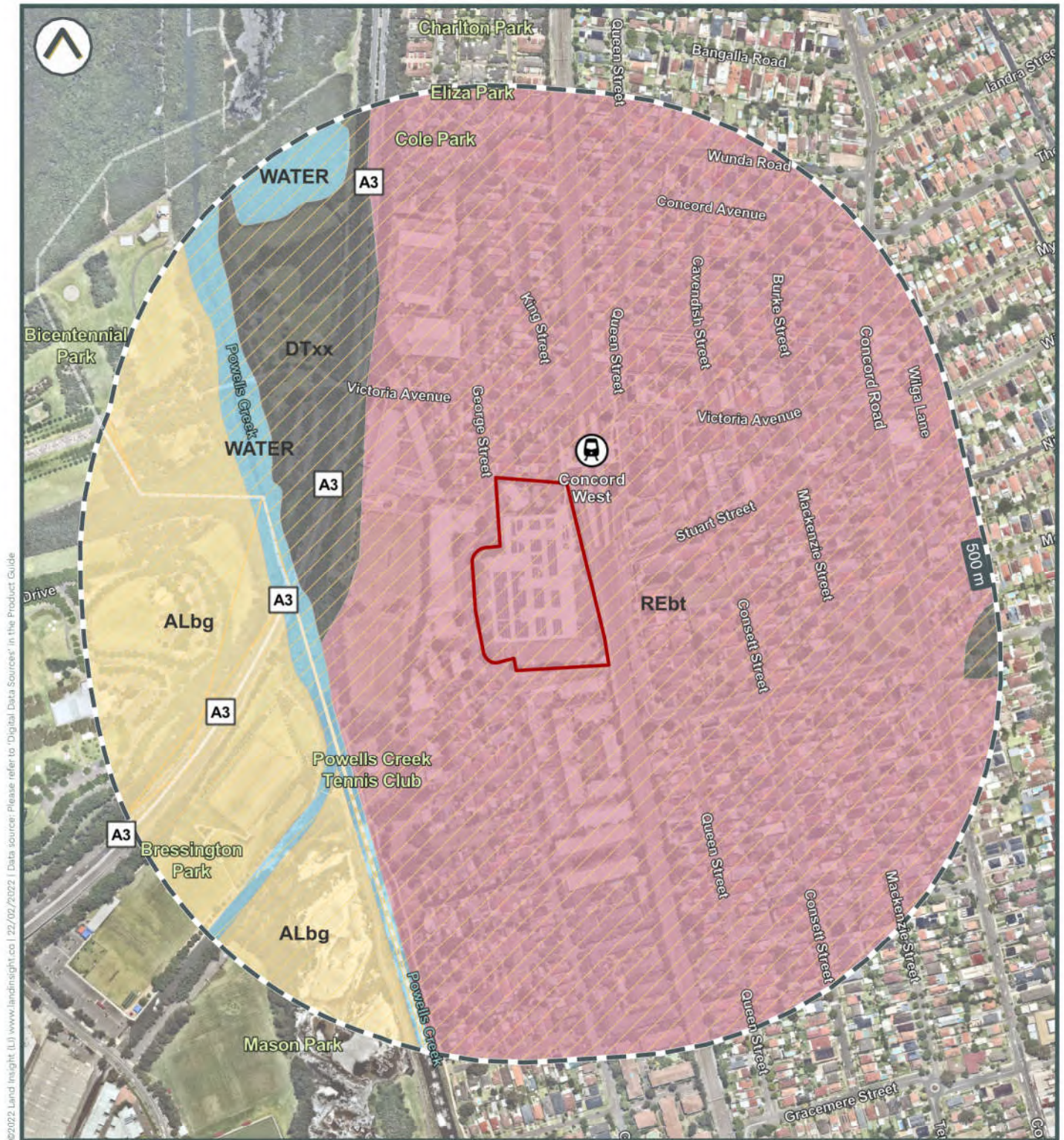


- | | | |
|--------------|----------------------------------|------------------------------|
| Subject area | Heritage conservation Area (LEP) | National Heritage List (NHL) |
| | State Heritage Register | World Heritage Area (WHA) |
| | Commonwealth Heritage List (CHL) | |



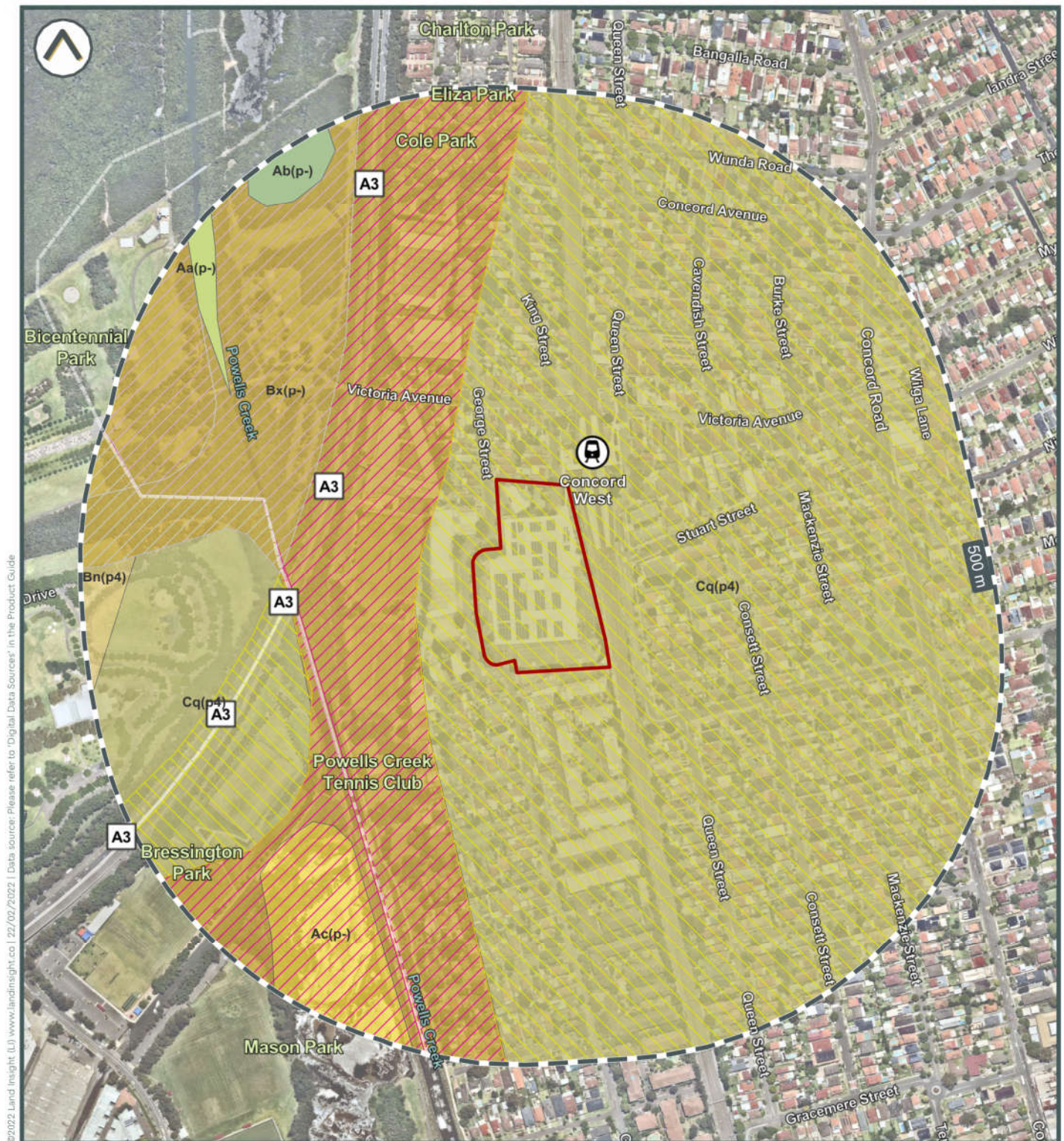


Soil Landscape and Salinity





Acid Sulfate Soils



Subject area

Acid Sulfate Soil Risk

- Class 2
- Class 5
- Disturbed terrain
- High probability at or near the ground surface
- High probability of bottom sediments below water level

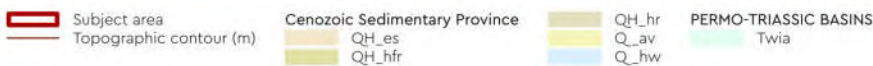
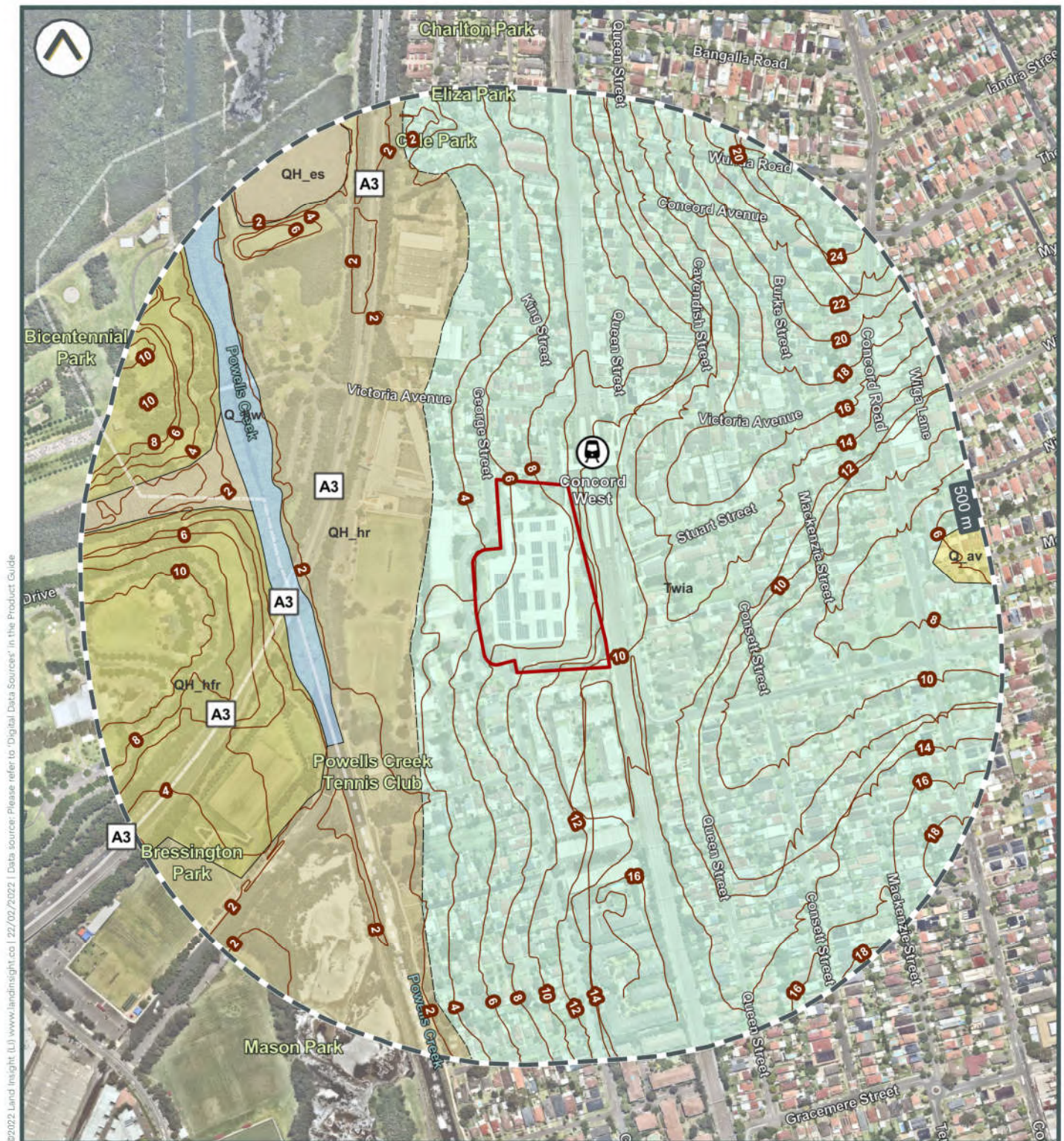
ASRIS Atlas of Australian Sulfate Soils

- Aa(p-) | ASS in subtidal marine environments
- Ab(p-) | ASS in tidal zones
- Ac(p-) | ASS in tidal zones
- Bn(p4) | ASS in inland lakes, waterways, wetlands and riparian zones
- Bx(p-) | Disturbed ASS
- Cq(p4) | ASS in inland lakes, waterways, wetlands and riparian zones

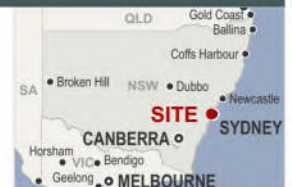
0 100 200 300 400 500m



Geology and Topography

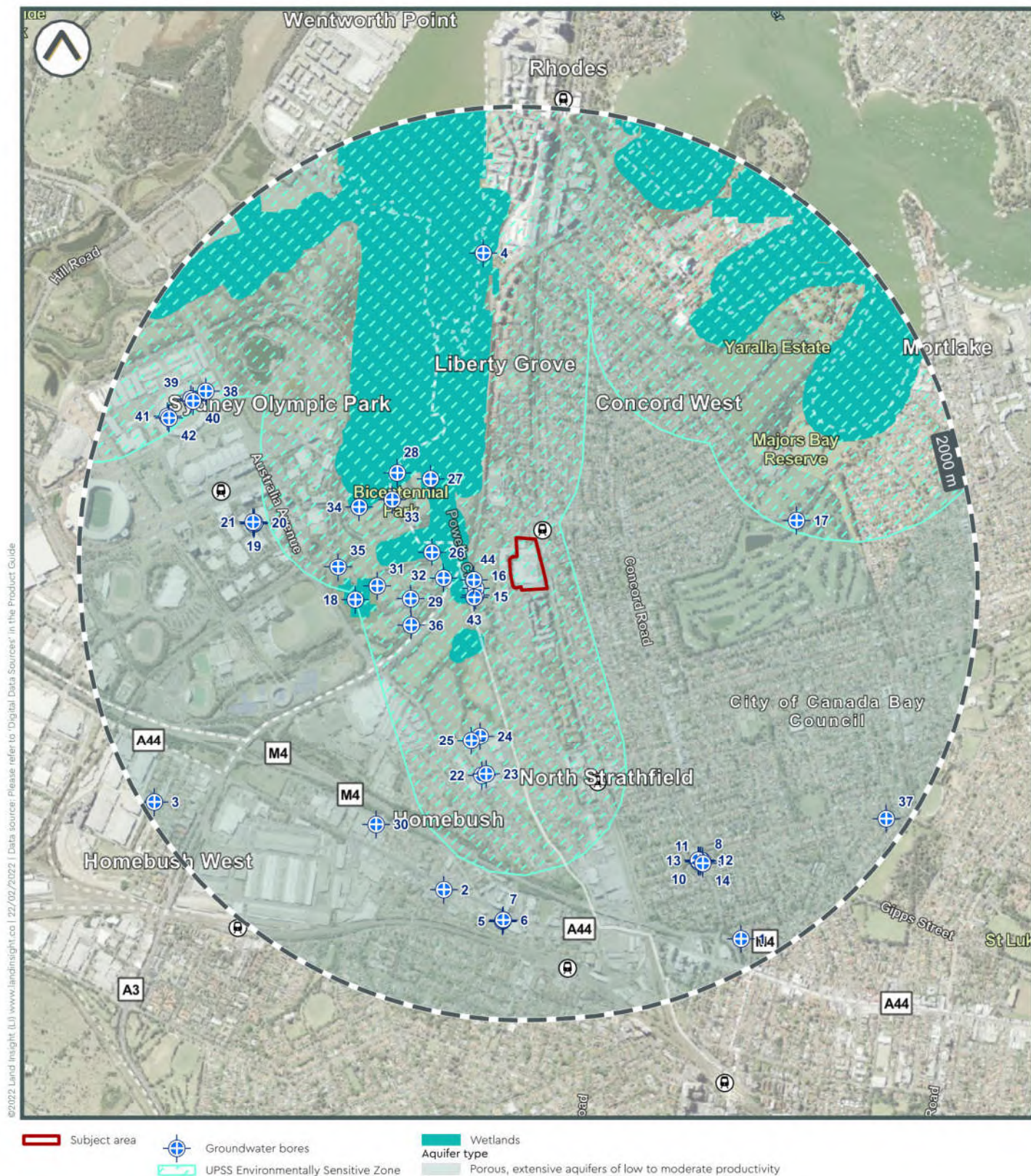


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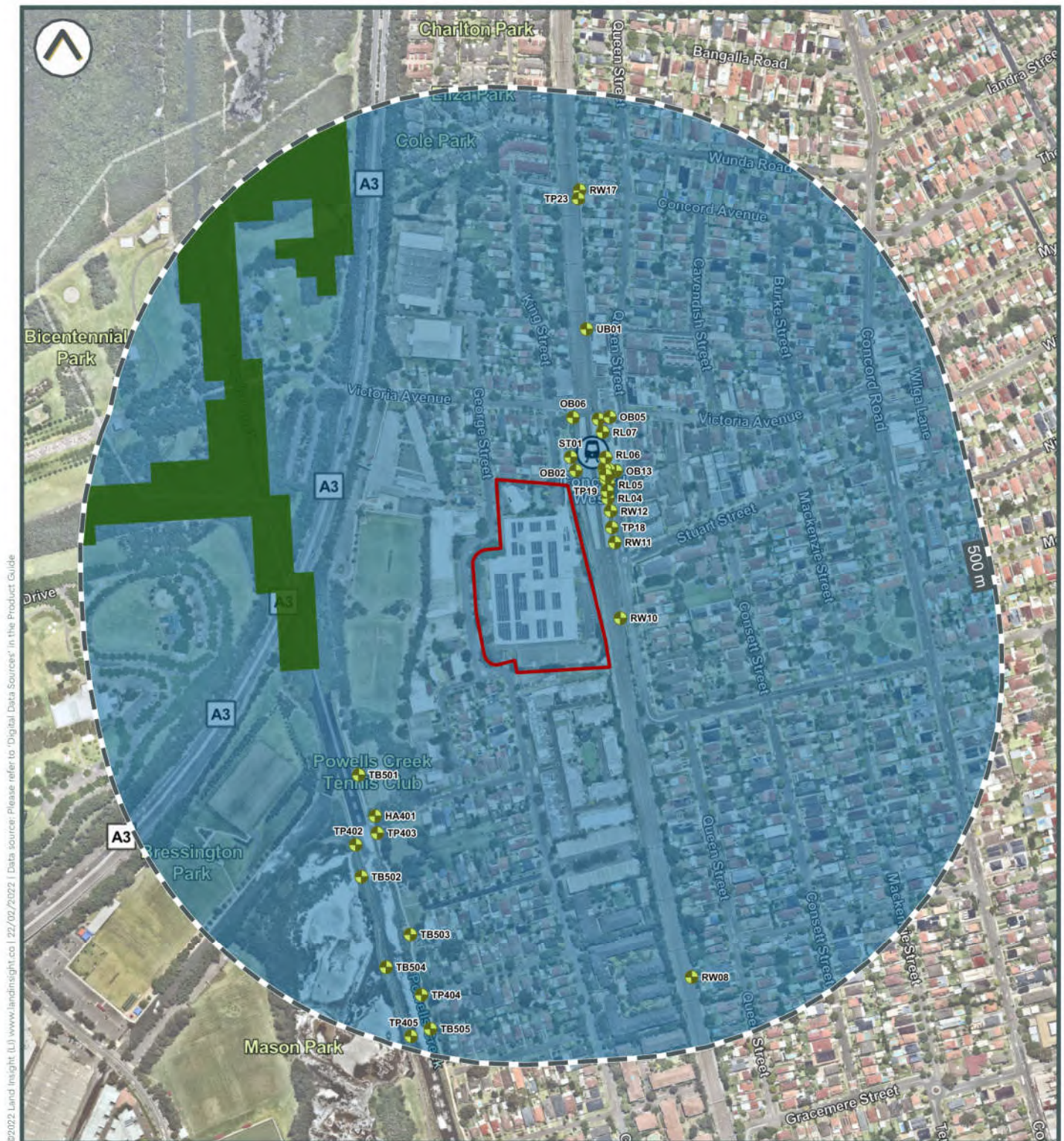


