



Douglas Partners

Geotechnics / Environment / Groundwater

Report on
Preliminary Site Investigation (Contamination)

Lot 8 DP776611
37 – 39 Hill Road, Wentworth Point

Prepared for
City Freeholds Pty Ltd

Project 84356
August 2014

Integrated Practical Solutions



Document History

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.



	Signature	Date
Author		14 August 2014
Reviewer		14 August 2014

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Report on Preliminary Site Investigation (Contamination)

Lot 8 DP776611

37 – 39 Hill Road, Wentworth Point

1. Introduction

This report presents the results of a Preliminary Site Investigation (Contamination) undertaken for Lot 8 DP 776611, 37 – 39 Hill Road, Wentworth Point. The work was commissioned by City Freeholds Pty Ltd, developers of the site, in consultation with Scott Carver Pty Ltd, architects.

The project involves the demolition of the existing industrial buildings at the site, and the construction of residential unit buildings.

The Preliminary Site Investigation was undertaken to:

- assess the previous land uses and likely subsurface conditions to determine the potential for soil and groundwater contamination in the area of the site in which development is proposed (the 'site');
- provide a preliminary assessment of the suitability of the site for the proposed development; and
- provide recommendations for additional investigation, if required.

The Preliminary Site Investigation has been prepared to address the requirements of *State Environmental Planning Policy No 55 – Remediation of Land*. The overall approach for the Preliminary Site Investigation included a review of available historical information and a brief inspection of the site. Details of the site history are given in this report, as well as comments on the issues outlined above.

2. Site Description

The site is rectangular and 6.229 ha in size. It is bounded by former industrial land that is being redeveloped for residential purposes to the north, commercial and residential buildings to the south, Homebush Bay to the east, and Hill Road to the west. The Woo-La-Ra and Silverwater Marker landfill mounds are located on the western side of Hill Road.

The site is occupied by four large warehouse buildings used primarily by transport/logistics companies for the storage of freight, with two access roads running from Hill Road to the eastern portion of the site. The remainder of the site is covered with concrete and asphalt pavement, with some trees at the eastern and western ends of the site.

The development area is shown on Drawing 1 in Appendix B.

3. Regional Geology and Hydrogeology

The *Sydney 1:100 000 Geological Series Sheet* shows that the site is underlain by man-placed filling and alluvial/estuarine sediment. The sediment is likely to comprise silty to peaty sand, silt and clay. Shell layers are also expected to be present within the soil profile. An extract from the geological map is shown in Figure 1.



Figure 1: Extract from geological map

The *Prospect/Parramatta River 1:25 000 Acid Sulphate Soil Risk Map* shows the site as 'Disturbed Terrain' in which soil investigations are required to assess acid sulphate soil potential.

The groundwater table is likely to be close to the surface and be influenced by tidal movements within Homebush Bay in the eastern area of the site. Groundwater is likely to flow in an easterly direction towards the bay.

4. Scope of Works

The scope of the Preliminary Site Investigation was as follows:

- Review various historical documents including aerial photographs, historical title deeds, Section 149 certificates, the EPA Contaminated Land register, WorkCover Dangerous Goods Licences, and groundwater bore licences to determine the nature of previous activities that may have occurred on the site; and
- Provide a Preliminary Site Investigation report which comments on the historical uses of the site, the potential for soil and groundwater contamination to be present, and provides recommendations for follow up action (if required).

5. Site History

5.1 Aerial Photographs

Aerial photographs from 1951, 1958, 1961, 1965, 1982, 1991, 1998, 2002 and 2014 were used to assess historical land-use patterns on the site. The 1951 photo shows the site is undeveloped and yet to be filled/reclaimed. The 1958 photo shows reclamation works have been undertaken. What is now Hill Road can be seen along the western boundary and another road parallel to Hill Road intersects the site. No structures are evident.

The 1961 photo shows development of industrial-type buildings has begun to the north of the investigation area, however the site remains undeveloped. The 1965 photo shows what appears to be an industrial warehouse building in the south-eastern portion of the site. A new road has been constructed to service the building. The remainder of the site remains undeveloped.

The 1982 photo shows the addition of three warehouse buildings, and appear to be the same buildings that currently exist on the site. The remainder of the site appears to be asphalt pavement and concrete and used for parking and storage, with some vegetation at the front of the site (off Hill Road). Industrial/commercial development surrounds the site in the north and south. The site appears generally as it does today.

The 1991, 1998, 2002 photos show that the site remains virtually unchanged. Development of the landfill mounds on the western side of Hill Road first appears in the 1998 photograph which was the time that numerous landfill cells were consolidated in the Homebush Bay area as part of the development of the Olympic site. The 2014 photograph shows the site as it was at the time of the investigation.

The aerial photographs are attached in Appendix C.

5.2 Historical Land Uses

The historical land title information indicates that the site was originally divided into four parts and progressively purchased by the Maritime Services Board of New South Wales between 1918 to 1960.

The majority of the site was owned by the Commonwealth of Australia and used for the Department of Defence until 1960. The eastern portion of the site was owned by the Maritime Services Board of New South Wales from 1918.

A section of the site was a crown reserved road until 1954. This section was then acquired by the Commonwealth of Australia and sold with the remainder of the site in 1960. A section alongside this road was owned by the Metropolitan Meat Industry Commissioner up until 1950, when it was purchased by the Maritime Services Board of New South Wales.

The Maritime Services Board of New South Wales wholly owned the site from 1960 to 1989, when the majority of development on the land took place. Payce Properties Pty Ltd owned the site from 1989 to 1996. Homebush Bay Properties Pty Ltd purchased the site in 1996 and remains the current owner.

The historical title deed information is included in Appendix D.

5.3 Section 149 Certificate

A Section 149 (2) Planning Certificate issued under the *Environmental Planning & Assessment Act 1979* was obtained from Auburn City Council. The certificate states that the development site is not declared as being significantly contaminated land under the *Contaminated Land Management Act 1997*, and is not the subject of a management order, voluntary management proposal, ongoing maintenance order or a site audit in relation to contamination.

The planning certificate is included in Appendix E.

5.4 Contaminated Lands Register

The site is not the subject of a notice under the *Contaminated Lands Management Act 1997* as at 24 July 2014 (refer to search results for Auburn City Council included in Appendix F). However, it is noted that the Woo-La-Ra and Silverwater Marker landfill mounds to the west of the site do fall under a management notice. Lots 2, 3 and 4 in DP 776611 which are/were located to the south of the site were also part of a former notice associated with a timber treatment plant at the southern end of Homebush Bay.

5.5 WorkCover Dangerous Goods Licences

A search of the WorkCover Dangerous Goods Licence register confirmed that licences are held on the site for the storage of explosive cartridges (3,000,000 units), amines (2500 L solid and 10,000L liquid), adhesives (10,000 L) and aerosols (5000 L). No licences relating to underground storage tanks have been held by WorkCover. The search details are provided in Appendix G.

There are no licenced groundwater bores/wells on the site. The nearest wells with relevant licence information are located to the north of the site and are listed as monitoring wells. Previous experience in Wentworth Point suggests that groundwater is likely to be in the order of 1 m below the ground surface levels. The locations of the licenced wells are shown in Figure 2.

