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Reference: 21322v4

Preliminary Site Investigation – 263-273 and 273A Coward Street and 76-82 Kent Road, Mascot NSW

1. INTRODUCTION

Reditus Consulting Pty Ltd (Reditus) prepared a Preliminary Site Investigation (refer **Appendix A**) for Qantas Airways Limited (Qantas) for the site located at 263-273 and 273A Coward Street and 76-82 Kent Road, Mascot NSW (comprising new Lots 100 and 101 DP 1277278 and existing Lot 5 DP 1194564 and Part of Lot 3 DP 230355).

The site is generally rectangular in shape and has a total area of approximately 94,565 m². The north-western part of the site currently accommodates a large-scale warehouse building with access via Coward Street and the north-eastern and southern parts of the site comprise large hardstand areas and existing buildings and structures associated with the current and former use of Qantas.

Perpetual Corporate Trust Limited as the trustee of the LMLP 1 and 2 Trust (the Proponent) acquired the site in 2021. It is understood they are now seeking to amend the *Bayside Local Environmental Plan 2021* to increase the maximum floor space ratio of the site from 1.2:1 to 2:1 and introduce site specific additional permitted uses under Schedule 1. The amendments to the FSR would enable the redevelopment of the site to deliver critically needed industrial floor space close to Sydney Airport, Port Botany and the Sydney Central Business District (CBD).

It is proposed to redevelop the site in stages to accommodate continuation of the existing operations in the Qantas Sydney Distribution Centre (SDC) in accordance with the leaseback arrangements.

The report prepared by Reditus titled Preliminary Site Investigation (3 August 2021) Project Unicorn – Lot A – Coward Street and Kent Road, Mascot NSW (ref: 21140RP01v5) concluded that several potential sources and/or risks of potential contamination associated with historical site uses and Qantas' activities at the site were identified. Reditus identified eight areas of potential environmental concern (AECs), being:

- AEC1 – Delineation of Previously Identified Contaminants.
- AEC2 – Uncharacterised Fill and historical contaminating activities prior to Qantas.
- AEC3 – Underground Petroleum Storage Systems (UPSS).
- AEC4 – Fire Training Areas.
- AEC5 – Chemical and Waste Storage Areas and Spill Areas.
- AEC6 – Wash Bays.
- AEC7 – Methane Intrusion.
- AEC8 – Electrical Transformers.



Reditus recommended that a Detailed Site Investigation (DSI) is conducted to supplement previous environmental investigations determine if the site may be made suitable for continued commercial/industrial use. Reditus noted that the recommended DSI should focus on the identified AECs to quantify potential soil and groundwater contamination issues associated with historical and current activities occurring on the site.

2. SCOPING PROPOSAL & CONCLUSIONS

Bayside Council prepared preliminary advice in response to the Scoping Proposal – for the Potential Draft Planning Proposal at 263-273 and 273A Coward Street and 76-82 Kent Road, Mascot (Ref: SF22/4893).

It was noted that to enable Council to carry out a proper assessment of the proposal, several supporting technical documents are required. One of these documents is a Preliminary Site Investigation. We consider the Reditus (3 August 2021) PSI, meets this requirement.

3. LIMITATIONS

The findings of this report are based on the documents provides by the client and historical reports prepared by Reditus for the site. Reditus performed its services in a manner consistent with the normal level of care and expertise exercised by members of the environmental assessment profession. No warranties expressed or implied are made.

Subject to the scope of work, Reditus' assessment was limited strictly to identifying the environmental conditions associated with the subject property and does not include evaluation of any other issues. The absence of any identified hazardous or toxic materials should not be interpreted as a guarantee that such materials do not exist on the subject property.

This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work undertaken for the client and the project team.

All conclusions and recommendations regarding the property are the professional opinions of 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 or sources outside of Reditus, or developments resulting from situations outside the scope of this project.

Reditus is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The client acknowledges that this report is for the exclusive use of the client.



4. CLOSURE

We trust that this document meets your immediate requirements. Should you have any queries please feel free to contact the undersigned.

Sincerely,

Dean Stafford

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Principal Environmental Scientist
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APPENDICES

Appendix A – PSI Report

A

PSI Report





Preliminary Site Investigation

Project Unicorn - LOT A – Coward Street and Kent Road,
Mascot NSW

Qantas Airways Limited

Project No. 21140

3 August 2021

Version 5

Preliminary Site Investigation



Project Unicorn - LOT A – Coward Street and Kent Road, Mascot NSW
Report Prepared for Qantas Airways Limited

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This report has been prepared for Qantas Airways Limited in accordance with the terms and conditions of appointment for proposal P21140 dated 13 May 2021.

Reditus Consulting Pty Ltd (ABN 34 631 168 502) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

Document History

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Table of Contents

Executive Summary	i
1. Introduction	1
1.1. Objectives	1
1.2. Scope of Works	1
2. Site Setting	3
2.1. Site Identification	3
2.2. Site Description.....	4
2.3. Surrounding Land Uses	12
2.4. Review Council Records	13
2.5. Zoning	13
2.6. Sensitive Environments.....	13
2.7. Site Condition and Surrounding Environment	14
3. Historical Site Records and Previous Investigations	17
3.1. Site History and Aerial Photography	17
3.2. Land Titles and Lease History	20
3.3. Regulatory Records and Desktop Investigation Results.....	23
3.4. Previous Investigations.....	25
3.5. PFAS Assessment	36
4. Site Inspection	39
5. Data Integrity Assessment.....	46
6. Conceptual Site Model	47
6.1. Potential Sources of Contamination.....	47
6.2. Identified APECs.....	51
6.3. Potentially Affected Media	52
6.4. Potential Receptors and Pathways	52



6.5. Potential Transport Mechanisms and Exposure Pathways	52
6.6. Source, Pathway and Receptor Linkages.....	53
7. Conclusions and Recommendations.....	58
7.1. Conclusions	58
7.2. Recommendations.....	61
8. References	62

Appendices

- Appendix A** – Statement of Limitations
- Appendix B** – Figures
- Appendix C** – Historical Searches
- Appendix D** – Photographic Log
- Appendix E** – Historical Title Deeds
- Appendix F** – Council Section 10.7 Documents



Executive Summary

Reditus Consulting Pty Ltd (Reditus) was engaged by Qantas Airways Limited (Qantas) to undertake a Preliminary Site Investigation (PSI) across an approximate area of 9.52 hectares (ha) located between Coward Street and Kent Road, Mascot, NSW 2020 ('the Site'). The location and layout of the Site is presented in **Figure 1** and **Figure 2, Appendix B**, respectively.

It is understood that the buildings and land within the investigation area are owned by Qantas. An area situated along Coward Street containing sheds is occupied by SUEZ, with additional areas being occupied by various contractors servicing Qantas as well as Jets Transport and Woolworths for truck parking.

The purpose of this PSI was to support the potential divestment of the Site. The overarching objectives of the PSI were to:

- Investigate the current and historical uses of the Site.
- Assess the current condition of the Site.
- Identify the potential for environmental issues, concerns, risks and/or liabilities associated with the present and historical uses of the Site, with a particular focus on the Qantas ownership period.
- Inform the Preliminary Conceptual Site Model (CSM) for the Site.
- Generally conform to the requirements of the National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) ('ASC NEPM, 2013') and the NSW Environmental Protection Authority (NSW EPA) *Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

Reditus completed the PSI at the site in May of 2021. The PSI included an extensive review of historical records, online databases and information supplied by Qantas. In addition, a site inspection was conducted by Principal Environmental Consultants on 17th and 19th May 2021.

The results of the PSI are summarised as follows:

- A review of available historical records and aerial photographs indicated the following:
 - Prior to 1943 the site was used as market gardens. Various unknown industrial uses of portions of the site that may have included the storage of glass bottles by Butler & Norman, occurred until approximately 1961.
 - York Motors acquired the centre lot, which is accessed via Kent Street in 1951 and used it for vehicle maintenance and storage.
 - In 1953, Rolls Royce acquired the southern portion of the site and constructed the STC, Large Engine Overhaul (LEO), Archives (ARC) and Theatrical Store (THS) buildings. Rolls Royce were speculated to have conducted aircraft engine maintenance, testing and or/manufacturing. This portion of the site was then acquired by the Joy Manufacturing Company in 1960 for manufacturing of mining, materials and handling machinery.
 - Qantas acquired its first lots in 1968 for construction of the Jet Test Cell 2 (JT2) building and, at the time, a small handle to Coward Street. The remaining Coward Street lots were later acquired by Qantas in 1970 and then leased to Container Haulage Group for the storage of shipping containers.
 - The Joy Manufacturing Company land at the south of the site was acquired by Qantas in 1980.



- The Commonwealth acquired the York Motors (centre lot) property in 1951, it is unknown what uses of the land were conducted during this ownership until 1991 when Qantas continued its expansion and acquired this remaining. The York Motors building was demolished, and the area used for staff carparking.
- The area formerly used for container storage at the north western portion of the site was developed into the SDC building in approximately 2004.
- The site area comprises numerous land uses which are either operated by Qantas or occupied by others. A summary of the current and historical uses of the building is provided as follows:
 - Shipping container and skip bin storage by SUEZ.
 - Small truck storage by Woolworths.
 - Staff carparking and access roads to buildings within the site and other Qantas facilities.
 - Commercial rooms used for training, presentations and office administration for Qantas.
 - Workshops used for the maintenance of aircraft jet engines.
 - Test cells for propeller aircraft engines and jet engine testing and calibration.
 - Paint spray booths and associated fume cupboards with paints, solvents and other chemical storage areas.
 - Evidence of up to seven (7) historical underground storage tanks and one above ground storage tank.
- Previous environmental investigations identified the presence of asbestos containing materials (ACM), hazardous ground gases, petroleum hydrocarbons and pesticide impacted soil at several locations within the site. Additional investigation works would be required to further characterise and delineation identified impacts.
- A site audit statement (SAS) was prepared by a NSW EPA accredited site Auditor for the SDC building in 2006. The Auditor considered that the SDC building development is suitable, with respect to contamination, for commercial/industrial use subject to implementation of an Environmental Management Plan (EMP) for ongoing management of the SDC site capping layers and management of the passive methane venting system. The land use has remained similar since this Audit in 2006 and no additional potential contaminating activities were considered likely. This area of the site is still considered suitable for ongoing commercial/industrial land use. It is noted that this Audit and EMP is not listed on the in the Bayside Council Section 10.7 Planning Certificate for the site.
- No evidence of the current use and/or storage of materials containing per- and polyfluoroalkyl substances (PFAS) was observed. In addition, no fire suppression systems, deluge systems or PFAS containing firehoses were observed.
- Surrounding areas to the site, not owned by Qantas, are known to be contaminated by PFAS. Reditus conducted a desktop PFAS Assessment (refer to Section 3.5) and concluded that due to reports of fire extinguisher training, it is possible that activities within the site may contribute to potential detections of PFAS. As such investigations are required to determine if PFAS is present, or otherwise, in identified areas.

Reditus concludes that several potential sources and/or risks of potential contamination associated with historical site uses and Qantas' activities at the site. Eight areas of potential environmental concern (AECs) were identified:

- AEC1 – Delineation of Previously Identified Contaminants.



- AEC2 – Uncharacterised Fill and historical contaminating activities prior to Qantas.
- AEC3 – Underground Petroleum Storage Systems (UPSS).
- AEC4 – Fire Training Areas.
- AEC5 – Chemical and Waste Storage Areas and Spill Areas.
- AEC6 – Wash Bays.
- AEC7 – Methane Intrusion.
- AEC8 – Electrical Transformers.

These identified areas will need to be investigated to determine if the site may be made suitable for continued commercial/industrial use.

Reditus provides the following recommendations:

- A Detailed Site Investigation (DSI) is conducted to supplement previous investigations. The DSI should focus on the identified AECs to quantify potential soil and groundwater contamination issues associated with historical and current activities occurring on the site. The findings of the DSI can then be used to confirm the site is suitable for continued commercial/industrial land use.

Reditus notes that this report must be read in conjunction with the Statement of Limitations provided in **Appendix A**.



1. Introduction

Reditus Consulting Pty Ltd (Reditus) was engaged by Qantas Airways Limited (Qantas) to undertake a Preliminary Site Investigation (PSI) across an approximate area of 9.52 hectares (ha) located between Coward Street and Kent Road, Mascot, NSW 2020 ('the Site'). The location and layout of the Site is presented in **Figure 1** and **Figure 2, Appendix B**, respectively.

It is understood that the buildings and land within the investigation area are owned by Qantas. An area situated along Coward Street containing sheds is occupied by SUEZ, with additional areas being occupied by various contractors servicing Qantas as well as Jets Transport and Woolworths for truck parking.

1.1. Objectives

The purpose of this PSI was to support the proposed sale of the Site. The overarching objectives of the PSI were to:

- Investigate the current and historical uses of the Site.
- Assess the current condition of the Site.
- Identify the potential for environmental issues, concerns, risks and/or liabilities associated with the present and historical uses of the Site, with a particular focus on the Qantas ownership period.
- Inform the Preliminary Conceptual Site Model (CSM) for the Site.
- Generally conform to the requirements of the National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) ('ASC NEPM, 2013') and the NSW Environmental Protection Authority (NSW EPA) *Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

Reditus notes that this report must be read in conjunction with the Statement of Limitations provided in **Appendix A**.

1.2. Scope of Works

In order to achieve the investigation objectives, the following scope of works was completed by Reditus:

- Preparation of Work, Health and Safety (WHS) documentation including Safe Work Method Statements (SWMS).
- A review of available zoning plans, to determine potentially contaminating activities that may have occurred on the site.
- Review of Council Section 10.7, Part 2 and Part 5 documents.
- An evaluation of aerial photographs to assist in assessing historical land uses and conditions on and adjacent to the site.
- A review of the environmental setting with regards to geology, topography, hydrology and hydrogeology.
- A review of available existing environmental reports for the area;
- Completion of a site walkover with an inspection team consisting of two (2) Principal Environmental Scientists to characterise the property setting, including inspection of



the site surface for obvious signs of potential contamination and/or contaminant sources.

- Perform interviews with knowledgeable long-serving personnel who know both the current and historical operation of the facilities to establish areas of the site that may have a higher risk of contamination.
- Review of historical chemical registers, volumes of chemicals used, historical incident reports relevant to spills or losses, waste licences and review of the site's hazardous materials register.
- Review of historical title deeds for each lot within the Site boundary.
- Perform a Workcover dangerous goods records search application to determine if dangerous goods (location and quantity) were historically stored on the site.
- An evaluation of surrounding land uses to identify any neighbouring activities which may have affected or present a potential risk to the environmental quality of the site.
- Preparation of a *Preliminary Site Investigation Report* prepared in general accordance with the ASC NEPM (2013), NSW EPA (2020) guidelines, and other relevant NSW EPA reporting guidelines. The report will assess whether contamination has the potential to exist on the site (through Qantas's operations or otherwise), assessment against the QRAG and provide recommendations for further investigation if needed (if any).



2. Site Setting

2.1. 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* and the ASC NEPM (2013) Field Checklist 'Site Information' and summarised in Table 2-1 below.

Table 2-1: Site Summary Details

Item	Detail
Address	Nearest Road – Coward Street and Kent Road, Mascot NSW 2020
Title and Land Information	Lot 3 DP230355 Lot 4 DP537339 Lot 1 DP738342 Lot 2 DP738342 Lot 5 DP1194564 Lot 23 DP883548 Lot 4 DP38594 Lot 5 DP38594 Lot 1 DP 445957 Lot 1 DP81210 Lot 1 DP202093
Local Government Area	Bayside Council
Zoning	The Site is zoned IN1 – General Industrial under the Botany Bay Local Environmental Plan 2013.
Current owner	Qantas Airways Limited
Current occupier(s)	Qantas, SUEZ, various contractor storage sheds, Jets Transport and Woolworths truck storage
Trigger for assessment	Potential divestment
Land use	Commercial/Industrial
Site Coordinates to the approximate centre of the site (Geographic)	Latitude: -33.924445 Longitude: 151.180394



Site Area	Approximately 9.52 hectares
Site Layout	Figure 2, Appendix B.

2.2. Site Description

A site visit was conducted by Mr Dean Stafford and Dr Danielle Toáse, who are Principal Environmental Scientists, from Reditus Consulting on 17th and 19th May 2021. The following site description was recorded during the site visit:

- The Site is comprised of seven sub-areas, including:
 - Qantas Sydney Distribution Centre (SDC) and carpark to the south.
 - The Coward Street lots occupied by various including SUEZ, Jets and Woolworths.
 - The staff carparking areas accessed via Coward Street and at the centre of the Site.
 - The Sydney Training Centre (STC) building (also known as the JOY building colloquially) and surrounds.
 - The Large Engine Overhaul (LEO) building.
 - The Archives (ARC) and Theatrical Store (THS) buildings and surrounds.
 - The Jet Test 2 (JT2) building and surrounds.

A description of each of the seven sub-areas situated within the Site is provided below.

2.2.1. SDC

- The SDC comprises of the north-west portion of the Site and includes the loading dock, and small carparking areas on Coward Street, and south of the SDC between the SDC and JT2.
- It is understood that the SDC is a storage warehouse and distribution centre for equipment, parts, uniforms and minor chemical storage for Qantas' facilities nationally and internationally. The SDC is understood to fall under the Qantas Group Supply Chain business unit.
- The SDC can be accessed via Coward Street, or Qantas service roads within the Site.
- The ground floor area of the SDC warehouse is approximately 20,000 m² with approximately 4000m² of landscaped areas around the perimeter of the warehouse and approximately 6,000m² of paved car parking areas. All areas of the site besides the landscaped areas are sealed with either concrete or asphalt.
- The internals of the SDC consist of warehousing with multi-story racking system and storage cages in addition to offices, uniform fitting and storage and administration areas.
- A site audit statement (SAS) was prepared by a NSW EPA accredited site Auditor for the SDC building in 2006. The Auditor considered that the SDC building development is suitable, with respect to contamination, for commercial/industrial use subject to implementation of an Environmental Management Plan (EMP) for ongoing management of the SDC site capping layers and management of the passive methane venting system.



- A portion of the carparking area to the south is occupied by Supply Chain equipment. At the time of the inspection, this area appeared to be an equipment graveyard with empty and broken transport timber boxes, some shipping containers, crates and old chemical powder fire extinguishers.
- It is understood that elevated methane concentrations in soil gas were detected during investigations conducted prior to construction of the SDC. A passive methane venting system was installed beneath the concrete floor of the warehouse building and a methane detection and alarm system was installed which monitored the methane concentrations in several key rooms and locations over the facility. The methane detection and alarm system would alarm if methane concentrations were detected over a certain threshold. It was reported that the methane detection system has never alarmed since its installation.
- Interviews with Qantas personnel suggested the southern portion of the SDC carparking was formerly utilised for staff fire extinguisher training, where a tray of fuel was lit and repeatedly extinguished using fire extinguishers containing foam (potentially containing PFAS).
- Besides the equipment graveyard, already mentioned, the site and surrounds were observed to be well maintained and in good condition. The landscaped areas, however, appeared to be overgrown and some garden beds were overtaken with weeds.
- A drainage network was also identified in the SDC area. Stormwater from roof runoff and surface runoff flows to a stormwater network which flowed to the brick lined Sydney Water canal located at the southern boundary of LOT A.
- No odours, evidence of waste stockpiling, unauthorised chemical storage or potentially Asbestos Containing Materials were observed within the SDC area and immediate surrounds.
- Reditus staff noted that the exterior of the building was well maintained. No evidence of flaking paint or degradation of building materials was reported.
- The SDC offices, kitchens, and bathrooms were all situated within the ground and first floors along the southern and eastern edges of the building.
- Concrete in and outside of the SDC building was generally in good condition. No staining was observed.
- A water tank and fire pump room sheds were present to the south of the main SDC building. These shed housed the diesel-powered back-up electrical generator and fire booster pumps. In addition to the day tanks on the back-up generator and each of the fire booster pumps a self-bunded 10, 000L diesel above ground storage tank (AST) was located in the caged area external to the sheds. The infrastructure in this area appeared in good condition. The SDC fire sprinkler system was water only. No evidence of the storage of firefighting foams was observed during the site inspection. Dry powder fire extinguishers were situated within the SDC. However, no evidence of AFFF or potentially PFAS-containing firefighting foams was observed. It is understood that Qantas changed out all of their foam extinguishers with fluorine free extinguishers circa 2019.
- No bulk storage of hazardous chemicals, Dangerous Goods or stockpiled materials was observed during the inspection, with the exception of those packaged in the distribution centre (most chemicals require climate control in the refrigerated area). All chemicals appeared to have been stored appropriately.

2.2.2. Coward Street Lots



- The Coward Street lots are two lots that are accessed via Coward Street and a portion of land occupied by SUEZ.
- Drains were not observed onsite. Surface water run-off would likely be to Coward Street to the north or a small gully to the south of both lots.
- Pockets of vegetated areas were observed on the perimeter of both lots to the north, east and south. Vegetation within these areas was generally in moderate to poor condition and did not appear to be regularly maintained.
- No evidence of the use and/or storage of materials containing per- and polyfluoroalkyl substances (PFAS) was observed on either lot. In addition, no fire suppression systems, deluge systems or PFAS containing firehoses were observed.

Sealed Portion

- The asphalt sealed lot immediately east of the SDC building has two permanent structures present, being a unnamed one storey brick and concrete building and the other being a cinder block and steel shed. The remainder of this lot is used for parking and truck unloading and the storage of approximately 12 demountable buildings and shipping containers. The demountable buildings are used by various contractors servicing Qantas including Proline, Civil Craft, Fredon and others. The demountable buildings were observed to be in poor condition. SUEZ control the shed and a few of demountable buildings.
- The shed houses a wash bay for the hose out of smaller skip bins, garbage bins and SUEZ trucks. The wash bay was observed to have light staining on the concrete floor. Minimal quantities of washing detergent were observed in this area. It is unknown whether there is a trade waste licence for this wash bay.
- Waste materials (oil cans, aerosol cans, filters and oily rags) for recycling/disposal are stored in the shed. Various garbage bins were observed stored around and behind the shed. A oily water separator was observed on the western external wall of the shed. The area was overgrown and could not be accessed. It is unknown if the oily/water separator was being used/maintained.
- In several areas, weeds and overgrowth were observed. Grasses also appeared to be growing through cracks formed within asphalt car parking areas towards the southern and northern ends of the sealed lot.
- Several patched areas, potholes and cracks were observed within the asphalted areas on the sealed lot.
- The unnamed building was generally vacant, with disused office furniture being stored. At the time of the inspection, the awning area on the eastern side of the building was being used by a mobile diesel mechanic. Engine parts leaking oil directly to the ground (Appendix D) and drums of unknown liquid (most likely oil) were stored in this area without secondary containment. This area of the site was heavily stained.

Unsealed Portion

- The unsealed (gravel and compacted soil) lot located to the east of the sealed lot is used for the storage of empty SUEZ skip bins and some shipping container storage. This area is also occupied by Jets Transport for truck storage and to Woolworths for small truck storage. Qantas have a small beehive on this lot also, located adjacent to Coward Street.
- It is understood a contractor washes Jets trucks on the unsealed lot on a regular basis.
- There are no permanent structures located on the unsealed lot.



2.2.3. Staff Carparking Areas

- For the purposes of this investigation, LOT A staff carparking areas refers to the centre lots and eastern lot on Coward Street.
- The Staff Carparking Area is largely comprised of access roads, perimeter vegetation and car parking areas.
- The carparking area can only be accessed by authorised vehicles through boom gates from Coward Street as well as Kent Road, through the LOT A access roads and access roads from the Qantas sites to the east of LOT A.
- Pedestrian access to the small, sealed portion of the Coward Street Lots, operated by SUEZ to the north, is via a small bridge located at the north western corner of the site.
- The carparking area is largely sealed with a combination of asphalt and concrete. Areas of concrete were generally footprints of former buildings, sheds and structures on the site prior to Qantas' ownership. However, pockets of landscaped areas are located on the perimeter of the carparking areas to the west and north. Vegetation within these landscaped areas was generally in average condition and do not appear to be regularly maintained. In several areas, weeds and overgrowth were observed.
- An overgrown stockpile was present to the west of the site (approximately 1.5m tall) between the carparking areas and the SDC building.
- The condition of concrete and asphalt in the carparking areas was generally described as being in average to poor condition. Several patched areas, potholes and cracks were observed. A portion towards the centre of the site was unsealed (gravel) and fenced off. It is unknown what this area was used for.
- Drains were generally not observed in the staff carparking areas. Surface water run-off would likely be to north to a small gully, south to the guttered service road and/or east towards Kent Road.

2.2.4. STC

- The Sydney Training Centre (STC) is located at the south eastern corner of the site and accessed via Kent Road and the Qantas service roads.
- The building is one to two storeys high. The STC building footprint is approximately 4,800m² which includes the awning area at the entrance to the building on the eastern side. The STC has minor landscaped areas around the eastern, western and southern perimeter of the building and approximately 800m² of paved car parking areas located to the east of the building. All areas of the site besides the landscaped areas are sealed with either concrete or asphalt.
- The STC contains various sized commercial rooms for training and presentations. A maintenance workshop and minor chemical store is located on the western side of the building. The STC is also known colloquially as the JOY building, as prior to Qantas' ownership, this building was one of several owned by the Joy Manufacturing Company.
- The exterior of the building was observed to be in fair condition. The external brickwork had asbestos identification labels and timber windows on the southern side of the ground floor and the timber trim at the roof line (northern side). It was reported by contractors onsite that asbestos containing materials were also present in the ceiling of the STC and some of the old equipment. Given the age of the building ACM is likely to occur elsewhere in the building.



- A small brick building was noted within the landscaped areas to the south east of the main STC building. The brick building was used as a sewer pump station. The door to the building was observed to have heavily flaking paint.
- A caged electrical substation is located at the northern side of the building.
- Reditus observed an excellent standard of housekeeping within the presentation rooms and the maintenance workshops on the western side of the building. No waste or stockpiling was observed. No odours, staining or visual signs of contamination were observed.
- The site and surrounds were observed to be well maintained and in good condition. Some of the landscaped areas, however, appeared to be overgrown and some garden beds were overtaken with weeds.
- A drainage network was also identified in the STC area. Stormwater from roof runoff and surface runoff flows to a stormwater network which flowed to the brick lined Sydney Water canal located at the southern boundary of LOT A.
- No staining, sheens, odours, or olfactory signs of contamination were observed during the site inspection conducted on 17 May 2021.
- No evidence of any underground storage tanks was observed during the site inspection conducted on 17 May 2021.
- No evidence of the use and/or storage of materials containing per- and polyfluoroalkyl substances (PFAS) was observed. In addition, no fire suppression systems, deluge systems or PFAS containing firehoses were observed.

2.2.5. LEO

- The Large Engine Overhaul (LEO) building is located at the southern centre of the site and accessed via Qantas service roads.
- The LEO building consists of a long single storey office/administration building of approximately 550m² attached to the northern side of the main overhaul workshop, which is approximately 3,200m². The LEO area has minor landscaped areas around the eastern and southern perimeter of the building. All areas of the site besides the minor landscaped areas are sealed with either concrete or asphalt.
- The main workshop floor is used for the maintenance of aircraft jet engines. Only minor chemicals were observed to be stored in designated dangerous good storage cabinets onsite. The LEO building was also, prior to Qantas' ownership, one of several buildings owned by the Joy Manufacturing Company.
- The LEO building can only be accessed by authorised vehicles and pedestrian through boom gates at the south eastern corner of the LEO building and pedestrian gates at the north of the LEO building.
- The exterior of the building was observed to be in good condition. The building is mainly constructed with steel panels and sheeting. No potentially asbestos containing materials (PACM) or suspected lead paint was observed during the site inspection.
- Reditus observed an excellent standard of housekeeping within the LEO building. Besides empty drums stored in a designated waste collection area at the western side of the building (observed with appropriate secondary containment), no waste or stockpiling was observed. No odours, or significant staining or visual signs of contamination were observed.
- The site and surrounds were observed to be well maintained and in good condition. Some of the landscaped areas, however, appeared to be overgrown.



- A drainage network was also identified in the LEO area. Stormwater from roof runoff and surface runoff flows to a stormwater network which flowed to the brick lined Sydney Water canal located at the southern boundary of LOT A.
- No staining, sheens, odours, or olfactory signs of contamination were observed during the site inspection conducted on 17th May 2021.
- No evidence of any underground storage tanks was observed during the site inspection conducted on 17th May 2021.
- Interviews with Qantas personnel suggested the open area to the west of the LEO building (between LEO and ARC) was formerly utilised for staff fire extinguisher training, where trays of fuel were lit and repeatedly extinguished using fire extinguishers containing foam. Reditus have not been provided with information regarding the contents of the extinguishers or their age. As such, Reditus was not able to deduce if these extinguishers contained dry power or a PFAS containing foam.
- No evidence of the current use and/or storage of materials containing per- and polyfluoroalkyl substances (PFAS) was observed. In addition, no fire suppression systems, deluge systems or PFAS containing firehoses were observed.

2.2.6. ARC, THS & Surrounds

- The Archives (ARC) building, Theatrical Store (THS) building, unnamed storage building, and surrounds are located at the south western centre of the site and accessed via Qantas service roads (through LEO pedestrian and vehicular gates).
- The ARC building is single storey and roughly rectangular in shape. The ARC building has a footprint of approximately 860m². The THS building is also single storey and roughly L shaped and has a footprint of approximately 220m². The unnamed storage building shed to the north of the ARC building is roughly rectangular is also single storey with the north eastern portion being open and used as undercover parking/storage. The unnamed storage building is approximately 310m². One remaining building is present in the area which is the spray store located on the southern boundary of the area. The spray store has a footprint of approximately 140m².
- This area of the site has minor landscaped areas to the south and west and a small, grassed area to the east. This area of the site is completely sealed with either concrete or asphalt besides the minor landscaped areas.
- The ARC building is used for storage of disused equipment and some older GSE. It is understood, through interviews with Qantas personnel that this building was constructed as a test cell for propeller aircraft engines (likely during Rolls Royce ownership). Minimal chemicals were observed to be stored in this building.
- It was unknown why the ARC building was designated as the archives building. No evidence of storage of files or older aircraft equipment was observed. An old "Archives" sign was visible on the outside of the building. It may have been used for equipment archives during ownership by the Joy Manufacturing Company.
- The THS building was vacant at the time of the inspection on the 17th and 19th of May 2021. The building had some small office sized rooms, a kitchen and bathrooms towards the eastern end of the building. The western half of the building stepped down to a room that was empty and appeared to have been used as a projector room.
- The unnamed storage building was used for the storage of equipment and GSE, but otherwise empty.
- The Spray Store building consisted of a large spray-painting booth with air extraction. Small paint mixing fume cupboard and solvent/pain storage. The booth was not being



used at the time of the site inspection on the 17th May 2021. It appeared that it had not been used for some time. No staining to ground was observed.

- This area of the site can only be accessed by authorised vehicles and pedestrian through boom gates at the south eastern corner of the LEO building and pedestrian gates at the north of the LEO building.
- The exterior of the Spray Store building was observed to be in good condition and mainly constructed with steel panels and sheeting. The ARC, the THS and the unnamed storage building, however, were observed to be in poor condition. The buildings appeared to be constructed from a mixture of brick, concrete and ACM. The building additions to the ARC in the centre of the building were constructed of fibro likely containing asbestos. The internal walls and eaves of the THS were observed to be constructed of fibro likely containing asbestos. The external walls of the unnamed storage building were constructed of corrugated ACM.
- Reditus observed an average/poor standard of housekeeping within this area of the site. The area appears to be used as storage area of damaged/disused equipment. An IBC full of "engine waste oils" without secondary containment was being stored to the west of the Spray Store. No odours, or significant staining or visual signs of contamination were observed.
- The site and surrounds were observed to be infrequently maintained and in fair condition. Some of the landscaped areas, were observed to be overgrown.
- A drainage network was not identified in this area of the site. Stormwater from roof runoff and surface runoff flows to a stormwater network which flowed to the brick lined Sydney Water canal located at the southern boundary of LOT A.
- No staining, sheens, odours, or olfactory signs of contamination were observed during the site inspection conducted on 17th May 2021.
- Evidence of underground storage tanks were observed during the site inspection at two separate areas. A disused fill and dip point was noted immediately east of the THS building. The vent pipe was also visible on the eastern wall of the building. The size or contents of the UST is unknown, however, it appears the tank has not been decommissioned. The second area appears to have a tank farm with at least six USTs. Six vent pipes were visible of the eastern side of the ARC building. Dip and/or fill points could not be located within the vicinity. It is assumed the USTs are located to the east of the ARC building, between the building and the grassed garden area. The size and contents of the assumed six USTs is unknown.
- Several existing (up to 6) groundwater monitoring wells were observed to the east, north and south of the ARC building. A report documenting the installation of these wells and the soil and groundwater quality in this area of the Site could not be located.
- Interviews with Qantas personnel suggested the open area between the ARC building and the LEO building was formerly utilised for staff fire extinguisher training. The training involved extinguishing purpose lit fires using fire extinguishers containing foam (potentially containing PFAS).
- No evidence of the current use and/or storage of materials containing per- and polyfluoroalkyl substances (PFAS) was observed. In addition, no fire suppression systems, deluge systems or PFAS containing firehoses were observed.

2.2.7. JT2

- The Jet Test 2 (JT2) building is located at the south-east corner of the Site and accessed via Qantas service roads.



- The JT2 building consists of a rectangular two storey building of approximately 1,300m². The air intake area and exhaust tower are located at the eastern and western end of the building respectively. The JT2 area has minor landscaped areas around the western and southern perimeter of the building. All areas of the site besides the minor landscaped areas and the gravel area to the west of the building are sealed with either concrete or asphalt.
- Interviews with Qantas staff indicated that the JT2 building was built for testing and calibration of 747 aircraft engines. The engines are delivered via the roller door at the eastern end and secured into place in the test cell. The engines were formerly started and run using fuel sourced from a fuel line running under the railway line and Qantas Drive from the decommissioned Qantas Fuel Farm, located on the Jet Base to the south. It is understood the engines are no longer tested using fuel and are instead run (engine blades spun) using compressed air. It is understood the fuel line from the Jet Base was decommissioned approximately 15 to 20 years ago. The fuel manifold at the JT2 building was observed to be decommissioned (see photo Appendix D) and decommissioning testing and recleaning by Liberty Industrial (see Section 3.49 below) confirms the line is now appropriately gas free.
- Besides the test cell room, the remainder of the ground floor of the JT2 building is used for engine loading and equipment storage, storage of various hydraulic oils in a bunded room, small electrical transformers, air and water filter plant, and a cleaner's room. Oils (including drums) stored in the chemical storage room were being stored appropriately. Minor pooled oils from leaking equipment and oil trays were observed in this room.
- The floor of the test room is grated, and pooled oil was observed during the site inspection. Apparently inhibiting oil is pumped into the fuel lines to displace remaining fuel to enable the engine to be transported safely.
- The first floor of the JT2 building is used as administration offices, toilets and lunch room and the control room for the engine tests.
- A pedestrian bridge connecting the south eastern corner of the JT2 area over the train line to Qantas Drive is present and was used to access JT2 when the building was first constructed. The bridge is reportedly condemned and not observed during the site inspection.
- A small triangular portion of land at the south western portion of the JT2 area, located on the southern side of the Sydney Water canal is also owned by Qantas. This area is overgrown and was reportedly never used by Qantas.
- The JT2 building can only be accessed by authorised vehicles and pedestrian through boom gates at the south eastern corner of the LEO building and pedestrian gates at the north of the LEO building.
- The exterior of the building was observed to be in relatively good condition. The building is mainly constructed from steel and concrete. Given the age of the building ACM and leaded paint are likely to occur in the building.
- A small, bricked structure located at the south western boundary of the site held an electrical transformer. Records of testing of transformer oils for polychlorinated biphenyls (PCBs) was not provided.
- The fuel room/cage located on the north eastern portion of the JT2 building contained decommissioned Jet A-1 fuel manifold and pumps that led to the engine test cell from the decommissioned Qantas Jet Base Fuel Farm. The room/cage was no longer used and had been decommissioned 15-20 years prior.



- The Jet A-1 fuel lines ran from the fuel room/cage along the outside of the northern, western and southern portion of the building before proceeding underground towards the Jet Base Fuel Farm.
- Reditus observed a good standard of housekeeping within the JT2 building and surrounds. Empty drums stored immediately inside the roller door entry were observed within a designated waste collection area (observed with appropriate secondary containment), no waste or stockpiling was observed. No odours, or significant staining or visual signs of contamination were observed.
- The site and surrounds were observed to be well maintained and in good condition. Some of the landscaped areas, however, appeared to be overgrown.
- Aircraft engine trailers were stored along the northern boundary of the JT2 area.
- A drainage network was not identified in this area of the site. Stormwater is likely to flow via surface flows to the west and south of the site. Stormwater from roof runoff was directed into the stormwater drainage network which flowed to the brick lined Sydney Water canal located at the southern boundary of LOT A.
- No staining, sheens, odours, or olfactory signs of contamination were observed during the site inspection conducted on 17th May 2021.
- No evidence of any underground storage tanks was observed during the site inspection conducted on 17th May 2021. A blind pit that collect the inhibiting oil from the grated area in the test cell room are located immediately north of the JT2 building. The capacity of these pits is unknown. Interviews with Qantas staff indicated that this pit has overflowed in the past (date unknown) and flooded the area with oily water.
- No evidence of the current use and/or storage of materials containing per- and polyfluoroalkyl substances (PFAS) was observed. In addition, no fire suppression systems, deluge systems or PFAS containing firehoses were observed. Triiodide was formerly used in the automatic fire extinguishing gas system inside the control room in case of electrical fire.

A summary of photographs collected during the site inspection is provided in the Photographic Log contained within **Appendix D** of this report.

2.3. Surrounding Land Uses

The land uses which currently surround the site on land that is not owned by Qantas are as follows:

- North: Coward Street followed by industrial land uses including Hertz car rental, Sims metals recyclers, Wymap air services supporter, Decorative Events and Exhibitions event planning, Trend Lighting, Porters Original Paints, a vacant site and International Cargo Express.
- South: The Sydney Water stormwater canal followed by the railway corridor, Qantas Drive and the Qantas Jet Base.
- West: DHL distribution centre followed by Toll Express and Nippon Express Australia followed by Alexandria Canal.
- East: Mascot Steel fabrication and welding, Deutsche Post Global Mail a mail and courier company and Kent Road followed By No-Birds car rental.



2.4. Review Council Records

The Environmental Planning instruments that apply to the carrying out of development on the land under the Botany Bay Local Environmental Plan 2013 are provided in the Council Section 10.7, Part 2 and Part 5 documents included in **Appendix F**. The following zoning and planning policies and instruments apply to the site:

- No Mining Subsidence Districts apply to the site.
- No State Environmental Planning Policy Protected Areas apply to the site.
- No State Environmental Planning Policy Major Developments apply to the site.
- No State Environmental Planning Policy Strategic Land Use Area apply to the site.
- No minimum lot size applies to the site.
- A maximum height of buildings of 44.00 m applies to 100% of the site area.
- The entire site has a base Floor Space Ratio (FSR) of 1.2:1, with a maximum FSR of 1.5:1 for airport related uses.
- Botany Bay Local Environmental Plan 2013 applies to 100% of the site area.
- No Land Reservation Acquisitions apply to the site.
- No State Heritage Items are located onsite. One (1) State Heritage Item (Alexandra Canal) is located approximately 725 m north west of the site.
- Environmental Planning Instruments apply to the site.
- No Bushfire Prone Land Categories exist apply to the site.

2.5. Zoning

The site is subject to land zoning in the Botany Bay Local Environmental Plan 2013 as shown in Table 2-2 below.

Table 2-2: Zoning and Objectives of the Site

Item	Detail
IN1 – General Industrial	<ul style="list-style-type: none">▪ 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.

2.6. Sensitive Environments

The nearest sensitive environments are summarised as follows:

- Story House Early Learning Mascot, childcare centre, approximately 200 m north east of the Site.
- Sydney Water brick lined canal on the southern boundary of the site which discharges into the Alexandra Canal approximately 250m west of the site.



- Alexandra Canal located 250 west of the site.
- Lionel Bowen Park, approximately 650 m east of the Site.
- Residential dwellings located approximately 750m east of the Site.

2.7. Site Condition and Surrounding Environment

A summary of the condition and environmental setting of the Site and surrounding areas is provided in Table 2-3 below.

Table 2-3: Summary of Site Condition and Surrounding Environment

Item	Detail
Topography	<p>The topography of the site indicates that the site has an elevation of approximately 2-4m above the Australian Height Datum (AHD).</p> <p>Based on observations during the site walkover, the block is relatively flat. The regional topography sloping <1 degree towards the south.</p>
Hydrology	<p>Any onsite surface water runoff is likely to enter the municipal stormwater system predominantly collected from the roofed and sealed areas.</p> <p>Surface water within the locality is likely to flow south towards the Sydney Water brick lined canal located on the southern boundary of the site. The water within the Sydney Water canal flows west before discharging into the Alexandra Canal located approximately 250m west of the site.</p>
Regional geology and soils	<p>The 1:100 000 Newcastle to Wollongong Coastal Quaternary Mapping indicates the site is situated over Estuarine interbarrier creek deposits. The Estuarine deposits group is dominated by clastic sediment consisting of fine- to medium-grained lithic -carbonate-quartz sand (marine deposited), silt, clay, organic mud, peat, gravel, shell material.</p> <p>1:100 000 Soil Landscape Map sheet indicates the site soils are classified as Disturbed Terrain. Disturbed Terrain are areas which have been disturbed by human activity to a depth of at least 100 cm. The original soil has been removed, greatly disturbed or buried. Landfill includes soil, rock, building and waste material. Original vegetation has been largely cleared.</p>
Acid Sulfate Soils (ASS)	<p>A review of ASS Risk maps shows the site is situated within identified Class 2 ASS Land. The description of a Soil Class 2 area is 'works below natural ground surface present an</p>



	<p>environmental risk and works likely to lower the water table present an environmental risk'.</p> <p>An ASS investigation was completed by Arcadis (2019) on the King Street North construction site and was summarised as follows:</p> <ul style="list-style-type: none">▪ 48 samples were analysed and 37 were classified as potential acid sulfate soil (PASS).▪ PASS was generally identified near the fill/natural horizon and likely to be present within undisturbed natural layers of soil.▪ ASS was not identified, however, excavation or disturbance of the soils where PASS was identified is likely to encounter ASS. <p>Based on the above, and the proximity of the site to the King Street North site, there is likely to be potential or actual ASS at the site and future excavation >1m below existing site levels and/or dewatering will require an acid sulfate soils management plan.</p>
Regional hydrogeology	<p>A review of Land insight resources Hydrogeology map indicated the site is situated over surficial sediment aquifer known as the Botany Sands aquifer (unconsolidated high permeability).</p> <p>There was minimal water level data available for bores within the search radius. Based on our experience at the site and surrounds and the data collected by Coffey, ERM and Reditus onsite, groundwater is likely to be encountered between 1m and 3.2m below ground surface. The geology likely to be encountered includes fill underlain by sand (Botany Sands) potentially containing peat and/or clay layers followed by sandstone bedrock.</p>
Inferred groundwater flow direction	<p>Groundwater is inferred to flow west towards Alexandra Canal, however local groundwater on the southern portion of the site is anticipated to flow in a southerly direction towards the Sydney Water canal located at the southern boundary of the site.</p>
Depth to water table	<p>Gauging information recorded during the ERM PSI/DSI indicate groundwater ranges between approximately 1.0 – 2.0m below ground surface.</p>
Local groundwater bore records	<p>A review of the Land Insight Hydrogeology map indicated the presence of 134 registered bores within a 1km radius, two (2) of which are apparently used for water supply purposes. The use of the other bores varies and include monitoring, manufacturing and industry, household, exploration and research, recreation, and dewatering. The bores are all located in all directions of the site, several located onsite (used for monitoring likely installed as part of the development of the SDC), the closest offsite being 38m</p>



	north on 172m on Coward Street properties, installed for the monitoring purposes.
Local groundwater use	<p>A review of the Land Insight Hydrogeology map indicated no groundwater dependent ecosystems were identified within 1 km of the Site.</p> <p>The site is located within a UPSS Environmentally Sensitive Zone.</p> <p>The site is located within Botany Groundwater Management Zone 2. All domestic groundwater use is banned within this zone and industrial groundwater users must test their bore water annually and provide results to the NSW Office of Water.</p>
Potential groundwater receptors (including vapour flux receptors)	<p>Although no groundwater dependant ecosystems have been identified on the site within the search buffer, potential groundwater dependant receptors within proximity to the site may include biota within receiving water bodies.</p> <p>It is also noted that the botany sands aquifer is acknowledged to represent an ecological receptor relevant to the site.</p>

Refer to the Land Insight Report included in **Appendix C** for figures showing mapping information.



3. Historical Site Records and Previous Investigations

3.1. Site History and Aerial Photography

A review of selected and available historical aerial imagery relevant to the Site was undertaken using images sourced from the Land Insight report and MetroMap. A summary of observations relevant to this investigation is provided in Table 3-1. A copy of aerial photographs reviewed as part of this investigation is provided in **Appendix C**.

Table 3-1: Summary of Aerial Photography Review

Date	Site Observations	Surrounding Land Use Observations
1930	The site is occupied by farmland/market gardens. No structures appear to be present onsite.	The lot surrounds also consist of farmland and bare earth. The airport and train line have not yet being built. Some industrial properties appear to the east and north east of the site.
1943	A small industrial building has been constructed at the north western portion of the site on Coward Street. Small rural buildings have been constructed at the eastern end of the site along Kent Street.	The immediate surrounding area appears largely unchanged. The Sydney Water canal has been constructed, however is located further south of the site. The airport is present has been constructed. The runways are in non-present locations (running through the Qantas Jet Base) and unsealed. Several hangars are visible.
1951	The industrial building constructed on the western end of the site has expanded and an additional building constructed. The western end of the site has been cleared of former market gardening activities and appears to be used for equipment storage. The remainder of the site has not changed significantly.	The immediate surrounding area appears to have changed little. Additional industrial properties have been constructed to the north of the site. Additional large buildings have been constructed on the opposite side of Alexandra Canal, likely used for manufacturing during WWII. Additional hangars have been constructed at the airport and the runway has been sealed.
1961	The site has changed significantly. Several buildings have been constructed on the site. The industrial buildings on the western portion of the site appear to have remained relatively the same, however additional buildings have been constructed on the eastern and southern portions of the site. York Motors building is present along Kent Street and the STC, LEO, ARC, THS and unnamed storage shed (north of ARC) are present and appear to be accessed via Kent Street. This buildings were likely constructed during Rolls Royce use of this area of the site. However now being used by the Joy Manufacturing Company. The lots along Coward Street on the northern portion of the site appear to be used for storage, potentially of crates of	The surrounding area has also changed significantly. Industrial buildings have been constructed to the north and east of the site. The rail line has been constructed with Qantas Drive also now present. The brick lined Sydney Water canal has been moved and now runs along the southern boundary of the site from Kent Street west. The airport runway has been removed and replaced with construction of the Qantas Jet Base with some current day buildings visible. The properties to the west of the site appear to have been used for rubbish and/or scrap metal storage. Industrial buildings to the east of the site have been constructed.



	glass bottles. The centre of the site is vacant and appears swampy and overgrown.	
1965	The site remains largely unchanged. Small stockpiles are visible on the vacant area at the centre of the site. Potentially used to raise levels/fill this area.	The surrounding area remains largely unchanged. The small lots are being filled in with additional industrial properties. The surrounds are all occupied with industrial properties, with little vacant sites. The Jet Base is still undergoing construction.
1971	One of the industrial buildings on the western portion of the site has been demolished and the JT2 building has been constructed at the south western corner of the site. The JT2 building looks to be accessed, at the time, via a handle of land from Coward Street. The handle land is being used for carparking and/or storage of equipment. The centre of the site has been cleared of vegetation and looks to have been recently filled and levels. It appears mostly vacant with minor use from York Motors occupants. The lots to the north of the site are mostly vacant besides the storage of some equipment. "JOY" has been painted on the roofs of the STC and LEO buildings.	The surrounding area remains largely unchanged. The site to the east appears to be used for scrap metal recycling. The Catering Building to the east is undergoing construction. The construction of the Qantas Jet Base is largely complete. The pedestrian bridge joining the site to the airport has been constructed connecting the back of the JT2 building, over the rail line to Qantas Drive. The brick lined Sydney Water canal appears to have been extended from Kent Street further east passed the site.
1975	The site remains largely unchanged. A small addition has been made on the western side of the ARC building.	The surrounding area remains largely unchanged. Construction of the catering building to the east is now complete. The vehicular bridge from the catering building to the Qantas Jet Base is now complete.
1982	The site remains largely unchanged. The lots on the northern portion of the site are mostly vacant. A small roadway/hardstand has been added to the centre of the Site and appears to be used for minor equipment storage. This portion of the site appears to be accessed from a hole in the fence between LEO and ARC. One of the remaining industrial buildings to the north west of the site is still present, however, the land around the building appears to be used for storage and rubbish and disused equipment. The carparking area on the handle to the JT2 building appears vacant, with minor car parking near Coward Street. The spray store building between LEO and ARC on the southern site boundary has been constructed. on site remains largely unchanged.	The surrounding area remains largely unchanged. The site to the west is still being used for scrap metal recycling likely operated by SIMS metal. Newer industrial buildings on Kent Street have replaced those to the east of the site.



1986	The industrial building on the north-west portion of the site has been demolished and the lots along Coward Street are being used for the storage of shipping containers. The roofs of the STC and LEO building appear (likely formerly constructed of fibro) have been replaced with sheet metal. A covered pedestrian walkway has been constructed running from Kent Street, along the northern boundary of STC, LEO and THS, continuing west to the JT2 lot which is also being used for carparking. The centre of the site remains vacant and is grassed. The unnamed shed on the Coward Street Lots has been constructed.	The surrounding area remains largely unchanged.
1991	The lots to the north used previously for shipping container storage is now vacant and unsealed. The former York Motors building appears to be vacant. No appreciable changes are noted on the remain lots.	Qantas campus buildings to the north east of the site have been constructed. The smaller scrap metal recycling operation to the north west of the site has ceased operation and the buildings now appear vacant.
1994	The fence between the north west lot formerly used for container storage and the centre lot has been removed. The Land handle to the JT2 building is now used for the storage or equipment. No appreciable changes are noted on the remain lots.	The surrounding area remains relatively unchanged.
2004	The York Motors Building and supporting sheds (located along the boundary of that lot) have been demolished. This area is now being used for carparking and the storage of site sheds for the construction of the SDC building. The footings for the SDC building are being constructed. The handle to the JT2 building is now occupied by the SDC construction. A small building has been constructed north of the JT2 building. The unnamed shed has been constructed and the unsealed storage area (shipping containers) is being used and in a similar layout to the current day. Kent road to the east of the site has been shortened and incorporated into the Qantas site to the east of LOT A.	The surrounding land remains relatively unchanged. The area formerly occupied by SIMS metals recyclers has been developed and occupied by DHL.
2007	The SDC building and accompanying loading docks have been constructed. The supporting water tank and fire pump room buildings immediately south of the SDC building have been constructed. The centre lot is being used for carparking.	The surrounding land remains relatively unchanged. The Kent Street cul-de-sac has been constructed and the former end of Kent Street.
2009	The site remains largely unchanged.	The surrounding land remains relatively unchanged.
2012	The site remains largely unchanged.	The surrounding land remains relatively unchanged.



2015	The site remains largely unchanged. The area between SDC and JT2 is being used for equipment storage.	The surrounding land remains relatively unchanged.
2018	The site remains largely unchanged.	The surrounding land remains relatively unchanged.
2021	The site remains largely unchanged.	The surrounding land remains relatively unchanged.

The available historical records and aerial photographs indicated prior to 1943 the site was used as market gardens. Various unknown industrial uses of portions of the site that may have included the storage of glass bottles by Butler & Norman, occurred until approximately 1961. York Motors acquired the centre lot, accessed via Kent Street in 1951 and used it for vehicle maintenance and storage. In 1953, Rolls Royce acquired the southern portion of the site and constructed the STC, LEO, ARC and THS buildings. Rolls Royce were speculated to have conducted aircraft engine maintenance, testing and or/manufacturing. This portion of the site was then acquired by the Joy Manufacturing Company in 1960 for manufacturing of mining, materials and handling machinery. Qantas acquired its first lots in 1968 for construction of the JT2 building and handle to Coward Street. The remaining Coward Street lots were later acquired by Qantas in 1970 to be leased to Container Haulage Group for the storage of shipping containers. The Joy Manufacturing Company land at the south of the site was acquired by Qantas in 1980. The Commonwealth acquired the York Motors (centre lot) property in 1951, it is unknown what uses of the land were conducted during this ownership until 1991 when Qantas continued its expansion and acquired this remaining lot for the site. The York Motors building was demolished, and the area used for staff carparking. The area formerly used for container storage at the north western portion of the site was developed into the SDC building in approximately 2004.

Reditus notes that the interpretation of aerial photographs must be treated with caution as the interpretation is subjective and may be limited by the quality and resolution of the photograph.

3.2. Land Titles and Lease History

A historical title search was performed on 20 May 2021 and is provided in **Appendix E**. A summary of title holders is presented in Table 3-2 below.

Table 3-2: Summary of Title Deed Holders

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
Lot 3 DP230355		
31.08.1916 (1916 to 1940)	Hannah Laycock (Married Woman)	Book 1090 No. 983
24.09.1940 (1940 to 1948)	Leslie Malcolm Edwards	Book 1880 No. 232
15.07.1948 (1948 to 1967)	Commonwealth of Australia	Gazette Now Vol 9304 Fol 199
17.02.1967 (1967 to 1968)	Doris Catherine Chevell Lessing (Widow)	Vol 9304 Fol 199 Now Vol 10511 Fol 26
21.08.1968 (1968 to date)	# Qantas Airways Limited	Vol 10511 Fol 26 Now 3/230355
Leases:		
24.08.1972 to Sydney County Council, together with Right of Way and Easement for Electricity purposes – expired 16.06.1977.		
16.06.1977 to Sydney County Council of Substation premises No. 3313, together with Rights – expired 20.04.1982.		
20.04.1982 to Sydney County Council of Substation premises No. 3313, together with Rights – expires 31.12.1986.		
17.07.2002 (8705819) to Ausgrid Council of Substation premises No. 3313, with Right of Ways and Easement for Electricity purposes – expires 31.12.2051.		
– Lessee now Alpha Distribution Ministerial Holding Corporation		



Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
<ul style="list-style-type: none"> - 28.02.2017 (AK 971351) Lease of Lease to Blue Asset Partner Pty Ltd, Eric Alpha Asset Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd Eric Alpha Asset Corporation 4 Pty Ltd - 28.02.2017 (AK 971352) Sub Lease to Blue Op Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd Eric Alpha Operator Corporation 4 Pty Ltd 		
<u>Easements:</u> Nil		
Lot 4 DP537339		
31.08.1916 (1916 to 1940)	Hannah Laycock (Married Woman)	Book 1090 No. 942 (part) Also Book 1090 No. 983 (part)
24.09.1940 (1940 to 1942)	Leslie Malcolm Edwards (Meal Merchant)	Book 1880 No. 232
04.09.1942 (1942 to 1968)	Doris Catherine Chevell (Married Woman)	Book 1918 No. 739 (Book 1939 No. 714)
21.08.1968 (1968 to Date)	# Qantas Airways Limited	Book 2898 No. 183 Now 4/537339
<u>Leases:</u> 24.08.1972 to Sydney County Council, together with Right of Way and Easement for Electricity purposes – expired 16.06.1977. 16.06.1977 to Sydney County Council of Substation premises No. 3313, together with Rights – expired 20.04.1982. 20.04.1982 to Sydney County Council of Substation premises No. 3313, together with Rights – expires 31.12.1986 17.07.2002 (8705819) to Ausgrid Council of Substation premises No. 3313, with Right of Ways and Easement for Electricity purposes – expires 31.12.2051. Lessee now Alpha Distribution Ministerial Holding Corporation 28.02.2017 (AK 971351) Lease of Lease to Blue Asset Partner Pty Ltd, Eric Alpha Asset Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd Eric Alpha Asset Corporation 4 Pty Ltd 28.02.2017 (AK 971352) Sub Lease to Blue Op Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd Eric Alpha Operator Corporation 4 Pty Ltd <u>Easements:</u> 15.04.1912 (Book 962 No. 618) Easement for Drainage 6 feet wide.		
Lot 1 DP738342		
15.04.1912 (1912 to 1952)	Ellen Moss (Married Woman)	Book 962 No. 618
24.12.1952 (1952 to 1955)	Victor Meyer (Manufacturing Engineer)	Book 2237 No. 644
05.12.1955 (1955 to 1970)	V. Meyer Pty Limited	Book 2360 No. 943 Now Vol 11353 Fol 156
12.08.1970 (1970 to date)	# Qantas Airways Limited	Vol 11353 Fol 156 Now 1/738342
<u>Leases:</u> 19.01.1986 (W 602273) expired, not investigated. <u>Easements:</u> 14.11.1952 (Book 2233 No. 920) Easement for Drainage. 17.12.1952 (Book 2235 No. 947) Easement for Drainage.		
Lot 2 DP738342		
15.04.1912 (1912 to 1952)	Ellen Moss (Married Woman)	Book 962 No. 618
21.10.1937 (1937 to 1955)	Victor Meyer (Manufacturing Engineer)	Book 1796 No. 222
05.12.1955 (1955 to 1970)	V. Meyer Pty Limited	Book 2360 No. 942 Now Vol 11353 Fol 156
12.08.1970 (1970 to date)	# Qantas Airways Limited	Vol 11353 Fol 156 Now 2/738342
<u>Leases:</u> NIL <u>Easements:</u> 10.07.1943 (Book 1933 No. 595) Easement for Drainage.		
Lot 5 DP1194564		
21.05.1863 & 10.06.1863	George Collins	Book 83 No's 273 & 680 Now 5/1194564
This strip of land would seem to be hiatus land not dealt with since 1863. It is known that land can be occupied by Adverse Possession (fenced in for 12 years or more). The legal process required by the Office of NSW LRS will need to be followed to claim Adverse Possession to this land.		



Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
Lot 23 DP883548		
Numbered (1) on the cadastral records enquiry report		
15.04.1912 (1912 to 1952)	Hannah Laycock (Married Woman)	Book 963 No. 189
17.12.1952 (1952 to 1954)	James Leslie Ernest Dunstan (Company Director)	Book 2235 No. 947
10.03.1954 (1954 to 1955)	Moxon & Company (Sydney) Pty Limited	Vol 6783 Fol 74
14.12.1955 (1955 to 1970)	Butler & Norman Pty Limited	Vol 6783 Fol 74
20.05.1970 (1970 to date)	# Qantas Airways Limited	Vol 6783 Fol 74 Now 23/883548
Numbered (2) on the cadastral records enquiry report		
15.04.1912 (1912 to 1953)	Hannah Laycock (Married Woman)	Book 963 No. 189
17.06.1953 (1953 to)	Butler & Norman Pty Limited	Book 2255 No. 155 Now Vol 10174 Fol 240
20.05.1970 (1970 to date)	# Qantas Airways Limited	Vol 6783 Fol 74 Now 23/883548
<u>Leases:</u> 18.12.1986 to Container Haulage Group Pty Limited – expires 05.05.1989. 25.02.1999 (5576204) – expired, not investigated.		
<u>Easements:</u> 14.11.1952 (Book 2233 No. 920) Easement for Drainage.		
Lot 4 and Lot 5 DP38594		
15.04.1912 (1912 to 1953)	Hannah Laycock (Married Woman)	Book 963 No. 189
17.06.1953 (1953 to 1970)	Butler & Norman Pty Limited	Book 2255 No. 155 Now Vol 10174 Fol's 241 & 242
20.05.1970 (1970 to date)	# Qantas Airways Limited	Vol 10174 Fol's 241 & 242 Now 4/38594 & 5/38594
<u>Leases:</u> 18.12.1986 to Container Haulage Group Pty Limited – expires 05.05.1989. 25.02.1999 (5576204) – expired, not investigated.		
<u>Easements:</u> 14.11.1952 (Book 2233 No. 920) Easement for Drainage. 10.06.1967 (K 685899) Easement for Drainage		
Lot 1 DP445957		
28.11.1900 (1900 to 1946)	Catherine Grace Hambly (Married Woman, now Widow)	Book 677 No. 388 Now Vol 5324 Fol 121
02.05.1946 (1946 to 1951)	Leslie Theodore Westlake Hambly (Retired Poultry Farmer) (Transmission Application not investigated)	Vol 5324 Fol 121
03.07.1951 (1951 to 1951)	Francis Arthur Payne (Engineer)	Vol 5324 Fol 121
30.08.1951 (1951 to 1958)	York Motors Proprietary Limited	Vol 5324 Fol 121
30.09.1958 (1958 to 1991)	Commonwealth of Australia	Vol 5324 Fol 121 Now 1/445957
13.12.1991 (1991 to date)	# Qantas Airways Limited	1/445957
<u>Leases:</u> 23.09.1924 (Book 1361 No. 722) to See Joe (Market Gardener) – term of 9 years. 22.01.1934 (Book 1680 No. 459) to Lee Tim, Chung Hong, Lee Young & Lee Tong (Gardeners) – term of 3 years. 20.08.1937 (Book 1791 No. 345) to Chun Hoong & Mah Know (Gardeners) – term of 3 years. 01.07.1940 to Ronald William Neale (Market Gardener) – term of 3 years. 30.09.1943 to Ronald William Neale (Market Gardener) – Expired 22.04.1949.		



Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
01.10.1948 to Ronald William Neale (Market Gardener) – surrendered 07.05.1952. Easements: NIL		
Lot 1 DP81210		
17.07.1931 (1931 to 1949)	Sarah Jane Annabel (Widow)	Vol 4493 Fol 57
22.06.1949 (1949 to 1952)	Ida Lorna Collins (Widow) (Transmission Application not investigated)	Vol 4493 Fol 57
18.12.1952 (1952 to 1960)	Rolls Royce of Australia Pty Limited	Vol 4493 Fol 57
13.08.1960 (1960 to 1980)	Joy Manufacturing Company Pty Limited	Vol 4493 Fol 57
18.11.1980 (1980 to date)	# Qantas Airways Limited	Vol 4493 Fol 57 Now 1/81210
Leases: 13.12.1962 to Sydney County Council, together with Right of Way and Easement for Transmission Line. 12.01.1981 to Joy Manufacturing Company Pty Limited, now expired 06.04.1984. 06.04.1984 to Sydney County Council of Substation premises No. 1073, together with Right of Way and Easement for electricity purposes – expires 31.12.1988. 17.07.2002 (8705819) to Ausgrid of Substation premises No. 1073, together with Right of Way and Easement for electricity purposes – expires 31.12.2051. Lessee now Alpha Distribution Ministerial Holding Corporation 28.02.2017 (AK 971351) Lease of Lease to Blue Asset Partner Pty Ltd, Eric Alpha Asset Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd Eric Alpha Asset Corporation 4 Pty Ltd 28.02.2017 (AK 971352) Sub Lease to Blue Op Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd Eric Alpha Operator Corporation 4 Pty Ltd Easements: NIL		
Lot 1 DP202093		
30.12.1929 (1929 to 1953)	Victor Annabel	Book 1588 No. 534
05.06.1953 (1953 to 1960)	Rolls Royce of Australia Pty Limited	Book 2252 No. 353
12.08.1960 (1960 to 1980)	Joy Manufacturing Company Pty Limited	Book 2539 No. 549 Now Vol 9368 Fol 168
18.11.1980 (1980 to date)	# Qantas Airways Limited	Vol 9368 Fol 168 Now 1/202093
Leases:- 12.01.1981 to Joy Manufacturing Company Pty Limited, now expired 06.04.1984. 06.04.1984 to Sydney County Council of Substation premises No. 1073, with Right of Way and Easement for Electricity purposes – expires 06.04.1984. Easements:- 07.05.1964 (J547276) Right of Way and Easement for Electricity purposes – expired. 16.06.1977 to Sydney County Council of Substation premises No. 3313, together with Rights – expired 20.04.1982. 20.04.1982 to Sydney County Council of Substation premises No. 3313, together with Rights – expires 31.12.1986 17.07.2002 (8705819) Right of Way and Easement for Electricity purposes – expires 31.12.2051.		

3.3. Regulatory Records and Desktop Investigation Results

A summary of the desktop investigation results, and review of regulatory records is provided in Table 3-3.



Table 3-3: Summary of Regulatory Records and Desktop Investigation Results

Record	Detail
NSW EPA Contaminated Land Register	<p>The NSW EPA hold records for sites regulated under the CLM Act (1997) to deal with contamination that is significant enough to warrant regulation given the site's current or approved use. There are three sites within 500m of the Site that are on the record of notices list and include the Alexandra Canal Sediments located ~ 250m west of the site, Mascot Pioneer Plating site located approximately 270m north of the site and the former Mascot Galvanizing site located approximately 400m south east of the site. Although these sites are likely or known to have offsite impacts, it is unlikely that the investigation site has been affected by these sites. Refer to Map 6, Appendix C for the location of these sites.</p>
NSW EPA Notified Sites	<p>The list of notified sites contain land that has been notified to the NSW EPA as being potentially contaminated. Sites appear on this list because the site owner and/or the polluter has notified the EPA under section 60 of the CLM Act, or the EPA has been notified via other means and is satisfied that the site is or was contaminated. If a site is on the list, it does not necessarily mean the contamination is significant enough to regulate under the CLM Act.</p> <p>Notified sites within 500m of the Site are as follows:</p> <ul style="list-style-type: none"> ▪ Alexandra Canal Sediments 105m north east of the site – currently regulated (see above). ▪ Former Landfill Freight Distribution Facility (now residential) 160m north east of the site – regulation not required. ▪ Heritage Business Centre 280m north of the site – regulation not required. ▪ Mascot Pioneer Plating 400m north of the site – currently regulated (see above). ▪ Former Mascot Galvanising 400m south east of the site – currently regulated (see above). ▪ Burrows Industrial Estate Former Landfill 140 north of the site – regulation not required. <p>Refer to Map 6, Appendix C for the location of these sites.</p>
Licences Under POEO Act	<p>A search of the NSW EPA Public Registers identified four sites within the 500 m buffer. Two licences are related to railway activities/operations, another two relate to the generation of electrical power from gas and the remaining licence relates to recovery of general waste and waste storage. An additional seven ceased or expired licences within the buffer area include hazardous, industrial or group A waste generation and/or storage of scrap metal processing, waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste, and non-thermal treatment of hazardous and other waste.</p>
National Pollutant Inventory Map	<p>The National Pollutant Inventory (NPI) identified the following four facilities within proximity to the site:</p> <ul style="list-style-type: none"> ▪ Sydney Airport – Airport operation and other air transport support services – located at the airport. ▪ Mascot Airport Depot – petroleum product wholesaling - located at the airport. ▪ Ansett Australia – aircraft manufacturing and repair services - located at the airport.