Hydrogeology and Groundwater Boreholes





Hydrogeology and Other Boreholes



Subject area



Other borehole/monitoring well location

Ecosystems that rely on Subsurface presence of Groundwater

High potential for GW interaction

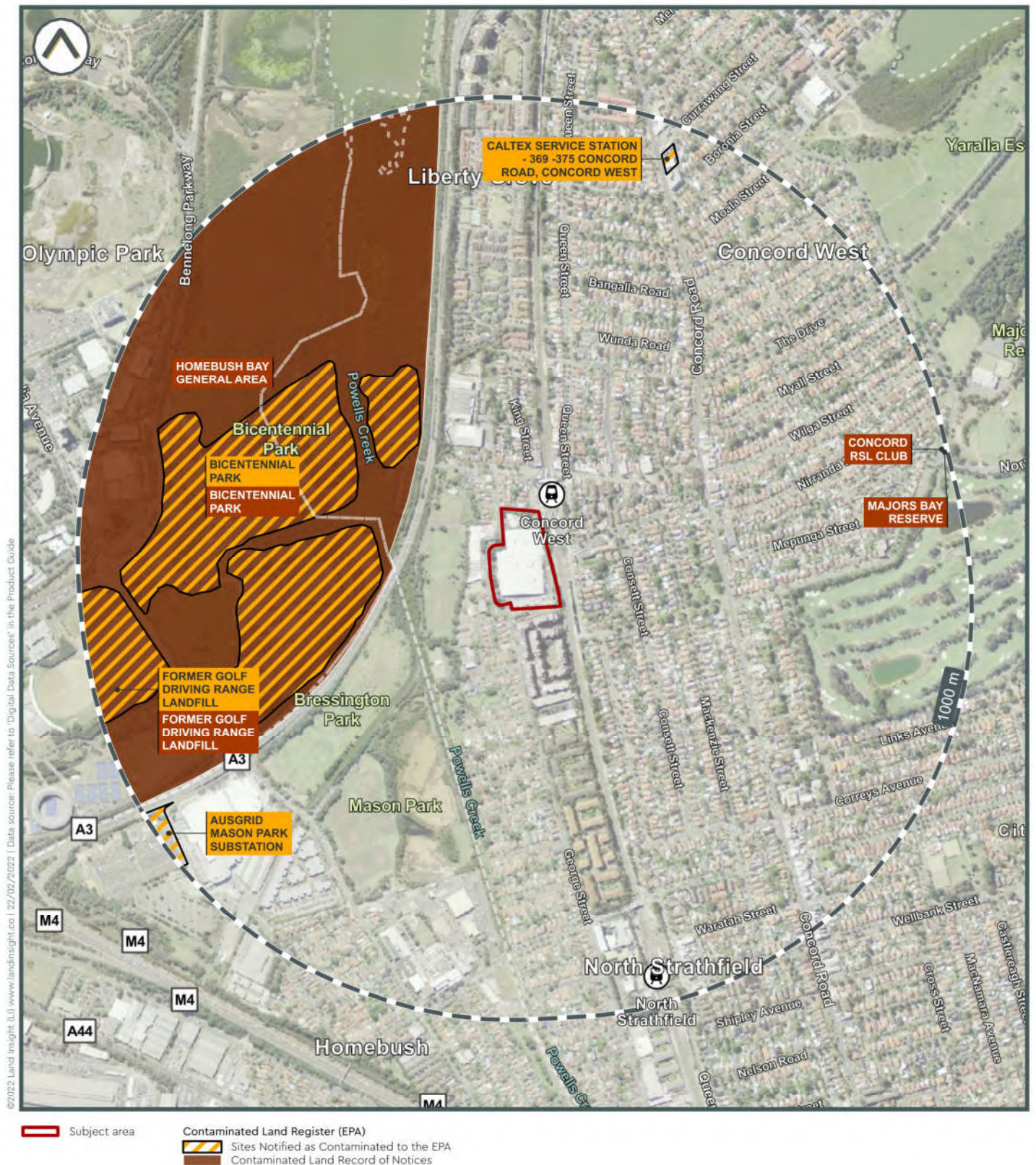
Hydrogeologic Unit

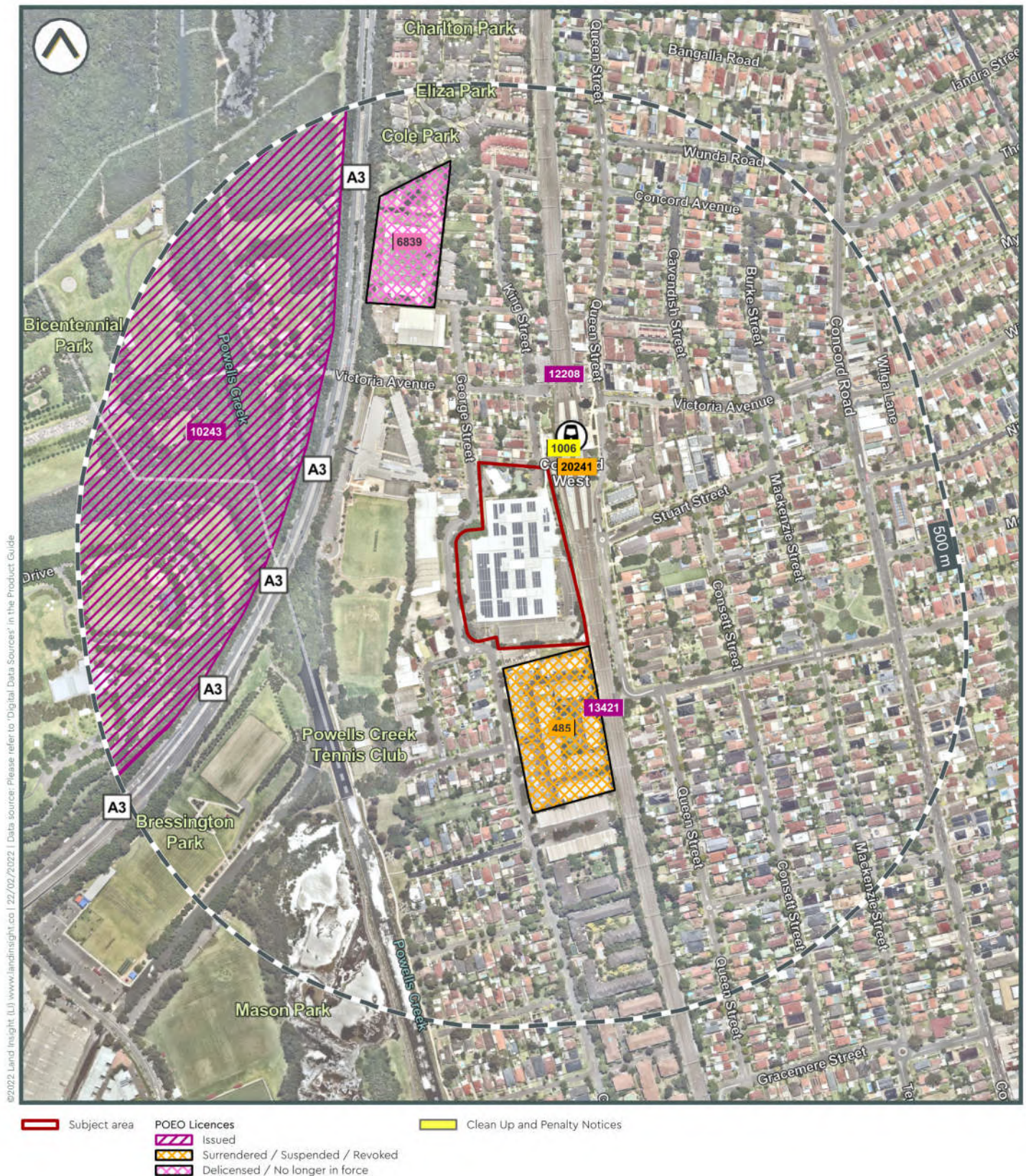
Late Permian/Triassic sediments (porous media - consolidated)

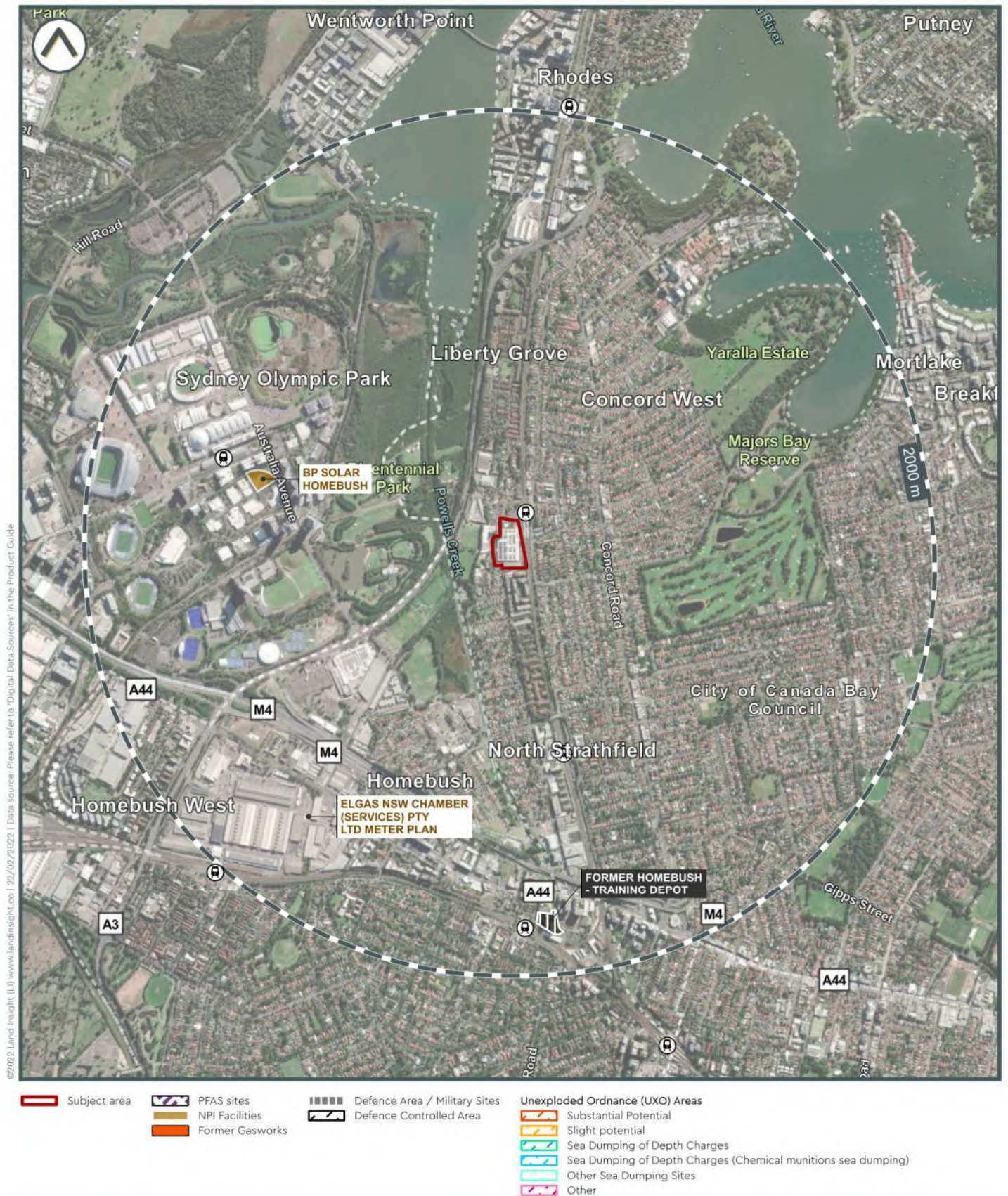




Contaminated Land Public Register



**Licences, Approvals & Assessments**

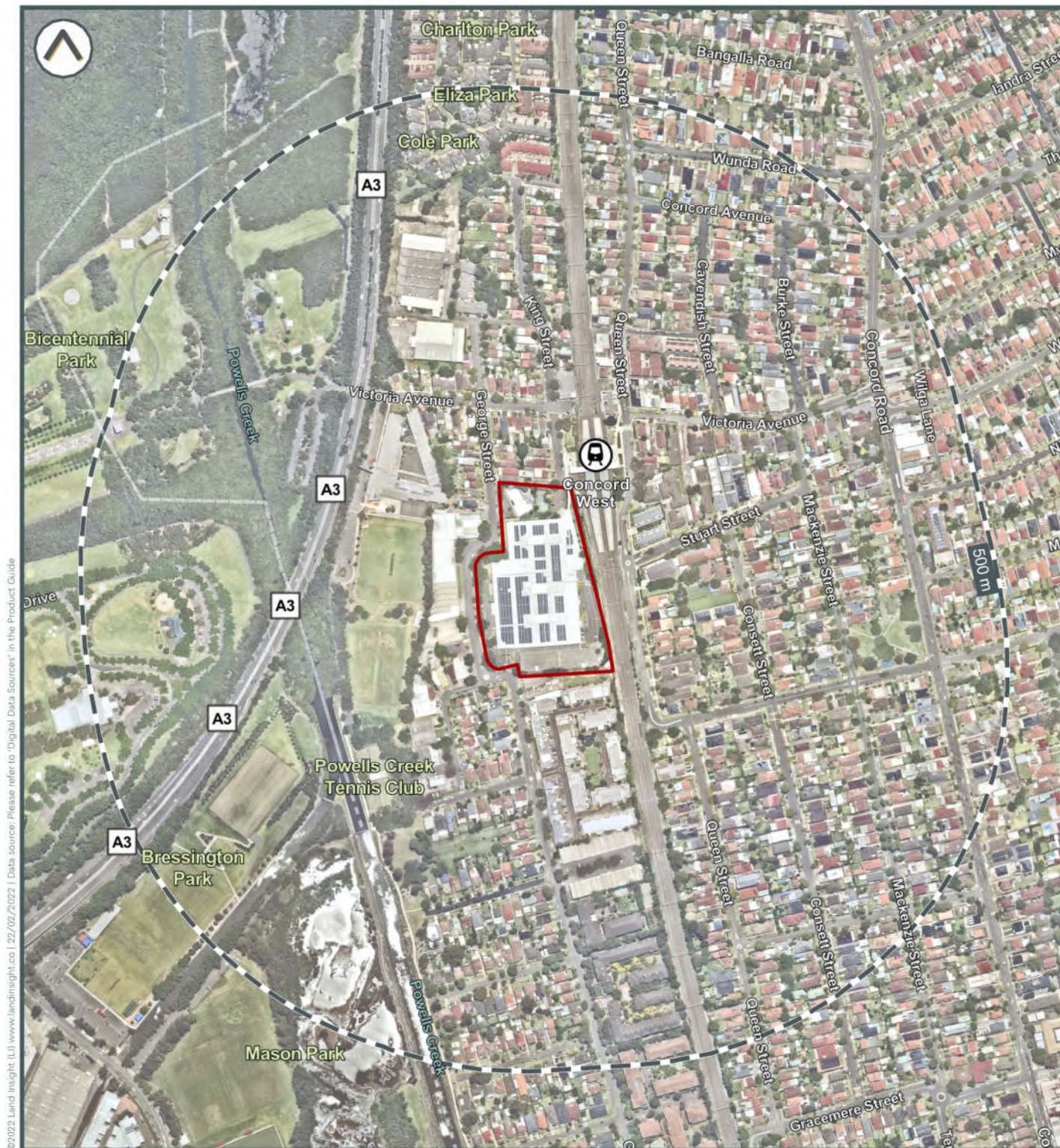
**Sites Regulated by Other Jurisdictional Body**



POTENTIALLY CONTAMINATED AREAS

MAP 4.1

Potentially Contaminating Activities (PCAs)



- Subject area
- Fuel Terminals & Depots
- Waste and Recycling Facilities
- Petrol Stations

Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former.

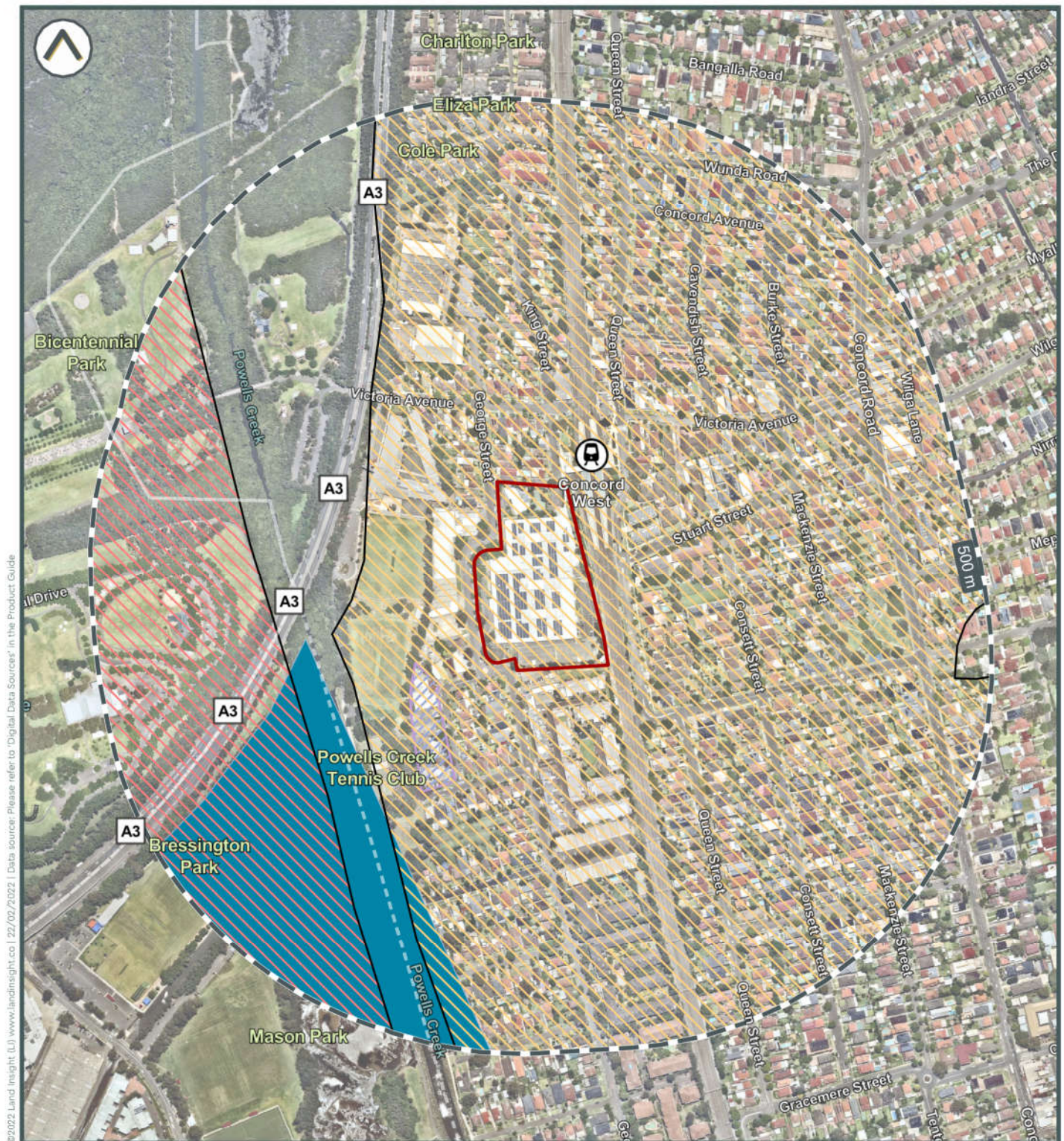


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Fire and Flood Hazards



©2022 Land Insight (U) www.landinsight.co | 22/02/2022 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Erosion Hazard
 - High
 - Minor to moderate
- Flood Hazard
 - Flood Planning Area
 - PMF



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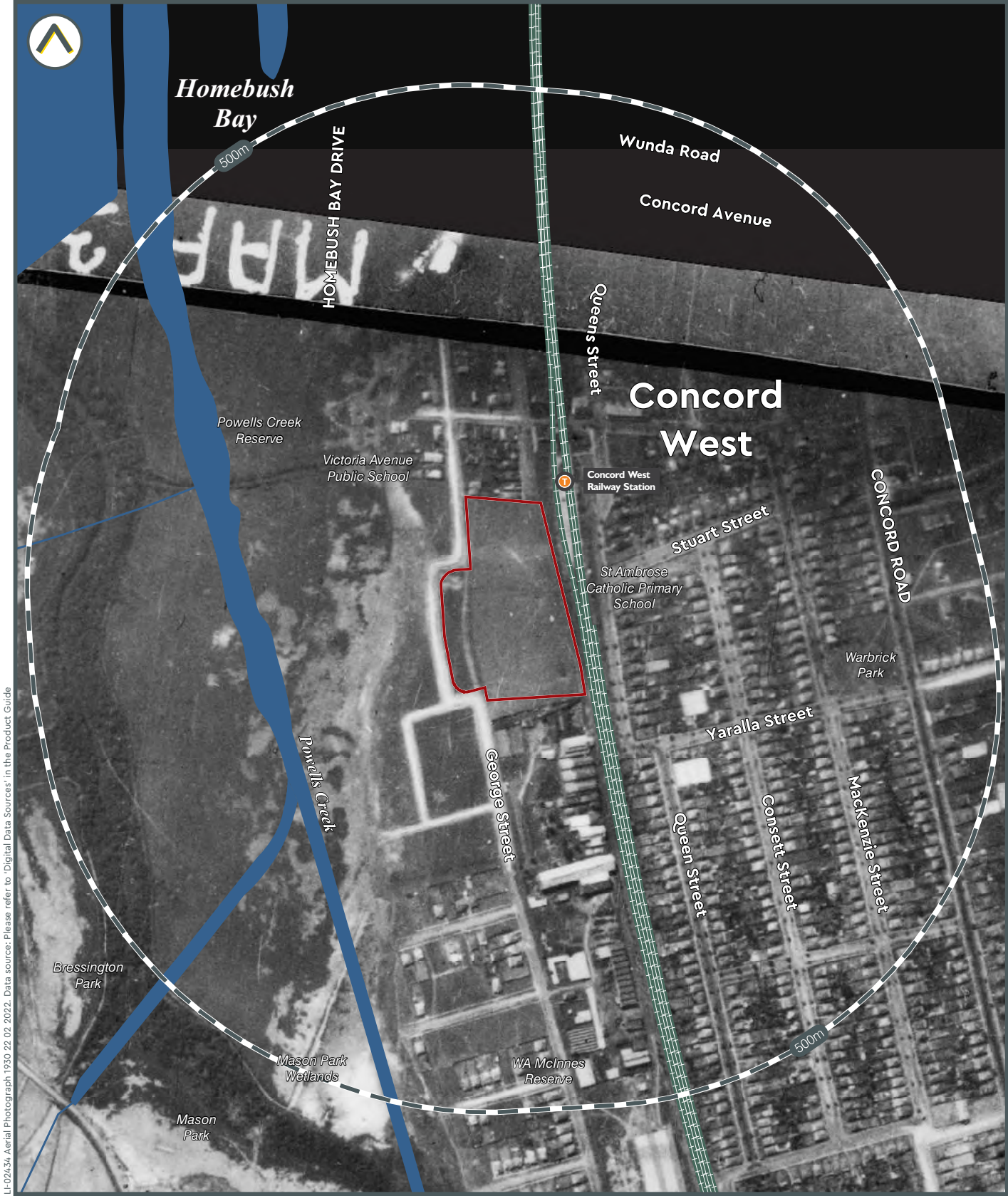


An aerial photograph of a vibrant turquoise river winding through a rugged, rocky landscape. The river is flanked by dense, green and yellowish-brown vegetation. Large, light-colored rocks are scattered along the banks and in the water. The overall scene is a natural, scenic view of a river in a forested area.