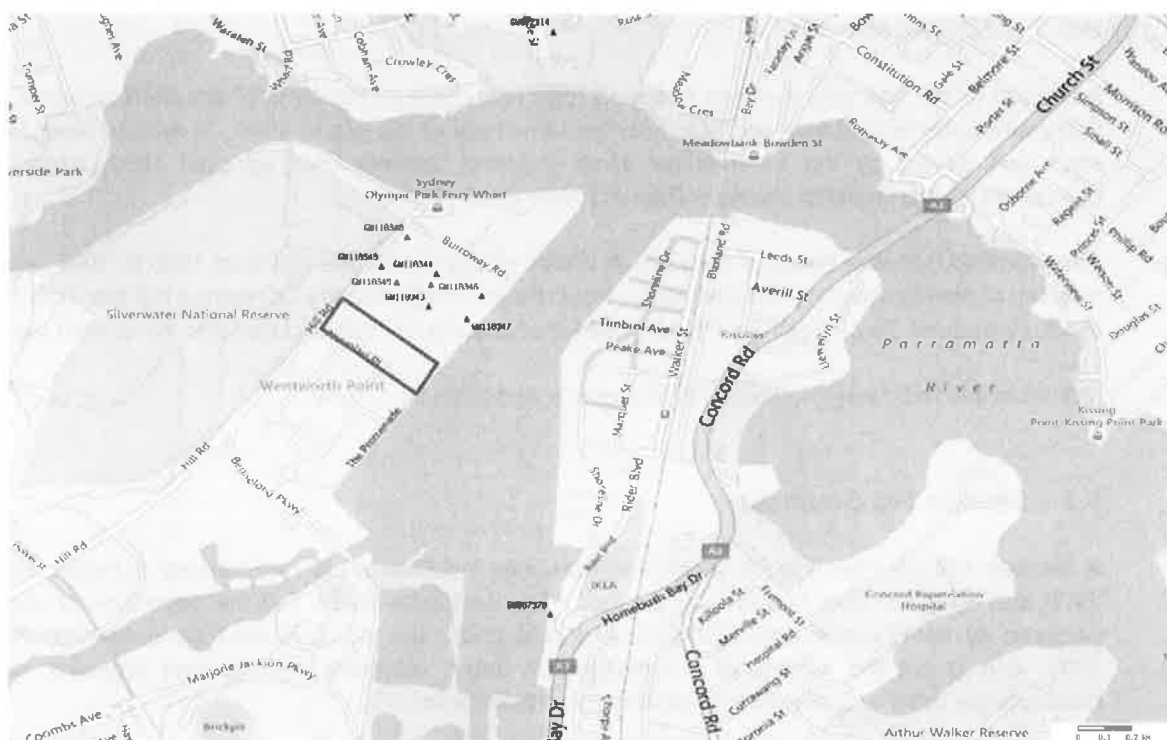


Figure 2: Locations of licenced groundwater wells

6. Conclusions and Recommendations

The site history information indicates that the site was generally vacant until the 1960s when development was undertaken for industrial/commercial purposes. The investigation area has since been used for similar purposes. Contaminating activities are known to have been undertaken to the south of the site (timber treatment), to the west of the site (landfill consolidation) and on the eastern side of Homebush Bay (paint and chemical manufacturing). Other contaminating activities may also have occurred on the Wentworth Point peninsular.

Potentially contaminating activities that may have occurred on the site include:

- The placement of filling on the site;
- Contaminants associated with industrial use (e.g. hydrocarbon use, chemical storage etc.)
- Contaminants associated with industrial buildings (e.g. lead, asbestos, PCBs);

- Contaminants associated with maintenance of the buildings on the site (e.g. pesticides);
- Contaminated groundwater flow from the landfills on the western side of Hill Road; and
- Naturally occurring elements in the soils and rock underlying the site (e.g. heavy metals).

Groundwater is likely to be at a relatively shallow depth and any building elements that are required to be below ground level will need to be isolated from the groundwater. We understand, however, that it is currently intended that any future detailed development proposal will not include excavated car parking facilities. The use of groundwater is also unlikely to form part of the development proposal. The quality of the groundwater should therefore not impact upon the long-term use of the site.

On the basis of the results of this Preliminary Site Investigation, the previous industrial activities that have occurred on the site do have the potential to have caused residual contamination of the soils and groundwater on the site. Further detailed investigation is therefore warranted on this site during the preparation of detailed development proposals for each subsequent stage of the development. This detailed investigation will enable the presence of contaminants in the soil and groundwater to be confirmed and, if present, appropriate remediation options to be formulated. It is noted however that the surrounding sites have been developed for residential purposes and there is nothing to suggest that Lot 8 cannot be developed in a similar manner.

7. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for Lot 8 DP 776611, 37 – 39 Hill Road, Wentworth Point in accordance with DP's proposal dated 10 June 2014. The report is provided for the use of City Freeholds Pty Ltd for this project only and for the purpose(s) described in the report. It should not be used for other projects or by a third party.

The results provided in the report are indicative of the sub-surface conditions only at the specific sampling or testing locations, and then only to the depths investigated and at the time the work was carried out. Subsurface conditions can change abruptly due to variable geological processes and also as a result of anthropogenic influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during a geotechnical investigation and available site history information. The accuracy of the advice provided by DP in this report may be limited by undetected variations in ground conditions between sampling locations or by deficiencies in historical documents. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

This report must be read in conjunction with all of the attached notes and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion given in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A

About this Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.


Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

Appendix B

Drawing



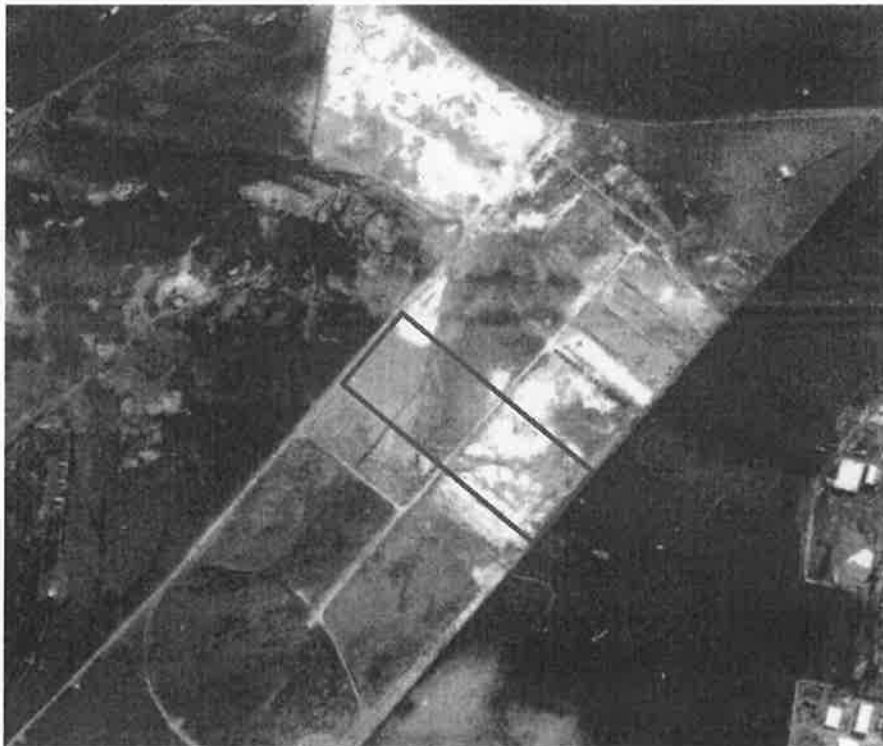
 Douglas Partners Geotechnics Environment Groundwater	CLIENT:	City Freeholds Pty Ltd	Site Location & Surrounding Features		PROJECT No:	84356
	OFFICE:	Sydney	Lot 8 DP 776611		DRAWING No:	1
	DATE:	31 Jul 2014	37 – 39 Hill Road, WENTWORTH POINT		REVISION:	0