	<ul style="list-style-type: none"> ▪ Qantas Sydney - Airport operation and other air transport support services – located at the airport. ▪ Sealed Air St Peters Basic inorganic chemical manufacturing – located on Burrows Road.
Environment and Dangerous Substances Licensing Search (WorkCover)	A WorkCover NSW search for Dangerous Substances was completed. The search records indicated that the Coward Street lot was licenced to store up to 510kg of Liquified Petroleum Gas (LPG), and was used during Britz Australia Rentals occupation of the site from 1999. It is unknown when the licence for the storage of LPG was surrendered. The LPG tanks were not visible during the site inspection. Workcover NSW did not hold any further records for other lots on the site. Refer to Appendix C for copies of Dangerous Goods Search Records.
PFAS Investigation Sites	<p>The Land Insight Resource searches provide the following information relevant to PFAS within the 1000 m search buffer:</p> <ul style="list-style-type: none"> ▪ Sydney Airport is located within 30 m of the site in a southerly direction. The airport site is known to be impacted by per- and polyfluoroalkyl substances. The predominant known source of PFAS on the airport is associated with the historical use of certain firefighting foams used by firefighting services during training exercises. <p>Sydney Airport was identified as a site of concern in the State-wide PFAS Investigation Program conducted by the NSW EPA in 2016.</p>
Potentially Contaminating Activities Map	The Land Insight Resources Potentially Contaminated Areas map flagged Junstar and Mascot Dry Cleaners located 300m east and 470 m east of the site respectively. Sydney airport fire service on the airport and several liquid fuel depots/terminals also on the airport. Volume Plus petrol stations located 245m north east of the site. It is considered that these activities are unlikely to have impacted the site.
Record of Spills and/or other Environmental Incidents	No records of spills or other environmental incidents have been identified as part of this investigation. Copies in incident reports documented by Qantas were not available for review.

3.4. Previous Investigations

Reditus understands that several limited environmental investigations have been completed on portions of the Site during Qantas' ownership of the site. The information provided in the Qantas data room and Reditus' historical knowledge of the site are provided in the following documents which have been reviewed by Reditus:

- Coffey Geosciences Pty Ltd, Phase 2 Contamination Assessment, Proposed Qantas Stores, Coward Street, Mascot (dated 8th November 2002). Ref: S21288/1-BK.
- Coffey Geosciences Pty Ltd, Environmental Management Plan for Management of Capping Layers and Methane Management System at Qantas Stores Facility , Mascot (dated 28 April 2006). Ref: S21288.5-AI. (this documents was provided in an appendix to the HLA Site Audit Report – see below).
- HLA Site Audit Report (and site Audit Statement), Qantas Stores Site 263-273 Coward Street Mascot, NSW (dated 5 June 2006). Ref: N4028801_SAR_5June06rev3.
- ERM Australia Pty Ltd Combined Preliminary Site Investigation and Detailed Site Investigation 263 Coward Street, Mascot NSW (dated 7th February 2019). Ref: 0479522.



- Reditus Consulting Pty Ltd, Data Gap Assessment, Proposed Dnata Site, Coward Street, Mascot NSW (dated 20 January 2020). Ref: 19147RP01.
- JK Environments Pty Ltd, Additional Intrusive Investigation for Proposed Catering Facility, 263 Coward Street, Mascot NSW (dated 18 February 2020). Ref: E2844Prpt.
- Reditus Consulting Pty Ltd, In-Situ Waste Classification & Soil Assessment – Proposed Services Trench, Sydney Airport Mascot NSW (dated 25 September 2020). Ref: 20139L01.
- Reditus Consulting Pty Ltd, Methane Monitoring & Capping Inspection, QSDC, 263-271 Coward Street, Mascot NSW (dated 18 October 2019). Ref: 19146RP01.
- Reditus Consulting Pty Ltd, Methane Monitoring & Capping Inspection, QSDC, 263-271 Coward Street, Mascot NSW (dated 12 February 2021). Ref: 19146RP02.
- Liberty Industrial Pty Ltd, Decommissioning Status and Fuel Services Investigation report, Qantas Fuel Farm Mascot (dated 20 November 2020). Ref: QANTAS FUEL FARM REV D.

The outcomes of these reports are summarised below. Several groundwater monitoring wells were observed between LEO and ARC during the site walkover. It is likely an environmental investigation was completed in this area, however a report for this area was not available for review. Reditus is not aware of any other environmental investigations completed on the site.

3.4.1. Coffey (2002) Phase 2

Coffey Geosciences Pty Ltd (Coffey) were engaged to prepare a phase 2 Contamination Assessment on Lots 1 and 2 of DP738342, Part Lot 4 of DP537339, Part Lot 23 DP883548 and Part Lot 1 of DP445957, Mascot NSW. The works were conducted in preparation of the construction of the SDC building and a contamination assessment was required to accompany the development application for the proposed development.

The objectives of the Phase 2 Contamination Assessment were to:

- Reassess the potential areas of environmental concern (AECs) and chemicals of concern (COCs) in light of the changed site boundaries and after reviewing Botany Council Records which were obtained after issue of the previous Stage 1 Phase 1 Contamination Assessment.
- Make an assessment of the presence of contamination and, where present, the extent of contamination associated with the potential areas of environmental concern (AECs);
- Assess further investigation and/or remediation requirements (if any) required to make the site suitable for the proposed warehouse development; and
- Assess whether offsite migration of contamination is occurring through groundwater at levels which may present a 'Significant Risk of Harm' as defined in the Contaminated Land Management Act (1997).

The scope of work for the Phase 2 Contamination Assessment included:

- Review of site history including Botany Council records on the site (which were not able to be obtained prior to issue of the Phase 1 report);
- A judgemental field investigation including:
 - Drilling of three boreholes with the aid of a drilling rig for environmental sampling and geotechnical logging;
 - Soil sampling from a further eighteen locations including four boreholes drilled with the aid of a drilling rig and fourteen test pits excavated with the aid of a backhoe for environmental sampling;



- Collection of three grab samples from a stockpile of spoil;
 - Collection of three sediment samples from the base of the drainage channel flowing through the site;
 - Installation of and sampling from fifteen groundwater monitoring wells with the aid of a drilling rig;
 - Methane monitoring in seven boreholes, the fifteen groundwater wells and two dedicated gas monitoring wells;
 - A geophysical survey across the site using EM31 and Ground Penetrating Radar (GPR) to check for the presence buried drums and underground storage tanks (USTs).
- Laboratory testing for chemicals of concern;
 - Assessment of contamination based on site history, field and laboratory results; and
 - Reporting

Coffey identified concentrations of heavy metals in groundwater above the ANZECC (2000) 95% freshwater trigger value at various locations across the Coffey investigation site. Concentrations in groundwater were similar in upgradient and downgradient wells, suggesting that there are elevated concentrations in the regional groundwater aquifer and that the site was unlikely to be contributing to the elevated metal and ammonia concentrations in groundwater.

Methane in soil vapor was identified by Coffey at concentrations in excess of 100% the Lower explosive limit (LEL) at two locations close to the western boundary of the Coffey investigation site (located adjacent to the subject site to the west).

A buried waste sump oil drum was unearthed during the investigation, which contained waste liquid with concentrations of BTEX, PAHs and tetrachloroethene. A geophysical investigation identified an anomaly which suggests the potential for buried objects, of which Coffey recommend that these be investigated further in the event that they are associated with buried waste.

Coffey note that a previous Environmental assessment conducted by Golders (2001) identified a separated hydrocarbon product (light non-aqueous phase liquid - LNAPL) in a groundwater well 40m to the east of the Coffey investigation site (on the northern boundary of the subject site).

It is noted that Reditus was not provided a copy of the Golders (2001) report.

Coffey considered that the site is suitable, with respect to contamination, for the proposed commercial/industrial use subject to:

1. The following additional work being undertaken to address the potential presence of drums, USTs, and other potential contamination sources:

- The anomalies identified by the geophysical investigation being checked for the presence of buried drums, USTs and other wastes;
- The area beneath the concrete slab in the southern part of Lot 2 DP 738 342 (which could not be checked during the geophysical assessment due to the presence of metallic objects on the surface) being checked for the presence of buried drums and/or USTs;
- Any drums or USTs identified during this process as well as the drum already identified at location E11 being removed from the site by a licensed contractor and the surrounding soil being validated by Coffey.



2. The site being capped in order to prevent users of the land coming into contact with contaminated or potentially contaminated soil. Suitable capping would include a combination of concrete (in the proposed warehouse, car park and roadway footprints) and by a minimum thickness of 500mm of clean imported soil in proposed landscaped areas;

3. A detailed grid-based validation program be carried out for methane. If such an assessment demonstrates that methane concentrations are statistically below say 25% of the LEL, it is considered that there is probably no need for specific management measures to deal with methane. In the absence of such an assessment, or if such an assessment reveals concentrations above 25% of the LEL, it is recommended that measures be implemented to manage potential methane build up within the building. The objectives of such measures would included prevention of significant upward methane migration through building floor slabs, ensuring that any methane that leaks into building spaces is sufficiently diluted through ventilation and/or checking post construction methane concentrations.

4. A site environmental management plan (EMP) being designed by Coffey and implemented by Qantas. Key elements of the site environmental management plan should include:

- A drawing clearly identifying the presence of contaminated soil;
- A long-term maintenance program for the cap;
- The application of controls on future site works through the cap;
- Health and safety requirements for construction workers and other site personnel and environmental management requirements in the event that maintenance work exposing the contaminated soil or groundwater is to be undertaken; and
- The methane monitoring program.

5. Groundwater not being utilised on the site (i.e. for drinking, irrigation or industrial purposes).

Coffey recommended that a remediation plan be prepared outlining remediation and validation procedures.

3.4.2. Coffey (2006) EMP

This document was provided as part of an appendix of the HLA Site Audit Report (see below) and has been summarised for completeness.

Following the Phase 2 (see above), and remediation and validation (reports not provided) Coffey were retained to prepare a Site Environmental Management Plan (EMP) for the SDC building development. At the time, the ground floor area of the warehouse was proposed to be approximately 20,000m² with approximately 4,000m² of landscaped areas around the perimeter of the warehouse and approximately 6,000m² of paved car parking areas.

Prior to site redevelopment works contamination investigations undertaken by Coffey had identified soil contamination and elevated methane concentrations at levels considered to render the site unsuitable for the proposed redevelopment, without remediation and/or management measures being implemented. Coffey prepared a Remediation Action Plan (RAP) (not available for review) to provide a framework for the remediation works required in order to render the site suitable for the proposed redevelopment.

Remediation works were undertaken at the site in conjunction with the site redevelopment works including the capping of the site (i.e. warehouse slab, roadways, paved parking areas and landscaped areas) to prevent exposure of site users to the identified soil contamination and the construction of a methane management system to manage the identified elevated subsurface methane concentrations.

The RAP recommended the preparation of an EMP including a long-term maintenance program for the cap, controls on future excavations, health and safety and environmental



management requirements in the event that maintenance work were exposed to soil and groundwater is to be undertaken. The RAP also recommended that a contingency plan be prepared following completion of the remediation in order to identify unexpected situations that could occur following the completion of the remedial works that could impact the success of the remedial strategy.

The RAP did not recommend that the EMP include requirements pertaining to the methane management system as at the time of preparation of the RAP, the gas investigations which identified that the methane management system would be required had not been undertaken. Coffey considered that the EMP should also address the methane management system.

The objectives of the EMP were to provide a framework for:

- a monitoring/maintenance program to assess the ongoing performance of the cap and administrative controls;
- a monitoring/maintenance program to assess the ongoing performance of the methane management system;
- controls on site excavation and maintenance work; and
- appropriate environmental management, occupational health and safety and waste management to be implemented during any excavation or maintenance works that penetrate the cap and/or disturb contaminated soil or take place within the area under administrative controls.

The EMP provides:

- A summary of site conditions and remedial works;
- A long-term maintenance and monitoring/inspection program for the cap;
- A long-term maintenance and monitoring/inspection plan for the methane management system;
- Control measures on future excavations/maintenance works which will affect the cap and/or methane management system;
- A framework for health and safety requirements for construction workers and other site personnel and environmental management requirements in the event that maintenance work exposing the contaminated soil is to be undertaken;
- Contingency plans.

3.4.3. HLA (2006) Site Audit Report

This site audit report for the QANTAS Stores Site (the site) located at 263-273 Coward Street, Mascot, NSW (Coffey (2006), Figure 1), was conducted at the request Qantas. The audit was conducted by Mr Ross McFarland, an accredited auditor (Registration No. 9819) under the NSW Site Auditor Scheme (Contaminated Land Management [CLM] Act, 1997).

The Auditor reviewed the following key report:

- Coffey (2006) Remediation and Validation Report, QANTAS Stores Site, Coward Street, Mascot, 28 April 2006.

The Auditors summary of the Coffey (2006) report regarding site suitability was as follows:

"The gas management system comprising a passive methane venting system beneath the concrete floor of the warehouse building and a methane detection and alarm system has been installed in general accordance with the RAP requirements which was found to be performing to a satisfactory level at the time of a site visit undertaken by Coffey;



- *Capping works have been undertaken across the site in accordance with the RAP requirements with the exception of a relatively small hot spot in the topsoil cap which is to be excavated and replaced with properly validated topsoil. These remediation works will be appropriately validated, with the remediation and validation works to be presented to the Site Auditor in an addendum to the Remediation and Validation Report. A requirement for these works to be undertaken has been included in the EMP. It is not considered that this hotspot would affect the overall suitability of the site for commercial / industrial landuse;*
- *The material imported to the site as Virgin Excavated Natural Materials (VENM) was found to be generally acceptable, although the validation works identified some uncertainty on the volume of VENM imported to the site and deficiency in some aspects of record keeping. However, as the VENM has been placed beneath capped areas of the site, it is considered that the relatively minor uncertainties regarding the VENM do not impact upon the usability of the site;*
- *The waste classification and offsite disposal of material undertaken during the remediation works was performed in general accordance with the RAP requirements."*

Based on the above, the Auditor considered that the site is suitable, with respect to contamination, for commercial/industrial use subject to remediation of the hot spot at location BH8AD and appropriate validation of these works, as well as the implementation of the EMP.

Coffey (2006) provided a EMP for management of capping layers and methane management system for the site (summarised above). The EMP provides an outline of the details of the various capping, and methane management systems and monitoring and maintenance programs. The EMP also provides for contingencies in the management of potential issues. The EMP provides administrative controls and responsibilities for the implementation of the EMP.

The Auditor generally concurred with Coffey's findings in relation to the residual risks posed by the Site at the time of the Audit.

The Auditor noted that the capping of the site will effectively separate site users from contaminated fill material and reduce the potential for surface water infiltration that could mobilise TPH impacted soil. The Auditor noted that the likely extent of any residual TPH impacted soil not identified by the site investigations completed at the site to be low. Additionally, the TPH detected at the site is in the C₁₀-C₃₆ range fraction and likely to be less mobile than more volatile fractions of TPH.

Additionally, the Auditor noted that the concentrations of TPH are significantly less at the boundary of the site. The auditor noted that the source of metals and ammonia in groundwater is unlikely to be attributed to the activities of the site and is a regional groundwater issue.

Finally, the Auditor concluded that the EMP provides an ongoing management process to minimise the risks associated with the residual contamination that has been identified to remain at the Site.

It is noted that this Audit and EMP was not listed on the in the Bayside Council Section 10.7 Planning Certificate for the site.

3.4.4. ERM (2019) PSI/DSI

ERM was engaged by Qantas to undertake a combined Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) on the parcel of land owned by Qantas located at 263 Coward Street, Mascot, NSW (the Site) for assessment of contamination in order to facilitate the planned development of the Site as a catering facility.

The investigation scope included the following:



- completion of a site walkover on 4 October 2018;
- a desktop review of the Site's environmental setting, publicly available records, site history;
- soil investigations at 29 locations, including logging of soils and collection of samples for laboratory analysis; and
- groundwater monitoring well installation and collection of groundwater samples at 5 locations for laboratory analysis.

Fill material was encountered at all soil bore locations to depths of approximately 2.0 m below ground level. Natural soils (sands) were encountered from these depths to the maximum investigation depth of 4.0 m below ground level.

Concentrations of contaminants of concern in soil samples were below the applicable screening criteria with the exception of the following:

- Asbestos (Fines and Fibrous <7mm) exceeding the HSL-D at two locations;
- Copper and zinc exceeding the commercial/industrial ecological investigation level (EIL) in two samples from one location;
- Benzo(a)pyrene exceeding the commercial/industrial ecological screening level (ESL) at three locations; and
- TRH C₁₆-C₃₄ fraction exceeding the commercial/industrial ESL at one location.

There were no visible fragments of asbestos observed during the investigation, and it is likely that the source of asbestos is the historical importation of uncontrolled fill material for levelling of the site. Given the current presence of hardstand across the site and the proposed development of the site as a catering facility, ERM concluded that the exposure risk due to asbestos in fill material is limited to excavation works during construction. ERM stated that asbestos should be considered potentially present in fill material and controls should be implemented during construction to prevent exposure of workers to asbestos.

ERM stated that EILs and ESLs were conservatively applied to soil analytical results in accordance with the NEPM (1999). Given the presence of hardstand right across the Site and the lack of sensitive ecological receptors identified for soils on the Site, the analytical exceedances of the EILs and ESLs in soils do not constitute a risk to ecological receptors. Reditus agree with this statement.

Concentrations of contaminants of concern in groundwater were generally below the applicable screening criteria, with the exception of the following:

- Copper and zinc exceeding the ANZECC freshwater guidelines for 95% protection of species at five and four groundwater monitoring wells respectively; and
- It is noted that various chlorinated and halogenated hydrocarbon analytes and benzo(a)pyrene limits of reporting were above the threshold for the NEPM (1999) GILs and the NHMRC (2011) Recommended Drinking Water Guidelines – Health. As there were no detects for PAHs, volatile organic compounds (VOCs) or Hydrocarbons in groundwater, these results are not considered to be confirmed exceedances.

Groundwater concentrations exceeding the adopted screening criteria for copper and zinc are not considered by ERM to be indicative of contamination originating at the Site and are more likely to be related to regional groundwater quality. This was similarly concluded in the Coffey (2002) investigation.

The application of the NEPM GILs and the NHMRC Recommended Drinking Water Guidelines is considered conservative given the location of the Site within Management Zone 2 of the Botany Bay Sands Aquifer Area, where the extraction of groundwater for domestic use is prohibited



ERM considered that there is low potential for the identified metals impacts in groundwater to pose an unacceptable risk to the waters of Alexandra Canal.

A data gap in the ERM investigation, noted by Qantas/Reditus, was the potential for methane gas in shallow soils beneath the Site, based on the findings for the adjacent site (SDC building) to the west. The LNAPL identified by Golders (2001) (report not provided for review) on the site was also not addressed at the time of preparing this report.

Based on the results of this investigation, ERM concluded that the environmental quality of soil and groundwater at the Site does not preclude the development for continued commercial/industrial land use. ERM recommended that a Construction Environmental Management Plan (CEMP) be prepared for any future construction works at the site which involve excavation below the current surface level. The CEMP should be prepared by a suitable qualified environmental professional and should include procedures to mitigate potential exposure risks during excavation of soil that may contain asbestos.

3.4.5. Reditus (2020) Data Gap Assessment

At the time, Reditus understood that the lots on Coward Street and a portion of the staff carpark in LOT A was proposed to be redeveloped to include a slab-on-grade catering facility. Qantas identified data gaps in the ERM investigation (see above) as the risk of methane intrusion into the proposed building had not been addressed. The light non aqueous phase liquid (LNAPL) noted by Golder Associates (Golders) in 2001 as described in an historical site assessment report prepared by Coffey Environments (Coffey) in 2006 was also not addressed as part of the recent ERM site investigation.

Reditus Consulting Pty Ltd (Reditus) was engaged by Qantas to fill the identified data gaps by completing several rounds of methane monitoring from new and existing monitoring wells installed in the area and to conduct a LNAPL investigation to determine if there are any risks posed to the proposed development. A summary of conclusions of the data gap investigation is as follows:

- Three (3) shallow groundwater monitoring wells were installed around the former monitoring well (BH12). BH12 had previously reported 33 mm of LNAPL of petroleum hydrocarbon product on the site (Golders 2001);
- Existing monitoring wells installed by ERM (2018) and the three new groundwater monitoring wells installed by Reditus were monitored for landfill gases (particularly methane) on two separate occasions during periods of low and falling atmospheric pressure;
- Several boreholes classifying soil as restricted solid waste or hazardous waste due to elevated concentrations of heavy metals and/or polycyclic aromatic hydrocarbons (PAHs) were redrilled and sampled and analysed for toxicity leaching procedure (TCLP) in an attempt to lower the preliminary waste classification reported by ERM (2018);
- There were no non-aqueous phase liquids (NAPL) detected in any of the newly installed monitoring wells onsite. Based on the absence of LNAPL and dissolved concentrations of BTEX, TRH and PAH below laboratory detection limits, it is apparent that the findings in Golders (2001) no longer poses an environmental or human health risk;
- Methane was detected in monitoring wells ranging from 0%v/v to 12.2%v/v, however, a flow reading of 0L/hr was reported in all monitoring wells;
- The calculated gas screening value (GSV) for the site is characterised by CIRIA (2007) as a, "Very low risk - there is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe". The guidance states that "no special precautions" is required for a site in this situation;



- Based on the field observations observed during field sampling event and analytical results, the waste classification provided by ERM has been reduced down to General Solid Waste (GSW) in all boreholes tested by Reditus within the accessible areas of the site. In one location however (ERM's BH2 and Reditus MW08R) the classification exceeds the RSW TCLP2 criteria and remains as Hazardous Waste (HAZ).
- It was recommended that if the material classified as hazardous waste is required to be disposed off site, it is first stabilised with cement and disposed offsite under a NSW EPA immobilisation approval.

3.4.6. JKE (2020) Additional Intrusive Investigation

Beca Pty Ltd commissioned JK Environments Pty Ltd (JKE) to undertake an additional intrusive investigation for the proposed catering facility development at 263 Coward Street, Mascot, NSW.

The additional intrusive investigation was designed to facilitate the preparation of an interpretive report including remediation/management objectives for the site in the context of the proposed development.

The aim of the additional intrusive investigation was to obtain additional data in relation to asbestos in soil and hazardous ground gas (HGG). The objectives of the investigation were to:

- Further assess the soils in the vicinity of an area where asbestos was found (previously by others) to exceed the site assessment criteria (SAC);
- Screen for the presence of methane gas in the shallow soils in the vicinity of the western site boundary (of the proposed catering development, as opposed to the Site boundary); and
- Facilitate the preparation of an interpretive report comparing the investigation results to relevant SAC and including remediation/management objectives for the project.

JKE conducted the following scope of work:

- Soil sampling from 12 locations (drilled using continuous push-tube methods) radiating out from the ERM asbestos find in BH16, to a maximum distance of approximately 60m to the north and east of BH16, and towards the proposed catering development site boundaries to the south and west of BH16;
- Collection of soil samples for asbestos analysis from the fill profiles;
- Screening of hazardous ground gas using a hand-held landfill gas analyser at the annulus of each borehole.
- Installation of two ground gas wells in the vicinity of the proposed catering development western site boundary;
- One hazardous ground gas monitoring event on the day of the well installation and a second monitoring event from the wells approximately one week after the first event.

Asbestos as AF/FA was encountered in fill samples collected from BH101 (0.35-0.8m) and BH106 (1.3-1.5m) at concentrations of 0.0409%w/w and 0.0059%w/w respectively, both of which exceeded the SAC of 0.001%w/w.

Asbestos as ACM >7mm was also encountered in BH101 (0.35-0.8m), BH106 (1.1-1.3m) and BH108 (0.33- 0.6m) at concentrations of 0.1135%w/w, 0.2008%w/w and 0.0341%w/w respectively. The health-based screening level for ACM >7mm in a commercial/industrial setting is 0.05%w/w, therefore the concentrations in the BH101 and BH106 samples exceeded this criterion. However, JKE noted that the preferred method for assessing ACM >7mm is via bulk screening of 10L samples, therefore there is a potential for the concentrations to be



overestimated based on the smaller 500ml samples submitted for this investigation, which aimed to provide information primarily relating to the AF/FA component.

Considering the proposed catering site is predominantly paved, and asbestos was not identified in surficial soils from those unpaved areas, JKE stated that there is currently no exposure pathway for asbestos. On this basis, JKE concluded that the risks posed by asbestos based on the current site configuration and use, where soil disturbance does not occur, is relatively low.

Considering the spatial extent of the occurrence of asbestos encountered during this additional intrusive investigation and considering other lines of evidence including such as the widespread occurrence of brick and other demolition-type waste in the fill during this investigation and the ERM PSI/DSI, JKE considered it likely that asbestos would occur throughout the fill across the site and is not likely to be isolated to the soils in the vicinity of ERM location BH16.

The preliminary hazardous ground gas screening identified hazardous ground gas concentrations, including methane and carbon dioxide, in the boreholes and in the two gas monitoring wells (MW102 and MW107). JKE concluded that gas flow rates and hazardous ground gas concentrations in monitoring well MW107 were reported at concentrations that could pose a risk context of the proposed development.

The hazardous ground gas monitoring events from monitoring well MW102 and MW107 identified hazardous ground gas concentrations and gas flow within the monitoring wells. The maximum methane, carbon dioxide and flow concentrations were 58.2%v/v, 17.7%v/v and 5.5L/hour respectively. Using the Wilson and Card Method outlined in the EPA Hazardous Ground Gas (2019) guidelines for calculating the Gas Screening Value (GSV), the worst case GSV for methane is 1.05 based on the MW107 (24 January) monitoring event. If a GSV is calculated using the highest methane concentration (58.2%v/v in MW107 on 24 January 2020) and the highest flow rate (5.5L/hour in MW107 on 16 January 2020), the GSV for methane is 3.2. This translates to a characteristic gas situation (CS) value of 3 with a risk classification of moderate.

Considering the findings of the additional intrusive investigation, JKE recommended remediation of the site would be required to address the asbestos contamination. A capping and management approach was considered to be the most likely proposal for the remediation to address asbestos-related risks. This will require on-going management of the site via a long-term EMP.

JKE stated that there is insufficient data at this stage to outline the remediation or management objectives in relation to hazardous ground gas as the risks have not been adequately characterised. Although the required gas protection measures will be established based on such further characterisation, it would be preferable to aim for a remediation strategy and the use of adequate protection measures to provide passive hazardous ground gas risk mitigation. Hazardous ground gas risks would also likely be managed under the EMP.

Based on the scope of work undertaken for the additional intrusive investigation, JKE recommend the following:

- Preparation of a detailed hazardous ground gas conceptual site model and Level 1 risk analysis and assessment for the site;
- Design and implementation of a detailed hazardous ground gas investigation and completion of a Level 2 risk analysis and assessment for the site;
- Preparation of a Remediation Action Plan (RAP) to address asbestos and any risk mitigation required following the hazardous ground gas investigation; and
- Preparation of an interim Asbestos Management Plan (AMP) to manage in-ground asbestos risks at the site between now and the commencement of the proposed



development works (it is noted that management during remediation and post remediation will occur via other plans as discussed in this report).

3.4.7. Reditus (2020) Services Trench Soil Assessment

Reditus Consulting Pty Ltd (Reditus) was engaged by Dal Tech Electrical & Communications Pty Ltd (Dal Tech) to conduct limited soil sampling to facilitate the installation of additional underground services on Qantas freehold land in Mascot NSW. It was understood the services trenches are proposed to be installed along side of the Trigen plant, the Catering Building, STC, LEO and the SDC.

The services trenches were mostly installed using horizontal drilling plus small excavations for pit locations to a maximum depth of 1m.

Ten (10) boreholes were formed and two (2) hand auger holes to a maximum of 4.0m below ground level or push tube/hand auger refusal. Boreholes were conducted within the location of the proposed service trenches at the approximate locations or several proposed inspection pits.

Based on field observations noted during sampling and analytical results, asbestos was noted in boreholes BH1, BH4, BH5 and BH12. Elevated concentrations of heptachlor (an organochlorine pesticide - OCP) was detected at BH3 which classifies this material as a Scheduled Chemical Waste (Hazardous Waste) in accordance with the NSW EPA, Environmentally Hazardous Chemicals Act 1985 Chemical Control Order (CCO) in Relation of Scheduled Chemical Waste (revised 2004). It was noted that if the material from BH3 (conducted in the former York Motors shed footprint) is ever excavated, it will need to be disposed in accordance with the CCO (2004) and transported under licence to a landfill lawfully allowed to accept such wastes.

Reditus recommended that the pesticide detection at BH3 be delineated, groundwater be investigated and an EMP prepared to manage this area of the site.

3.4.8. Reditus (2019 & 2020) Methane Monitoring and Capping Inspection

Reditus was engaged by Qantas to complete a round of methane monitoring (in 2019 and again in 2020) within the SDC building and conduct an inspection of the surrounding concrete, asphalt and topsoil capping to meet the requirements of the SDC EMP prepared by Coffey in 2006 (see above). The scope of work included:

- Monitoring methane concentrations within areas of the building (targeted at a time of low and falling atmospheric pressure) considered to be particularly susceptible to methane accumulation. The monitoring was undertaken in the vicinity of the vent pipes and well as confined spaces.
- Monitoring of sub slab methane venting pipework on the roof and surrounds of the building.
- Conduct a visual inspection of the concrete, asphalt and topsoil capping layers over the site in order to identify any weaknesses or damage.

Reditus made the following conclusions based on the key findings of the monitoring:

- The cap was in good condition over the majority of the site with the exception of erosion/settlement under the main building slab along the garden bed on the western side of the building. The other was the exposed soil/bare ground located within the narrow garden bed on the southern side of the building.
- The building methane monitor was observed showing no faults and appeared to be functioning correctly.



- Methane was reported at a maximum concentration of 4ppm (0.0004%v/v), well below the action criteria of 0.5%v/v.

Reditus recommend the following:

- The narrow garden bed along the south of the building should be replanted, or at a minimum, covered with mulch to minimise the degradation of the soil cap in this area.
- Qantas check their records to see if the impacted soil in the vicinity of BH8AD (described in the Coffey (2006) EMP) has been excavated and removed offsite as requested.
- That the monitoring be conducted by a third party annually in accordance with the Coffey (2006) EMP.

3.4.9. Liberty Industrial (2020) Decommissioning Report

Liberty Industrial (Liberty) were engaged by Qantas to investigate the decommissioning status of their "out of service" Fuel Farm at the Mascot Jet Base. The works were conducted initially on the 14/08/2020 and 26/8/2020.

The report describes that during these site visits, tank and pipe openings were inspected, gas tested, and thermal imaging conducted to determine the presence of liquids where gas testing and inspection internally was not possible and compared against applicable guidance and legislation to determine decommissioning status.

The summary provided here only includes the information relevant to the underground fuel line formerly servicing the JT2 building. Refer to the report for further information regarding the Jet Base Fuel Farm.

One of the key objectives of the project was to determine the status of decommissioning of the Fuel Farm and underground fuel lines from the Fuel Farm to Jet Test (JT2) and assessing against relevant guidance and legislation.

The assessment of liquids contained in the fuel lines under Qantas Drive involved a vacuum pump and 15 m of vacuum tubing in an attempt to and obtain a sample. A sample was not able to be taken (no liquid present) and the sample line was coated in an oil/fuel mix. As such it was concluded that these lines had not been decommissioned as per AS1940–2017. Pipeline Intervention Gauging (PIGing) was then proposed, with PIGing also allowing for monitoring of outflows to understand what liquids may still be present in the lines and so an understanding of risk. The flanges of the fuel lines which run under Qantas Drive were removed and gas tested. The lower explosive limit (LEL) reading 1% and the photo ionisation detection (PID) readings was 450 ppm. Following the PIGing works undertaken on 17th November 2020, this line was reassessed with the PID readings being sufficiently low to confirm GAS-FREE status.

Liberty Industrial concluded that from the data presented in this report it can be concluded that Fuel Farm Infrastructure and Underground Piping has now been decommissioned consistent with AS1940–2017 and the risk of release of flammable or hazardous liquids causing a safety or/and or environmental concern is considered negligible.

3.5. PFAS Assessment

Per- and polyfluoroalkyl substances (PFAS) are a complex group of >4,700 synthetically produced organic compounds. PFAS are highly effective surface-active agents in high temperature environments and are resistant to water and oils. These unique physico-chemical characteristics account for their widespread use in Aqueous Film Forming Foams (AFFF) and a wide range of household and industrial products.



The potential risk to the Site presented by PFAS has been evaluated in general accordance with the HEPA (2020) PFAS National Environmental Management Plan (NEMP 2.0) using the available site history information and information provided within historical reports. A summary of the potential risk to the Site presented by PFAS is provided in Table 3-4.



Table 3-4: PFAS Screening Assessment

Item	Probability	Detail
Has fire training occurred on-site?	Very High	Historical information indicated that fire extinguisher training for all Qantas staff was conducted at two locations within the Site. The open area between LEO and ARC and the equipment storage area north of JT2 and west of THS building. The training involved lighting a pan of fuel on fire and extinguishing with a fire extinguisher containing foam (potentially containing PFAS).
Is an airport or fire station located within close proximity to the Site?	High	The site is located adjacent to Sydney Airport, within 2.6 km of a fire station operated by Airservices Australia and within 1.3 km from a fire station operated by Fire + Rescue New South Wales (FRNSW).
Have fuel fires ever occurred on-site?	Low	Historical information, aerial photographs and information provided to Reditus indicates that it is unlikely that a fire event has occurred on the Site, with the exception of fire extinguisher training (see first point above).
Have PFAS been manufactured at the Site, or stored on-site?	Moderate	The current and historical uses of the Site are not consistent with the manufacturing or storage of PFAS-containing materials. However, information provided within the historical site searches indicates that PFAS-containing products, including Aqueous Film Forming Foams (AFFF), have been used offsite at Sydney Airport which is located within close proximity to the Site.

The outcomes of the PFAS Assessment summarised in Table 3-4 above indicates there is potential for areas within the Site to have been impacted by PFAS generated from on and off-site activities. Based on the site inspection conducted by Reditus on 17 and 19 of May 2021, the historical site information reviewed, and database searches completed during this investigation, Reditus consider it is possible that activities within the Site may contribute to potential detections of PFAS on site.



4. Site Inspection

A site inspection was conducted by Mr Dean Stafford and Dr Danielle Toáse, who are Principal Environmental Scientists of Reditus Consulting on 17th and 19th May 2021. The purpose of the site walkover was to identify any potential environmental issues, concerns, risks and/or liabilities relevant to the site, and make observations relating to condition of the Site and land use activities occurring on-site.

A summary of the site inspection observations is provided in Table 4-1.

Table 4-1: Summary of Site Inspection

Item	Observation
Buildings and Infrastructure	<p>SDC</p> <p>Entry to this area of the site is via Coward Street to the north and Qantas Service Roads to the South. The exterior of the building and surrounding landscaped areas (to the north, east and west) have been well maintained. No evidence of hazardous building materials, flaking paint or degradation of building materials was observed during the site inspection.</p> <p>The site is completely sealed with concrete and asphalt. The condition of the concrete was generally in good condition. No cracks, stains or signs of degradation were observed. The area on the eastern side of the building is used as loading docks.</p> <p>The back up electrical generator, fire pumps, water tank and self-bunded 10,000L diesel above ground storage tank (AST) is located within sheds and structures south east of the SDC immediately adjacent to the service road.</p> <p>Coward Street Lots</p> <p>Access to the Coward Street Lots is via Coward Street. There is also pedestrian access to the south of the lot via a walkway bridge to the Staff Car parking area. This area of the site is divided into two areas, one being the sealed lot and the other is an unsealed lot. The lots are separated by a chain link fence and open entry way joining them. There are two structures onsite, one brick and steel shed and the other is an unnamed brick building with canopy located on the sealed portion of the site. The area is occupied by SUEZ for the storage and cleaning of skip and rubbish bins. The sealed portion contains site sheds and shipping containers occupied by Qantas sub-contractors. The condition of the sheds appeared poor. Many were disused and overgrown/damaged. ACM was visible on the unnamed building.</p> <p>At the time of the inspection, a mobile diesel mechanic was parked under the canopy of the unnamed building. Engine parts leaking oil to the ground and several unbunded 200L drums of oil were present in this area with additional staining to ground.</p> <p>A wash bay was present within the brick and steel shed and primarily used by SUEZ for the cleaning of rubbish bins. Minor staining was observed on the concrete floor in this area. The other portion of the shed was being used for the storage of aerosol cans, oil tins and oily rags for recycling.</p>



Item	Observation
	<p>In several areas, weeds and overgrowth were observed. Grasses also appeared to be growing through cracks formed within asphalt. Several pot hole had been recently filled/repaired.</p> <p>The unsealed portion of the lot was used by Jets for truck parking and SUEZ for the storage of large empty skip bins and several shipping containers. Portions of the area were also occupied by Woolworths for the parking of small delivery trucks.</p> <p>Staff Carparking Area</p> <p>The approximate centre of the Site is comprised of carparking areas and footpaths. The site can be accessed by vehicle from Coward Street and the Qantas service roads. There is also a vehicle exit of Kent Road. The site is fenced with a chain link fence and boom gates restrict access to the site. The carparking area is largely sealed with a combination of asphalt and concrete. Areas of concrete were generally footprints of former buildings, sheds and structures on the site prior to Qantas' ownership. However, pockets of landscaped areas are located on the perimeter of the carparking areas to the west and north. Vegetation within these landscaped areas was generally in average condition and do not appear to be regularly maintained. In several areas, weeds and overgrowth were observed.</p> <p>An overgrown stockpile was present along the western boundary of the area (approximately 1.5m tall) between the carparking areas and the SDC building.</p> <p>The condition of concrete and asphalt in the carparking areas was generally described as being in average to poor conditions. Several patched areas, potholes and cracks were observed. A portion towards the centre of the site was unsealed (gravel) and fenced off. It is unknown what this area was used for.</p> <p>STC</p> <p>Entry to this area of the site is via Kent Road. The STC has minor landscaped areas around the eastern, western and southern perimeter of the building and paved car parking areas located to the east of the building. All areas of the site besides the landscaped areas are sealed with either concrete or asphalt.</p> <p>The STC contains various sized commercial rooms for training and presentations. A maintenance workshop and chemical store is located on the western side of the building.</p> <p>The exterior of the building was observed to be in fair condition. The external brickwork had asbestos identification labels (likely due to asbestos being present in the brick grout) and timber windows on the southern side of the ground floor and the timber trim at the roof line (northern side). It was reported by contractors onsite that asbestos containing materials were also present in the ceiling of the STC and some of the old equipment. Given the age of the building ACM is likely to occur elsewhere in the building.</p> <p>A caged electrical substation is located at the northern side of the building.</p> <p>The site and surrounds were observed to be well maintained and in good condition. Some of the landscaped areas, however,</p>



Item	Observation
	<p>appeared to be overgrown and some garden beds were overtaken with weeds.</p> <p>LEO</p> <p>The LEO building is located at the southern centre of the site and accessed via Qantas service roads. The LEO building consists of a long single storey office/administration building attached to the northern side of the main overhaul workshop. The LEO area has minor landscaped areas around the eastern and southern perimeter of the building. All areas of the site besides the minor landscaped areas are sealed with either concrete or asphalt.</p> <p>The exterior of the building was observed to be in good condition. The building is mainly constructed with steel panels and sheeting. It appears a majority of hazardous materials such as ACM and lead paint etc have been removed from the original building construction materials.</p> <p>The site and surrounds were observed to be well maintained and in good condition. Some of the landscaped areas, however, appeared to be overgrown.</p> <p>ARC, THS and surrounds</p> <p>The Archives (ARC) building, Theatrical Store (THS) building, unnamed storage building, and surrounds are located at the south western centre of the site and accessed via Qantas service roads. The ARC building is single storey and roughly rectangular in shape. The THS building is also single storey and roughly L shaped. The unnamed storage building shed to the north of the ARC building is roughly rectangular is also single storey with the north eastern portion being open and used as undercover parking/storage. The spray store located on the southern boundary of the area.</p> <p>This area of the site has minor landscaped areas to the south and west and a small, grassed area to the east. This area of the site is completely sealed with either concrete or asphalt besides the minor landscaped areas.</p> <p>The ARC building is used for storage of disused equipment and some older GSE. It is understood, through interviews with Qantas personnel that this building was constructed as a test cell for propeller aircraft engines (likely during Rolls Royce ownership).</p> <p>The THS building was vacant at the time of the inspection. The building had some small office sized rooms, a kitchen and bathrooms towards the eastern end of the building. The western half of the building stepped down to a room that was empty and appeared to have been used as a projector room.</p> <p>The unnamed storage building was used for the storage of equipment and GSE, but otherwise empty.</p> <p>The Spray Store building consisted of a large spray-painting booth with air extraction, a small paint mixing fume cupboard and solvent/pain storage.</p> <p>The exterior of the Spray Store building was observed to be in good condition and mainly constructed with steel panels and sheeting. The ARC, the THS and the unnamed storage building, however, were observed to be in poor condition. The buildings appeared to be constructed from a mixture of brick, concrete and ACM. The</p>



Item	Observation
	<p>building additions to the ARC in the centre of the building were constructed of fibro likely containing asbestos. The internal walls and eaves of the THS were observed to be constructed of fibro likely containing asbestos. The external walls of the unnamed storage building were constructed of corrugated ACM.</p> <p>The site and surrounds were observed to be infrequently maintained and in fair condition. Some of the landscaped areas, were observed to be overgrown.</p> <p>Evidence of any underground storage tanks was observed during the site inspection at two separate areas. A disused fill and dip point was noted immediately east of the THS building. The vent pipe was also visible on the eastern wall of the building. The size or contents of the UST is unknown, however, it appears the tank has not been decommissioned. The second area appears to have a tank farm with up to six USTs. Six vent pipes were visible of the eastern side of the ARC building. Dip and/or fill points could not be located within the vicinity. It is assumed the USTs are located to the east of the ARC building, between the building and the grassed garden area. The size and contents of the assumed six USTs is unknown.</p> <p>JT2</p> <p>The Jet Test 2 (JT2) building is located at the south eastern corner of LOT A and accessed via Qantas service roads.</p> <p>The JT2 building consists of a long building with the air intake area and exhaust tower are located at the eastern and western end of the building respectively. The JT2 area has minor landscaped areas around the western and southern perimeter of the building. All areas of the site besides the minor landscaped areas and the gravel area to the west of the building are sealed with either concrete or asphalt.</p> <p>A condemned pedestrian bridge is present connecting the south eastern corner of the JT2 area over the train line to Qantas Drive is present.</p> <p>A small triangular portion of land at the south western portion of the JT2 area, located on the southern side of the Sydney Water canal is also owned by Qantas. This area is overgrown and was reportedly never used by Qantas.</p> <p>The exterior of the building was observed to be in relatively good condition. The building is mainly constructed from steel and concrete. Given the age of the building ACM and leaded paint are likely to occur in the building.</p> <p>A small, bricked structure located at the southern boundary of the site held an electrical transformer. Records of testing of transformer oils for polychlorinated biphenyls (PCBs) was not provided.</p> <p>The fuel room/cage located on the north eastern portion of the JT2 building contained decommissioned Jet A-1 fuel manifold and pumps that led to the engine test cell from the Qantas Jet Base Fuel Farm. The room/cage was no longer used and had been decommissioned 15-20 years prior.</p> <p>The Jet A-1 fuel lines ran from the fuel room/cage along the outside of the northern, western and southern portion of the building before proceeding underground towards the Jet Base Fuel Farm.</p>



Item	Observation
	<p>The site and surrounds were observed to be well maintained and in good condition. Some of the landscaped areas, however, appeared to be overgrown.</p> <p>Blind pits that collect the inhibiting oil from the grated area in the test cell room are located immediately north of the JT2 building. The capacity of these pits is unknown.</p>
Odours and Staining	<p>No odours, staining, visual and/or olfactory signs of contamination were observed during the site walkover, with the exception of the following:</p> <ul style="list-style-type: none">▪ The wash bay operated by SUEZ at the Coward Street lots had staining on the floor of the wash bay and the immediate surrounds.▪ The undercover area to the east of the unnamed building (267 Coward Street) was being used by a mobile diesel mechanic. Vehicle parts were observed on the ground leaking oils.▪ Recent oil stains were observed on the floor of the ARC building which appeared to be from leaking GSE equipment.
Chemical storage	<p>Appropriate chemical storage practices were observed to be in place at most location within the investigation area . Chemicals identified by Reditus at the time of the site inspection indicate that each of the chemical storage vessels were observed to be appropriately stored, in good condition and appropriately labelled. Exceptions to this are as follows:</p> <ul style="list-style-type: none">▪ Several drums of unknown liquid (appeared to be motor oil) were stored without secondary containment under the canopy area of the Unnamed Building in the Cowards Street lots.▪ The hardstand area to the south of the ARC building had a full IBC of 'engine waste oils'. The IBC did not have secondary containment and did not appear to be in a designated chemical or waste storage area.
Underground and above ground storage tanks	<p>A fill/dip point and a vent line for an underground storage tank (USTs) was observed immediately east of the THS building. Six vent lines were observed on the eastern side of the ARC building. The location and size of the USTs servicing these vent lines is unknown. As the vent lines are still present, it is unlikely the USTs have been removed. Fill or dip points were not observed in the immediate vicinity.</p> <p>A 10,000L self-bunded above ground storage tank (AST) was present between the fire pump room and the above ground water storage tank. It is understood this AST is used to provide back-up power and back-up fire pumps for the SDC building. No evidence of additional underground or above storage tanks was observed at the site.</p>
Fill materials	<p>The site is relatively flat with a slight slope towards the south. Although asphalt and concrete paving covers the majority of the site (with the exception of the Coward Street lot which is generally unsealed), based on site contours and previous uses of the site prior to development, the site would have largely been filled for levelling purposes and to stabilise historically swampy ground. This is confirmed by the Coffey, ERM, JKE and Reditus investigations which</p>



Item	Observation
	noted fill material comprising road base, sands and gravels, brick fragments, steel and plastic and was generally observed within the investigation areas (i.e portions of the Site) to depths of approximately 2.0 m below grade (see Figure 2, Appendix A).
Waste	<p>Waste management practices within the investigation area were conducted to a relatively good standard.</p> <p>No uncontrolled or widespread waste was observed during the site inspection.</p> <p>It is noted that the waste contractor for the site (waste oils, refuse, quarantine waste, scrap metal etc) was SUEZ.</p> <p>Segregation, safe handling, and appropriate storage practices appeared to be in place at the time of conducting the inspection.</p> <p>Waste oils appear to have been collected and stored appropriately during the site inspection with the exception of :</p> <ul style="list-style-type: none"> ▪ Several drums of unknown liquid (appeared to be motor oil) were sorted without secondary containment under the canopy area of the Unnamed Building in the Cowards Street lots. This location was also observed to have leaking engine parts leaking oils to the ground. ▪ The hardstand area to the south of the ARC building had a full IBC of 'engine waste oils'. The IBC did not have secondary containment and did not appear to be a designated chemical or waste storage area. <p>It is unknown whether there is a trade waste licence for the SUEZ skip bin cleaning wash bay.</p>
Potential Asbestos Containing Materials (PACM)	<p>Visual evidence of Potential Asbestos Containing Materials (PACM) were not observed during the site walkover with the exception of the following:</p> <ul style="list-style-type: none"> ▪ Internal walls, external sheeting and eaves in the THS building were constructed of fibre cement likely containing asbestos. ▪ Several internal and external walls with the ARC building were constructed of fibre cement likely containing asbestos. ▪ The unnamed storage building located north of the ARC building was observed to have roofing and external walls constructed of fibre cement likely containing asbestos. ▪ Reports from contractors onsite interviewed during the inspection suggested there are several areas with the ceiling space of the STC building, eaves and surrounds which were constructed of fibre cement likely containing asbestos. The groundwork of the brick construction of the STC building is also likely to contain asbestos. ▪ Although not observed, given the age of the JT2 building it is considered likely this building contains ACM in the building materials. ▪ Although not observed, given the age of the unnamed building at 267 Coward Street it is considered likely this building contains ACM in the building materials. <p>A majority of the LEO plant building was constructed of steel and concrete and is unlikely to contain ACM.</p> <p>Asbestos was detected in soil at the following locations:</p> <ul style="list-style-type: none"> ▪ BH16 (located in the north western portion of the staff carparking area) and BH24 (located in the western portion



Item	Observation
	<p>of the staff carparking area) during the ERM (2018) PSI/DSI ESA.</p> <ul style="list-style-type: none">▪ BH101 (located in the north western portion of the staff carpark west of BH16), BH106 (located in the south western corner of the unsealed portion of the Coward Street lot, and BH108 (located in the approximate centre of the staff carparking area) during the JKE (2020) Additional Intrusive Investigation.▪ BH1 (carpark north of Leo and BH4 (carpark north of STC on Kent Street) during the Reditus (2020) Services Trench Soil Assessment. <p>The presence of ACM at these locations suggests there is potential for additional detections of asbestos within the fill material at the Site. See JKE conclusions in section 3.4.6.</p>
Phytotoxicity	Minimal vegetation was observed at the site. The minimal vegetation in landscaping areas did not appear stressed or subject to phytotoxic effects.
Surface water and site drainage	Surface water drainage onsite is via grated pits at various locations along the service roads staff car parking areas and around buildings. Site stormwater is expected to discharge through site infrastructure or through road drains on Kent Road and Coward Street to the Sydney Water canal at the southern boundary of the Site.
Ecological receptors	Ecological receptors were not identified during desktop searches conducted at the site. However, it is noted that groundwater is acknowledged to represent a sensitive and ecological receptor relevant to the site.

The Qantas hazardous materials register was not made available for review at the time of preparing this report.



5. Data Integrity Assessment

Reditus has relied on the following sources of data during the completion of this investigation:

- Documentation supplied to Reditus by Qantas.
- Information verbally provided to Reditus by Qantas staff during interviews supervised by Qantas.
- Site observations made by Reditus personnel.
- MetroMaps, online high-resolution geospatial imagery.
- Australian Bureau of Meteorology.
- NSW Environment Protection Authority.
- Land Insight Resources.
- NSW EPA Contaminated Sites Register
- NSW EPA Notified Sites Register.
- National Pollutant Inventory.
- WorkCover NSW Dangerous Goods Records.
- Bayside Council.
- Coffey, HLA, ERM, JKE and Reditus investigations prepared for Qantas.

Reditus considers the data obtained from the sources outlined above to be accurate, representative, reputable, reliable, and suitable for use within the context of this investigation.



6. Conceptual Site Model

Based on the information presented in **Sections 1 to 5** of this report, a preliminary Conceptual Site Model (CSM) has been prepared for the Site. The National Environment Protection (Assessment of Site Contamination) Measure (NEPC, 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 6-9 identifies the complete and potential pathways between the known or potential source(s) of contamination and receptor(s). A graphical depiction of the CSM is provided in **Figure 4, Appendix B**.

6.1. Potential Sources of Contamination

The potential sources of contamination identified during this PSI are summarised in Table 6-1 to Table 6-7.

Table 6-1: Potential Sources of Contamination, SDC

Source	Location	Associated Chemicals and/or materials	CoPC
Above Ground Storage Tank (AGST)	On-site	Petroleum hydrocarbons associated with fuel use, fuel additives, oils and grease and waste oils.	Petroleum hydrocarbons (TRH), Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene (BTEXN), Polycyclic Aromatic Hydrocarbons (PAHs), phenols, volatile organic compounds (VOCs) and heavy metals
Legacy activities including uncontrolled filling, farming and agriculture, manufacturing, and commercial/industrial land uses	On-site	Pesticides, foreign materials in fill materials, fill materials, buried drums, potentially asbestos containing materials (PACM), hazardous building materials, hazardous ground gas	Heavy metals, BTEXN, TRH, PAHs, asbestos, VOCs, semi volatile organic compounds (SVOCs), organochlorine/ organophosphorus pesticides (OCP/OPPs), methane gas.



Source	Location	Associated Chemicals and/or materials	CoPC
Legacy contaminating activities from neighbouring areas	Off-site	Off-site commercial/industrial operations e.g. scrap metal recycling	Heavy metals, TRH, PAHs

Table 6-2: Potential Sources of Contamination, Coward Street Lots

Source	Location	Associated Chemicals and/or materials	CoPC
Chemical storage	On-site	Petroleum hydrocarbons, solvents, and chemicals consistent with the former workshop	TRH, VOCs, BTEXN, PAHs
Minor spills or chemical releases	On-site	Petroleum hydrocarbons associated with fuel use, fuel additives, oils and grease and waste oils.	TRH, BTEXN, PAHs, phenols
Legacy activities including uncontrolled filling, farming and agriculture, manufacturing, and commercial/industrial land uses	On-site	Pesticides, foreign materials in fill materials, fill materials, PACM, hazardous building materials, hazardous ground gas.	Heavy metals, BTEXN, TRH, asbestos, VOCs, SVOCs, PFAS and OCP/OPPs, methane gas.
Wash Bays	On-site	Petroleum hydrocarbons, heavy metals, ammonia	Heavy metals, TRH, BTEX, PAHs, ammonia
Legacy contaminating activities from neighbouring areas	Off-site	Off-site commercial/industrial operations e.g. scrap metal recycling	Heavy metals, TRH, PAHs
Firefighting and Fire Training Activities	Off-site	Petroleum hydrocarbons, accelerants, heavy metals, and firefighting foams	Heavy metals, TRH, BTEX, and PFAS



Table 6-3: Potential Sources of Contamination, Staff Carparking Areas

Source	Location	Associated Chemicals and/or materials	CoPC
Legacy activities including uncontrolled filling, farming and agriculture, rail, manufacturing, and commercial/industrial land uses	On-site	Pesticides, foreign materials in fill materials, fill materials, PACM, hazardous building materials, hazardous ground gas.	Heavy metals, BTEXN, TRH, asbestos, VOCs, SVOCs, PFAS and OCP/OPPs
Firefighting and Fire Training Activities	Off-site	Petroleum hydrocarbons, accelerants, heavy metals, and firefighting foams	Heavy metals, TRH, BTEX, and PFAS

Table 6-4: Potential Sources of Contamination, STC

Source	Location	Associated Chemicals and/or materials	CoPC
Chemical storage	On-site	Petroleum hydrocarbons, solvents, and chemicals consistent with the former workshop	TRH, VOCs, BTEXN, PAHs
Minor spills or chemical releases	On-site	Petroleum hydrocarbons associated with fuel use, fuel additives, oils and grease and waste oils.	TRH, BTEXN, PAHs, phenols
Legacy activities including uncontrolled filling, farming and agriculture, manufacturing, and commercial/industrial land uses	On-site	Pesticides, foreign materials in fill materials, fill materials, PACM, hazardous building materials, hazardous ground gas.	Heavy metals, BTEXN, TRH, asbestos, VOCs, SVOCs, PFAS and OCP/OPPs, methane gas.
Electrical Transformers	On-site	Transformer oil leaks	Heavy metals, BTEXN, TRH, polychlorinated biphenyls (PCBs)
Firefighting and Fire Training Activities	Off-site	Petroleum hydrocarbons, accelerants, heavy metals, and firefighting foams	Heavy metals, TRH, BTEX, and PFAS



Table 6-5: Potential Sources of Contamination, LEO

Source	Location	Associated Chemicals and/or materials	CoPC
Chemical storage	On-site	Petroleum hydrocarbons, solvents, and chemicals consistent with the former workshop	TRH, VOCs, BTEXN, PAHs
Minor spills or chemical releases	On-site	Petroleum hydrocarbons associated with fuel use, fuel additives, oils and grease and waste oils.	TRH, BTEXN, PAHs, phenols
Legacy activities including uncontrolled filling, farming and agriculture, , manufacturing, and commercial/industrial land uses	On-site	Pesticides, foreign materials in fill materials, fill materials, PACM, hazardous building materials, hazardous ground gas.	Heavy metals, BTEXN, TRH, asbestos, VOCs, SVOCs, PFAS and OCP/OPPs, methane gas

Table 6-6: Potential Sources of Contamination, ARC, THS & Surrounds

Source	Location	Associated Chemicals and/or materials	CoPC
UPSS Infrastructure	On-site	Petroleum hydrocarbons associated with fuel use, fuel additives, oils and grease and waste oils.	TRH, BTEXN, PAHs and phenols
Chemical storage	On-site	Petroleum hydrocarbons, solvents, and chemicals consistent with the former workshop	TRH, VOCs, BTEXN, PAHs
Minor spills or chemical releases	On-site	Petroleum hydrocarbons associated with fuel use, fuel additives, oils and grease and waste oils.	TRH, BTEXN, PAHs, phenols
Legacy activities including uncontrolled filling, farming and agriculture, manufacturing, and commercial/industrial land uses	On-site	Pesticides, foreign materials in fill materials, fill materials, PACM, hazardous building materials, hazardous ground gas.	Heavy metals, BTEXN, TRH, asbestos, VOCs, SVOCs, PFAS and OCP/OPPs methane gas
Firefighting and Fire Training Activities	On and Off-site	Petroleum hydrocarbons, accelerants, heavy metals, and firefighting foams	Heavy metals, TRH, BTEX, and PFAS



Table 6-7: Potential Sources of Contamination, JT2

Source	Location	Associated Chemicals and/or materials	CoPC
Underground Pits	On-site	Petroleum hydrocarbons associated with fuel use, fuel additives, oils and waste oils.	TRH, BTEXN, PAHs and phenols.
Chemical storage	On-site	Petroleum hydrocarbons, solvents, and chemicals consistent with the former workshop	TRH, VOCs, BTEXN, PAHs
Minor spills or chemical releases	On-site	Petroleum hydrocarbons associated with fuel use, fuel additives, oils and waste oils.	TRH, BTEXN, PAHs, phenols
Legacy activities including uncontrolled filling, farming and agriculture, manufacturing, and commercial/industrial land uses	On-site	Pesticides, foreign materials in fill materials, fill materials, PACM, hazardous building materials, hazardous ground gas.	Heavy metals, BTEXN, TRH, asbestos, VOCs, SVOCs, PFAS and OCP/OPP methane gas
Electrical Transformers	On-site	Transformer oil leaks	Heavy metals, BTEXN, TRH, polychlorinated biphenyls (PCBs)
Legacy contaminating activities from neighbouring areas	Off-site	Off-site commercial/industrial operations e.g. scrap metal recycling	Heavy metals, TRH, PAHs
Firefighting and Fire Training Activities	On and Off-site	Petroleum hydrocarbons, accelerants, heavy metals, and firefighting foams	Heavy metals, TRH, BTEX, and PFAS

6.2. Identified APECs

Based on the information presented in the above chapters, Reditus have identified several areas of potential environmental concern at the site, including:

- AEC1 – Delineation of Previously Identified Contaminants.
- AEC2 – Uncharacterised Fill and historical contaminating activities prior to Qantas.
- AEC3 – UPSS.
- AEC4 – Fire Training Areas.
- AEC5 – Chemical and Waste Storage Areas and Spill Areas.



- AEC6 – Wash Bays.
- AEC7 – Methane Intrusion.
- AEC8 – Electrical Transformers.

The locations of these AECs in LOT A are presented on **Figure 3, Appendix B**.

6.3. Potentially Affected Media

The potentially affected media at the site includes:

- Soil.
- Soil vapour/hazardous ground gas.
- Groundwater.

6.4. Potential Receptors and Pathways

The potential human and ecological receptors relevant to the site are summarised in Table 6-8

Table 6-8: Potential Receptors

Potential Receptor	Description
On-site workers/operators/visitors	<ul style="list-style-type: none">▪ Persons routinely working at the site.▪ Persons temporarily visiting the site.
On-site intrusive maintenance workers	<ul style="list-style-type: none">▪ Maintenance workers attending the site, particularly if works require excavation, trenching or any activities applicable to the sub-surface of the site.

Ecological receptors were not identified during the site inspection conducted on 17 and 19 May, 2021. In addition, no ecological receptors were identified during the desktop searches conducted as part of this PSI (**Appendix C**).

6.5. Potential Transport Mechanisms and Exposure Pathways

Potential transport mechanisms of contamination relevant to the site include:

- Generation of contaminated dusts through uncontrolled intrusive activities.
- Vertical and lateral migration of CoPC in soil and groundwater (infiltration).
- Surface water run-off and sediment transport onto and off the site.
- Historical spills and/or direct releases of contaminated materials during former and current operational activities conducted within the Site onto soil or into shallow site groundwater.
- Generation of contaminated dusts through uncontrolled intrusive activities.
- Migration of CoPC generated off-site on to the Site, including:



- PFAS in groundwater generated by on and off-site activities (i.e. fire training activities).
- Heavy metals in groundwater associated with current and former metal recycling businesses conducted off-site.
- Concentration of other CoPC (e.g. Ammonia) in groundwater associated with historical activities conducted at the site and decomposition of waste materials.

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

- Direct/dermal contact with contaminated soils during sub-surface works at the site (i.e. trenching and/or excavation works).
- Direct/dermal contact with contaminated groundwater during sub-surface works at the site (i.e. trenching and/or excavation works).
- Direct/dermal contact and inhalation of contaminated dusts and/or asbestos fibres during uncontrolled sub-surface works at the site (i.e. trenching and/or excavation works).
- Inhalation of vapours.
- Hazardous ground gas intrusion and accumulation.
- Exposure of ecological receptors to contaminated groundwater during sub-surface works at the site i.e. trenching and/or excavation works.

6.6. Source, Pathway and Receptor Linkages

A preliminary tabular CSM has been prepared for the site based on the outcomes of this PSI (Table 6-6). 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. A graphical representation of the CSM has also been provided in **Figure 4, Appendix B**.



Table 6-9: Potential Exposure Pathway Assessment

Source	Relevant AECs	Potential Transport Mechanisms	Potential Exposure Pathway	Potential Receptor	Potential Exposure Assessment
<ul style="list-style-type: none"> UPSS Infrastructure 	<ul style="list-style-type: none"> AEC 3 	<ul style="list-style-type: none"> Vertical and lateral migration of CoPC in soil into groundwater. Migration of contaminated groundwater onto and off the site. Volatilisation of COPC from contaminated soils and groundwater. 	<ul style="list-style-type: none"> Direct/dermal contact with contaminated soils or generation of dust during sub-surface works at the site (i.e. trenching and/or excavation works). Direct/dermal contact with contaminated groundwater during sub-surface works at the site (i.e. trenching and/or excavation works). Inhalation of vapours via vapour intrusion into buildings or working spaces. 	<ul style="list-style-type: none"> Persons routinely working at the site. Persons temporarily visiting the site. Maintenance workers attending the site, particularly if works require excavation, trenching or any activities applicable to the sub-surface of the site. 	<ul style="list-style-type: none"> Exposure to Persons operating and/or working at the site and/or persons temporarily visiting the site is considered to be <i>possible</i>. Exposure to maintenance workers is considered to be <i>possible</i>.
<ul style="list-style-type: none"> Chemical storage 	<ul style="list-style-type: none"> AEC1 AEC 5 	<ul style="list-style-type: none"> Historical spills and/or direct releases of contaminated materials. Vertical and lateral migration of CoPC in from soil, aged concrete or asphalt into groundwater. Volatilisation of COPC from contaminated soils and groundwater. 	<ul style="list-style-type: none"> Direct/dermal contact with contaminated soils or generation of dust during sub-surface works at the site (i.e. trenching and/or excavation works). Direct/dermal contact with contaminated groundwater during sub-surface works at the site (i.e. trenching and/or excavation works). Inhalation of vapours via vapour intrusion into buildings or working spaces. 	<ul style="list-style-type: none"> Persons routinely working at the site. Persons temporarily visiting the site. Maintenance workers attending the site, particularly if works require excavation, trenching or any activities applicable to the sub-surface of the site. 	<ul style="list-style-type: none"> Exposure to Persons operating and/or working at the site and/or persons temporarily visiting the site is considered to be <i>unlikely</i>. Exposure to maintenance workers is considered to be <i>possible</i>.
<ul style="list-style-type: none"> Legacy spills or chemical releases 	<ul style="list-style-type: none"> AEC 5 	<ul style="list-style-type: none"> Historical spills and/or direct releases of contaminated materials. Vertical and lateral migration of CoPC in from 	<ul style="list-style-type: none"> Direct/dermal contact with contaminated soils or generation of dust during sub-surface works at the site (i.e. trenching and/or excavation works). 	<ul style="list-style-type: none"> Persons routinely working at the site. Persons temporarily visiting the site. Maintenance workers attending the site, particularly 	<ul style="list-style-type: none"> Exposure to Persons operating and/or working at the site and/or persons temporarily visiting the site is considered to be <i>possible</i>.



Source	Relevant AECs	Potential Transport Mechanisms	Potential Exposure Pathway	Potential Receptor	Potential Exposure Assessment
		<ul style="list-style-type: none"> soil, aged concrete or asphalt into groundwater. Volatilisation of COPC from contaminated soils and groundwater. Surface water run-off. 	<ul style="list-style-type: none"> Direct/dermal contact with contaminated groundwater during sub-surface works at the site (i.e. trenching and/or excavation works). Inhalation of vapours via vapour intrusion into buildings or working spaces. 	<ul style="list-style-type: none"> if works require excavation, trenching or any activities applicable to the sub-surface of the site. 	<ul style="list-style-type: none"> Exposure to maintenance workers is considered to be <i>possible</i>.
<ul style="list-style-type: none"> On-site legacy activities including uncontrolled filling, farming and agriculture, rail, manufacturing, and commercial/ industrial land uses 	<ul style="list-style-type: none"> AEC 1 AEC 2 AEC 7 	<ul style="list-style-type: none"> Historical spills and/or direct releases of contaminated materials. Vertical and lateral migration of CoPC in from soil, aged concrete or asphalt into groundwater. Migration of contaminated groundwater onto and off the site. Volatilisation of COPC from contaminated soils and groundwater. Surface water run-off. 	<ul style="list-style-type: none"> Direct/dermal contact with contaminated soils or generation of dust during sub-surface works at the site (i.e. trenching and/or excavation works). Direct/dermal contact with contaminated groundwater during sub-surface works at the site (i.e. trenching and/or excavation works). Inhalation of vapours via vapour intrusion into buildings or working spaces. Inhalation of vapours and/or hazardous ground gas. 	<ul style="list-style-type: none"> Persons routinely working at the site. Persons temporarily visiting the site. Maintenance workers attending the site, particularly if works require excavation, trenching or any activities applicable to the sub-surface of the site. 	<ul style="list-style-type: none"> Exposure to Persons operating and/or working at the site and/or persons temporarily visiting the site is considered to be <i>possible</i>. Exposure to maintenance workers is considered to be <i>possible</i>.
<ul style="list-style-type: none"> Wash Bays 	<ul style="list-style-type: none"> AEC 6 	<ul style="list-style-type: none"> Historical spills and/or direct releases of contaminated materials. Vertical and lateral migration of CoPC in from soil, aged concrete or asphalt into groundwater. Migration of contaminated groundwater onto and off the site. 	<ul style="list-style-type: none"> Direct/dermal contact with contaminated soils or generation of dust during sub-surface works at the site (i.e. trenching and/or excavation works). Direct/dermal contact with contaminated groundwater during sub-surface works at the site (i.e. trenching and/or excavation works). 	<ul style="list-style-type: none"> Persons routinely working at the site. Persons temporarily visiting the site. Maintenance workers attending the site, particularly if works require excavation, trenching or any activities applicable to the sub-surface of the site. 	<ul style="list-style-type: none"> Exposure to Persons operating and/or working at the site and/or persons temporarily visiting the site is considered to be <i>possible</i>. Exposure to maintenance workers is considered to be <i>possible</i>.