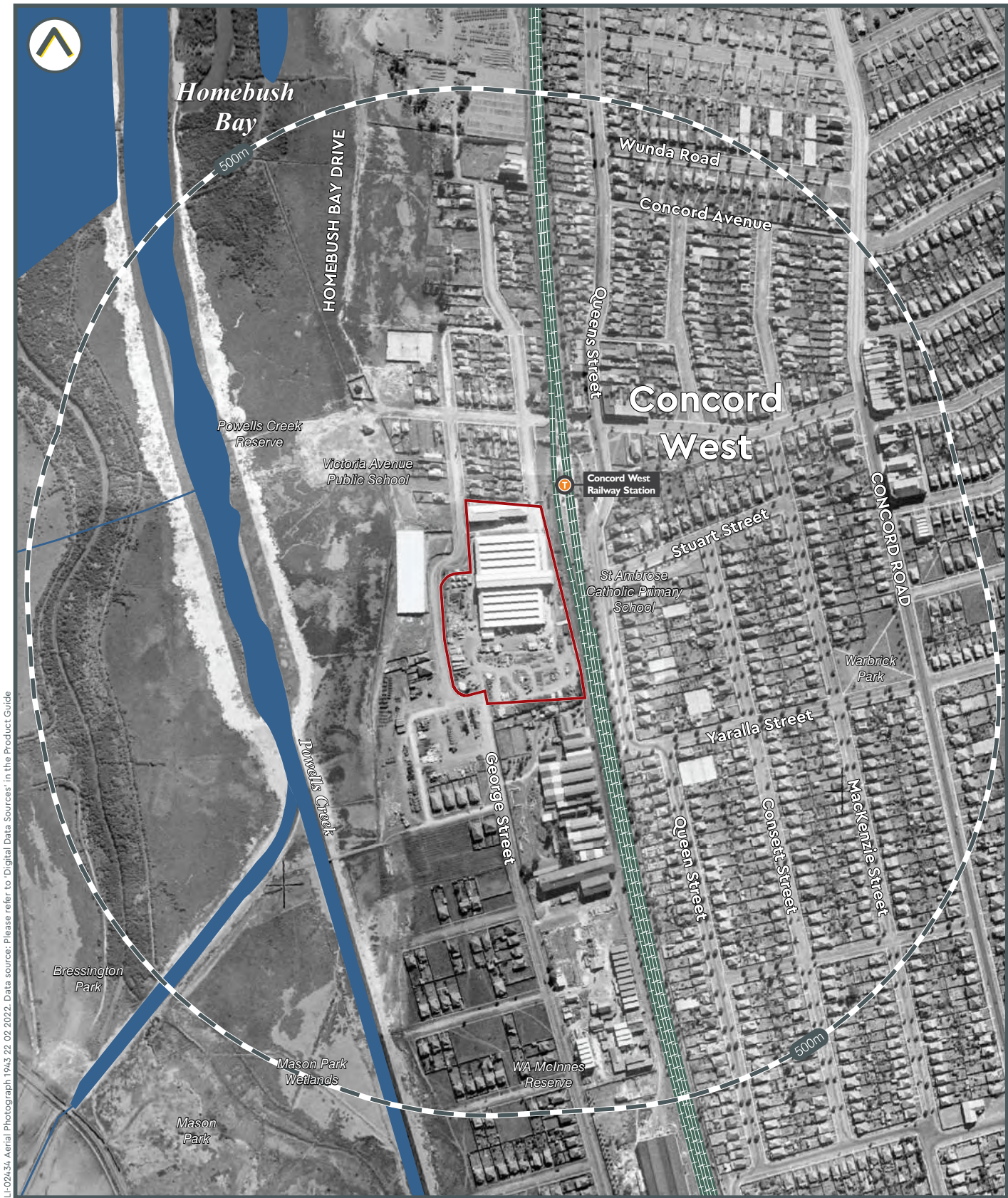
Appendix B

HISTORIC IMAGERY

Historic Aerial Photograph - 1930



Historic Aerial Photograph - 1943



Historic Aerial Photograph - 1951



LI-02134: Aerial Photograph 1943 22 02 2022. Data source: Please refer to Digital Data Sources* in the Product Guide



Historic Aerial Photograph - 1955



LI-02134: Aerial Photograph 1955 22.02.2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide

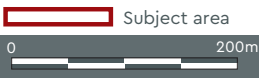
Subject area

0 200m

Historic Aerial Photograph - 1961



LI-02134: Aerial Photograph 1955-22.02.2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 1965



LI-02134: Aerial Photograph 1955-22.02.2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 1970



LI-02134: Aerial Photograph 1955-22-02-2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 1975



LI-02134 Aerial Photograph 1975 22 02 2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 1978



LI-02134 Aerial Photograph 1978 22.02.2022. Data source: Please refer to Digital Data Sources* in the Product Guide



Historic Aerial Photograph - 1986



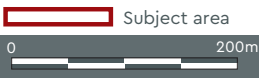
LI-02134: Aerial Photograph 1986 22.02.2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 1991



LI-02134: Aerial Photograph 1986, 22.02.2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 1994



LI-02434 Aerial Photograph 1994 22.02.2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 1998



LI-02134: Aerial Photograph 1986, 22.02.2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 2002



LI-02134 Aerial Photograph 1986, 22.02.2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 2004



LI-02134 Aerial Photograph 1986 22 02 2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



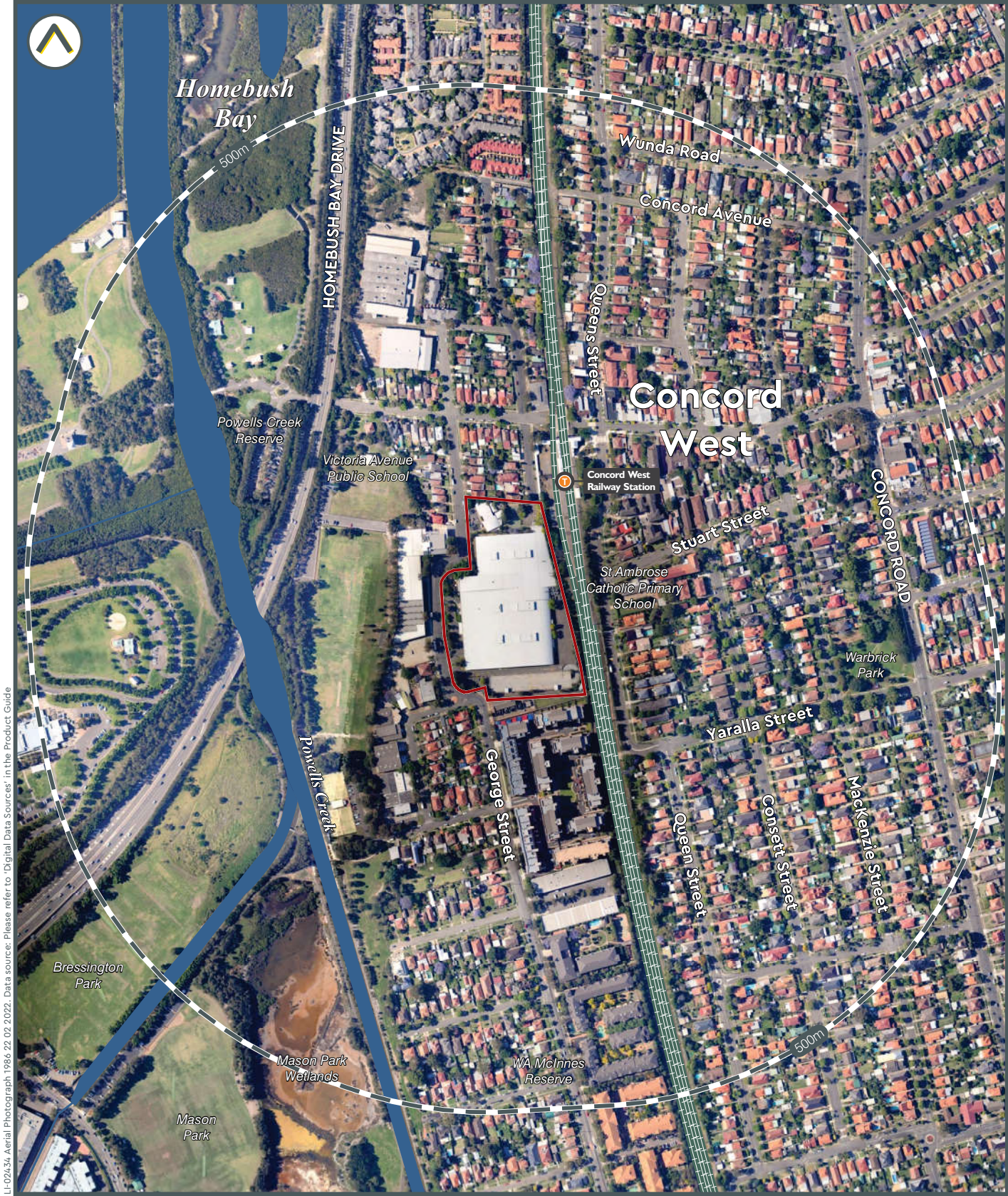
Historic Aerial Photograph - 2007



LI-02134 Aerial Photograph 1986 22 02 2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 2009



LI-02134: Aerial Photograph 1986, 22.02.2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 2012



LI-02134: Aerial Photograph 1986, 22.02.2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 2015



LI-02134: Aerial Photograph 1986, 22.02.2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 2018



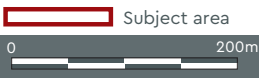
LI-02134: Aerial Photograph 1986, 22.02.2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Historic Aerial Photograph - 2021



LI-02134: Aerial Photograph 2021 22.02.2022. Data source: Please refer to 'Digital Data Sources' in the Product Guide



Product Guide

NEW SOUTH WALES

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Geology - NSW Planning & Environment – Resources & Energy: © State of New South Wales through NSW Department of Industry, 2020.

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Other Known Borehole Investigations - © Land Insight & Resources, 2021

The NSW Government PFAS Investigation Program - © State of NSW Environment Protection Authority, 2018

Contaminated Land Record of Notices, Sites Notified as Contaminated to the NSW EPA, Former Gasworks and PFAS investigation program - © State of NSW Environment Protection Authority, 2021

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UXO and Military Facilities- Australian Government - Various sources and Department of Defence © Commonwealth of Australia, 2017-2019. *The data supplied is based on Defence's assessment of information obtained from a variety of sources. It does not reflect any UXO remediation conducted on behalf of any person or organisation other than Defence. While Defence makes all reasonable efforts to ensure that the information provided is accurate, complete and up-to-date, there may be limitations to the sources available to Defence and the information may be subject to change. The information relating to a specific parcel of land should not be relied upon without additional checks and/or verification from the relevant state, territory or local government. Further information as to Defence's UXO categorisation criteria; along with Defence's recommendations to state and local authorities, is available on the Defence internet.*

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Other Data – if applicable

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Legacy Landfills – LI Resources proprietary dataset. Dataset is derived from verified Council Records, Aerial Photography Interpretation, Historic Zoning Maps, Historic Topographic Maps, Historic Parish Maps and Derelict Mines and Quarries Information - © State of New South Wales through NSW Department of Industry, 2019

Parramatta River Catchment Land Use Areas - Compiled by LIR, derived from Parramatta River Estuary Processes Study (2010)

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Historical Commercial & Trade Directory Data –

Sydney

1932-1933 John Sands Sydney Trades Directory – Copyright Expired

1940 & 1950 Commonwealth of Australia Telephone Directory Sydney – Copyright Expired

1960-1961 Telecom Australia Pink Pages Sydney – Permission for use Sensis 2017

1970-1971 United Business Directories Sydney – Licenced under Hardie Grant 2017.

1974-1975 NSW Post Office Yellow Pages Sydney Buying Guide and Commercial/Industrial Directories – Permission for use Sensis 2017

1980-1981 & 1990-1991 Telecom Australia Yellow Pages Sydney – Permission for use Sensis 2017

2005 - 2015 Datajet.com.au - Permission for Use 2020

Regional NSW

1971, 1981 & 1991 Telecom Australia Yellow Pages Country NSW Directories – Permission for use Sensis 2017

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For more detailed information regarding data source and update frequency, please contact LI Resources at info@liresources.com.au

Glossary

AVIATION RESCUE FIRE FIGHTING FACILITIES (ARFF); LIQUID FUEL & AVIATION FUEL DEPOTS/TERMINALS; POWER STATIONS; TELEPHONE EXCHANGES & WASTEWATER TREATMENT FACILITIES

These facilities may be associated with the use, storage, treatment and disposal of a range of chemicals and products such as PFAS (Per- and poly-fluoroalkyl substances), solvents, petroleum products, asbestos, PCBs (polychlorinated biphenyls) and others.

BUSHFIRE PRONE LAND

This data may assist environmental consultants, developers and others understand whether any bushfire risk is present in the area that may require specific management and/or restrict site investigations and development works.

COAL SEAM GAS, PETROLEUM WELLS AND BOREHOLES

This data may assist environmental consultants during investigations as to previous resource exploration with an area, resources present (i.e. coal, gas and petroleum), lithological data and potential for environmental contamination.

DEPARTMENT OF DEFENCE UNEXPLODED ORDNANCE (UXO) SITES

UXO is any sort of military ammunition or explosive ordnance which has failed to function as intended. It includes a range of ammunition used by the Navy, Army and Air Force; and many other types of ammunition and explosives including training munitions. UXO contamination has arisen mainly as a result of military training activities, since European settlement. In the past large numbers of ranges and training areas were approved for use in many areas of Australia. As a result, there are now a number of sites around Australia which are affected by UXO. For more information see www.defence.gov.au/UXO

DERELICT MINES AND QUARRIES

Outstanding legacy issues surrounding derelict mines and quarries have the potential to cause safety and environmental impacts and may also be an indicator of the presence of unregulated landfill.

DRY CLEANERS (CURRENT)

Dry cleaners often use or have used hazardous and flammable chemicals in their operations. Incorrect storage and disposal of these chemicals may result in fire/explosion risks or contamination of soil and groundwater or result in human health risks.

GROUNDWATER EXCLUSION ZONES

Groundwater exclusion zones are present in certain areas where aquifers are known to be contaminated or where past activities may have affected groundwater quality. Restrictions on the use of groundwater in those areas are in place and differ between the various management/exclusion zones.

HERITAGE – FEDERAL, STATE AND LOCAL

This data may assist environmental consultants, developers and others understand whether any heritage items are present on the site that may require specific management and/or restrict site investigations and development works.

HISTORICAL COMMERCIAL & TRADE DIRECTORY DATABASE (1932, 1940, 1950, 1960, 1970; 1974, 1980 and 1990)

An LI Resources proprietary database of historical potentially contaminating activities previously listed as having been undertaken on the property or surrounding area. Activities have been catalogued based on 'low to high risk activities' either known to cause potential contamination risk (based on Managing Land Contamination Planning Guidelines, SEPP 55 remediation of land, 1998) or to assist in guidance for sampling and remediation programs by environmental consultants.

HISTORICAL (LEGACY) LANDFILLS

An LI Resources proprietary dataset containing the location of former legacy landfills. Legacy landfills are widely present across the country, with many locations unknown. Most of these landfills were created prior to current environmental guidelines (i.e. remain unlined and uncapped) resulting in the potential for leaching of hazardous substances into waterways, production of odours, migration of landfill gas and stability issues.

HYDROGEOLOGY

This data includes information for environmental consultants on aquifer properties, the presence of wetlands and groundwater monitoring bores. This information can assist in the understanding of contaminant pathways and receptors.

Groundwater monitoring bores are primarily needed to assess changes to water table levels, groundwater quality and to assess groundwater flow direction. Impacts on groundwater result from contaminated water movement, leaching of surface pollutants caused by rainfall or irrigation water percolation, leakage of stored matter or the disposal of wastes. The presence of a monitoring bore may indicate that a site has been or is being investigated.

LICENSING UNDER THE POEO ACT 1997

The POEO public register includes a range of specified information on environment protection licences issued under the POEO Act to regulate air, noise, water and waste pollution and impacts. The licences and notices provide information on the type of industrial activities undertaken in an area and if any clean-up and preventative action notices have been issued under that licence.

MILITARY FACILITIES

Military practices at certain facilities may cause potential contamination through the use of chemicals ranging from cleaning solvents and paints to ammunition, explosives and firefighting foam. These chemicals can cause human and ecological health risks.

NATURALLY OCCURRING ASBESTOS

Asbestos is found as a naturally occurring mineral in many areas of regional NSW and may occur in veins within rock formations. Naturally occurring asbestos is generally found when building roads, working on construction sites and undertaking excavation activities. This data provides information on the areas identified with a low to high probability of naturally occurring.

NPI INDUSTRIAL FACILITIES

Industrial facilities that trigger a defined threshold(s) for the emission of pollutants identified in the National Pollution Inventory (NPI), must estimate and report their emissions. The pollutants identified under the NPI are those that are known to have possible effects on human health and the environment.

NSW EPA CONTAMINATED LAND RECORD OF NOTICES ISSUED UNDER THE CLM Act 1997

The EPA is required by law to maintain a record of notices relating to contaminated land, including notices declaring land to be 'Significantly Contaminated Land' under the Contaminated Land Management Act 1997. The EPA record of notices provides information on all sites that have been declared significantly contaminated.

NSW EPA FORMER GASWORKS SITES

Former gasworks often leave a legacy of soil and groundwater contamination. The major contaminants in these instances include tars, oils, hydrocarbon sludges, spent oxide wastes, ash and ammoniacal recovery wastes. Some of these contaminants are carcinogenic to humans and toxic to aquatic ecosystems and therefore may pose a risk to human health and the environment.

NSW EPA FORMER URANIUM PROCESSING SITE AT HUNTERS HILL

In 2008 a Parliamentary Inquiry held into the former uranium processing site at Hunters Hill, Sydney, found radiation levels were too low to require site remediation. During the investigation it became evident that there were two separate causes of gamma radiation in the vicinity of Nelson Parade (7-9 Nelson Parade – former uranium processing plant and Kelly's Bush – former tin smelter). The investigations found that levels of radiation on properties surrounding 7-9 Nelson Parade, at Kelly's Bush and in nearby areas of Hunters Hill were below relevant national and international guidelines for the protection of health and therefore remediation was not warranted. Further information can be found at www.epa.nsw.gov.au

NSW EPA JAMES HARDIE ASBESTOS WASTE CONTAMINATION LEGACY

During the 1960s and 70s, bulk asbestos waste associated with manufacturing and waste disposal by the former James Hardie Industries was delivered as fill to areas targeted because of their low-lying geography. Between December 2007 and February 2008, the Department of Environment Climate Change and Water conducted site inspections of those disposal sites. None of the inspected sites were found to be a significant risk to human health or the environment, provided the sites remained sealed or undisturbed. Further information can be found at www.epa.nsw.gov.au

NSW EPA SITES NOTIFIED AS CONTAMINATED TO THE NSW EPA

The EPA maintains a record of all sites notified to it by owners or occupiers of sites believed to be significantly contaminated.

NSW EPA PFAS INVESTIGATION PROGRAM

The NSW EPA is investigating particular sites to better understand the extent of PFAS use and contamination in NSW. PFAS are a group of chemicals that include perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA).

They have many specialty applications and are widely used in a range of products in Australia and internationally. PFAS are an emerging contaminant, which means that their ecological and/or human health effects are unclear. Further information can be found at www.epa.nsw.gov.au

OTHER POTENTIALLY CONTAMINATED SITES

An LI Resources proprietary database of recent potentially contaminating activities previously listed as having been undertaken on the property or surrounding area. Activities have been catalogued based on 'moderate to high risk activities' either known to cause potential contamination risk or to assist in guidance for sampling and remediation programs by environmental consultants. Please note this database is not exhaustive and may not list all activities in the area.