Appendix C

Historical Aerial Photographs



Aerial photograph from 1951



Aerial photograph from 1958



Historical Aerial Photographs

Lot 8 DP 776611

37-39 Hill Rd, WENTWORTH POINT

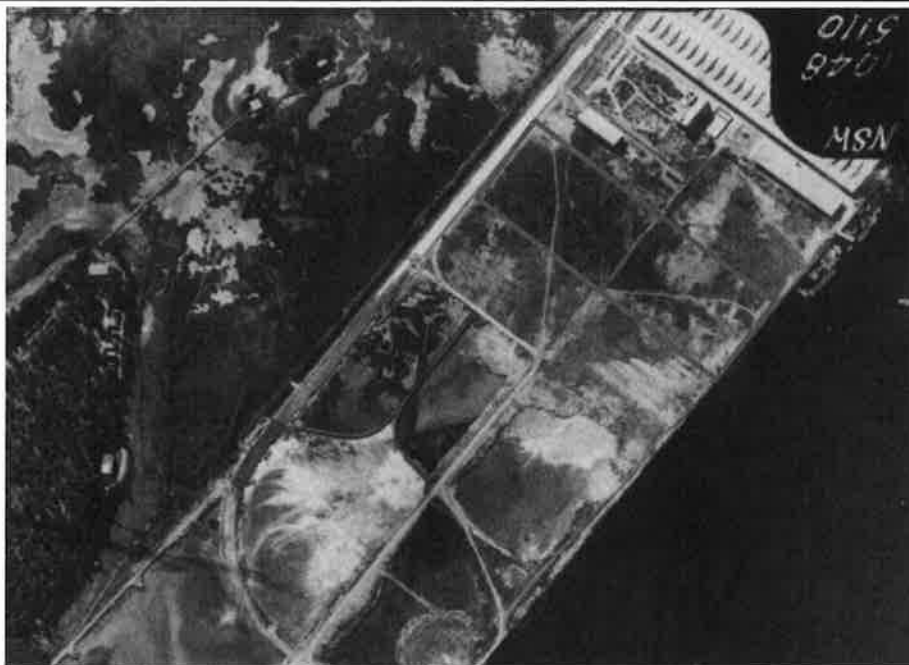
CLIENT: City Freeholds Pty Ltd

PROJECT: 84356

PLATE No: 1

REV: 0


DATE: 24-Jul-14



Aerial photograph from 1961



Aerial photograph from 1965

	Historical Aerial Photographs	PROJECT: 84356
	Lot 8 DP 776611	PLATE No: 2
	37-39 Hill Rd, WENTWORTH POINT	REV: 0
	CLIENT: City Freeholds Pty Ltd	DATE: 24-Jul-14



Aerial photograph from 1982



Aerial photograph from 1991



Historical Aerial Photographs

Lot 8 DP 776611

37-39 Hill Rd, WENTWORTH POINT

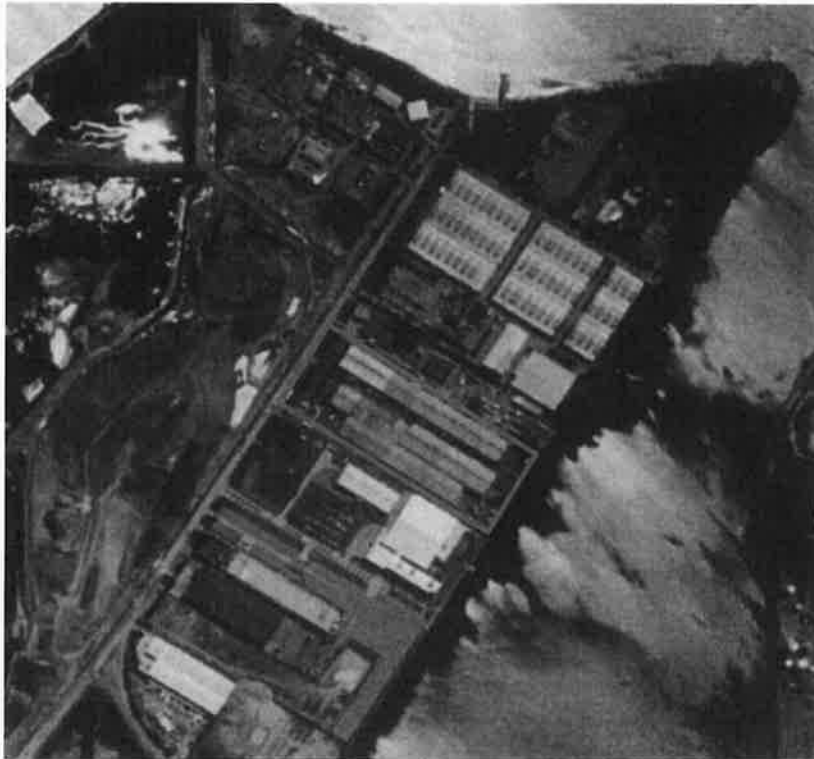
CLIENT: City Freeholds Pty Ltd

PROJECT: 84356

PLATE No: 3

REV: 0

DATE: 24-Jul-14



Aerial photograph from 1998



Aerial photograph from 2002



Aerial photograph from 2014

Appendix D

Historical Title Deed Information

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 37 to 39 Hill Road, Wentworth Point

Description: - Lot 8 D.P. 776611

As regards the part numbered (1) on the attached copy of D.P. 776611

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
3.08.1918 (1918 to 1989)	Sydney Harbour Trust Commissioners Now Maritime Services Board of New South Wales	Government Gazette Now 8/776611

As regards the part numbered (2) on the attached copy of D.P. 776611

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.09.1914 (1914 to 1950)	Metropolitan Meat Industry Commissioner	Government Gazette Now Vol 5056 Fol 218
05.10.1950 (1950 to 1989)	Maritime Services Board of New South Wales	Vol 5056 Fol 218 Now 8/776611

As regards the part numbered (3) on the attached copy of D.P. 776611

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
	This part was formerly a Crown Reserved Road	
23.09.1954 (1954 to 1960)	Commonwealth of Australia (Acquired for Defence purposes)	Government Gazette Now Vol 7760 Fol 178
25.10.1960 (1960 to 1989)	Maritime Services Board of New South Wales	Vol 7760 Fol 178 Now 8/776611

As regards the part numbered (4) on the attached copy of D.P. 776611

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.03.1901 (1901 to 1960)	Commonwealth of Australia (Land used exclusively with Department of Defence)	Government Gazette Now Vol 7118 Fol 182
25.10.1960 (1960 to 1989)	Maritime Services Board of New South Wales	Vol 7118 Fol 182 Now 8/776611