Source	Relevant AECs	Potential Transport Mechanisms	Potential Exposure Pathway	Potential Receptor	Potential Exposure Assessment
		<ul style="list-style-type: none"> Volatilisation of COPC from contaminated soils and groundwater. Surface water run-off. 	<ul style="list-style-type: none"> Inhalation of vapours via vapour intrusion into buildings or working spaces. 		
<ul style="list-style-type: none"> Electrical Transformers 	<ul style="list-style-type: none"> AEC 8 	<ul style="list-style-type: none"> Historical spills and/or direct releases of contaminated materials. Vertical and lateral migration of CoPC in from soil, aged concrete or asphalt into groundwater. Migration of contaminated groundwater onto and off the site. Volatilisation of COPC from contaminated soils and groundwater. Surface water run-off. 	<ul style="list-style-type: none"> Direct/dermal contact with contaminated soils or generation of dust during sub-surface works at the site (i.e. trenching and/or excavation works). Direct/dermal contact with contaminated groundwater during sub-surface works at the site (i.e. trenching and/or excavation works). Inhalation of vapours via vapour intrusion into buildings or working spaces. 	<ul style="list-style-type: none"> Persons routinely working at the site. Persons temporarily visiting the site. Maintenance workers attending the site, particularly if works require excavation, trenching or any activities applicable to the sub-surface of the site. 	<ul style="list-style-type: none"> Exposure to Persons operating and/or working at the site and/or persons temporarily visiting the site is considered to be <i>possible</i>. Exposure to maintenance workers is considered to be <i>possible</i>.
<ul style="list-style-type: none"> Off-site legacy contaminating activities from neighbouring areas e.g. firefighting and fire training, manufacturing, commercial/industrial land uses 	<ul style="list-style-type: none"> AEC 1 AEC 2 AEC 4 AEC 5 	<ul style="list-style-type: none"> Historical spills and/or direct releases of contaminated materials. Vertical and lateral migration of CoPC in from soil, aged concrete or asphalt into groundwater. Migration of contaminated groundwater onto and off the site. Volatilisation of COPC from contaminated soils and groundwater. Surface water run-off. 	<ul style="list-style-type: none"> Direct/dermal contact with contaminated soils or generation of dust during sub-surface works at the site (i.e. trenching and/or excavation works). Direct/dermal contact with contaminated groundwater during sub-surface works at the site (i.e. trenching and/or excavation works). Inhalation of vapours via vapour intrusion into buildings or working spaces. 	<ul style="list-style-type: none"> Persons routinely working at the site. Persons temporarily visiting the site. Maintenance workers attending the site, particularly if works require excavation, trenching or any activities applicable to the sub-surface of the site. 	<ul style="list-style-type: none"> Exposure to Persons operating and/or working at the site and/or persons temporarily visiting the site is considered to be <i>possible</i>. Exposure to maintenance workers is considered to be <i>possible</i>.



Source	Relevant AECs	Potential Transport Mechanisms	Potential Exposure Pathway	Potential Receptor	Potential Exposure Assessment
<ul style="list-style-type: none"> Above Ground Storage Tank (AST) 	<ul style="list-style-type: none"> AEC 5 	<ul style="list-style-type: none"> Vertical and lateral migration of CoPC in soil into groundwater. Migration of contaminated groundwater onto and off the site. Volatilisation of COPC from contaminated soils and groundwater. 	<ul style="list-style-type: none"> Direct/dermal contact with contaminated soils or generation of dust during sub-surface works at the site (i.e. trenching and/or excavation works). Direct/dermal contact with contaminated groundwater during sub-surface works at the site (i.e. trenching and/or excavation works). Inhalation of vapours via vapour intrusion into buildings or working spaces. 	<ul style="list-style-type: none"> Persons routinely working at the site. Persons temporarily visiting the site. Maintenance workers attending the site, particularly if works require excavation, trenching or any activities applicable to the sub-surface of the site. 	<ul style="list-style-type: none"> Exposure to Persons operating and/or working at the site and/or persons temporarily visiting the site is considered to be <i>possible</i>. Exposure to maintenance workers is considered to be <i>possible</i>.



7. Conclusions and Recommendations

7.1. Conclusions

Reditus completed a PSI at within the Qantas freehold area located at Coward Street and Kent Road, Mascot NSW 2020. The PSI included an extensive review of historical records, online databases and information supplied by Qantas. In addition, a site inspection was conducted by Principal Environmental Consultants on 17th and 19th of May 2021.

The following conclusions have been drawn based on information obtained during the investigation:

- A review of available historical records and aerial photographs indicated the following:
 - Prior to 1943 the site was used as market gardens. Various unknown industrial uses of portions of the site that may have included the storage of glass bottles by Butler & Norman, occurred until approximately 1961.
 - York Motors acquired the centre lot, accessed via Kent Street in 1951 and used it for vehicle maintenance and storage.
 - In 1953, Rolls Royce acquired the southern portion of the site and constructed the STC, LEO, ARC and THS buildings. Rolls Royce were speculated to have conducted aircraft engine maintenance, testing and or/manufacturing. This portion of the site was then acquired by the Joy Manufacturing Company in 1960 for manufacturing of mining, materials and handling machinery.
 - Qantas acquired its first lots in 1968 for construction of the JT2 building and, at the time, a small handle to Coward Street. The remaining Coward Street lots were later acquired by Qantas in 1970 to be leased to Container Haulage Group for the storage of shipping containers.
 - The Joy Manufacturing Company land at the south of the site was acquired by Qantas in 1980.
 - The Commonwealth acquired the York Motors (centre lot) property in 1951, it is unknown what uses of the land were conducted during this ownership until 1991 when Qantas continued its expansion and acquired this remaining lot for the site. The York Motors building was demolished, and the area used for staff carparking.
 - The area formerly used for container storage at the north western portion of the site was developed into the SDC building in approximately 2004.
- The SDC comprises of the north-west portion of the Site and includes the loading dock, and small carparking areas on Coward Street, and south of the SDC between the SDC and JT2. It is understood that the SDC is a storage warehouse and distribution centre for equipment, parts, uniforms and some chemicals for Qantas' facilities nationally and internationally.
- A site audit statement (SAS) was prepared by a NSW EPA accredited site Auditor for the SDC building in 2006. The Auditor considered that the SDC building development is suitable, with respect to contamination, for commercial/industrial use subject to implementation of an Environmental Management Plan (EMP) for ongoing management of the SDC site capping layers and management of the passive methane venting system. The land use has remained similar since this Audit in 2006 and no additional potential contaminating activities were considered likely. This area of the site is still considered suitable for ongoing commercial/industrial land use. It is noted



that this Audit and EMP is not listed on the in the Bayside Council Section 10.7 Planning Certificate for the site.

- The Coward Street lots are two lots that are accessed via Coward Street and understood to be occupied by SUEZ. The asphalt sealed lot immediately east of the SDC building has two permanent structures present, including an unnamed one storey brick and concrete building and the other being a cinder block and steel shed. The remained of this lot of used for parking and truck unloading and the storage of demountable buildings and shipping containers. The unsealed (gravel and compacted soil) lot located to the east of the sealed lot is used for the storage of empty SUEZ skip bins and some shipping container storage. This area is also occupied by Jets Transport for truck storage and to Woolworth for small truck storage.
- Staff Carparking Areas refers to the centre lots and eastern lot on Coward Street. The Staff Carparking Area is largely comprised of access roads, perimeter vegetation and car parking areas. An overgrown stockpile was present to the west of the site (approximately 1.5m tall) between the carparking areas and the SDC building.
- The STC is located at the south eastern corner of the site and accessed via Kent Road and the Qantas service roads. The STC contains various sized commercial rooms for training and presentations. A maintenance workshop and chemical store is located on the western side of the building.
- The LEO building is located at the southern centre of the site and accessed via Qantas service roads. The LEO building consists of office/administration building and the main overhaul workshop. The main workshop floor is used for the maintenance of aircraft jet engines.
- The Archives (ARC) building, Theatrical Store (THS) building, unnamed storage building, and surrounds are located at the south western centre of the site and accessed via Qantas service roads. The ARC building is used for storage of disused equipment and some older GSE. It is understood, through interviews with Qantas personnel that this building was constructed as a test cell for propeller aircraft engines (likely during Rolls Royce ownership). The THS building was vacant at the time of the inspection however appeared to have formerly been utilised as a training projector room. The unnamed storage building was used for the storage of equipment and GSE, but otherwise empty. The Spray Store building was a spray-painting booth with air extraction. Small paint mixing fume cupboard and solvent/pain storage.
- The JT2 building is located at the south-east corner of the Site and accessed via Qantas service roads. Interviews with Qantas staff indicated that the JT2 building was originally built for testing and calibration of 747 aircraft engines. Blind pits that collect the inhibiting oil from the grated area in the JT2 test cell room are located immediately north of the JT2 building. The capacity of these pits is unknown. Interviews with Qantas staff indicated that this pit has overflowed in the past (date unknown) and flooded the area with oily water.
- No hazardous building materials were observed during the site inspection, with the exception of PACM fibro observed in the unnamed building on Coward Street Lot, STC, ARC, storage shed north of ARC and THS. Building materials in STC and JT2 were also labelled containing asbestos. Flaking potentially leaded pain was observed on STC, the sewer pump room south east of STC, storage shed north of ARC and THS. Given the age of many of the buildings in the investigation area, it is considered likely they would contain hazardous building materials.
- A majority of the site is sealed with concrete/asphalt, limiting exposure of site soils to site occupants and visitors. The condition of the sealed surface within the SDC, STC, LEO and JT2 was in good to reasonable condition. Several patched areas, potholes and cracks were observed in areas of the Cowards Street Lots and The Staff Carparking



Areas. Oil staining was observed under the canopy area of the unnamed building in the Coward Street Lots. In several of the surrounding areas, weeds and overgrowth were observed. Grasses also appeared to be growing through cracks formed within asphalt car parking areas.

- Previous environmental investigations identified the presence of ACM, hazardous ground gases, petroleum hydrocarbons and pesticide impacted soil at several locations within the investigation area. Additional investigation works would be required to further characterise and delineation identified impacts.
- Minimal vegetation was observed at the site. The minimal vegetation in landscaping areas did not appear stressed or subject to phytotoxic effects during the site inspection.
- Evidence of underground storage tanks were observed in two separate areas of the Site. A disused fill and dip point was noted immediately east of the THS building. The vent pipe was also visible on the eastern wall of the building. The size or contents of the UST is unknown, however, it appears the tank has not been decommissioned. The second area appears to have a tank farm with at least six USTs. Six vent pipes were visible of the eastern side of the ARC building. Dip and/or fill points could not be located within the vicinity. It is assumed the USTs are located to the east of the ARC building, between the building and the grassed garden area. The size and contents of the assumed six USTs is unknown. A 10,000L self-bunded above ground storage tank (AST) was present within the back-up electrical and fire pump area at the south east of the SDC building.
- Any onsite surface water runoff is likely to enter municipal stormwater system predominantly collected from the roofed and sealed areas. Surface water within the locality is likely to flow south towards the Sydney Water brick lined canal located on the southern boundary of the site.
- No evidence of the current use and/or storage of materials containing per- and polyfluoroalkyl substances (PFAS) was observed. In addition, no fire suppression systems, deluge systems or PFAS containing firehoses were observed.
- Surrounding areas to the site, not owned by Qantas, are known to be contaminated by PFAS. Reditus conducted a desktop PFAS Assessment (refer to Section 3.5) and concluded that due to reports of fire extinguisher training, it is possible that activities within the site may contribute to potential detections of PFAS. As such investigations are required to determine if PFAS is present, or otherwise, in identified areas.

Reditus concludes that several potential sources and/or risks of potential contamination associated with historical site uses and Qantas' activities at the site. Eight areas of potential environmental concern (APECs) were identified:

- AEC1 – Delineation of Previously Identified Contaminants.
- AEC2 – Uncharacterised Fill and historical contaminating activities prior to Qantas.
- AEC3 – UPSS.
- AEC4 – Fire Training Areas.
- AEC5 – Chemical and Waste Storage Areas and Spill Areas.
- AEC6 – Wash Bays.
- AEC7 – Methane Intrusion.
- AEC8 – Electrical Transformers.

Further investigation within these APECs may be conducted to further assess if these areas are currently suitable for continued commercial/industrial use, or if additional site management



controls and/or remediation activities should be considered to ensure the protection of human health and the environment.

7.2. Recommendations

Based on the conclusions detailed in Section 7.1, Reditus provides the following recommendations:

- A Detailed Site Investigation (DSI) is conducted to supplement previous investigations. The DSI should focus on the identified AECs to quantify potential soil and groundwater contamination issues associated with historical and current activities occurring on the site. The findings of the DSI can then be used to confirm the site is suitable for continued commercial/industrial land use.



8. References

- Coffey Geosciences Pty Ltd, Phase 2 Contamination Assessment, Proposed Qantas Stores, Coward Street, Mascot (dated 8th November 2002). Ref: S21288/1-BK.
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- JK Environments Pty Ltd, Additional Intrusive Investigation for Proposed Catering Facility, 263 Coward Street, Mascot NSW (dated 18 February 2020). Ref: E2844Prpt.
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- New South Wales Environment Protection Authority (NSW EPA) Consultants Reporting on Contaminated Land.
- Reditus Consulting Pty Ltd, Data Gap Assessment, Proposed Dnata Site, Coward Street, Mascot NSW (dated 20 January 2020). Ref: 19147RP01.
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- Reditus Consulting Pty Ltd, Methane Monitoring & Capping Inspection, QSDC, 263-271 Coward Street, Mascot NSW (dated 18 October 2019). Ref: 19146RP01.
- Reditus Consulting Pty Ltd, Methane Monitoring & Capping Inspection, QSDC, 263-271 Coward Street, Mascot NSW (dated 12 February 2021). Ref: 19146RP02.



Appendix A – Statement of Limitations

Statement of Limitations

The findings of this report are based on the scope of work outlined in Section 1.3. Reditus performed its services in a manner consistent with the normal level of care and expertise exercised by members of the environmental assessment profession. No warranties expressed or implied are made.

Subject to the scope of work, Reditus' assessment was limited strictly to identifying the environmental conditions associated with the subject property and does not include evaluation of any other issues. The absence of any identified hazardous or toxic materials should not be interpreted as a guarantee that such materials do not exist on the subject property.

Additionally, unless otherwise stated Reditus did not conduct soil, air, wastewater or other matrix 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 of at the site or undertake an assessment or review of related site waste management practices.

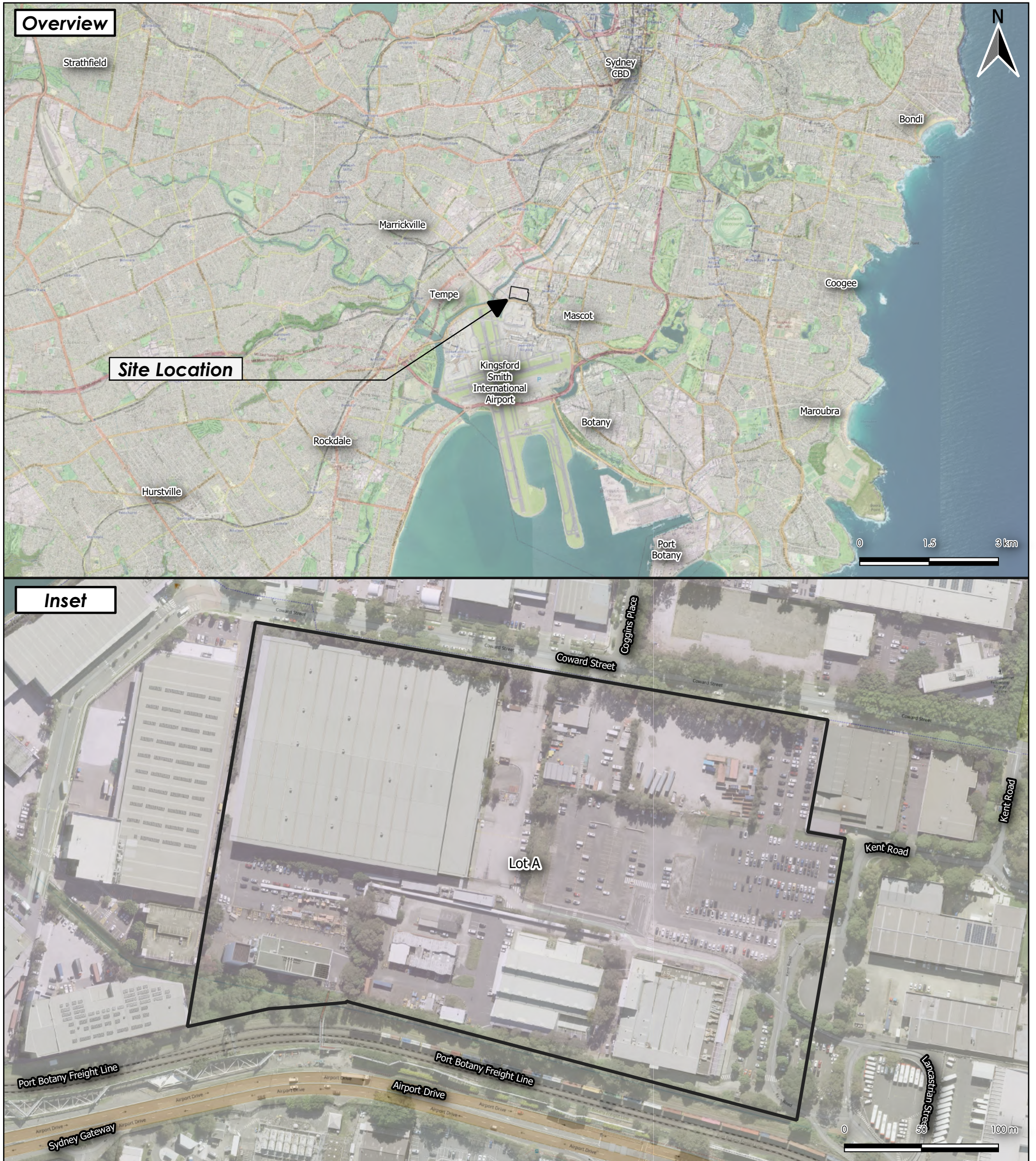
The results of this assessment are based upon (if undertaken as part of the scope work) a site inspection conducted by Reditus personnel and/or information from interviews with people who have knowledge of site conditions and/or information provided by regulatory agencies. All conclusions and recommendations 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 or sources outside of Reditus, or developments resulting from situations outside the scope of this project.

Reditus is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The client acknowledges that this report is for the exclusive use of the client and the successful purchaser/s of the site.



Appendix B – Figures



Map 21140_f01a_siteloc_V02	Author JP	<div>Legend</div> <div><div></div> Lot Boundary</div>	<div>Figure 1 - Site Location</div> <div>Lot A</div> <div>21140 - Preliminary Site Investigation</div> <div>Qantas Airways Limited</div>
Date of Export 05/07/2021	Approver DS		
Data source Metromap, Google Maps, Open Street Map			
<small>© Reditus, 2021. This document and the information provided therein are provided for the use of the recipient. Reditus accepts no responsibility for the use of this document or the information provided within by a third party.</small>			



Figure 2a - Site Layout

Lot A

21140 - Preliminary Site Investigation

Qantas Airways Limited



Map	Author
21140_f02b_sitelayout_V02	JP
Date of Export	Approver
29/07/2021	DS
Data source	
Metromap, Google Maps, Open Street Map	
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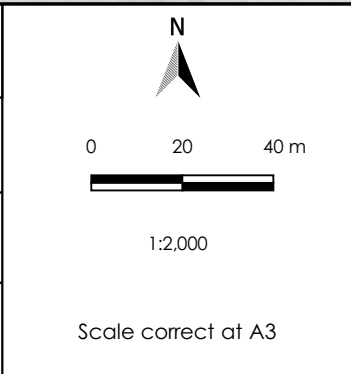
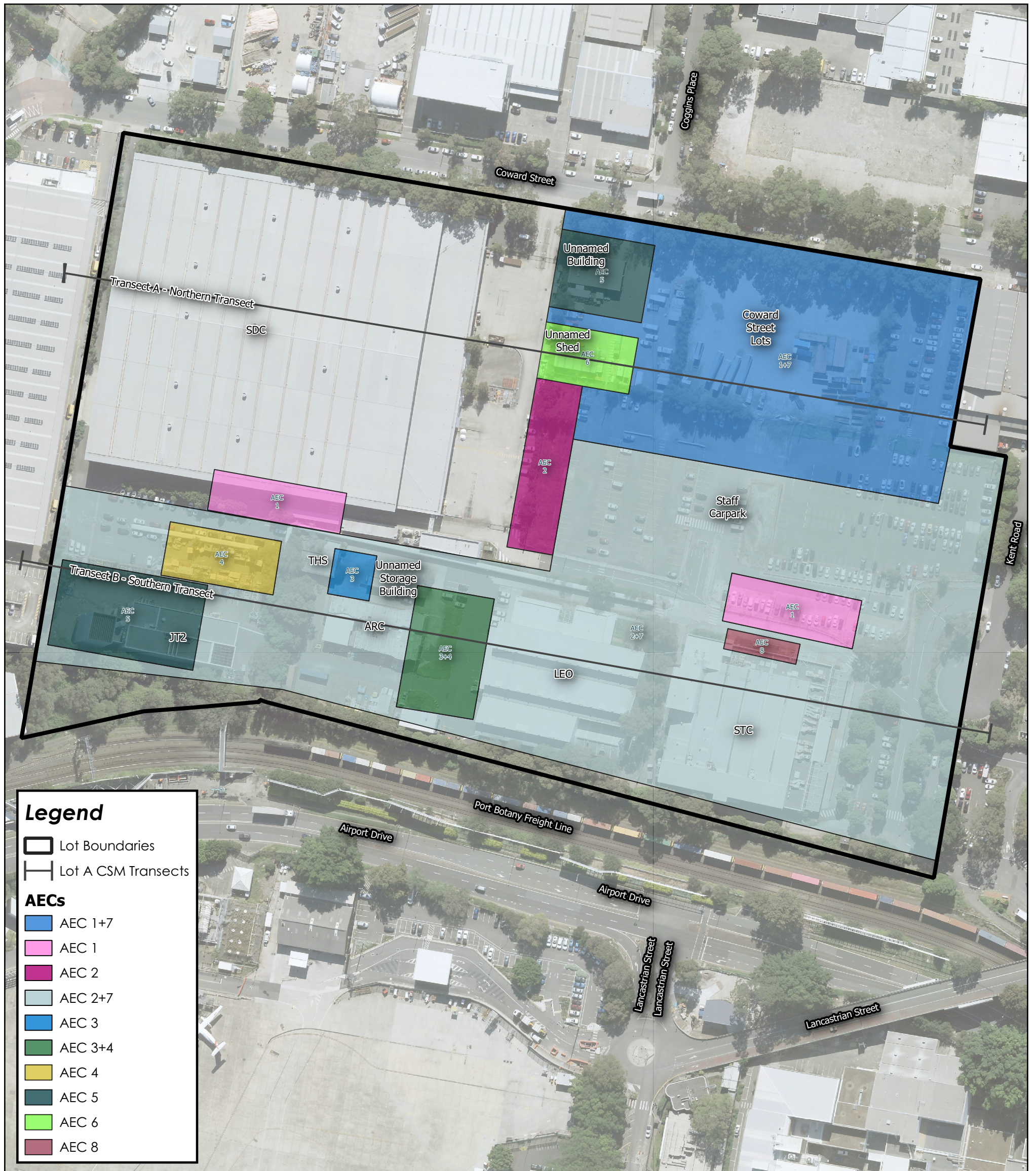


Figure 2b - Site Layout

Lot A

21140 - Preliminary Site Investigation

Qantas Airways Limited



Map 21140_f03a_aecs_V02	Author JP
Date of Export 29/07/2021	Approver DS
Data source Metromap, Google Maps, Open Street Map	
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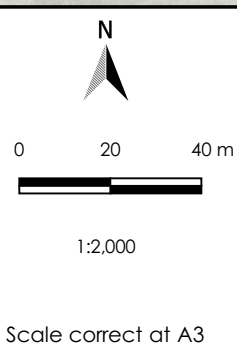


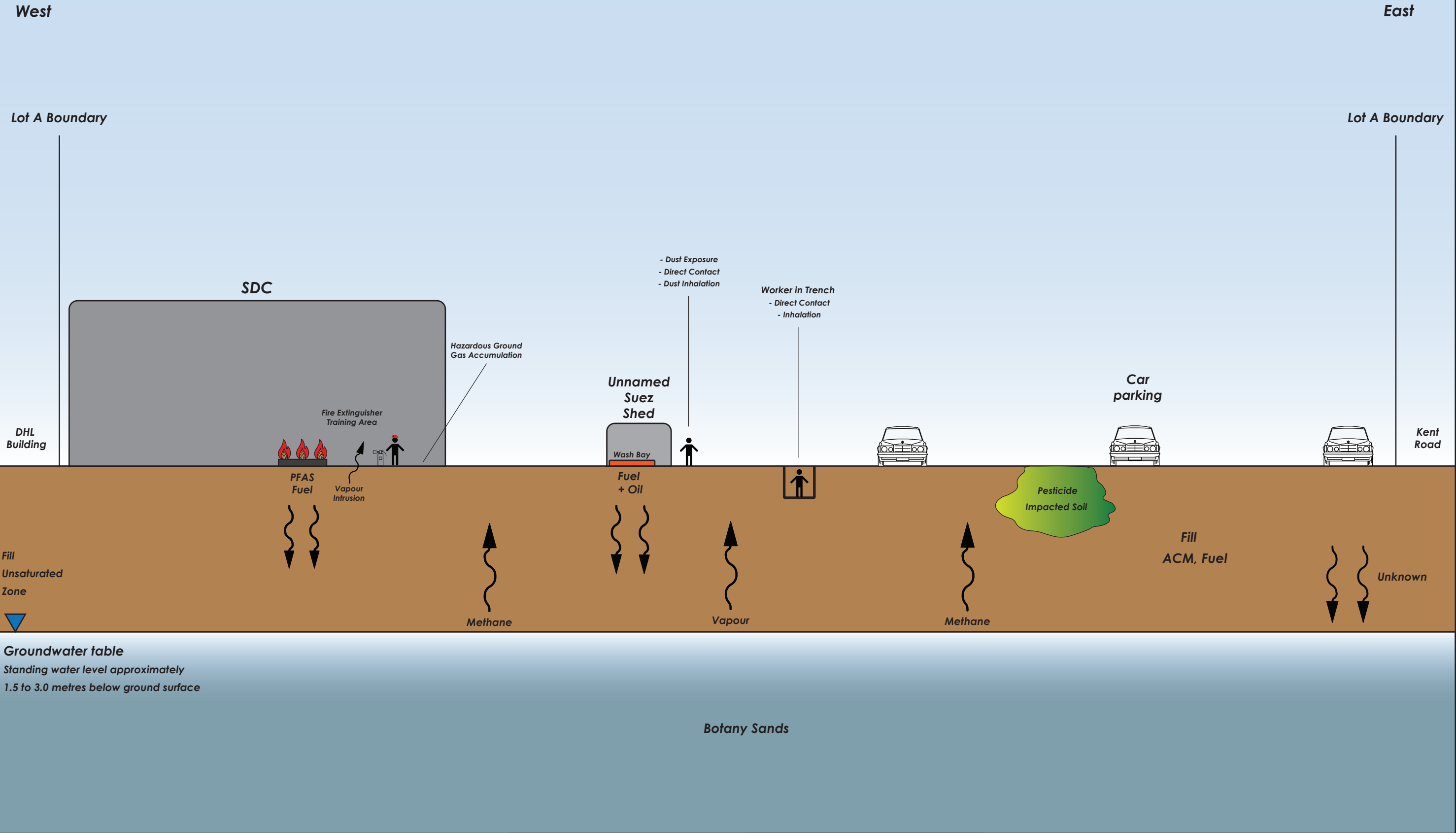
Figure 3 - Areas of Environmental Concern (AECs)

Lot A

21140 - Preliminary Site Investigation

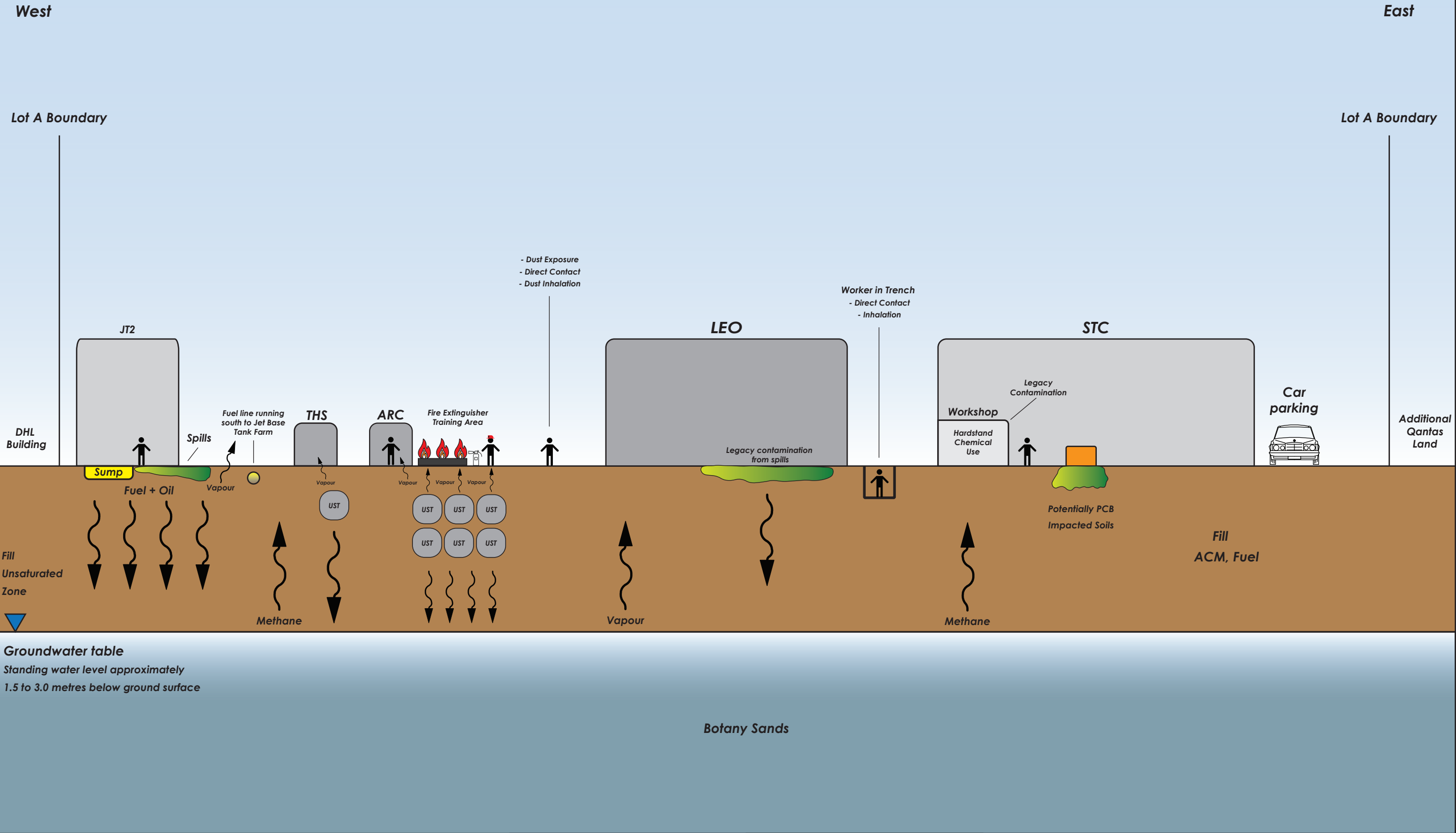
Qantas Airways Limited

DRAWING NOT TO SCALE. INDICATIVE ONLY.



LEGEND <div><div>Unsaturated Zone</div><div>Groundwater Table</div><div>Standing Water Level</div></div>	© Reditus, 2021. This document and the information provided therein are provided for the use of the recipient. Reditus accepts no responsibility for the use of this document or the information provided therein by a third party.	Author: JP	Figure 4a - Conceptual Site Model - Northern Transect <div>Lot A</div> <div>21140 - Preliminary Site Investigation</div> <div>Qantas Airways Limited</div>
	Date of Export: 28th May 2021	Approved by: DS	

DRAWING NOT TO SCALE. INDICATIVE ONLY.



LEGEND <div><div></div> Unsaturated Zone</div> <div><div></div> Groundwater Table</div> <div><div></div> Standing Water Level</div>	© Reditus, 2021. This document and the information provided therein are provided for the use of the recipient. Reditus accepts no responsibility for the use of this document or the information provided therein by a third party.	Author: JP	Figure 4b - Conceptual Site Model - Southern Transect <div>Lot A</div> <div>21140 - Preliminary Site Investigation</div> <div>Qantas Airways Limited</div>
	Date of Export: 28th May 2021	Approved by: DS	

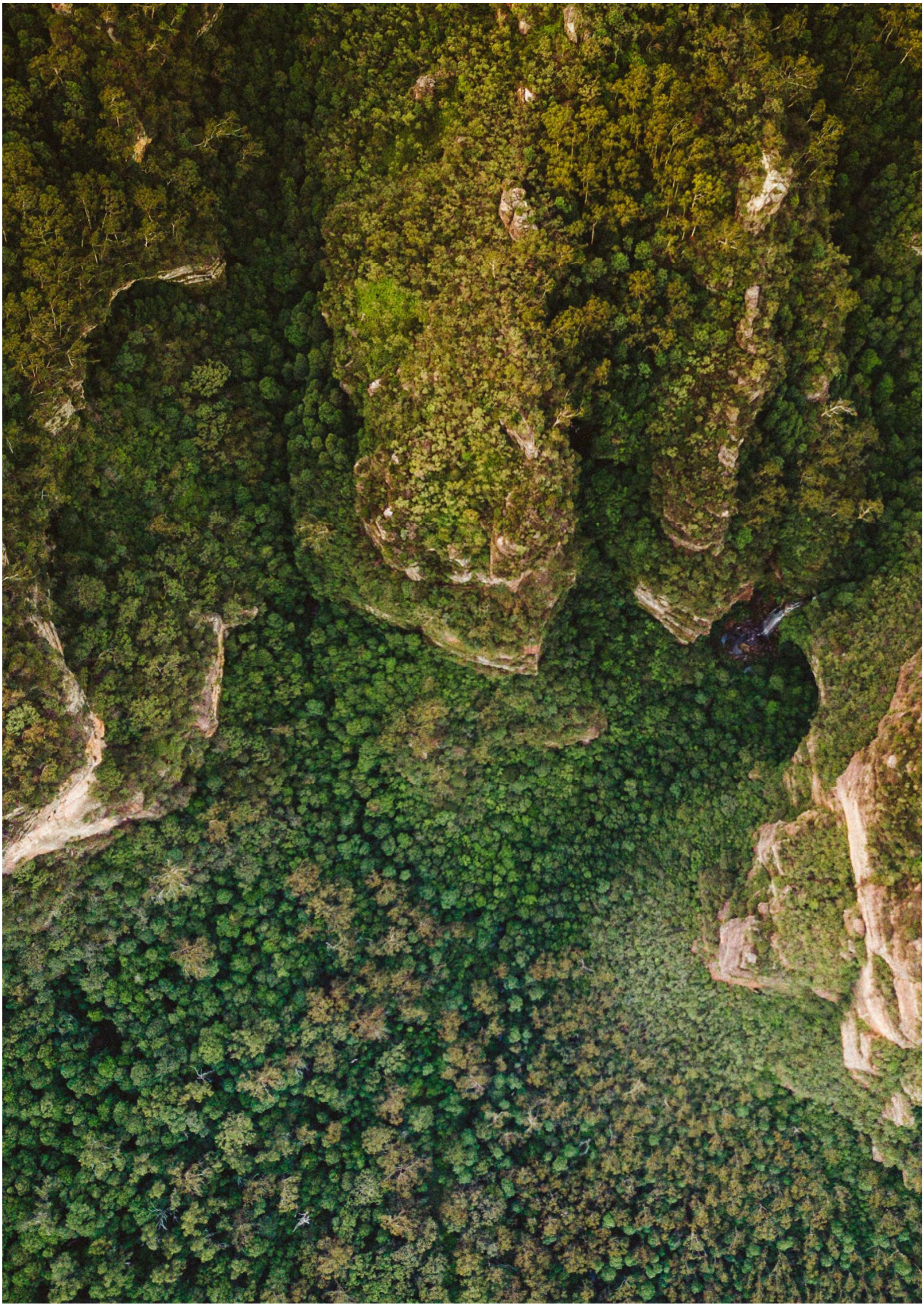


Appendix C – Historical Searches

Due Diligence Insight Report

Mascot NSW

20 May 2021



An aerial photograph of a dense, green forest. A prominent, light-colored, rocky outcrop or cliff face is visible, running diagonally from the upper left towards the lower right. The forest is thick with various shades of green, and the rock face shows some texture and shadows.

Understanding your report

Your Report has been produced by Land Insight and Resources (Land Insight).

Your Report is based on information available from public databases and sources at the date of reporting. The information gathered relates to land that is within a 200 to 2000m radius (buffer zone) from the boundaries of the Property. A smaller or larger radius may be applied for certain records (as listed under records and as shown in report maps).

While every effort is made to ensure the details in your Report are correct, Land Insight cannot guarantee the accuracy or completeness of the information or data provided.

The report provided by Land Insight includes data listed on page 4 (table of contents). All sources of data and definitions are provided in the Product Guide (Attached). For a full list of references, metadata, publications or additional information not provided in this report, please contact info@liresources.com.au

The report does not include title searches; dangerous good searches or; property certificates (unless requested); or information derived from a physical inspection, such as hazardous building materials, areas of infilling or dumping/spilling of potentially contaminated materials. It is important to note that these documents and an inspection can contain information relevant to contamination that may not be identified by this Report.

Due to the ongoing nature of database development and frequency of updates provided by various state government regulators the data displayed within this report is only current from date of production.

This Report, and your use of it, is regulated by Land Insight's Terms and Conditions (See Land Insight's Product Guide).

Executive Summary

Dataset	Identified	Not identified
Sensitive Receptors		▲
Planning Controls	▲	
Federal, State and Local Heritage	!	
Soil and Land Use Information	▲	
Salinity	!	
Radon	▲	
Acid Sulfate Soil	!	
Geology	▲	
Naturally Occurring Asbestos Potential		▲
Topography	▲	
Hydrogeology	▲	
Groundwater Bores	▲	
Groundwater Dependent Ecosystems		▲
Other Bores	!	
Environmental Registers, Licences and Incidents		
Contaminated Land Record of Notices	!	
Sites Notified as Contaminated to the NSW EPA	!	
Potentially Contaminated Areas		
<i>Defence Sites (current, former and RCIP)</i>		▲
<i>Former Gasworks Sites</i>		▲
<i>PFAS Sites</i>	!	
Licensing under the POEO Act		
<i>Licences</i>	!	
<i>Surrendered Licences still Regulated by EPA</i>	!	
<i>Clean Up and Penalty Notices</i>	!	
NPI Industrial Facilities	!	
Public Register of Properties Affected by Loose-Fill Asbestos Insulation		▲
Other Potentially Contaminating Activities		
<i>Cattle Dip Sites</i>		▲
<i>Dry Cleaners</i>	!	
<i>Fire and Rescue Sites</i>	!	▲
<i>Gas Terminals</i>		▲
<i>Liquid Fuel Depots/Terminals</i>	!	▲
<i>Mines and Quarries</i>		▲
<i>Petrol Stations</i>	!	
<i>Power Stations</i>		▲
<i>Substation/Switching Station</i>		▲
<i>Telephone Exchanges</i>		▲
<i>Waste Management Facilities</i>		▲
<i>Wastewater Treatment Facilities</i>		▲
<i>Current Commercial & Trade Directory Data</i>	!	
<i>Tanks (AST/UST)</i>		▲
<i>Contamination Legacy Areas</i>		▲
<i>Derelict Mines and Quarries</i>		▲
<i>Historical Landfills</i>		▲
<i>Unexploded Ordnance (UXO) Sites - Department of Defence (DoD)</i>		▲
Historic Commercial & Trade Directory Data	!	
Other Environmental Constraints		
Natural Hazards	!	
State Environmental Planning Policy (Coastal Management)	!	

INDEX

Section 1 - Property Setting	4
1.1 SITE LOCATION MAP AND SENSITIVE RECEPTORS Map 1 (200m Buffer)	4
1.2 PLANNING CONTROLS Map 2 (onsite)	4
Zoning	4
Environmental Planning Instruments	4
1.3 SOIL AND LAND USE INFORMATION Map 3a/3b (onsite)	4
Soil Landscape	4
Salinity	4
Radon	4
Acid Sulfate Soil	5
1.4 GEOLOGY AND TOPOGRAPHY Map 4 (onsite)	6
Geology	6
Naturally Occurring Asbestos Potential (NOA)	6
Topography	6
Section 2 - Hydrogeology	7
2.1 HYDROGEOLOGY AND GROUNDWATER BORES Map 5a (2000m Buffer)	7
2.2 HYDROGEOLOGY AND OTHER BOREHOLES Map 5b (500m Buffer)	26
Groundwater Dependent Ecosystems	26
Section 3 – Environmental Registers, Licences and Incidents	30
3.1 CONTAMINATED LAND PUBLIC REGISTER Map 6 (1000m Buffer)	30
Contaminated Land Record of Notices	30
Sites Notified as Contaminated to the EPA	30
3.2 POTENTIALLY CONTAMINATED AREAS Map 6 (1000m Buffer)	32
Defence Sites	32
Former Gasworks Sites	32
PFAS Sites	32
3.3 LICENSING UNDER THE POEO ACT Map 7 (500m Buffer)	32
Licences	32
Surrendered Licences still Regulated by EPA	33
Clean Up and Penalty Notices	34
3.4 NATIONAL POLLUTANT INVENTORY (NPI) Map 7 (500m Buffer)	34
3.5 PUBLIC REGISTER OF PROPERTIES AFFECTED BY LOOSE-FILL ASBESTOS INSULATION Map 7 (onsite)	34
Section 4 – Other Potentially Contaminating Activities	35
4.1 POTENTIALLY CONTAMINATING ACTIVITIES Map 8a (500m Buffer)	35
Cattle Dip Sites	35
Dry Cleaners	35
Fire Rescue Sites	35
Gas Terminals	35
Liquid Fuel Depots/Terminals	35
Mines and Quarries	35
Petrol Stations	36
Power Stations	36
Substation / Switching Stations	36
Telephone Exchanges	36
Waste Management Facilities	36
Wastewater Treatment Facilities	36
4.2 CURRENT COMMERCIAL AND TRADE DATA Map 8b (200m Buffer)	37
Current Commercial and Trade Data	37
Tanks (AST/UST)	37
4.3 FORMER POTENTIALLY CONTAMINATED LAND Map 8c (500m Buffer)	37
Contaminated Legacy Areas	37
Derelict Mines and Quarries	37
Historical Landfills	38
Unexploded Ordnance (UXO) Areas	38

<i>4.4 HISTORICAL COMMERCIAL AND TRADE DATA (not mapped)</i>	39
1930 Historical Commercial & Trade Directory Data	39
1940 Historical Commercial & Trade Directory Data	39
1950 Historical Commercial & Trade Directory Data	39
1965 Historical Commercial & Trade Directory Data	39
1970 Historical Commercial & Trade Directory Data	42
1975 Historical Commercial & Trade Directory Data	47
1980 Historical Commercial & Trade Directory Data	47
1985 Historical Commercial & Trade Directory Data	49
1990 Historical Commercial & Trade Directory Data	49
2005 Historical Commercial & Trade Directory Data	50
2010 Historical Commercial & Trade Directory Data	52
2015 Historical Commercial & Trade Directory Data	53
Section 5 - Other Environmental Constraints	57
<i>5.1 FEDERAL, STATE AND LOCAL HERITAGE Map 9 (200m Buffer)</i>	57
Local Environment Plan (LEP) Heritage	57
National Heritage List (NHL)	57
Non-Aboriginal heritage item (Local)	57
State Heritage Register (SHR)*	57
Commonwealth Heritage List (CHL)	57
World Heritage Area (WHA)	57
<i>5.2 NATURAL HAZARDS Map 10 (500m Buffer)</i>	58
Bush Fire Prone Land (BLP)	58
Fire History	58
Flood Hazard	58
<i>5.3 COASTAL MANAGEMENT (STATE ENVIRONMENTAL PLANNING POLICY) Map 10 (500m Buffer)</i>	58
ATTACHMENTS	
Attachment A - Report Maps	
Attachment B - Historical Imagery	
LIR Product Guide and Terms and Conditions	

Section 1 - Property Setting

1.1 SITE LOCATION MAP AND SENSITIVE RECEPTORS

Map 1 (200m Buffer)

Sensitive receptor	Category	Distance (m)*	Direction
Not identified			

*Distance from the sensitive receptor point feature to the site boundary centroid.

1.2 PLANNING CONTROLS

Map 2 (onsite)

Zoning

Code	Classification
IN1	General Industrial

Environmental Planning Instruments

Type	Local Environmental Plan	Classification
Additional Permitted Uses	Botany Bay Local Environmental Plan 2013	Additional Permitted Uses
Exempt Development Land	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Exempt Development Land

1.3 SOIL AND LAND USE INFORMATION

Map 3a/3b (onsite)

Soil Landscape

Soil Landscape	DTxx	DISTURBED TERRAIN	Soil Group	DISTURBED TERRAIN
Description	Landscape—terrain which has been disturbed by human activity to a depth of at least 100 cm. The original soil has been removed, greatly disturbed or buried. Landfill includes soil, rock, building and waste material. Original vegetation has been largely cleared. Also includes terrain which has been inundated due to dams. Limitations—dependent on the nature of the fill material. Care must be taken when these sites are developed. A survey at a suitable scale as well as geotechnical analyses should be undertaken because of variability of materials throughout the sites. Advice from local councils or mining authorities should be sought concerning localised areas of disturbed terrain.			

Salinity

Salinity Hazard	-	Not identified
-----------------	---	----------------

Radon

Radon Level	Bq/m3	5
-------------	-------	---

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 Maps (Table 1.3.1)	On the Property?		Within Buffer?	
Class	2		1, 2, 3, 4	
Atlas of Australian Acid Sulfate Soil (Table 1.3.2)	Bx(p-)	Disturbed ASS	Probability of Occurrence	Low Probability of occurrence

Table 1.3.1. 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 1.3.2. Atlas of Australian Acid Sulfate Soils¹ (ASRIS) (CSIRO/NatCASS)

Code	Distinguishing soil/sediment properties, vegetation, landforms, or other characteristics
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.
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

Code	Distinguishing soil/sediment properties, vegetation, landforms, or other characteristics
Probability of Occurrence of ASS¹	
(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.

1.4 GEOLOGY AND TOPOGRAPHY

Map 4 (onsite)

Geology

Map Sheet	Code	Formation	Group	Dominant Lithology	Description
Newcastle to Wollongong Coastal Quaternary Mapping	QH_ei	Estuarine interbarrier creek deposits	Estuarine deposits	Clastic sediment	Fine- to medium-grained lithic-carbonate-quartz sand (marine-deposited), silt, clay, organic mud, peat, gravel, shell material.

Naturally Occurring Asbestos Potential (NOA)

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

Topography

Topography	2-4 mAHD
------------	----------

Section 2 - Hydrogeology

2.1 HYDROGEOLOGY AND GROUNDWATER BORES

Map 5a (2000m Buffer)

	On the Property?	Within Buffer? ¹
Aquifer Type	Porous, extensive highly productive aquifers	Porous, extensive highly productive aquifers
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	Botany Wetlands Alexandra Canal Cooks River
Groundwater Bores	Not identified	Yes, see 2.1.1 and 2.1.2

Table 2.1.1. Groundwater Bore Details

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL(m)	Salinity (mg/l)	Yield (l/s)	Distance (m)	Direction
81	GW112217	Monitoring	3/12/2002	4	4				0.0	South
82	GW112218	Monitoring	3/12/2002	4	4				0.0	South
83	GW112219	Monitoring	3/12/2002	4	4				0.0	South
84	GW112220	Monitoring	3/12/2002	4.2	4.2				0.0	South
85	GW112221	Monitoring	3/12/2002	4.2	4.2				0.0	South
86	GW112222	Monitoring	3/12/2002	4.2	4.2				0.0	South
87	GW112223	Monitoring	31/12/2002	4.1	4.1				0.0	South
88	GW112224	Monitoring	3/12/2002	4.1	4.1				0.0	South
89	GW112225	Monitoring	3/12/2002	4.4	4.4				0.0	South
90	GW112226	Monitoring	3/12/2002	3.5	3.5				0.0	South
91	GW112227	Monitoring	3/12/2002	4	4				0.0	South
92	GW112228	Monitoring	3/12/2002	4	4				0.0	South
93	GW112229	Monitoring	3/12/2002	4	4				0.0	South
94	GW112230	Monitoring	3/12/2002	4	4				0.0	South
95	GW112231	Monitoring	3/12/2002	4.1	4.1				0.0	South
60	GW104450	Monitoring	1/01/2002		3.5			0.5	37.5	North
59	GW104448	Monitoring	25/11/2002		3.5			1	82.0	North
61	GW104449	Monitoring	1/01/2002		3.5			1	99.0	North
4	GW027248	Manufacturing and industry	1/11/1965	4.9	4.8	2.4		0.51	254.5	East
62	GW040219	Manufacturing and industry			6.3				342.8	North-east
36	GW101351	Monitoring	22/11/1995	5.05	5.05				345.3	South-east
13	GW101357	Monitoring	22/11/1995	5.9	5.9				345.3	South-east
34	GW101358	Monitoring	22/11/1995	6	6				345.3	South-east
10	GW101352	Monitoring	22/11/1995	5.7	5.7				345.5	South-east

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL(m)	Salinity (mg/l)	Yield (l/s)	Distance (m)	Direction
8	GW101353	Monitoring	22/11/1995	6	6				345.6	South-east
25	GW101350	Monitoring	22/11/1995	5.9	5.9				345.6	South-east
5	GW101355	Monitoring	22/11/1995	6	6				345.6	South-east
6	GW101360	Monitoring	22/11/1995	6	6				345.6	South-east
9	GW101359	Monitoring	22/11/1995	6	6				345.6	South-east
12	GW101361	Monitoring	22/11/1995	4.3	4.3				345.6	South-east
45	GW101362	Monitoring	22/11/1995	5.9	5.9				345.6	South-east
50	GW101354	Monitoring	22/11/1995	6	6				345.6	South-east
11	GW101356	Monitoring	22/11/1995	5.6	5.6				345.8	South-east
98	GW112198	Monitoring	27/05/1996	6	6				358.5	South-east
101	GW112204	Monitoring	27/05/1996	6	6				358.7	South-east
110	GW112203	Monitoring	27/05/1996	6	6				365.7	South-east
99	GW112199	Monitoring	27/05/1996	6	6				378.2	South-east
96	GW112195	Monitoring	27/05/1996	5.9	5.9				388.3	South-east
97	GW112197	Monitoring	27/05/1996	5.7	5.7				401.2	South-east
109	GW112202	Monitoring	27/05/1996	5.9	5.9				401.6	South-east
100	GW112200	Monitoring	27/05/1996	6	6				407.6	South-east
58	GW112651	Dewatering (groundwater)	23/12/2011	6	6				411.3	East
113	GW112196	Monitoring	27/07/1996	5.05	5.05				421.2	South-east
112	GW112306	Monitoring	22/01/2002	4	4				426.9	South-east
111	GW112291	Monitoring	14/01/2002	6	6				442.1	South-east
122	GW112301	Monitoring	22/01/2002	6	6				444.1	South-east
126	GW112305	Monitoring	21/01/2002	4	4				446.9	South-east
125	GW112304	Monitoring	22/01/2002	4	4				447.4	South-east
114	GW112201	Monitoring	27/05/1996	5.6	5.6				449.4	South-east
124	GW112303	Monitoring	22/01/2002	4	4				449.5	South-east
106	GW112309	Monitoring	22/01/2002	4	4				453.5	South-east
104	GW112307	Monitoring	22/01/2002	4	4				453.9	South-east
105	GW112308	Monitoring	23/01/2002	6	6				456.2	South-east
123	GW112302	Monitoring	22/01/2002	4	4				460.1	South-east
117	GW112294	Monitoring	21/01/2002	4	4				463.5	South-east
118	GW112295	Monitoring	21/01/2002	4	4				466.6	South-east
119	GW112296	Monitoring	21/01/2002	6	6				467.9	South-east
120	GW112297	Monitoring	21/01/2002	6	6				468.1	South-east
115	GW112292	Monitoring	21/01/2002	4	4				468.6	South-east
116	GW112293	Monitoring	21/01/2002	4	4				470.2	South-east
102	GW112298	Monitoring	21/01/2002	4	4				475.3	South-east
107	GW112310	Monitoring	23/01/2002	6	6				477.9	South-east
108	GW112311	Monitoring	24/01/2002	4	4				478.9	South-east
103	GW112299	Monitoring	21/01/2002	4	4				482.1	South-east
121	GW112300	Monitoring	21/01/2002	4	4				490.2	South-east
28	GW102184	Monitoring	18/03/1999	4.2	4.2				494.0	South-east
17	GW102193	Monitoring	22/03/1999	3.9	3.9				494.2	South-east
32	GW102196	Monitoring	22/03/1999	3.6	3.6				494.2	South-east
47	GW102168	Monitoring	7/01/1999	5	5				494.2	South-east

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38	GW102178	Monitoring	22/03/1999	4.4	4.4				494.3	South-east
16	GW102173	Monitoring	6/01/1999	4.5	4.5				494.3	South-east
18	GW102169	Monitoring	7/01/1999	4.5	4.5				494.3	South-east
20	GW102188	Monitoring	22/03/1999	4	4				494.3	South-east
23	GW102186	Monitoring	22/03/1999	4.2	4.2				494.3	South-east
40	GW102198	Monitoring	22/03/1999	3.5	3.5				494.3	South-east
41	GW102194	Monitoring	22/03/1999	3.7	3.7				494.3	South-east
48	GW102191	Monitoring	18/03/1999	4	4				494.3	South-east
14	GW102160	Monitoring	7/01/1999	5	5				494.4	South-east
27	GW102171	Monitoring	7/01/1999	6	6				494.5	South-east
49	GW102192	Monitoring	19/03/1999	4	4				494.5	South-east
7	GW102165	Monitoring	7/01/1999	5	5				494.5	South-east
15	GW102176	Monitoring	6/01/1999	4.5	4.5				494.5	South-east
26	GW102195	Monitoring	22/03/1999	3.6	3.6				494.5	South-east
30	GW102172	Monitoring	6/01/1999	4.5	4.5				494.5	South-east
33	GW102164	Monitoring	7/01/1999	5	5				494.5	South-east
35	GW102203	Monitoring	18/03/1999	3.5	3.5				494.5	South-east
42	GW102200	Monitoring	19/03/1999	3.5	3.5				494.5	South-east
46	GW102201	Monitoring	18/03/1999	3.5	3.5				494.5	South-east
44	GW102187	Monitoring	22/03/1999	4.2	4.2				494.5	South-east
24	GW102197	Monitoring	22/03/1999	3.6	3.6				494.6	South-east
43	GW102205	Monitoring	22/03/1999	3.3	3.3				494.6	South-east
21	GW102199	Monitoring	22/03/1999	3.5	3.5				494.6	South-east
39	GW102185	Monitoring	18/03/1999	4.2	4.2				494.6	South-east
19	GW102190	Monitoring	18/03/1999	4	4				494.8	South-east
29	GW102204	Monitoring	22/03/1999	3.3	3.3				494.8	South-east
31	GW102189	Monitoring	22/03/1999	4	4				494.8	South-east
22	GW102162	Monitoring	7/01/1999	5	5				494.8	South-east
224	GW104297	Household	20/12/1994			4		0.4	725.9	East
68	GW112268	Monitoring	21/03/2003	12.35	12.35				741.9	West
212	GW109822	Monitoring	4/04/1997	10.45	10.45	3			746.3	North
210	GW109823	Monitoring	23/10/2000	29	29	12.5		0.1	748.2	North
37	GW072643	Unknown	25/09/1996	12					758.4	North
143	GW027750	Recreation	1/12/1965	17.4	17.3				764.0	East
241	GW112960	Monitoring	17/11/2008	0	5.5				785.3	East
242	GW112961	Monitoring	17/11/2008	5	5				798.4	East
243	GW112962	Monitoring	17/11/2008	5	5				802.7	East
216	GW109824	Monitoring	5/04/2005	20.7	20.7	4.51			803.5	North
185	GW027749	Recreation	1/12/1965	16.5	16.4				807.9	East
196	GW075024	Monitoring	16/07/1998	20.5	19.5	0.76			811.8	East
253	GW075024.1	Null	N/A						812.7	East
254	GW075024.1.1	Null	N/A						812.7	East
3	GW024655	Water supply	1/06/1966	9.1	9.1	1.9		1.01	849.8	South-east
188	GW013331	Manufacturing and industry	1/08/1954	14.9	14.9				858.8	North-east

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1	GW031808	Exploration or research	1/06/1969	18.3	18.2		invalid code		859.0	South-east
148	GW024068	Household	1/05/1966	4.3	4.2	2.1		0.328	877.8	East
182	GW104902	Household	27/09/1995	7.1	7.1	1.83	Good	1	896.7	South-east
171	GW103588	Household	18/02/2001	7	7				897.9	East
67	GW112267	Monitoring	20/03/2003	12.12	12.12				908.2	West
2	GW024036	Water supply	1/01/1966	6.1	6				910.8	South
142	GW072901	Household	15/11/1994	7	7	4		0.4	931.6	East
145	GW015954	Manufacturing and industry	1/05/1957	20.1	20.1				940.4	East
230	GW112275	Monitoring	27/02/2003	16.5	16.5				953.0	West
173	GW104335	Monitoring	5/04/2002	3.5	3.5	1.4			959.0	South-east
158	GW100484	Unknown	19/12/1996						962.1	East
161	GW100484	Monitoring	19/12/1996	4	4				962.1	East
194	GW100484	Unknown	19/12/1996						962.1	East
174	GW104333	Monitoring	5/04/2002	3.5	3.5	1.2			965.8	South-east
198	GW104334	Monitoring	5/04/2002	3.5	3.5	0.9			972.0	South-east
189	GW033371	Manufacturing and industry	1/03/1970	11.9	11.8				976.9	South-east
141	GW033372	Manufacturing and industry	1/03/1970	11.9	11.8				982.7	South-east
178	GW104337	Monitoring	5/04/2002	3.5	3.5	1.4			984.4	South-east
218	GW111321	Monitoring	9/01/2007	5	5	2.635			986.2	North
213	GW109825	Monitoring	10/02/2005	22	22	14.9			988.4	North
176	GW104336	Monitoring	5/04/2002	3.5	3.5	1			992.4	South-east
250	GW114857	Monitoring	15/05/2014	6	6				1001.6	East
197	GW104338	Monitoring	5/04/2002	3.5	3.5	1.2			1016.2	South-east
66	GW112266	Monitoring	19/03/2003	10.37	10.37				1016.7	West
225	GW073521	Household	29/10/1995	3	3				1022.1	East
71	GW112271	Monitoring	7/03/2003	19.51	19.51				1024.1	West
229	GW112274	Monitoring	26/02/2003	13.7	13.7				1038.8	West
211	GW109821	Monitoring	3/04/1997	35	35	14.5			1049.7	North
227	GW108497	Unknown	16/01/2008		8			3	1053.6	North-east
72	GW112272	Monitoring	3/03/2003	14.84	14.84				1060.6	West
144	GW013515	Household	1/01/1958	8.2	8.2				1062.2	East
179	GW104988	Household	15/12/2001	7	7	4		1	1065.5	East
152	GW100053	Recreation	20/04/1994	7		1		1.8	1069.8	North
217	GW111320	Monitoring	9/01/2007	5.2	5.2	2.517			1079.1	North
78	GW112280	Monitoring	18/04/2003	16.5	16.5				1122.5	West
153	GW047123	Recreation	1/07/1973	18.9	18.9				1143.6	East
226	GW108104	Manufacturing and industry	10/05/2007					13	1150.8	North-east
149	GW024374	Water supply	1/12/1965	5.2	5.1	4.5	Poor	0.631	1158.5	East
168	GW103705	Monitoring	2/11/2000	4.7	4.7				1162.7	East
169	GW103707	Monitoring	3/11/2000	4.2	4.2				1162.7	East
190	GW103706	Monitoring	2/11/2000	4.3	4.3				1162.7	East
234	GW112403	Groundwater remediation	29/11/2007	0	0.9				1182.9	East

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235	GW112403	Groundwater remediation	29/11/2007	0	0.9				1182.9	East
236	GW112404	Groundwater remediation	29/11/2007	0	1.3				1184.7	East
237	GW112404	Groundwater remediation	29/11/2007	0	1.3				1184.7	East
238	GW112405	Groundwater remediation	29/11/2007	0	1.3				1188.7	East
239	GW112405	Groundwater remediation	29/11/2007	0	1.3				1188.7	East
163	GW101533	Manufacturing and industry	6/11/1997	20	20	4.4	Good	1	1197.1	North-east
127	GW113311	Monitoring	1/01/2002	4	4	1.78			1198.6	East
73	GW112273	Monitoring	17/03/2003	11.5	11.5				1203.6	West
208	GW107976	Drainage of groundwater	5/10/2004	3.5	3.5				1205.5	East
77	GW112279	Monitoring	18/04/2003	6.42	6.42				1230.1	West
80	GW112282	Monitoring	6/06/2003	18.5	18.5				1261.4	West
193	GW103508	Monitoring	15/10/1999	6	6				1269.0	North-east
170	GW103505	Monitoring	14/10/1999	6	6				1269.1	North-east
175	GW103506	Monitoring	13/10/1999	6	6				1269.1	North-east
172	GW103507	Monitoring	14/10/1999	6	6				1269.2	North-east
76	GW112278	Monitoring	10/03/2003	17.1	17.1				1270.2	West
187	GW023525	Water supply	1/11/1965	5.9	5.9	3	invalid code	0.378	1272.5	South-east
75	GW112277	Monitoring	4/03/2003	19.7	19.7				1273.1	West
191	GW103504	Monitoring	13/10/1999	6.1	6.1				1274.0	North-east
70	GW112270	Monitoring	5/03/2003	19.67	19.67				1274.9	West
79	GW112281	Monitoring	29/05/2003	9.7	9.7				1285.3	West
151	GW047525	Recreation	1/05/1975	19.4	17.1	3		6.315	1336.3	East
156	GW025994	Water supply	1/03/1966	13.3	13.2		Good		1352.3	South-east
65	GW112265	Monitoring	18/03/2003	8	8				1397.3	West
214	GW110457	Monitoring	1/05/2009	3.6	3.6	1.7			1401.5	North-east
69	GW112269	Monitoring	11/03/2003	17.6	17.6				1431.7	West
209	GW110456	Monitoring	1/05/2009	3.6	3.2	2.3			1432.6	North-east
74	GW112276	Monitoring	27/02/2013	26.65	26.65				1438.9	West
64	GW112264	Monitoring	17/03/2003	15.45	15.45				1447.0	West
181	GW104990	Household	22/01/2002	6	6	3.5		1	1468.1	East
215	GW110458	Monitoring	1/05/2009	2.8	2.8	2.3			1491.1	North-east
63	GW112263	Monitoring	17/03/2003	3.12	3.12				1529.4	West
157	GW100754	Manufacturing and industry	21/06/1995	148	148	6		8.2	1555.3	South-east
150	GW024244	Water supply	1/11/1965	3	3	1.5	Fair	0.353	1557.1	East
147	GW017344	Manufacturing and industry	1/02/1955	13.8	13.8				1563.4	South-east
220	GW040222	Manufacturing and industry			7				1582.3	South-east
159	GW102366	Household	23/05/1999	7	7				1588.2	East
139	GW111919	Monitoring	1/01/2007	7	7	90		0.2	1595.5	North-east

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232	GW112337	Monitoring	1/01/2009	9	9				1621.3	West
52	GW115000	Monitoring	20/12/2011	6	6	4			1631.6	North-west
137	GW114924	Monitoring	24/03/2012	9	9	7.6			1631.7	North
233	GW112338	Monitoring	1/01/2009	10	10				1632.8	West
129	GW114925	Monitoring	24/03/2012	6.1	6.1	2.8			1635.3	North
166	GW101523	Household	1/06/1998	6.1	6.1	1.525	Good	1	1642.1	East
57	GW115005	Monitoring	20/12/2011	6	6	4			1644.5	North-west
140	GW023168	Water supply	1/01/1966	4.6	4.5				1646.4	North-east
164	GW101457	Household	2/03/1998	6	6				1657.2	East
138	GW111920	Monitoring	1/01/2007	6	6	9		0.2	1666.7	North-east
53	GW115001	Monitoring	20/12/2011	6	6	4			1670.5	North-west
180	GW105150	Household	20/09/1995	5	5				1679.0	East
54	GW115002	Monitoring	20/12/2011	5.5	5.5	4			1689.0	North-west
231	GW112336	Monitoring	1/01/2009	10.4	10.4				1696.0	West
55	GW115003	Monitoring	19/12/2011	5.5	5.5	4			1700.3	North-west
199	GW105527	Monitoring	15/12/2000	5	5				1712.5	North-east
206	GW072413	Household	31/10/1994	6	6				1724.9	East
204	GW107395	Monitoring	22/07/2003	3.6	3.6				1734.4	East
56	GW115004	Monitoring	19/12/2011	6	6	4			1735.7	North-west
195	GW075023	Monitoring	15/07/1998	26	18.5				1738.0	East
251	GW075023.1	Null	N/A						1739.2	East
252	GW075023.1.1	Null	N/A						1739.2	East
200	GW105529	Monitoring	7/02/2001	5	5				1746.2	North-east
228	GW100487	Unknown	1/01/1996		5	4			1756.7	South-east
256	GW116519	Null	N/A	16	16	3		2.5	1761.5	East
221	GW073477	Household	20/10/1995		5				1767.8	East
201	GW105528	Monitoring	2/12/1993	5	5				1768.0	North-east
205	GW107396	Monitoring	22/07/2003	3.5	3.5				1779.4	East
203	GW106987	Household	10/04/2005	7	7				1790.6	South-east
192	GW100852	Household	14/03/1996		6.1	1.83	Good	1	1793.8	East
222	GW072293	Household	29/11/1994		6.6				1796.1	East
202	GW107397	Monitoring	27/07/2003	3.6	3.6				1815.7	East
186	GW023500	Water supply	1/01/1966	5.5	5.4	3.9	Good	0.505	1817.0	East
146	GW023605	Water supply	1/01/1966	4.6	4.5	3	Good	0.353	1817.6	East
131	GW112600	Monitoring	13/07/2010	0	4.6	3.3			1822.4	North-east
135	GW112603	Monitoring	13/07/2010	5	5	4			1823.7	North-east
247	GW114173	Monitoring	5/10/2010	4	4				1824.1	East
255	GW115447	Null	N/A	0	10	4.19		0.5	1824.8	North-east
177	GW105117	Recreation	7/06/2002	14	14	1.3		5	1825.7	East
246	GW114172	Monitoring	5/10/2010	4	4				1825.9	East
128	GW114562	Monitoring	6/12/2013	0	4	2.513			1827.0	North-east
248	GW114174	Monitoring	5/10/2010	4	4				1828.7	East
130	GW114561	Monitoring	6/12/2013	4	4	2.92			1828.9	North-east
245	GW114171	Monitoring	5/10/2010	4	4				1831.7	East
244	GW114170	Monitoring	5/10/2010	4	4				1832.6	East

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223	GW072993	Unknown	1/01/1995		48.77			0.667	1833.6	East
133	GW112602	Monitoring	13/07/2010	5	5	3.8			1834.9	North-east
249	GW114563	Monitoring	6/12/2013	0	4	2.92			1844.4	North-east
219	GW042179	Unknown			24				1849.1	East
240	GW112598	Monitoring	13/07/2010	5	5	4.5			1854.7	North-east
132	GW112599	Monitoring	13/07/2010	0	4.5	3.5			1863.5	North-east
136	GW112601	Monitoring	13/07/2010	5	5	4.2			1867.8	North-east
134	GW112597	Monitoring	13/07/2010	5	5	3.9			1872.8	North-east
207	GW100966	Household	23/08/1995	5.5	5.5	1.83	Good	1	1939.4	East
162	GW023162	Water supply	1/01/1966	4.9	4.8	3	Good	0.353	1943.1	East
257	GW116615	Null	N/A	11.2	11.2			0.3	1947.3	North-east
51	GW110909	Monitoring	19/01/2010	5.8	5.8	2.5			1947.3	South
183	GW104866	Household	17/03/2003	6.71	6.71	3.66		1.19	1949.6	South-east
167	GW101477	Household	5/01/1998	6	6				1951.7	East
259	GW116618	Null	N/A	10.6	0			0.1	1960.3	North-east
154	GW026070	Household	1/01/1966	3.7	3.6				1967.3	East
258	GW116616	Null	N/A	10.8	10.8			0.2	1973.3	North-east
155	GW072632	Household	2/12/1994	5	5				1977.4	East
165	GW101475	Household	4/02/1998	6	6				1979.1	East
160	GW101787	Household	18/12/1995	5.8	5.795	1.83	Good	1	1982.1	East
184	GW017782	Manufacturing and industry	1/09/1959	15.5	15.5				1987.9	North-east

Note: The use of the symbol "-" or N/A indicates that no records were found.