PARRAMATTA RIVER CATCHMENT LAND USE AREAS

An LI Resources proprietary dataset containing land use changes around the Parramatta River catchment area. Details include land reclamation areas, loss of foreshore and major land use changes (i.e. industrial to residential land). These changes may indicate presence of unregulated landfill and potential contamination associated with former industrial land use.

PUBLIC REGISTER OF PROPERTIES AFFECTED BY LOOSE-FILL ASBESTOS INSULATION

The NSW Government is required to maintain a register of residential properties that contain loose-fill asbestos insulation. This assists members of the wider community to be informed about any risks associated with a specific property and to take any appropriate safety measures. For more information see www.fairtrading.nsw.gov.au

SENSITIVE RECEPTORS

This data may assist environmental consultants during investigations as to the location and proximity of any sensitive receptors in the area, such as aged care, child care, community and religious facilities; sports grounds; national and state parks etc.

COASTAL MANAGEMENT (STATE ENVIRONMENTAL PLANNING POLICY)

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

SOIL LANDSCAPE AND GEOLOGY

This data may assist environmental consultants during investigations as to the physical site properties that could govern potential contaminant retention or migration.

SERVICE STATIONS (CURRENT)

Service stations may contain leaking tanks which can result in petroleum products migrating into, and contaminating, the soil or groundwater or other pathways to human and biological contact.

UNDERGROUND PETROLEUM STORAGE SYSTEMS (UPSS) ENVIRONMENTALLY SENSITIVE ZONES

UPSS environmentally sensitive zones represent a conservative assessment of areas likely to be vulnerable to contamination from leaking UPSS. This information can assist environmental consultants on the risk a UPSS site poses to a recognised environmentally sensitive receptor.

WASTE MANAGEMENT FACILITIES

A waste facility is a premises used for the storage, treatment, processing, sorting or disposal of waste. These include landfills, waste transfer stations and waste reprocessing facilities. Waste facilities emit regulated substances to air and water, such as methane gas, and can produce odours, dust and noise.

Terms and Conditions

Terms and Conditions

1. Land Insight and Resources (LI Resources) will perform the Services in accordance with these terms and conditions
2. By submitting the Application Form, the User acknowledges that it has read and understood these terms and conditions and agrees to be bound by them.
3. LI Resources reserves the right to change these terms and conditions. Any change shall be effective upon notice, which may be given by LI Resources posting such change on the Website, or by direct communication with the User.

Services

4. LI Resources agrees to undertake the Services using due skill, care and diligence.
5. The User assumes the sole risk of making use of, and/or relying on, the Report and the Services. LI Resources makes no representations about the suitability, completeness, timeliness, reliability, legality, or accuracy of the Services.
6. Unless LI Resources agrees expressly otherwise:
 - (A) The Services are solely for the use and benefit of the User; and
 - (B) LI Resources does not accept any liability, whether directly or indirectly, for any liability or loss suffered or incurred by any third party placing any reliance on the performance of the Services or any Documents or material arising from or in connection with the Services.
7. The User warrants to LI Resources that it will not use the Services for any purpose that is unlawful or is otherwise inconsistent with these terms and conditions.
8. The User will not alter in any way or provide a copy of the Report or any Document prepared by LI Resources to any other person without LI Resources's prior written consent.

Payment Terms

9. The Fee will be payable at the time of submitting the Application Form unless invoicing payment terms have been negotiated prior to purchase with LI Resources.
10. The User and LI Resources may agree in writing to vary the Services. The fee for each variation shall be agreed between LI Resources and the User.
11. The User agrees to pay LI Resources the Fee, including the fee for any variation requested in accordance with clause 12.
12. If the User's rights are terminated and the User has made an advance payment, LI Resources will refund the User a reasonable proportion of the balance as determined by LI Resources in relation to the value of Services already provided.
13. GST at the prevailing rate is payable in addition to the Fee. The User agrees to pay any other applicable taxes, duties or government imposed fees related to the User's use of the Services.

Intellectual Property

14. LI Resources owns all intellectual property in the Report and arising from or in connection with the Services.
15. LI Resources grants the User a royalty free licence to use LI Resources's intellectual property for that User's personal assessment of its Property(s) only.

Privacy Policy

16. Upon submitting the Application Form the User consents to LI Resources's use of the personal data provided by the User for the purposes of providing the Services.
17. The Reliance on the Report, the use of the Services and the use of LI Resources's Website is at the User's own risk. The User accepts that LI Resources does not guarantee the confidentiality of any communication or information transmitted through the use of the Website.
18. LI Resources will not provide to any third party any personal data provided by a User without the User's permission.
19. The User acknowledges that any feedback provided to LI Resources over the Website is not confidential and that LI Resources has the right to publish, reproduce, disseminate, transmit, distribute and copy (in whole or in part) any such feedback without the approval of the User.
20. LI Resources assumes no responsibility or liability for any content, communications or feedback submitted by a User over the Website. If a User has submitted objectionable content, communications or Feedback, LI Resources may, in its sole discretion, terminate that User's account, take legal action, or notify the appropriate authorities or parties, without prior notice.

Third Party Services

21. The User accepts that, although the Website may contain or provide information regarding applications, products and/or services provided or offered by third parties, LI Resources does not recommend or endorse any such third party applications, products and/or services.
22. The report contains content provided to LI Resources by other parties (Third Party Content). LI Resources is not responsible for, does not endorse and makes no representations either expressly or impliedly concerning the accuracy or completeness of any Third Party Content. You rely on the Third Party Content completely at your own risk.

Limit and Extent of Liability

23. LI Resources's liability is limited to the amount of the Fee. Liability arising in the provision of the Services is reduced to the extent that it arises out of or in connection with any negligent act or omission by the User.
24. Neither party is liable to the other for loss of actual or anticipated revenue or profits, increased capital or financing costs, increased operational or borrowing costs, pure economic loss, exemplary or punitive damages or indirect or consequential damages or loss.
25. In no event shall LI Resources or any directors, officers, employees or agents be liable for any indirect, punitive, incidental, special, or consequential damages arising out of or in any way connected with the use of the Website, any delay or inability to use the Website, any information available on the Website, or otherwise arising out of the utilisation of the Website, whether based in contract, tort, strict liability, or otherwise, even if LI Resources has been advised of the possibility of such damages. The negation of damages set forth herein is a fundamental element of the basis of the bargain between LI Resources and the User. The Services would not be provided without such limitations.

Property Verification

26. The User accepts that the Services provided do not take into account any information relating to the actual state or condition of the Property.
27. The User acknowledges that the Services are not to be interpreted as commenting on the physical characteristics or condition of the Property, any particular purpose or use of that Property or the saleability or value of the Property.

Termination and Modification

28. LI Resources reserves the right in its sole discretion to terminate, block or restrict the User's use of the Services or any portion thereof, for any reason, and without notice. In addition, LI Resources reserves the right in its sole discretion to terminate or modify any part of the Website without notice, for any reason.

Anti-Hacking

29. The User agrees not to directly or indirectly, attempt to or disrupt, impair, interfere with, alter or modify the Website or any of its content.
30. The User agrees not to allow, aid or abet third parties to directly or indirectly, attempt to or disrupt, impair, interfere with, alter or modify the Website or any of its content, or obtain access to any information regarding any User or any other Report issued to a User.

Complaints

31. Any complaints in relation to the Services should, in the first instance, be in writing and addressed to LI Resources Customer Service at: info@liresources.com.au. LI Resources will respond to any such complaints in writing as soon as practicably possible.

General Matters

32. These terms and conditions are governed by and will be construed and enforced in accordance with the laws of the State of New South Wales, Australia. If any dispute, controversy or claim arises out of or relating to these terms and conditions, whether sounding in contract, tort or otherwise, it shall be resolved by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of a mediator. If the dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure, then either party may refer the dispute to the court.
33. These terms and conditions apply to all Services provided by LI Resources.
34. If there is any inconsistency between these terms and conditions and any other document or agreement between the parties, these terms and conditions will prevail.
35. These terms and conditions represent the entire agreement between the parties.
36. The User authorises LI Resources to destroy Documents which LI Resources has prepared or holds in connection with the Services 7 years after the last date on which the Services were provided.
37. If any of the terms of the Application Form or the terms and conditions are invalid, unenforceable or void, the relevant term must be read down to the maximum extent possible or severed from the rest of the Application Form or these terms and conditions.

-
38. These terms and conditions can only be amended or varied by a written document signed by both parties.
39. Neither party may assign or transfer any rights or obligations arising in the provision of the Services or these terms and conditions without the other party's written consent.

Defined Terms

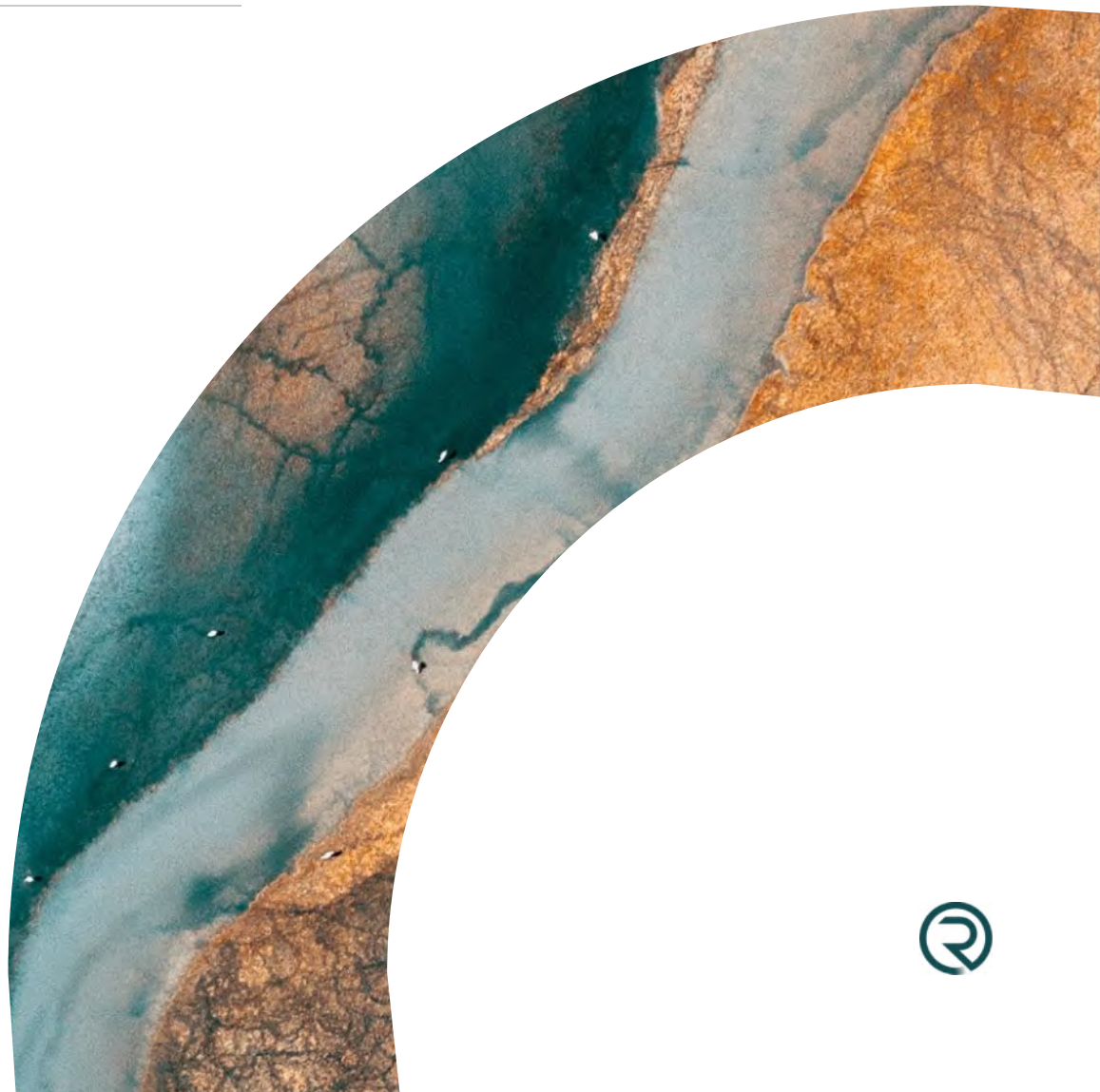
Application Form	Means the form and accompanying information provided on the Website, completed and submitted by the User to request the Services.
Document	Includes a report, and any other written or electronic document.
Fee	Means the amount set out in the Application Form or confirmed via an invoice.
Property	Means the property to which the Services and the Report relate.
Report	Means the Document prepared by LI Resources and provided to the User which contains the environmental and development data which is relevant to the Property.
Services	Means the review of data and information on which the Report is based, and the preparation and provision to the User of the Report.
Website	Means LI Resources's online site, that is: www.liresources.com.au
User	Means the person(s) set out in the Application Form including that person's permitted successors.



Tower Three, Level 24
300 Barangaroo Avenue
Sydney NSW 2000 Australia
02 8067 8870
info@liresources.com.au
www.liresrouces.com.au

D

Title Deed
Search

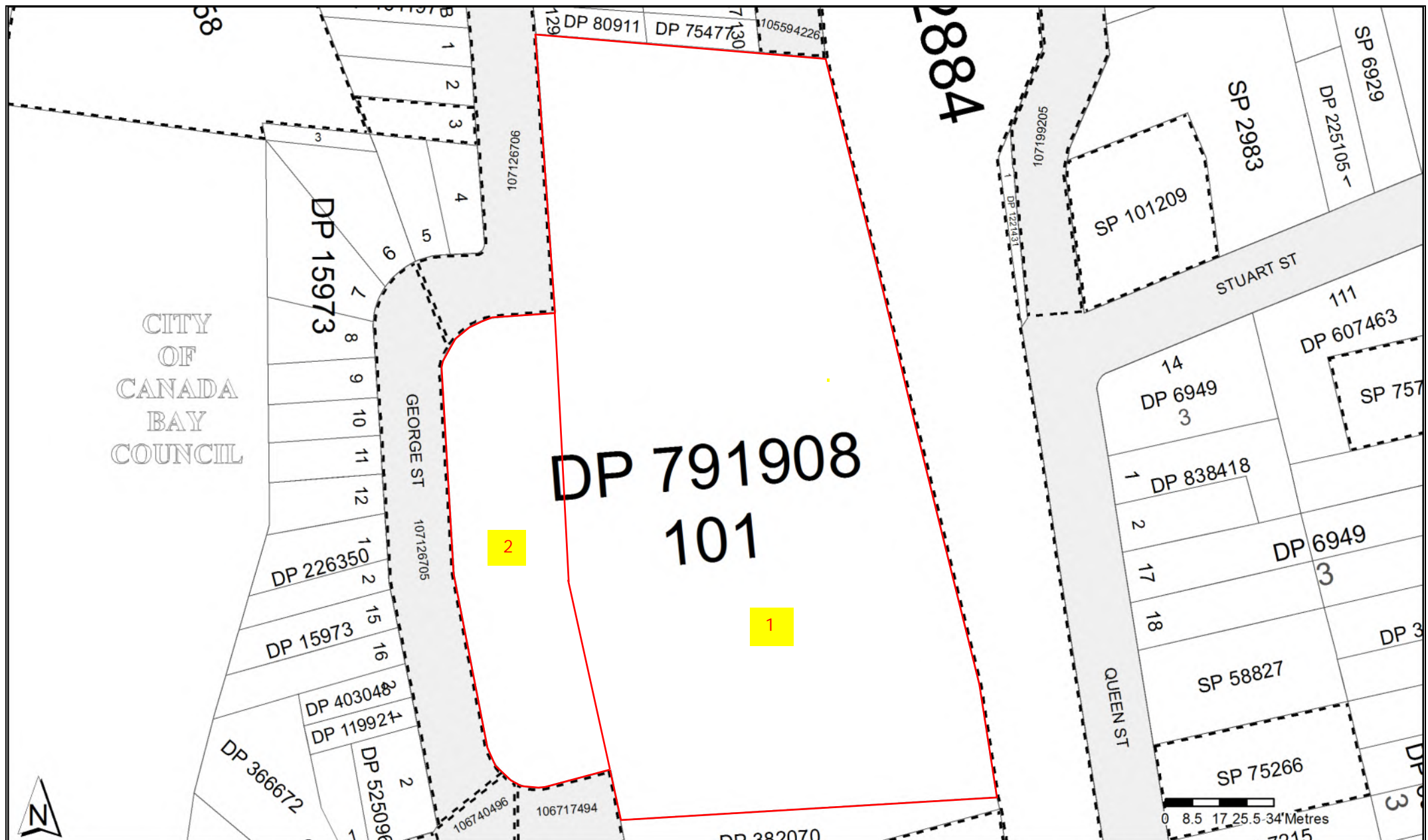


Locality : CONCORD WEST

Parish : CONCORD

LGA : CANADA BAY

County : CUMBERLAND





CERTIFICATE OF TITLE



12065101

NEW SOUTH WALES

Appln. Nos. 7372
12723
17891
and 27265

Prior Titles Vol.4809 Fol.50
Vol.6671 Fol.100



Vol. **12065** Fol. **101**

Edition issued 19-3-1973.

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

CANCELLED

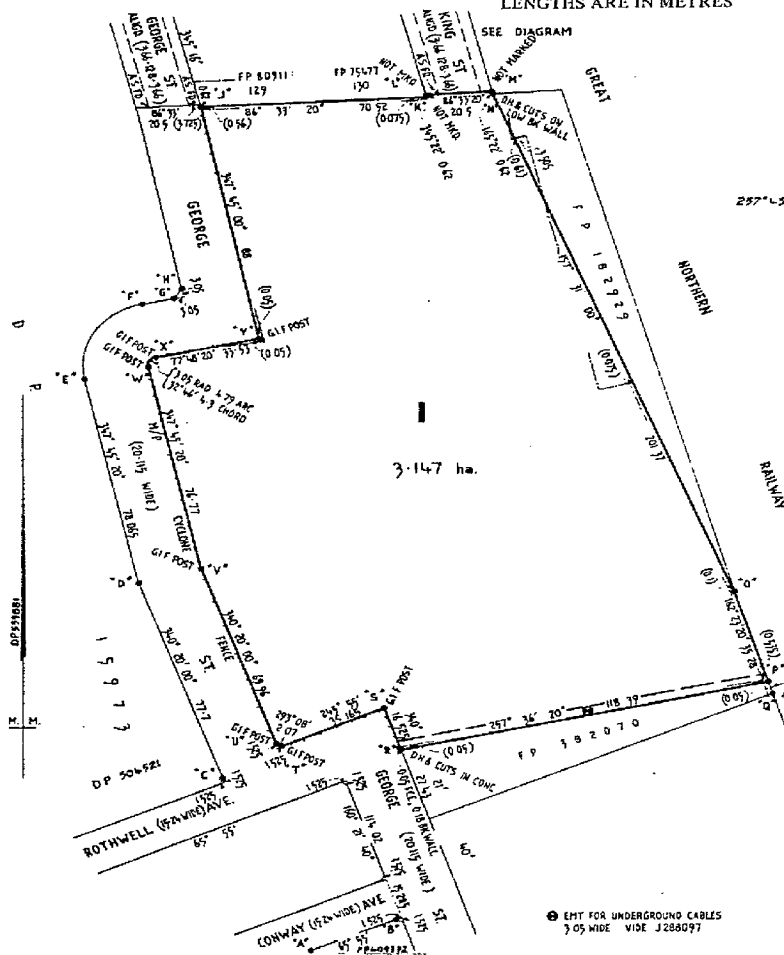
Registrar General.



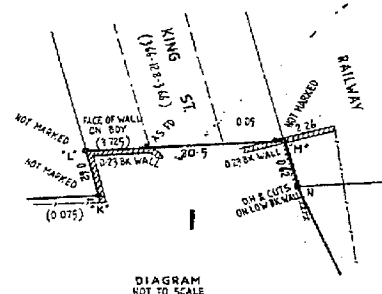
PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



REFERENCE		MARKS	
CNR	BEARING	DISTANCE	FROM
A	162°24'	1.065	PM CONC. BLK. FD.
B	155°55'	1.065	PM CONC. BLK. FD.
C	250°20'	1.065	PM CONC. BLK. FD.
D	250°03'	1.065	PM CONC. BLK. FD.
E	257°45'	1.065	PM CONC. BLK. FD.
F	342°46'	1.065	PM CONC. BLK. FD.
G	347°48'	1.065	PM CONC. BLK. FD.
H	257°45'	1.065	PM CONC. BLK. FD.
J	86°35'	0.455	G.I. PIPE
K	345°18'	0.455	G.I. PIPE
L	201°49'	2.5	D.H. & W. IN CONC. PATH
M	108°33'	2.525	D.H. & W. IN CONC. PATH
N	22°28'	2.455	D.H. & W. IN CONC.
O	69°54'	0.455	G.I. PIPE
P	110°00'	0.9	G.I. PIPE
Q	67°21'	0.075	G.I. PIPE FD.
R	77°36'	0.455	G.I. PIPE
S	29°08'	0.675	G.I. PIPE
T	65°55'	1.525	G.I. PIPE
U	342°20'	1.525	G.I. PIPE
V	74°05'	0.455	G.I. PIPE
W	77°45'	0.455	G.I. PIPE
X	267°48'	0.455	G.I. PIPE
Y	122°47'	0.65	G.I. PIPE



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 559881 at Concord West in the Municipality of Concord Parish of Concord and County of Cumberland being part of Portion 186 granted to James Hortel on 22-7-1795 part of Portion 184 granted to Mary Green on 1-1-1806 and land for which no Crown Grant has issued.