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

Search continued as regards the whole of the subject land

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
15.03.1989 (1989 to 1996)	Paradox Pty Limited Now Payce Properties Pty Ltd	8/776611
29.11.1996 (1996 to date)	# Homebush Bay Properties Pty Limited	8/776611

Denotes current registered proprietor

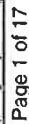
Leases: -

- During the course of our investigation numerous leases and sub leases were found. A lot of these leases and sub leases have since expired or have been surrendered. We have not investigated these leases and subleases
- Please refer to Folio Identifier 8/776611 for current leases and sub leases
- 16.03.1982 to Sydney County Council, of Sub Station premises No. 3281, together with a Right of Way and an Easement for Electricity purposes – expires 29.11.1989
- 06.09.1993 to Sydney County Council, of Sub Station premises No. 3281, together with a Right of Way and an Easement for Electricity purposes – expires 30.12.2024

Easements: -

- 19.02.1997 Right of Way (2829866)
- 01.04.2014 Easement for Electricity Purposes (AI 407688 & D.P. 1094522)

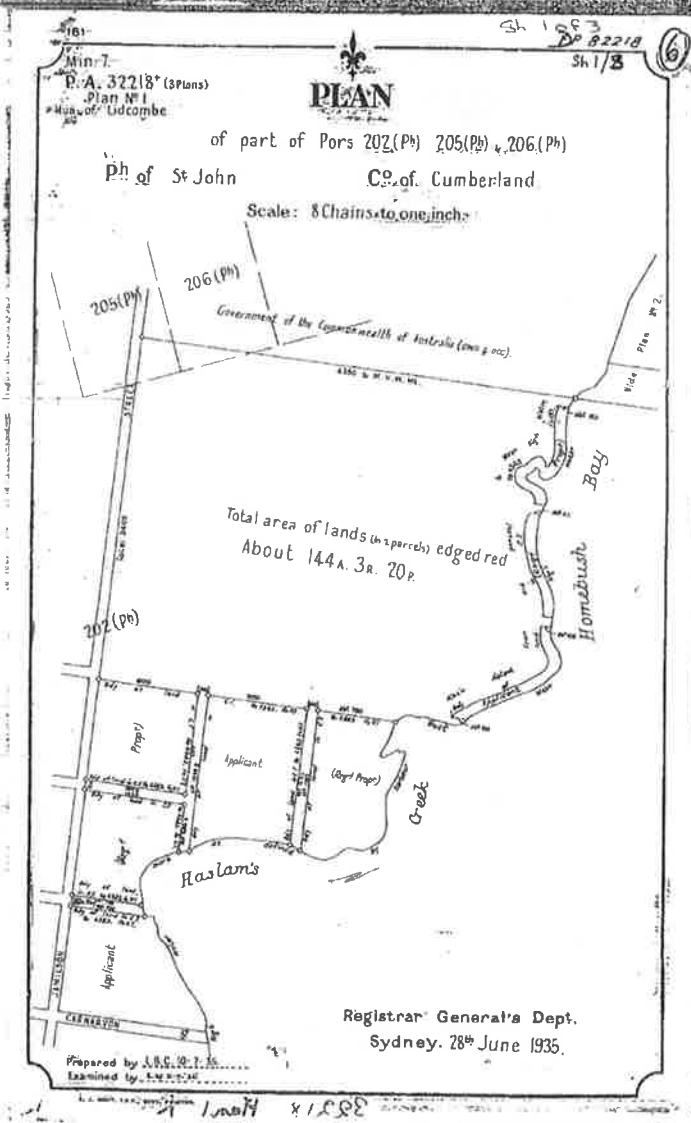
Yours Sincerely
Mark Groll
16 June 2014
(Ph: 0412 199 304)