Table 2.1.2. Groundwater Bore Driller Lithology Details

Groundwater Bore ID	From Depth – To Depth (m)	Lithology	Distance (m)	Direction
GW112217	#N/A		0.0	South
GW112218	#N/A		0.0	South
GW112219	#N/A		0.0	South
GW112220	#N/A		0.0	South
GW112221	#N/A		0.0	South
GW112222	#N/A		0.0	South
GW112223	#N/A		0.0	South
GW112224	#N/A		0.0	South
GW112225	#N/A		0.0	South
GW112226	#N/A		0.0	South
GW112227	#N/A		0.0	South
GW112228	#N/A		0.0	South
GW112229	#N/A		0.0	South
GW112230	#N/A		0.0	South
GW112231	#N/A		0.0	South
GW104450	#N/A		37.5	North
GW104448	#N/A		82.0	North
GW104449	#N/A		99.0	North
GW027248	0m-1.21m Loam sandy 0m-1.21m Topsoil		254.5	East

	1.21m-3.04m Sand 3.04m-4.87m Sand slightly silty water supply		
GW040219	#N/A	342.8	North-east
GW101351	0m-5.05m Sand. silty, peaty, with traces of clay	345.3	South-east
GW101357	0m-5.9m Sand. fine to medium grained, trace of silt	345.3	South-east
GW101358	0m-6m Sand. fine to medium grained	345.3	South-east
GW101352	0m-5.7m Sand. silty, peaty	345.5	South-east
GW101353	0m-6m Sand. fine to medium grained, trace of silt	345.6	South-east
GW101350	0m-5.9m Sand. fine to medium grained	345.6	South-east
GW101355	0m-6m Sand. silty, peaty with trace of clay	345.6	South-east
GW101360	0m-6m Sand. fine to medium grained, trace of silt some peat lenses	345.6	South-east
GW101359	0m-6m Sand. fine to medium grained with some silt. some peat lenses	345.6	South-east
GW101361	0m-4.3m Sand. fine to medium grained with some silt	345.6	South-east
GW101362	0m-5.9m Sand. fine to medium grained	345.6	South-east
GW101354	0m-6m Sand. fine to medium grained with some silt	345.6	South-east
GW101356	0m-5.6m Sand. silty, peaty with traces of clay and some thin peat lenses	345.8	South-east
GW112198	#N/A	358.5	South-east
GW112204	#N/A	358.7	South-east
GW112203	#N/A	365.7	South-east
GW112199	#N/A	378.2	South-east
GW112195	#N/A	388.3	South-east
GW112197	#N/A	401.2	South-east
GW112202	#N/A	401.6	South-east
GW112200	#N/A	407.6	South-east
GW112651	0m-6m Sand Light M/Grain	411.3	East
GW112196	#N/A	421.2	South-east
GW112306	#N/A	426.9	South-east
GW112291	#N/A	442.1	South-east
GW112301	#N/A	444.1	South-east
GW112305	#N/A	446.9	South-east
GW112304	#N/A	447.4	South-east
GW112201	#N/A	449.4	South-east
GW112303	#N/A	449.5	South-east
GW112309	#N/A	453.5	South-east
GW112307	#N/A	453.9	South-east
GW112308	#N/A	456.2	South-east
GW112302	#N/A	460.1	South-east
GW112294	#N/A	463.5	South-east
GW112295	#N/A	466.6	South-east
GW112296	#N/A	467.9	South-east
GW112297	#N/A	468.1	South-east
GW112292	#N/A	468.6	South-east
GW112293	#N/A	470.2	South-east
GW112298	#N/A	475.3	South-east
GW112310	#N/A	477.9	South-east
GW112311	#N/A	478.9	South-east
GW112299	#N/A	482.1	South-east
GW112300	#N/A	490.2	South-east

GW102184	0m-2.4m Fill: dark grey/black sand, moist, some rock, glass asbestos fragments 2.4m-3.4m Dark brown/red clayey sand, moist, some silt and peat 3.4m-4.2m Dark grey/black sand, wet, some silt and peat	494.0	South-east
GW102193	0m-0.17m Concrete 0.17m-2.6m Fill: dark brown sand, moist, rocks and concrete fragments 2.6m-3.9m Dark brown/black sand, moist, some silt and peat	494.2	South-east
GW102196	0m-0.12m Concrete 0.12m-2.4m Fill: dark brown/grey sand, moist, brick and concrete fragments 2.4m-3.6m Dark brown sand, wet, some clay, silt and peat	494.2	South-east
GW102168	0m-0.1m Concrete 0.1m-0.8m Fill: dark brown/grey sandy clay, moist, some brick and rock fragments 0.8m-2.4m Fill: sandstone boulders 2.4m-3.2m Black peaty clay, moist 3.2m-5m Brown/black sand, wet, some silt and peat	494.2	South-east
GW102178	0m-0.17m Concrete 0.17m-2.7m Fill: dark grey/black sand, concrete fragments, timber and sandstone fragments 2.7m-3.5m Dark brown/grey clayey sand, moist, with silt and peat. 3.5m-4.4m Dark brown/grey sand, wet, some silt and peat	494.3	South-east
GW102173	0m-0.7m Fill: brown/red silty sand, dry, steel, rock and glass fragments 0.7m-1m Dark brown sand, moist, some silt and peat 1m-2.2m Light brown sand, moist, some silt and peat 2.2m-3.4m Dark grey clayey sand, some silt and clay 3.4m-4.5m Dark grey sand, wet, some silt and peat	494.3	South-east
GW102169	0m-0.1m Fill: light brown/red silty sand, dry 0.1m-1.8m Fill: dark brown clayey sand, moist, with plastic, wire, steel fragments 1.8m-2.5m Light grey clayey sand, wet 2.5m-3.5m Dark grey clayey sand, wet, some silt and peat 3.5m-4.5m Dark brown sand, wet, with silt and peat	494.3	South-east
GW102188	0m-0.2m Concrete 0.2m-2.7m Fill: dark brown/red sand, moist, rock fragments 2.7m-4m Dark grey/black sand, moist, some silt and peat	494.3	South-east
GW102186	0m-0.19m Concrete 0.19m-2.7m Fill: dark brown/red sand, moist, concrete, brick and asbestos fragments 2.7m-3.7m Dark brown/black sand, wet, some silt and peat 3.7m-4.2m Light brown sand, wet, some silt and peat	494.3	South-east
GW102198	0m-0.15m Concrete 0.15m-2.3m Fill: dark brown/black sand, moist, some clay and rubble 2.3m-3.1m Dark brown/grey sand, moist, some silt, clay and peat 3.1m-3.5m Black peaty clay, moist, some sand	494.3	South-east
GW102194	0m-0.19m Concrete 0.19m-2.4m Fill: dark brown sand, rock and concrete fragments 2.4m-3m Dark grey/black clayey sand, moist, some silt and peat 3m-3.7m Dark brown sand, wet, some silt and peat	494.3	South-east
GW102191	0m-0.22m Concrete 0.22m-2.7m Fill: dark grey/black sand, moist, rock and metal fragments 2.7m-4m Dark brown/grey sand, some silt and peat	494.3	South-east
GW102160	0m-0.15m Concrete 0.15m-1.5m Fill: dark brown/grey, moist sand, tile and metal fragments 1.5m-2.6m Fill: klinker ash, dark grey, moist, loose 2.6m-3.8m Dark brown/grey sandy clay, moist, some ash 3.8m-5m Dark brown sand, wet, some peat	494.4	South-east
GW102171	0m-0.3m Fill: brown/red sand, some silt 0.3m-0.8m Fill: dark brown sand, some silt, wire, clay, pipe and metal fragments	494.5	South-east

	0.8m-1.7m Fill: grey clayey sand, moist 1.7m-3.7m Dark grey/brown silty sand, wet, some clay and silt 3.7m-6m Dark grey silty sand, some peat		
GW102192	0m-0.22m Concrete 0.22m-2.5m Fill: brown/grey sand, moist, rocks and steel fragments 2.5m-3.2m Black peaty clay, moist, some sand 3.2m-4m Brown/black sand, wet, some silt and peat	494.5	South-east
GW102165	0m-0.1m Concrete 0.1m-0.7m Fill: dark brown/grey sand, moist, glass fragments 0.7m-2.6m Fill: light brown/red sand, moist, some sandstone 2.6m-4.2m Black peaty clay, moist, some sand 4.2m-5m Dark brown sand, wet, some silt and peat	494.5	South-east
GW102176	0m-0.1m Fill: light brown/grey sand, dry, some silt 0.1m-0.7m Fill: dark brown sand, dry, steel, broken concrete 0.7m-2.2m Dark brown sand, some silt 2.2m-2.9m Light brown sand, moist, some peat 2.9m-3.4m Dark grey clayey sand, wet, some silt and peat 3.4m-4.5m Dark grey sand, wet, some silt and peat	494.5	South-east
GW102195	0m-0.15m Concrete 0.15m-2.4m Fill: light and dark brown sandy clay, rubble 2.4m-3.6m Dark grey/black sandy clay, wet, sheen on soil	494.5	South-east
GW102172	0m-0.7m Fill: dark brown/grey sandy clay, moist, rock fragments 0.7m-1.8m Dark brown/grey silty sand, moist 1.8m-2.8m Light brown sand, some silt and peat 2.8m-4.5m Dark grey/brown sand, wet, some silt and peat	494.5	South-east
GW102164	0m-0.15m Concrete 0.15m-2.6m Fill: dark brown/grey sand, some metal, rock, brick 2.6m-3.8m Dark brown/grey clayey sand, wet, some silt and clay 3.8m-5m Dark brown/black sand, wet, some silt and peat	494.5	South-east
GW102203	0m-1.2m Fill: dark brown sand, brick and metal fragments 1.2m-2.7m Light brown sand, moist, some silt and peat 2.7m-3.5m Dark brown/grey sand, wet, some silt and peat	494.5	South-east
GW102200	0m-0.16m Concrete 0.16m-1.5m Fill: ripped sandstone with metal and brick fragments 1.5m-2.3m Dark brown/black sand, moist, some silt and peat 2.3m-3.5m Light brown/grey sand, wet, some silt and peat	494.5	South-east
GW102201	0m-1.2m Fill: dark brown/grey sandy clay, moist, rock fragments 1.2m-2.7m Light brown sand, moist, some silt and peat 2.7m-3.5m Brown/grey sand, wet, some silt and peat	494.5	South-east
GW102187	0m-0.22m Concrete 0.22m-2.8m Fill: grey/brown sand, moist, sandstone fragments and timber 2.8m-3.7m Dark brown/black sand, moist, some silt and peat 3.7m-4.2m Light brown sand, wet, some silt and peat	494.5	South-east
GW102197	0m-0.16m Concrete 0.16m-2.3m Fill: light and dark brown sand, moist, concrete and rock fragments 2.3m-3.6m Dark brown/grey sand, moist, some silt and peat	494.6	South-east
GW102205	0m-2.2m Fill: dark brown sand, moist, wire, timber, and metal fragments 2.2m-3.3m Dark brown/grey sand, moist, some silt and peat	494.6	South-east
GW102199	0m-0.15m Concrete 0.15m-2.3m Fill: dark brown/grey sand, moist, clay, brick, and rock fragments 2.3m-3m Dark brown clayey sand, moist, some silt and peat 3m-3.5m Dark grey/brown sand, wet, some silt and peat	494.6	South-east
GW102185	0m-0.16m Concrete 0.16m-2.7m Fill: dark grey sand, moist, rock and brick fragments 2.7m-3.6m Dark grey/black sand, moist, some silt and peat 3.6m-4.2m Light brown sand, wet, some silt and peat	494.6	South-east
GW102190	0m-0.17m Concrete 0.17m-2.7m Fill: dark brown/grey sand, moist, glass and sandstone fragments	494.8	South-east

	2.7m-3.6m Black peaty clay, moist, some sand 3.6m-4m Dark brown sand, wet, some silt and peat		
GW102204	0m-2.2m Fill: dark brown/red sand, moist, metal, wire, and sandstone fragments 2.2m-3.3m Dark brown/grey sand, moist, some silt and peat	494.8	South-east
GW102189	0m-0.2m Concrete 0.2m-2.7m Fill: dark brown/red sand, moist, brick and rock fragments 2.7m-3.5m Dark brown/black clayey sand, moist, some silt and peat 3.5m-4m Dark brown/black sand, wet, some silt and peat.	494.8	South-east
GW102162	0m-0.15m Concrete 0.15m-2.5m Fill: dark grey/black sand, silt, and concrete fragments 2.5m-3.7m Dark brown/grey clayey sand, with silt 3.7m-5m Dark brown/grey sand, wet, some silt and peat	494.8	South-east
GW104297	#N/A	725.9	East
GW112268	#N/A	741.9	West
GW109822	0m-2.6m Fill 2.6m-3.8m Clayey sand 3.8m-8.2m Sand 8.2m-10.45m Clay	746.3	North
GW109823	0m-3m Fill 3m-6m Clayey sand 6m-8.11m Sand 8.11m-11.5m Sandy clay 11.5m-29m Shale	748.2	North
GW072643	0m-2m Fill 2m-6.5m Medium sandy gravel 6.5m-7.2m Grey silty clay wb 7.2m-8.5m Medium sand wb 8.5m-10m Brown silty sand wb 10m-12m Grey shale clay	758.4	North
GW027750	0m-4.57m Sand dry 4.57m-10.97m Sand water supply 10.97m-11.28m Clay sandy pete 11.28m-12.8m Sand grey slightly peaty water supply 12.8m-14.63m Sand very dirty pete water supply 14.63m-15.84m Sand peaty water supply 15.84m-17.37m Sand grey clay pete water supply 17.37m-17.38m Clay sandy	764.0	East
GW112960	#N/A	785.3	East
GW112961	#N/A	798.4	East
GW112962	#N/A	802.7	East
GW109824	0m-4.5m Fill 4.5m-9m Laminite 9m-17m Shale 17m-20.7m Sandstone	803.5	North
GW027749	0m-2.43m Sand 2.43m-5.18m Sand peaty 5.18m-5.79m Peat sandy 5.79m-8.22m Sand very dirty peaty 8.22m-10.97m Clay 8.22m-10.97m Peat small 10.97m-16.15m Sand white water supply 16.15m-16.45m Clay white puggy	807.9	East
GW075024	0m-4m Peaty sand,black 4m-9m Sand,fine coffee brown 9m-11m Peaty sand,dark brown 11m-15.5m Silty sand,med grained,grey 15.5m-19m Sandy clay,dark grey	811.8	East
GW075024.1	#N/A	812.7	East

GW075024.1.1	#N/A	812.7	East
GW024655	0m-1.21m Ash rubble 1.21m-2.43m Sand peaty 2.43m-5.48m Peat black 5.48m-7.92m Clay seams water supply 5.48m-7.92m Sand peaty 7.92m-9.14m Sand grey clean water supply	849.8	South-east
GW013331	0m-1.52m Sand yellow loamy 1.52m-7.92m Sand peaty dirty 7.92m-10.36m Sand dirty water supply 10.36m-10.66m Wood peaty 10.66m-12.19m Sand peaty water supply 12.19m-12.49m Clay sandy 12.49m-14.94m Sand dark pete water supply	858.8	North-east
GW031808	0m-0.15m Sand dark brown light brown 0.15m-5.63m Clay yellow 0.15m-5.63m Sand yellow fine 5.63m-6.55m Clay black silty 5.63m-6.55m Sand 6.55m-6.85m Clay black 6.55m-6.85m Sand black 6.85m-8.38m Sand 8.38m-9.14m Clay 9.14m-9.9m Sand yellow fine water supply 9.9m-11.12m Clay grey fossils:wood water supply 9.9m-11.12m Sand grey 11.12m-11.43m Clay black 11.12m-11.43m Sand black 11.43m-11.58m Clay black 11.58m-11.88m Sand grey clayey 11.88m-12.8m Clay water supply 11.88m-12.8m Sand 12.8m-12.95m Clay grey dry 12.8m-12.95m Sand grey 12.95m-14.17m Clay white light grey sandy 14.17m-16.15m Clay grey yellow red 16.15m-18.28m Clay dark grey stiff	859.0	South-east
GW024068	0m-1.52m Loam light sandy 1.52m-2.13m Loam dark brown 2.13m-2.74m Loam sandy water supply 2.74m-3.35m Loam dark brown 3.35m-4.26m Sand	877.8	East
GW104902	0m-7.1m Unconsolidated all sands	896.7	South-east
GW103588	0m-7m Sand	897.9	East
GW112267	#N/A	908.2	West
GW024036	0m-6.09m Sand	910.8	South
GW072901	0m-7m Peaty sand fine to medium	931.6	East
GW015954	0m-0.3m Made ground 0.3m-1.82m Sand white fine 1.82m-5.1m Sand fine 5.1m-5.18m Peat 5.18m-6.7m Sand fine 6.7m-6.78m Peat 6.78m-8.22m Sand fine water supply 8.22m-8.61m Peat 8.61m-10.97m Sand dark brown fine water supply 10.97m-11.12m Peat 11.12m-12.8m Sand dark brown fine water supply	940.4	East

	12.8m-13.71m Sand fine water supply 13.71m-13.79m Peat 13.79m-16.15m Sand dark grey fine water supply 16.15m-17.98m Sand dark brown fine water supply 17.98m-19.2m Sand dark grey water supply 19.2m-19.5m Clay dark grey 19.5m-19.81m Sand clay 19.81m-20.11m Clay		
GW112275	#N/A	953.0	West
GW104335	0m-0.1m Pavement: concrete 0.1m-0.8m Fill:silky sand 0.8m-1.8m Botany sand:silty sand 1.8m-3.5m Botany sand:sand	959.0	South-east
GW100484	0m-0.3m Concrete 0.3m-2.5m Fill 2.5m-4m Natural sands	962.1	East
GW100484	0m-0.3m Concrete 0.3m-2.5m Fill 2.5m-4m Natural sands	962.1	East
GW100484	0m-0.3m Concrete 0.3m-2.5m Fill 2.5m-4m Natural sands	962.1	East
GW104333	0m-0.2m Topsoil/silty sand 0.2m-0.9m Fill:gravelly sand 0.9m-3.5m Sand: clayey peaty sand	965.8	South-east
GW104334	0m-0.3m Topsoil:silty sand 0.3m-3.5m Sand	972.0	South-east
GW033371	0m-0.91m Made ground 0.91m-4.26m Sand 4.26m-4.41m Sand peat water supply 4.41m-5.02m Clay peaty 5.02m-6.09m Sand peat water supply 6.09m-8.83m Sand water supply 8.83m-9.75m Clay yellow sandy 9.75m-10.97m Sand water supply peat fine 10.97m-11.58m Peat sandy 11.58m-11.88m Clay peaty	976.9	South-east
GW033372	0m-0.91m Made ground 0.91m-3.04m Sand 3.04m-4.57m Sand wet 4.57m-5.18m Peat 5.18m-5.79m Sand peaty water supply 5.79m-6.7m Sand grey clay seams 6.7m-9.14m Sand peat 9.14m-9.6m Sand water supply 9.6m-11.58m Sand peat water supply 11.58m-11.88m Clay stiff peaty	982.7	South-east
GW104337	0m-0.1m Pavement:concrete and brick 0.1m-3.5m Botany sand:sand	984.4	South-east
GW111321	0m-0.18m Concrete 0.18m-0.9m Gravelly clayey sand,dense,moist 0.9m-1.6m Gravel silty,dense,very moist 1.6m-2m Sand,clayey sand,greys,fine grained 2m-5m Clay,sandy,soft,l/plasticity,sand fine grained	986.2	North
GW109825	0m-4.5m Fill 4.5m-22m Shale	988.4	North
GW104336	0m-0.1m Pavement: concrete 0.1m-0.6m Fill:gravelly clayey sand 0.6m-1m Botany sand: sand	992.4	South-east

	1m-2.8m Botany sand:clay/peat 2.8m-3.5m Botany sand :sand		
GW114857	#N/A	1001.6	East
GW104338	0m-0.1m Pavement:concrete 0.1m-0.8m Fill:gravelly sand 0.8m-1.6m Botany sand:sand 1.6m-3.5m Botany sand:clayey peaty sand	1016.2	South-east
GW112266	#N/A	1016.7	West
GW073521	#N/A	1022.1	East
GW112271	#N/A	1024.1	West
GW112274	#N/A	1038.8	West
GW109821	0m-2.2m Fill 2.2m-35m Ashfield shale	1049.7	North
GW108497	#N/A	1053.6	North-east
GW112272	#N/A	1060.6	West
GW013515	0m-8.22m Sand	1062.2	East
GW104988	0m-7m Sand	1065.5	East
GW100053	0m-0.95m Fill 0.95m-2.12m Brown peat & sand 2.12m-6m Whitesand (wb) 6m-7m Dark grey clay	1069.8	North
GW111320	0m-0.18m Concrete 0.18m-0.33m Sand,gravelly clayey,m/dense 0.33m-0.7m Sand,very loose,moist 0.7m-1.5m Sand,clayey,medium dense,moist,dark brown 1.5m-4m Sand,loose, very moist,brown 4m-4.5m Sand clayey,medium dense,grey/brown 4.5m-5.2m Clay sandy,soft,saturated,l/plasticity	1079.1	North
GW112280	#N/A	1122.5	West
GW047123	0m-1.52m Soil black sandy 1.52m-10.06m Sand peat water supply 10.06m-10.67m Peat sand 10.67m-14.94m Sand some peat water supply 10.67m-14.94m Traces clay 14.94m-15.24m Peat sand 15.24m-18.29m Sand some peat water supply 18.29m-18.9m Peat sand 18.9m-18.91m Clay grey	1143.6	East
GW108104	#N/A	1150.8	North-east
GW024374	0m-5.18m Sand water supply	1158.5	East
GW103705	0m-0.15m Concrete pavement 0.15m-0.7m Sand:medium brown /rocks and glass 0.7m-1.6m Sand:white,natural material 1.6m-4.7m Sand:very dark brown	1162.7	East
GW103707	0m-0.9m Sand:orange-brown 0.9m-1.2m Sand:red 1.2m-1.5m Sand:sharp boundary,pale in colour 1.5m-1.7m Sand:grey 1.7m-2.1m Sand:white 2.1m-2.3m Loamy sand 2.3m-2.8m Loamy sand:paler red-brown 2.8m-4.2m Sand:yellow-grey	1162.7	East
GW103706	0m-0.11m Concrete slab 0.11m-0.26m Fill 0.26m-0.36m Concrete slab 0.36m-0.5m Sand:brown	1162.7	East

	0.5m-1.6m Sand:yellow-brown 1.6m-2.4m Loamy sand:dark brown 2.4m-3.4m Sandy loam:very dark brown 3.4m-4.3m Sandy loam:dark grey		
GW112403	#N/A	1182.9	East
GW112403	#N/A	1182.9	East
GW112404	#N/A	1184.7	East
GW112404	#N/A	1184.7	East
GW112405	#N/A	1188.7	East
GW112405	#N/A	1188.7	East
GW101533	0m-2m Fill, concrete blocks 2m-11m Sand, brown, peaty 11m-13.5m Sand, black, peaty 13.5m-18m Sand, brown. w.b. 18m-19.5m Sand,brown,with grey clay seams 19.5m-20m Clay, dark brown	1197.1	North-east
GW113311	#N/A	1198.6	East
GW112273	#N/A	1203.6	West
GW107976	0m-0.7m Topsoil, fill 0.7m-2m Sand, loose 2m-2.5m Sandy, coarse 2.5m-3.5m Sand, peaty	1205.5	East
GW112279	#N/A	1230.1	West
GW112282	#N/A	1261.4	West
GW103508	0m-0.16m Concrete 0.16m-0.7m Fill(silty sand)dark brown,moist/gravel 0.7m-1.6m Fill(silty sand)some clay/sandstone 1.6m-3.4m Sand:red/brown,with silt 3.4m-3.8m Sand:yellow/brown/moist with silt 3.8m-6m Silty sand:dark brown/grey/silt	1269.0	North-east
GW103505	0m-0.16m Concrete 0.16m-0.8m Fill(silty sand) silt and gravel 0.8m-1.8m Fill(silty sand) silt and shells 1.8m-2.7m Sand: brown/orange with silt 2.7m-3.3m Sand: grey,brown,moist with silt 3.3m-6m Sand: brown/orange,some silt	1269.1	North-east
GW103506	0m-0.17m Concrete 0.17m-1m Fill (silty sand) sandstone frag. 1m-1.3m Sand: greymoist with some silt 1.3m-1.8m Sand: brown,red, moist,some silt 1.8m-2.3m Sand:white,moist 2.3m-3.3m Sand: grey/brown,moist some silt 3.3m-6m Sand: yellow/brown,moist with silt	1269.1	North-east
GW103507	0m-0.16m Concrete 0.16m-1.2m Fill(silty sand),some gravel,shells 1.2m-1.8m Sand: brown and grey,some silt 1.8m-2.3m Sand: white moist,fine grained 2.3m-2.8m Sandy peat:dark brown,moist,silt 2.8m-6m Silty sand:brown/orange,with silt	1269.2	North-east
GW112278	#N/A	1270.2	West
GW023525	0m-2.43m Sand 2.43m-3.04m Sand hard cemented 3.04m-5.94m Sand water supply	1272.5	South-east
GW112277	#N/A	1273.1	West
GW103504	0m-0.5m Bitumen 0.5m-0.6m Fill(silty sand)/gravel/sandstone	1274.0	North-east

	0.6m-2m Fill (sand),gravel,some ash and clay 2m-2.8m Sandy loam: dark brown with silt 2.8m-6.1m Sand:yellow,orange,moist		
GW112270	#N/A	1274.9	West
GW112281	#N/A	1285.3	West
GW047525	0m-0.61m Peat sandy 0.61m-1.52m Sand peaty 1.52m-4.27m Sand dirty water supply 4.27m-6.25m Sand indurated water supply 6.25m-12.65m Sand dirty water supply 12.65m-12.95m Clay soft sandy water supply 12.95m-13.87m Sand grey some clay water supply 13.87m-17.07m Sand grey dirty water supply wood decomposed 17.07m-19.2m Clay grey peaty sandy 19.2m-19.35m Sandstone	1336.3	East
GW025994	0m-0.3m Made ground 0.3m-4.41m Sand yellow moist 4.41m-10.51m Sand grey water supply 10.51m-13.25m Sand grey white water supply	1352.3	South-east
GW112265	#N/A	1397.3	West
GW110457	0m-0.25m Concrete 0.25m-0.9m Fill 0.9m-1.7m Sandy silt,silt 1.7m-3.6m Sand	1401.5	North-east
GW112269	#N/A	1431.7	West
GW110456	0m-0.3m Concrete 0.3m-0.5m Fill 0.5m-0.6m Concrete 0.6m-1.8m Silty sand 1.8m-3.6m Sand	1432.6	North-east
GW112276	#N/A	1438.9	West
GW112264	#N/A	1447.0	West
GW104990	0m-6m Sand	1468.1	East
GW110458	0m-0.7m Fill 0.7m-2.8m Sands	1491.1	North-east
GW112263	#N/A	1529.4	West
GW100754	0m-1.3m Fill 1.3m-13.9m Layered sands 13.9m-15.4m Peat 15.4m-18.6m Layered sands 18.6m-24.8m Grey marine clay 24.8m-38.2m Grey f/g sandstone clay matrix 38.2m-47.3m Moist white f/g s/stone 47.3m-51.7m Yellow m/g s/s- clay matrix 51.7m-54.9m Fracture white s/stone 54.9m-63.7m Shale 63.7m-66.8m Shale/quartz/s/s cross bed 66.8m-93.2m White m/g s/stone 93.2m-96.5m Silstone 96.5m-101.8m White m/g s/stone 101.8m-117.2m Dark grey shale 117.2m-130.1m White m/g s/stone 130.1m-135m White m/g s-s quartz matrix 135m-136.3m Shale 136.3m-139.5m White m/g s/stone 139.5m-142m Fractured grey s/stone 142m-148m Grey m/g s/stone	1555.3	South-east

GW024244	0m-1.52m Soil 1.52m-3.04m Water supply	1557.1	East
GW017344	0m-0.76m Made ground 0.76m-2.43m Sand grey 2.43m-3.65m Sand water supply 3.65m-4.87m Sand grey 4.87m-7.01m Sand greasy 7.01m-7.92m Sand water supply 7.92m-8.53m Sand grey peaty 8.53m-9.29m Sand clay 9.29m-10.05m Sand peat clay 10.05m-10.36m Sand water supply 10.36m-11.58m Sand peaty 11.58m-11.88m Sand 11.88m-12.34m Clay grey peaty 12.34m-13.71m Sand grey peaty water supply 13.71m-13.8m Peat	1563.4	South-east
GW040222	#N/A	1582.3	South-east
GW102366	0m-7m Sand	1588.2	East
GW111919	#N/A	1595.5	North-east
GW112337	#N/A	1621.3	West
GW115000	0m-0.3m Fill, Gravelly Sand Dark Brown 0.3m-1.5m Sandy Fill. Darl Grey And Black 1.5m-2.3m Sandy Fill, Moist, Gravels 2.3m-2.6m Clay Orange, Trace Red Firm 2.6m-6m Sandy Clay Grey Firm To Soft,Moist	1631.6	North-west
GW114924	#N/A	1631.7	North
GW112338	#N/A	1632.8	West
GW114925	#N/A	1635.3	North
GW101523	0m-6.1m Unconsolidated sand	1642.1	East
GW115005	0m-1m Clay Sand Fill,Mixed Gravel Inclusions. 1m-2.2m Sandy Clay,Sandstone 2.2m-4.2m Clayey Sand Dark Brown 4.2m-6m Clay,Grey And Dark Brown	1644.5	North-west
GW023168	0m-4.57m Sand white water supply	1646.4	North-east
GW101457	0m-6m Sand	1657.2	East
GW111920	#N/A	1666.7	North-east
GW115001	0m-0.7m Fill, Sand Fill,Brown,Gravels,Sandstone 0.7m-3m Fill, Sandy Clay,Mixed Gravel 3m-4.2m Sandy Clay 4.2m-6m Sandy Clay Grey Soft,Low Plasticity	1670.5	North-west
GW105150	0m-5m Sand	1679.0	East
GW115002	0m-1m Fill, Sandy Clay,Grey,Major Gravels 1m-2.8m Clayey Sandy Fill,Brown And Grey 2.8m-4.2m Sandy Clay ,Grey,Moist To Wet 4.2m-5.5m Clay Grey,Wet,Soft	1689.0	North-west
GW112336	#N/A	1696.0	West
GW115003	0m-1m Clayey Sand Fill,Grey And Orange 1m-3m Sandy Fill Brown,Med To Coarse Grained 3m-4.2m Sandy Clay Grey Moist To Wet 4.2m-5.5m Clay Grey Wet	1700.3	North-west

GW105527	0m-0.8m Fill,sandy gravel 0.8m-2.1m Sand,medium grained,brown/yellow 2.1m-5m Sand,medium grained,yellow/white	1712.5	North-east
GW072413	0m-6m Sand	1724.9	East
GW107395	0m-0.4m Mostly ash 0.4m-1m Silty sand 1m-3.6m Grades to pale grey	1734.4	East
GW115004	0m-1.5m Sandy Fill Coarse Grained,Major Gravels,Concrete 1.5m-2m Sandy Fill Brown, Gravels And Sandstone 2m-4.2m Clay With Rock,Grey Black,Sand 4.2m-5.2m Sand With Rock Dark Brown,Clay 5.2m-6m Clay Grey Soft,Wet	1735.7	North-west
GW075023	0m-2m Peaty sand 2m-8m Sand,fine grained,yellow 8m-9.5m Sand,dense,fine,olive grey 9.5m-11m Peaty sand,dark brown 11m-12m Sand.grey 12m-14m Peaty sand,dark brown 14m-15m Sandy peat,black 15m-19m Clayey sand,brown 19m-26m Clay,dark grey	1738.0	East
GW075023.1	#N/A	1739.2	East
GW075023.1.1	#N/A	1739.2	East
GW105529	0m-2m Fill,silty sand/gravel 2m-5m Sand,beige/brown/yellow mot.	1746.2	North-east
GW100487	#N/A	1756.7	South-east
GW116519	#N/A	1761.5	East
GW073477	#N/A	1767.8	East
GW105528	0m-1m Sand,grey,some gravel,clay wet 1m-1.5m Gravelly clay,yellow brown 1.5m-2.5m Sandy silt,black 2.5m-4m Sand,l/brown,grey 4m-5m Sand grey,l/brown	1768.0	North-east
GW107396	0m-0.3m Silty sand 0.3m-1m Silty sand,medium density 1m-3.5m Grades to pale grey brown sat.	1779.4	East
GW106987	0m-7m Sand	1790.6	South-east
GW100852	0m-6.1m Unconsolidated all sand	1793.8	East
GW072293	#N/A	1796.1	East
GW107397	0m-0.5m Silty sand 0.5m-2.5m Silty sand,medium density 2.5m-3.6m Grades to yello/grey	1815.7	East
GW023500	0m-5.48m Sand water supply	1817.0	East
GW023605	0m-0.6m Sand grey 0.6m-4.57m Sand white water supply	1817.6	East
GW112600	#N/A	1822.4	North-east
GW112603	#N/A	1823.7	North-east
GW114173	#N/A	1824.1	East
GW115447	#N/A	1824.8	North-east
GW105117	0m-0.6m Grey sand 0.6m-0.8m Rock 0.8m-3.5m Sand light brown 3.5m-6.3m Yellow sand 6.3m-9.8m White sand	1825.7	East

	9.8m-9.9m Grey clay 9.9m-13.3m Grey sand 13.3m-14m Peaty sand		
GW114172	#N/A	1825.9	East
GW114562	#N/A	1827.0	North-east
GW114174	#N/A	1828.7	East
GW114561	#N/A	1828.9	North-east
GW114171	#N/A	1831.7	East
GW114170	#N/A	1832.6	East
GW072993	#N/A	1833.6	East
GW112602	#N/A	1834.9	North-east
GW114563	#N/A	1844.4	North-east
GW042179	#N/A	1849.1	East
GW112598	#N/A	1854.7	North-east
GW112599	#N/A	1863.5	North-east
GW112601	#N/A	1867.8	North-east
GW112597	#N/A	1872.8	North-east
GW100966	0m-5.5m Unconsolidated all sands	1939.4	East
GW023162	0m-2.43m Sand white 2.43m-4.87m Loam water supply	1943.1	East
GW116615	#N/A	1947.3	North-east
GW110909	0m-0.3m Roadbase grey 0.3m-1m Sand with gravel, brown-grey 1m-2m Sand with gravel dark grey 2m-3.8m Sand light brown 3.8m-5.8m Sand grey	1947.3	South
GW104866	0m-6.71m Unconsolidated all sand	1949.6	South-east
GW101477	0m-6m Sand	1951.7	East
GW116618	#N/A	1960.3	North-east
GW026070	0m-3.65m Sand	1967.3	East
GW116616	#N/A	1973.3	North-east
GW072632	0m - 5m None	1977.4	East
GW101475	0m-6m Sand	1979.1	East
GW101787	0m-5.795m Unconsolidated sand	1982.1	East
GW017782	0m-1.82m Made ground 1.82m-4.26m Peat 4.26m-4.87m Sand peaty 4.87m-9.44m Sand 9.44m-10.36m Clay sandy 10.36m-11.88m Sand clay 11.88m-14.63m Sand 14.63m-15.54m Sand clay	1987.9	North-east

Note: The use of the symbol “-” or N/A indicates that no records were found.

2.2 HYDROGEOLOGY AND OTHER BOREHOLES

Map 5b (500m Buffer)

	On the Property?	Within Buffer?
Groundwater Vulnerability	Not identified	Not identified
Groundwater Exclusion Zones^{1,2}	Botany Groundwater Management Zone 2	Botany Groundwater Management Zone 2
Hydrogeologic Unit	Surficial Sediment Aquifer (porous media - unconsolidated)	Surficial Sediment Aquifer (porous media - unconsolidated) Late Permian/Triassic sediments (porous media - consolidated)
Other known borehole investigations	Not identified	Yes, see 2.2.1

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

Site	On the Property?	Within Buffer?
Ecosystems that rely on the Surface expression of Groundwater	Not identified	Not identified
Ecosystems that rely on Subsurface presence of Groundwater	Not identified	Not identified

Table 2.2.1. Other known borehole investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes) (500m buffer)

Map ID	Borehole ID	Purpose	Project	Client/License	Date Drilled	Depth (m)	Distance (m)	Direction
1	FAC01	Borehole	Remote Parking Area for Kingsford-Smith Airport	Federal Airports Corporation	1/06/1997	0	240.4	South
2	ENSR_BH/MW49	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	3/04/2008	5.7	348.6	East
3	ENSR_BH/MW60	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	7/04/2008	6	351.0	East
4	ENSR_BH/MW62	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	8/04/2008	8.4	399.8	East
5	ENSR_BH/MW64	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	3/04/2008	6	395.6	East
6	ENSR_BH/MW67	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	31/03/2008	5.5	455.7	East
7	ENSR_BH/MW68	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	8/04/2008	8.4	444.8	East
8	ENSR_BH/MW72	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	7/04/2008	6	371.1	East

Map ID	Borehole ID	Purpose	Project	Client/License	Date Drilled	Depth (m)	Distance (m)	Direction
9	ENSR_BH36	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	31/03/2008	1.2	480.4	East
10	ENSR_BH37	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	31/03/2008	1.2	487.1	East
11	ENSR_BH38	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	31/03/2008	1.2	499.9	East
12	ENSR_BH39	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	31/03/2008	1.2	494.8	East
13	ENSR_BH40	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	31/03/2008	1.2	482.3	East
14	ENSR_BH41	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	31/03/2008	1.2	451.5	East
15	ENSR_BH42	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	31/03/2008	1.2	422.7	East
16	ENSR_BH43	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	31/03/2008	1.2	382.0	East
17	ENSR_BH44	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	31/03/2008	1.2	358.8	East
18	ENSR_BH45	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	31/03/2008	1.2	440.7	East
19	ENSR_BH46	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	31/03/2008	1.2	464.2	East
20	ENSR_BH47	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	31/03/2008	1.2	486.6	East
21	ENSR_BH48	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	1/04/2008	5.5	354.6	East
22	ENSR_BH50	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	1/04/2008	5.5	367.8	East
23	ENSR_BH51	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	2/04/2008	6	372.8	East
24	ENSR_BH52	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	1/04/2008	5.5	377.3	East
25	ENSR_BH53	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	2/04/2008	6	393.7	East
26	ENSR_BH54	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	2/04/2008	5.5	392.7	East

Map ID	Borehole ID	Purpose	Project	Client/License	Date Drilled	Depth (m)	Distance (m)	Direction
27	ENSR_BH55	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	2/04/2008	5.5	416.8	East
28	ENSR_BH56	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	1/04/2008	5.5	413.6	East
29	ENSR_BH57	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	1/04/2008	6	429.9	East
30	ENSR_BH58	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	1/04/2008	5.5	430.2	East
31	ENSR_BH59	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	7/04/2008	6	365.6	East
32	ENSR_BH61	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	7/04/2008	6	380.9	East
33	ENSR_BH63	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	3/04/2008	6	395.0	East
34	ENSR_BH65	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	4/04/2008	6	422.9	East
35	ENSR_BH66	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	4/04/2008	6	442.8	East
36	ENSR_BH69	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	3/04/2008	6	468.8	East
37	ENSR_BH70	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	7/04/2008	6	345.1	East
38	ENSR_BH71	Borehole	Strang Phase III 185-189 O'Riordan St, Mascot	Strang	4/04/2008	6	349.5	East
39	C100_MW202	Borehole	Goodman_Mascot_NSW	Goodman	6/02/2012	18	421.3	East
40	C100_MW203	Borehole	Goodman_Mascot_NSW	Goodman	30/01/2012	12.1	463.7	East
41	Z5/03	Borehole	Desalination Planning Study Geotechnical Investigation Interpretation Report	GHD LongMac	29/11/2005	64.97	89.0	North-west
42	R180_27_ARL4	Borehole	NWRL_R180_Airport Link Project	Transfield CRT	19/05/1993	20.9	464.0	East
43	R180_27_NSR9	Borehole	NWRL_R180_Airport Link Project	Transfield CRT	19/05/1993	29	419.7	East
44	R180_27_NSR10	Borehole	NWRL_R180_Airport Link Project	Transfield CRT	19/05/1993	26	485.4	East
45	R180_27_NSR19	Borehole	NWRL_R180_Airport Link Project	Transfield CRT	19/05/1993	25.05	434.8	East
46	R180_27_NSR20	Borehole	NWRL_R180_Airport Link Project	Transfield CRT	19/05/1993	27	446.5	East
47	R180_27_NSR42	Borehole	NWRL_R180_Airport Link Project	Transfield CRT	19/05/1993	24.27	455.6	East
48	R180_27_NSR44	Borehole	NWRL_R180_Airport Link Project	Transfield CRT	19/05/1993	25.95	446.4	East

Map ID	Borehole ID	Purpose	Project	Client/License	Date Drilled	Depth (m)	Distance (m)	Direction
49	R180_27_NSR46	Borehole	NWRL_R180_Airport Link Project	Transfield CRT	19/05/1993	28.25	428.0	East
50	R180_27_NSR71	Borehole	NWRL_R180_Airport Link Project	Transfield CRT	19/05/1993	22.8	498.6	South-east
51	R180_27_NSR72	Borehole	NWRL_R180_Airport Link Project	Transfield CRT	19/05/1993	29.4	455.8	East

Section 3 – Environmental Registers, Licences and Incidents

3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 6 (1000m Buffer)

Contaminated Land Record of Notices

Site Name ²	Area n ^o	Address ¹	Notices	Distance (m)	Direction
Mascot Pioneer Plating	3347	25-29 Ricketty Street, MASCOT	Notices relating to this site (1 current)	270	North
Alexandra Canal Sediments	3151	Off Huntley Street, ALEXANDRIA	Notices relating to this site (2 current)	105	North-west
Former Tempe Tip	3157	South Street, TEMPE	Notices relating to this site (2 current and 6 former)	630	West
Sydney Park	3433	Sydney Park Road, ALEXANDRIA	Notices relating to this site (3 current)	980	North
Former Mascot Galvanising	3125	336-348 King Street, MASCOT	Notices relating to this site (5 current and 2 former)	400	South-east

1. Some addresses do not contain specific street numbers. Records identified as being in the surrounding area have been added for information.

2. Former NSW EPA sites. These sites have been removed from the Record of Notices and/or the Sites Notified lists and are kept here for information purposes only.

Sites Notified as Contaminated to the EPA

Site Name ²	Address ¹	Activity that caused Contamination	EPA Site Management Class ³	Distance (m)	Direction
Former Zinc Smelter and Paint Manufacturing Facility	163 O'Riordan Street MASCOT	Metal Industry	Regulation under CLM Act not required	575	East
Former Freight Distribution Facility (now High-Density Residential / Commercial)	19-33 Kent Road MASCOT	Landfill	Regulation under CLM Act not required	160	North-east
Mascot Pioneer Plating	25-29 Ricketty Street MASCOT	Metal Industry	Contamination currently regulated under CLM Act	280	North
Sokol Corporation	50-56 Robey Street MASCOT	Other Industry	Regulation under CLM Act not required	920	South-east
Heritage Business Centre	5-9 Ricketty Street MASCOT	Unclassified	Regulation under CLM Act not required	280	North
Australian Refined Alloys	202-212 Euston Road ALEXANDRIA	Metal Industry	Regulation under CLM Act not required	930	North
Mascot Developments	494-504 Gardeners Road ALEXANDRIA	Other Industry	Regulation under CLM Act not required	820	North-east
Caltex Service Station	125 O'Riordan Street MASCOT	Service Station	Regulation under CLM Act not required	780	East
Former Mascot Galvanising	336-348 King Street MASCOT	Metal Industry	Contamination currently regulated under CLM Act	400	South-east

Site Name ²	Address ¹	Activity that caused Contamination	EPA Site Management Class ³	Distance (m)	Direction
Alexandra Canal Sediments	Off Huntley Street ALEXANDRIA	Unclassified	Contamination currently regulated under CLM Act	105	North-east
Sydney Park	Sydney Park, Alexandria Road ALEXANDRIA	Landfill	Contamination currently regulated under CLM Act	980	North
Former Tempe Tip	South Street TEMPE	Landfill	Contamination currently regulated under CLM Act	650	West
Cooks River Rail Terminal	20 Canal Road ST PETERS	Unclassified	Regulation under CLM Act not required	550	North-west
Linear Park	Off O'Riordan Street MASCOT	Landfill	Regulation under CLM Act not required	610	East
Burrows Industrial Estate	1-3 Burrows Road, ST PETERS	Landfill	Regulation under CLM Act not required	410	North

1. Some addresses do not contain specific street numbers. Records identified as being in the surrounding area have been added for information.

2. Former NSW EPA sites. These sites have been removed from the Record of Notices and/or the Sites Notified lists and are kept here for information purposes only.

3. 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 and recorded on the register are at various stages of the assessment and/or remediation process. Table 5 outlines the possible management status that can be attributed to a registered contaminated site.

Table 3.3.1. 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).

EPA Site Management Class

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.

3.2 POTENTIALLY CONTAMINATED AREAS

Map 6 (1000m Buffer)

Defence Sites

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

*RCIP (Regional Contamination Investigation Program)

Former Gasworks Sites

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

PFAS Sites

Site name	Description	Source	Distance (m) *	Direction
Sydney Airport	The airport site is known to be impacted by per- and poly-fluoroalkyl substances (PFAS). The predominant known source of PFAS on the airport is historic use of certain firefighting foams used by firefighting service providers during fire training exercises.	State-wide PFAS investigation program	30	South

*2km search. If the site is not within 1km buffer, it will not be shown on the map.

3.3 LICENSING UNDER THE POEO ACT

Map 7 (500m Buffer)

Licences

EPL Number	Licence holder	Location Name	Premise Address ¹	Fee Based Activity	Distance (m)	Direction
12208	SYDNEY TRAINS	SYDNEY TRAINS	SYDNEY TRAINS, HAYMARKET	Railway systems activities	Not mapped	Not mapped
13069	VISY PAPER PTY. LTD.	Visy Paper Pty Ltd	6-10 Burrows Road South, ST PETERS	Recovery of general waste, Waste storage - other types of waste	315	West
13421	JOHN HOLLAND RAIL PTY LTD	John Holland Rail Pty Ltd	JOHN HOLLAND RAIL NETWORK, PARRAMATTA	Railway infrastructure operations	Not mapped	Not mapped
20246	ENWAVE MASCOT PTY LTD	Enwave Mascot Pty Ltd	10 Bourke Road, MASCOT	Generation of electrical power from gas	340	East
20728	ENWAVE MASCOT PTY LTD	TG2	Shiers Avenue, MASCOT	Generation of electrical power from gas	30	South

¹. Some sites do not contain specific addresses. Records identified as being in the surrounding area have been added for information.

Surrendered Licences still Regulated by EPA

Licence N ^o	Licence holder	Location Name	Premise Address ¹	Fee Based Activity	Status	Distance (m)	Direction
2009	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	SIMSMETAL	283 COWARD STREET, MASCOT, NSW, 2020	Hazardous, Industrial or Group A Waste Generation or Storage Scrap metal processing	Surrendered	Adjacent	West
4729	Q CATERING RIVERSIDE PTY LIMITED	Q CATERING RIVERSIDE PTY LIMITED	300 COWARD STREET, MASCOT, NSW, 2020	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste Non-thermal treatment of hazardous and other waste	Surrendered	20	North
6728	INDUSTRIAL GALVANIZERS CORPORATION PTY LTD	INDUSTRIAL GALVANIZERS CORPORATION PTY LTD	342 KING STREET, MASCOT, NSW, 2020	Hazardous, Industrial or Group A Waste Generation or Storage	Surrendered	395	South-east
7245	Not identified	Not identified	Not identified	Not identified	Surrendered	275	North
7590	BITUPAVE LTD	BORAL ASPHALT	BURROWS ROAD SOUTH, ST PETERS, NSW, 2044	Recovery of general waste, Waste storage - other types of waste	Surrendered	185	West
12418	BORAL RECYCLING PTY LIMITED	Boral Recycling Pty Ltd	25 Burrows Road South, NORTH RYDE	Recovery of general waste, Waste storage - other types of waste Waste storage - other types of waste Non-thermal treatment of general waste	Surrendered	320	North-west
13142	SPRC PTY LTD	SPRC Pty Ltd 6-10 Burrows Road South, ST PETERS, NSW, 2044	6-10 Burrows Road South, ST PETERS, NSW 2044	Waste storage - other types of waste Non-thermal treatment of general waste	Surrendered	320	North-west

¹. Some sites do not contain specific addresses. Records identified as being in the surrounding area have been added for information.

Clean Up and Penalty Notices

Location ID	Notice N ^o	Notice Type	Licence holder	Location Name	Premise Address ¹	Distance (m)	Direction
208	1529870	s.91 Clean Up Notice	MICHAEL RAYMOND BORG	145 Mersey Road, BRINGELLY	145 Mersey Road, BRINGELLY, NSW 2556	20	North
329	1528688	Penalty Notice	SPRC PTY LTD	SPRC Pty Ltd	6-10 Burrows Road South, ST PETERS, NSW, 2044	320	North-west
329	1558228	Penalty Notice	VISY PAPER PTY. LTD.	Visy Paper Pty Ltd	6-10 Burrows Road South, ST PETERS, NSW, 2044	320	North-west

¹. Some sites do not contain specific addresses. Records identified as being in the surrounding area have been added for information.

3.4 NATIONAL POLLUTANT INVENTORY (NPI)

Map 7 (500m Buffer)

Facility name	Address	Primary ANZSIC Class	Latest report	Distance (m)	Direction
Sydney (Kingsford Smith) Airport	10 Arrivals Court Sydney International Airport	Airport Operations and Other Air Transport Support Services	2018/2019	30	South
Sealed Air St Peters	Unit 10, 3 Burrows Road	Basic Inorganic Chemical Manufacturing	2004/2005	400	North
Mascot Airport Depot	Australian Jet Centre Ross Smith Avenue	Petroleum Product Wholesaling	2000/2001	30	South
Ansett Australia Sydney Airport	Ansett Domestic Terminal Kingsford Smith Airport	Aircraft Manufacturing and Repair Services	2000/2001	30	South
Qantas Sydney	Kingsford Smith Airport	Aircraft Manufacturing and Repair Services	2018/2019	30	South

3.5 PUBLIC REGISTER OF PROPERTIES AFFECTED BY LOOSE-FILL ASBESTOS INSULATION

Map 7 (onsite)

Address	Match Found
Not identified	-

Section 4 – Other Potentially Contaminating Activities

4.1 POTENTIALLY CONTAMINATING ACTIVITIES

Map 8a (500m Buffer)

Cattle Dip Sites

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

Dry Cleaners

Site name	Location	Status*	Distance (m)	Direction
Mascot Dry Cleaner	7 Bourke St, Mascot NSW 2020	Operational	470	East
Junstar Dry Cleaners	15/19-23 Kent Rd, Mascot NSW 2020	Unknown	300	East

Fire Rescue Sites

Site name	Location	Status*	Distance (m)	Direction
Sydney Airport Fire Service	Sydney Airport, NSW	Operational	85	South

Gas Terminals

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

Liquid Fuel Depots/Terminals

Site name	Owner	Location	Status*	Distance (m)	Direction
Sydney (Kingsford Smith)	na	Sydney Airport, NSW	Operational	85	South
Sydney (Kingsford Smith)	na	Sydney Airport, NSW	Operational	200	South-east

Mines and Quarries

Deposit Name	Method	Description	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

Petrol Stations

Site name	Owner	Location	Status*	Distance (m)	Direction
VOLUME PLUS	AZKANAAD PTY LIMITED	42 RICKETTY ST,MASCOT,2020,NSW	Unknown	245	North-east

Power Stations

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

Substation / Switching Stations

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

Telephone Exchanges

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

Waste Management Facilities

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

Wastewater Treatment Facilities

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

*Status:

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

Current: business that are operational on the day this report was issued.

Former: business that have been closed or discontinued 1 to 2 years from the day this report was issued. All former sites older than 2 years will be reported in the 'Historical commercial and trade data' section in this report.

4.2 CURRENT COMMERCIAL AND TRADE DATA

Map 8b (200m Buffer)

Current Commercial and Trade Data

Site name ¹	Category	Location	Status ²	Distance (m)	Direction
Adtrans Hino	Automotive Dealer	253/259 Coward St, Mascot NSW 2020	Not identified	140	East
Racv Car Share	Rent-a-Car Facility	52 Kent Rd, Mascot NSW 2020	Not identified	85	East
Blue Car Share	Rent-a-Car Facility	52 Kent Rd, Mascot NSW 2020	Not identified	85	East
Hellmann Worldwide Logistics	Logistics service	283-289 Coward St, Mascot NSW 2020	CURRENT	140	West
Moro & Sons Automotive	Repair Facility	251 Coward St, Mascot NSW 2020	Not identified	180	East
Bridgestone Select	Repair Facility	251 Coward St, Mascot NSW 2020	Not identified	180	East
DSV Air & Sea Sydney	Freight forwarding service	site 2/285 Coward St, Mascot NSW 2020	CURRENT	50	West
Qantas Sydney Distribution Centre	Distribution Centre	263-271 Coward St, Mascot NSW 2020	CURRENT	Onsite	Onsite
Qantas Courier Sydney Head Office	Logistics service	55 Kent Rd, Mascot NSW 2020	CURRENT	60	East

¹ Data includes categories associated with potentially contaminating activities. All negligible risk data is not reported.

² Status: Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former.

Current: business that are operational on the day this report was issued.

Former: business that have been closed or discontinued 1 to 2 years from the day this report was issued. All former sites older than 2 years will be reported in the historical business section in this report.

Tanks (AST/UST)

ID	Tank type	Description	Status	Distance (m)	Direction
Not identified	-		-	-	-

Note: This is not an exhaustive list of all existing tanks.

4.3 FORMER POTENTIALLY CONTAMINATED LAND

Map 8c (500m Buffer)

Contaminated Legacy Areas

Site Name	Description	Source	Distance (m)	Direction
Not identified	-	-	-	-

Note: This section includes known contaminated areas such as James Hardies Asbestos waste legacy areas, Pasminco Smelter and Uranium processing site.