FIRST SCHEDULE

THE COMMONWEALTH OF AUSTRALIA.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Underground Cables created by Transfer No. J288097P affecting the part of the land above described 3.05 wide shown in the plan hereon.

Lawton
Registrar General

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

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

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



LAND
REGISTRY
SERVICES

Historical Title

Information Provided Through
triSearch (Website)
Ph. 1300 064 452 Fax.

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

28/2/2022 5:12PM

FOLIO: 1/559881

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

Prior Title(s): VOL 12065 FOL 101

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/9/1989	DP791908	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS
27/3/2001	7408114	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

1 King Street, Concord West

PRINTED ON 28/2/2022

triSearch an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

28/2/2022 5:11PM

FOLIO: 101/791908

First Title(s): OLD SYSTEM

Prior Title(s): 1/559881

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
27/9/1989	DP791908	DEPOSITED PLAN	FOLIO CREATED EDITION 1
16/2/1993	Z944756	REQUEST	
6/1/1997	2739463	CAVEAT	
17/4/1997	2985225	WITHDRAWAL OF CAVEAT	
17/4/1997	2985226	TRANSFER	
17/4/1997	2985227	LEASE	
17/4/1997	2985228	MORTGAGE	
17/4/1997	2985229	MORTGAGE	EDITION 2
18/11/1999	6250222	SURRENDER OF LEASE	
18/11/1999	6250223	SUB-LEASE	EDITION 3
27/3/2001	7408114	DEPARTMENTAL DEALING	
9/8/2005	AB684661	VARIATION OF LEASE	EDITION 4
18/9/2007	AD374179	LEASE	EDITION 5
10/10/2007	AD476605	DISCHARGE OF MORTGAGE	
10/10/2007	AD476606	DISCHARGE OF MORTGAGE	
10/10/2007	AD476607	TRANSFER	
10/10/2007	AD476608	MORTGAGE	EDITION 6
24/10/2007	AD302058	SUB-LEASE	
22/4/2008	AD903416	DEPARTMENTAL DEALING	
27/5/2008	AD978914	VARIATION OF LEASE	
8/12/2008	AE284095	SUB-LEASE	
10/12/2008	AE382098	CAVEAT	
25/2/2009	AE523403	TRANSFER	
25/2/2009	AE523404	MORTGAGE	EDITION 7

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

28/2/2022 5:11PM

FOLIO: 101/791908

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
7/3/2012	AG856964	LEASE	EDITION 8
6/6/2012	AH31097	DISCHARGE OF MORTGAGE	
6/6/2012	AH31098	TRANSFER	
6/6/2012	AH31099	MORTGAGE	EDITION 9
14/6/2012	AH47295	DEPARTMENTAL DEALING	EDITION 10
16/7/2012	AH113209	VARIATION OF LEASE	
23/5/2018	AN362021	VARIATION OF LEASE	
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 11 CORD ISSUED
18/3/2019	AP98216	DEPARTMENTAL DEALING	
21/5/2019	AP264991	DISCHARGE OF MORTGAGE	
21/5/2019	AP264992	TRANSFER	
21/5/2019	AP264993	MORTGAGE	EDITION 12 CORD ISSUED

*** END OF SEARCH ***

TRANSFER

Real Property Act, 1900



2985226 X



Office of State Revenue use only

(A) **LAND TRANSFERRED**

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

Folio Identifier: 101/791908

(B) **LODGED BY**

L.T.O. Box

185H

Name, Address or DX and Telephone

Clayton Utz
Levels 27-35, No 1 O'Connell Street
SYDNEY NSW 2000, DX 310 Sydney
Ph 9353.4000
REFERENCE (max. 15 characters): 779/184/1264477

(C) **TRANSFEROR**

TELSTRA CORPORATION LIMITED (ACN 051 775 556)
(formerly Australian Telecommunications Commission)

(D) acknowledges receipt of the consideration of

\$8,500,000.00

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

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

1.

2.

3.

(F) **TRANSFEE**

T

TS
(s713 LGA)

TW
(Sheriff)

CRANBROOK SCHOOL
ACN 000 007 723

TENANCY:

(G)

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

DATED

2 April 1997

Signed in my presence by the Transferor who ~~SIGNED FOR AND ON BEHALF OF TELSTRA CORPORATION LIMITED~~

by its Attorney

Paul Wilkin

Signature of Witness

being the person for the time being holding or fulfilling the duties of the office of **REGIONAL PROPERTY MANAGER TELECOM PROPERTY SERVICES NEW SOUTH WALES REGION** of the said Telstra Corporation Limited (ACN 051 775 556) and the said Attorney states that at the date of the execution of the present instrument he has received no notice of revocation of Power of Attorney Registered No. 733 Book 3887 and produced at the Land Titles Office, Sydney by virtue of which he had executed the within document in the presence of:-

Name of Witness (BLOCK LETTERS)

Address of Witness

R Platt

Signature of Transferor

~~JUSTICE OF THE PEACE IN AND FOR THE STATE OF NEW SOUTH WALES~~

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's solicitor

M. G. Isaacs

CHECKED BY (office use only)

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



Form: 01T
Release: 3.3
www.lands.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

AD476607Y

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required 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.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 88487070 1236
Duty: \$2.00 Trans No: 4596891
Assessment: TS on agreement
for sale of land

(A) FOLIO OF THE REGISTER

101/791908

(B) LODGED BY

Document 795D	Name, Address or DX, Telephone, and LLPN if any LLPN 123576E	DEACONS LAWYERS GOLDFIELDS HOUSE CIRCULAR QUAY Reference: 2637891: ACH.	CODES T TW (Sheriff)
-------------------------	--	--	---------------------------------------

(C) TRANSFEROR

Cranbrook School ACN 000 007 723

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 60,750,000.00 and as regards

(E) ESTATE the above folio of the Register transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE

The Public Trustee of Queensland **ABN 12 676 939 467**

(I) TENANCY:

DATE 02-10-2007

(J) ~~Certified correct for the purposes of the Real Property Act 1900~~
by the corporation named below the common seal of which
was affixed pursuant to the authority specified and in the presence
of the authorised person(s) whose signature(s) appear(s) below.
Corporation: Cranbrook School ACN 000 007 723
Authority: Section 127 of the Corporations Act

SEE ANNEXURE A

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

Name of authorised person:

Office held: Director

Office held: Director

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

Signature:

BRIAN TIERNEY
SOLICITOR

Signatory's name:

Signatory's capacity:

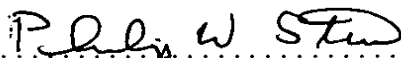
Annexure A to TRANSFER

Parties:

CRANBROOK SCHOOL ACN 000 007 723 & THE PUBLIC TRUSTEE OF QUEENSLAND ABW 12 676 939 467

Dated 02.10.2007

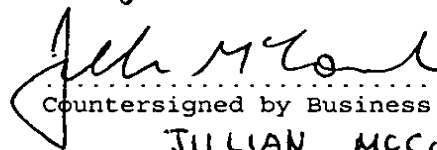
Executed by Cranbrook School ACN 000 007 723)
by the authority of the council before:)
)



.....
Signature of Authorised Representative
PHILLIP STERN



.....
Signature of Authorised Representative
Roger Massy-Greene



.....
Countersigned by Business Manager
JILLIAN MCCORMICK



Form: 01T
Release: 3.4
www.lands.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

AE523403H

pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required 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.

STAMP DUTY

Office of State Revenue use only	NEW SOUTH WALES DUTY	17-12-2008	0005249254-001
	SECTION 54A(1)(A)		
	DUTY	\$ *****	10.00

(A) **FOLIO OF THE REGISTER**

101/791908

(B) **LODGED BY**

Document Collection	Name, Address or DX, Telephone, and LLPN if any	REASONS	CODES
795D	LLPN 1235785 HENRY DAVIS YORK DX 172 SYDNEY TEL: 61 3 9399 0000 SYDNEY	LAWYERS GROSVENOR PLACE SYDNEY	TW (Sheriff)
Reference: 8902425-1/KQ3/3115786	2634611-772		

(C) **TRANSFEROR**

THE PUBLIC TRUSTEE OF QUEENSLAND

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ NIL and as regards

(E) **ESTATE** the above folio of the Register transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) **Encumbrances (if applicable):**

(H) **TRANSFeree**

APGF MANAGEMENT LIMITED ACN 090 257 480
TENANCY

DATE 10/12/2008

(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 authorised officer named below.

Signature of witness:

B. Mohr

Signature of authorised officer:

BRIAN WAYNE SHARP

Name of witness:

BANDLEY MOHR

Authorised officer's SIGNATURE AS DELEGATE FOR THE PUBLIC TRUSTEE UNDER

Address of witness:

LEVEL 10, WATERLOO PLAZA
1 EAGLE ST, BRISBANE, QLD

Authority of officer: SECTION 11A OF THE PUBLIC TRUSTEE ACT 1978
Signing on behalf of:

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: APGF Management Limited ACN 090 257 480
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

NSW EDWIN SUMMERS

Signature of authorised person:

Adriano Julius Cragnolini

Name of authorised person: NSW EDWIN SUMMERS
Office held: DIRECTOR

Name of authorised person:
Office held:

SECRETARY

Form: 01T
Licence: 05-11-638
Licensee: Softdocs
HWL Ebsworth

①

TRANSFER
New South Wales
Real Property Act 1900



AH31098C

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required 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.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	
Client No: 3323749	2766
Duty: \$10-	Trans No: 6681333
Asst details:	

(A) TORRENS TITLE

101/791908

(B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
486 S	LEGAL LIAISON SERVICE LLPN: 123346X Reference (optional): HOY: 3129628	T TW

(C) TRANSFEROR

APGF MANAGEMENT LIMITED ACN 090 257 480

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$52,000,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) ESTATE

(F) SHARE TRANSFERRED

(G) ENCUMBRANCES (if applicable):

(H) TRANSFEE

PARANGOOL (CONCORD WEST) PTY LIMITED ACN 158 029 451

(I) TENANCY:

DATE

24 / 5 / 12

(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: APGF MANAGEMENT LIMITED ACN 090 257 480

Authority: Section 127(1) of the Corporations Act 2001

Signature of authorised person:

Name of authorised person: Adriano Julius Cragnolini

Office held:

SECRETARY

Signature of authorised person:

Name of authorised person:

Office held:

Geoffrey Michael McMahon

DIRECTOR

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

Signature:

Signatory's name: Tim L'Orange
Capacity: Solicitor for the transferee

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 267274 Full Name: Tim L'Orange Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.



FOLIO: 101/791908

SEARCH DATE	TIME	EDITION NO	DATE
28/2/2022	5:12 PM	12	21/5/2019

LAND

LOT 101 IN DEPOSITED PLAN 791908
AT CONCORD WEST
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP791908

FIRST SCHEDULE

CONCORD WEST PROPERTY PTY LIMITED

(T AP264992)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM CREATED BY:
J288097 EASEMENT FOR UNDERGROUND CABLES
Z944756 TRANSFER OF EASEMENT TO SYDNEY ELECTRICITY AS
REGARDS THE EASEMENT IN J288097
- 3 AG856964 LEASE TO WESTPAC BANKING CORPORATION . COMMENCING
2/10/2012. EXPIRES: 1/10/2022. OPTION OF RENEWAL: 5
YEARS WITH A FURTHER OPTION OF 5 YEARS.
AH113209 VARIATION OF LEASE AG856964
AN362021 VARIATION OF LEASE AG856964
- 4 AP264993 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

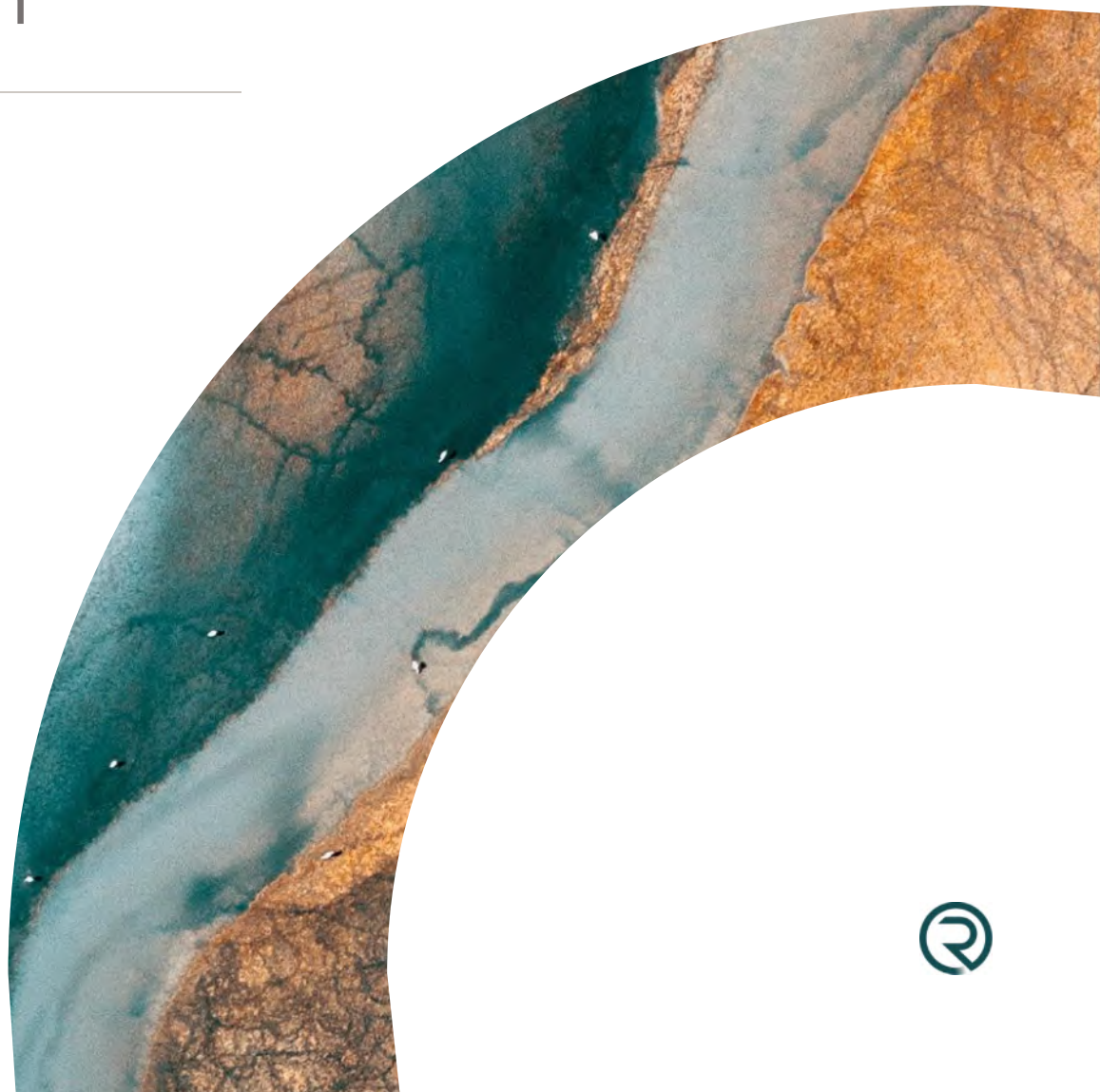
NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

E

Dangerous Goods Search



LICENCE NO.

2001/016835



2001/016835



WorkCover New South Wales

KEYWORD:

ACTIVITY DESCRIPTOR:

SUBJECT DESCRIPTION:

TITLE:

Westpac

WCA - Unclassified

Recfind File

2001/016835

WorkCover Authority of NSW

Custodian Licensing Unit - OHS
Created 30/10/2001



HEALTH & SAFETY MANAGEMENT - LICENSING - Dangerous Goods Keeping
Licence 35/035058 - Concord West, 1 King Street

DANGEROUS GOODS KEEPING LICENCE



2001/016835

2001/016835

35/035058



**NOTIFICATION OF DANGEROUS GOODS ON PREMISES
CHECKLIST (FDG01)**

2001/016835
B2002/03077

INFRA # 210201

Licence/Acknowledgment Number:	35/ 035058
Site Occupier:	WESTPAC BANKING CORPORATION
Site Address:	1 KING ST, CONCORD WEST 2138
Current Expiry Date:	20 / 9 / 2008
Notification fee of \$100 received and processed:	<input checked="" type="checkbox"/> Yes

FOLLOW-UP NOTES

Not a manifest quantity of CI Diesel
is < 100,000 litres
bulk CI.
24/6/2008

DATA ENTRY (SCID)

	Yes	No
ASIC/ABN search done to confirm name	<input type="checkbox"/>	<input type="checkbox"/>
SCID organisation fields updated	<input type="checkbox"/>	<input type="checkbox"/>
Depots updated	<input type="checkbox"/>	<input type="checkbox"/>
Sketch scanned	<input type="checkbox"/>	<input type="checkbox"/>
Site mapped	<input type="checkbox"/>	<input type="checkbox"/>

EXPIRY DATE DETAILS

	Yes	No
<u>Expiry Date Reset</u>		
Re-notification for further 12 months	<input type="checkbox"/>	<input type="checkbox"/>
<u>Period Of Non Notification</u>		
Old Exp Date: ___/___/___ App received date: ___/___/___ New Exp Date: ___/___/___		
Reset date of expiry	<input type="checkbox"/>	<input type="checkbox"/>

APPLICATION FINALISED

	Yes	No
Acknowledgment printed	<input type="checkbox"/>	<input type="checkbox"/>
Notification not required (below manifest)	<input type="checkbox"/>	<input type="checkbox"/>
TRIM record and hard copy file created (New sites only)	<input type="checkbox"/>	<input type="checkbox"/>
DG's mail register updated as completed	<input type="checkbox"/>	

PROCESSING OF NOTIFICATION COMPLETED

Data entry and processing of notification form completed.

Staff members name:

Staff member's signature  Date: 22/2/11



1st February 2011

WorkCover NSW
Locked Bag 2906
Lisarow NSW 2252

35/035 058 J 24/2/2011

**Regarding licence/Registration number 35/03558 (Dangerous Goods) and 912L1/0
Renewal of Plant Item Registration**

Dear Sir or Madam

We have recently taken over as Facility Managers on behalf of the Westpac Banking Corporation, and would like to submit two items for renewal as per the above. Both of the attached items relate to the Westpac Building, which is situated at No1 King St, Concord West, NSW, 2138.

35/03558 (Dangerous Goods) In regards to previous documentation, it shows the 10,000L Tank as being above ground, but is actually below ground which I have Identified on your form FDG01. The only other change would be the postal address for correspondence which is, Att Facility Manager, UGL Services C/O Westpac Pty Ltd, 1 King Street, Concord West, 2138.

912L1/0 Renewal of Plant Item Registration In regards to the previous documentation, the only change would be the postal address for correspondence which is, Att Facility Manager, UGL Services C/O Westpac Pty Ltd, 1 King Street, Concord West, 2138.

Further to the above, please find enclosed a Cheque for the sum of \$165.00 GST Exempt.

35/03558 (Dangerous Goods) \$100.00
912L1/0 Renewal of Plant Item Registration \$65.00

We trust that the above is acceptable, but should you have any further questions then please do not hesitate to contact me as per my details below.

Yours faithfully



Andy Barron
Facility Manager NSW

1 King Street
Concord West NSW 2138
M: 0439 588 444
E: Andrew.barron@ugllimited.com

CONTACT FOR NOTIFICATION INQUIRIES

Title: Mr / Miss / Ms / Mrs / Other (please specify) MR Family name BARRON
Given name ANDY Other names CHARLES
Business phone 0439 588 444 Business fax number _____
Business email address ANDREW.BARRON@UGLIMITED.COM

Previous Licence Number or Acknowledgement Number (if known)

35/ 035058

Previous Occupier (if known)

UGL SERVICES C/O WESTPAC PTY LTD

S 165.00 p/p
Date: 2/2/11
Rec No: GL5665

Site on which dangerous goods are to be kept

Number

Street

1KING STREET

Suburb/Town/Locality

CONCORD WEST

Postcode

2138

Nearest cross Street

Lot and DP if no street number

N/AIs the site staffed? If yes state number of employees 1000Site staffing: Hours per day 24 Days per week 7

Site Emergency Contact

Phone number

Name

0439588444ANDY BARRON

Nature of site (eg petrol station, warehouse etc)

OFFICE

Nature of primary business activity

BANK BUSINESS

ABN Number (if any)

33 007 457 141

Website details (if any)

WWW.WESTPAC.COM.AU

What is the ANSZIC code most applicable to your business? (see guide for list of codes and further information)

Code

Description

731CENTRAL BANK - WESTPAC PTY LTD.

Attach a site sketch(s) of the premises. Refer to the Guide GDG01 for information on the requirements for the site sketch.

Attach a legible photocopy page from a local Street Directory or other map showing the locality of the premises. Mark the location of the premises with an X.

NOTIFICATION OF DANGEROUS GOODS ON PREMISES FORM

FDG01

List the dangerous goods that will be stored and/or processed on these premises (refer to Guide GDG01). Copy this page and attach additional sheets if there is insufficient space.