CONVERSION TABLE ADDED IN
REGISTER GENERAL'S DEPARTMENT

DP 42218 SH 2/3	FEET INCHES	METRES
	250	76.200
	LINKS	METRES
	62.2	12.513
	63	12.674
	64	12.835
	65	12.996
	66	13.157
	67	13.318
	68	13.479
	69	13.640
	70	13.801
	71	13.962
	72	14.123
	73	14.284
	74	14.445
	75	14.606
	76	14.767
	77	14.928
	78	15.089
	79	15.250
	80	15.411
	81	15.572
	82	15.733
	83	15.894
	84	16.055
	85	16.216
	86	16.377
	87	16.538
	88	16.699
	89	16.860
	90	17.021
	91	17.182
	92	17.343
	93	17.504
	94	17.665
	95	17.826
	96	17.987
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	98	18.309
	99	18.470
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	126	22.817
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	128	23.139
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	133	23.944
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	135	24.266
	136	24.427
	137	24.588
	138	24.749
	139	24.910
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	143	25.554
	144	25.715
	145	25.876
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	147	26.198
	148	26.359
	149	26.520
	150	26.681
	151	26.842
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	153	27.164
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	156	27.647
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	162	28.613
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	164	28.935
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	183	31.994
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	188	32.799
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	207	35.858
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	210	36.341
	211	36.502
	212	36.663
	213	36.824
	214	36.985
	215	37.146
	216	37.307
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	226	38.917
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	232	39.883
	233	40.044
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	237	40.688
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	239	41.010
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	244	41.815
	245	41.976
	246	42.137
	247	42.298
	248	42.459
	249	42.620
	250	42.781
	251	42.942
	252	43.103
	253	43.264
	254	43.425
	255	43.586
	256	43.747
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	262	44.713
	263	44.874
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	266	45.357
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	269	45.840
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	275	46.806
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	279	47.450
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	281	47.772
	282	47.933
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	285	48.416
	286	48.577
	287	48.738
	288	48.899
	289	49.060
	290	49.221
	291	49.382
	292	49.543
	293	49.704
	294	49.865
	295	50.026
	296	50.187
	297	50.348
	298	50.509
	299	50.670
	300	50.831
	301	50.992
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	303	51.314
	304	51.475
	305	51.636
	306	51.797
	307	51.958
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	313	52.924
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	319	53.890
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	321	54.212
	322	54.373
	323	54.534
	324	54.695
	325	54.856
	326	55.017
	327	55.178
	328	55.339
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	330	55.661
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	337	56.788
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	362	60.813
	363	60.974
	364	61.135
	365	61.296
	366	61.457
	367	61.618
	368	61.779
	369	61.940
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	372	62.423
	373	62.584
	374	62.745
	375	62.906
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	381	63.872
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	384	64.355
	385	64.516
	386	64.677
	387	64.838
	388	64.999
	389	65.160
	390	65.321
	391	65.482
	392	65.643
	393	65.804
	394	65.965
	395	66.126
	396	66.287
	397	66.448
	398	66.609
	399	66.770
	400	66.931
	401	67.092
	402	67.253
	403	67.414
	404	67.575
	405	67.736
	406	67.897
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	408	68.219
	409	68.380
	410	68.541
	411	68.702
	412	68.863
	413	69.024
	414	69.185
	415	69.346
	416	69.507
	417	69.668
	418	69.829
	419	69.990
	420	70.151
	421	70.312
	422	70.473
	423	70.634
	424	70.795
	425	70.956
	426	71.117
	427	71.278
	428	71.439
	429	71.600
	430	71.761
	431	71.922
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	433	72.244
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	435	72.566
	436	72.727
	437	72.888
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	439	73.210
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	442	73.693
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	450	74.981
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	454	75.625
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155	31.190
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315	63.408
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330	66.429
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345	69.449
350	70.456
355	71.463
360	72.469
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375	75.490
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395	79.517
400	80.524
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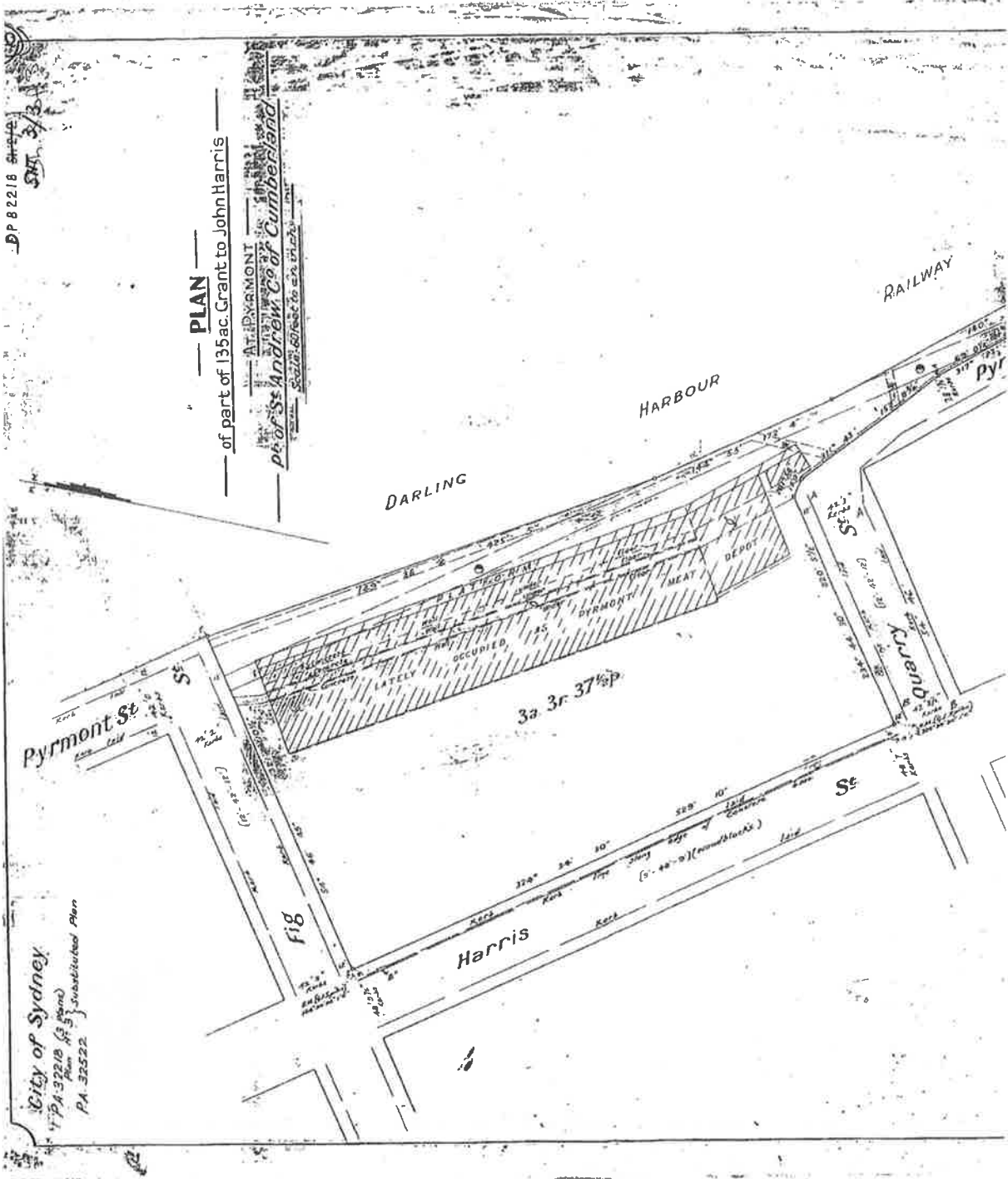


I, Bruce Richard Davies, Under Secretary for Lands and
Registrar General for New South Wales, certify that this
negative is a photograph made as a permanent record of a
document in my custody this day.

2nd April, 1962

AMENDMENTS AND/OR ADDITIONS NOTED ON
PLAN IN REGISTRAR GENERAL'S OFFICE





AMENDMENTS AND/OR ADDITIONS NOTED ON
PLAN IN REGISTRAR GENERAL'S OFFICE

I, Bruce Richard Davies, under Secretary for Lands and
Registrar General for New South Wales, certify that this
negative is a photograph made as a permanent record of a
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2nd April, 1982

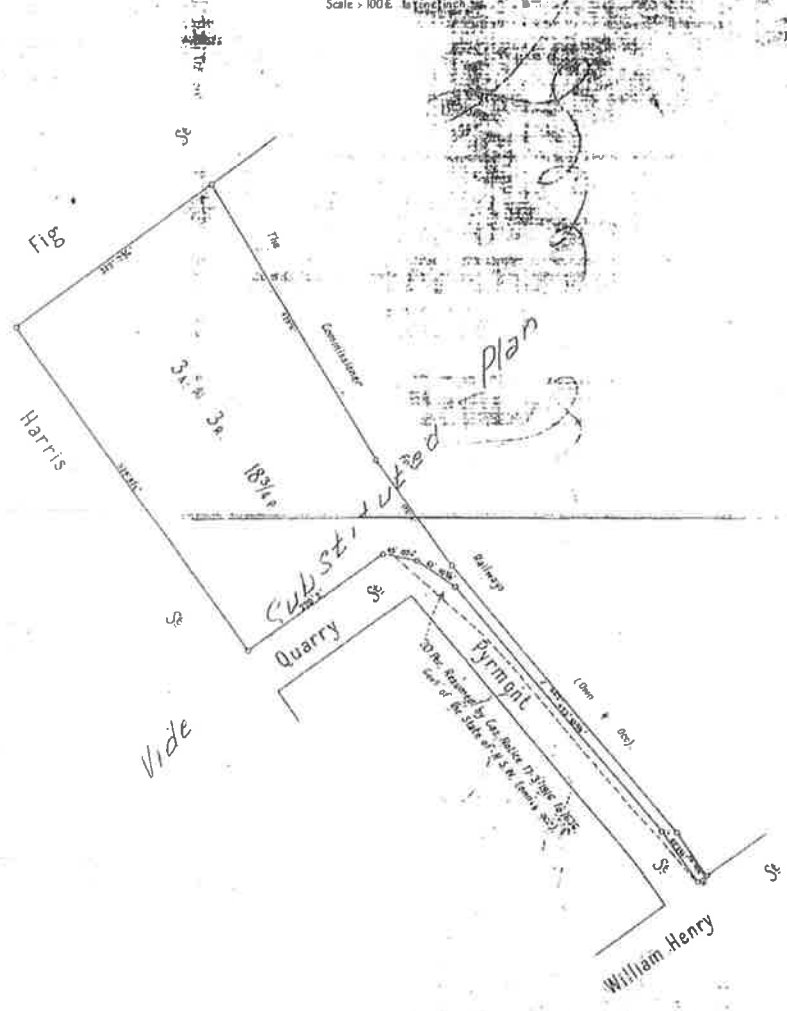


Min 7
P.A. 32218+ (3 Plans)
Plan No 3
City of Sydney.