Derelict Mines and Quarries

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

Historical Landfills

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

Unexploded Ordnance (UXO) Areas

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

4.4 HISTORICAL COMMERCIAL AND TRADE DATA

(not mapped)

1930 Historical Commercial & Trade Directory Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Not identified	-	-	-	-	-

1940 Historical Commercial & Trade Directory Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Not identified	-	-	-	-	-

1950 Historical Commercial & Trade Directory Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Foundry - Iron & Steel	Meyer V Pty Ltd	269 Coward Street, Mascot, NSW	Address	12.1	North
Foundry Supplies	Meyer V Pty Ltd	269 Coward, Mascot, NSW	Address	12.1	North
Panel Beaters & Automotive Painting	Scrimshaw H B P	42 Kent Road, Mascot, NSW	Address	108.0	North-east
Furniture - M/Facets &/Or W/Salers	Hart J V	53 Kent Road, Mascot, NSW	Address	108.0	East
Furniture - M/Facets &/Or W/Salers	Kent Cabinet Co	53 Kent Road, Mascot, NSW	Address	108.0	East
Welding	Fabricated Products	268 Coward Street, Mascot, NSW	Address	173.0	East

1965 Historical Commercial & Trade Directory Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Foundry - Iron & Steel	Meyer V Pty Ltd	269, Coward, NSW	Address	12.1	North
Foundry Supplies	Meyer V Pty Ltd	269, Coward, NSW	Address	12.1	North
Cars - New	COGGINS W T PTY LTD	40-44, Kent Rd, NSW	Address	108.0	North-east
Carriers - Heavy Industrial Transportation	AUSTRALIAN CRANES & TRANSPORT LTD	282, Coward, NSW	Address	126.8	East
Fencing Contractors	AUSTRALIAN CRANES & TRANSPORT LTD	282, Coward, NSW	Address	126.8	East
Carriers - Heavy Industrial Transportation	MARR (CONTRACTING) PTY LTD	282, Coward, NSW	Address	126.8	East
Fencing Contractors	MARR (CONTRACTING) PTY LTD	282, Coward, NSW	Address	126.8	East
Compressed Air Control Equipment & Service	MARR E A & SONS PTY LTD	282, Coward, NSW	Address	126.8	East
Machinery - Used/Second-Hand	MARR E A & SONS PTY LTD	282, Coward, NSW	Address	126.8	East
Automotive Paints	EMAR ENGINEERING SERVICES PTY LTD	282, Coward St, NSW	Address	126.8	East
Rustproofing & Protection Services	EMAR ENGINEERING SERVICES PTY LTD	282, Coward St, NSW	Address	126.8	East

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Mining & Quarry Supplies & Equipment	MARR E A & SONS PTY LTD	282,CowardSt,NSW	Address	126.8	East
Adhesive Products	TYTON ADHESIVES CO	6,Ricketty St,NSW	Address	147.0	North
Printers' Services & Supplies	COOKE SIDNEY (NSW) PTY LTD	6,Ricketty,NSW	Address	147.0	North
Printing - Machinery New & Reconditioned	COOKE SIDNEY (NSW) PTY LTD	6,Ricketty,NSW	Address	147.0	North
Printing - Inks	COOKE SIDNEY (PRINTING INKS) PTY LTD	6,Ricketty,NSW	Address	147.0	North
Building - Supplies & Hardware	Fama Concrete Steel Forms Pty Ltd	257,Coward,NSW	Address	162.8	East
Concrete - Form Ties Formwork & Accessories	FAMA CONCRETE STEEL FORMS PTY LTO	257,CowardSt,NSW	Address	162.8	East
Glass Merchants & Installation Service Glaziers	Guardsman Distribution Co Pty Ltd	255,Coward,NSW	Address	171.9	East
Engineers - Structural	MACSHIEL CONSTRUCTIONS PTY LTD	255,Coward,NSW	Address	171.9	East
Weavers & Weaving	Macshiel Constructions Pty Ltd	255,Coward,NSW	Address	171.9	East
Carriers - Heavy Industrial Transportation	Linehaul (NSW) Pty Ltd	268,Coward,NSW	Address	173.0	East
Sand Soil & Gravel - Retailers	Farrow J P&Co Pty Ltd	251,Coward,NSW	Address	180.9	East
Grain & Produce Retailers	NEO-PLASTICS PTY LTD	CanalBanks,Mascot,NSW	Street		North-west
Rainwear & Wet Weather Gear M/Facrs & W/Salers	NEO-PLASTICS PTY LTD	CanalBanks,Mascot,NSW	Street		North-west
Engineers - Plastics & Toolmakers	AUSTRALIAN INJECTION PLASTICS	CanalBanks,NSW	Street		North-west
Sporting Goods - M/Facrs &/Or W/Salers	AUSTRALIAN INJECTION PLASTICS	CanalBanks,NSW	Street		North-west
Engineers - Plastics & Toolmakers	NEO-PLASTICS PTY LTD	CanalBanks,NSW	Street		North-west
Agricultural Machinery Tractors & Parts	ALFRED SNASHALL PTY LTD	ChalmersCr,NSW	Street		East
Conveying & Elevating Equipment & Systems	ALFRED SNASHALL PTY LTD	ChalmersCr,NSW	Street		East
Electric Hoist Equipment & Machinery	ALFRED SNASHALL PTY LTD	ChalmersCr,NSW	Street		East
Electricity Distribution	ALFRED SNASHALL PTY LTD	ChalmersCr,NSW	Street		East
Engineers - Heating & Combustion	ALFRED SNASHALL PTY LTD	ChalmersCr,NSW	Street		East
Fans & Blowers - Commercial/Industrial	Alfred Snashall Pty Ltd	ChalmersCr,NSW	Street		East
Instruments - General	ALFRED SNASHALL PTY LTD	ChalmersCr,NSW	Street		East
Metal - Merchants	ALFRED SNASHALL PTY LTD	ChalmersCr,NSW	Street		East
Fans & Blowers - Commercial/Industrial	B.V.C. TURBO BLOWERS-EXHAUSTERS	ChalmersCr,NSW	Street		East
Instruments - General	BACHARACH INDUSTRIAL INSTRUMENT CO	ChalmersCr,NSW	Street		East
Engineers - Plastics & Toolmakers	BEL-BAC PTY LTD	ChalmersCr,NSW	Street		East

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Dust Collection & Fume Control Equipment	BRITISH VACUUM CLEANER & ENGIN-EERING CO LTD	ChalmersCr,NSW	Street		East
Engineers - Marine	COPPUS STEAM TURBINES (ALFRED SNASHALL PTY LTD)	ChalmersCr,NSW	Street		East
Ultrasonic Supplies Equipment & Machinery	Fruit Pitters Pty Ltd	ChalmersCr,NSW	Street		East
Metal - Merchants	GOODYEAR PUMPS - ALFRED SNASHALL PTY Ltd	ChalmersCr,NSW	Street		East
Fruit Juice Processors &/Or Merchants	Griffith Growers Co-op Socy Ltd	ChalmersCr,NSW	Street		East
Instruments - General	INSTRUMENTATION LTD	ChalmersCr,NSW	Street		East
Instruments - General	LEEDS & NORTHRUP & CO	ChalmersCr,NSW	Street		East
Book Manufacturers	Ingster J&I Pty Ltd	ChalmersCr,NSW	Street		East
Metal - Merchants	MASCOT BAGS & SACKS CO	ChalmersCr,NSW	Street		East
Engineers - Motor & Repairers	MAY & BLAKE PTY LTD	ChalmersCr,NSW	Street		East
Panel Beaters & Automotive Painting	May&Blake Pty Ltd	ChalmersCr,NSW	Street		East
Conveying & Elevating Equipment & Systems	MECHANICAL HANDLING LTD	ChalmersCr,NSW	Street		East
Materials Handling Equipment & Storage	MECHANICAL HANDLING LTD	ChalmersCr,NSW	Street		East
Spray Painting - Equipment Sales Repairs & Supplies	MECHANICAL HANDLING LTD	ChalmersCr,NSW	Street		East
Machinery New - General	MORRIS B O (AUST) PTT LTD	ChalmersCr,NSW	Street		East
Abrasive Products	MORRIS B O (AUST) PTY LTD	ChalmersCr,NSW	Street		East
Adhesive Products	MORRIS B O (AUST) PTY LTD	ChalmersCr,NSW	Street		East
Adhesive Tape Supplies	MORRIS B O (AUST) PTY LTD	ChalmersCr,NSW	Street		East
Book Manufacturers	Morris B O (Aust) Pty Ltd	ChalmersCr,NSW	Street		East
Compressed Air Control Equipment & Service	MORRIS B O (AUST) PTY LTD	ChalmersCr,NSW	Street		East
Concrete - Pumping Equipment & Machinery	MORRIS B O (AUST) PTY LTD	ChalmersCr,NSW	Street		East
Electroplating Services	MORRIS B O (AUST) PTY LTD	ChalmersCr,NSW	Street		East
Flexible Shafting Equipment & Machinery	MORRIS B O (AUST) PTY LTD	ChalmersCr,NSW	Street		East
Tools - General	MORRIS B O (AUST) PTY LTD	ChalmersCr,NSW	Street		East
Vibratory Feeding Equipment & Machinery	MORRIS B O (AUST) PTY LTD	ChalmersCr,NSW	Street		East
Carriers - Light Transportation	Pine N	ChalmersCr,NSW	Street		East
Cleaning Equipment - Chemical Steam Pressure	RILEY DODDS AUST LTD	ChalmersCr,NSW	Street		East
Toilet Paper M/Factrs & W/Salers	RILEY DODDS AUST LTD	ChalmersCr,NSW	Street		East

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Engineers - Heating & Combustion	RILEY DODOS AUST LTD	ChalmersCr,NSW	Street		East
Engineers - Heating & Combustion	VALE STOKERS	ChalmersCr,NSW	Street		East
Toilet Paper M/Facrs & W/Salers	WHITE ROSE BOILERS (ALFRED SNASHALL PTY LTD)	ChalmersCr,NSW	Street		East
Health Foods & Natural Products - M/Facrs & W/Salers	WORSLEY E J PTY LTD	ChalmersCr,NSW	Street		East

1970 Historical Commercial & Trade Directory Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Mining & Quarry Supplies & Equipment	JOx Manufacturing Co Pty Ltd	78 Kent Road,Mascot,NSW	Address	0.0	South
Dust Collection & Fume Control Equipment	Joy Manufacturing Co Pty Ltd	78 Kent Road,Mascot,NSW	Address	0.0	South
Water Treatments - Supplies & Equipment	Joy Manufacturing Co Pty Ltd	78 Kent Road,Mascot,NSW	Address	0.0	South
Dust Collection & Fume Control Equipment	Western Precipitation	78 Kent Road,Mascot,NSW	Address	0.0	South
Brokers - General	Joy Manufacturing Co. Pty. Ltd.	78-86 Kent Road,Mascot	Address	0.0	South
Dust Collection & Fume Control Equipment	Joy Manufacturing Co. Pty. Ltd.,	78-86 Kent Road,Mascot	Address	0.0	South
Engineers - Mining	Joy Manufacturing Co. Pty. Ltd.,	78-86 Kent Road,Mascot	Address	0.0	South
Winches & Hoists	Joy Manufacturing Co. Pty. Ltd.,	78-86 Kent Road,Mascot	Address	0.0	South
Building - Surveying & Surveyors	Joy Manufacturing Company Pty. Ltd.,	78-86 Kent Road,Mascot	Address	0.0	South
Compressed Air & Pneumatic Tools	Joy Manufacturing Company Pty. Ltd.,	78-86 Kent Road,Mascot	Address	0.0	South
Engineers - Manufacturing	Joy Manufacturing Company Pty. Ltd.,	78-86 Kent Road,Mascot	Address	0.0	South
Importers	Joy Manufacturing Company Pty. Ltd.,	78-86 Kent Road,Mascot	Address	0.0	South
Engineers' - Supplies & Equipment	Byrnes, Harry Pty. Ltd.,	60 Kent Road,Mascot	Address	0.0	East
Industrial Gas Manufacturing	Byrnes, Harry Pty. Ltd.,	60 Kent Road,Mascot	Address	0.0	East
Motel Supplies & Equipment	Byrnes, Harry Pty. Ltd.,	60 Kent Road,Mascot	Address	0.0	East
Sheet Metal Workers	Byrnes, Harry Pty. Ltd.,	60 Kent Road,Mascot	Address	0.0	East
Stainless Steel Products	Byrnes, Harry Pty. Ltd.,	60 Kent Road,Mascot	Address	0.0	East
Electrical W/Salers	Potter K & N Co Pty Ltd	269 Coward Street,Mascot,NSW	Address	12.1	North
Drum M/Facrs Reconditioners & Traders	Potter, K. & N. & Co. Pty. Ltd.,	269 Cowrad St.,Mascot	Address	12.1	North
Car Wholesaling	Brolite (NSW) Pty Ltd	55 Kent Road,Mascot,NSW	Address	49.9	East
Paint M/Facrs & W/Salers	Brolite Pty Ltd	55 Kent Road,Mascot,NSW	Address	49.9	East

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Paint M/Factrs & W/Salers	Klean-Strip Pty Ltd	55 Kent Street,Mascot,NSW	Address	49.9	East
Crane Distributors &/Or M/Factrs	Australian Cranes & Transport Ltd	284 Coward Street,Mascot,NSW	Address	56.6	North
Bus & Truck - New	Gosson Industries Pty Ltd	286 Coward Street,Mascot,NSW	Address	59.1	North
Cars - New	Gosson Industries Pty Ltd	286 Coward Street,Mascot,NSW	Address	59.1	North
Bus & Truck - New	Wisconsin Trucks Pty Ltd	286 Coward Street,Mascot,NSW	Address	59.1	North
Bus & Truck - Used/Second-Hand	Wisconsin Trucks Pty Ltd	286 Coward Street,Mascot,NSW	Address	59.1	North
Boat & Yacht Haulage Services	Marr Contracting Pty. Ltd.,	284 Coward St.,Mascot	Address	59.8	North
Crane & Travel Tower Hire Or Servicing	Marr Contracting Pty. Ltd.,	284 Coward St.,Mascot	Address	59.8	North
Steel Erectors	Marr Contracting Pty. Ltd.,	284 Coward St.,Mascot	Address	59.8	North
Water Cartage Contractors	Marr Contracting Pty. Ltd.,	284 Coward St.,Mascot	Address	59.8	North
Carriers - Heavy Industrial Transportation	General Express Pty Ltd	Air Freight: 8 Evan Street,Mascot,NSW	Address	59.8	North
Petrol Fuel Injection	Mechanical Assemblers Pty. Ltd.,	85 Kent Road,Mascot	Address	72.9	East
Pipeline Installation & Repair Contractors	Mechanical Assemblers Pty. Ltd.,	85 Kent Road,Mascot	Address	72.9	East
Tanks & Tank Equipment M/Factr Construction & Installation	Mechanical Assemblers Pty. Ltd.,	85 Kent Road,Mascot	Address	72.9	East
Engineers - Electronic	Mildwater, H. E. & Son,	85 Kent Road,Mascot	Address	72.9	East
Engineers - Mechanical	Mildwater, H. E. & Son,	85 Kent Road,Mascot	Address	72.9	East
Structural Steel Fabricating	Mildwater, H. E.&Son,	85 Kent Road,Mascot	Address	72.9	East
Engineers - Electronic	Weldon Rolls Pty. Ltd.,	85 Kent Road,Mascot	Address	72.9	East
Engineers - Mechanical	Weldon Rolls Pty. Ltd.,	85 Kent Road,Mascot	Address	72.9	East
Pressure Vessel Design & Repairs	Weldon Rolls Pty. Ltd.,	85 Kent Road,Mascot	Address	72.9	East
Steel Fabrication & M/Factrs	Weldon Rolls Pty. Ltd.,	85 Kent Road,Mascot	Address	72.9	East
Structural Steel Fabricating	Weldon Rolls Pty. Ltd.,	85 Kent Road,Mascot	Address	72.9	East
Tanks & Tank Equipment M/Factr Construction & Installation	Weldon Rolls Pty. Ltd.,	85 Kent Road,Mascot	Address	72.9	East
Engineers - General	Byrnes Harry Pty Ltd	60a Kent Road,Mascot,NSW	Address	75.0	North-east
Sheet Metal Workers	Byrnes Harry Pty Ltd	60a Kent Road,Mascot,NSW	Address	75.0	North-east
Stainless Steel Products	Byrnes Harry Pty Ltd	60a Kent Road,Mascot,NSW	Address	75.0	North-east
Cars - New	Coggins WT Pty Ltd	40 Kent Road,Mascot,NSW	Address	108.2	North-east
Steel Merchant	Marr, E. A. & Sons Pty. Ltd.,	282 Coward Sl,Mascot	Address	126.8	East

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Chair M/Factrs	Marr, E. A.&Sons Pty. Ltd,	282 Coward St,Mascot	Address	126.8	East
Couriers	Marr Contracting Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Lighting Specialists	Marr Contracting Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Wire - Fittings & Synthetic Ropes	Marr, E. A. & Sons Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Air Services	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Boiler Inspection	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Carriers - Heavy Industrial Transportation	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Chair M/Factrs	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Electric Motor & Generator Repairs & Service	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Electric Motor M/Factrs	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Engineers - Mechanical	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Generator Sales Service & Hire	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Importers	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Tanks & Tank Equipment M/Factr Construction & Installation	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Textile Machinery New & Used	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Valuers - General	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Winches & Hoists	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Abrasive Products	Marr, E. A. Sc Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Construction & Engineering Computer Software	Marr, E. A.&Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Crane Distributors &/Or M/Factrs	Marr, E. A.&Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Engineers - Structural	Marr, E. A.&Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Engines - Diesel Parts & Equipment	Marr, E. A.&Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Importers	Marr, E. A.&Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Lighting Specialists	Marr, E. A.&Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Machinery Reconditioners - General	Marr, E. A.&Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Mailing Equipment &/Or Machinery Sales & Repairs	Marr, E. A.&Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Second-Hand Dealers & Traders	Marr, E. A.&Sons Pty. Ltd.,	282 Coward St.,Mascot	Address	126.8	East
Importers	Marr, E. A.,	282 Coward St.,Mascot	Address	126.8	East
Second-Hand Dealers & Traders	Marr, E. A. & Sons Pty. Ltd.,	282 Coward St., Mascot,NSW	Address	126.8	East

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Carriers - Heavy Industrial Transportation	Pullin HG Pty Ltd	282 Coward Street,Mascot,NSW	Address	126.8	East
Carriers - Light Transportation	Pullin HG Pty Ltd	282 Coward,Mascot,NSW	Address	126.8	East
Edible Oil Merchants	Worsley Foods Pty Ltd	1 Chalmers Crescent,Mascot,NSW	Address	133.7	East
Health Foods & Natural Products - M/Facrs & W/Salers	Worsley Foods Pty Ltd	1 Chalmers Crescent,Mascot,NSW	Address	133.7	East
Lithographic Printers	Kent Printing Pty. Ltd.,	276 Coward St.,Mascot	Address	145.7	East
Printers - General	Cooke, S. (N.S.W.) Pty Ltd.,	6 Ricketty St.,Mascot	Address	147.0	North
Adhesive Products	Cooke, S. (N.S.W.) Pty. Ltd.,	6 Ricketty St.,Mascot	Address	147.0	North
Printers - General	Cooke, S. (N.S.W.) Pty. Ltd.,	6 Ricketty St.,Mascot	Address	147.0	North
Printers - General	Cooke, Sidney (Printing Inks) Pty. Ltd.,	6 Ricketty St.,Mascot	Address	147.0	North
Printing - Inks	Cooke Sidney Chemicals Pty Ltd	6 Ricketty Street,Mascot,NSW	Address	147.0	North
Printers' Services & Supplies	Cooke Sidney Ltd	6 Ricketty Street,Mascot,NSW	Address	147.0	North
Printing - Machinery New & Reconditioned	Cooke Sindey Ltd	6 Ricketty Street,Mascot,NSW	Address	147.0	North
Engineers - Printing	Printing & General Maintenance Engineers	6 Ricketty Street,Mascot,NSW	Address	147.0	North
Toilets & Washrooms - Portable	Cussons Aust. Pty. Ltd.,	34 Kent Road,Mascot	Address	156.9	North-east
Water Cartage Contractors	Stephens, F. H., Pty. Ltd.,	34 Kent Road,Mascot	Address	156.9	North-east
Carriers - Heavy Industrial Transportation	Hanel HR Pty Ltd	34 Kent Road,Mascot,NSW	Address	156.9	North-east
Carriers - Light Transportation	Jetspress	34 Kent Road,Mascot,NSW	Address	156.9	North-east
Transport & Transportation Service	Jetspress	34 Kent Road,Mascot,NSW	Address	156.9	North-east
Soaps & Detergent M/Facrs	Preservene Pty Ltd	34 Kent Road,Mascot,NSW	Address	156.9	North-east
Window - Cleaners & Cleaning	Preservene Pty Ltd	34 Kent Road,Mascot,NSW	Address	156.9	North-east
Boat & Yacht Haulage Services	STEPHENS F H PTY LTD	(Terminal) 34-38 Kent Road,Mascot	Address	158.9	North
Transport - Horse/Equine Road Services	STEPHENS F H PTY LTD	34-38 Kent Road,Mascot	Address	158.9	North
Food Processors Products & M/Facrs	Brookes Foods Pty. Ltd.,	5 Chalmers Cres.,Mascot	Address	170.9	East
Fruit Juice Processors &/Or Merchants	Brookes Foods Pty. Ltd.,	5 Chalmers Cres.,Mascot	Address	170.9	East
Mining Companies & Exploration	Atherton Antimony N L	4 Chalmers Crescent,Mascot,NSW	Address	171.0	East
Mineral Exploration & Geological Services	Atherton Chemicals Pty Ltd	4 Chalmers Crescent,Mascot,NSW	Address	171.0	East
Soaps & Detergent M/Facrs	Atherton Chemicals Pty Ltd	4 Chalmers Crescent,Mascot,NSW	Address	171.0	East
Chemicals - Industrial/Commercial	Atherton Chemicals Pty Ltd (manufacturers of surface	4 Chalmers Crescent,Mascot,NSW	Address	171.0	East

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
	active agents, detergents, emulsifiers, toilet soaps, soap powders, laundry soaps & chips, specialty chemicals)				
Transport - Horse/Equine Road Services	North Queensland Express Pty. Ltd.	255 Coward St.,Mascot	Address	171.9	East
Boat & Yacht Haulage Services	North Queensland Express Pty. Ltd.,	255 Coward St.,Mascot	Address	171.9	East
Sand Soil & Gravel - Retailers	Farrow, J. P.,	251 Coward St.,Mascot	Address	180.9	East
Couriers	Farrow, J. P.,	251 Coward St.,Mascot	Address	180.9	East
Water Cartage Contractors	Farrow, J. P.,	251 Coward St.,Mascot	Address	180.9	East
Sporting Goods - M/Facrs &/Or W/Salers	Australian Injection Plastics	Canal Banks,Mascot,NSW	Street		North-west
Chair M/Facrs	Mechanical Handling Ltd,	Chalmers Cr,Mascot	Street		East
Importers	Jack's, William&Co. (Aust.) Pty. Ltd.,	Chalmers Cr.,Mascot	Street		East
Building - Surveying & Surveyors	Mechanical Handling Ltd.,	Chalmers Cr.,Mascot	Street		East
Printers - General	Mechanical Handling Ltd.,	Chalmers Cr.,Mascot	Street		East
Pump Manufacturers, Sales & Service	Mechanical Handling Ltd.,	Chalmers Cr.,Mascot	Street		East
Winches & Hoists	Mechanical Handling Ltd.,	Chalmers Cr.,Mascot	Street		East
Children's Clothing - Retail	National Saw Works Pty. Ltd.,	Chalmers Cr.,Mascot	Street		East
Engineers - Precision	National Saw Works Pty. Ltd.,	Chalmers Cr.,Mascot	Street		East
Saws	National Saw Works Pty. Ltd.,	Chalmers Cr.,Mascot	Street		East
Saws	National Saw Works Pty. Ltd.,	Chalmers Cr.,Mascot	Street		East
Water Cartage Contractors	Pine, N.,	Chalmers Cr.,Mascot	Street		East
Horticultural Services	Seeds (Certified) Pty. Ltd.,	Chalmers Cr.,Mascot	Street		East
Engineers - Manufacturing	Sylon Ltd.,	Chalmers Cr.,Mascot	Street		East
Panel Beaters & Automotive Painting	May & Blake Pty. Ltd,	Chalmers Cres,Mascot	Street		East
Printers - General	May & Blake Pty. Ltd,	Chalmers Cres,Mascot	Street		East
Textiles - Wholesale	Bel-Bac Pty. Limited,	Chalmers Cres.,Mascot	Street		East
Hardware - Retailers	Bel-Bac Pty. Ltd.,	Chalmers Cres.,Mascot	Street		East
Engineers - Precision	GENERAL & PRECISION SURFACE GRINDING	Chalmers Cres.,Mascot	Street		East
Importers	Jacks, William&Co. (Aust.) Pty. Ltd.,	Chalmers Cres.,Mascot	Street		East
Engineers - Motor & Repairers	May & Blake Pty. Ltd-	Chalmers Cres.,Mascot	Street		East
Engineers - Motor & Repairers	May & Blake Pty. Ltd.,	Chalmers Cres.,Mascot	Street		East

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Engineers - Diesel Repair Specialist	May&Blake Pty. Ltd.,	Chalmers Cres.,Mascot	Street		East
Importers	Mechanical Handling (N.S.W.) Pty. Ltd.,	Chalmers Cres.,Mascot	Street		East
Gas Burners - Supplies & Equipment	Mechanical Handling Ltd.,	Chalmers Cres.,Mascot	Street		East
Printers' Services & Supplies	National Saw Works Pty. Ltd.,	Chalmers Cres.,Mascot	Street		East
Water Cartage Contractors	Pine, N. & Co.,	Chalmers Cres.,Mascot	Street		East
Generator Sales Service & Hire	Riley Dodds Aust. Pty. Ltd.,	Chalmers Cres.,Mascot	Street		East
Party Equipment Hire	Riley Dodds Aust. Pty. Ltd.,	Chalmers Cres.,Mascot	Street		East
Plan Printing & Copying Equipment & Services	Riley Dodds Aust. Pty. Ltd.,	Chalmers Cres.,Mascot	Street		East
Importers	Seeds (Certified) Pty. Limited,	Chalmers Cres.,Mascot	Street		East
Importers	Seeds (Certified) Pty. Ltd.,	Chalmers Cres.,Mascot	Street		East
Importers	Seeds (Certified) Pty. Ltd.,	Chalmers Cres.,Mascot	Street		East
Engineers - Manufacturing	Worsley, E. J. Pty. Ltd.,	Chalmers Cres.,Mascot	Street		East
Motor Garage Equipment & Supplies	May & Blake Pty. Ltd.,	Chalmers Cres.,NSW	Street		East
Plastic Product Retailers	Bel-Bac Pty Ltd	Chalmers Crescent,Mascot,NSW	Street		East
Printers - General	General & Precision Surface Grinding	Chalmers Crescent,Mascot,NSW	Street		East

1975 Historical Commercial & Trade Directory Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Not identified	-	-	-	-	-

1980 Historical Commercial & Trade Directory Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Mining & Quarry Supplies & Equipment	Joy Manufacturing Co Pty Ltd	78 Kent Road,Mascot,NSW	Address	0.0	South
Drum M/Facrs Reconditioners & Traders	Mascot Drum Reconditioners	269 Coward St.,Mascot,NSW	Address	12.1	North
Electrical W/Salers	Mascot Drum Reconditioners	269 Coward St.,Mascot,NSW	Address	12.1	North
Electrical W/Salers	Triton Paints (NSW) Pty Ltd	55 Kent Road,Mascot,NSW	Address	49.9	East
Paint M/Facrs & W/Salers	Triton Paints (NSW) Pty Ltd	55 Kent Road,Mascot,NSW	Address	49.9	East
Batteries	Green G E (NSW) Pty Ltd	284 Coward St.,Mascot,NSW	Address	56.6	North
Crane & Travel Tower Hire Or Servicing	Men From Marrs The	284 Coward St.,Mascot,NSW	Address	56.6	North
Transport & Transportation Service	I P E C	11 Coggins Place,Mascot,NSW	Address	71.0	North

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Transport & Transportation Service	Interstate Parcel Express Co Pty Ltd	11 Coggins Place,Mascot,NSW	Address	71.0	North
Transport & Transportation Service	Ipec International	11 Coggins Place,Mascot,NSW	Address	71.0	North
Logistic	Hartrodt A (Australia) Pty Ltd	7 Coggins Place (Warehousing),Mascot,NSW	Address	71.0	North
Air Services	Hartrodt A (Australia) Pty Ltd	7 Coggins Place,Mascot,NSW	Address	71.0	North
Baggage Forwarding Agents	Hartrodt A (Australia) Pty Ltd	7 Coggins Place,Mascot,NSW	Address	71.0	North
Crane & Travel Tower Hire Or Servicing	Australian Cranes & Transport Ltd	294 Coward St.,Mascot,NSW	Address	75.6	North
Hoisting & Rigging Equipment Sales Or Hire	Australian Cranes & Transport Ltd	294 Coward St.,Mascot,NSW	Address	75.6	North
Steel Fabrication & M/Facrs	Dune Constructions Pty Ltd	294 Coward St.,Mascot,NSW	Address	75.6	North
Carriers - Heavy Industrial Transportation	Marr Contracting Pty Ltd	294 Coward St.,Mascot,NSW	Address	75.6	North
Crane & Travel Tower Hire Or Servicing	Marr Contracting Pty Ltd	294 Coward St.,Mascot,NSW	Address	75.6	North
Hoisting & Rigging Equipment Sales Or Hire	Marr Contracting Pty Ltd	294 Coward St.,Mascot,NSW	Address	75.6	North
Brokers - Customs Clearance Agents	D H L International (Aust) Pty Ltd	5 Coggins Place,Mascot,NSW	Address	102.0	North
Novelty Message Services	D H L International (Aust) Pty Ltd	5 Coggins Place,Mascot,NSW	Address	102.0	North
Printers' Services & Supplies	Cooke Sidney Chemicals Pty Ltd	6 Ricketty St.,Mascot,NSW	Address	147.0	North
Printers' Services & Supplies	Cooke Sidney Ltd	6 Ricketty St.,Mascot,NSW	Address	147.0	North
Printing - Machinery New & Reconditioned	Cooke Sidney Ltd	6 Ricketty St.,Mascot,NSW	Address	147.0	North
Printing - Inks	Sidney Cooke Chemicals Pty Ltd	6 Ricketty St.,Mascot,NSW	Address	147.0	North
Printing - Machinery New & Reconditioned	Sidney Cooke Ltd	6 Ricketty St.,Mascot,NSW	Address	147.0	North
Bus & Coach Charters & Tours	AAT Coach Holidays	34 Kent Road,Mascot,NSW	Address	156.9	North-east
Baggage Forwarding Agents	Railex Transport Service	34 Kent Road,Mascot,NSW	Address	156.9	North-east
Carriers - Heavy Industrial Transportation	Railex Transport Service	34 Kent Road,Mascot,NSW	Address	156.9	North-east
Steel Fabrication & M/Facrs	R H Engineering (Sales) Pty Ltd	3 Chalmers Cres,Mascot,NSW	Address	170.9	East
Brokers - Customs Clearance Agents	A M A (Alexander McGrath Agency Pty Ltd)	2 Chalmers Cres,Mascot,NSW	Address	175.6	East
Air Services	Profit By Air (Aust) Pty Ltd	2 Chalmers Cres,Mascot,NSW	Address	175.6	East
Baggage Forwarding Agents	Saint & Riley Pty Ltd	Air Freight Office,Mascot,NSW	Street		North

1985 Historical Commercial & Trade Directory Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Drapery Services	Sky Courier NetworKangaroo Pointy Ltd	221 Orlordan Mascot QLD AUSTRALIA AUSTRALIA	Address	52.6	North

1990 Historical Commercial & Trade Directory Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Baggage Forwarding Agents	Container & General Forwarding Pty Ltd	263 Coward,Mascot,NSW	Address	1.9	North
Steel Fabrication & M/Facrs	R.H. Engineering (NSW) Pty Ltd	261 Coward Street,Mascot,NSW	Address	31.2	East
Baggage Forwarding Agents	A.S.G. Pty Ltd	55 Kent Road,Mascot,NSW	Address	49.9	East
Baggage Forwarding Agents	Brambles International Freight Pty Ltd	55 Kent Road,Mascot,NSW	Address	49.9	East
Baggage Forwarding Agents	Rockwood International Freight Ltd	55 Kent Road,Mascot,NSW	Address	49.9	East
Baggage Forwarding Agents	C.F. Ocean Service Pty Ltd	284 Coward Street,Mascot,NSW	Address	56.6	North
Pest Control Services	Pest Control Acumen	286 Coward,Mascot,NSW	Address	59.1	North
Baggage Forwarding Agents	Yusen Air & Sea Services Pty Ltd	286 Coward,Mascot,NSW	Address	59.1	North
Baggage Forwarding Agents	Hartrodt A Pty Ltd	7 Coggins Place,Mascot,NSW	Address	71.0	North
Carriers - Heavy Industrial Transportation	TNT Australia	52 Kent,Mascot,NSW	Address	75.0	North-east
Waste Reduction & Disposal Equipment & Machinery	Elephants Foot Waste Compactor	60b Kent Road,Mascot,NSW	Address	75.0	North-east
Waste Reduction & Disposal Equipment & Machinery	Elephants Foot Waste Compactor	60b Kent Road,Mascot,NSW	Address	75.0	North-east
Waste Reduction & Disposal Equipment & Machinery	Elephants Foot Waste Compactor Pty Ltd	60b Kent Road,Mascot,NSW	Address	75.0	North-east
Waste Reduction & Disposal Equipment & Machinery	Elephants Foot Waste Compactor Pty Ltd	60b Kent Road,Mascot,NSW	Address	75.0	North-east
Waste Reduction & Disposal Equipment & Machinery	Elephants Foot Waste Compactor Pty. Ltd.	60b Kent Road,Mascot,NSW	Address	75.0	North-east
Waste Reduction & Disposal Equipment & Machinery	Elephants Foot Waste Compactor Pty. Ltd.	60b Kent Road,Mascot,NSW	Address	75.0	North-east
Recyclers	Elephants Foot Waste Compactors Pty Ltd	60b Kent Road,Mascot,NSW	Address	75.0	North-east
Metal - Merchants	Simsmetal Ltd	283 Coward Street,Mascot,NSW	Address	85.8	West
Batteries	Saft Batteries Australia Pty Ltd	1 Coggins Place,Mascot,NSW	Address	103.1	North
Air Services	Australian Concord Freight	6 Ricketty St.,Mascot,NSW	Address	147.0	North
Air Services	Australian Concord Freight International	6 Ricketty Street,Mascot,NSW	Address	147.0	North

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Baggage Forwarding Agents	Danzas Pty Ltd	6 Ricketty,Mascot,NSW	Address	147.0	North
Waste Reduction & Disposal Equipment & Machinery	All States Waste	285 Coward Street,Mascot,NSW	Address	147.4	West
Baggage Forwarding Agents	Ausfreight International Pty Ltd	34 Kent Road,Mascot,NSW	Address	156.9	North-east
Baggage Forwarding Agents	Combultit Services International	34 Kent Road,Mascot,NSW	Address	156.9	North-east
Carriers - Light Transportation	Kite B W & Co Pty Ltd	34 Kent Road,Mascot,NSW	Address	156.9	North-east
Baggage Forwarding Agents	Liberty Cargo Systems	34 Kent Road,Mascot,NSW	Address	156.9	North-east
Panel Beaters & Automotive Painting	A.A. Custom Spray Painting	19 Burrows South Road,St Peters,NSW	Address	194.5	North-west
Car & Truck Cleaning Products & Equipment	Vip Car Valet	Cnr Kent & Coward Streets,Mascot,NSW	Street		East

2005 Historical Commercial & Trade Directory Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Coin & Note Handling Machines	Britz Campervan Rentals	263 Coward St,MASCOT,NSW,2020	Address	1.9	North
Concrete - Cement Rendering & Bagging Specialists	Mascot Steel & Tools	261 Coward St,MASCOT,NSW,2020	Address	31.2	East
Ship Provedores	Stanley & Co Pty Ltd	55 Kent Rd,MASCOT,NSW,2020	Address	49.9	East
Relocation Services & Consultants	Deutsche Post Global Mail (Australia) Pty Ltd	Unit 1, 55 Kent Rd,MASCOT,NSW,2020	Address	49.9	East
Relocation Services & Consultants	DHL Globalmail	Unit 1, 55 Kent Rd,MASCOT,NSW,2020	Address	49.9	East
Drapery Services	Jupiter Air Oceania Ltd	Unit 3 55 Kent Rd,MASCOT,NSW,2020	Address	49.9	East
Drapery Services	Qantas Express Parcel Service	Unit 3/ 55 Kent Rd,MASCOT,NSW,2020	Address	49.9	East
Typesetters	Professional News Letter Services	Unit 4/ 55 Kent Rd,MASCOT,NSW,2020	Address	49.9	East
Drapery Services	Kangaroo International Express	Unit 5/ 55 Kent Rd,MASCOT,NSW,2020	Address	49.9	East
Drapery Services	Overseas Express Freight	Unit 5/ 55 Kent Rd,MASCOT,NSW,2020	Address	49.9	East
Air Services	Roller Truck Pty Ltd	284 Coward St,MASCOT,NSW,2020	Address	56.6	North
Transport Depots	Beyond Global Logistics	Unit 3 286 Coward St,MASCOT,NSW,2020	Address	59.1	North
Transport & Transportation Service	Yusen Air & Sea Service (Aust) Pty Ltd	Units 2&3 286 Coward St,MASCOT,NSW,2020	Address	59.1	North
Transport Depots	Pacific Network	292 Coward St,MASCOT,NSW,2020	Address	65.3	North
Transport Depots	Tasman Freight Services	292 Coward St,MASCOT,NSW,2020	Address	65.3	North
Corrosion & Rust Consultants - Anti-Corrosion Services	a.hartrodt australia Pty Ltd	7 Coggins Pl,MASCOT,NSW,2020	Address	71.0	North

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Refrigerated Transportation Services	Toll Group The, Mascot	52 Kent Rd,MASCOT,NSW,2020	Address	75.0	North-east
Translation Services	Toll Liquid Distribution, Mascot	52-60 Kent Rd,MASCOT,NSW,2020	Address	75.0	North-east
Plastic Bags M/Factrs	Elephant's Foot Waste Compactors Pty. Ltd.	60b Kent Rd,MASCOT,NSW,2020	Address	75.0	North-east
Brokers - Wool	Elephant's Foot Waste Compactors Pty. Ltd., Mascot	60b Kent Rd,MASCOT,NSW,2020	Address	75.0	North-east
Scrap Metal Merchants	Simsmetal Ltd	283 Coward St,MASCOT,NSW,2020	Address	85.8	West
Transport Depots	Kamden International Shipping Pty Ltd	Unit 1 1 Coggins Pl,MASCOT,NSW,2020	Address	103.1	North
Manchester & Bedding - M/Factrs & W/Salers	Textile Accessories Supply Pty Ltd	Unit 2, 1 Coggins Pl,MASCOT,NSW,2020	Address	103.1	North
Theatrical Services &/Or Supplies	Jands	40 Kent Rd,MASCOT,NSW,2020	Address	108.2	North-east
Theatrical Services &/Or Supplies	Jands Electronics Pty Ltd	40 Kent Rd,MASCOT,NSW,2020	Address	108.2	North-east
Theatrical Services &/Or Supplies	Jands Production Services Pty Ltd	40 Kent Rd,MASCOT,NSW,2020	Address	108.2	North-east
Public Notaries	JBL Australia Pty Ltd	40 Kent Rd,MASCOT,NSW,2020	Address	108.2	North-east
Microfilming Services Supplies & Equipment	Cadillac Stage Services	Rear 40 Kent Rd,MASCOT,NSW,2020	Address	108.2	North-east
Hotel Restaurant & Club Supplies	VSE International	1-5 Chalmers Crs,MASCOT,NSW,2020	Address	133.7	East
Copper & Brass Products & Fittings	Exel (Australia) Pty Ltd	287 Coward St,MASCOT,NSW,2020	Address	147.4	West
Marble & Granite Products & Services	A K Unicargo International Pty Ltd	25 Ossary St,MASCOT,NSW,2020	Address	152.8	North
Coatings - Protective Covering	Reflective Images Pty Ltd	25 Ossary St,MASCOT,NSW,2020	Address	152.8	North
Concrete Cutting, Grinding & Drilling	Firmstone Floor Preparations	4/ 25 Ossary St,MASCOT,NSW,2020	Address	152.8	North
Floor Sanding Polishing & Recoating Services	Firmstone Floor Preparations, Mascot	4/ 25 Ossary St,MASCOT,NSW,2020	Address	152.8	North
Plastic - Raw Materials	Jet International	Unit 1 25 Ossary St,MASCOT,NSW,2020	Address	152.8	North
Signs & Signage - Illuminated & Neon	TQS Pty Ltd	Unit 10/ 25 Ossary St,MASCOT,NSW,2020	Address	152.8	North
Importers	Isphording Gas Technology Pty Ltd	Unit 3 25 Ossary St,MASCOT,NSW,2020	Address	152.8	North
Water - Drinking Supplies & Accessories	Splitrock Spring Water	Unit 7, 25 Ossary St,MASCOT,NSW,2020	Address	152.8	North
Truck Parts & Equipment	Best Hino Sydney	253 Cnr Coward & Kent Sts,MASCOT,NSW,2020	Address	161.8	East
Truck Parts & Equipment	Best Truck Centre, Mascot	253 Cnr Coward & Kent Sts,MASCOT,NSW,2020	Address	161.8	East
Truck Parts & Equipment	Hino-Best Hino	253 Cnr Coward & Kent Sts,MASCOT,NSW,2020	Address	161.8	East
Cakes Tarts & Pastries - W/Sale	Estia Products	3-5 Chalmers Crs,MASCOT,NSW,2020	Address	170.9	East
Cakes Tarts & Pastries - W/Sale	John Evat Food Service Pty Ltd	3-5 Chalmers Crs,MASCOT,NSW,2020	Address	170.9	East

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Labels - Adhesive	Label Press	4 Chalmers Crs,MASCOT,NSW,2020	Address	171.0	East
Employment - Labour Hire	Wymap Group	2 Chalmers Crs,MASCOT,NSW,2020	Address	175.6	East
Cheese & Cheese Product Importers & M/Factrs	Australia On A Plate Pty Ltd, Mascot	6/25 Ossary St,MASCOT,NSW,2020	Address	183.6	North
Cleaning - Products	Qantas Flight Catering Ltd, Mascot	Qantas Jet Base,MASCOT,NSW,2020	Street		South

2010 Historical Commercial & Trade Directory Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Printers - General	Tanong Printing	1/24 Kent Rd MASCOT 2020 NSW	Address	0.0	South
Steel Fabrication & M/Factrs	Mascot Fabrication	62 Kent Rd MASCOT 2020 NSW	Address	0.0	South
Car Or Mini-Bus Hire	Britz Campervan Rentals	263 Coward St MASCOT 2020 NSW	Address	1.9	North
Steel Fabrication & M/Factrs	Mascot Fabrication	261 Coward St MASCOT 2020 NSW	Address	31.2	East
Steel Fabrication & M/Factrs	Mascot Steel & Tools	261 Coward St MASCOT 2020 NSW	Address	31.2	East
Transport - Consultants	Beyond Global Logistics	Unit 3 286-288 Coward St MASCOT 2020 NSW	Address	47.3	North
Ship Provedores	Stanley & Co Pty Ltd	55 Kent Rd MASCOT 2020 NSW	Address	49.9	East
Bus & Coach Charters & Tours	Dpex Worldwide	Unit 3 55 Kent Rd MASCOT 2020 NSW	Address	49.9	East
Air Freight Services	Dangerous Goods International	284 Coward St MASCOT 2020 NSW	Address	56.6	North
Air Freight Services	Roller Truck Pty Ltd	284 Coward St MASCOT 2020 NSW	Address	56.6	North
Transport - Consultants	Yusen Air & Sea Service (Aust) Pty Ltd	Units 2&3 286 Coward St MASCOT 2020 NSW	Address	59.1	North
Transport - Consultants	Cargoplan International Pty Ltd	292 Coward St MASCOT 2020 NSW	Address	65.3	North
Livestock Transportation Services	Kalm Australia Pty Ltd	292 Coward St MASCOT 2020 NSW	Address	65.3	North
Transport - Consultants	Pacific Network	292 Coward St MASCOT 2020 NSW	Address	65.3	North
Livestock Transportation Services	Powerhouse Transport Pty Ltd	292 Coward St MASCOT 2020 NSW	Address	65.3	North
Refrigerated Transportation Services	Toll Group The	52-60 Kent Rd MASCOT 2020 NSW	Address	75.0	North-east
Waste Reduction & Disposal Equipment & Machinery	Elephants Foot Waste Compactors Pty Ltd	60B Kent Rd MASCOT 2020 NSW	Address	75.0	North-east
Transport & Transportation Service	Toll Logistics	Resources & Govt Logistics 52-60 Kent Rd MASCOT 2020 NSW	Address	75.0	North-east
Transport - Consultants	Lsa Logistics Pty Ltd	Suite 3.11 46-50 Kent Rd MASCOT 2020 NSW	Address	86.2	East
Couriers	Branding Worldwide Pty Ltd	Suite 106 46-50 Kent Rd MASCOT 2020 NSW	Address	88.3	North-east

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Transport - Consultants	Cargoport Pty Ltd	Suite 2.01/ 46-50 Kent Rd MASCOT 2020 NSW	Address	88.3	North-east
Transport - Consultants	Gsa Freight Logistics Pty Ltd	2/1 Coggins PI MASCOT 2020 NSW	Address	103.1	North
Transport - Consultants	A Hartrodt Australia Pty Ltd	7 Coggins PI MASCOT 2020 NSW	Address	103.1	North
Sheet Metal Workers	Jands Electronics	40 Kent Rd MASCOT 2020 NSW	Address	108.2	North-east
Hoses & Hose Fittings Service & Supplies	Pirtek Fluid Systems	4/7-9 Kent Rd MASCOT 2020 NSW	Address	109.0	East
Air Freight Services	Nippon Express (Australia) Pty Ltd	Airgate Business Park 291 Coward St MASCOT 2020 NSW	Address	138.8	West
Transport - Consultants	Seko Global Logistics Australia Pty Ltd	285 Coward St MASCOT 2020 NSW	Address	147.4	West
Transport - Consultants	Dhl Global Forwarding	287 Coward St MASCOT 2020 NSW	Address	147.4	West
Safety - Equipment & Accessories Sale & Hire	Reflective Images (Nsw) Pty Ltd	Unit 5/ 25 Ossary St MASCOT 2020 NSW	Address	152.8	North
Materials Handling Specialists	4 PI Australia Pty Ltd	34 Kent Rd MASCOT 2020 NSW	Address	156.9	North-east
Transport - Consultants	A K Unicargo Interational Pty Ltd	Un 2/ 25 Ossary St MASCOT 2020 NSW	Address	168.5	North
Printers - General	Centrum Printing Pty Ltd	4 Chalmers Crs MASCOT 2020 NSW	Address	171.0	East
Tyre Retailers	Bridgestone Tyre Centre	251 Coward St MASCOT 2020 NSW	Address	180.9	East
Engineers - Motor & Repairers	Jobsons Discount Tyre & Mechanical	251 Coward St MASCOT 2020 NSW	Address	180.9	East
Transport - Consultants	All Cargo Logistics International Pty Ltd	8/25 Ossary St MASCOT 2020 NSW	Address	183.6	North
Cakes Tarts & Pastries - W/Sale	John Evat Food Service Pty Ltd	Chalmers Crs MASCOT 2020 NSW	Street		East

2015 Historical Commercial & Trade Directory Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Car Or Mini-Bus Hire	Britz Campervan Rentals	263 Coward St,Mascot,NSW,2020	Address	0.0	South
Engineers - Consultants	Ags Engineers Pty Ltd	74 Kent Rd,Mascot,NSW,2020	Address	0.0	South
Embroidery & Needlework Services	Totally Workwear Mascot	Ground Floor 52- 60 Kent Rd,Mascot,NSW,2020	Address	0.0	East
Steel Fabrication & M/Factrs	Fabrication Mascot	261 Coward St,Mascot,NSW,2020	Address	26.1	East
Concrete - Reinforcing Products	Mascot Steel	261 Coward St,Mascot,NSW,2020	Address	26.1	East
Building - Supplies & Hardware	Mascot Steel & Tools	261 Coward St,Mascot,NSW,2020	Address	26.1	East
Engineers - General	Mascot Steel + Tools	261 Coward St,Mascot,NSW,2020	Address	26.1	East
Brokers - Customs Clearance Agents	A. Hartrodt Australia Pty Ltd	7 Coggins PI,Mascot,NSW,2020	Address	43.6	North
Transport - Forwarding Agents	Pacific Network	286 Coward St,Mascot,NSW,2020	Address	47.3	North

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Transport - Forwarding Agents	Beyond Global Logistics	Unit 3 286 Coward St,Mascot,NSW,2020	Address	47.3	North
Transport - Forwarding Agents	Yusen Air & Sea Service (Aust) Pty Ltd	Units 2&3 286 Coward St,Mascot,NSW,2020	Address	47.3	North
Air Freight Services	Yusen Logistics Australia Pty Ltd	Units 2&3 286 Coward St,Mascot,NSW,2020	Address	47.3	North
Transport - Forwarding Agents	International Cargo Express Pty Ltd	284 Coward St,Mascot,NSW,2020	Address	48.1	North
Air Freight Services	Roller Truck Pty Ltd	284 Coward St,Mascot,NSW,2020	Address	48.1	North
Concrete - Contractors & Paving Specialists	Hytex Concrete & Aggregates	294- 296 Coward St,Mascot,NSW,2020	Address	69.3	North
Brokers - Customs Clearance Agents	Connor Anderson International	U4/ 55 Kent Rd,Mascot,NSW,1460	Address	72.3	East
Baggage Forwarding Agents	Advantage Worldwide Baggage & Freight Services	292 Coward St,Mascot,NSW,2020	Address	75.2	North
Baggage Forwarding Agents	Advantage Worldwide Freight	292 Coward St,Mascot,NSW,2020	Address	75.2	North
Transport - Forwarding Agents	Cargoplan International Pty Ltd	292 Coward St,Mascot,NSW,2020	Address	75.2	North
Livestock Transportation Services	Kalm Australia Pty Ltd	292 Coward St,Mascot,NSW,2020	Address	75.2	North
Brokers - Customs Clearance Agents	Powerhouse Consultancy Services Pty Ltd	292 Coward St,Mascot,NSW,2020	Address	75.2	North
Brokers - Customs Clearance Agents	Powerhouse Logistics Pty Ltd	292 Coward St,Mascot,NSW,2020	Address	75.2	North
Locks & Locksmith Services	Mul-T-Lock	46 kent Rd,Mascot,NSW,2020	Address	79.5	North-east
Strata Title Management Consultants	Result Property Group Pty Ltd	Ground Floor 46-50 Kent Rd,Mascot,NSW,2020	Address	79.5	North-east
Building Contractors - General	Belvedere Projects Pty Ltd	Ste 3.09/ 46 Kent Rd,Mascot,NSW,2020	Address	79.5	North-east
Serviced Offices	Leasing Information Services Pty Ltd	Ste 302 46-50 Kent Rd,Mascot,NSW,2020	Address	79.5	North-east
Computer Consulting Services	Sharepoint Gurus	Ste 307/ 46 Kent Rd,Mascot,NSW,2020	Address	79.5	North-east
Management Development & Training	Farm Gate Training	Ste107/ 46 Kent Rd,Mascot,NSW,2020	Address	79.5	North-east
Employment - Agencies	Baraket Consulting Pty Ltd	Ste304-305/ 46-50 Kent Rd,Mascot,NSW,2020	Address	79.5	North-east
Exhibition Services & Organisers	Pico Australia Pty Ltd	Suite 1.08/ 46-50 Kent Rd,Mascot,NSW,2020	Address	79.5	North-east
Computer Equipment - Supplies & Service	Digital East Indies Pty Ltd	Suite 109/ 46 Kent Rd,Mascot,NSW,2020	Address	79.5	North-east
Cargo & Freight Containers - Retail Sale & Hire	Cargoport Pty Ltd	Suite 2.01/ 46-50 Kent Rd,Mascot,NSW,2020	Address	79.5	North-east
Transport - Forwarding Agents	LSA Logistics Pty Ltd	Suite 3.11 46-50 Kent Rd,Mascot,NSW,2020	Address	79.5	North-east
Computer & It - Technical Support	IT Link Australia Pty Ltd	U310/ 46 Kent Rd,Mascot,NSW,2020	Address	79.5	North-east
Blinds & Shades - Supplies & Fittings	Textile Accessories Supply Pty Ltd	Unit 2 1 Coggins PI,Mascot,NSW,2020	Address	101.6	North
Mail Houses & Mail Management	Totally Integrated Fulfilment Solutions	Unit 4 / 1 Coggins PI,Mascot,NSW,2020	Address	101.6	North
Aluminium Fabrication	Jayweld Fabrication	Unit 1 / 1 Coggins PI,Mascot,NSW,2020	Address	103.1	North

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Lighting Fixtures & Accessories - Retail	Jands Electronics	40 Kent Rd,Mascot,NSW,2020	Address	108.0	North-east
Theatrical Services &/Or Supplies	Jands Production Services Pty Ltd	40 Kent Rd,Mascot,NSW,2020	Address	108.0	North-east
Theatrical Services &/Or Supplies	Jands Pty Ltd	40 Kent Rd,Mascot,NSW,2020	Address	108.0	North-east
Pa Systems & Megaphones	JBL Australia Pty Ltd	40 Kent Rd,Mascot,NSW,2020	Address	108.0	North-east
Electrical Contractors & Consultants	JPJ Audio Pty Ltd	40 Kent Rd,Mascot,NSW,2020	Address	108.0	North-east
Music - Amplifiers & Pa Systems Sale Or Hire	Cadillac Stage Services	Rear 40 Kent Rd,Mascot,NSW,2020	Address	108.0	North-east
Transport - Forwarding Agents	Associated Customs & Forwarding Services Pty Ltd	285 Coward St,Mascot,NSW,2020	Address	128.5	West
Computer Consulting Services	eBuilder Asia Pty Ltd	Suite 3.01 46 - 50 Kent Rd,Mascot,NSW,2020	Address	137.8	East
Importers	Toll Global Forwarding	293 Coward St,Mascot,NSW,2020	Address	141.0	West
Cakes Tarts & Pastries - W/Sale	VSE International	3 Chalmers Crs,Mascot,NSW,2020	Address	152.3	East
Cargo & Freight Containers - Retail Sale & Hire	A K Unicargo International Pty Ltd	Un 2/ 25 Ossary St,Mascot,NSW,2020	Address	164.9	North
Signs & Signage - Illuminated & Neon	TQS Pty Ltd	Unit 10/ 25 Ossary St,Mascot,NSW,2020	Address	164.9	North
Protective Personal & Industrial Clothing & Equipment	Global Safety Solutions & Management Pty Ltd (GSSM)	Unit 5/ 25 Ossary St,Mascot,NSW,2020	Address	164.9	North
Protective Personal & Industrial Clothing & Equipment	Reflective Images Pty Ltd	Unit 5/ 25 Ossary St,Mascot,NSW,2020	Address	164.9	North
Brokers - Customs Clearance Agents	AWS Customs Pty Ltd	Unit 9 25 Ossary St,Mascot,NSW,2020	Address	164.9	North
Graphic Design & Illustration	Me & Moses	2 Chalmers Crs,Mascot,NSW,2020	Address	166.1	East
Printers - General	Centrum Printing Pty Ltd	4 Chalmers Crs,Mascot,NSW,2020	Address	170.4	East
Tyre Retailers	Bridgestone Select	251 Coward St,Mascot,NSW,2020	Address	180.3	East
Engineers - Motor & Repairers	Jobsons Discount Tyre & Mechanical	251 Coward St,Mascot,NSW,2020	Address	180.3	East
Tarpaulins Sale Or Hire	Austwide Tarps Pty Ltd	10 Ossary St,Mascot,NSW,2020	Address	185.2	North
Transport - Forwarding Agents	Hellmann Worldwide Logistics Pty Ltd	289 Coward St,Mascot,NSW,2020	Address	188.3	West
Cakes Tarts & Pastries - W/Sale	Estia Products	Chalmers Crs,Mascot,NSW,2020	Street		East
Cakes Tarts & Pastries - W/Sale	John Evat Food Service P/L	Chalmers Crs,Mascot,NSW,2020	Street		East
Aircraft Charter Or Hire	Aerolink Air Services	Kingsford Smith Airport,Mascot,NSW,2020	Street		South
Financial Planning Services	Commonwealth Financial Planning	Qantas Jet Base Constellation Drive,Mascot,NSW,2020	Street		South
Transport & Transportation Service	Toll Logistics	Resources & Gov,Mascot,NSW,2020	Street		East

Historical data positional accuracy and georeferencing results explanation

Positional accuracy	Georeferenced	Description
Address	Located to the address level	<i>When street address and names fully match.</i>
Street	Located to the street centroid	<i>When street names match but no exact address was found. Location is approximate.</i>
Place	Located to the structure, building or complex	<i>When building, residential complex or structure name match but no exact address was found. Location is approximate.</i>
Suburb	Located to the suburb area	<i>When suburb name match but no exact address was found. Location is approximate.</i>
Not georeferenced	Not found	<i>When it was not georeferenced, and address could not be found.</i>

Land Insight and Resources use a number of different address georeferencing methods and characterised them according to the following criteria: completeness (match rates) and positional accuracy. When address do not contain specific street numbers or a match is not found, records identified as being in the surrounding areas are included for reference.

Section 5 - Other Environmental Constraints

5.1 FEDERAL, STATE AND LOCAL HERITAGE

Map 9 (200m Buffer)

Local Environment Plan (LEP) Heritage

Site ID	Site Name	Class	Significance	Distance (m)*	Direction
Not identified	-	-	-	-	-

National Heritage List (NHL)

Site ID	Site Name	Class	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

Non-Aboriginal heritage item (Local)

Site ID	Site Name	Class	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

State Heritage Register (SHR)*

Site ID	Site Name	Class	Significance	Distance (m)*	Direction
I270	Alexandra Canal	Item - General	State	105	North-east
I1	Alexandra Canal (incl sandstone embankment)	Item - General	State	105	North-east
I3,I168,I170	Commonwealth Water Pumping Station and Sewerage Pumping Station	Item - General	State	30	South

Commonwealth Heritage List (CHL)

Site ID	Site Name	Class	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

World Heritage Area (WHA)

Site ID	Site Name	Inscribed	Status	Distance (m)	Direction
Not identified	-	-	-	-	-

5.2 NATURAL HAZARDS

Map 10 (500m Buffer)

Bush Fire Prone Land (BLP)

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

Fire History

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

Flood Hazard

Category	On the Property?	Within Buffer?
Probable Maximum Flood	Yes	Yes

5.3 COASTAL MANAGEMENT (STATE ENVIRONMENTAL PLANNING POLICY)

Map 10 (500m Buffer)

Type	On the Property?	Within Buffer?
Coastal Wetlands and Littoral Rainforest Map	Not identified	Not identified
Coastal Use Area Map	Not identified	Yes
Coastal Environment Area Map	Not identified	Not identified

A low-angle photograph of a suspension bridge at dusk. The bridge's steel towers and cables are silhouetted against a deep blue sky. In the background, a modern building with lit windows is visible. A yellow rectangular box is overlaid on the right side of the image, containing the title and subtitle.

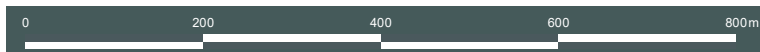
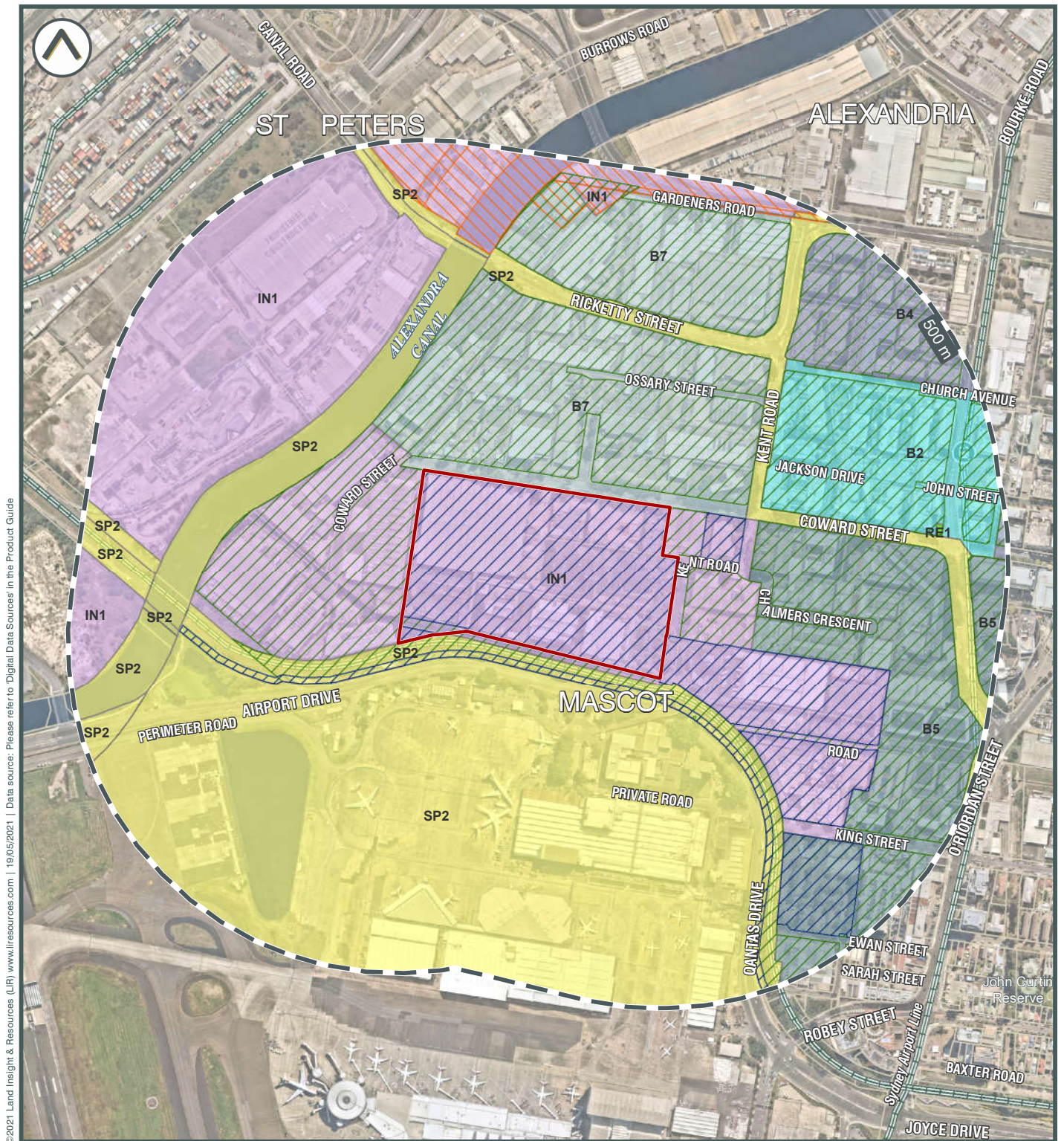
Appendix A

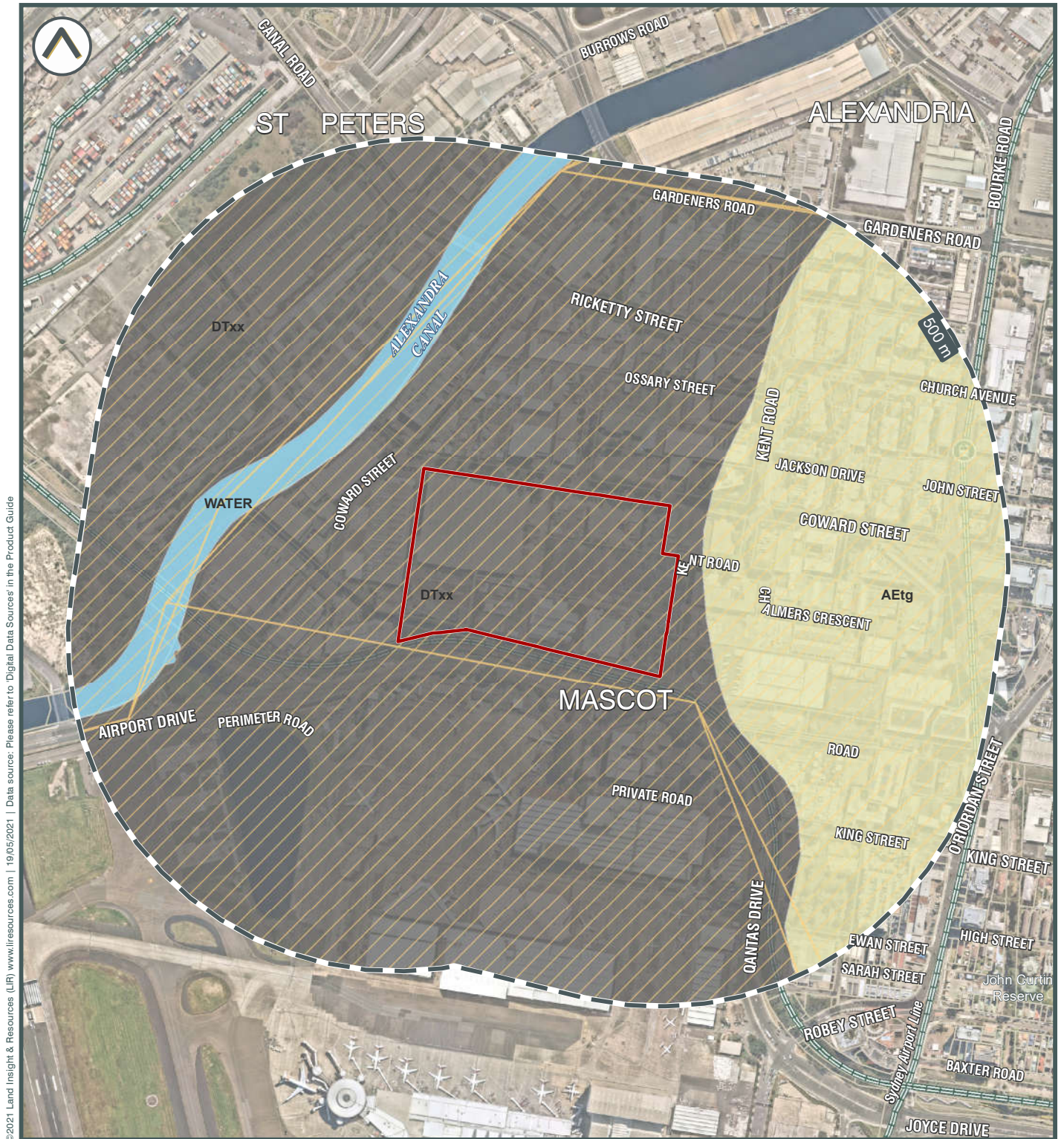
REPORT MAPS



- Subject area
- Stormwater channel
- Sewer Main
- Water Main

0 20 40 60 80 100m





Subject area

Soils Landscape

AEtg | AEOLIAN

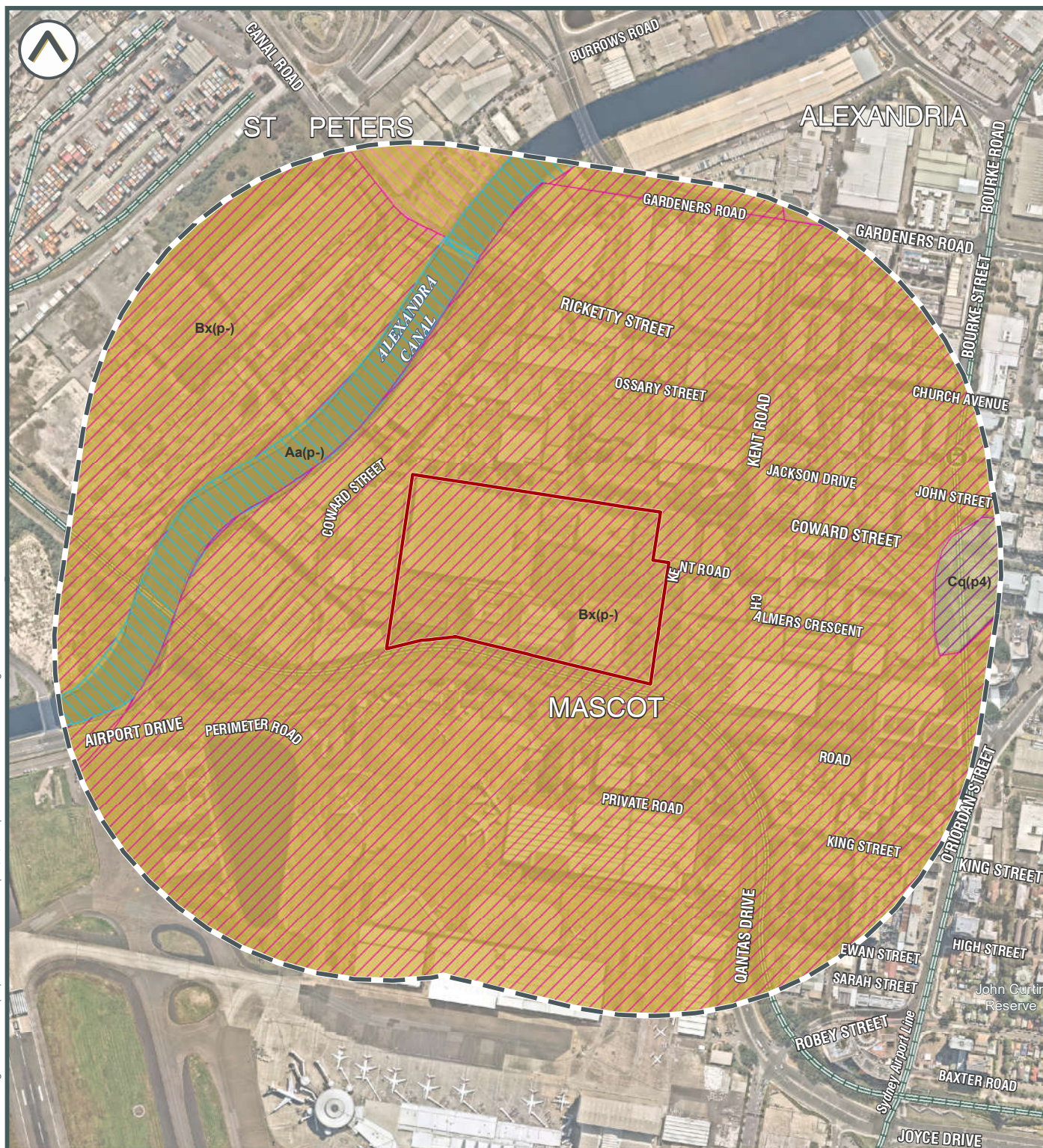
DTxx | DISTURBED TERRAIN

WATER | WATER

Radon Level (Bq/m³)

5-19





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Subject area

ASRIS Atlas of Australian Sulfate Soils

Aa(p-) | ASS in subtidal marine environments

Bi(p-) | ASS in sandplains and dunes

Bx(p-) | Disturbed ASS

Cq(p4) | ASS in inland lakes, waterways, wetlands and riparian zones

Acid Sulfate Soil Risk

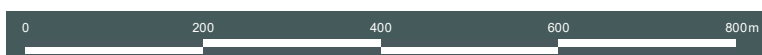
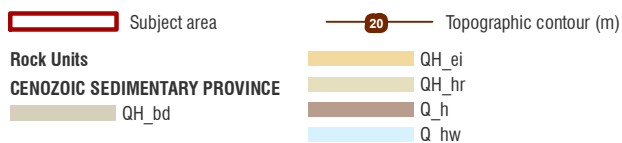
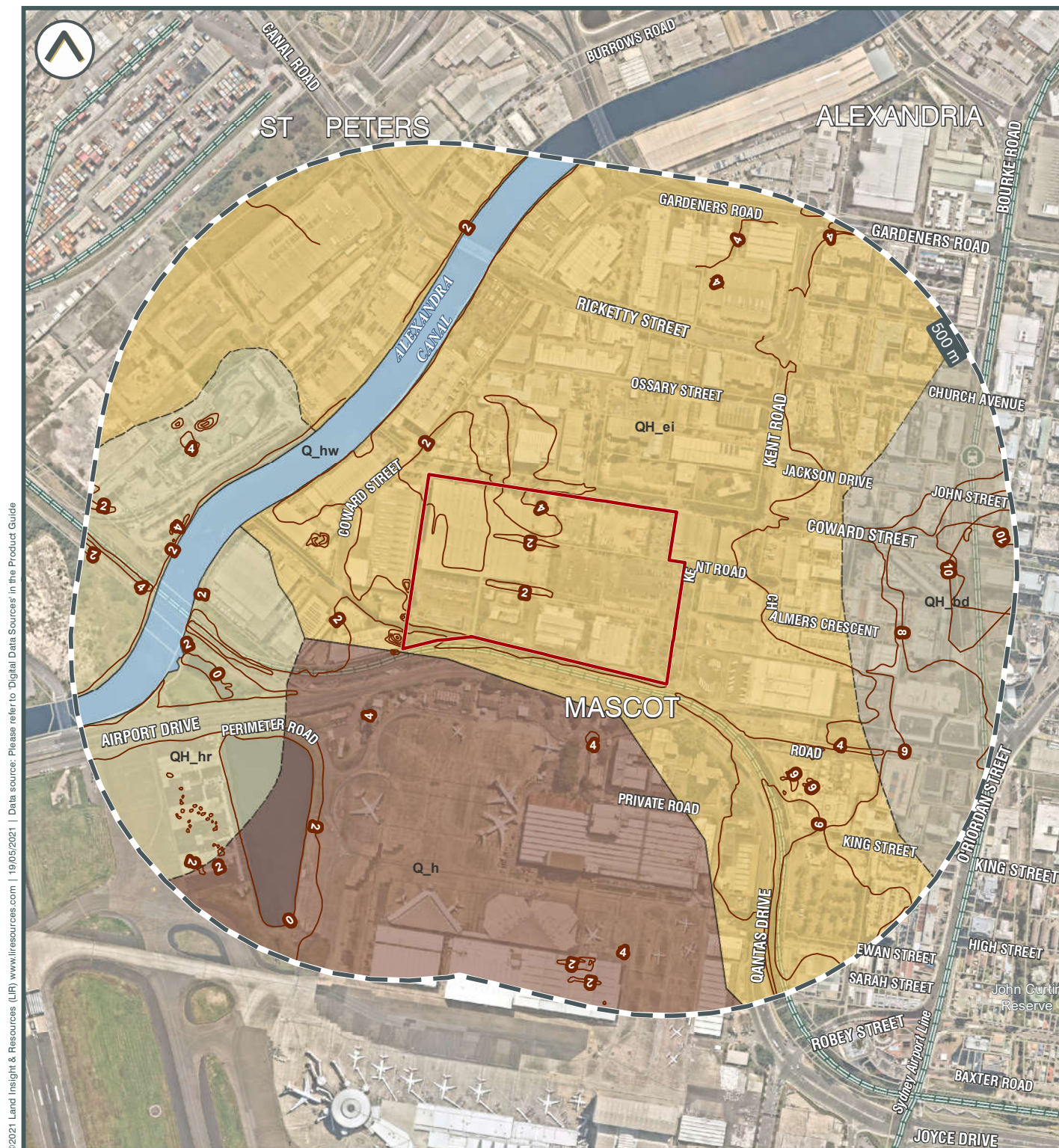
Class 1