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
1	UNDERGROUND TANK	C1	10,000 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
UN00C1		C1	I	DIESEL			10,000 L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
2	UNDERGROUND TANK	C1	55,000 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
UN00C1		C1	I	DIESEL			55,000 L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg



*2112 18

SITE OCCUPIER INFORMATION

Name of Occupier

UGL SERVICES C/O WESTPAC PTY LTD

ABN

33 007 457 141

Postal Address of Occupier

1 KING ST

Suburb/Town

CONCORD WEST

Postcode

2138

Trading Name if different

Type of business entity

Company ☒ Sole Trader ☐ Partnership ☐ Other ☐ please specify: _____

DETAILS OF PERSON MAKING NOTIFICATION

Title: Mr / Miss / Ms / Mrs / Other (please specify) MR Family name BARRONGiven name ANDY Other names CHARLESRelationship to occupier (eg director, employee etc) FACILITY MANAGER

DECLARATION

I (print your name in BLOCK LETTERS) ANDY BARRON Phone number 0439588444
of (print your home address) 25 LOZAINÉ AVE, CARINGBAH Postcode 2229

hereby declare that:

- I am 18 years of age, or over
- The information contained in this notification is true and correct in every particular
- I am authorised to complete this notification and make this declaration on behalf of the occupier
- I am aware that it is an offence under clause 356 of the *Occupational Health and Safety Regulation 2001* to provide any information or produce any documentation in a notification that I know is false or misleading in a material particular.

Signature of person making this declaration [Signature] Date 1-2-11

PAYMENT OF NOTIFICATION FEE

Enclose a cheque or money order with the notification (do not send cash), pay over the counter by cash, cheque or credit card, or fill in the credit card details below for the amount of \$100.

Please charge my ☐ Bankcard ☐ MasterCard ☐ Visa

Card No: _____ Card expiry date: ____/____/____

Cardholders name: _____ Cardholders signature: _____

Payment details: Amount Paid: \$ _____ Date of payment ____/____/____

OFFICE USE ONLY

Receipt Number _____ Date ____/____/____ Amount \$ _____

Name of Australia Post Checking Officer _____

Signature _____ Date _____

Name of Post office/agency _____

Australia Post Disclaimer

Australia Post is acting as an agent for WorkCover to identify you under the requirements set out by *Occupational Health and Safety Act 2000*.

Your notification will be forwarded to WorkCover.

All correspondence in respect of this notification must be addressed to WorkCover.



Dangerous Goods Notification Check Sheet

Notification Number:

Site address:

1 King St
Concord West

35/ 0350 58

TYPE OF APPLICATION:RE-NOTIFICATION ☐NEW ☐TRANSFER ☐FEE PAID ☐AMENDMENT (NO FEE PAYABLE) ☒EXPLOSIVES (REFER TO HAZ ACT) ☐

VERIFIED

NOTIFICATION CHECKLIST

YES

NO

ASIC /ABN search done to confirm name ☐SCID organisation fields updated ☐Manifest provided ☐Depots Updated ☐Sketch provided ☐Locality map provided ☐

YES

NOT REQ

VERIFIED

Scanned ☐Mapped ☐**EXPIRY DATE RESET**

YES

NO

Re-notification for additional 12 Months ☐Reset due to Common Expiry Date in Use ☐

Common Expiry Date: ___/___/___

PERIOD OF NON NOTIFICATION

Old Exp Date: ___/___/___

Application Received Date: ___/___/___

New Exp Date: ___/___/___

(This notification was not current from date of old expiry to date of new application received)

APPLICATION FINALISED

YES

NO

LETTER SENT

Acknowledgment printed ☒Closure (Declaration A) ☐Notification not required (Below Manifest) ☐More Info Required (See Notes below) ☐

PROCESSED BY

Brent Jones

Date 23 / 10 / 07.

MORE INFORMATION REQUIRED/NOTES:postal address
advised by phone



Dangerous Goods Notification Check Sheet

Notification Number:

Site address: 1 King St
Concord West35/ 035058**TYPE OF APPLICATION:**RE-NOTIFICATION ☒NEW ☐TRANSFER ☐FEE PAID ☒AMENDMANT (NO FEE PAYABLE) ☐EXPLOSIVES (REFER TO HAZ ACT) ☐

VERIFIED

NOTIFICATION CHECKLIST

YES

NO

ASIC /ABN search done to confirm name ☒SCID organisation fields updated ☒Manifest provided ☒Depots Updated ☒Sketch provided ☒Locality map provided ☒

YES

NOT REQ

VERIFIED

Scanned ☒Mapped ☐**EXPIRY DATE RESET**

YES

NO

Re-notification for additional 12 Months ☒Reset due to Common Expiry Date in Use ☐Common Expiry Date: / / **PERIOD OF NON NOTIFICATION**Old Exp Date: 26 / 8 / 06Application Received Date: 20 / 9 / 07New Exp Date: 20 / 9 / 08

(This notification was not current from date of old expiry to date of new application received)

APPLICATION FINALISED

YES

NO

LETTER SENT

Acknowledgment printed ☒Closure (Declaration A) ☐Notification not required (Below Manifest) ☐More Info Required (See Notes below) ☐

PROCESSED BY

Kim Brearley

KimDate 21 / 9 / 07**MORE INFORMATION REQUIRED/NOTES:**

CONTACT FOR NOTIFICATION INQUIRIES

Title: Mr / Miss / Ms / Mrs / Other (please specify) Mr Family name LIMBERG
Given name PHILIP Other names THOMAS
Business phone 02 4333 7104 Business fax number 02 4333 7223
Business email address phil.limberg@Sodexo-au.com

Previous Licence Number or Acknowledgement Number (if known)

35/ 035058 26/8/06

Previous Occupier (if known)

WESTPAC P/L

\$ 300.00
Date: 20.9.07
Rec No. 512310

Site on which dangerous goods are to be kept

Number 1 Street KING ST

Suburb/Town/Locality

CONCORD WEST

Postcode

2138

Nearest cross Street

VICTORIA AVE

Lot and DP if no street number

Is the site staffed? If yes state number of employees 500+Site staffing: Hours per day 24 Days per week 7

Site Emergency Contact

Phone number (0)437 747 864 Name JUSTIN LYNCH

Nature of site (eg petrol station, warehouse etc)

CALL CENTRE

Nature of primary business activity

BANKING

ABN Number (if any)

33 007 457 141

Website details (if any)

www.westpac.com.au

What is the ANSZIC code most applicable to your business? (see guide for list of codes and further information)

Code 731 Description central banking

Attach a site sketch(s) of the premises. Refer to the Guide GDG01 for information on the requirements for the site sketch.

Attach a legible photocopy page from a local Street Directory or other map showing the locality of the premises. Mark the location of the premises with an X.

List the dangerous goods that will be stored and/or processed on these premises (refer to Guide GDG01). Copy this page and attach additional sheets if there is insufficient space.

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
1	Above ground TANK	C1	10,000 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
1202	DIESEL FUEL	3.3	III	DIESEL	3[4]E	10000	L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
2	UNDERGROUND TANK	C1	55000 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
1202	DIESEL FUEL	3.3	III	DIESEL	3[7]E	55000	L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg



*2112 18

SITE OCCUPIER INFORMATION

Name of Occupier

WESTAC

Postal Address of Occupier

1 KING ST

Suburb/Town

CONCORD WEST

Postcode

2138

Trading Name if different

Type of business entity

Company ☒ Sole Trader ☐ Partnership ☐ Other ☐ please specify: _____

DETAILS OF PERSON MAKING NOTIFICATION

Title: Mr / Miss / Ms / Mrs / Other (please specify) MR Family name LIMBERGGiven name PHILIP Other names THOMASRelationship to occupier (eg director, employee etc) AGENT - FACILITY MANAGER

DECLARATION

I (print your name in BLOCK LETTERS) PHILIP LIMBERG Phone number 9333 7104
of (print your home address) 77 RENWICK ST MARRICKVILLE Postcode 2204

hereby declare that:

- I am 18 years of age, or over
- The information contained in this notification is true and correct in every particular
- I am authorised to complete this notification and make this declaration on behalf of the occupier
- I am aware that it is an offence under clause 356 of the *Occupational Health and Safety Regulation 2001* to provide any information or produce any documentation in a notification that I know is false or misleading in a material particular.

Signature of person making this declaration [Signature] Date 1/8/07

PAYMENT OF NOTIFICATION FEE

Enclose a cheque or money order with the notification (do not send cash), pay over the counter by cash, cheque or credit card, or fill in the credit card details below for the amount of \$100.

Please charge my ☐ Bankcard ☐ MasterCard ☐ Visa

Card No: _____ Card expiry date: ____/____/____

Cardholders name: _____ Cardholders signature: _____

This document is a tax invoice for GST purposes once payment is effected – RETAIN A COPY of this page for taxation purposes.

WorkCover NSW

ABN 77 682 742 966

Payment details: Amount Paid: \$ _____ Date of payment ____/____/____

OFFICE USE ONLY

Receipt Number _____ Date ____/____/____ Amount \$ _____

Name of Australia Post Checking Officer _____

Signature _____ Date _____

Name of Post office/agency _____

Australia Post Disclaimer

Australia Post is acting as an agent for WorkCover to identify you under the requirements set out by *Occupational Health and Safety Act 2000*.

Your notification will be forwarded to WorkCover.

All correspondence in respect of this notification must be addressed to WorkCover.

A2

DAY TANK
DIESEL FILTER
RAILWAY LINE

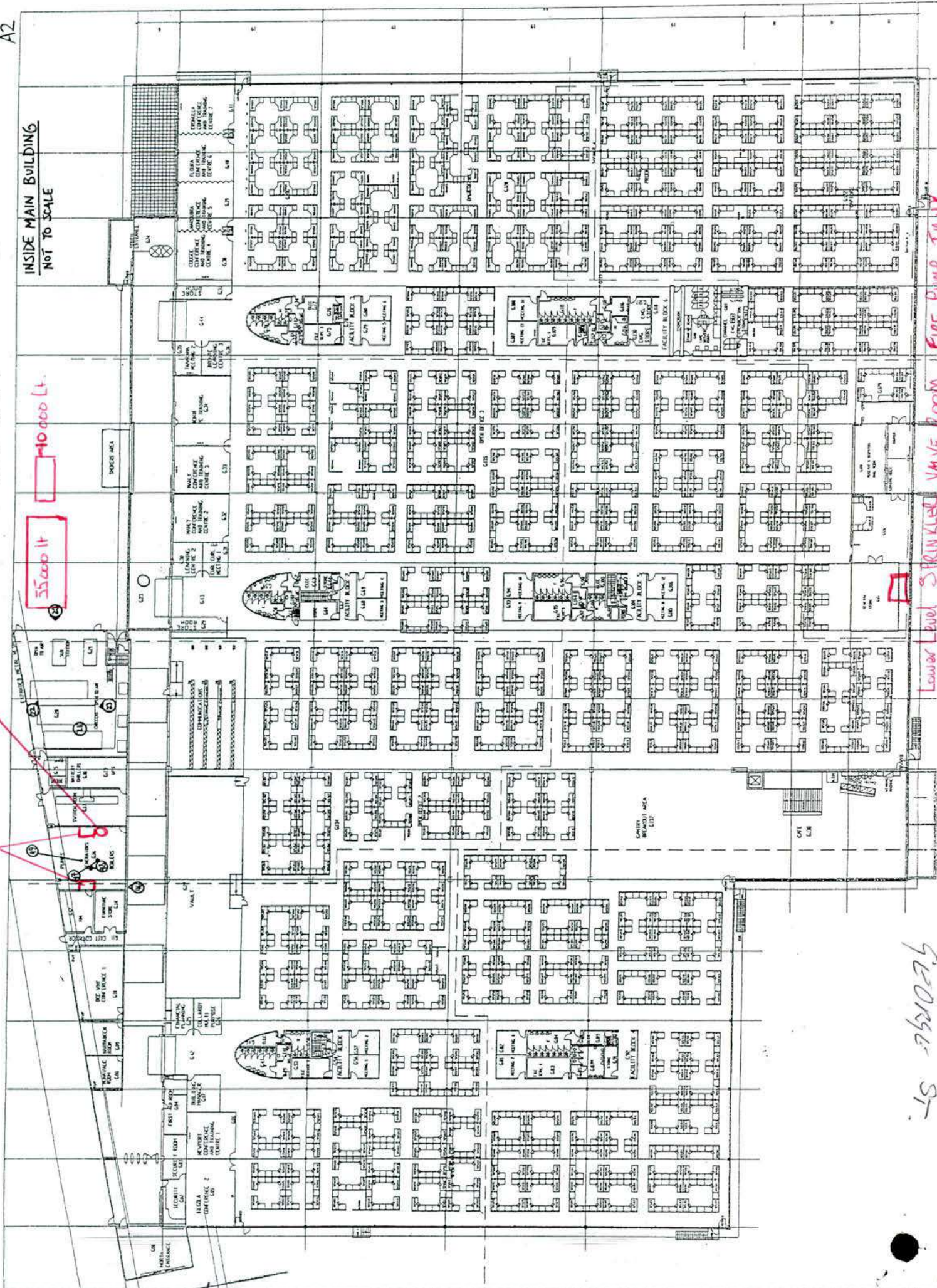
INSIDE MAIN BUILDING
NOT TO SCALE

35,000 LT
10,000 LT

Kings St Concord

George St

Lower Level SPRINKLED VALVE ROOM
FIRE PUMP TANK





Search location:

**1 King St,
Concord West, New South Wales**





538 G - 3077 - 2001/016825



Licence No. 35/035058

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 **35/035058** to 26/08/2005. I confirm
that all the licence details shown below are correct (amend if necessary).

J. Fletcher
(Signature)
for: WESTPAC PTY LIMITED

JOHN FLETCHER
(Please print name)

26/08/04
(Date signed)

THIS **SIGNED** DECLARATION SHOULD BE **RETURNED TO:**

WorkCover New South Wales
Dangerous Goods Licensing Section
LOCKED BAG 2906
LISAROW NSW 2252

Enquiries:ph (02) 43215500
fax (02) 92875500

Details of licence on 9 July 2004

Licence Number 35/035058 Expiry Date 26/08/2004

Licensee WESTPAC PTY LIMITED ACN 080 105 442

Postal Address: 1 KING ST CONCORD WEST NSW 2138

Licensee Contact ~~WAYNE BLACK Ph. 02 9767 0622~~

JOHN FLETCHER. Ph. 02 9767 1325

Premises Licensed to Keep Dangerous Goods
WESTPAC PTY LIMITED
1 KING ST CONCORD WEST 2138

Nature of Site MANUFACTURING N.E.C.

Major Supplier of Dangerous Goods VARIOUS

Emergency Contact for this Site GREG BLACK Ph. 02 9767 0662

Site staffing 24 HOURS 6 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	EXEMPT - A/G TANK UN 00C1 DIESEL	Class C1	10000 L 10000 L
2	UNDERGROUND TANK UN 00C1 DIESEL	Class C1	55000 L 55000 L



Licence No. 35/035058



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 35/035058 to 27/08/2004 . I confirm that all the licence details shown below are correct (amend if necessary).


.....
(Signature)
for: WESTPAC PTY LIMITED

Wayne Black
.....
(Please print name)

18/7/03
.....
(Date signed)

THIS **SIGNED** DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section
LOCKED BAG 2906
LISAROW NSW 2252

Enquiries:ph (02) 43215500
fax (02) 92875500

Details of licence on 11 July 2003

Licence Number 35/035058 Expiry Date 27/08/2003

Licensee WESTPAC PTY LIMITED ACN 080 105 442

Postal Address: 1 KING ST CONCORD WEST NSW 2138

Licensee Contact  BLACK Ph. 02 9767 0622

Premises Licensed to Keep Dangerous Goods
WESTPAC PTY LIMITED
1 KING ST CONCORD WEST 2138

Nature of Site MANUFACTURING N.E.C.

Major Supplier of Dangerous Goods VARIOUS

Emergency Contact for this Site GREG BLACK Ph. 02 9767 0662

Site staffing 24 HOURS 6 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	EXEMPT - A/G TANK UN 00C1 DIESEL	Class C1	10000 L 10000 L
2	UNDERGROUND TANK UN 00C1 DIESEL	Class C1	55000 L 55000 L

FOR RECORDS:

35/ 035058

Check in books, fiche & GF

☐

Allocate Licence_ (s)

☐

Process plan(s)

☐

Create files(s) & photocopy(ies) part A

☐

Mark to D/E Part A only or D/E all Parts

☒

Send letter requesting stamped plan for class(es)

Class(es): Depot(s):

☐

Send to CSU/ROD for approval / exemption

☐

Initial & date: 07/11/01

* Please call to get power
isolation point for site sketch.
BL.

SITE SUBURB:.....CONCORD WEST

FILE NUMBER:.....NEW

☐ NOT ON PC

☒ CHECK CAN/ABN NO.

DANGEROUS GOODS LICENSING-PERFORMANCE MONITORING

KEEP THIS SHEET AS TOP PAGE

DATE APPLICATION RECEIVED:.....27/8/01

DATE PROCESSED BY LICENSING:.....BY:.....

Where further assessment is required

DATE TO CSU/ROD:.....BY:.....

DATE ALLOCATED:.....TO:.....

DATE APPROVED:.....BY:.....

DATE RETURNED TO LICENSING:.....

DATE APPROVED BY LICENSING:.....07/11/01 BY:.....B2

DATE DATA ENTRY COMPLETED:.....BY:.....

DATE LICENCE ISSUED:.....22/11/01 BY:.....B2
(initials)

COMMENTS: *(where applicable, please include details of (initials date client contacted for further information, or reasons for delay in processing application)*

.....
.....
.....
.....
.....

.....
Please tear off and fill in the information below and return the slip to the applicant for application only.



Dangerous Goods Licensing Section
Tel: 02 9370 5187 Fax: 02 9370 6122
E-mail: scid@WorkCover.nsw.gov.au

Date: MONDAY 28TH AUGUST 2001

To: MIKE TOMKINS
INVESTA PROPERTY GROUP
GPO BOX 4180
SYDNEY 2001

Dear Sir/Madam,

COPY

Re: Application for Dangerous Goods Licence

Premises: 1 KING ST, CONCORD WEST, 2137

- ☐ *Your application for a Licence to Keeping Dangerous Goods has been received into the Dangerous Goods section.*

Date of Receipt is 27/08/2001, your application is currently being processed.

- ☐ *Date returned:/...../....., your application has been returned to you for completion as further information is required. (Please see attached checklist for additional information required).*

Please do not hesitate to give WorkCover Dangerous Goods Licensing a call if you have any queries in regards to this matter on 02 9370 5187.

Yours faithfully,

MARK GROSS

For Kham SIRIMANOTHAM
Team Leader for Dangerous Goods Licensing



INVESTA
Property Group

Investa Asset Management Pty Ltd
ABN 16 089 301 922
Level 17, 135 King Street
Sydney NSW 2000
GPO Box 4180
Sydney NSW 2001
Tel: 02 8226 9300



Dangerous Goods Licensing
WorkCover NSW
Level 2,
GPO Box 5364
Sydney NSW 2001

Thursday, August 23, 2001

License Application – Underground Tanks – 1 King St. Concord West

Please find enclosed license application for Underground tanks at the Westpac premises,
1 King St. Concord West NSW.

If further information is required or this application is subject to a fee, please contact
**Geoff King National Corporate Facilities Manager Tel (02) 8226 9316 or
The writer.**

Investa Property Group act on behalf of Westpac as their National property Managers

Thank you

Mike Tompkins
**Manager Operations
Corporate Facilities Management**

☎: (02) 8226 9317 Fax: (02) 8226 9497

☎: 0408 650 616

✉: mtompkins@investa.com.au

Encl. Application Documents

Application for Licence to Keep Dangerous Goods

WORKCOVER
NEW SOUTH WALES

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

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

1 Name of applicant ACN
Westpac Pty LIMITED 080 105 442

2 Postal address of applicant Suburb/Town Postcode
/ /

3 Trading name or site occupier's name
/

4 Contact for licence inquiries
Phone Fax Name
/ / /

5 Previous licence number (if known) 35/ 035058

6 Previous occupier (if known)
/

7 Site to be licensed
No Street
1 KING STREET
Suburb / Town Postcode
CONCORD WEST 2137

8 Main business of site SERVICE CENTRE

9 Site staffing: Hours per day 24 Days per week 6

10 Site emergency contact
Phone Name
(02) 9767 0662 GREG BLACK

11 Major supplier of dangerous goods
/

12 If a new site or for amendments to depots - see page 4 of Guidance Notes.
Plan stamped by: Name of Accredited Consultant Date stamped
GREG WOON 31/7/01

I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.

13 Signature of applicant Printed name Date
/ Greg King 18-8-01

Please send your application, marked **CONFIDENTIAL**, to: **Dangerous Goods Licensing, WorkCover NSW, Level 2, GPO Box 5364, SYDNEY NSW 2001**

What is a depot? See page 5 of the Guidance Notes.

PART C – Dangerous Goods Storage Complete one section per depot.

If you have more depots than the space provided, photocopy sufficient sheets first.

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity		
DEP 1	Under ground tanks	3	55,000 L		
UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
	Combustable	3 CI	DIESEL	55,000	L
	"	3 CI	DIESEL	10,000	L

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity		
DEP 1	EXEMPT U/G TANK	CI	10000 L		
UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
0001			DIESEL	10000	L

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity		
2	UNDERGROUND TANK	CI	55000 L		
UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
0001			DIESEL	55000	L

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity		
UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³

Part D - Checklist for Toxic and Corrosive Goods

ONLY For depots for Class 6.1 or Class 8 dangerous goods

Depot number : _____

Class 6.1 8

Please fill in a separate form for each depot (that is each tank, drum, store etc) containing Class 6.1 or Class 8 goods.