PLAN

of part of 135ac grant to John Harris
Ph of St Andrew Co of Cumberland

Scale > 100 E



Prepared by L.B. 2136
Examined by L.B. 2136

Registrar General's Dept
Sydney 28th June 1935

I, Bruce Richard Davies, Under Secretary for Lands and
Registrar General for New South Wales, certify that this
negative is a photograph made as a permanent record of a
document in my custody this day.
2nd April, 1932

AMENDMENTS AND/OR ADDITIONS NOTED ON
PLAN IN REGISTRAR GENERAL'S OFFICE



CONVENTIONAL TAPE ADDED IN REGISTRAR GENERAL'S DEPARTMENT	DP 82218 SW 1/3	FEET INCHES	METRES
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192	0.960	0.960	0.960
193	0.965	0.965	0.965
194	0.970	0.970	0.970
195	0.975	0.975	0.975
196	0.980	0.980	0.980
197	0.985	0.985	0.985
198	0.990	0.990	0.990
199	0.995	0.995	0.995
200	1.000	1.000	1.000

PLAN FORM 2 (APPROVED FORM 3)
SIGNATURES AND SEALS ONLY

Plan Drawing only to appear in the space

* OFFICE USE ONLY *

DP1094522

Registered LA No 3-2044

Top System TOPSAMS

Purpose EASEMENT

Ref: Map UO052-65°

Land Owner: D P 778611

PLAN OF
PROPOSED EASEMENT FOR
ELECTRICITY PURPOSES WITHIN
LOTS 8, 9 & 10 IN DP778611

LA No ALBURN
Locality: HOBBSBAY BAY
Parish: ST JOHN
County: CAMBERLAND

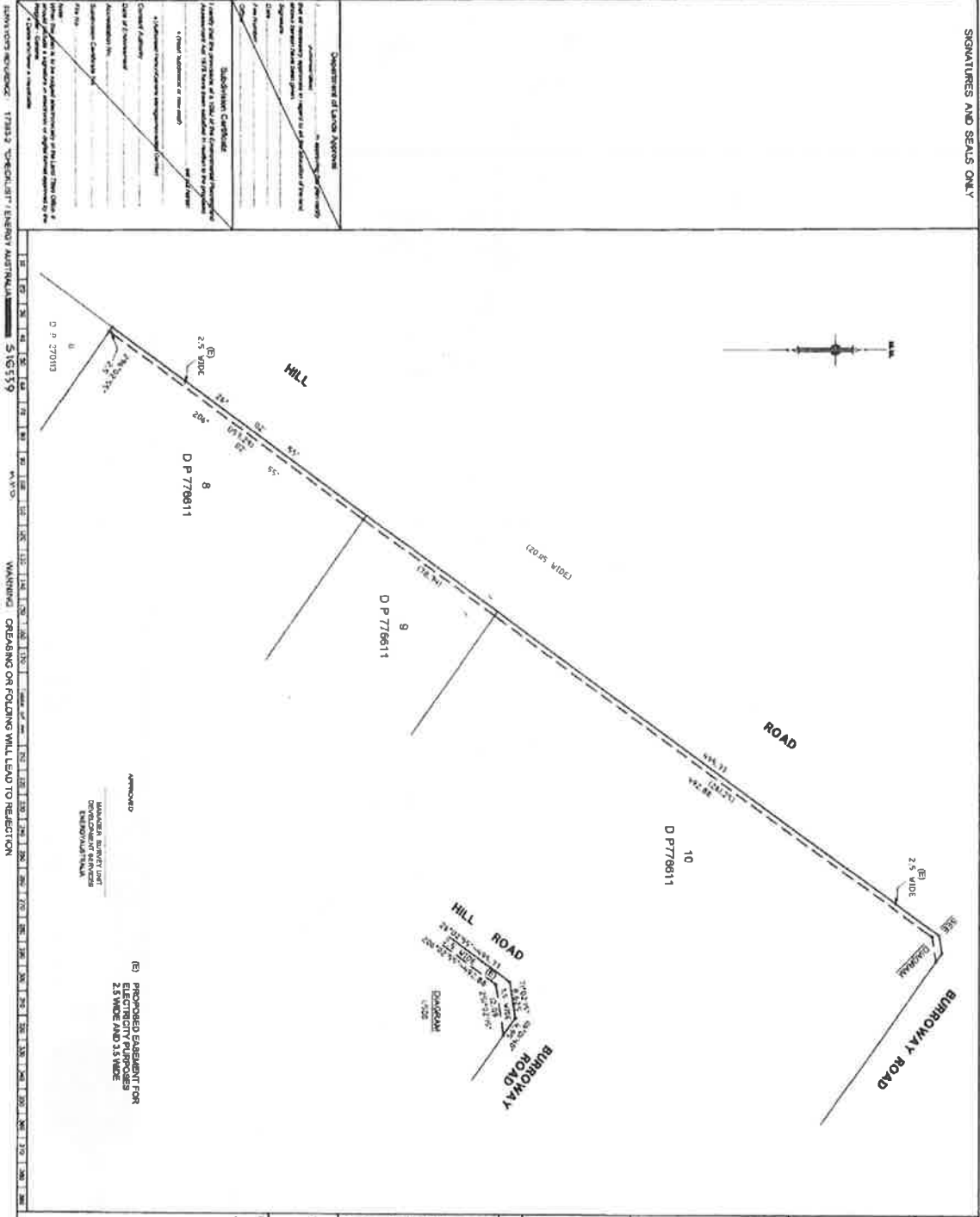
MECHANICAL JOHN MCDONALD
QUINN MCDONALD & CO
PO BOX 50, LANTWOOD 2122

Proposed by: M. J. MCDONALD Date: 28/3/04
Approved by: M. J. MCDONALD Date: 28/3/04

Plans used in preparation of survey/ compilation
DP 27103
DP 778611

NOTE: FOR LIFT ONLY, the easement of electricity is
intended to be used for the purpose of providing
power to the public utility, or other public utility,
and for the purpose of providing power to the land of
the public utility, or other public utility.

APPROVED
MURRAY LINT
DIRECTOR GENERAL
DEPARTMENT OF LANDS
AND SURVEY



STANDARD DRAWING: 778611 CHECKLIST: ENERGY AUSTRALIA 316159

WARNING: CROSSING OR FOLDING WILL LEAD TO REJECTION

NEW SOUTH WALES

Applications Nos. 32218, 40660
and 41025 (part,
Prior Title Volume 8416 Folio 145

STATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. 10768 Fol. 64

ID Edition issued 1-4-1968.