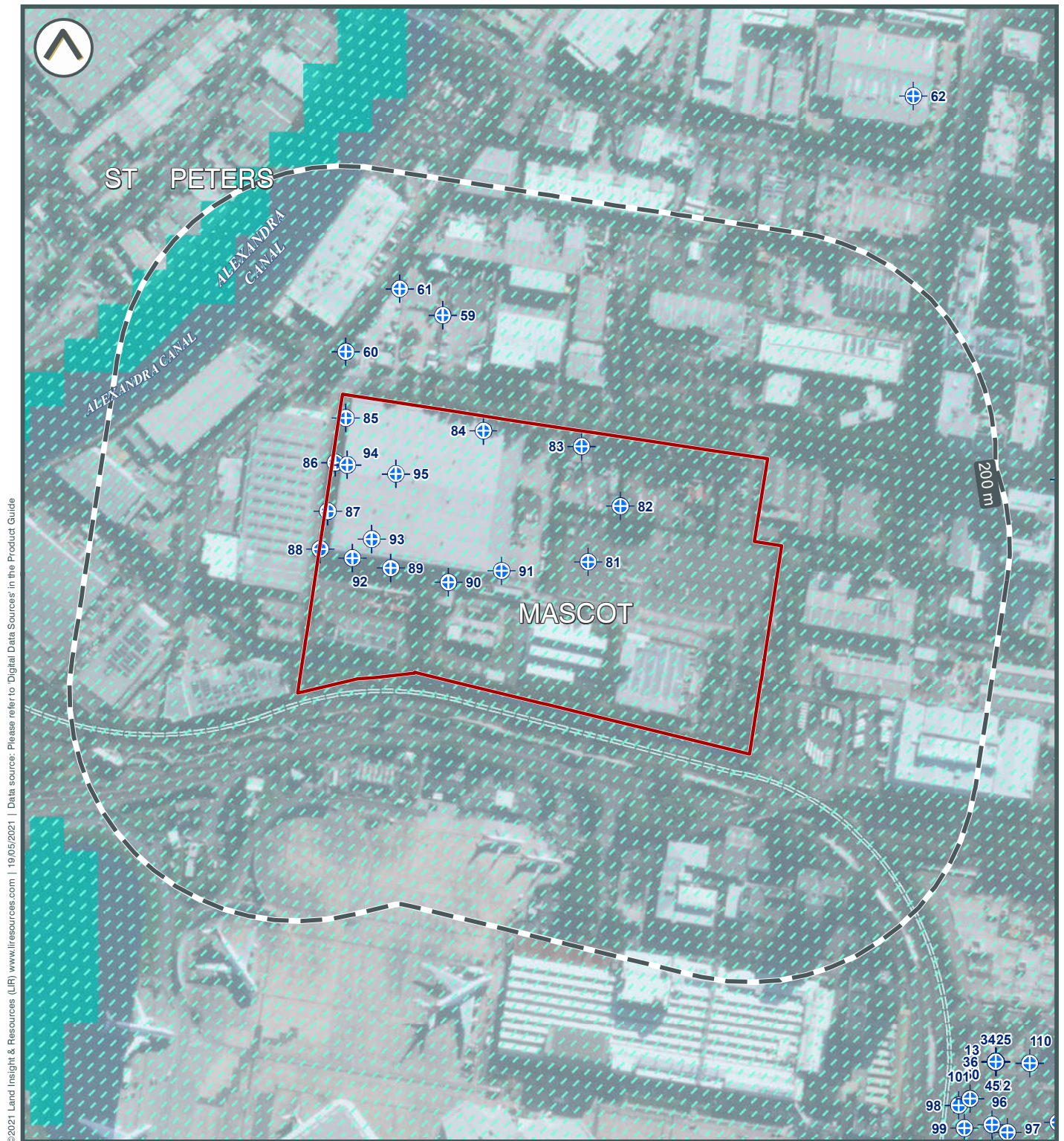
Class 2

Class 3

Class 4





Due Diligence Insight

Subject area

UPSS Environmentally Sensitive Zone

Wetlands



Groundwater bores

Aquifer Type

Porous, extensive highly productive aquifers

0 50 100 150 200 250m



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Due Diligence Insight



 Subject area

 UPSS Environmentally Sensitive Zone

 Wetlands



Groundwater bores

Aquifer Type

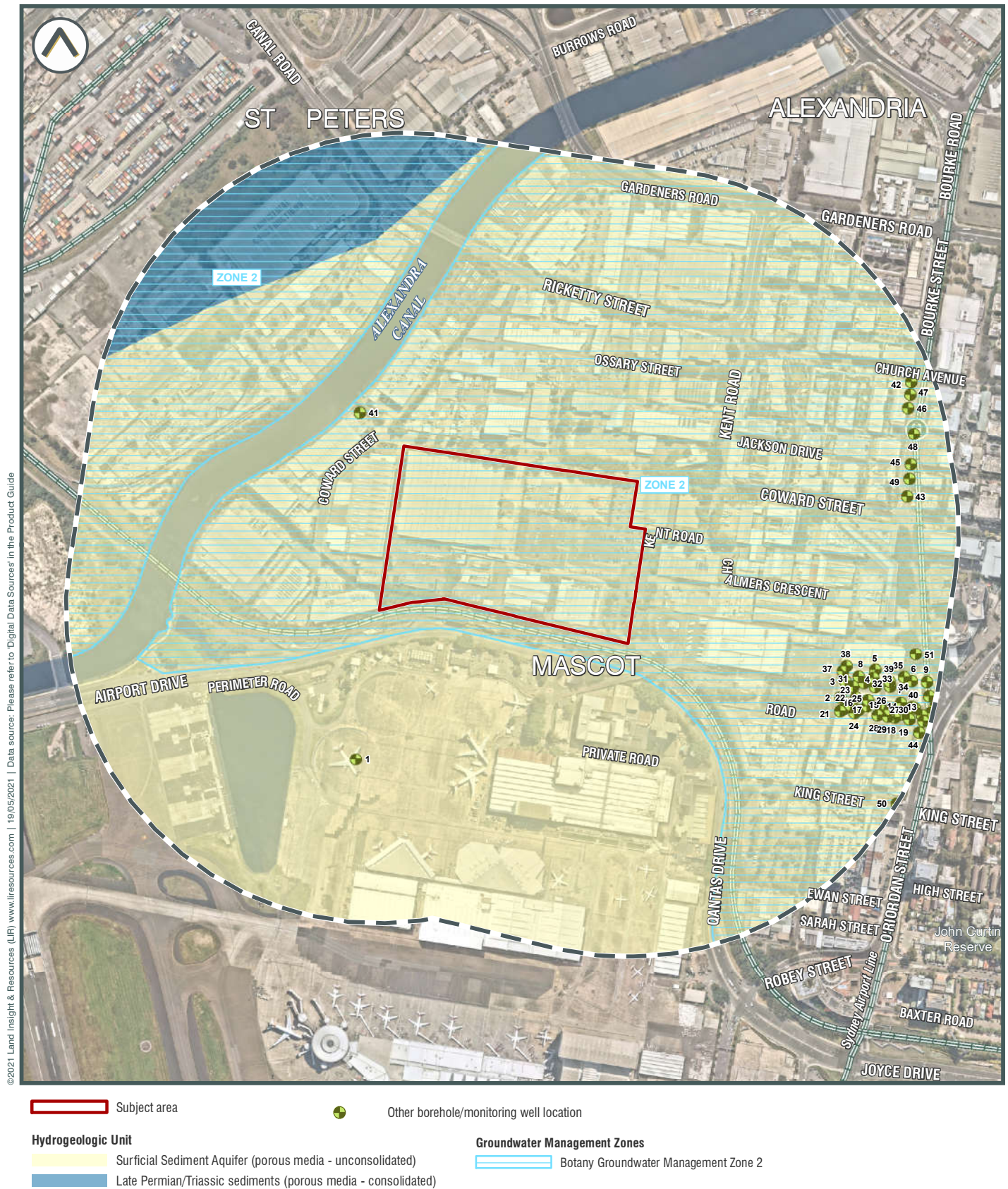
 Porous, extensive highly productive aquifers



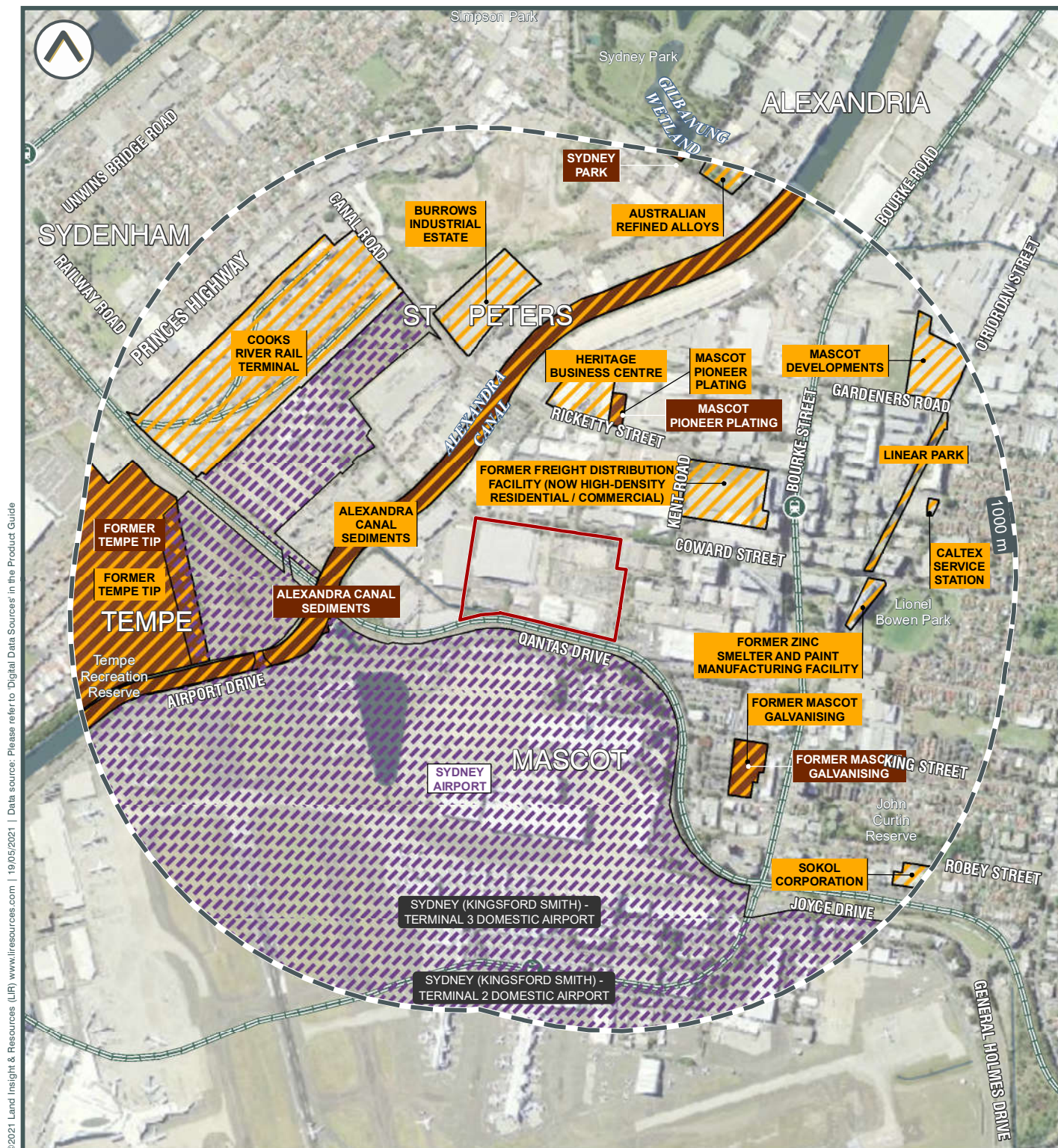
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Due Diligence Insight



Due Diligence Insight



Subject area

Contaminated Land Register (EPA)

Contaminated Land Register (EPA)

Contaminated Land Record of Notices

PFAS Sites

Potentially Contaminated Areas

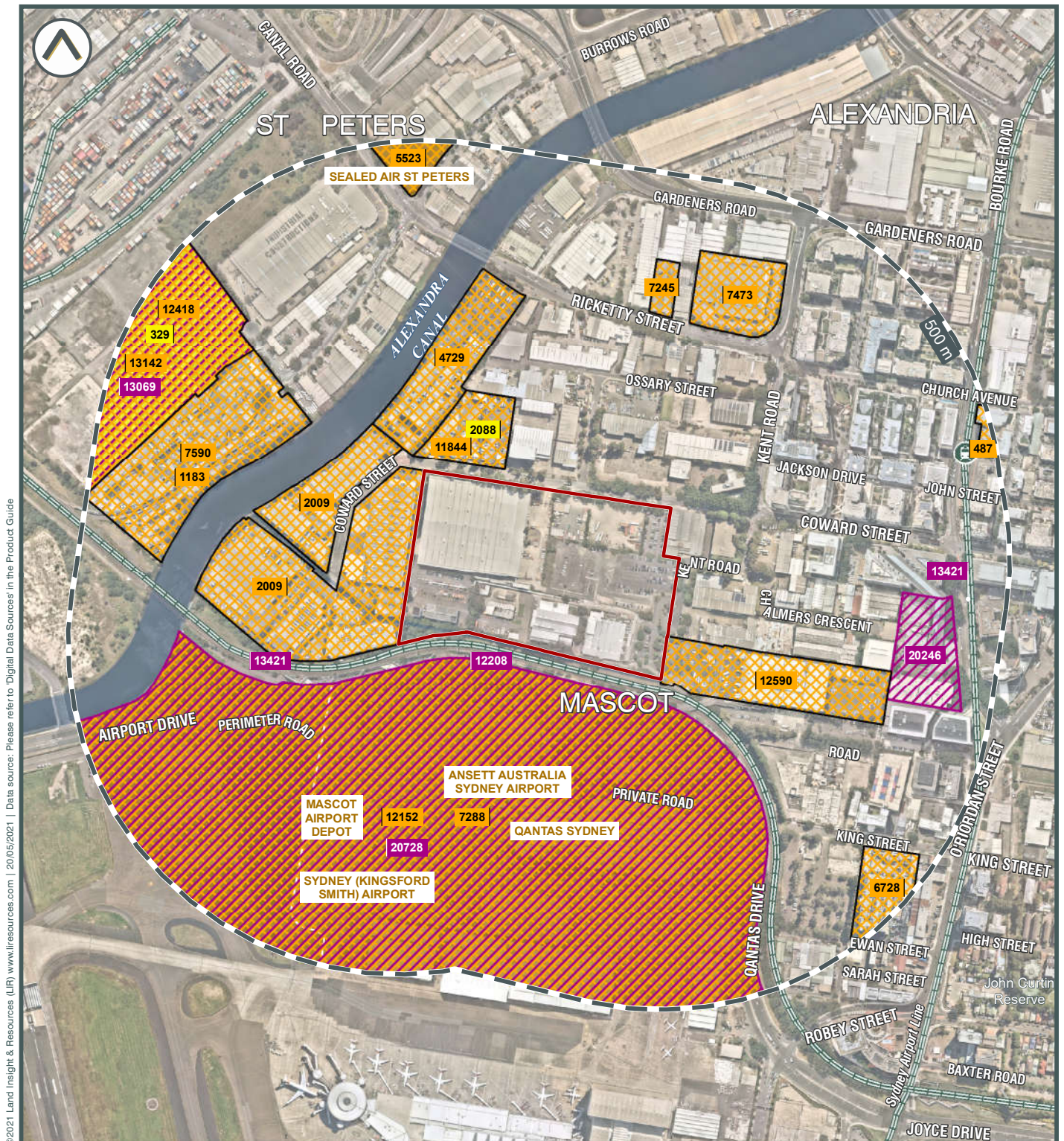
Defence Sites

Former Gasworks Sites

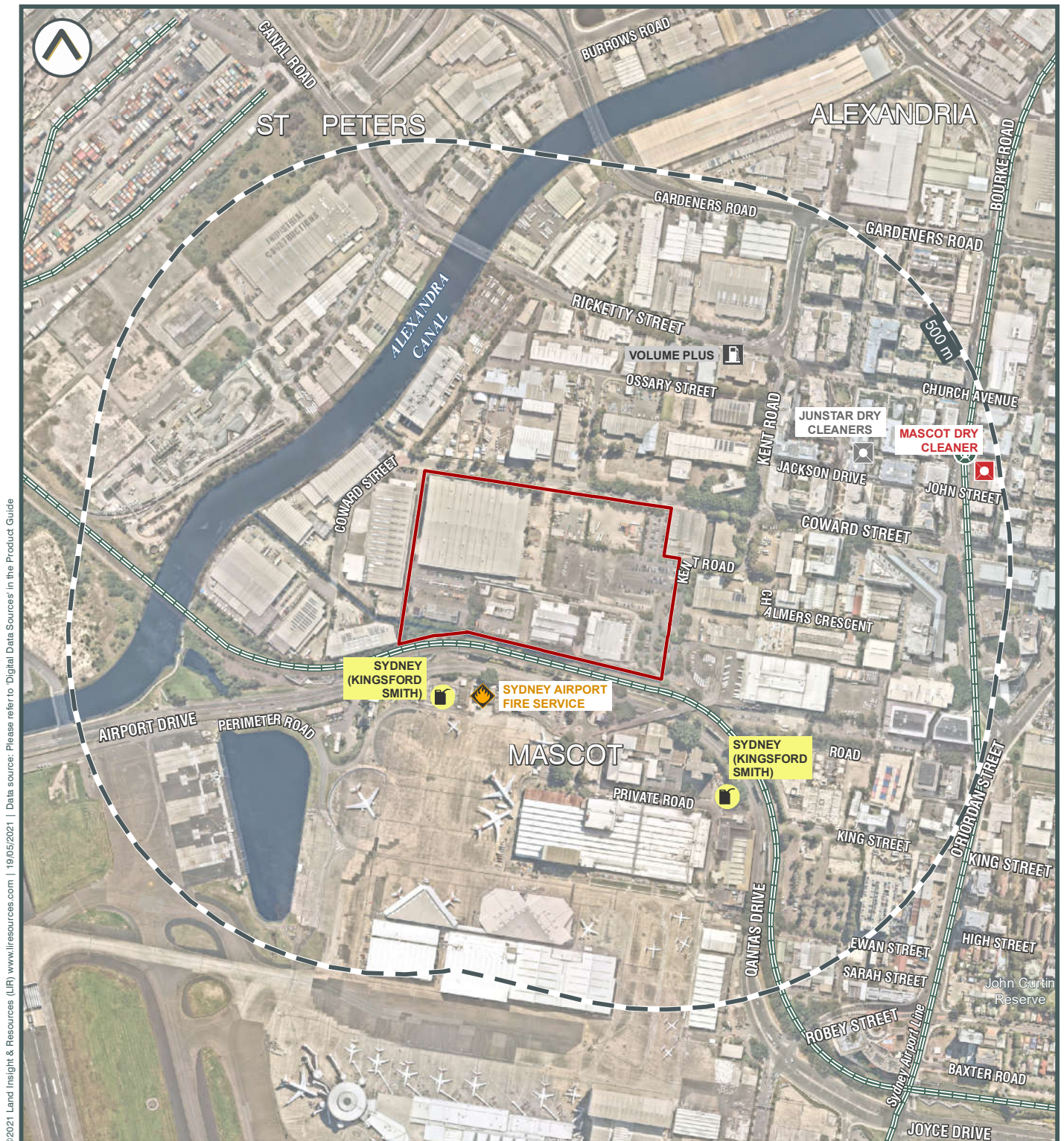


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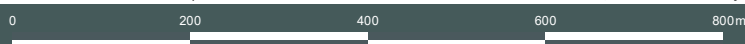
Due Diligence Insight



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- | | | | |
|-------------------|--------------------------------|----------------------|-------------------------------|
| Subject area | Gas supplier / terminals | Petrol stations | Telephone exchanges |
| Dry cleaners | Liquid fuel depots / terminals | Power stations | Waste management facilities |
| Fire Rescue sites | Mine/quarry | Substation locations | Wastewater Treatment Facility |

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



Due Diligence Insight



 Subject area

Commercial & Trade Directory

- ✕ Other potentially contaminating activities
- ✕ Former potentially contaminating activities

Tanks

- Aboveground Storage Tank - Current
- ✕ Aboveground Storage Tank - Former



- Underground Storage Tank - Current
- ✕ Underground Storage Tank - Former/Unknown
- ✕ Unknown

*This is not an exhaustive list of all tanks.



Due Diligence Insight



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Subject area

Contaminated Legacy Areas

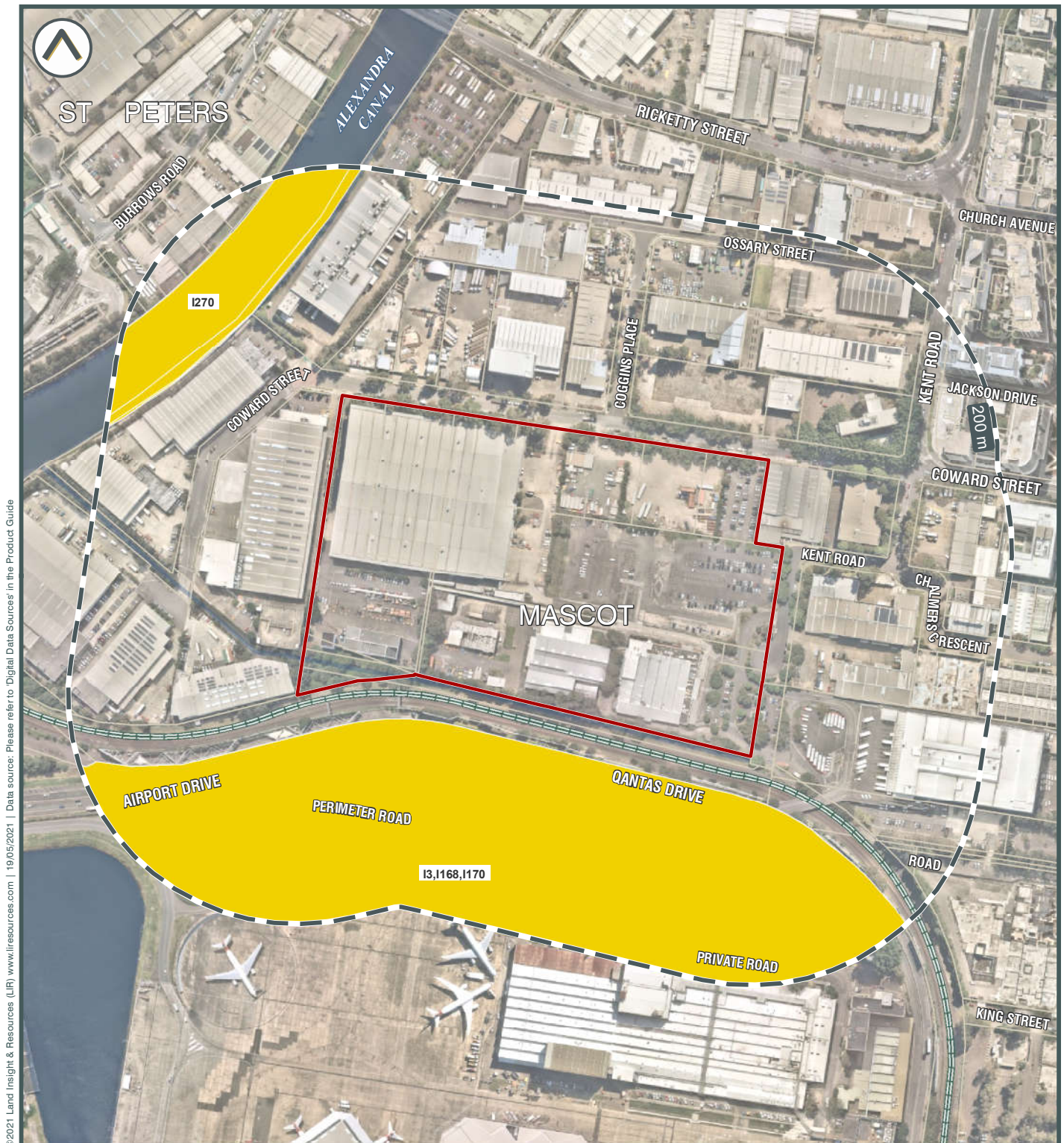
- Contaminated Legacy Areas
- Derelict Mines and Quarries
- Historical (Legacy) Landfills

Unexploded Ordnance (UXO) Areas



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 Subject area

Federal, State and Local Heritage

 Heritage Area (LEP)

 National Heritage List (NHL)

 Non-Aboriginal heritage item (SHR)

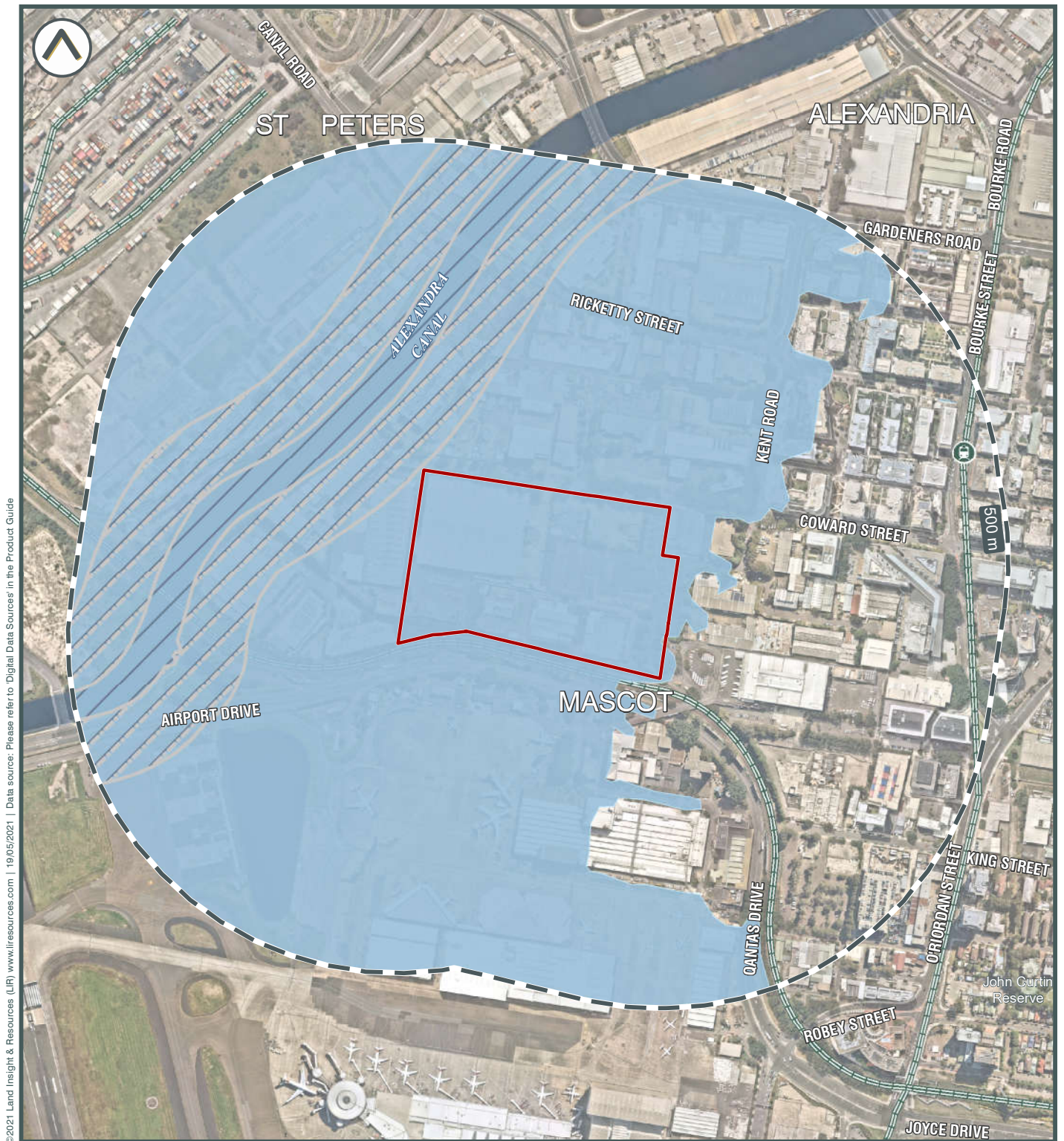
 Commonwealth Heritage List (CHL)

 World Heritage Area (WHA)

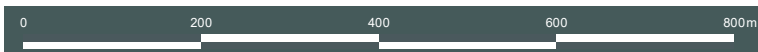
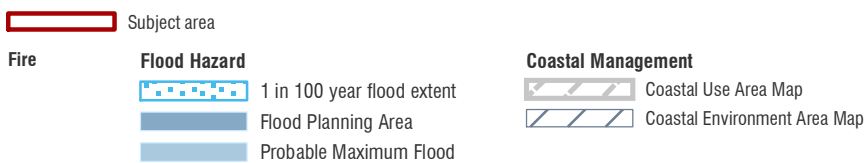


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An aerial photograph of a vibrant turquoise river winding through a rugged, rocky landscape. The river is flanked by dense, green and yellowish-brown vegetation. The water's color is a striking contrast to the surrounding terrain. The river flows from the top left towards the bottom right, with several rocky outcrops and small islands in the water. The surrounding land is covered in a mix of green shrubs and trees, with some areas showing reddish-brown soil or rock. The overall scene is a natural, scenic view of a river in a mountainous or hilly region.

Appendix B

HISTORIC IMAGERY



LIR-01867 Aerial Photograph 2021 17 05 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

0 200m



LIR-01867 Aerial Photograph 1943 17 05 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

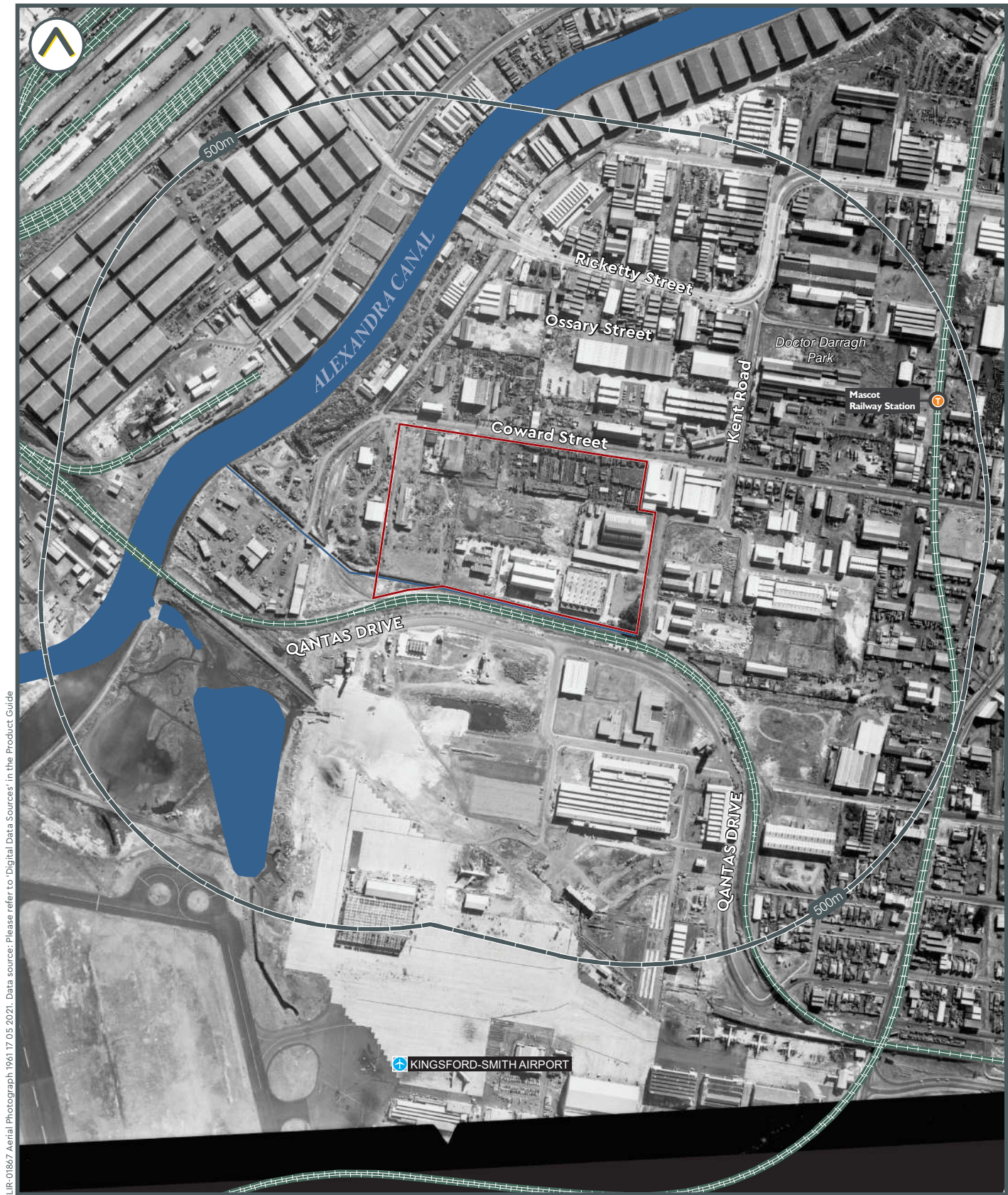
Subject area

0 200m



LIR-01867 Aerial Photograph 1951 17 05 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area
0 200m



LIR-01847 Aerial Photograph 1961 17 05 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

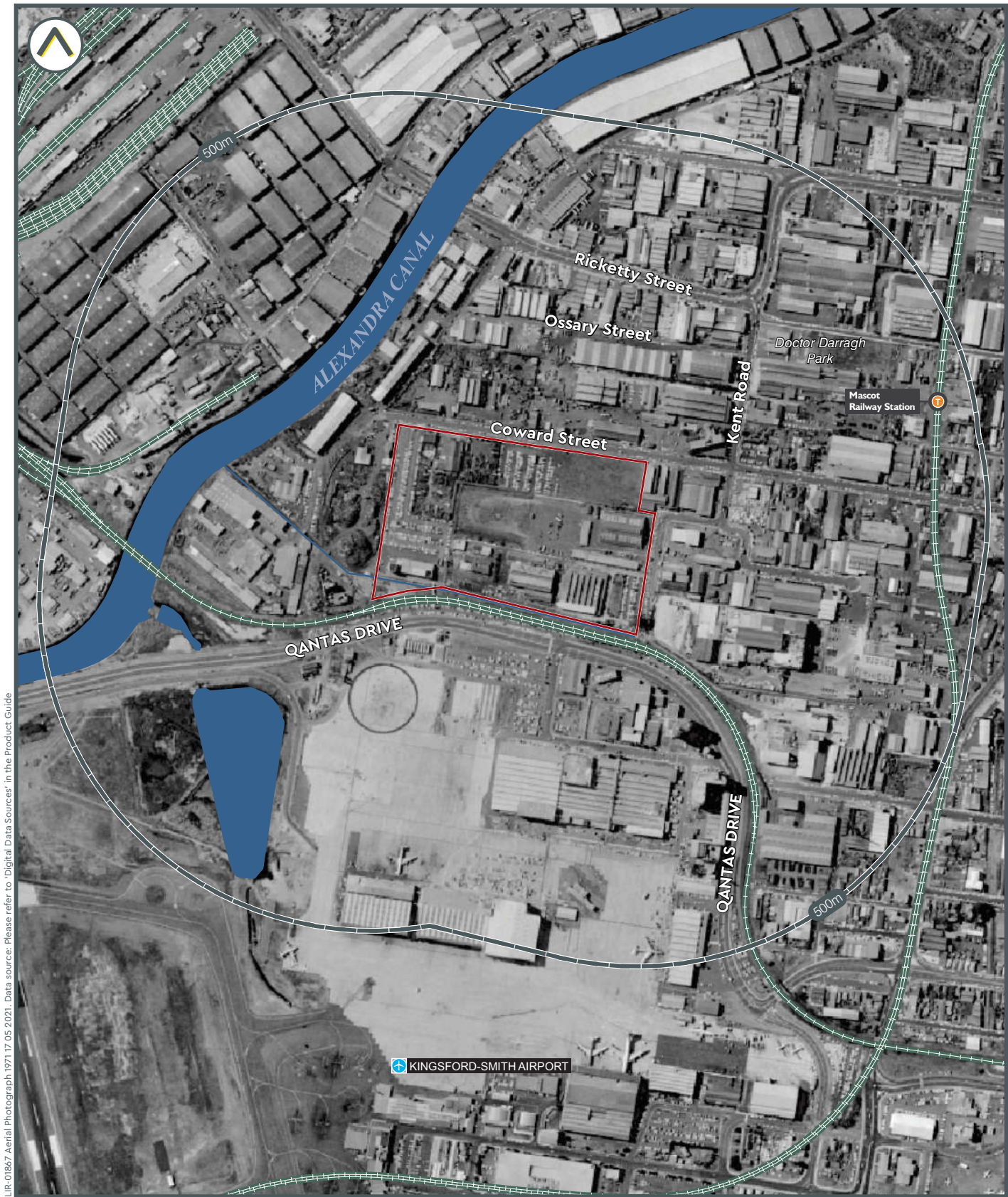
Subject area

0 200m



Subject area

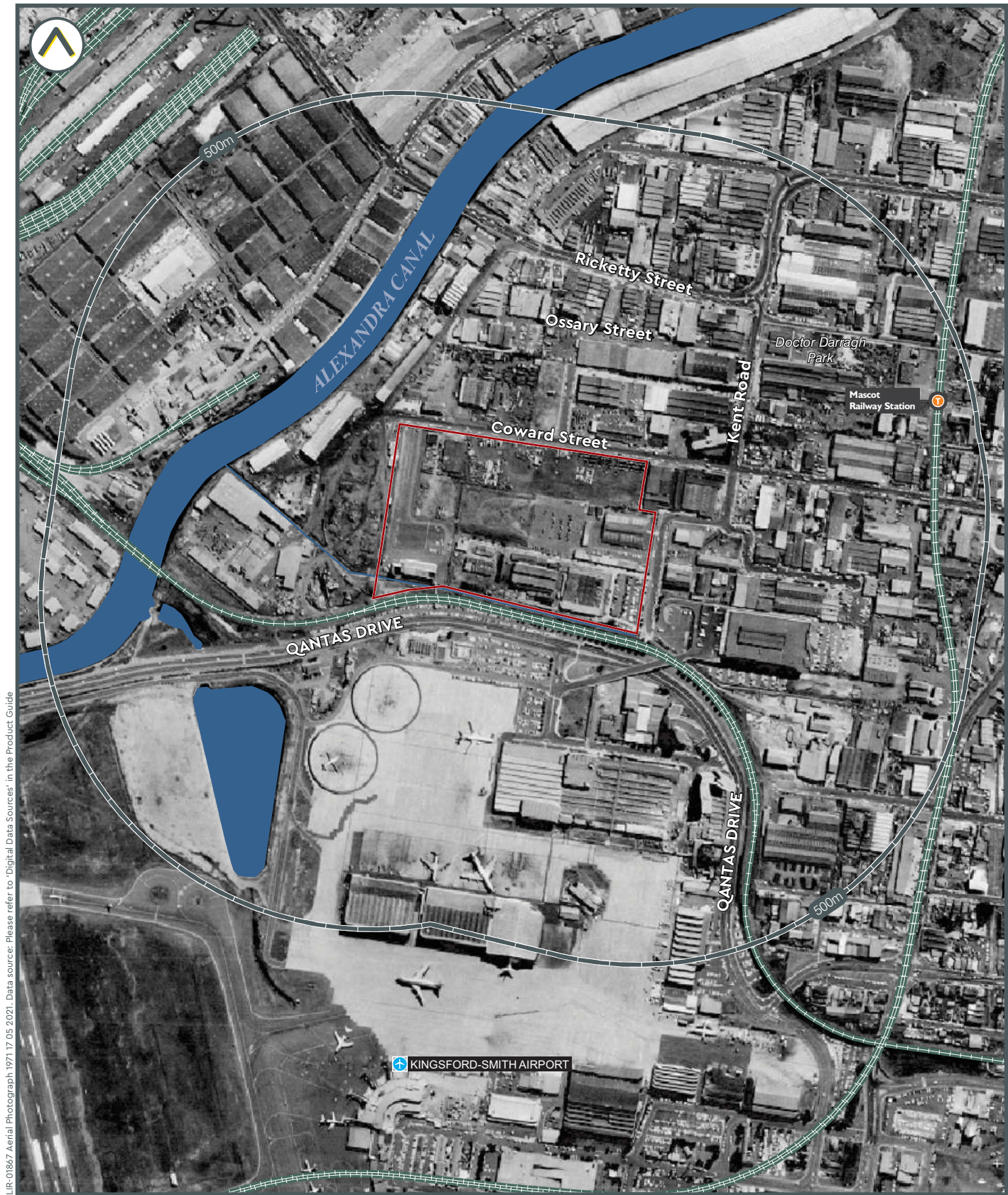
0 200m



LIR-01867 Aerial Photograph 1971 17 05 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



LUR-01847 Aerial Photograph 1971 17 05 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



Subject area

0 200m



Subject area

0 200m



LIR-01867 Aerial Photograph 1991 17 05 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area
0 200m



LIR-01847 Aerial Photograph 1994, 17 05 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



LIR-01847 Aerial Photograph 1994, 17 05 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



LIR-01847 Aerial Photograph 2007/17/05/2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



Subject area

0 200m



LIR-01847 Aerial Photograph 2009/17/05/2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area
0 200m



LIR-01867 Aerial Photograph 2015 7.05.2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area
0 200m



LIR-01867 Aerial Photograph 2018 7 05 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area
0 200m

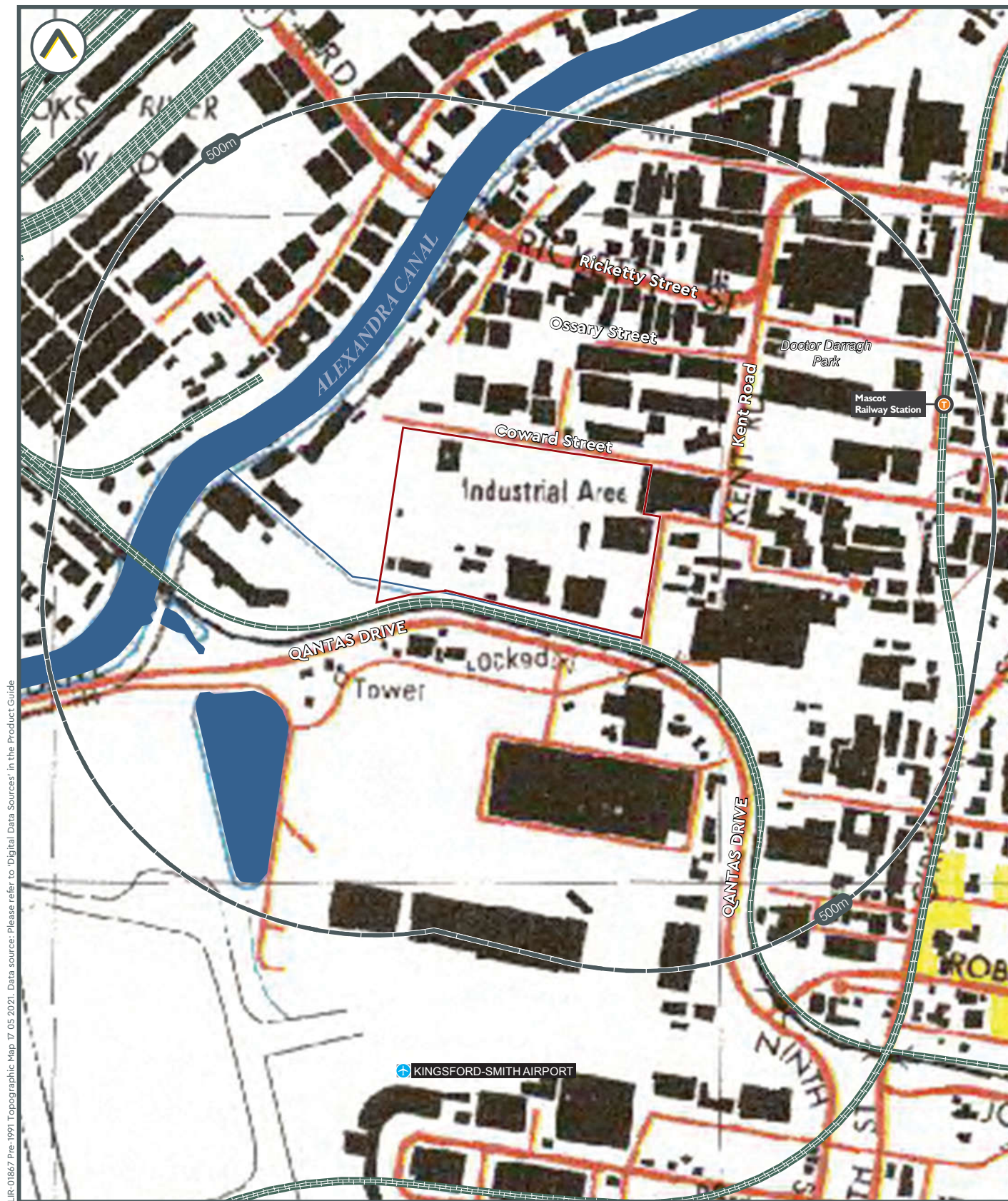


LIR-01867 Aerial Photograph 2021 17 05 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

0 200m



Due Diligence Insight



LIR-01867 Pre-1991 Topographic Map 17 05 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D21/096603

6 July 2021

Mr Dean Stafford
Reditus Consulting Pty Ltd
deanstafford@reditus.com.au

Dear Mr Stafford

RE SITE: Lot 1 DP81210 Kent St, Mascot

I refer to your site search request received by SafeWork NSW requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

Gabriela Draper

Licensing Representative
Licensing and Funds, Better Regulation
SafeWork NSW



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D21/096603

6 July 2021

Mr Dean Stafford
Reditus Consulting Pty Ltd
deanstafford@reditus.com.au

Dear Mr Stafford

RE SITE: Lot 4 DP537339 Coward St, Mascot

I refer to your site search request received by SafeWork NSW requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

Gabriela Draper

Licensing Representative
Licensing and Funds, Better Regulation
SafeWork NSW



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D21/096603

6 July 2021

Mr Dean Stafford
Reditus Consulting Pty Ltd
deanstafford@reditus.com.au

Dear Mr Stafford

RE SITE: Lot 23 DP883548 Coward St, Mascot

I refer to your site search request received by SafeWork NSW requesting information on Storage of Hazardous Chemicals for the above site.

Enclosed are copies of the documents that SafeWork NSW holds on record number 35/033842 relating to the storage of Hazardous Chemicals at the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be 'a m'.

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

20-JUL-00 THU 13:18

BRITS/KOALA/BUDGET
61 3 94831859

FAX NO. 61 3 94831859

P. 1

FACSIMILE



TO: JULIE

COMPANY: WORK COVER AUTHORITY

FAX NO.: 9370 6104

FROM: BRITZ AUSTRALIA RENTALS P/L

DATE: 19 July 2000

NO. OF PAGES: 1 of

SUBJECT: LICENCE RENEWAL & COMPANY NAME CHANGE

PO Box 394
Abbotsford, VIC 3067
Melbourne, Australia
Telephone: 01-3 9417 1888
Facsimile: 61-3 9416 2933
Email: info@thlrentals.com

The information contained in this facsimile message is confidential and may be legally privileged. If the reader of this message is not the intended recipient you are hereby notified that any use, discussion or reproduction of this message is prohibited. If you have received this message in error, please notify us immediately and return the original message to us. Thank you.

HI JULIE,

AS PER CONVERSATION I WOULD LIKE TO UPDATE THE FOLLOWING DETAILS WHILST RENEWING OUR LICENSE FOR THE FOLLOWING YEAR. BRITZ AUSTRALIA HAS BEEN PURCHASED BY THE FOLLOWING COMPANY BUT STILL TRADES AS BRITZ BUT ONLY BY MOTORHOME BRANDNAME.

TOURISM HOLDINGS LIMITED - EXISTING LICENSE NUMBER IS 35/033842
200 GIPPS ST
ABBOTSFORD 3067
VICTORIA (THIS IS HEAD OFFICE LOCATION)

LICENSE PREMISES ARE STILL THE SAME
263 COWARD STREET
MASCOT 2020
NSW

CONTACT DETAILS HAVE CHANGED TO BELOW FOR MASCOT SITE

KEN YAMANDILOVSKI
DEPOT MANAGER
TEL - 9667 0402
MOBILE - 0403 348 952
FAX - 97008797

KIND REGARDS
KEN YAMANDILOVSKI

25/1/00 MB



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.

1	liquid/vapor cylinders	2-1	510 kg
1075	liquefied petroleum gas	2-1 2-2	L.P.G. 510 kg

2	Decanting Cylinder	2-1	190 kg
1075	LPG	2-1	LPG 190 kg

35/033842

(4)
(5)

61 2 93706122

Site Sketch Please carefully read the instructions on page 3 of the Guidance Notes before sketching the site.

PART B See page 3 of the Guidance Notes

11 AUG 2008 10:42 AM SCIENTIFIC SERVICES, LTD. 20080810T1120Z

Scanning 11/8/00

35/033842

WORKCOVER NEW SOUTH WALES
DETAILS OF LICENCE FOR KEEPING
DANGEROUS GOODS ON 4 February 2000

ATF.

Licence Number 35/033842

Expiry Date 15/04/2000

No of Depots. 1

Licensee Details

Licensee BRITZ AUSTRALIA RENTALS P/L ACN 056 378 431

Trading name

Postal Address 263 COWARD ST MASCOT NSW 2020

Licensee Contact RAY CHANDLER Ph. 0419 599 849 Fax. 039483 1859

Site Details

Premises Licensed to Keep Dangerous Goods

BRITZ AUSTRALIA RENTALS P/L
263 COWARD ST MASCOT 2020

Nature of Site MOTOR VEHICLE HIRING

Major Supplier of Dangerous Goods ELGAS

Emergency Contact for this Site RAY CHANDLER Ph. 0419 599 849

Site staffing 10HRS 7DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	DECANTING CYLINDER(S)	Class 2.1	190 KG
	UN 1075 PETROLEUM GASES, LIQUEFIED		190 KG

19/12/02 file requested Ae

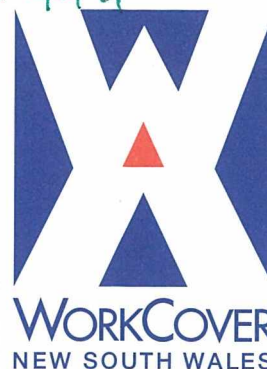
Application for Licence to Keep Dangerous Goods

organisation entered on 5/5/99
not on PC

RECEIVED

15 APR 1999

SCIENTIFIC SERVICES



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

Ex date 15/4/2000

PART A - Applicant and site information

 See page 2 of Guidance Notes.

1 Name of applicant	ACN	
BRITZ: AUSTRALIA Rentals P/L	056 378 431	
2 Postal address of applicant	Suburb/Town	Postcode
263 COWARD ST	MASCOT	2020
3 Trading name or site occupier's name		
4 Contact for licence inquiries		
Phone	Fax	Name
0419 599 849	(03) 9483 1859	RAY CHANDLER
5 Previous licence number (if known)	35/ 033842	
6 Previous occupier (if known)		
7 Site to be licensed		
No	Street	
263	COWARD ST	
Suburb / Town	Postcode	
MASCOT	2020.	
8 Main business of site	CAMBERVIA RENTALS 7741	
9 Site staffing: Hours per day	Days per week	
10	7	
10 Site emergency contact		
Phone	Name	
0419 599 849	RAY CHANDLER	
11 Major supplier of dangerous goods	EL GAS	
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
	KERTU MASTERS	24/3/99

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

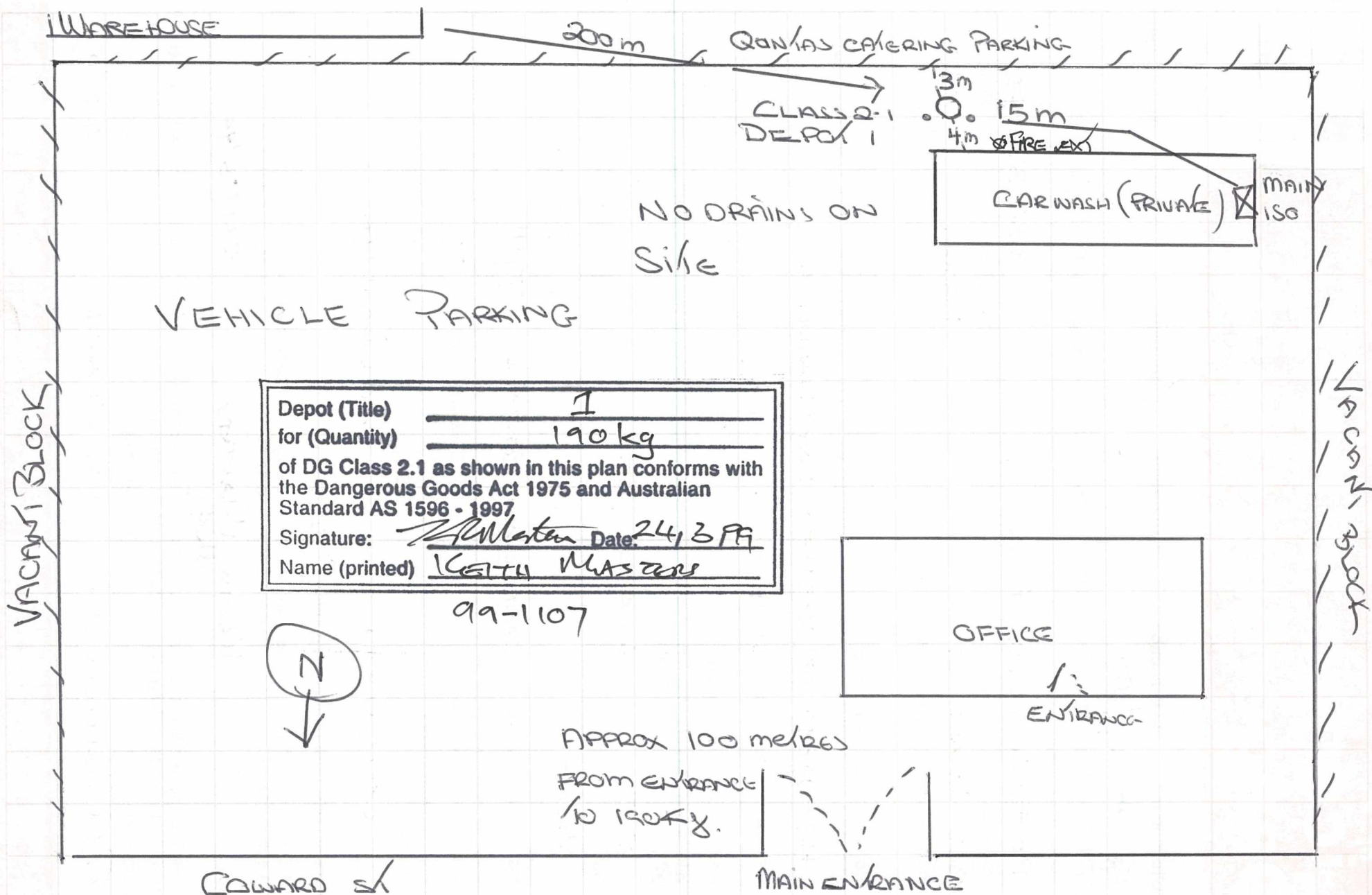
13 Signature of applicant	Printed name	Date
	RAY. CHANDLER	4/3/99

Please send your application, marked **CONFIDENTIAL**, to:

**Dangerous Goods Licensing, Level 3, Locked Bag 10, Clarence Street,
SYDNEY NSW 2000**

Site Sketch Please carefully read the instructions on page 3 of the Guidance Notes before sketching the site.

See page 3 of the Guidance Notes



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
81	ABOVE GROUND DECANLING	2-1	1X 190 KG

UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
1075	PETROLEUM GASES LIQUEFIED	2-1	LP GAS	1x150	KG.

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

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

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity

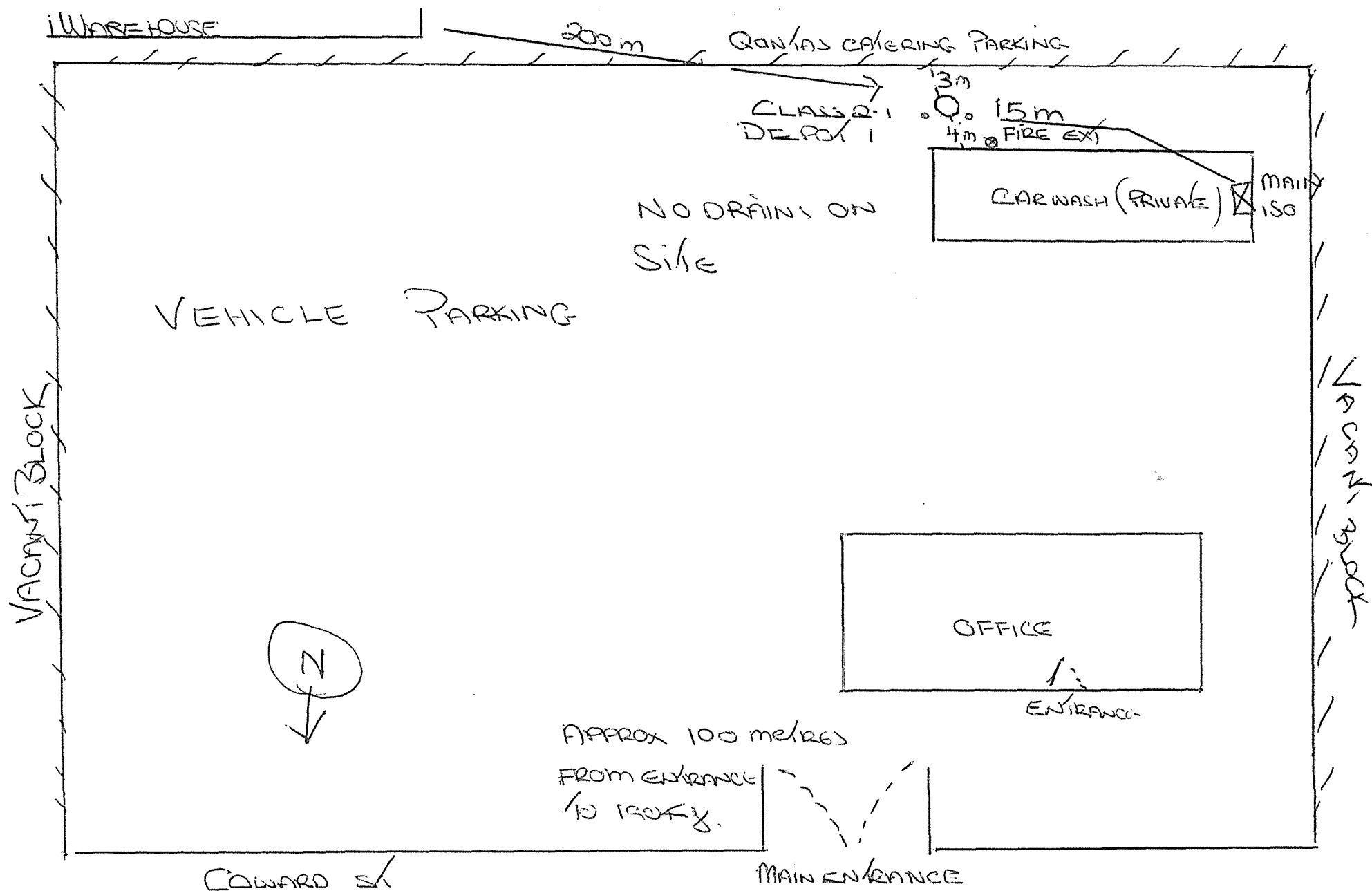
UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³

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

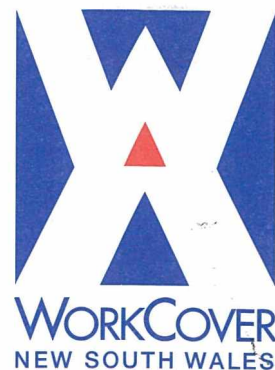
If you have more depots than the space provided, photocopy sufficient sheets first.

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Site Sketch Please carefully read the instructions on page 3 of the Guidance Notes before sketching the site.



Application for Licence to Keep Dangerous Goods



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

PART A – Applicant and site information

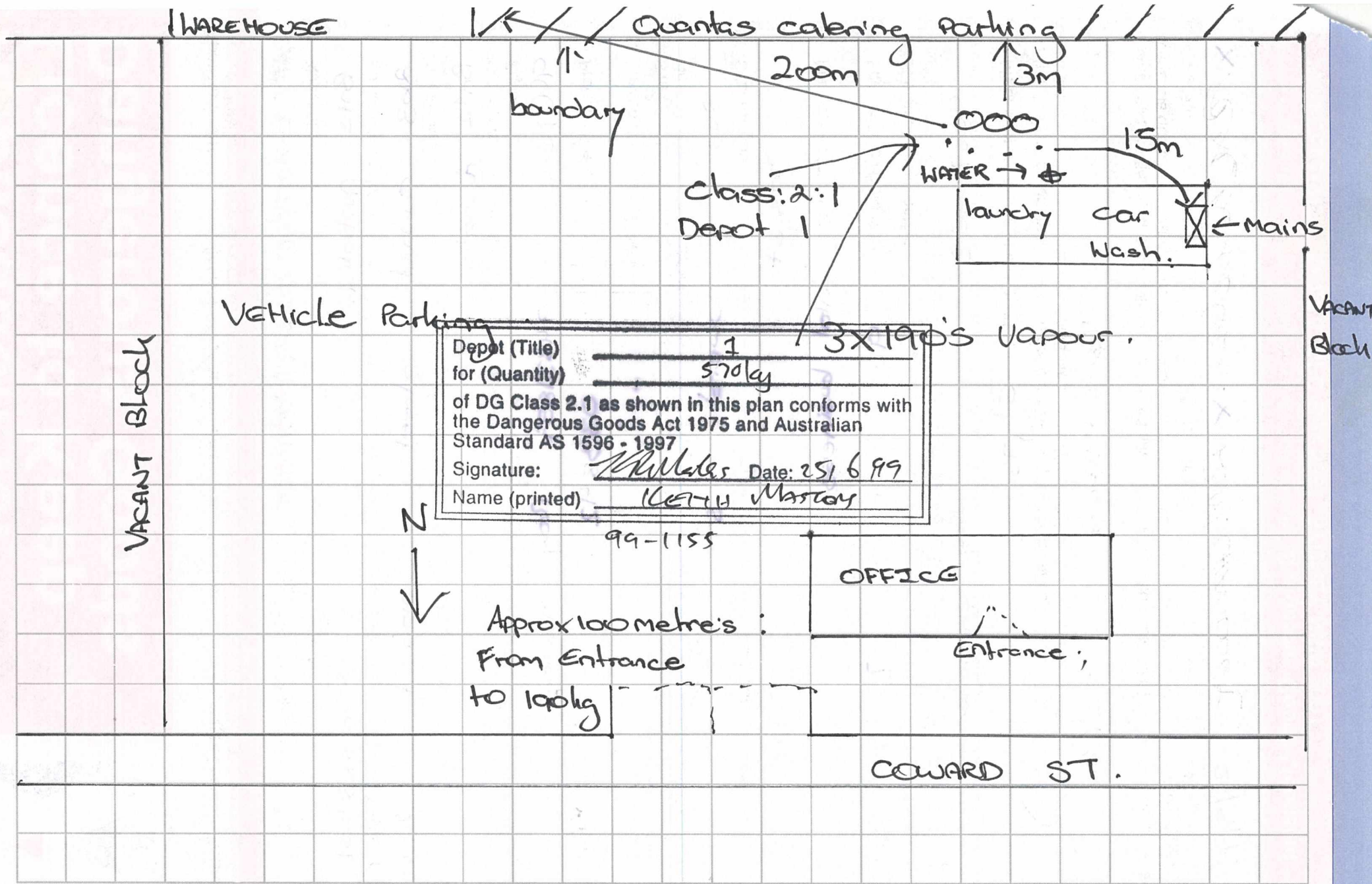
See page 2 of Guidance Notes.