Please state whether the storage area meets the following requirements by ticking the matching response. For correct storage, all applicable responses should be YES.

- 1 The Storage area clearly identified with appropriate diamond sign ☐ YES ☐ NO
- 2 The diamond sign is at least 250 mm x 250 mm. ☐ YES ☐ NO
- 3 The diamond sign is clearly visible from all approaches to the storage area. ☐ YES ☐ NO
- 4 Spillage containment is provided for liquid dangerous goods:
 - a) In packages - 25% of the total ☐ YES ☐ NO
 - b) In tanks (including IBCs) - at least 100% of the largest or only tank ☐ YES ☐ NO

Note: The bund wall for tanks must be located as described in the DG Regulation or appropriate Australian Standard, or see WorkCover leaflet DG072 for guidance.

5. The edge of the bund wall for the storage area (for liquids) or the nearest package (of solids) is **AT LEAST 5 metres away from:**
 - a) Any dangerous goods of other classes ☐ YES ☐ NO
 - b) Any material that burns easily, including flammable liquids, waste paper, rags, hay, sawdust, dry grass, shrubs and overhanging tree branches ☐ YES ☐ NO
 - c) Anything that could react with the dangerous goods in the storage area ☐ YES ☐ NO
(For example, some acids could react dangerously with Class 6.1 goods, and incompatible corrosives and oxidizing substances could react dangerously with Class 8 goods. For information, see the MSDS, product labels or WorkCover leaflet DG064.)
 - d) Foodstuffs or packages for food (this requirement only applies for Class 6.1 goods) ☐ YES ☐ NO

☐ No Class 6.1 goods in this depot

6. At least one fire extinguisher of Type 2A60B(E) or better is provided in or near the storage area ☐ YES ☐ NO
7. The fire extinguisher is inspected at least every six months ☐ YES ☐ NO
8. All packages containing 500mL or 500g or more are marked with the correct diamond sign and the Proper Shipping Name ☐ YES ☐ NO

I certify that the information on this checklist is correct.

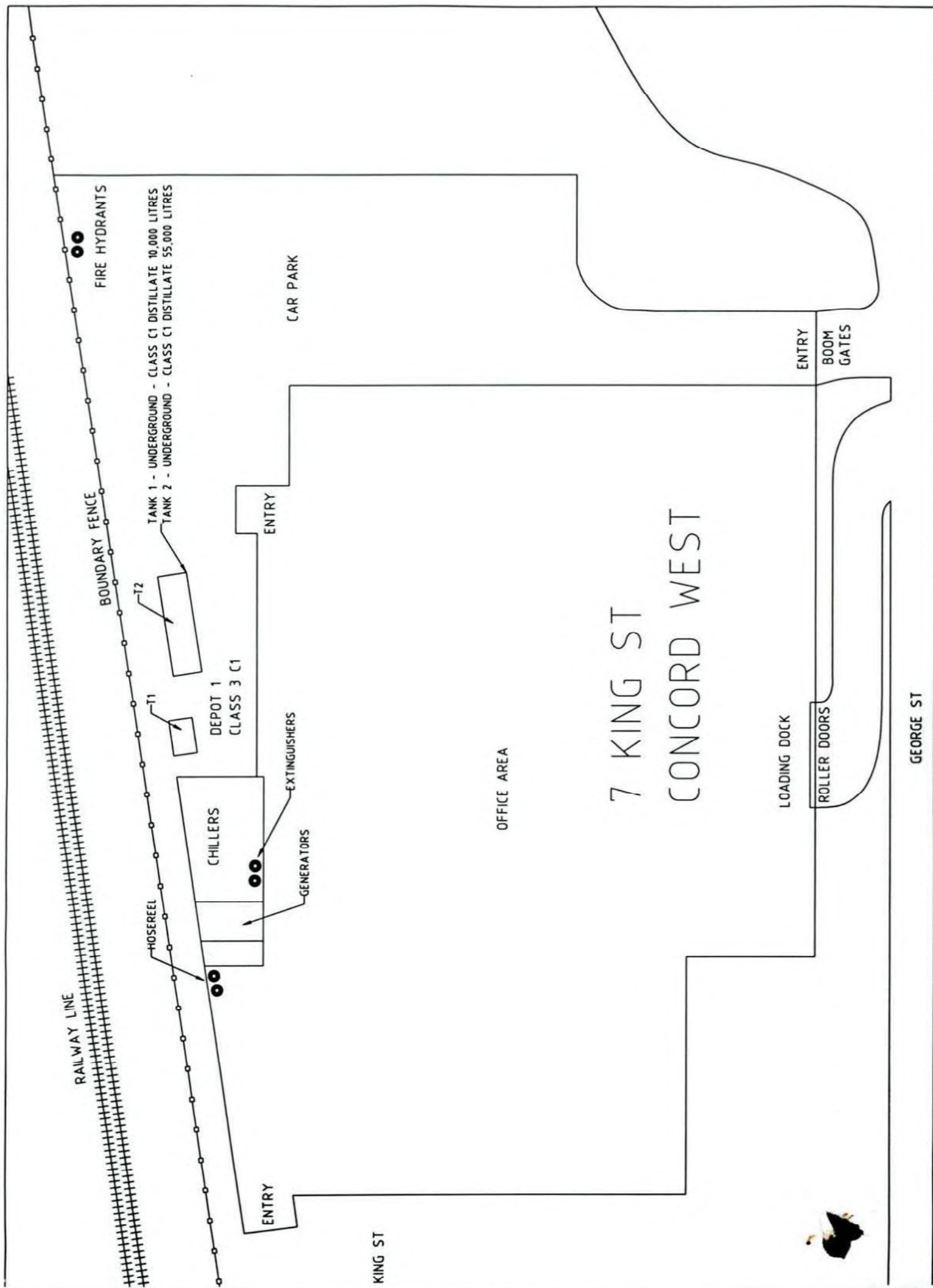
Signature of applicant: _____

Date ____/____/____

Position: _____

Printed name: _____

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



OVERSIZE

IMAGE

21

2001/016835



B1015032

Government Records Repository



F009829438

Access Office Systems

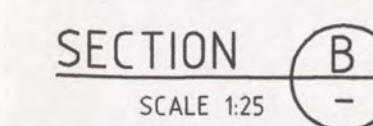
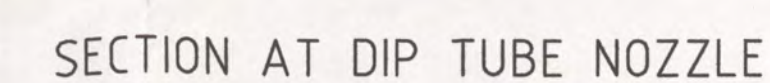
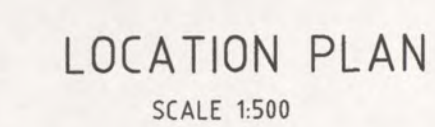
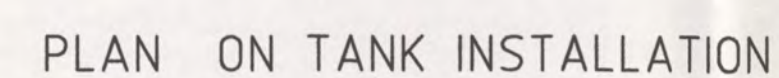
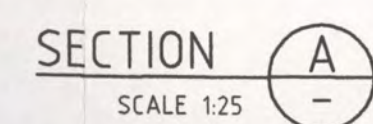
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





Oversize

Card

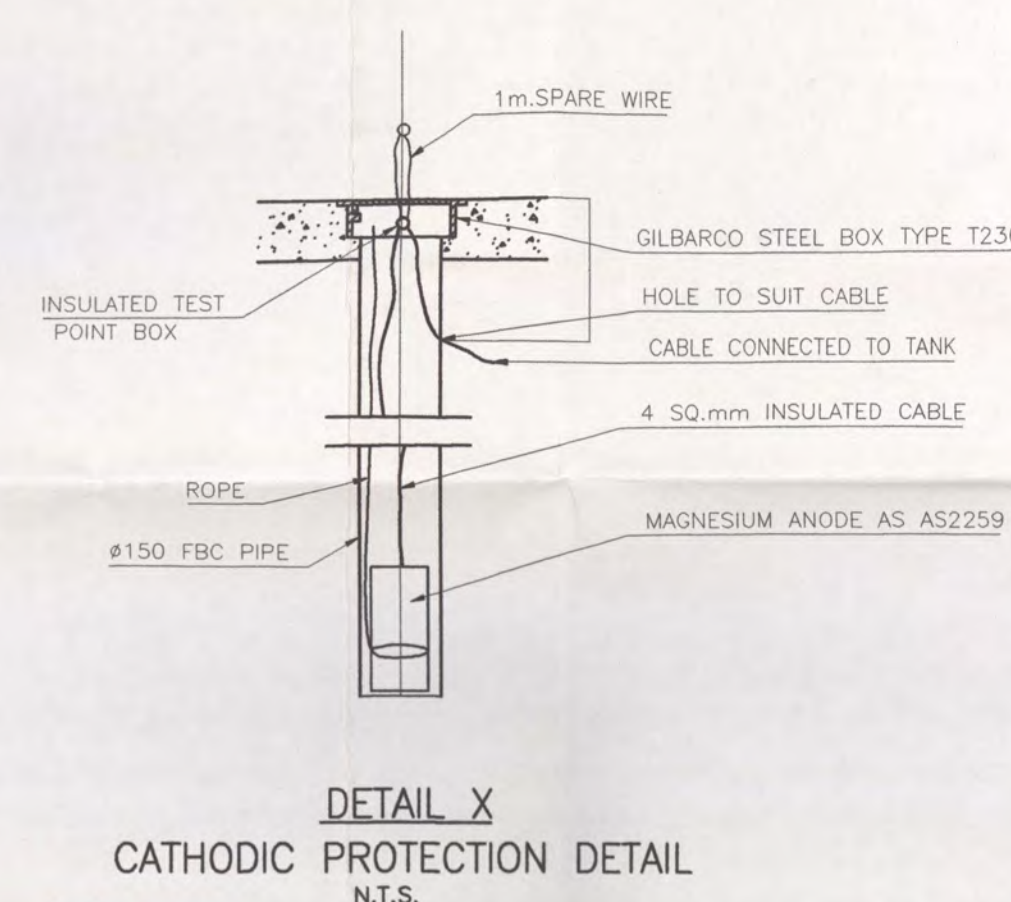
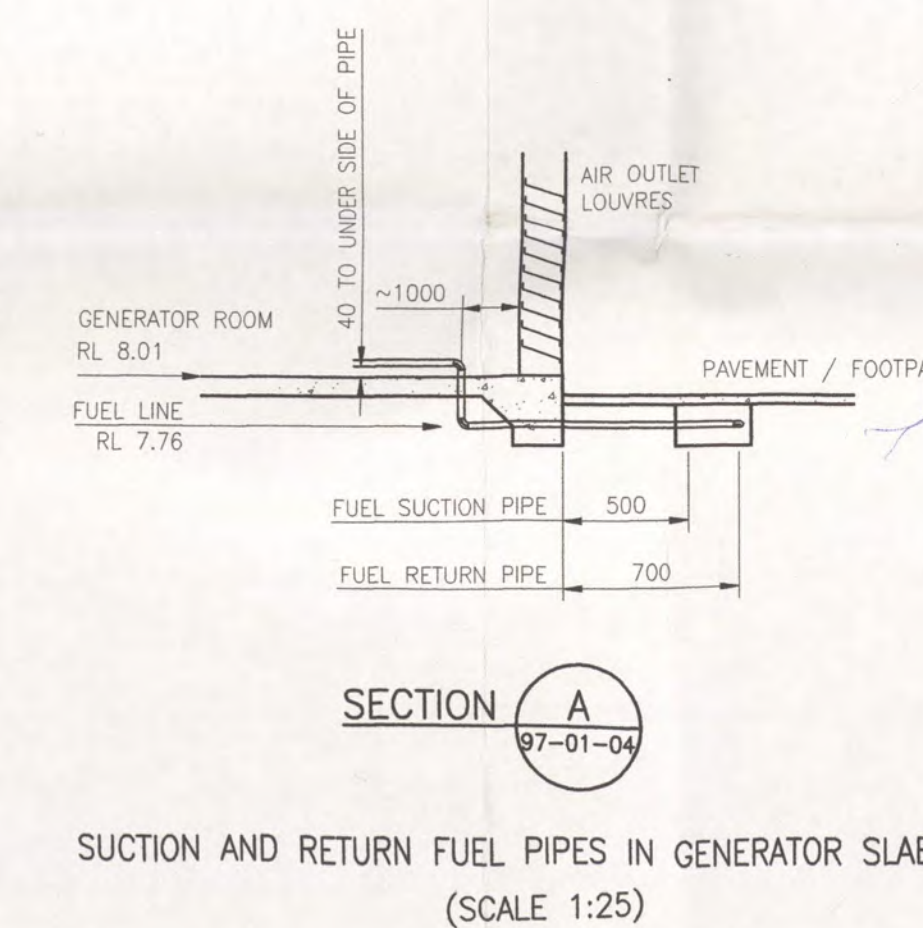
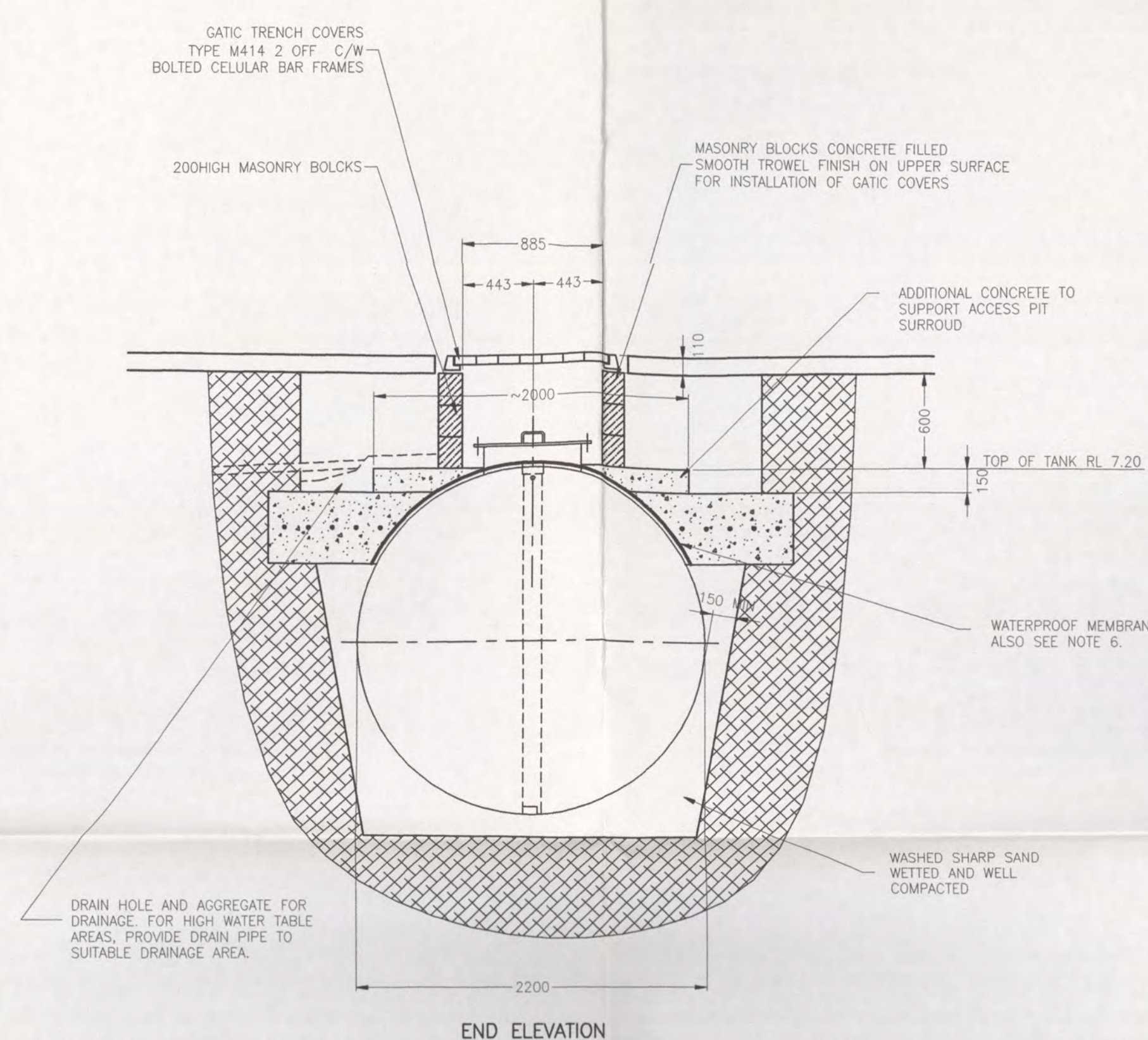
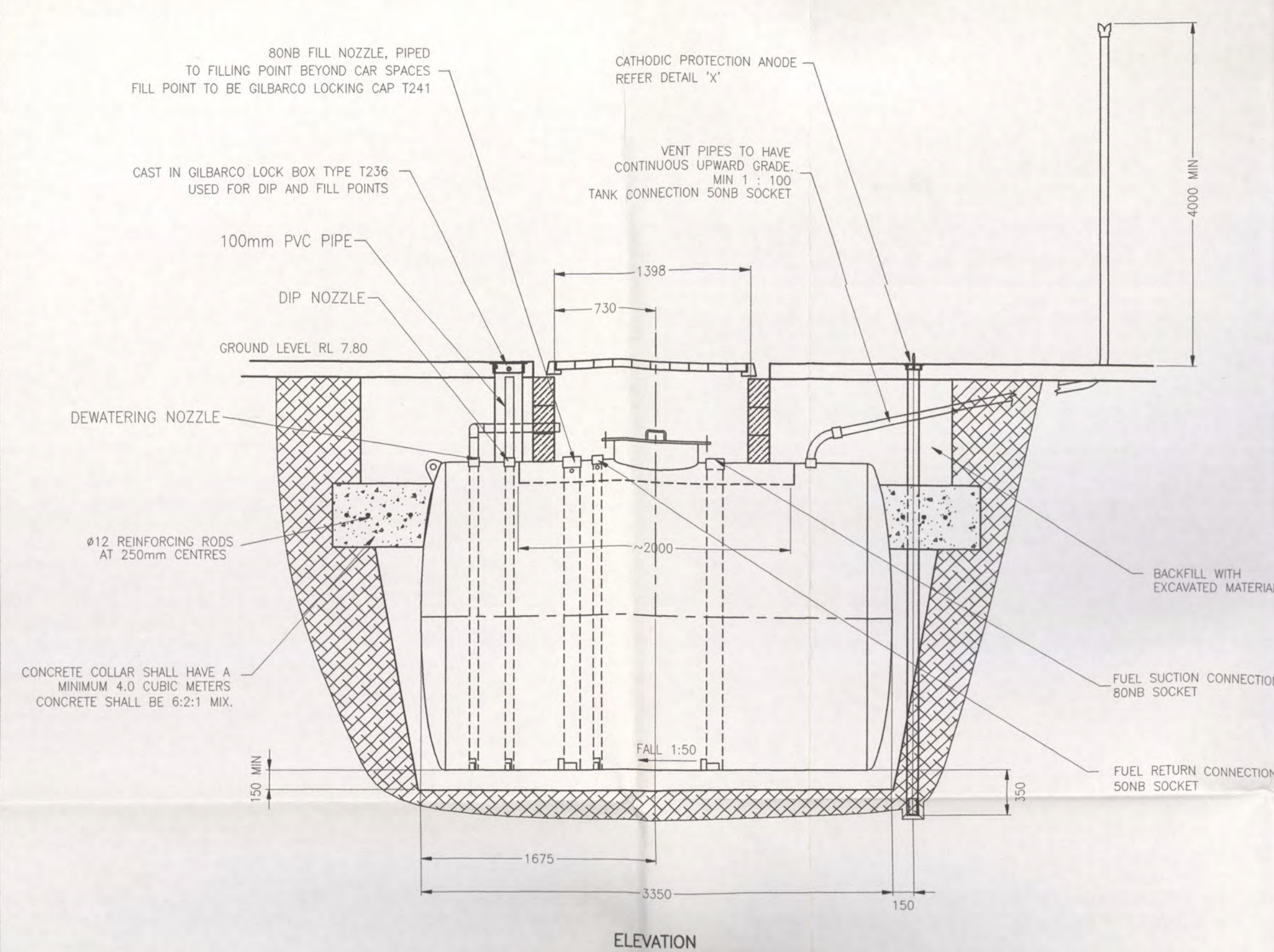
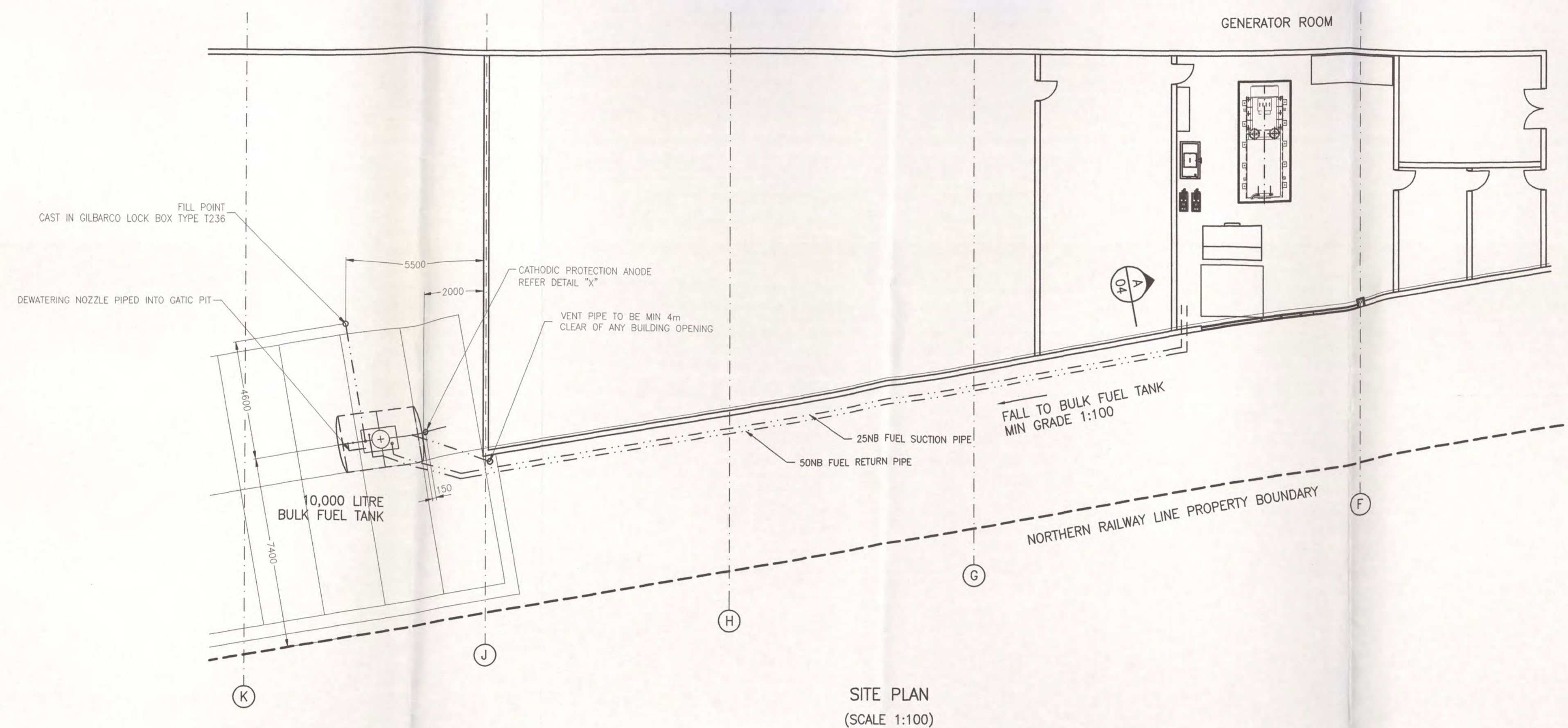
21



SCALE  DRAWING No.  REV. 