CANCELLED [W]

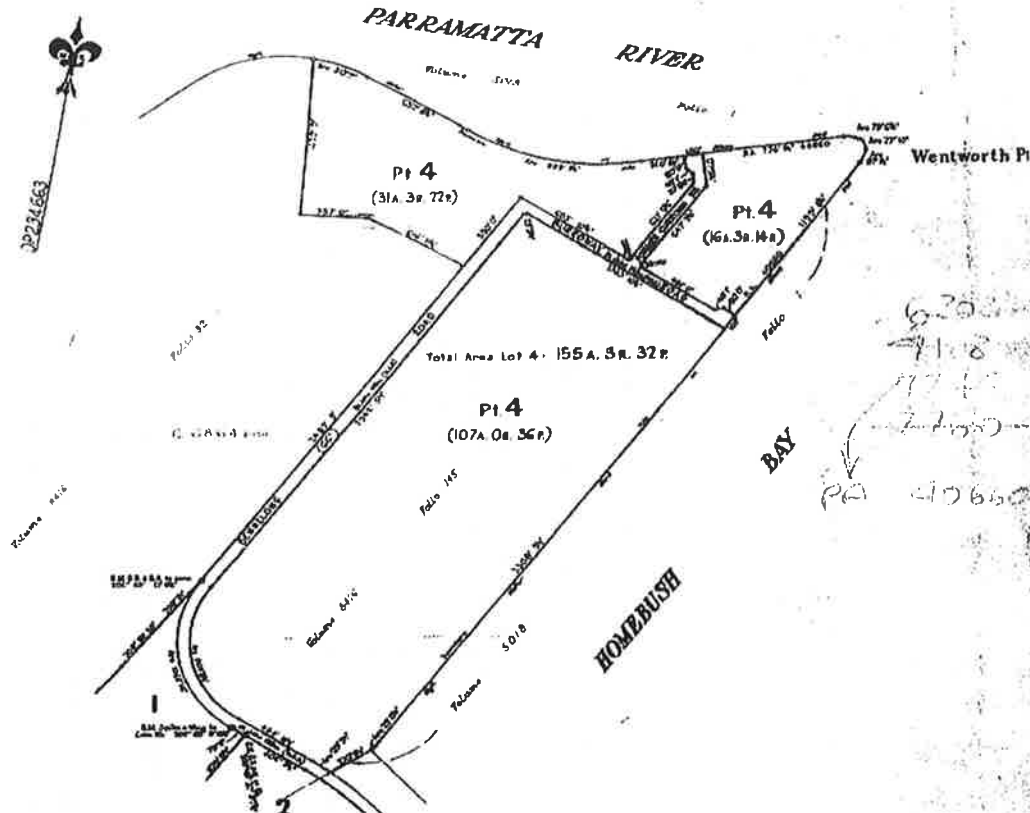
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Walter*

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 234663 at Homebush Bay in the Municipality of Auburn Parish of St. John and County of Cumberland being part of reclaimed land and part of land for which no Crown Grant has issued and part of Portion 379 granted by Crown Grant Volume 7118 Folio 182 EXCEPTING THEREABOUT the mines and deposits specified in Section 141 of the Public Works Act 1912 as regards part.

FIRST SCHEDULE (continued overleaf)

THE MARITIME SERVICES BOARD OF NEW SOUTH WALES.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Lease No. J177167 of part to Broadcasting Station 2 G.B. Pty. Limited (together with rights) Entered 15-5-1963.
3. Lease No. J514908 of part to Ralph S. Limited Entered 9-12-1963. Expired 7-4-1971.
4. Lease No. K91052 of part to Geo. J. Development Pty. Limited Entered 22-10-1965. Expired 10-11-1978.
5. Lease No. K114024 of part to Lumber Services Pty. Limited Entered 5-11-1965.
6. Right of Carriageway created by Transfer No. K554665 appurtenant to the land above described affecting the site of proposed Right of Way variable width in plan lodged with C512626 as is comprised in Lot 1 in Deposited Plan 227446.
7. Lease No. K822987 of part to A. J. Limited Entered 29-2-1968. Expired 14-7-1971.

J. Watson
Registrar General

20383:1115(125)

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 TITLES OFFICE.

FIRST SCHEDULE (continued)[illegible]

SECOND SCHEDULE (continued)

INSTRUMENT NUMBER		DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Transfer	4068355	17.11.1967	Agreement to Drain Water to the Land within district affecting the pieces of land shown as 'Site of Proposed Drainage' to Drain, plates 105 White, and, designated 'A', 'B' and 'C' within lot 1, m. D.O. 234663 (Compulsory Acquisition of Title No. 10765 F.O. 61)	21.5.1968	<i>[Signature]</i>	
Leave	L314261	13.11.1967	of part, being Lot 14 in District Plan 234663, to Wapiti (Trust) Pte. Limited.	17.7.1969	<i>[Signature]</i>	
Leave	L396248	31.10.1968	of part, being Lot 14 to Deposited Plan 234663, to London, District Pte. Limited.	27.1969	<i>[Signature]</i>	
Leave	L570447	16.11.1969	of part to Ralph R. Agnew's Limited, Explanatory 202	11-3-1970	<i>[Signature]</i>	
Leave	L570445	5.6.1969	of part being Lot 5 in Deposited Plan 237173 & 234663 (Part) Pty. Limited.	11-3-1970	<i>[Signature]</i>	
Leave	L853813	18.12.1969	of Lot 15 of Deposited Plan No. 234663 to Papakura Pte. Limited.	26.6.1970	<i>[Signature]</i>	
Leave	L950353	13.11.1969	of part being Lot 1 in Deposited Plan 234663, to A. Hudson Limited.	26.9.1970	<i>[Signature]</i>	
Leave	L884017	20.2.1969	of part being Lot 2 in Deposited Plan 237173 to Descent Holding Pty. Limited (Explanatory 31/7/1967)	29.10.1970	<i>[Signature]</i>	

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

(Page 3 of 4 pages)

INSTRUMENT		PARTICULARS		ENTERED	Signature of Registrar General	CANCELLATION	
NATURE	NUMBER	DATE					
Lease	M24071	9-7-1970	of part being Lot 14 in Deposited Plan No 238428 to Vesthead Holdings Pty. Limited (repealed) 15-12-1970	15-12-1970	<i>James</i>		
Lease	M207537	10-9-1970	of part being Lot 17 in Deposited Plan No 238428 to Rose Shelton Holdings Pty. Limited	7-4-1971	<i>James</i>		
Lease	M205405	27-3-1969	of part being Lot 13 in D.P. 534740 (repealed) as an easement to Southern Concrete Masonry Limited	27-4-1971	<i>James</i>		
Lease	M205407	26-2-1970	of part being Lot 6 in D.P. 537173 to Westheimer (Aust.) Pty. Limited	2-5-1971	<i>James</i>		
Lease	M245787	26-2-1970	of part being Lot 12 in D.P. 534740 to Compagnie Industrielle de Jouvence and Seale Granite & Limestone	1-6-1971	<i>James</i>		
LEASE M258176	M258176	15-1-1972	of part being Lot 7 in D.P. 235173 & Lot 14 in D.P. 538-18 to Vesthead Holdings Pty. Limited (repealed) 31/12/1970	16-5-1972	<i>James</i>		
Lease	M24071	12-8-1971	of part being Lot 7 in Deposited Plan No 238428 to Rose Shelton Holdings Pty. Limited	15-7-1972	<i>James</i>		
Lease	M288578	24-2-1972	to the Messrs Junior Proprietary Limited of Deposited Plan No 238428	15-2-1972	<i>James</i>		
Lease	M259680	25-5-1972	of part being Lot 16 in Deposited Plan No 238428 to H. Baugher & Sons Limited	8-1-1973	<i>James</i>		
Transfer	P 77345	19-6-1970	of an Easement to Drain Water (as more fully stated in the said instrument) affecting that part of the land within described shown as "Excluded Easement to Drain Water 20' Wide" in D.P. 534740	31-1-1975	<i>James</i>		
Easement	Q 745186 L340344 P 77345		by Martin Corporation Group Limited to the Messrs Junior Proprietary Limited of Deposited Plan No 238428	27-6-1978	<i>James</i>		
Easement	Q 621216		by The Maritime Services Board of New South Wales to the Messrs Junior Proprietary Limited of Deposited Plan No 238428	27-6-1978	<i>James</i>		
Lease	Q 631877		to A.F. Little Homebush (Properties) Pty. Limited of part being Lot 10 in D.P. 534740. Expires 22-2-2019	13-11-1978	<i>James</i>		
Lease	Q 631877		Affected by Q 631877 Mortgage to The Mutual Life and Citizens Assurance Company Limited	13-11-1978	<i>James</i>		
Lease	L884017		Affected by Q 711222 Sub. Lease to The Sydney County Council of part being Substation premises No 3724 shown in plan with Q 711222 together with right of way and easement for electrically operated and under part of the land shown described	13-11-1978	<i>James</i>		