1 Name of applicant	ACN	
Britz Australia	056378431	
2 Postal address of applicant	Suburb/Town	Postcode
263 Coward Street	Mascot	2020
3 Trading name or site occupier's name		
Britz Australia		
4 Contact for licence inquiries		
Phone	Fax	Name
96670402	03:96670402	Ray Chandler
5 Previous licence number (if known)	35/0842	
6 Previous occupier (if known)		
7 Site to be licensed		
No	Street	
263	Coward ST.	
Suburb / Town	Postcode	
Mascot	2020	
8 Main business of site	Rental business	
9 Site staffing: Hours per day	Days per week	
9	7	
10 Site emergency contact		
Phone	Name	
96670402	Ray Chandler	
11 Major supplier of dangerous goods	Elgas	
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
	ICETH MASON	25/6/99

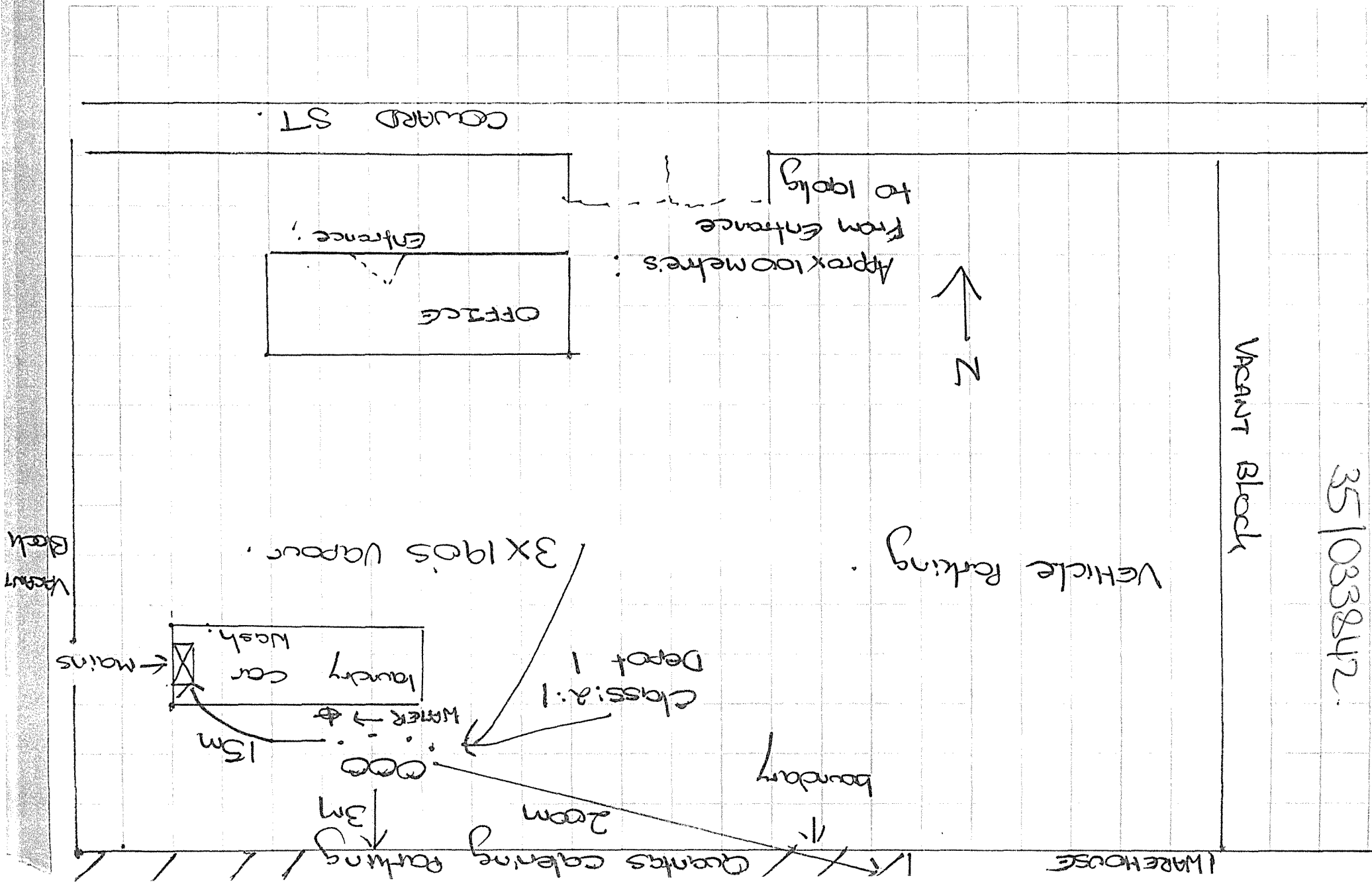
I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.

13 Signature of applicant	Printed name	Date
X [Signature]	X R.M. CHANDLER	28/5/99

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



Site Sketch Please carefully read the instructions on page 3 of the Guidance Notes before sketching the site.



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
1	liquid/vapor cylinders	2-1	510 kg

UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
1075	liquefied	2-1 2A2	L.P.G	510	kg
	Petroleum Gas				

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
2	Decanting Cylinder	2-1	190 kg

UN Number	Proper Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m ³
1075	LPG	2-1	LPG	190	kg

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

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 C – Dangerous Goods Storage Complete one section per depot.

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Appendix D – Photographic Log

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
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Photo No.	Date	
1	17 May 21	
Description: Entry to the SDC building from Coward Street		

Photo No.	Date	
2	17 May 21	
Description: SDC Loading dock area located on the eastern side of the building. Concrete in good condition.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------




Photo No.	Date	
3	17 May 21	
Description: Looking south along the SDC loading dock and hardstand area.		

Photo No.	Date	
4	17 May 21	
Description: Example view of the inside of the SDC building.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No.	Date	
5	17 May 21	
Description: Minor quantities of thermally sensitive chemicals and products stored in the cool room of the SDC.		

Photo No.	Date	
6	17 May 21	
Description: Interface for the methane monitoring system inside the SDC. Last calibrated in 2020.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------




Photo No.	Date	
7	17 May 21	
Description: Example of the landscaped areas around the SDC building. Some areas are overgrown with weeds.		

Photo No.	Date	
8	17 May 21	
Description: Water tanka and 10,000L self-bunded AST for back-up diesel powered electrical generators and fire pumps.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No.	Date	
9	17 May 21	
Description: Looking east towards junk storage area located between the SDC carpark and the JT2 building. This area was formerly used for fire extinguisher training.		

Photo No.	Date	
10	17 May 21	
Description: Old fire extinguishers (chemical powder) dumped in the junk storage area between the SDCD carpark and the JT2 building.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No.	Date	
11	17 May 21	
Description: Carpark areas located to the south of the SDC building.		

Photo No.	Date	
12	17 May 21	
Description: Looking northeast at the sealed area of the Coward Street Lot. The surface is in poor condition with many recently repaired potholes. Contractors that do work for Qantas storage sheds.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
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Photo No. 13	Date 17 May 21	
Description: SUEZ Rubbish bin storage area within and around the unnamed shed on the Coward Street Lot.		

Photo No. 14	Date 17 May 21
Description: SUEZ storage of oil cans, aerosol cans and oily rags for recycling located in the unnamed shed with the Coward Street Lot.	



Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
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Photo No.	Date	
15	17 May 21	
Description: Wash Bay mainly used for the cleaning for rubbish bins and small skips by SUEZ. Located at the western end of the unnamed shed on the Coward Street Lot.		

Photo No.	Date	
16	17 May 21	
Description: The southern end of the sealed Coward Street Lot looking east. The asphalt is in poor condition and minor rubbish build up is evident. A sub-contractor temporary shed is located in the background and observed to be in poor condition.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------


Photo No.	Date	
17	17 May 21	
Description: Example contractor temporary storage shed and shipping containers on the sealed portion of the Coward Street Lot.		

Photo No.	Date	
18	17 May 21	
Description: Undercover canopy are of the Unnamed Building located on the sealed portion of the Coward Street Lot. Engine parts heavily leaking oils to ground. Unbunded 200L drums (assumed to contain motor oil) in background. Mobile diesel mechanic observed to park in this area.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------


Photo No.	Date	
19	17 May 21	
Description: Looking south and the entry to the unnamed building located in the sealed portion of the Coward Street Lot. Fibro sheeting observed on elevated building façade.		

Photo No.	Date	
20	17 May 21	
Description: Looking east towards the unsealed portion of the Coward Street Lot. Jets trucks being stored in the background and small Woolworths delivery truck present on the left of the photo.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No.	Date	
21	17 May 21	
Description: Looking south at the SUEZ skip bin and shipping container storage area on the unsealed portion of the Coward Street Lot.		

Photo No.	Date	
22	17 May 21	
Description: SUEZ and Jets truck storage on the unsealed portion of the Coward Street Lot.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No.	Date	
23	17 May 21	
Description: Qantas Staff Carpark looking south from the Coward Street Entry.		

Photo No.	Date	
24	17 May 21	
Description: Looking east at the Qantas Staff Carparking area. Minor weeds growing through asphalt. Concrete surface indicative of former site uses and building footprints prior to Qantas' ownership of the site.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No.	Date	
25	17 May 21	
Description: Unsealed gravel area fenced off in the center of the Qantas Staff Carparking area.		

Photo No.	Date	
26	17 May 21	
Description: Looking north at the long stockpile located at the western boundary of the Qantas Staff Carparking area. The stockpile was estimated to be approximately 1.5m high.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------




Photo No.	Date	
27	17 May 21	
Description: Entry to the STC building looking south. Canopy area and bus stop.		

Photo No.	Date	
28	17 May 21	
Description: Looking east along the northern side of the STC building. The electrical substation in the caged area is evident. The external of the building has peeling/flaking paint and ACM eaves.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No.	Date	
29	17 May 21	
Description: Former inground scale at the northeastern corner of the STC building. Likely used prior to Qantas' ownership of this area.		

Photo No.	Date	
30	17 May 21	
Description: Southern side of the STC building. Timber windows with peeling/flaking paint and asbestos notification stickers on brickwork.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

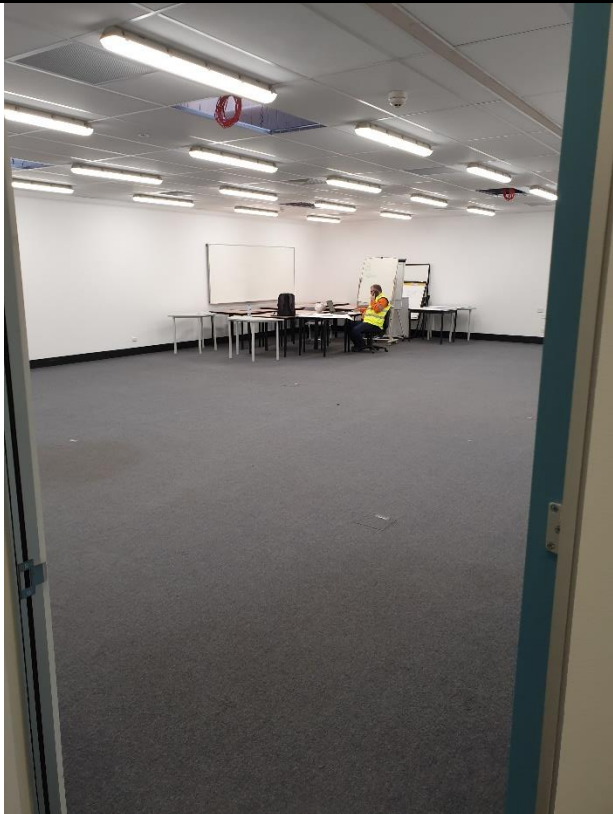

Photo No.	Date	
31	17 May 21	
Description: Example small training room in the STC building.		

Photo No.	Date	
32	17 May 21	
Description: Workshop area located at the western end of the STC building.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------


Photo No. 33	Date 17 May 21	
Description: Workshop area at the STC building.		

Photo No. 34	Date 17 May 21
Description: Appropriate storage of chemicals within the workshop area of the STC building.	

A photograph of chemical storage in a workshop. A black plastic spill pallet is used to contain several containers. On the pallet, there is a white can with an orange label, a white jug with a blue label that says 'SPRAY & WIPE', a smaller white jug with a red cap, a blue jug, and a large white bucket. A yellow caution sign is attached to the front of the pallet. The background shows a yellow wall and a metal railing. The floor has yellow safety markings.

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------


Photo No.	Date	
35	17 May 21	
Description: Small brick sewer pump structure located southeast of the STC building. The entry door has peeling/flaking potentially leaded paint.		

Photo No.	Date	
36	17 May 21	
Description: Looking east at the LEO building. Roller door entry visible.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------



Photo No.	Date	
37	17 May 21	
Description: Example inside the LEO workshop building. Concrete floor observed to be in particularly good condition.		

Photo No.	Date	
38	17 May 21	
Description: Work area within the LEO building.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No. 39	Date 17 May 21
Description: One of several dangerous good storage cabinets within the LEO building.	

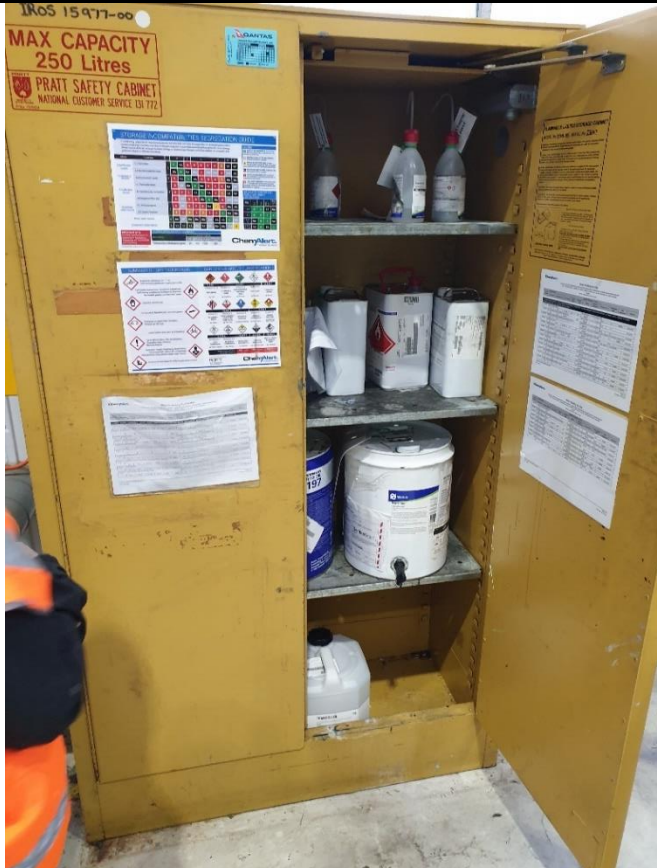


Photo No. 40	Date 17 May 21	
Description: Waste chemical container drop point at the western side of the LEO building with secondary containment.		


Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No.	Date	
41	17 May 21	
Description: Looking northwest at the ARC building.		

Photo No.	Date	
42	17 May 21	
Description: Old JOY signage (Joy Manufacturing Company) on the ARC building from the previous building owners prior to Qantas.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No.	Date	
43	17 May 21	
Description: Northern wall of the ARC building.		

Photo No.	Date	
44	17 May 21	
Description: Open undercover portion of the unnamed storage shed located north of the ARC building. The walls of the building in the background are constructed of corrugated Fibro likely containing asbestos.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------



Photo No.	Date	
45	17 May 21	
Description: Looking west at the unnamed storage shed located north of the ARC building. Roof and walls constructed of corrugated fibro likely containing asbestos.		

Photo No.	Date	
46	17 May 21	
Description: One of the internal areas of the ARC building.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------



Photo No.	Date	
47	17 May 21	
Description: Internal are of the ARC building. The area being used for the storage of GSE (tug) and aircraft engines		

Photo No.	Date	
48	17 May 21	
Description: Equipment storage in the ARC building.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------


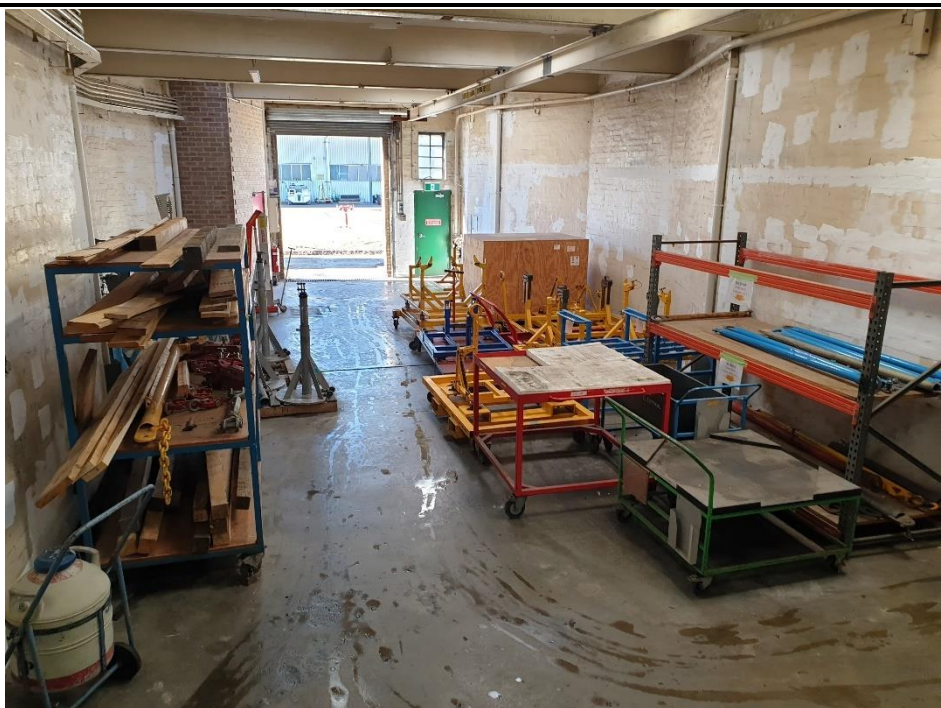
Photo No. 49	Date 17 May 21	
Description: Asbestos notification stocker on fibro walls in the ARC building.		

Photo No. 50	Date 17 May 21
Description: Standing on the elevated platform looking east. Area being used for the storage of equipment and dollies.	

A photograph of a large industrial workshop or storage area. The room has a concrete floor and brick walls. Various pieces of equipment, including shelving units, workbenches, and a green machine, are visible. The area appears to be used for storage and equipment maintenance. The view is from an elevated platform looking east towards a large open bay door. On the left, there are blue metal shelving units filled with long wooden planks. In the foreground left, a white propane tank on a blue cart is visible. In the center, a red metal workbench on wheels stands next to a green machine. To the right, more shelving units hold blue pipes. The floor is wet and reflective. The bay door at the end of the aisle shows a glimpse of the outside world with a blue sky and some outdoor equipment.

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------



Photo No.	Date	
51	17 May 21	
Description: Six vent pipes on the eastern facade of the ARC building, indicated six USTs in the area.		

Photo No.	Date	
52	17 May 21	
Description: No fill or dip points could be located in the ground in front of the ARC building indicating the location of USTs.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------


Photo No.	Date	
53	17 May 21	
Description: Looking west at the THS building entry. Landscaping areas are overgrown.		

Photo No.	Date	
54	17 May 21	
Description: Looking northeast at the THS building. The landscaping areas surrounding the building are in poor condition.		


Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No.	Date	
55	19 May 21	
Description: Inside of the THS building in was appeared to be a projector room.		

Photo No.	Date	
56	19 May 21	
Description: Internals of the THS building. Fibro and vinyl tiles evident.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No.	Date	
57	17 May 21	
Description: Fill points indicating a UST located immediately east of the THS building.		

Photo No.	Date	
58	17 May 21	
Description: Entry to the spray store building located southwest of the LEO building against the southern boundary of the LOT B investigation area.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------



Photo No.	Date	
59	17 May 21	
Description: Spray booth inside the spray store building. The booth was in good condition and no staining was evident in or outside of the building.		

Photo No.	Date	
60	17 May 21	
Description: Paint mixing area fume hood and workbench inside the spray store building.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------




Photo No.	Date	
61	17 May 21	
Description: An IBC located at the western end of the Stray Store building containing waste engine oil. This IBC did not have secondary containment and did not appear to be located in a designated chemical storage area.		

Photo No.	Date	
62	17 May 21	
Description: ARC, THS and Surrounds area looking east. The ARC building is present on the left side of the photo and an equipment set down/storage area is located on the right-hand side of the photo. The LEO building is picture in the background.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No. 63	Date 17 May 21
Description: Looking west at the JT2 building.	

A photograph of a large, light grey industrial building, identified as the Qantas Jet Engine Test Cell No 2, Building 260. The building has a large, open bay door on the right side. A person wearing an orange safety vest and a hard hat is standing near the bay door. The sky is clear blue, and there are some trees and a paved area in the foreground. The building's exterior is made of light grey panels. There is a sign above the bay door that reads "QANTAS Jet Engine Test Cell No 2 Building 260". There are also some safety signs on the right side of the building.

Photo No. 64	Date 17 May 21	
Description: Looking northwest at the area used for the storage of engine trailers and dollies along the western fence of the JT2 area.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------


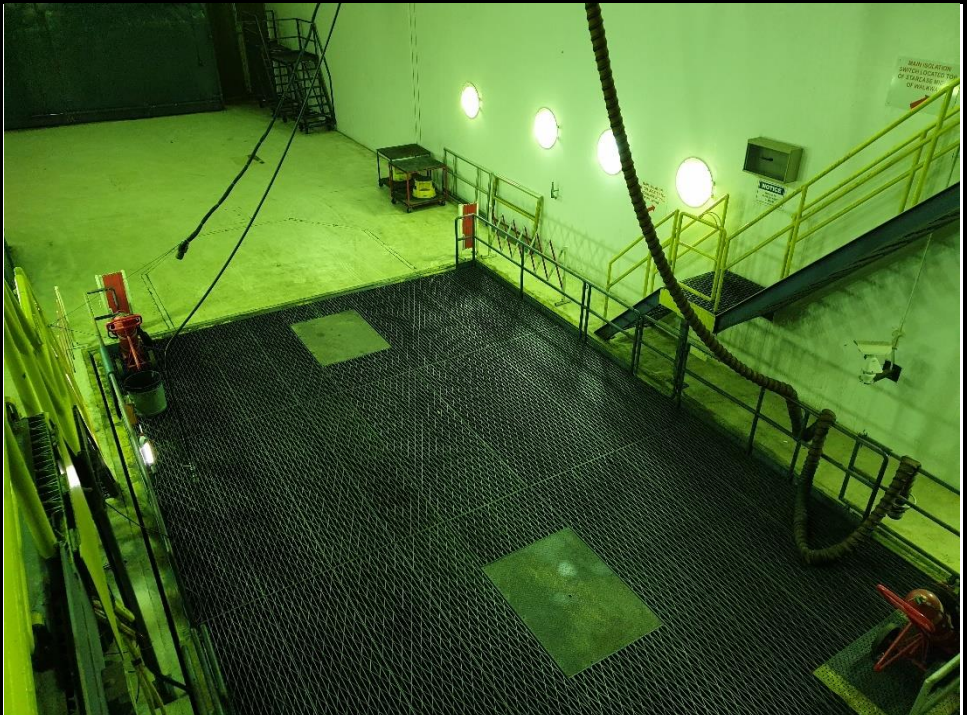
Photo No.	Date	
65	17 May 21	
Description: Engine test cell area. Exhaust funnel in background. The grated area under the engine crane is used to collect waste fuel and inhibiting oils from the engine line work. Engines are no longer tested using fuel, instead compressed air is used to spin engine blades for testing and calibration.		

Photo No.	Date	
66	17 May 21	
Description: Looking down at grated area of the JT2 test cell used to collect waste liquids.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No. 67	Date 17 May 21
Description: Small banded plant room inside the JT2 building. Oil spill and pooled noted oil in this area.	




A photograph of a large, light-green industrial machine, identified by a label as a Rexroth Bosch Group hydraulic pump (model R05 10B71-00). The machine is mounted on a heavy metal base and features various pipes, valves, and electrical components. It is located in a small room with blue-painted walls and a red floor. A white bucket is visible on the floor to the left of the machine. The machine shows signs of wear and oil spillage on the floor around it.

Photo No. 68	Date 17 May 21
Description: Plant and entry area to the JT2 test cell.	

A photograph of a plant room with a red floor. On the left, there is a large grey electrical cabinet on a metal stand, with a yellow fire extinguisher nearby. In the center, there are yellow gas cylinders and a blue vertical tank. An open doorway in the background leads to another area with green walls and equipment.

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No.	Date	
69	17 May 21	
Description: Engine loading gantry and loading bay at the JT2 building.		

Photo No.	Date	
70	17 May 21	
Description: Control room on second level of the JT2 building.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------


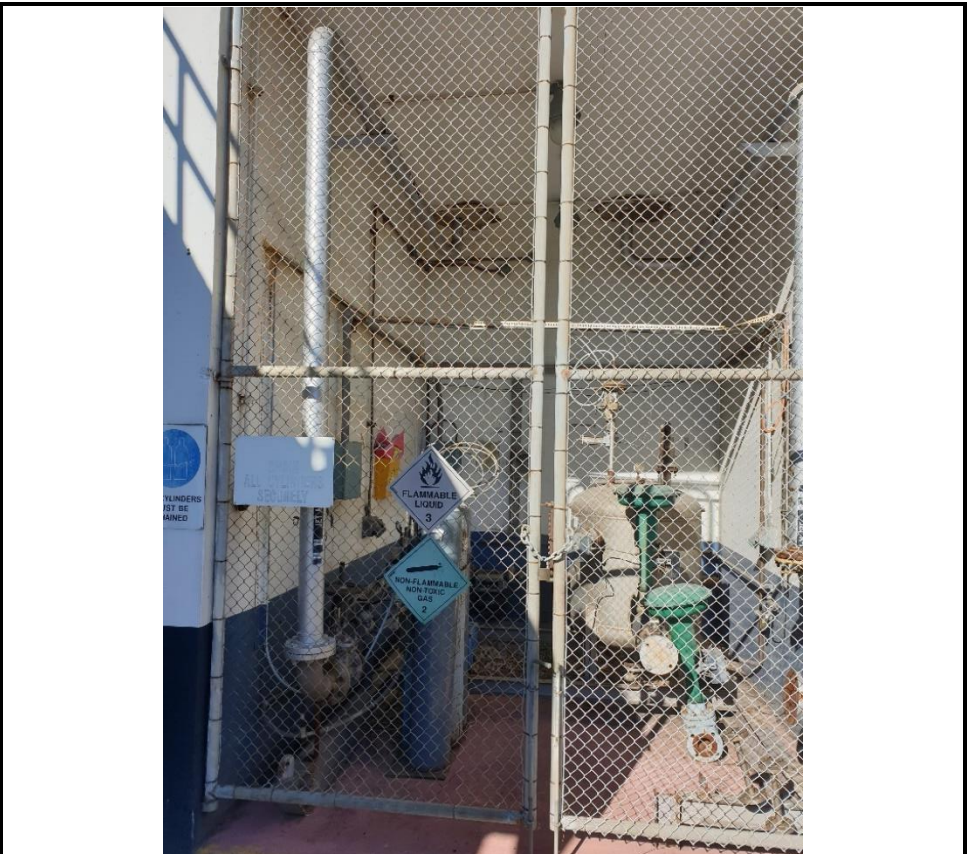
Photo No.	Date	
71	17 May 21	
Description: Photo circa 1980s showing the testing of an aircraft engine at JT2.		

Photo No.	Date	
72	17 May 21	
Description: Decommissioned fuel room located on the northern portion outside of the JT2 building. This room contains the manifolds and Jet-A1 fuel pumps former used in testing aircraft engines at JT2.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------




Photo No.	Date	
73	17 May 21	
Description: Looking south at the JT2 building. The fuel room caged area can be seen in the background. The decommissioned Jet A-1 fuel lines are visible running along the building wall. The waste oil pit is pictured in the foreground.		

Photo No.	Date	
74	17 May 21	
Description: The waste fuel and inhibiting oils that are used in the Test cell at JT2 drain into this waste oil pit for collection by SUEZ. This pit has reportedly formerly over flown to the surrounding area.		

Client Name Qantas Airways Limited	Site Location Lot A – Project Unicorn, Coward Street & Kent Road, Mascot NSW	Project No. 21140
--	--	-----------------------------

Photo No.	Date	
75	17 May 21	
Description: The brick electrical substation located along the western fence line of the JT2 are boundary. A small steel carport also visible.		

Photo No.	Date	
76	17 May 21	
Description: The decommissioned Jet A-1 lines entering the ground on the southern side of the JT2 building which head towards the Fuel Farm at the Qantas Jet Base.		



Appendix E – Historical Title Deeds

Cadastral Records Enquiry Report : Lot 1 DP 445957

Locality : MASCOT

LGA : BAYSIDE

Parish : BOTANY

County : CUMBERLAND

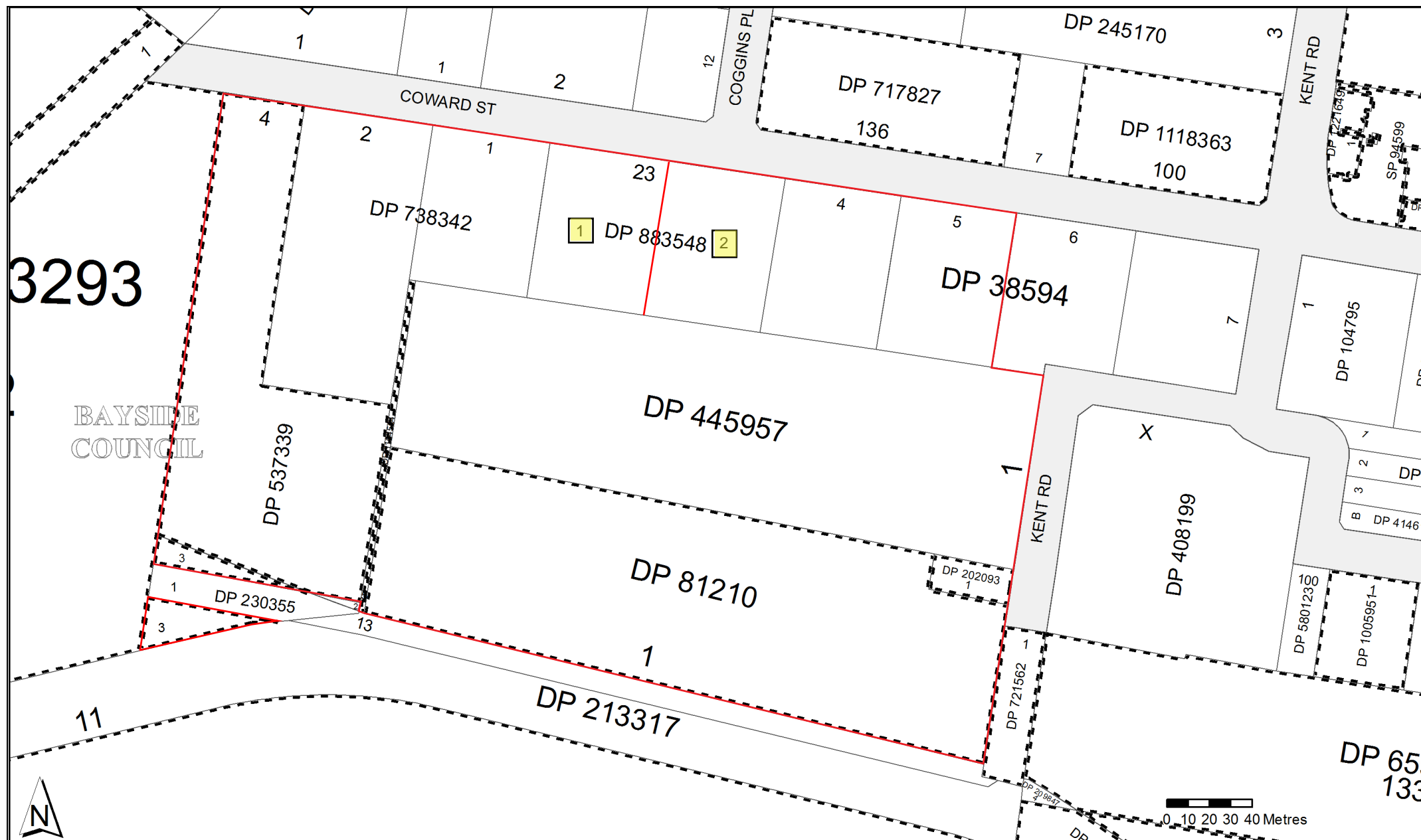


DIAGRAM B

NTS

DP 537339

DP 81210

(P1) SUBSTATION
PREMISES
No. 3919
"QANTAS TEST"

(C) PROPOSED RIGHT OF WAY
AND PROPOSED EASEMENT
FOR ELECTRICITY PURPOSES

(E) PROPOSED EASEMENT
FOR ELECTRICITY
PURPOSES

(R) PROPOSED
RIGHT OF WAY

SURVEY (PRACTICE) REGULATION SURVEY AREA
NOT A PROCLAIMED SURVEY AREA

MARK	ISG CO-ORDINATES -ZONE 56/1		ACC.
	EASTING	NORTHING	
PM 29717	316 701.325	1 244 832.758	4
PM 29721	316 881.232	1 244 801.920	4
SSM 56920	316 886.639	1 244 796.839	4
SSM 78347	316 408.883	1 244 883.301	4

SOURCE : ISG CO-ORDINATES ADOPTED FROM
S.C.I.M.S. OF 06/04/2000
COMBINED SEA LEVEL & SCALE FACTOR 0.99994

DP 230355

DP 537339

DIAGRAM A
NOT TO SCALE

- (AA) EASEMENT FOR ACCESS
(VIDE L203846)
- (BB) EASEMENT FOR ELECTRICITY CABLES
(VIDE L203848)
- (CC) EASEMENT FOR DRAINAGE
(VIDE DP202747)
- (DD) RIGHT OF CARRIAGEWAY
(VIDE DP202747)
- (EE) PROPOSED EASEMENT FOR
ACCESS PURPOSES
(VIDE DP640514)
- (FF) PROPOSED EASEMENT FOR
STORMWATER DRAINAGE PURPOSES
(VIDE DP640514)
- (GG) EASEMENT FOR DRAINAGE
(VIDE BK2343 No.844)
- (HH) PROPOSED EASEMENT FOR DRAINAGE
(VIDE DP221086)

STREET

COWARD

SYDENHAM - BOTANY RAILWAY

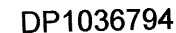
QANTAS DRIVE

CORNERS OF PROPOSED
EASEMENT AND PROPOSED
RIGHT OF WAY NOT MARKED
UNLESS SHOWN BY NOTATION

THE STRUCTURE COMPRISING THE PREMISES
TO BE LEASED FORMS THE BOUNDARIES
OF THE SITE SHOWN AS SUBSTATION
PREMISES HEREON.

Table of mm

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.



PROPOSED RIGHT OF WAY WITHIN LOT 4 IN DP537339, LOT 3 IN DP230355, DRAINAGE RESERVE, LOT 1 IN DP81210, LOT 1 IN DP202093, LOT 1 IN DP721562, LOT 133 DP659434, LOT 1 IN DP272747, LOT 17 IN DP217443 AND LOT 1 IN DP787029 & PROPOSED EASEMENT FOR ELECTRICITY PURPOSES WITHIN LOT 4 IN DP537339, LOT 1 IN DP81210 AND LOT 1 IN DP202093.

SHORT LINE SCHEDULE	
LINE	DISTANCE
a-c	3.67
b-d	5.895
c-e & d-f	24.785
e-g & f-h	29.76
g-i & h-j	30.13
i-k & j-l	28.495
k-m & l-n	30.98
m-o & n-p	24.655
o-q	21.545
p-r	22.27

PARTS PROPOSED RIGHT OF WAY SHOWN ON THIS SHEET ARE LIMITED IN DEPTH TO THE SLOPING PLANES FORMED BETWEEN THE NOTED RLs & ARE LIMITED IN HEIGHT 4 METRES ABOVE THE SLOPING PLANES FORMED BETWEEN THE NOTED RLs

Reduction Ratio 1: 800

SURVEYOR'S REFERENCE - **S13529** *CHECKLIST*

PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

*OFFICE USE ONLY

Council Clerk's Certificate	Surveyor's Certificate	PLAN OF SUBDIVISION OF LOT 1 DP 538782	D.P. 738342
<p>I hereby certify that -</p> <p>(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and</p> <p>(b) the requirements of section 348 of the Metropolitan Water, Sewerage, and Drainage Act, 1954, as amended, Hunter District Water, Sewerage, and Drainage Act, 1938, as amended,</p> <p>have been complied with by the applicant in relation to the proposed SUBDIVISION (hasn't "new road", "subdivision" or "consolidated lot") set out herein</p> <p>Subdivision No. <u>11/86</u></p> <p>Date <u>4.6.86</u></p> <p>(Signature) <u>[Signature]</u> Council Clerk</p> <p>*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board. Delete if inapplicable.</p>	<p>Surveyor's Certificate</p> <p>* GARRY REGINALD FULLER <u>DK11021</u> of <u>398 WOODLODGE RD CRONULLA NSW 2230</u> a surveyor registered under the Surveyors Act, 1929, as amended, hereby certifies that the plan</p> <p>is a correct and true copy of the plan as shown to him by the applicant and that the plan is a correct and true copy of the plan as shown to him by the applicant and that the plan is a correct and true copy of the plan as shown to him by the applicant</p> <p>3. 10. 1985</p> <p>Signature <u>[Signature]</u> Surveyor registered under Surveyors Act, 1929, as amended. Deputy & in of Authority *Strike out either (1) or (2). Insert date of survey.</p> <p>COMPILED FROM DP 538782</p>	<p>Mun./China City: <u>BOTANY</u> Locality: <u>WAGGAT</u></p> <p>Parish: <u>BOTANY</u> County: <u>CUMBERLAND</u></p> <p>Reduction Ratio 1: 1000 Lengths are in metres</p> <p>Ref. Map: <u>U0937-3* x 32*</u></p> <p>Last Plan: <u>D.P. 538782</u></p>	<p>Registered: <u>115</u> 19-11-1986 <u>h</u></p> <p>CA.: <u>Nº 11/86</u> OF 4-6-1986</p> <p>Title System: <u>TORRENS</u></p> <p>Purpose: <u>SUBDIVISION</u></p>
<p>Signatures, seals and statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.</p> <p><u>[Signature]</u> <u>[Signature]</u> DIRECTOR SECRETARY</p> <p><u>[Signature]</u> John A. [Signature] Secretary</p> <p><u>[Seal]</u> CUMBERLAND GROUP LIMITED Seal</p>		<p>COWARD (ALB. 3-695-128-3-695) STREET</p> <p>90° 01' 20" 60.96 55.815 73.545 73.595 180° 01' 20" 4107 m² DP 88369</p> <p>EASEMENT FOR DRAINAGE 1-63 MTR - DK 1933 N 595 55.84 149947</p> <p>8098 m² 61.035 270° 01' 20" DP 537339</p> <p>DRAINAGE RESERVE 180°</p> <p>DP 445957</p>	

MPD

SURVEYOR'S REFERENCE 19917

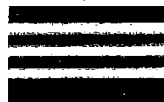
Plan Drawing only to appear in this space

Plan Drawing only to appear in this space

<p>10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170</p> <p>Table of mm</p>	<p>This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.</p> <p><u>[Seal]</u></p> <p>20th November, 1986</p>
--	---

NEW SOUTH WALES

Appln. No. 4/154



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



11353156

Vol. 11353 Fol. 156
Edition issued 30-6-1970



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

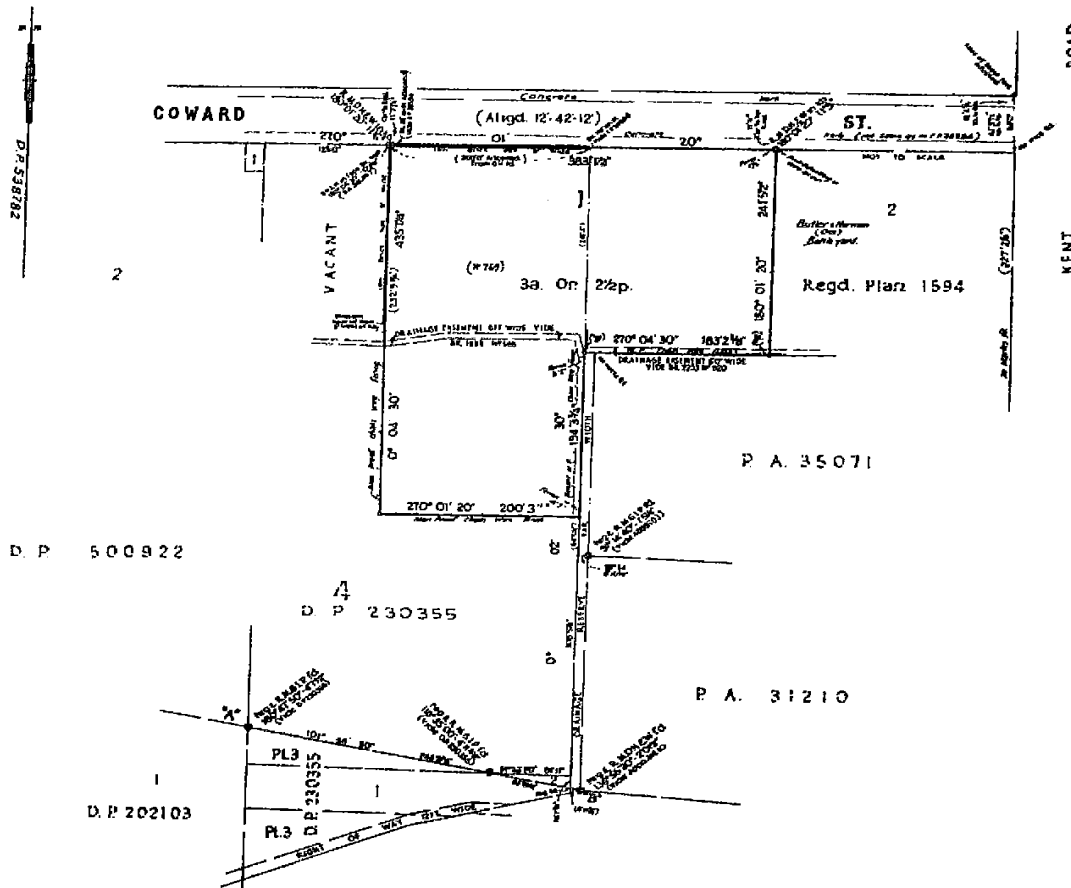
Witness

Barnes

Lawton
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 538782 at Mascot in the Municipality of Botany Parish of Botany and County of Cumberland being part of Portion 33 granted to Thomas Stubbs on 29-4-1837 and part of Portion 147 granted to Thomas Harper on 23-9-1839.

FIRST SCHEDULE

~~V. MEYER PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Easement for Drainage created by Deed Book 1933 No. 595 affecting the part of the land above described shown as "Drainage Easement 6 ft. wide vide Bk. 1933 No. 595" in the plan hereon. *DP 538782*
3. Easement for Drainage created by Deeds Book 2233 No. 920 and Book 2235 No. 947 *EASEMENT G. Drainage* affecting the part of the land above described shown as "Drainage Easement 6' 0" wide vide Book 2233 No. 920" in the plan hereon. *DP 538782*

Lawton
Registrar General

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

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

REGISTERED PROPRIETOR

DP 733272 R
WG022711

[illegible]

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



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/5/2021 10:25AM

FOLIO: 1/738342

First Title(s): OLD SYSTEM

Prior Title(s): VOL 11353 FOL 156

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
19/11/1986	DP738342	DEPOSITED PLAN	FOLIO CREATED EDITION 1
19/12/1986	W602273	LEASE	
19/12/1986	W622923	MORTGAGE OF LEASE	EDITION 2
16/6/2006	AC384117	REQUEST	EDITION 3

*** END OF SEARCH ***

<https://www.spatial.nsw.gov.au/surveying> PRINTED ON 18/5/2021



FOLIO: 1/738342

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
18/5/2021	10:25 AM	3	16/6/2006

LAND

LOT 1 IN DEPOSITED PLAN 738342
AT MASCOT
LOCAL GOVERNMENT AREA BAYSIDE
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP738342

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 2233 NO 920 BK 2235 NO 947 EASEMENT FOR DRAINAGE AFFECTING THE
PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN
THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

land multi

PRINTED ON 18/5/2021



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

19/5/2021 7:26AM

FOLIO: 2/738342

First Title(s): OLD SYSTEM

Prior Title(s): VOL 11353 FOL 156

Recorded	Number	Type of Instrument	C.T. Issue
19/11/1986	DP738342	DEPOSITED PLAN	FOLIO CREATED EDITION 1

*** END OF SEARCH ***

land multi

PRINTED ON 19/5/2021

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.



FOLIO: 2/738342

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2021	7:25 AM	1	19/11/1986

LAND

LOT 2 IN DEPOSITED PLAN 738342
AT MASCOT
LOCAL GOVERNMENT AREA BAYSIDE
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP738342

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 1933 NO 595 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND
ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

land multi

PRINTED ON 19/5/2021

C **STATE OF TITLE**
PROPERTY ACT, 1900

NEW SOUTH WALES



15476008

First Title Old System

Prior Title PA38369



Vol. 15476 Fol. 8

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

EDITION
ISSUED

27 1 1987

CANCELLED

[Signature]

Register General



LAND REFERRED TO

Lot 2 in DP38594 at Mascot in the Municipality of Botany Parish of Botany County of Cumberland.

Title Diagram: DP38594

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED.

SECOND SCHEDULE

- ED (S) 1. Reservations and conditions in the Crown Grant.
L 2. Book 2233 No. 920^P Easement for drainage affecting the part of the land above described shown so
u (L) 3. W602273 ^P Lease to Container Haulage Group Pty.Limited. Expires 5-5-1989. Option of
renewal 5 years.
4. W602273 Lease W622923 Mortgage to Westpac Banking Corporation.

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

(Page 1) Vol. 15476 Fol. 8

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

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2021 7:48AM

FOLIO: 2/38594

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

Prior Title(s): VOL 15476 FOL 8

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/2/1999	DP883548	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

land multi

PRINTED ON 19/5/2021

NEW SOUTH WALES

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE

Register Book

Vol. 10174 Fol. 240
See new edition

1st Edition issued 24-11-1965

Appln. No. 44137



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

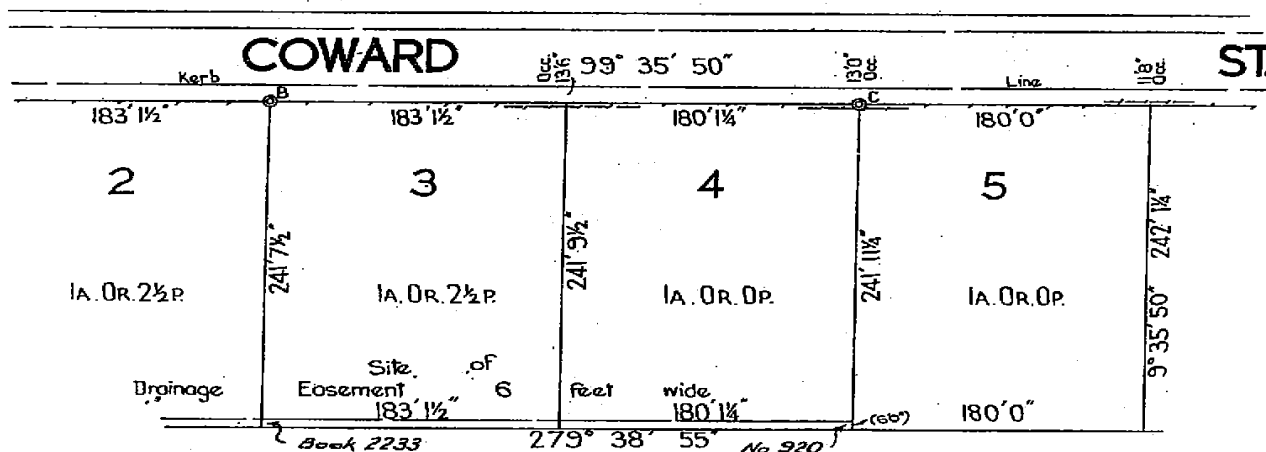
Witness

J. Charles

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



P.A. 35071

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 3 in Registered Plan No. 1594 at Mascot in the Municipality of Botany Parish of Botany and County of Cumberland being part of Portion 147 granted to Thomas Harper on 23-9-1839.

FIRST SCHEDULE (Continued overleaf)

BUTLER & NORMAN PTY. LIMITED.

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Drainage affecting the strip of land 6 feet wide shown in the plan hereon created by Deed Book 2233 No. 920.
3. Covenant contained in Deed Book 2255 No. 155.

Jawatson
Registrar General.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of Registrar General

QANTAS
 QANTAS Airways Limited

This folio is cancelled as to whole/part upon creation of computer folios for lots in the above-mentioned plan.



19-11-1986

Transfer

L859421

20-5-1970

3-6-1970

Johnson

DP738342
 W602273L
 W622923T

L859421

SECOND SCHEDULE (continued)

INSTRUMENT
 NATURE NUMBER DATE

PARTICULARS

ENTERED

Signature of Registrar General

CANCELLATION

W602273 Lease to Container Haulage Group Pty. Limited. Expires: 5.5.1989. With an Option of Renewal for 5 years. Registered 18.12.1986.

W602273 Lease. W622923 Mortgage to Westpac Banking Corporation. Registered 18.12.1986.



CANCELLED

See new edition issued 27-1-87

Vide W602273



CERTIFICATE OF TITLE



10174240

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol. 10174 Fol. 240

First Title Old System

Prior Title PA44137



EDITION 27 1 1987

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

[Signature]

Registrar General.



LAND REFERRED TO

Lot 3 in DP38594 at Mascot in the Municipality of Botany Parish of Botany County of Cumberland.

Title Diagram: DP38594

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED.

CANCELLED

SEE AUTO FOTIO

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. Book 2233 No.920 ^PEasement for drainage affecting the part of the land above described shown so burdened in DP38594.
3. Book 2255 No.155 ^PCovenant.
4. W602273 ^PLease to Container Haulage Goup Pty. Limited. Expires 5-5-1989. Option of renewal 5 years ^{OF PERSE}
5. W602273 ^PLease. W622923 ^PMortgage to Westpac Banking Corporation.

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

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

FIRST SCHEDULE (continued)
 REGISTERED PROPRIETOR

Registrar General

CANCELLED
SEE AUTO FOLD

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2021 7:48AM

FOLIO: 3/38594

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

Prior Title(s): VOL 10174 FOL 240

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/2/1999	DP883548	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

land multi

PRINTED ON 19/5/2021



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2021 7:47AM

FOLIO: 23/883548

First Title(s): OLD SYSTEM

Prior Title(s): 2-3/38594

Recorded	Number	Type of Instrument	C.T. Issue
24/2/1999	DP883548	DEPOSITED PLAN	FOLIO CREATED EDITION 1
25/2/1999	5576204	LEASE	EDITION 2
30/8/2002	8911629	TRANSFER OF LEASE	
30/8/2002	8911630	VARIATION OF LEASE	
30/8/2002	8911631	SURRENDER OF LEASE	EDITION 3

*** END OF SEARCH ***



FOLIO: 23/883548

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2021	7:47 AM	3	30/8/2002

LAND

LOT 23 IN DEPOSITED PLAN 883548
AT MASCOT
LOCAL GOVERNMENT AREA BAYSIDE
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP883548

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 2233 NO 920 EASEMENT FOR DRAINAGE 1.83 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 BK 2255 NO 155 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

land multi

PRINTED ON 19/5/2021

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE

10174-241
See new edition

NEW SOUTH WALES

Appln. No. 44137



1st Edition issued 24-11-1965

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

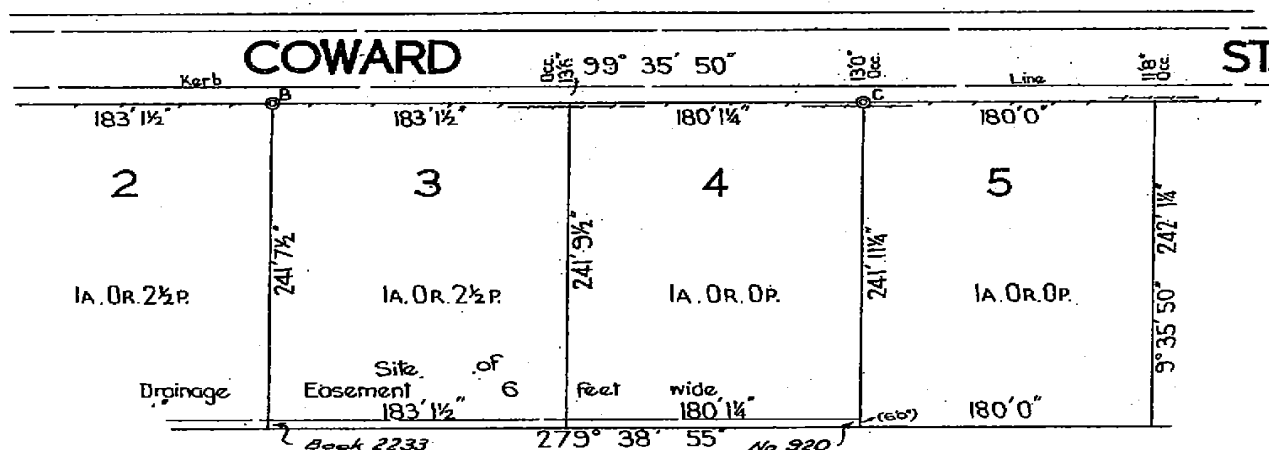
Witness

J. Charles

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



P.A. 35071

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 4 in Registered Plan No. 1594 at Mascot in the Municipality of Botany Parish of Botany and County of Cumberland being part of Portion 147 granted to Thomas Harper on 23-9-1839.

FIRST SCHEDULE (Continued overleaf)

BUTLER & NORMAN LIMITED.

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Drainage affecting the strip of land 6 feet wide shown in the plan hereon created by Deed Book 2233 No. 920.

Jawatson
Registrar General.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of Registrar General

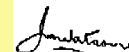
QANTAS
Qantas Airways Limited
 Registered

Transfer

L859421

20-5-1970

3-6-1970



DP 757
 This folio is cancelled as to whole/part upon creation
 of computer folios for lots
 above mentioned plan.

CANCELLED

5 new edition issued 27-87
 Vide W602273

19-11-1986



DP 738342

W602273

W622923

L859421

SECOND SCHEDULE (continued)

INSTRUMENT

NATURE

NUMBER

DATE

PARTICULARS

ENTERED

Signature of Registrar General

CANCELLATION

W602273 Lease to Container Haulage Group Pty. Limited. Expires: 5.5.1989. With an Option of
 Renewal for 5 years. Registered 18.12.1986.

W602273 Lease. W622923 Mortgage to Westpac Banking Corporation. Registered 18.12.1986.



NEW SOUTH WALES
CERTIFICATE OF TITLE
PROPERTY ACT, 1900



10174241

First Title Old System

Prior Title PA44137



Vol. 10174 Fol. 241

EDITION 27 1 1987

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

[Signature]
Registrar General.



LAND REFERRED TO

Lot 4 in DP38594 at Mascot in the Municipality of Botany Parish of Botany County of Cumberland.

Title Diagram: DP38594

CANCELLED

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED.

SEE AUTO FILED

SECOND SCHEDULE

- GR4 1. Reservations and conditions in the Crown Grant.
ED 2. Book 2233 No.920 Easement for drainage affecting the part of the land above described shown so
L 3. W602273 P Lease to Container Haulage Group Pty. Limited. Expires 5-5-1989. Option of
U(L) 4. W602273 P Lease. W622923 Mortgage to Westpac Banking Corporation.
renewal 5 years of LEASE

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

(Page 1) Vol. 10174 Fol. 241

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

LO 55

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FEED

SECOND SCHEDULE (continued)
PARTICULARS

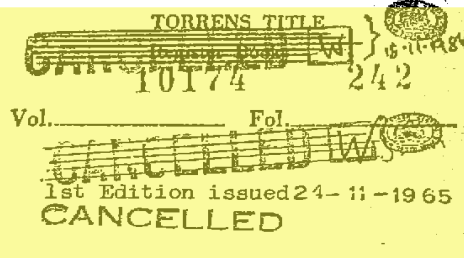
Registrar General CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

NEW SOUTH WALES

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900, as amended.

Appln. No. 44137



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

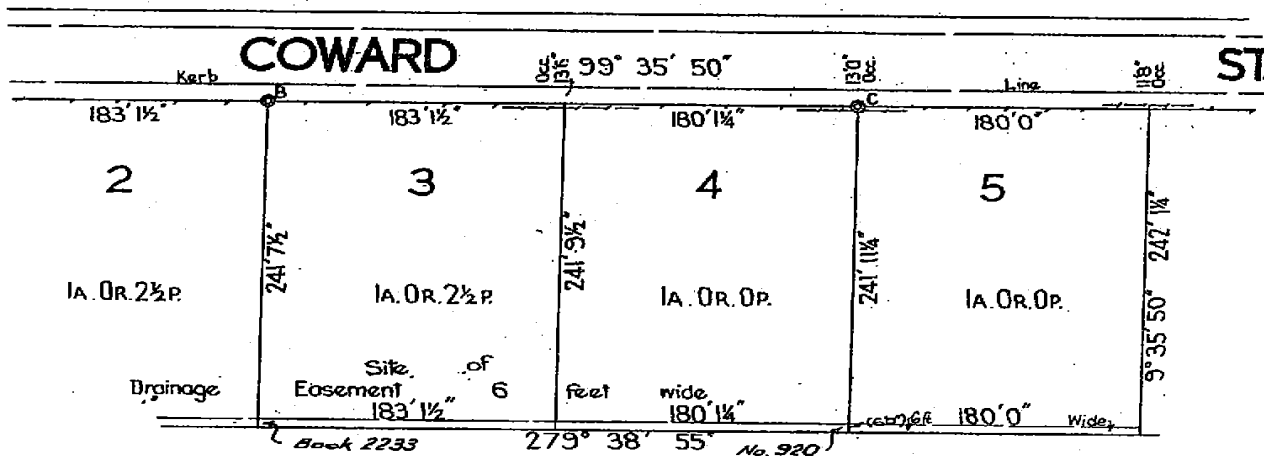
Witness

J. Charles

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



P.A. 35071

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 5 in Registered Plan No. 1594 at Mascot in the Municipality of Botany Parish of Botany and County of Cumberland being part of Portion 147 granted to Thomas Harper on 23-9-1839.

FIRST SCHEDULE (Continued overleaf)

BUTLER & NORMAN PTY. LIMITED.

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant contained in Deed Book 2255 No. 155.

Jawatson
Registrar General.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of
Registrar GeneralQANTAS
Qantas Airways Limited

Transfer

L 859421

20-5-1970

3-6-1970

Johnson

DP 738342 Registered 12/4/1986.

This folio is cancelled as to whole/part upon creation
of computer folios for lots in the
mentioned plan.

CANCELLED

See new edition issued 27-1-1983

Vide W622923



19.11.1986

DP 5244
M
K685899
can't find

L 859421

SECOND SCHEDULE (continued)

NATURE INSTRUMENT NUMBER DATE PARTICULARS ENTERED Signature of Registrar General CANCELLATION

Transfer K685899 14-4-1967 Easement for Drainage (as more fully set out
in the said instrument) affecting that part
of the land within described shown as
"Opt Wide" in the plan hereon

10-8-1967

*Johnson*W602273 Lease to Container Haulage Group Pty. Limited. Expires: 5.5.1989. With an Option of
Renewal for 5 years. Registered 18.12.1986.

W602273 Lease. W622923 Mortgage to Westpac Banking Corporation. Registered 18.12.1986.

DP 73834

W 602273 L

W 602273 T

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

NEW SOUTH WALES



10174242

First Title Old System

Prior Title PA44137



Vol. 10174 Fol. 242

EDITION 27 1 1987
ISSUED

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

[Signature]

Registrar General.



LAND REFERRED TO

Lot 5 in DP38594 at Mascot in the Municipality of Botany Parish of Botany County of Cumberland.

Title Diagram: DP38594

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED.

CANCELLED

SEE AUTO...

SECOND SCHEDULE

- GR4
CV
ED
L
U(L)
1. Reservations and conditions in the Crown Grant.
 2. Book 2255 No.155^PCovenant
 3. K685899^PEasement for drainage affecting the part of the land above described shown so burdened in DP524419.
 4. W602273^P Lease to Container Haulage Group Pty. Limited. Expires 5-5-1989. Option of renewal 5 years.
OF LEASE
 5. W602273^P Lease. W622923 Mortgage to Westpac Banking Corporation.

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

(Page 1) Vol.

10174 Fol. 242

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

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FORM

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2021 8:38AM

FOLIO: 4/38594

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

Prior Title(s): VOL 10174 FOL 241

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED

*** END OF SEARCH ***

land multi

PRINTED ON 19/5/2021



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2021 8:38AM

FOLIO: 5/38594

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

Prior Title(s): VOL 10174 FOL 242

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED

*** END OF SEARCH ***

land multi

PRINTED ON 19/5/2021



LAND
REGISTRY
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

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

FOLIO: 4/38594

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2021	8:38 AM	-	-

VOL 10174 FOL 241 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 4 IN DEPOSITED PLAN 38594
AT MASCOT
LOCAL GOVERNMENT AREA BAYSIDE
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP38594

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 BK 2233 NO 920 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND
ABOVE DESCRIBED SHOWN SO BURDENED IN DP38594
 - 3 W602273 LEASE TO CONTAINER HAULAGE GROUP PTY LIMITED.
EXPIRES 5-5-1989. OPTION OF RENEWAL 5 YEARS
- W622923 MORTGAGE OF LEASE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

land multi

PRINTED ON 19/5/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. 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.



FOLIO: 5/38594

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2021	8:37 AM	-	-

VOL 10174 FOL 242 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 5 IN DEPOSITED PLAN 38594
AT MASCOT
LOCAL GOVERNMENT AREA BAYSIDE
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP38594

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 BK 2255 NO 155 COVENANT
 - 3 K685899 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE
LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP524419
 - 4 W602273 LEASE TO CONTAINER HAULAGE GROUP PTY LIMITED.
EXPIRES 5-5-1989. OPTION OF RENEWAL 5 YEARS
- W622923 MORTGAGE OF LEASE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

land multi

PRINTED ON 19/5/2021



09304199

M
NEW SOUTH WALES

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

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



CANCELLED
Vol. **9304** Fol. **199**

1st Edition issued 1-11-1962

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

Witness

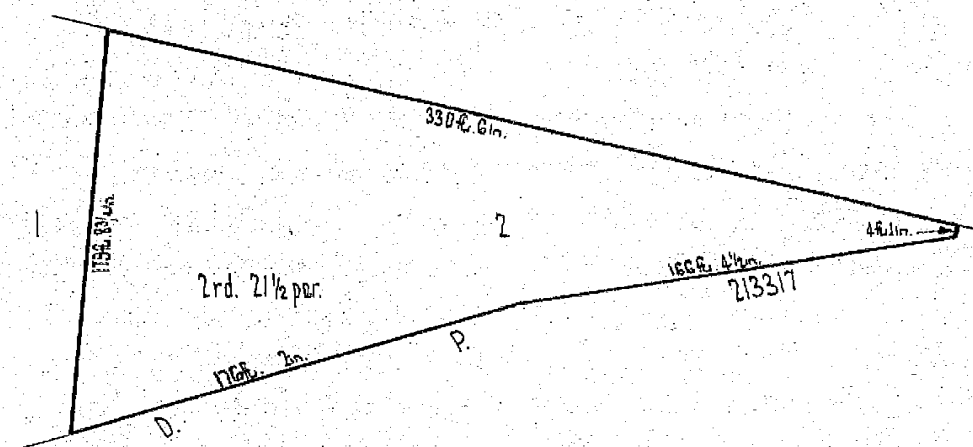
P. Brown

J. J. J. J.
Registrar-General.



PLAN SHOWING LOCATION OF LAND

CANCELLED



P.A. 41296 M.B. D.W.

Scale: 60 feet to one inch.

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 2 Deposited Plan 202103 at Mascot Municipality Botany Parish Botany County Cumberland.

J. J. J. J.
Registrar General.

FIRST SCHEDULE (Continued overleaf)

J. J. J. J.
Registrar General.

SECOND SCHEDULE (Continued overleaf)

THE COMMONWEALTH OF AUSTRALIA.

REGISTERED PROPRIETOR

INSTRUMENT

NUMBER

ENTERED

Signature of Registrar-General

From Catherine Knell - Living of Lyndle, Widows to lot 3 in Deposited Plan 230355
and the Metropolitan Water Sewerage and Drainage Board to lot 4 in Deposited Plan 230355

Leander

14562207

111-12-1966

17-2-1967

Amelanchier

This Deed is cancelled and Certificate of Title issued.

Vol. 10511 Feb 25 & 26 dated 8-3-1967

See K 562207 and K 563102

J. H. Watson

REGISTRAR GENERAL

INSTRUMENT		
NATURE	NUMBER	DATE

NATURE

NUMBER

DATE _____

PARTICULARS

ENTERED

Signature of Registrar-General

CANCELLATION



10511026

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Appln. No. 41296

Prior Title Vol. 9304 Fol. 199



AS

Vol. 10511 Fol. 26

Edition issued 8-3-1967

K562207

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

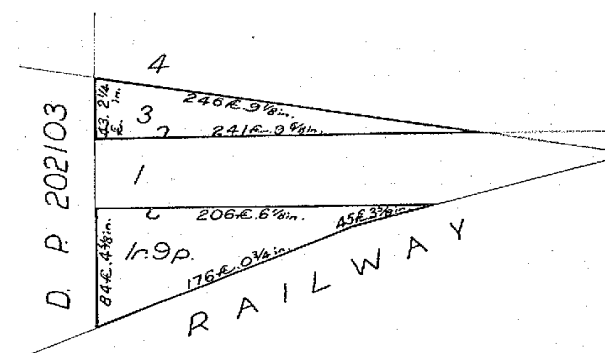
Witness

S. Vandine

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



CANCELLED

SEE AUTO FOLIO

K562207 *ur*

Scale: 100 feet to one inch.

ESTATE AND LAND REFERRED TO

S Estate in Fee Simple in Lot 3 in Deposited Plan 230355 at Mascot in the Municipality of Botany Parish of Botany and County of Cumberland being part of Portion 133 granted to Thomas Stubbs on 29-4-1837.

FIRST SCHEDULE (continued overleaf)

DORIS CATHERINE CHEVELL-LESSING of Pymble, Widow.