  1:500 99-04-05 1

Depot (Title) 55,000 Lite Strong
for (Quantity) 55,000 Lites
of DG Class C1 Combustible and PG ☐
as shown in this plan
conforms with the Dangerous Goods Act 1969
and Australian Standard (S) 1940
1993
S. Austrial 1993 Date: 11-7-01
X Copy Printed: C.H. Brown



- ### NOTES
1. INSTALLATION WILL BE IN ACCORDANCE WITH A.S.1940-1993
 2. ALL PIPE TO BE MEDIUM GRADE TO A.S. 1074
 3. BURIED PIPES TO BE RAPPED IN DENZO TAPE OR EQUIVALENT
 4. UNLESS OTHERWISE STATED ALL CONCRETE SHALL BE OF 1:2:4 MIX, HAVING A COMPRESSIVE STRENGTH OF 20 MPa
 5. THE ACCESS PIT WALLS SHALL BE 100mm THICK OR OF BRICK CONSTRUCTION LAID IN A CEMENT MOTAR OF 3 PARTS SAND : ONE PART CEMENT
 6. THE WATERPROOF MEMBRANE SHALL CONSIST OF POLYETHYLENE FILM SANDWICHED BETWEEN TWO LAYERS OF HEAVY DUTY BITUMINISED PAPER
 7. DELETED
 8. A BRASS PLATE STATING THE CAPACITY OF THE TANK SHALL BE PERMANENTLY FIXED IN A PROMINENT POSITION IN THE IMMEDIATE VICINITY OF THE FILL PIPE

REFERENCE DRAWINGS

MULC048A - 10000 LITRE UNDERGROUND STORAGE TANK DETAIL
97-01-01 - GENERATOR ROOM PAN AND ELEVATIONS

[illegible]

CUEN

Westpac

WESTPAC BANKING CORPORATION

OPERATIONS CENTRE DEVELOPMENT


Level 14
77 King Street
Sydney NSW 2000
Ph (02) 9246 779
Fax (02) 9966 1722

DESIGN AND CONSTRUCT CONTRACTOR

BAULDERSTONE
HORNIBROOK

Boulderstone Hornsbrook Pty. Ltd.	P.O. Box 1687
A.C.N. 002 625 130	North Sydney NSW 2058
Level 31	Ph (02) 9935 7100
101 Miller Street	Fax (02) 9986 1725
North Sydney 2060	Ph (02) 9743 0081
New South Wales	Fax (02) 9743 0049

Project Mgr: MAGGIE ORGLER	Property No.: 25525
File Name: CONCORD	Job No.: C8000
PROJECT MANAGER	BSB No.: 03297



**AUSTRALIA
PACIFIC
PROJECTS**

Level 1, APP House
53 Berry Street,
North Sydney
NSW Australia 2026
T 02 9957 6211
F 02 9954 1951


ELECTRICAL/MECHANICAL/STRUCTURAL/HYDRAULIC/CIVIL CONSULTANT

Connell Wagner
Engineers • Managers

Connell Wagner P/L
A.C.N. 005 139 873
116 Military Road
P.O. Box 538
Neutral Bay 2089
NSW, Australia

Telephone: 02 9909 5599, Facsimile: 02 9908 2044

Telephone: 02 9909 5599. Facsimile: 02 9908 2044



ELECTRICAL, MECHANICAL, FIRE PROTECTION, INSTRUMENTATION & RAILWAY SIGNALING ENGINEERS
 184 George Street, Concord West, N.S.W. 2138
 Telephone (02) 9743 0221
 Facsimile (02) 9743 5658
 Grand Asia Pacific Pty Ltd (Incorporated in Hong Kong)
 Grand Asia Pacific Pty Ltd (Incorporated in Hong Kong) A/N 903 905 063

TNF Engineering Pty. Ltd
6 APOLLO ST. WARRIEWOOD NSW 2102
AUSTRALIA
Ph.(02) 9997 2200 Fax.(02) 9997 4077

PROJECT
INTEGRATED OPERATIONS
CENTRE

7 KING ST CONCORD WEST

TITLE
STAND-BY GENERATOR
BULK FUEL TANK
LOCATION & INSTALATION DETAILS

SCALE AS NOTED DATE 21-04-97

AS NOTED	21-04-97
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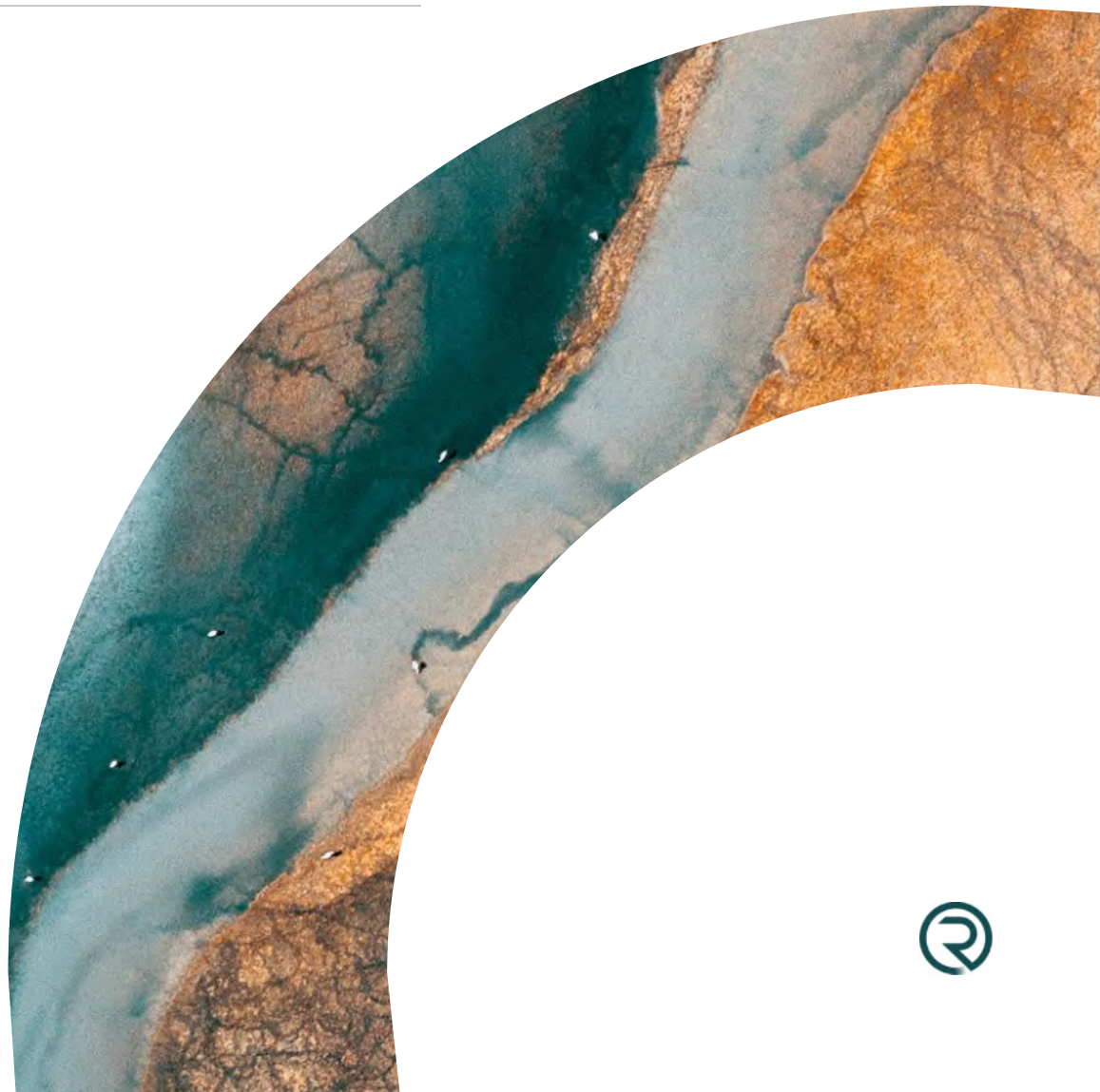
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8208.E2
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AS BUILT

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F

Planning Certificate



APPLICANT: Mr T Osborne
Level 24, 300 Barangaroo Avenue
SYDNEY NSW 2000

**PLANNING CERTIFICATE - under section 10.7
Environmental Planning and Assessment Act 1979**

Property: 1 King Street CONCORD WEST NSW 2138

Title: Lot 101 DP 791908

Certificate No:	PC2022/0436	Certificate Date:	01/03/2022
Receipt No:	Online Receipt	Certificate Fee:	\$133.00
Land No:	23461	Applicant's Ref:	LI-02436

SECTION 10.7(2)

In accordance with the requirements of section 10.7(2) of the Environmental Planning and Assessment Act (1979) ("the Act"), 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 following environmental planning instruments apply to the carrying out of development on the land:*

Canada Bay Local Environmental Plan 2013

State Environmental Planning Policy No. 19 – Bushland in Urban Areas
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
State Environmental Planning Policy No. 50 – Canal Estates
State Environmental Planning Policy No. 55 – Remediation of Land
State Environmental Planning Policy No. 64 – Advertising and Signage
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Concurrences and Consent) 2018
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (Primary Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

2. *The following proposed environmental planning instruments apply to the carrying out of development on the land and are or have been the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:*

Planning Proposal - LEP Miscellaneous Amendments (PP2020/0002)
State Environmental Planning Policy (Environment)
Design and Place State Environmental Planning Policy

3. *The following development control plans apply to the carrying out of development on the land:*

City of Canada Bay Development Control Plan

ITEM 2 - Zoning and land use under relevant LEPs**1. (a) Zoning details in the instruments identified in item 1(1) above****Zone 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.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Depots; Freight transport facilities; Garden Centres; General industries; Hardware and Building Supplies; Industrial training facilities; Light industries; Neighbourhood shops; Roads; Places of Public Worship; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment 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-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Public administration buildings; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Additional permitted uses

No additional uses apply

(b) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?

No fixed minimum land dimensions apply to this land

(c) Does the land include or comprise critical habitat?

The land does not include or comprise critical habitat under an EPI

(d) Is the land within a heritage conservation area?

The land is not within a heritage conservation area

(e) Is there a heritage item situated on the land?

There are no heritage items situated on the land

2. (a) Zoning details in the instruments identified in item 1(2) above

No draft zoning applies to the land

Additional permitted uses

No draft additional uses apply

(b) Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?

No fixed minimum land dimensions apply to the land under a draft environmental planning instrument

(c) Does the land include or comprise critical habitat?

The land does not include or comprise critical habitat under a draft EPI

(d) Is the land within a draft heritage conservation area?

The land is not within a draft heritage conservation area

(e) Is there a draft heritage item situated on the land?

There are no draft heritage items situated on the land

ITEM 2A - Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Is the land identified within any zone under Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act?

No

ITEM 3 – Complying Development Exclusions

Is the land, land on which complying development may be carried out under clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?

Housing Code

Yes, under the Housing Code complying development may be carried out on the land.

Rural Housing Code

Yes, under the Rural Housing Code complying development may be carried out on the land.

Low Rise Housing Diversity Code

Yes, under the Low Rise Housing Diversity Code complying development may be carried out on the land.

Greenfield Housing Code

Yes, under the Greenfield Housing Code complying development may be carried out on the land.

Inland Code

Yes, under the Inland Housing Code complying development may be carried out on the land.

Housing Alterations Code

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code

Yes, under the General Development Code complying development may be carried out on the land.

Commercial and Industrial Alterations Code

Yes, under the General Commercial and Industrial Code complying development may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Yes, under the General Commercial and Industrial (New Buildings and Additions) Code complying development may be carried out on the land.

Container Recycling Facilities Code

Yes, under the Container Recycling Facilities Code complying development may be carried out on the land.

Subdivisions Code

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code

Yes, under the Demolition Code complying development may be carried out on the land.

Fire Safety Code

Yes, under the Fire Safety Code complying development may be carried out on the land.

ITEM 4 – Repealed

ITEM 4A – Repealed

ITEM 4B – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Has the owner (or any previous owner) of the land 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)?

No

ITEM 5 – Mine subsidence

Is the land proclaimed to be in a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

No

ITEM 6 – Road widening and road realignment

Is the land 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?*

No

ITEM 7 – Council and other public authority policies on hazard risk restrictions

- (a) Whether or not the land is affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:-**

- | | | |
|-------|---------------------|-----|
| (i) | land slip | No |
| (ii) | bushfire | No |
| (iii) | tidal inundation | No |
| (iv) | subsidence | No |
| (v) | acid sulphate soils | Yes |

The land is identified as being within Class 5 on the Acid Sulfate Soil Map under the Canada Bay LEP 2013. Works prohibited without Council approval (except as

provided by subclause 4 of clause 6.1 of the Canada Bay LEP 2013) include:

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

(vi) land contamination Yes

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Canada Bay. Please note that this statement refers to whether or not Council has a policy regarding contamination and is not a statement on whether the property is affected by contamination or potential contamination.

(b) Whether or not the land is affected by a policy 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:-

(i) land slip No

(ii) bushfire No

(iii) tidal inundation No

(iv) subsidence No

(v) acid sulphate soils No

(vi) land contamination No

ITEM 7A – Flood related development controls

1. If the land or part of the land is within the flood planning area and subject to flood related development controls.

Yes, please refer to Council's Planning Controls webpage for more information on Flood Planning.

2. If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

No

ITEM 8 – Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in clause 1 which makes provision in relation to the acquisition of the

land by a public authority, as referred to in section 3.15 of the Environmental Planning and Assessment Act 1979?

No

ITEM 9 – Contributions plans

The name of each contributions plan applying to the land is:-

City of Canada Bay S7.11 Development Contributions Plan

City of Canada Bay S7.12 Fixed Levy Contributions Plan

City of Canada Bay Affordable Housing Contributions Plan

ITEM 9A - Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 (including land certified under Part 7AA of the Threatened Species Conservation Act 1995)?

No

ITEM 10 – Biodiversity stewardship sites

Has Council been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (including biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995)?

No

ITEM 10A – Native vegetation clearing set asides

Under section 60ZC of the Local Land Service Act 2013, has Council been notified by Local Land Services (or is it registered in the public register under that section) that the land contains a set aside area?

No

ITEM 11 – Bush fire prone land

(a)	<i>All of the land is bush fire prone land.</i>	No
(b)	<i>Some of the land is bush fire prone land.</i>	No
(c)	<i>None of the land is bush fire prone land.</i>	Yes

ITEM 12 – Property vegetation plans

Has Council been notified (by the person or body that approved the plan) of the existence of a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applying to the land?

No

ITEM 13 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that 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?

No

ITEM 14 – Directions under Part 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979 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?

No

ITEM 15 – Site compatibility certificates and conditions for seniors housing

(a) *Has a current site compatibility certificate (seniors housing), of which the Council is aware, been issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?*

No

(b) *Have any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?*

No

ITEM 16 – Site compatibility certificates for infrastructure, schools or TAFE establishments

Has a valid site compatibility certificate (infrastructure) or a site compatibility certificate (schools or TAFE establishments), of which the Council is aware, been issued?

No

ITEM 17 – Site compatibility certificates and conditions for affordable rental housing

1. *Has a current site compatibility certificate (affordable rental housing), of which the Council is aware, been issued in respect of proposed development on the land?*

No

2. ***Have any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 been imposed as a condition of consent to a development application in respect of the land?***

No

ITEM 18 – Paper subdivision information

Has a development plan been adopted that applies to the land or that is proposed to be subject to a consent ballot?

No

ITEM 19 – Site verification certificates

Has Council been made aware of a current site verification certificate that has been issued in respect of the land?

No

ITEM 20 – Loose – fill asbestos insulation

Has Council been notified that the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?

No. Contact NSW Fair Trading for more information.

ITEM 21 – Affected building notices and building product rectification orders

1. **Is any affected building notice in force in respect of the land?**

No

2. **Is any building product rectification order in force in respect of the land that has not been fully complied with?**

No

3. **Has a notice of intention to make a building product rectification order been given in respect of that land that is outstanding?**

No

ITEM 22 – Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the Contaminated Land Management Act 1997 prescribes the following additional matters to be specified in planning certificates:-

- (a) ***At the date of this certificate, is the land (or part of the land) to which this certificate relates significantly contaminated land?***

No

- (b) ***At the date of this certificate, is the land to which this certificate relates subject to a management order?***

No

- (c) ***At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?***

No

- (d) ***At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?***

No

- (e) ***At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?***

No

SECTION 10.7(5) ADVICE

In accordance with section 10.7(5) of the Act the following advice is given on other relevant matters affecting the land.

1. Demolition

Under the local environmental plan applying to the land, development consent is required for the demolition of any building on the land except where the demolition complies with the exempt development requirements specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Canada Bay Local Environmental Plan, 2013.

2. Foreshore Building Line

Is the land affected by a foreshore building line?

No

3. Other Heritage considerations

Is the land adjoining or opposite a heritage item under the provisions of the Local Environmental Plan applying to the land?

Yes

Has the property been identified as one that is contributory to the heritage values of a conservation area?

No

Is the land adjoining or opposite a heritage conservation area under the provisions of the Local Environmental Plan applying to the land?

No

Does the land contain an item of environmental heritage identified within the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005?

No

4. Aircraft Noise

Is the land affected by aircraft noise?

The property could be affected by aircraft noise. For further details contact Airservices Australia or visit www.airservices.gov.au.

5. Other Advice

Council has received a copy of the following report regarding land contamination and remediation:

- Contaminated Site Remediation - Remediation Management Plan for 1 King Street Concord West, prepared by Australian Site Assessment, dated September 1996.

To obtain a copy of the report, see section 6.6 of Council's Contaminated Land Policy for Access to Council Information.

The Council commissioned a flood study which applies to this land. Please refer to the Concord West Precinct Master Plan Flood Study for more information.

The land is identified in the Parramatta Road Urban Transformation Strategy. For further information, please visit: <http://www.landcom.com.au/places/parramatta-road>, or contact Council's Strategic Planning Team on 9911 6410.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

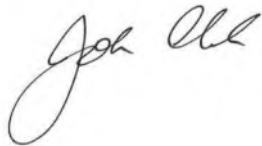
Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Public Works or Department of Planning.

When advice in accordance with section 10.7(5) is requested the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that

Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at **[http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)**

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

A handwritten signature in black ink, appearing to read 'John Clark', is positioned above the printed name and title.

John Clark
General Manager



02 9521 6567

admin@reditusconsulting.com

Unit 1A, 29-33 Waratah Street,
Kirrawee NSW 2232

reditus.com.au