SECOND SCHEDULE (continued overleaf)

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

Jawatson

Registrar General



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2021 9:49AM

FOLIO: 3/230355

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

Prior Title(s): VOL 10511 FOL 26

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/12/2001	DP1036794	DEPOSITED PLAN	
17/7/2002	8705819	LEASE	EDITION 1
19/3/2015	AJ343179	DEPARTMENTAL DEALING	
23/3/2015	AJ71566	CHANGE OF NAME	
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM87843	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



FOLIO: 3/230355

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2021	9:48 AM	1	17/7/2002

LAND

LOT 3 IN DEPOSITED PLAN 230355
AT MASCOT
LOCAL GOVERNMENT AREA BAYSIDE
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP230355

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED (T L163208)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

- * 2 8705819 LEASE TO AUSGRID (SEE AJ71566) OF SUBSTATION NO.3313 TOGETHER WITH RIGHTS OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED SHOWN IN DP1036794. EXPIRES: 31/12/2051.
- * AK971351 LEASE OF LEASE 8705819 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii)
- * AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1
- * AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
- * AK971571 CHANGE OF NAME AFFECTING LEASE 8705819 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS

END OF PAGE 1 - CONTINUED OVER

land multi

PRINTED ON 19/5/2021

FOLIO: 3/230355

PAGE 2

NOTATIONS (CONTINUED)

RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

land multi

PRINTED ON 19/5/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. 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

CERTIFICATE OF TITLE REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE
Register Book

Application No. 47019



Vol. 11279 Fol. 63

CANCELLED
Edition issued 20-3-1970
See new edition

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

Witness

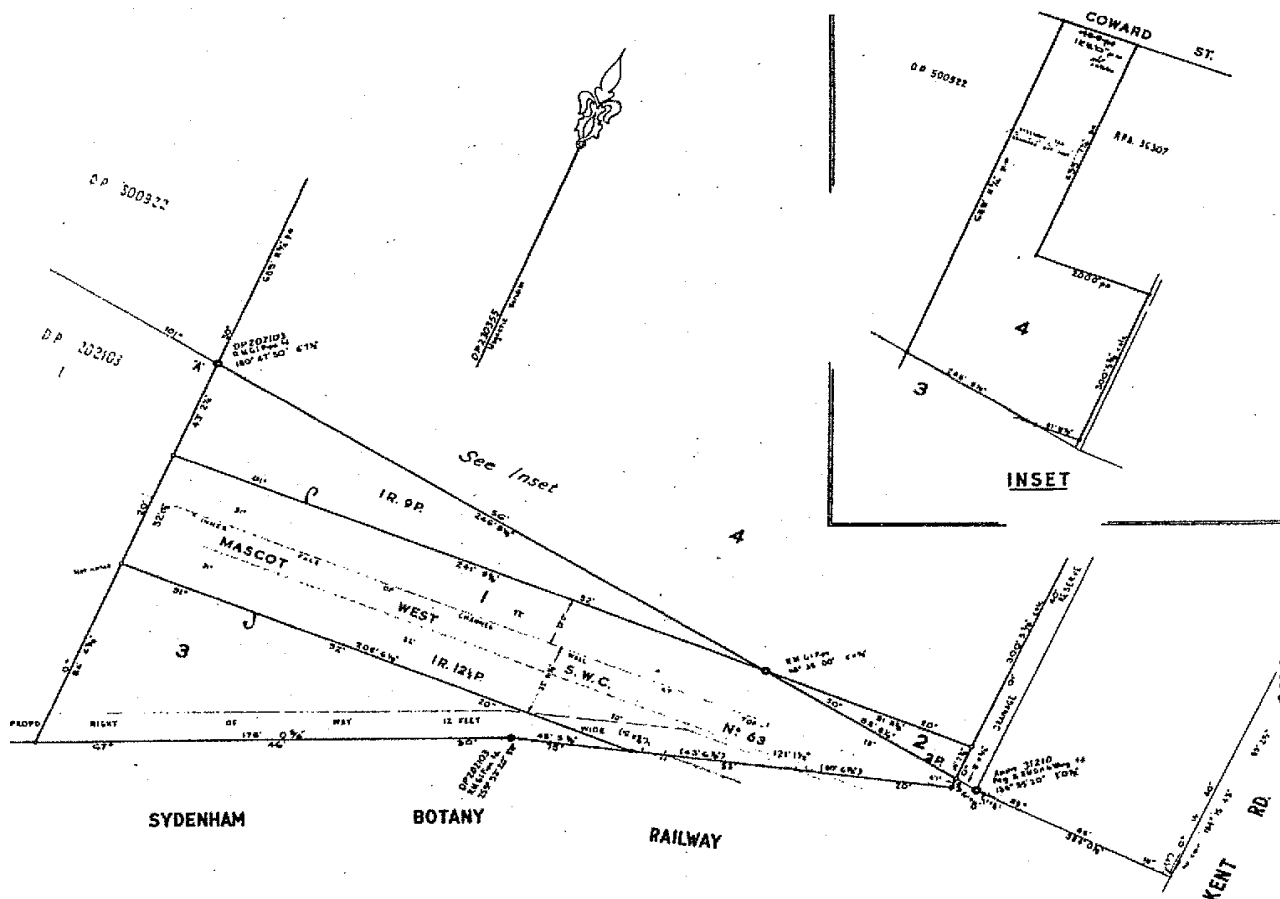
Barnes

Jarvis

Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 230355 as shown in Deposited Plan 537339 at Mascot in the Municipality of Botany Parish of Botany and County of Cumberland being part of Portion 133 granted to Thomas Stubbs on 29-4-1837 and part of Portion 147 granted to Thomas Harper on 23-9-1839.

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Easement for Drainage created by Deed Book 962 No. 618 affecting the part of the land above described shown as "Drainage Easement 6' wide" in the plan hereon.

Jarvis

Registrar General

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

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

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

NEW SOUTH WALES

STATE OF TITLE
PROPERTY ACT, 1900, as amended.



11279063

Appln. No.47019

Vol. **11279** Fol. **63**

Edition issued 1-11-1971
1971M5008



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

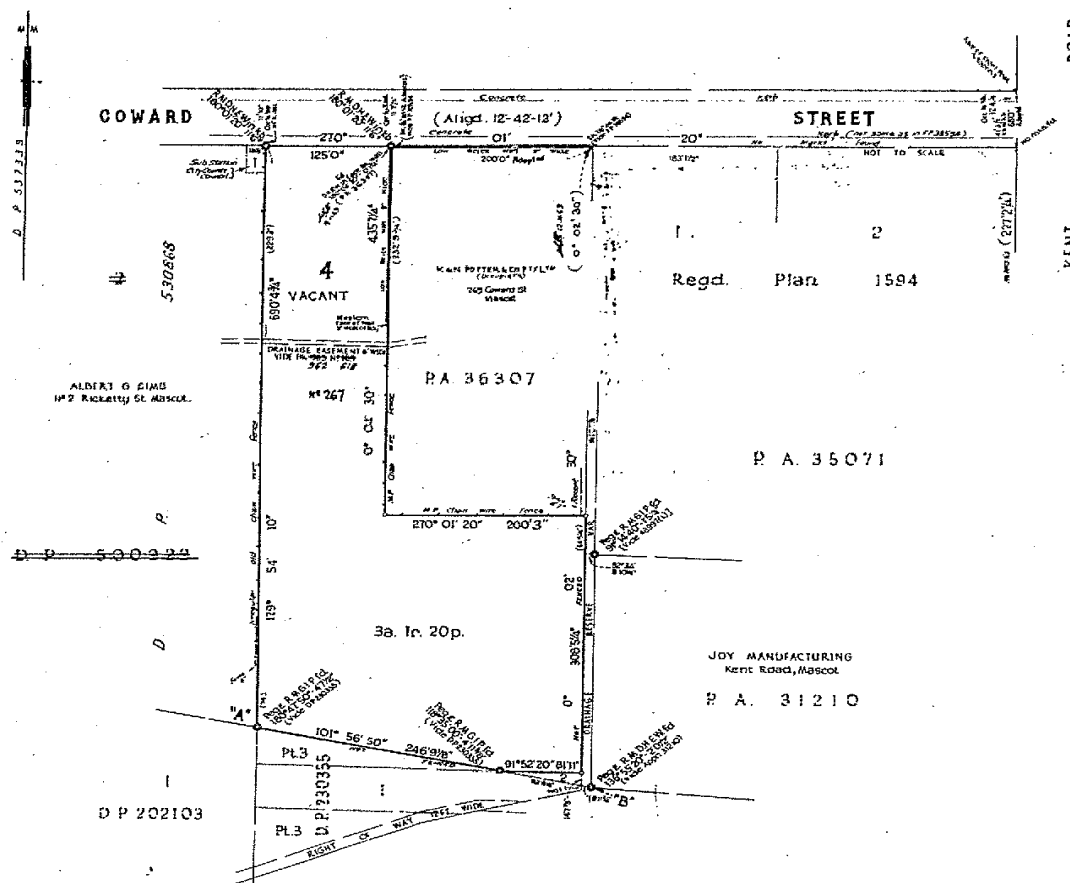
Witness

Barnes

Jan **CANCELLED**
Registrar General.

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 230355 as shown in Deposited Plan 537339 at Mascot in the Municipality of Botany Parish of Botany and County of Cumberland being part of Portion 133 granted to Thomas Stubbs on 29-4-1837 and part of Portion 147 granted to Thomas Harper on 23-9-1839.

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED.

SECOND SCHEDULE

- GRY
1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
 2. Easement for Drainage created by Deed Book 962 No.618 affecting the part of the land above described shown as "Drainage Easement 6' wide" in the plan hereon.

Jan
Registrar General

REGISTERED PROPRIETOR

[illegible]

MSB 100-100000
Q2057-20-000
(100-100000)
-11-000
S98300-000
Substation

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER	DATE				

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
NATURE	NUMBER	DATE						
Lease	A801860	17-4-1972	of part together with a right of Way and Easement for Electricity Purposes To The Sydney County Council	24-8-1972	Janet Lane	EXPIRED	16-6-1977	Benjamin
Lease	Q205730	—	of part being substation premises N° 3313 shown in the plan annexed to Lease No Q205730 together with rights. Date of expiry 31-12-1981.	16-6-1977	Benjamin	Expired	20-4-1982	Benjamin
S983733	P Lease to The Sydney County Council of Substation premises No. 3313 shown in the plan with Q205730 together with rights over another part of the land above-described. Expires 31-12-1986. Registered 20-4-1982.				Benjamin			
<div>CANCELLED</div> <div>SEE AUTO FOLIO</div>								

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



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2021 9:49AM

FOLIO: 4/537339

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

Prior Title(s): VOL 11279 FOL 63

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/12/2001	DP1036794	DEPOSITED PLAN	
17/7/2002	8705819	LEASE	EDITION 1
20/3/2015	AJ344738	DEPARTMENTAL DEALING	
23/3/2015	AJ71566	CHANGE OF NAME	
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM87843	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



FOLIO: 4/537339

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2021	9:48 AM	1	17/7/2002

LAND

LOT 4 IN DEPOSITED PLAN 537339
AT MASCOT
LOCAL GOVERNMENT AREA BAYSIDE
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP537339

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 BK 962 NO 618 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND
ABOVE DESCRIBED SHOWN AS DRAINAGE EASEMENT 6' WIDE IN
DP230355

* 3 8705819 LEASE TO AUSGRID (SEE AJ71566) OF SUBSTATION NO
3313 TOGETHER WITH RIGHT OF WAY AND EASEMENT FOR
ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND
ABOVE DESCRIBED SHOWN IN DP1036794. EXPIRES:
31/12/2051.

* AK971351 LEASE OF LEASE 8705819 TO BLUE ASSET PARTNER PTY
LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE
2.3 (b) (ii)

* AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE
DEALING. CLAUSE 12.1

* AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY
SERVICES PTY LTD

* AK971571 CHANGE OF NAME AFFECTING LEASE 8705819 LESSEE
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING
CORPORATION

END OF PAGE 1 - CONTINUED OVER

land multi

PRINTED ON 19/5/2021

FOLIO: 4/537339

PAGE 2

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 19/5/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. 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.

C.

NEW SOUTH WALES
(For Grant and title reference
prior to first edition see
Deposited Plan)

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



09368168

Vol. 9368 Fol. 168
1st Edition issued 8-2-1963



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

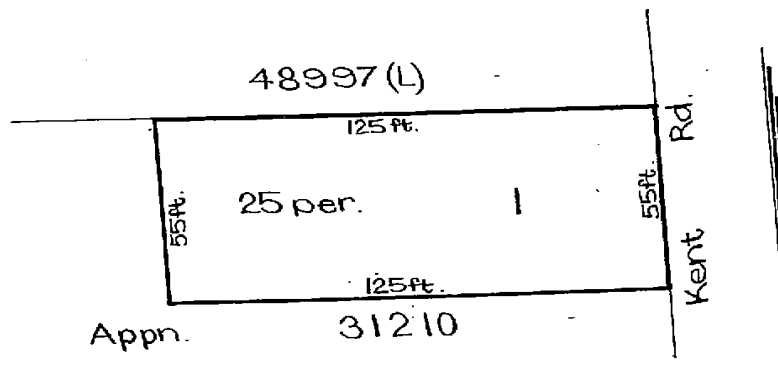
Witness

J. Williams

J. Watson
Registrar-General.



PLAN SHOWING LOCATION OF LAND



Scale: 40 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 Deposited Plan 202093s at Mascot Municipality Botany Parish Botany County Cumberland.

J. Watson
Registrar General

FIRST SCHEDULE (Continued overleaf)

JOY MANUFACTURING COMPANY PTY. LIMITED.

J. Watson
Registrar General

SECOND SCHEDULE (Continued overleaf)

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

J. Watson
Registrar General

Vol. 9368 Fol. 168

REGISTERED PROPRIETOR

[illegible]AA
687

INSTRUMENT		DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
NATURE	NUMBER						
Lease	75117276	13-12-1962	of a right of footway and easement for transmission line affecting part of the land within described and shown in Deposited Plan No. 507504.	7-5-1964	<i>[Signature]</i>		
Lease	S2411401		Joy Manufacturing Company Pty Limited	12-1-1981	<i>[Signature]</i>		
V8426	Lease to The Sydney County Council of Substation Premises No. 1073 together with a right of way and easement for electricity purposes as shown in DP507504. Expires 31-12-1988. Registered 6-4-1984		option of renewal and date of expiry 24-12-82	12-1-1981	<i>[Signature]</i>	EXPIRED Cancelled	V8426



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2021 9:49AM

FOLIO: 1/202093

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

Prior Title(s): VOL 9368 FOL 168

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/12/2001	DP1036794	DEPOSITED PLAN	
17/7/2002	8705819	LEASE	EDITION 1
12/2/2014	AI370003	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



FOLIO: 1/202093

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2021	9:48 AM	1	17/7/2002

LAND

LOT 1 IN DEPOSITED PLAN 202093
AT MASCOT
LOCAL GOVERNMENT AREA BAYSIDE
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP202093

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED

(T S163745)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 J547276 EASEMENT FOR TRANSMISSION LINE AND RIGHT OF FOOTWAY
AFFECTING PART OF THE LAND WITHIN DESCRIBED AND SHOWN
IN DP507504
- 3 8705819 EASEMENT FOR ELECTRICITY PURPOSES AND RIGHT OF WAY
AFFECTING THE PARTS OF THE LAND ABOVE DESCRIBED SHOWN
DESIGNATED (E) AND DESIGNATED (R) RESPECTIVELY IN
DP1036794 APPURTENANT TO LEASE 8705819. EXPIRES
31/12/2051

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

land multi

PRINTED ON 19/5/2021



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2021 5:23PM

FOLIO: 1/81210

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

Prior Title(s): VOL 4493 FOL 57

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
19/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/7/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/12/2001	DP1036794	DEPOSITED PLAN	
17/7/2002	8705819	LEASE	EDITION 1
11/3/2015	AJ323750	DEPARTMENTAL DEALING	
23/3/2015	AJ71566	CHANGE OF NAME	
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM87843	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



FOLIO: 1/81210

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2021	5:22 PM	1	17/7/2002

LAND

LOT 1 IN DEPOSITED PLAN 81210
LOCAL GOVERNMENT AREA BAYSIDE
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP81210

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED

(T S163745)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 J547276 LEASE TO THE SYDNEY COUNTY COUNCIL OF PART OF LAND
WITHIN DESCRIBED, TOGETHER WITH RIGHT OF WAY AND
EASEMENT FOR TRANSMISSION LINE

* 3 8705819 LEASE TO AUSGRID (SEE AJ71566) OF SUBSTATION NO
1073 TOGETHER WITH RIGHT OF WAY AND EASEMENT FOR
ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND
ABOVE DESCRIBED SHOWN IN DP1036794. EXPIRES:
31/12/2051.

* AK971351 LEASE OF LEASE 8705819 TO BLUE ASSET PARTNER PTY
LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE
2.3 (b) (ii)

* AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE
DEALING. CLAUSE 12.1

* AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY
SERVICES PTY LTD

* AK971571 CHANGE OF NAME AFFECTING LEASE 8705819 LESSEE
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING
CORPORATION

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES

END OF PAGE 1 - CONTINUED OVER

land multi

PRINTED ON 19/5/2021

FOLIO: 1/81210

PAGE 2

NOTATIONS (CONTINUED)

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

land multi

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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

19/5/2021 5:23PM

FOLIO: 1/445957

First Title(s): OLD SYSTEM

Prior Title(s): VOL 5324 FOL 121

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
13/7/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/12/1991	E125195	TRANSFER	EDITION 1

*** END OF SEARCH ***

land multi

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Received: 19/05/2021 17:23:34



FOLIO: 1/445957

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2021	5:22 PM	1	13/12/1991

LAND

LOT 1 IN DEPOSITED PLAN 445957
AT MASCOT
LOCAL GOVERNMENT AREA BAYSIDE
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP445957

FIRST SCHEDULE

QANTAS AIRWAYS LIMITED

(T E125195)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

land multi

PRINTED ON 19/5/2021



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

20/5/2021 11:05AM

FOLIO: 5/1194564

First Title(s): OLD SYSTEM

Prior Title(s): BK 83 NO 273 BK 83 NO 680

Recorded	Number	Type of Instrument	C.T. Issue
12/3/2014	DP1194564	DEPOSITED PLAN	FOLIO CREATED
12/3/2014	CA171084	CONVERSION ACTION	CT NOT ISSUED

*** END OF SEARCH ***

land multi

PRINTED ON 20/5/2021

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FOLIO: 5/1194564

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2021	5:23 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 5 IN DEPOSITED PLAN 1194564
AT MASCOT
LOCAL GOVERNMENT AREA BAYSIDE
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1194564

FIRST SCHEDULE

GEORGE COLLINS

(CA171084)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT 1900. THIS TITLE WAS CREATED USING LAND AND PROPERTY INFORMATION RECORDS IN ACCORDANCE WITH SECTION 28D OF THE REAL PROPERTY ACT 1900. DELIVERY OF THE TITLE AND/OR REGISTRATION OF ANY DEALING WILL REQUIRE LODGMENT OF A STATEMENT OF TITLE PARTICULARS SUPPLYING COMPLETE OWNERSHIP DETAILS.
- * 3 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 12-3-2014 BK 83 NOS 273 & 680
- * 4 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

land multi

PRINTED ON 19/5/2021



Appendix F – Council Section 10.7 Documents

17 May 2021

Our Ref: Certificate No. 62019
Contact: Customer Service 1300 581 299

Land Insight & Resources
Level 24 300 Barangaroo Ave
BARANGAROO NSW 2000

Dear Sir/Madam

Following is your planning certificate issued under section 10.7 (2) and (5) of the Environmental Planning and Assessment Act 1979.

This Section 10.7 Certificate has been issued by Bayside Council. Information contained within this Certificate is based on data from Council's records as they existed at the date of this Certificate.

Should you have any enquiries, please contact the Council's Customer Service Centre on 1300 581 299.

SECTION 10.7 PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979)

ISSUED TO:

Land Insight & Resources
Level 24 300 Barangaroo Ave
BARANGAROO NSW 2000

Council: Bayside
County: Cumberland
Parish: St George

Fee: 133.00
Receipt No: 4731676
Receipt Date: 17 May 2021
Your Ref: LI-01871:49674

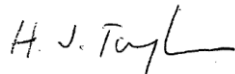
PROPERTY: 273 COWARD STREET, MASCOT NSW 2020

Lot 4 DP 537339PT 3 DP 230355

FI, FI

Assessment No: 40063

Date: 17 May 2021



For
Meredith Wallace
General Manager

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443

Eastgardens Customer Service Centre
Westfield Eastgardens
152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 80 690 785 443

T 1300 581 299 | 02 9562 1666
E council@bayside.nsw.gov.au
W www.bayside.nsw.gov.au

Postal address: PO Box 21, Rockdale NSW 2216



Telephone Interpreter Services - 131 450

Τηλεφωνικές Υπηρεσίες Διερμηνέων

بخدمه الترجمة الهاتفية

電話傳譯服務處

Служба за преведување по телефон

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Notes: (1) Where this certificate refers to a specific allotment (or allotments) within a strata plan the certificate is issued for the whole of the land within the strata plan, not just the specific allotment or allotments referred to, and any information contained in the certificate may relate to the whole or any part of the strata plan.

1 Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Botany Bay Local Environmental Plan 2013

State Environmental Planning Policy No 19	Bushland in Urban Areas
State Environmental Planning Policy No 21	Caravan Parks
State Environmental Planning Policy No 33	Hazardous and Offensive Development
State Environmental Planning Policy No 50	Canal Estates Development
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 Apartment Development
State Environmental Planning Policy No 70	Affordable Housing (Revised Schemes)
State Environmental Planning Policy	(Affordable Rental Housing) 2009
State Environmental Planning Policy	(Building Sustainability Index: BASIX) 2004
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 for Seniors and People with a Disability) 2004 (Only applies to land referred to in clause 4 (1) of the Policy and does not apply to land referred to in clause 4 (2) of the Policy)
State Environmental Planning Policy	(Infrastructure) 2007
State Environmental Planning Policy	(Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy	(Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy	(State and Regional Development) 2011
State Environmental Planning Policy	(Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy	(Coastal Management) 2018
State Environmental Planning Policy	(Arncliffe and Banksia Precincts) 2018
State Environmental Planning Policy	(Primary Production and Rural Development) 2019

Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (only applies to land within the Georges River Catchment, referred to in Clause 2 of the Plan, being, in the Bayside Council area, certain land within the suburbs of Dolls Point, Ramsgate, Sandringham and Sans Souci).

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Bayside Local Environmental Plan

- Draft State Environmental Planning Policy – Remediation of Land
- Draft Amendments to State Environmental Planning Policy (Three Ports) 2013

For more information or to determine whether these policies apply to your property, visit the Department of Planning and Environment website at www.planning.nsw.gov.au.

(3) The name of each development control plan that applies to the carrying out of development on the land.

Botany Bay Development Control Plan 2013

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2 Zoning and land use under relevant local environmental plans

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- 2(a) the identity of the zone, whether by reference to a name or by reference to a number;
- 2(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent;
- 2(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent;
- 2(d) the purposes for which the instrument provides that development is prohibited within the zone;

The following zone or zones apply under the local environmental plan or deemed environmental planning instrument referred to in question 1 (1):

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

Nil

3 Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Light industries; Neighbourhood shops; Places of public worship; Restaurants or cafes; Roads; Take away food and drink premises; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement

centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; 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; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities.

9A Use of certain land at Coward Street, King Street and Kent Road, Mascot

(1) This clause applies to land at Coward Street, King Street and Kent Road, Mascot, being Lots 2 and 4, DP 234489, Lot B, DP 164829, Lot 1, DP 81210, Lot 1, DP 202093, Lot 1, DP 721562, Lot 1, DP 202747, Lot 133, DP 659434, Lots 4 and 5, DP 38594, Lots 1 and 2, DP 738342, Lot 23, DP 883548, Lot 3, DP 230355, Lot 4, DP 537339, Lot 1, DP 445957 and Lot 2, DP 510447 and identified as "9A" on the [Additional Permitted Uses Map](#).

(2) Development is permitted with development consent:

(a) for any of the following purposes, but only if the purpose relates to the use of Sydney (Kingsford Smith) Airport:

- (i) commercial premises,
- (ii) function centres,
- (iii) information and education facilities,
- (iv) passenger transport facilities,
- (v) tourist and visitor accommodation, or

(b) for the purpose of any other building or place used only for purposes that relate to the use of Sydney (Kingsford Smith) Airport.

(3) Without limiting subclause (2), development is permitted with development consent for the purpose of a building or place used for the provision of any of the following services:

(a) services related to any of the following uses carried out at Sydney (Kingsford Smith) Airport:

- (i) the assembly, storage or land transport of air freight,
- (ii) the accommodation, or transportation by air or land, of air passengers or air crew,
- (iii) the storage, operation, maintenance or repair of aircraft or aircraft components,
- (iv) the administrative functions associated with the airport, such as airport management and security,
- (v) the functions of government departments and authorities related to air passengers and air freight,

(b) services provided for hotel or motel guests, including banking, dry cleaning, hairdressing and the like, that are located within the confines of the hotel or motel building.

(4) In determining whether to grant development consent under this clause, the consent authority must consider the following:

- (a) whether or not the development is likely to support the role of Sydney (Kingsford Smith) Airport and environs as a transport gateway,
- (b) whether or not the development is likely to compromise the viability of adjoining industrial uses.

- 2(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed;**

No development standards apply to the land that fixes minimum land dimensions for the erection of a dwelling house.

Note: The above information does not imply that the erection of a dwelling-house is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

- 2(f) whether the land includes or comprises critical habitat;**

The land **does not** include or comprise critical habitat.

- 2(g) whether the land is in a conservation area (however described);**

The land **is not** in a conservation area.

- 2(h) whether an item of environmental heritage (however described) is situated on the land.**

There is **no such item** situated on the land.

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

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP); or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act;

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

Not applicable

3 Complying development

- 1** The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (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*;
- 2** The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out

- 3** under those clauses; and
If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Housing Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the **25 ANEF** (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Inland Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the **25 ANEF** (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Low Rise Medium Density Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the **25 ANEF** (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Rural Housing Code

Complying development **may not be** carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the **25 ANEF** (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Greenfield Housing Code

Complying development **may not be** carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the **25 ANEF** (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Commercial and Industrial (New Buildings and Additions) Code

Complying development **may not be** carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

Housing Alterations Code

Complying development **may be** carried out on the land under the above code.

General Development Code

Complying development **may be** carried out on the land under the above code.

Commercial and Industrial Alterations Code

Complying development **may be** carried out on the land under the above code.

Container Recycling Facilities Code

Complying development **may be** carried out on the land under the above code.

Subdivisions Code

Complying development **may be** carried out on the land under the above code.

Demolition Code

Complying development **may be** carried out on the land under the above code.

Fire Safety Code

Complying development **may be** carried out on the land under the above code.

Notes:

(1) If a reference is made to "part of the land", Complying Development **may be** carried out on the portion of the land not subject to such a restriction.

(2) This certificate only addresses matters raised in Clause 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*. It is your responsibility to ensure that you comply with any other general requirements of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

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

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

The land **is not** subject to annual charges.

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*

The land **is not** so proclaimed.

6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the *Roads Act 1993*, or

The land **is not affected by** any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

(b) Any environmental planning instrument, or

The land **is not affected by** any road widening or road realignment under any environmental planning instrument.

(c) Any resolution of the council

The land **is not affected by** any road widening or road realignment under any resolution of the Council.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council; or

(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council;

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)

Clause 6.1 of the Botany Bay Local Environmental Plan 2013 - Acid Sulfate Soils.
Botany Bay Development Control Plan 2013 - provisions of Part 3K - Contamination
This land has been identified by the former City of Botany Bay Council's Sea Level Rise Policy (Policy) and Botany Bay Development Control Plan 2013 (DCP) as having a future exposure to coastal inundation and/or tidal inundation. The Policy and DCP adopt the following bench marks: 0.4 metres above the Australian Height Datum (AHD) by 2050 and 0.9 metres above AHD by 2100. The Policy and DCP controls rely on inundation mapping prepared by the Sydney Coastal Council's Group and adopted by the former City of Botany Bay Council on 20 October 2015, at the same time of Council adopting the Policy. The inundation mapping reflects information available at the time.

As well as there being existing controls under the DCP applying to this land as a result of its future exposure to coastal inundation and or tidal inundation, under the Policy, amongst other things, Bayside Council is also obliged to consider the effect of climate change when determining development applications and in the preparation of planning instruments policies and flood studies. Additional requirements over and above existing DCP controls may therefore apply to proposed developments on this land.

Contact Council for more information.

Note: In relation to current coastal tidal inundation Council will provide further information upon application to it for a certificate under Section 10.7(5).

7A Flood related development control information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.**

Yes – Botany Development Control Plan 2013 applies to the land.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.**

Yes – Botany Development Control Plan 2013 applies to the land.

Note:

(1) The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

(2) Council is not in a position to identify whether the information provided under Clause 7A relates to a current or future hazard as defined in Planning Circular PS 14-003.

Note: (1) Further information relating to flooding is provided in the "Advice under Section 10.7 (5)" attached.

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.**

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

The land is not **affected** by any provision in an environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument that provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9 Contributions plans

The name of each contributions plan applying to the land

City of Botany Section 7.11 Development Contributions Plan 2016

City of Botany Bay Section 94A Development Contributions Plan 2016.

Note: For a copy of the plans please access Bayside Council's website at www.bayside.nsw.gov.au

Note: If land is within the former Rockdale City local government area, the *Rockdale Section 94 Contributions Plan (Amendment No 4)* and *Rockdale Section 94 Contributions Plan 1998* will continue to apply to all development applications and applications for complying development certificates made prior to 1 June 2004.

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*), a statement to that effect.

The land **is not** biodiversity certified land.

10 Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

The land **is not** subject to any such agreement.

10A Native vegetation clearing set asides

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

The land **does not** contain a set aside area.

11 Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land **is not** bush fire prone land.

12 Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The land **is not** land to which a property vegetation plan applies.

13 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

The land **is not** subject to such an order.

14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

The land **is not** subject to any such directions.

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current; and
 - (ii) that a copy may be obtained from the head office of the Department of Planning; and

The land **is not** subject to any such certificate.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

The land **is not subject to** any such statement.

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

A statement of whether there is a valid site compatibility certificate (infrastructure), or site compatibility certificate(schools or TAFE establishments) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid; and
- (b) that a copy may be obtained from the head office of the Department of Planning.

The land **is not** subject to any such certificate.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (a) the period for which the certificate is current; and
 - (b) that a copy may be obtained from the head office of the Department of Planning.

The land **is not subject to** any such certificate.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

The land is **not** subject to any such statement.

18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot;
- (2) The date of any subdivision order that applies to the land; and
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

The land is **not** so affected.

19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate; and
(Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007)
- (b) the date on which the certificate ceases to be current (if any); and
- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

The land is **not** subject to any such certificate.

20 Loose-fill asbestos insulation

If 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, a statement to that effect.

The land is **not** so listed.

21 Affected building notices and building product rectification orders

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
- (2) A statement of:
- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with; and
- (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

- (3) In this clause:
affected building notice has the same meaning as in Part 4 of the [Building Products \(Safety\) Act 2017](#).
building product rectification order has the same meaning as in the [Building Products \(Safety\) Act 2017](#).

Council **is not aware of an issue** of a notice of intention or order pertaining to building product rectification works (Building Products Safety Act 2017).

Section 59(2) Contaminated Land Management Act 1997

Note: The following matters are prescribed by section 59 (2) of *the Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued;

Not applicable

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued;

Not applicable

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued;

Not applicable

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued; and

Not applicable

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Not applicable

[End of information under section 10.7 (2)]

ADVICE UNDER SECTION 10.7 (5)

Note: The Council is under no obligation to furnish any of the information supplied below. Equally, it may be that not every relevant matter relating to the land is provided below. The Council draws your attention to section 10.7 (6) which states that a council shall not incur any liability in respect of any advice provided in good faith under section 10.7 (5).

Further to your application for information under section 10.7 (5), the Council has resolved to supply answers to the following questions:

A Whether or not the Council has information that would indicate that the land is subject to the risk of flooding or tidal inundation for a 1% annual exceedance probability (AEP) (1 in 100 Year) event

The Council **is aware** of various information that suggests the land may be affected by the 1% AEP flood. The Council is unaware of the accuracy of this information, although further enquiries may be made with the Council's City Services Department in relation to this.

Note: Refer to Question 7A of the preceding certificate under section 10.7 (2) to ascertain whether or not development on the land may be subject to flood related development controls.

B Whether or not the Council has information that would indicate that the land is subject to slip or subsidence

The Council is not aware of any investigations that have been carried out.

C Whether or not the land is in the vicinity of a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan

The land is not in **the vicinity of** a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan.

D Whether or not a planning agreement entered into under Subdivision 2 of Division 7.1 of Part 7 of the Environmental Planning and Assessment Act 1979 currently applies to the land (but only if, where the Council is not a party to the agreement, information about the agreement has been provided to the Council)

No planning agreement currently applies to the land.

E Details of the Annual Noise Exposure Forecast (ANEF) applying to the land

The property is between the 25 and 30 ANEF (2039) contours.

Note: The ANEF level may restrict the development of the land due to the risk of exposure to aircraft noise.

F Information that indicates whether or not any additional hazards exist for which

no policy of council exists to restrict development

This land is currently subject to coastal/tidal inundation based upon the Sydney Coastal Councils Group Sea Level Rise Inundation existing map relative to the 1990 Sea Level prepared by CSIRO for the Sydney Coastal Councils Group. Please contact Council for additional information.

The land is "Unhealthy Building Land Affected" under the repealed provisions of the Unhealthy Building Land Act 1990. Please refer to the Office of Environment and Heritage's Policy on former Unhealthy Building Land sites.

G Restrictions of the use of groundwater contained within the Botany Sands Aquifer

The NSW Department of Industry has published a map showing areas where the use of groundwater is restricted to various degrees including total prohibition of use in certain areas. For further information, please visit www.industry.nsw.gov.au/water

H The following policies may be applicable to the land:

Clause 6.8 of the Botany Bay Local Environmental Plan 2013 - Airspace operations

Clause 6.9 of the Botany Bay Local Environmental Plan 2013 - Development in areas subject to aircraft noise

Part 2 of Botany Bay Development Control Plan 2013 - any development application proposing a new structure within 10 metres either side (horizontally or vertically) of the "line of sight" (as detailed in Figures 2 & 3 of Part 2 of the DCP) requires referral to Sydney Ports Corporation for review and comment, to ensure that the proposed development does not impact on the Vessel Traffic Service system. Refer to Part 2 of the DCP for more information.

Part 3M of the Botany Bay Development Control Plan 2013 applies to land that drains into the Botany wetlands or has the potential to adversely affect the wetlands. Refer to Part 3M of the DCP for more information.

Part 3J of the Botany Bay Development Control Plan 2013 applies to the land. This Part provides a means of assessing the effect of aircraft noise on development proposals by utilising an appropriately endorsed Australian Noise Exposure Forecast (ANEF) chart that takes into account long-term operating procedures and air traffic forecasts at Sydney (Kingsford-Smith) Airport. This Part also provides potential applicants with an understanding of the predicted level of the potential height limits due to prescribed airspace on proposed development sites and the potential for proposed developments to cause mechanical windshear.

[End of advice under Section 10.7 (5)]

ALTERATIONS AND ADDITIONS TO BUILDINGS

Purchasers are reminded that it is necessary to obtain development consent from the Council prior to carrying out any building alterations or additions, including brick reskinning, replacing windows or internal alterations, or for the demolition of any building, unless the proposed work is specifically exempted by *Rockdale Local Environmental Plan 2011* or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. All other building work does require the Council's approval.

Should you require any information or advice for any building work that you propose to undertake please contact the Council's Customer Service Centre on 1300 581 299.

17 May 2021

Our Ref: Certificate No. 62020
Contact: Customer Service 1300 581 299

Land Insight & Resources
Level 24 300 Barangaroo Ave
BARANGAROO NSW 2000

Dear Sir/Madam

Following is your planning certificate issued under section 10.7 (2) and (5) of the Environmental Planning and Assessment Act 1979.

This Section 10.7 Certificate has been issued by Bayside Council. Information contained within this Certificate is based on data from Council's records as they existed at the date of this Certificate.

Should you have any enquiries, please contact the Council's Customer Service Centre on 1300 581 299.

SECTION 10.7 PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979)

ISSUED TO:

Land Insight & Resources
Level 24 300 Barangaroo Ave
BARANGAROO NSW 2000

Council: Bayside
County: Cumberland
Parish: St George

Fee: 133.00
Receipt No: 4731676
Receipt Date: 17 May 2021
Your Ref: LI-01871:49674

PROPERTY: 62 KENT ROAD, MASCOT NSW 2020

Lot 1 DP 445957

FI

Assessment No: 59756

Date: 17 May 2021



For
Meredith Wallace
General Manager

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443

Eastgardens Customer Service Centre
Westfield Eastgardens
152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 80 690 785 443

T 1300 581 299 | 02 9562 1666
E council@bayside.nsw.gov.au
W www.bayside.nsw.gov.au

Postal address: PO Box 21, Rockdale NSW 2216



Telephone Interpreter Services - 131 450

Τηλεφωνικές Υπηρεσίες Διερμηνέων

بخدمه الترجمة الهاتفية

電話傳譯服務處

Служба за преведување по телефон

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Notes: (1) Where this certificate refers to a specific allotment (or allotments) within a strata plan the certificate is issued for the whole of the land within the strata plan, not just the specific allotment or allotments referred to, and any information contained in the certificate may relate to the whole or any part of the strata plan.

1 Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Botany Bay Local Environmental Plan 2013

State Environmental Planning Policy No 19	Bushland in Urban Areas
State Environmental Planning Policy No 21	Caravan Parks
State Environmental Planning Policy No 33	Hazardous and Offensive Development
State Environmental Planning Policy No 50	Canal Estates Development
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 Apartment Development
State Environmental Planning Policy No 70	Affordable Housing (Revised Schemes)
State Environmental Planning Policy	(Affordable Rental Housing) 2009
State Environmental Planning Policy	(Building Sustainability Index: BASIX) 2004
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 for Seniors and People with a Disability) 2004 (Only applies to land referred to in clause 4 (1) of the Policy and does not apply to land referred to in clause 4 (2) of the Policy)
State Environmental Planning Policy	(Infrastructure) 2007
State Environmental Planning Policy	(Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy	(Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy	(State and Regional Development) 2011
State Environmental Planning Policy	(Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy	(Coastal Management) 2018
State Environmental Planning Policy	(Arncliffe and Banksia Precincts) 2018
State Environmental Planning Policy	(Primary Production and Rural Development) 2019

Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (only applies to land within the Georges River Catchment, referred to in Clause 2 of the Plan, being, in the Bayside Council area, certain land within the suburbs of Dolls Point, Ramsgate, Sandringham and Sans Souci).

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Bayside Local Environmental Plan

- Draft State Environmental Planning Policy – Remediation of Land
- Draft Amendments to State Environmental Planning Policy (Three Ports) 2013

For more information or to determine whether these policies apply to your property, visit the Department of Planning and Environment website at www.planning.nsw.gov.au.

(3) The name of each development control plan that applies to the carrying out of development on the land.

Botany Bay Development Control Plan 2013

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2 Zoning and land use under relevant local environmental plans

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- 2(a) the identity of the zone, whether by reference to a name or by reference to a number;
- 2(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent;
- 2(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent;
- 2(d) the purposes for which the instrument provides that development is prohibited within the zone;

The following zone or zones apply under the local environmental plan or deemed environmental planning instrument referred to in question 1 (1):

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

Nil

3 Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Light industries; Neighbourhood shops; Places of public worship; Restaurants or cafes; Roads; Take away food and drink premises; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres;

Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; 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; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities.

9A Use of certain land at Coward Street, King Street and Kent Road, Mascot

- (1) This clause applies to land at Coward Street, King Street and Kent Road, Mascot, being Lots 2 and 4, DP 234489, Lot B, DP 164829, Lot 1, DP 81210, Lot 1, DP 202093, Lot 1, DP 721562, Lot 1, DP 202747, Lot 133, DP 659434, Lots 4 and 5, DP 38594, Lots 1 and 2, DP 738342, Lot 23, DP 883548, Lot 3, DP 230355, Lot 4, DP 537339, Lot 1, DP 445957 and Lot 2, DP 510447 and identified as “9A” on the **Additional Permitted Uses Map**.
- (2) Development is permitted with development consent:
 - (a) for any of the following purposes, but only if the purpose relates to the use of Sydney (Kingsford Smith) Airport:
 - (i) commercial premises,
 - (ii) function centres,
 - (iii) information and education facilities,
 - (iv) passenger transport facilities,
 - (v) tourist and visitor accommodation, or
 - (b) for the purpose of any other building or place used only for purposes that relate to the use of Sydney (Kingsford Smith) Airport.
- (3) Without limiting subclause (2), development is permitted with development consent for the purpose of a building or place used for the provision of any of the following services:
 - (a) services related to any of the following uses carried out at Sydney (Kingsford Smith) Airport:
 - (i) the assembly, storage or land transport of air freight,
 - (ii) the accommodation, or transportation by air or land, of air passengers or air crew,
 - (iii) the storage, operation, maintenance or repair of aircraft or aircraft components,
 - (iv) the administrative functions associated with the airport, such as airport management and security,
 - (v) the functions of government departments and authorities related to air passengers and air freight,
 - (b) services provided for hotel or motel guests, including banking, dry cleaning, hairdressing and the like, that are located within the confines of the hotel or motel building.

(4) In determining whether to grant development consent under this clause, the consent authority must consider the following:

- (a) whether or not the development is likely to support the role of Sydney (Kingsford Smith) Airport and environs as a transport gateway,
- (b) whether or not the development is likely to compromise the viability of adjoining industrial uses.

2(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed;

No development standards apply to the land that fixes minimum land dimensions for the erection of a dwelling house.

Note: The above information does not imply that the erection of a dwelling-house is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

2(f) whether the land includes or comprises critical habitat;

The land **does not** include or comprise critical habitat.

2(g) whether the land is in a conservation area (however described);

The land **is not** in a conservation area.

2(h) whether an item of environmental heritage (however described) is situated on the land.

There is **no such item** situated on the land.

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

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP); or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act;

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

Not applicable

3 Complying development

- 1 The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (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*;
- 2 The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses; and
- 3 If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Housing Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the 25 ANEF (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Inland Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the 25 ANEF (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Low Rise Medium Density Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the 25 ANEF (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Rural Housing Code

Complying development **may not be** carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the 25 ANEF (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Greenfield Housing Code

Complying development **may not be** carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the 25 ANEF (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Commercial and Industrial (New Buildings and Additions) Code

Complying development **may not be** carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

Housing Alterations Code

Complying development **may be** carried out on the land under the above code.

General Development Code

Complying development **may be** carried out on the land under the above code.

Commercial and Industrial Alterations Code

Complying development **may be** carried out on the land under the above code.

Container Recycling Facilities Code

Complying development **may be** carried out on the land under the above code.

Subdivisions Code

Complying development **may be** carried out on the land under the above code.

Demolition Code

Complying development **may be** carried out on the land under the above code.

Fire Safety Code

Complying development **may be** carried out on the land under the above code.

Notes:

(1) If a reference is made to "part of the land", Complying Development **may be** carried out on the portion of the land not subject to such a restriction.

(2) This certificate only addresses matters raised in Clause 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*. It is your responsibility to ensure that you comply with any other general requirements of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

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

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

The land **is not** subject to annual charges.

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*

The land **is not** so proclaimed.

6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the *Roads Act 1993*, or

The land **is not affected by** any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

(b) Any environmental planning instrument, or

The land **is not affected by** any road widening or road realignment under any environmental planning instrument.

(c) Any resolution of the council

The land **is not affected by** any road widening or road realignment under any resolution of the Council.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council; or

(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council;

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)

Clause 6.1 of the Botany Bay Local Environmental Plan 2013 - Acid Sulfate Soils

Botany Bay Development Control Plan 2013 - provisions of Part 3K – Contamination

This land has been identified by the former City of Botany Bay Council's Sea Level Rise Policy (Policy) and Botany Bay Development Control Plan 2013 (DCP) as having a future exposure to coastal inundation and/or tidal inundation. The Policy and DCP adopt the following bench marks: 0.4 metres above the Australian Height Datum (AHD) by 2050 and 0.9 metres above AHD by 2100. The Policy and DCP controls rely on inundation mapping prepared by the Sydney Coastal Council's Group and adopted by the former City of Botany Bay Council on 20 October 2015, at the same time of Council adopting the Policy. The inundation mapping reflects information available at the time.

As well as there being existing controls under the DCP applying to this land as a result of its future exposure to coastal inundation and or tidal inundation, under the Policy, amongst other things, Bayside Council is also obliged to consider the effect of climate change when determining development applications and in the preparation of planning instruments policies and flood studies. Additional requirements over and above existing DCP controls may therefore apply to proposed developments on this land. Contact Council for more information.

Note: In relation to current coastal tidal inundation Council will provide further information upon application to it for a certificate under Section 10.7(5).

7A Flood related development control information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.**

Yes – Botany Development Control Plan 2013 applies to the land.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.**

Yes – Botany Development Control Plan 2013 applies to the land.

Note:

- (1) The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.
(2) Council is not in a position to identify whether the information provided under Clause 7A relates to a current or future hazard as defined in Planning Circular PS 14-003.
-

Note: (1) Further information relating to flooding is provided in the "Advice under Section 10.7 (5)" attached.

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.**

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

The land **is not affected** by any provision in an environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument that provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9 Contributions plans

The name of each contributions plan applying to the land

City of Botany Section 7.11 Development Contributions Plan 2016
City of Botany Bay Section 94A Development Contributions Plan 2016

Note: For a copy of the plans please access Bayside Council's website at www.bayside.nsw.gov.au.

Note: If land is within the former Rockdale City local government area, the *Rockdale Section 94 Contributions Plan (Amendment No 4)* and *Rockdale Section 94 Contributions Plan 1998* will continue to apply to all development applications and applications for complying development certificates made prior to 1 June 2004.

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*), a statement to that effect.

The land **is not** biodiversity certified land.

10 Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

The land **is not** subject to any such agreement.

10A Native vegetation clearing set asides

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

The land **does not** contain a set aside area.

11 Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land **is not** bush fire prone land.

12 Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The land **is not** land to which a property vegetation plan applies.

13 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

The land **is not** subject to such an order.

14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

The land **is not** subject to any such directions.

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

(i) the period for which the certificate is current; and

(ii) that a copy may be obtained from the head office of the Department of Planning; and

The land **is not** subject to any such certificate.

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

The land **is not** subject to any such statement.

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

A statement of whether there is a valid site compatibility certificate (infrastructure), or site compatibility certificate(schools or TAFE establishments) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid; and
- (b) that a copy may be obtained from the head office of the Department of Planning.

The land is **not** subject to any such certificate.

17 Site compatibility certificates and conditions for affordable rental housing

(1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is current; and
- (b) that a copy may be obtained from the head office of the Department of Planning.

The land is **not** subject to any such certificate.

(2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

The land is **not** subject to any such statement.

18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot;
- (2) The date of any subdivision order that applies to the land; and
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

The land is **not** so affected.

19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate; and
(Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007)
- (b) the date on which the certificate ceases to be current (if any); and
- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

The land **is not** subject to any such certificate.

20 Loose-fill asbestos insulation

If 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, a statement to that effect.

The land **is not** so listed.

21 Affected building notices and building product rectification orders

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
- (2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with; and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.
- (3) In this clause:
affected building notice has the same meaning as in Part 4 of the [Building Products \(Safety\) Act 2017](#).
building product rectification order has the same meaning as in the [Building Products \(Safety\) Act 2017](#).

Council **is not aware of an issue** of a notice of intention or order pertaining to building product rectification works (Building Products Safety Act 2017).

Section 59(2) Contaminated Land Management Act 1997

Note: The following matters are prescribed by section 59 (2) of *the Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued;

Not applicable

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued;

Not applicable

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued;

Not applicable

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued; and

Not applicable

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Not applicable

[End of information under section 10.7 (2)]

ADVICE UNDER SECTION 10.7 (5)

Note: The Council is under no obligation to furnish any of the information supplied below. Equally, it may be that not every relevant matter relating to the land is provided below. The Council draws your attention to section 10.7 (6) which states that a council shall not incur any liability in respect of any advice provided in good faith under section 10.7 (5).

Further to your application for information under section 10.7 (5), the Council has resolved to supply answers to the following questions:

A Whether or not the Council has information that would indicate that the land is subject to the risk of flooding or tidal inundation for a 1% annual exceedance probability (AEP) (1 in 100 Year) event

The Council **is aware** of various information that suggests the land may be affected by the 1% AEP flood. The Council is unaware of the accuracy of this information, although further enquiries may be made with the Council's City Services Department in relation to this.

Note: Refer to Question 7A of the preceding certificate under section 10.7 (2) to ascertain whether or not development on the land may be subject to flood related development controls.

B Whether or not the Council has information that would indicate that the land is subject to slip or subsidence

The Council **is not aware** of any investigations that have been carried out.

C Whether or not the land is in the vicinity of a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan

The land **is not in the vicinity of** a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan.

D Whether or not a planning agreement entered into under Subdivision 2 of Division 7.1 of Part 7 of the Environmental Planning and Assessment Act 1979 currently applies to the land (but only if, where the Council is not a party to the agreement, information about the agreement has been provided to the Council)

No planning agreement currently applies to the land.

E Details of the Annual Noise Exposure Forecast (ANEF) applying to the land

The property is between the **25 and 30 ANEF** (2039) contours.

Note: The ANEF level may restrict the development of the land due to the risk of exposure to aircraft noise.

F Information that indicates whether or not any additional hazards exist for which no policy of council exists to restrict development

The land is "Unhealthy Building Land Affected" under the repealed provisions of the Unhealthy Building Land Act 1990. Please refer to the Office of Environment and Heritage's Policy on former Unhealthy Building Land sites.

G Restrictions of the use of groundwater contained within the Botany Sands Aquifer

The NSW Department of Industry has published a map showing areas where the use of groundwater is restricted to various degrees including total prohibition of use in certain areas. For further information, please visit www.industry.nsw.gov.au/water.

H The following policies may be applicable to the land:

Clause 6.8 of the Botany Bay Local Environmental Plan 2013 - Airspace operations

Clause 6.9 of the Botany Bay Local Environmental Plan 2013 - Development in areas subject to aircraft noise

Part 2 of Botany Bay Development Control Plan 2013 - any development application proposing a new structure within 10 metres either side (horizontally or vertically) of the "line of sight" (as detailed in Figures 2 & 3 of Part 2 of the DCP) requires referral to Sydney Ports Corporation for review and comment, to ensure that the proposed development does not impact on the Vessel Traffic Service system. Refer to Part 2 of the DCP for more information.

Part 3M of the Botany Bay Development Control Plan 2013 applies to land that drains into the Botany wetlands or has the potential to adversely affect the wetlands. Refer to Part 3M of the DCP for more information.

Part 3J of the Botany Bay Development Control Plan 2013 applies to the land. This Part provides a means of assessing the effect of aircraft noise on development proposals by utilising an appropriately endorsed Australian Noise Exposure Forecast (ANEF) chart that takes into account long-term operating procedures and air traffic forecasts at Sydney (Kingsford-Smith) Airport. This Part also provides potential applicants with an understanding of the predicted level of the potential height limits due to prescribed airspace on proposed development sites and the potential for proposed developments to cause mechanical windshear.

[End of advice under Section 10.7 (5)]

ALTERATIONS AND ADDITIONS TO BUILDINGS

Purchasers are reminded that it is necessary to obtain development consent from the Council prior to carrying out any building alterations or additions, including brick reskinning, replacing windows or internal alterations, or for the demolition of any building, unless the proposed work is specifically exempted by *Rockdale Local Environmental Plan 2011* or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. All other building work does require the Council's approval.

Should you require any information or advice for any building work that you propose to undertake please contact the Council's Customer Service Centre on 1300 581 299.

17 May 2021

Our Ref: Certificate No. 62018
Contact: Customer Service 1300 581 299

Land Insight & Resources
Level 24 300 Barangaroo Ave
BARANGAROO NSW 2000

Dear Sir/Madam

Following is your planning certificate issued under section 10.7 (2) and (5) of the Environmental Planning and Assessment Act 1979.

This Section 10.7 Certificate has been issued by Bayside Council. Information contained within this Certificate is based on data from Council's records as they existed at the date of this Certificate.

Should you have any enquiries, please contact the Council's Customer Service Centre on 1300 581 299.

SECTION 10.7 PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979)

ISSUED TO:

Land Insight & Resources
Level 24 300 Barangaroo Ave
BARANGAROO NSW 2000

Council: Bayside
County: Cumberland
Parish: St George

Fee: 133.00
Receipt No: 4731676
Receipt Date: 17 May 2021
Your Ref: LI-01871:49674

PROPERTY: 263 COWARD STREET, MASCOT NSW 2020

Lot 23 DP 883548 Lot 1 DP 738342 Lot 5 DP 38594 Lot 2 DP 738342 Lot 4 DP 38594

FI, FI, FI, FI, FI

Assessment No: 40061

Date: 17 May 2021



For
Meredith Wallace
General Manager

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443

Eastgardens Customer Service Centre
Westfield Eastgardens
152 Bunnerong Road
Eastgardens NSW 2036, Australia
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Τηλεφωνικές Υπηρεσίες Διερμηνέων

بخدمه الترجمة الهاتفية

電話傳譯服務處

Служба за преведување по телефон

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Notes: (1) Where this certificate refers to a specific allotment (or allotments) within a strata plan the certificate is issued for the whole of the land within the strata plan, not just the specific allotment or allotments referred to, and any information contained in the certificate may relate to the whole or any part of the strata plan.

1 Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Botany Bay Local Environmental Plan 2013

State Environmental Planning Policy No 19	Bushland in Urban Areas
State Environmental Planning Policy No 21	Caravan Parks
State Environmental Planning Policy No 33	Hazardous and Offensive Development
State Environmental Planning Policy No 50	Canal Estates Development
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 Apartment Development
State Environmental Planning Policy No 70	Affordable Housing (Revised Schemes)
State Environmental Planning Policy	(Affordable Rental Housing) 2009
State Environmental Planning Policy	(Building Sustainability Index: BASIX) 2004
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 for Seniors and People with a Disability) 2004 (Only applies to land referred to in clause 4 (1) of the Policy and does not apply to land referred to in clause 4 (2) of the Policy)
State Environmental Planning Policy	(Infrastructure) 2007
State Environmental Planning Policy	(Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy	(Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy	(State and Regional Development) 2011
State Environmental Planning Policy	(Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy	(Coastal Management) 2018
State Environmental Planning Policy	(Arncliffe and Banksia Precincts) 2018
State Environmental Planning Policy	(Primary Production and Rural Development) 2019

Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (only applies to land within the Georges River Catchment, referred to in Clause 2 of the Plan, being, in the Bayside Council area, certain land within the suburbs of Dolls Point, Ramsgate, Sandringham and Sans Souci).

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Bayside Local Environmental Plan

- Draft State Environmental Planning Policy – Remediation of Land
- Draft Amendments to State Environmental Planning Policy (Three Ports) 2013

For more information or to determine whether these policies apply to your property, visit the Department of Planning and Environment website at www.planning.nsw.gov.au.

(3) The name of each development control plan that applies to the carrying out of development on the land.

Botany Bay Development Control Plan 2013

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2 Zoning and land use under relevant local environmental plans

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- 2(a) the identity of the zone, whether by reference to a name or by reference to a number;
- 2(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent;
- 2(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent;
- 2(d) the purposes for which the instrument provides that development is prohibited within the zone;

The following zone or zones apply under the local environmental plan or deemed environmental planning instrument referred to in question 1 (1):

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

Nil

3 Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Light industries; Neighbourhood shops; Places of public worship; Restaurants or cafes; Roads; Take away food and drink premises; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres;

Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; 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; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities.

9A Use of certain land at Coward Street, King Street and Kent Road, Mascot

(1) This clause applies to land at Coward Street, King Street and Kent Road, Mascot, being Lots 2 and 4, DP 234489, Lot B, DP 164829, Lot 1, DP 81210, Lot 1, DP 202093, Lot 1, DP 721562, Lot 1, DP 202747, Lot 133, DP 659434, Lots 4 and 5, DP 38594, Lots 1 and 2, DP 738342, Lot 23, DP 883548, Lot 3, DP 230355, Lot 4, DP 537339, Lot 1, DP 445957 and Lot 2, DP 510447 and identified as "9A" on the [Additional Permitted Uses Map](#).

(2) Development is permitted with development consent:

(a) for any of the following purposes, but only if the purpose relates to the use of Sydney (Kingsford Smith) Airport:

- (i) commercial premises,
- (ii) function centres,
- (iii) information and education facilities,
- (iv) passenger transport facilities,
- (v) tourist and visitor accommodation, or

(b) for the purpose of any other building or place used only for purposes that relate to the use of Sydney (Kingsford Smith) Airport.

(3) Without limiting subclause (2), development is permitted with development consent for the purpose of a building or place used for the provision of any of the following services:

(a) services related to any of the following uses carried out at Sydney (Kingsford Smith) Airport:

- (i) the assembly, storage or land transport of air freight,
- (ii) the accommodation, or transportation by air or land, of air passengers or air crew,
- (iii) the storage, operation, maintenance or repair of aircraft or aircraft components,
- (iv) the administrative functions associated with the airport, such as airport management and security,
- (v) the functions of government departments and authorities related to air passengers and air freight,

(b) services provided for hotel or motel guests, including banking, dry cleaning, hairdressing and the like, that are located within the confines of the hotel or motel building.

(4) In determining whether to grant development consent under this clause, the consent authority must consider the following:

- (a) whether or not the development is likely to support the role of Sydney (Kingsford Smith) Airport and environs as a transport gateway,
- (b) whether or not the development is likely to compromise the viability of adjoining industrial uses.

2(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the

minimum land dimensions so fixed;

No development standards apply to the land that fixes minimum land dimensions for the erection of a dwelling house.

Note: The above information does not imply that the erection of a dwelling-house is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

2(f) whether the land includes or comprises critical habitat;

The land **does not** include or comprise critical habitat.

2(g) whether the land is in a conservation area (however described);

The land **is not** in a conservation area.

2(h) whether an item of environmental heritage (however described) is situated on the land.

There is **no such item** situated on the land.

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

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP); or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act;

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

Not applicable

3 Complying development

- 1 The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (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*;
- 2 The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses; and
- 3 If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the

extent to which complying development may or may not be carried out on the land.

Housing Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the **25 ANEF** (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Inland Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the **25 ANEF** (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Low Rise Medium Density Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the **25 ANEF** (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Rural Housing Code

Complying development **may not be** carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the **25 ANEF** (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Greenfield Housing Code

Complying development **may not be** carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

All of the land is located in the **25 ANEF** (Australian Noise Exposure Forecast) contour or a higher ANEF contour. However, this restriction does not apply to the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling.

Commercial and Industrial (New Buildings and Additions) Code

Complying development **may not** be carried out on the land in accordance with the above code for the following reason/s:

All of the land is identified as Class 1 or Class 2 Acid Sulfate Soils on *the Botany Bay Local Environmental Plan 2013* Acid Sulfate Soils Map.

Housing Alterations Code

Complying development **may be** carried out on the land under the above code.

General Development Code

Complying development **may be** carried out on the land under the above code.

Commercial and Industrial Alterations Code

Complying development **may be** carried out on the land under the above code.

Container Recycling Facilities Code

Complying development **may be** carried out on the land under the above code.

Subdivisions Code

Complying development **may be** carried out on the land under the above code.

Demolition Code

Complying development **may be** carried out on the land under the above code.

Fire Safety Code

Complying development **may be** carried out on the land under the above code.

Notes:

(1) If a reference is made to "part of the land", Complying Development **may be** carried out on the portion of the land not subject to such a restriction.

(2) This certificate only addresses matters raised in Clause 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*. It is your responsibility to ensure that you comply with any other general requirements of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

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

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

The land **is not** subject to annual charges.

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*

The land is **not** so proclaimed.

6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the *Roads Act 1993*, or

The land is **not affected by** any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

(b) Any environmental planning instrument, or

The land is **not affected by** any road widening or road realignment under any environmental planning instrument.

(c) Any resolution of the council

The land is **not affected by** any road widening or road realignment under any resolution of the Council.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council; or

(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council;

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)

Clause 6.1 of the Botany Bay Local Environmental Plan 2013 - Acid Sulfate Soils.
Botany Bay Development Control Plan 2013 - provisions of Part 3K - Contamination
This land has been identified by the former City of Botany Bay Council's Sea Level Rise Policy (Policy) and Botany Bay Development Control Plan 2013 (DCP) as having a future exposure to coastal inundation and/or tidal inundation. The Policy and DCP adopt the following bench marks: 0.4 metres above the Australian Height Datum (AHD) by 2050 and 0.9 metres above AHD by 2100. The Policy and DCP controls rely on inundation mapping prepared by the Sydney Coastal Council's Group and adopted by the former City of Botany Bay Council on 20 October 2015, at the same time of Council adopting the Policy. The inundation mapping reflects information available at the time.
As well as there being existing controls under the DCP applying to this land as a result of its future exposure to coastal inundation and or tidal inundation, under the Policy, amongst other things, Bayside Council is also obliged to consider the effect of climate change when determining development applications and in the preparation of planning instruments policies and flood studies. Additional requirements over and above existing DCP controls may therefore

apply to proposed developments on this land.
Contact Council for more information.

Note: In relation to current coastal tidal inundation Council will provide further information upon application to it for a certificate under Section 10.7(5).

7A Flood related development control information

- (1) **Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.**

Yes – Botany Development Control Plan 2013 applies to the land.

- (2) **Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.**

Yes – Botany Development Control Plan 2013 applies to the land.

Note:

- (1) The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.
(2) Council is not in a position to identify whether the information provided under Clause 7A relates to a current or future hazard as defined in Planning Circular PS 14-003.
-

Note: (1) Further information relating to flooding is provided in the "Advice under Section 10.7 (5)" attached.

- (3) **Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.**

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

The land is not **affected** by any provision in an environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument that provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9 Contributions plans

The name of each contributions plan applying to the land

City of Botany Section 7.11 Development Contributions Plan 2016

City of Botany Bay Section 94A Development Contributions Plan 2016.

Note: For a copy of the plans please access Bayside Council's website at www.bayside.nsw.gov.au

Note: If land is within the former Rockdale City local government area, the *Rockdale Section 94 Contributions Plan (Amendment No 4)* and *Rockdale Section 94 Contributions Plan 1998* will continue to apply to all development applications and applications for complying development certificates made prior to 1 June 2004.

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*), a statement to that effect.

The land **is not** biodiversity certified land.

10 Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

The land **is not** subject to any such agreement.

10A Native vegetation clearing set asides

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

The land **does not** contain a set aside area.

11 Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land **is not** bush fire prone land.

12 Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The land **is not** land to which a property vegetation plan applies.

13 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

The land **is not** subject to such an order.

14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have

effect, a statement to that effect identifying the provision that does not have effect.

The land **is not** subject to any such directions.

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:**
 - (i) the period for which the certificate is current; and**
 - (ii) that a copy may be obtained from the head office of the Department of Planning; and**

The land **is not** subject to any such certificate.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.**

The land **is not subject to** any such statement.

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

A statement of whether there is a valid site compatibility certificate (infrastructure), or site compatibility certificate(schools or TAFE establishments) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid; and**
- (b) that a copy may be obtained from the head office of the Department of Planning.**

The land **is not** subject to any such certificate.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:**

- (a) the period for which the certificate is current; and**
 - (b) that a copy may be obtained from the head office of the Department of Planning.**

The land **is not subject to** any such certificate.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.**

The land **is not** subject to any such statement.

18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot;
- (2) The date of any subdivision order that applies to the land; and
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

The land is **not** so affected.

19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate; and
(Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007)
- (b) the date on which the certificate ceases to be current (if any); and
- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

The land is **not** subject to any such certificate.

20 Loose-fill asbestos insulation

If 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, a statement to that effect.

The land is **not** so listed.

21 Affected building notices and building product rectification orders

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
- (2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with; and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.
- (3) In this clause:
affected building notice has the same meaning as in Part 4 of the [Building Products \(Safety\) Act 2017](#).
building product rectification order has the same meaning as in the [Building Products \(Safety\) Act 2017](#).

Council is **not aware of an issue** of a notice of intention or order pertaining to building product

rectification works (Building Products Safety Act 2017).

Section 59(2) Contaminated Land Management Act 1997

Note: The following matters are prescribed by section 59 (2) of *the Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued;

Not applicable

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued;

Not applicable

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued;

Not applicable

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued; and

Not applicable

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Not applicable

[End of information under section 10.7 (2)]

ADVICE UNDER SECTION 10.7 (5)

Note: The Council is under no obligation to furnish any of the information supplied below. Equally, it may be that not every relevant matter relating to the land is provided below. The Council draws your attention to section 10.7 (6) which states that a council shall not incur any liability in respect of any advice provided in good faith under section 10.7 (5).

Further to your application for information under section 10.7 (5), the Council has resolved to supply answers to the following questions:

A Whether or not the Council has information that would indicate that the land is subject to the risk of flooding or tidal inundation for a 1% annual exceedance probability (AEP) (1 in 100 Year) event

The Council **is aware** of various information that suggests the land may be affected by the 1% AEP flood. The Council is unaware of the accuracy of this information, although further enquiries may be made with the Council's City Services Department in relation to this.

Note: Refer to Question 7A of the preceding certificate under section 10.7 (2) to ascertain whether or not development on the land may be subject to flood related development controls.

B Whether or not the Council has information that would indicate that the land is subject to slip or subsidence

The Council is not aware of any investigations that have been carried out.

C Whether or not the land is in the vicinity of a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan

The land is not in **the vicinity of** a heritage item or heritage conservation area identified in an environmental planning instrument or a proposed heritage item or proposed heritage conservation area identified in a draft local environmental plan.

D Whether or not a planning agreement entered into under Subdivision 2 of Division 7.1 of Part 7 of the Environmental Planning and Assessment Act 1979 currently applies to the land (but only if, where the Council is not a party to the agreement, information about the agreement has been provided to the Council)

No planning agreement currently applies to the land.

E Details of the Annual Noise Exposure Forecast (ANEF) applying to the land

The property is between the 25 and 30 ANEF (2039) contours.

Note: The ANEF level may restrict the development of the land due to the risk of exposure to aircraft noise.

F Information that indicates whether or not any additional hazards exist for which

no policy of council exists to restrict development

The land is "Unhealthy Building Land Affected" under the repealed provisions of the Unhealthy Building Land Act 1990. Please refer to the Office of Environment and Heritage's Policy on former Unhealthy Building Land sites.

G Restrictions of the use of groundwater contained within the Botany Sands Aquifer

The NSW Department of Industry has published a map showing areas where the use of groundwater is restricted to various degrees including total prohibition of use in certain areas. For further information, please visit www.industry.nsw.gov.au/water.

H The following policies may be applicable to the land:

Clause 6.8 of the Botany Bay Local Environmental Plan 2013 - Airspace operations
Clause 6.9 of the Botany Bay Local Environmental Plan 2013 - Development in areas subject to aircraft noise
Part 2 of Botany Bay Development Control Plan 2013 - any development application proposing a new structure within 10 metres either side (horizontally or vertically) of the "line of sight" (as detailed in Figures 2 & 3 of Part 2 of the DCP) requires referral to Sydney Ports Corporation for review and comment, to ensure that the proposed development does not impact on the Vessel Traffic Service system. Refer to Part 2 of the DCP for more information.
Part 3M of the Botany Bay Development Control Plan 2013 applies to land that drains into the Botany wetlands or has the potential to adversely affect the wetlands. Refer to Part 3M of the DCP for more information.
Part 3J of the Botany Bay Development Control Plan 2013 applies to the land. This Part provides a means of assessing the effect of aircraft noise on development proposals by utilising an appropriately endorsed Australian Noise Exposure Forecast (ANEF) chart that takes into account long-term operating procedures and air traffic forecasts at Sydney (Kingsford-Smith) Airport. This Part also provides potential applicants with an understanding of the predicted level of the potential height limits due to prescribed airspace on proposed development sites and the potential for proposed developments to cause mechanical windshear.

[End of advice under Section 10.7 (5)]

ALTERATIONS AND ADDITIONS TO BUILDINGS

Purchasers are reminded that it is necessary to obtain development consent from the Council prior to carrying out any building alterations or additions, including brick reskinning, replacing windows or internal alterations, or for the demolition of any building, unless the proposed work is specifically exempted by *Rockdale Local Environmental Plan 2011* or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. All other building work does require the Council's approval.

Should you require any information or advice for any building work that you propose to undertake please contact the Council's Customer Service Centre on 1300 581 299.



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