NOTE: INSTRUMENTS FILED THROUGH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

אברהם עמלון (במחזורית)

[illegible]

SECOND SCHEDULE (continued)

INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	REGISTERED	CANCELLATION
L570447	Lease V493056 Sub Lease to Ralph Symonds Pty Limited of premises being warehouse and office Unit 9 of the building erected on the land within described and shown in plan with V493056 Expires 14-2-1985				
	Option of renewal 6 years. Registered 28-2-1985.				
L570447	Lease V493057 Sub-Lease to Kivtran (Wagga) Pty Limited of premises being warehouse and office Unit 10 of the building erected on the land within described and shown in plan with V493057 Expires 22-12-1986				
	Option of renewal 3 years. Registered 28-2-1985.				
L570447	Lease V493058 Sub-Lease to Tyremaster (Wholesale) Pty Limited of premises being warehouse and office Unit 13 of the building erected on the land within described and shown in plan with V493058 Expires 29-2-1988 Option of renewal 4 years. Registered 28-2-1985.				
L570447	Lease V493059 Sub-Lease to H. Oldfield & Son Pty Limited of premises being warehouse and office Unit 12 of the building erected on the land within described and shown in plan with V493059 Expires 28-2-1988				
	Option of renewal 6 years. Registered 28-2-1985.				
L570447	Lease V501868 Sub-Lease to Treco Storage Systems Pty. Limited of premises being "Warehouse and Office Unit 3" being 2475m ² as shown in the plan annexed to V501868 (together with and reserving rights), expires 30-9-1990, option of renewal 6 years. Registered 28-5-1985				
K114024	Lease V612415 Sub-Lease to Rona Industries & Services Pty. Limited of premises being two bays of building A located in northern half of Lot 2 in DP226755 such bays being ten bays removed from the Homebush Bay end of the building (together with rights). Expires 31-1-1989. Renewal 5 years. Registered 12-6-1985				
K114024	Lease V612416 Sub-Lease to Rona Industries & Services Pty. Limited of premises being three bays of building A located in the northern half of Lot2 in DP226755 such bays being twelve bays removed from the Homebush Bay end of the building and on the east of the premises demised by Lease S408382 (together with rights). Expires 31-1-1989. Renewal 5 years. Registered 12-6-1985.				
K114024	Lease V612417 Sub-Lease to Rapid Transport Pty. Limited of premises known as Area No.5 comprising six bays from the Homebush Bay end of the eastern corridor of building A which building is located in the northern half of Lot 2 in DP226755 (together with rights). Expires 14-7-1985. Renewal 5 years. Registered 12-6-1985.				
M207537	Lease. V831592 Transfer of Lease to The ANI Corporation Limited. Registered 22-7-1985.				
N959680	Lease V524419 Transfer of Lease to Trans-Tasman Timbers Pty. Limited. Registered 21-8-1985				
L570447	Lease V524420 Mortgage to Commonwealth Bank of Australia. Registered 21-8-1985				
L570447	Lease V671527 Sub-Lease to Amalgamated Chemicals Limited of premises being warehouse and office Unit 14 of the building erected on the land within described as shown on plan with V671527, expires 30-11-1987, option of renewal 3 years. Registered 21-8-1985				
K114024	Lease. V283425 Lease to A.C. Ingham Pty. Limited of Bays 1-8, Building "C". Expires 31-8-1990. Option of renewal 5 years. Registered 4-7-1986.				
K114024	Lease. V287286 Lease to Interport Terminals Pty. Limited of Bays 1-14, Building "B". Expires 31-8-1990. Option of renewal 6 years. Registered 4-7-1986.				

RG 2/74

NOTE: ENTRIES RULED 1.

CH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL

CANCELLED

W647705
(1-5-1987)

SECOND SCHEDULE (continued)

INSTRUMENT		Bay Nos.	Building	LESSEES	DATE OF EXPIRE	ENTERED	Signature of Registrar General	CANCELLATION
INSTRUMENT	NUMBER							
Lease	R414348	--	W401313	Transfer of Lease to J. McPhee & Son (Australia) Pty. Limited	---	4-7-1986		
Lease	L570447	--	W277220	Application. Transfer of Lease to Perpetual Trustee Company	---	18-9-1986		
Lease	L570447	Warehouse & Office Unit 8	W488838	Lease to H. Oldfield & Son Pty. Limited as shown in plan with W488838. Option of renewal 6 years	31-7-1991	18-9-1986		
Lease	L570447	Warehouse & Office Unit 7	W488839	Lease to Westralian Forest Industries Ltd., with and reserving rights as shown in plan with W488839. Option of renewal 5 years	3-11-1987	18-9-1986		
Lease	K114024	Areas 5 & 6	A	W455124 Lease to R.M. Smith & Son Pty. Limited, with rights. Option of renewal 10 years	14-7-1995	22-9-1986		
Lease	N890693	14 to 18 incl. Area 3	Transfer of Lease to Surulo Pty. Limited		31-1-1989	22-9-1986		
Lease	N890693	W499893	Mortgage to Tooth & Co. Limited.					
Lease	K114024	W499894	W640456 Lease to Tuncene Pty. Ltd. Option of renewal 3 years					
Lease	R736707	--	W647510	Lease to The Sydney County Council of Substation premises No. 5696 with air ducts as shown in DP117169 together with right of way and easement for electricity purposes over another part of the land above described	29-9-1999	26-2-1987		
Lease	Q631877	--	W704347	Transfer of Lease to Bampaget Pty. Limited.	--	29-4-1987		
Caveat	W724531	--	Factory Unit B	by Stadback Pty. Limited				
Lease	L570447	W499893	Lease to Tresco Storage Systems Pty Limited of premises being Warehouse and Office Unit 6 of the building erected on the land within described and shown in plan annexed to W874833 together with and reserving rights Expires 30-9-1990					
Lease	L570447	W499893	Sub-lease to The Sydney County Council of sub-station premises No. 1897 as shown in plan with L585421 together with a right of way and an easement for electricity purposes over another part of the land within described. Expires 24-4-2018 Registered 23-7-1987.					
Lease	L570447	W499893	Sub-lease to The Packcentre Pty. Limited of premises being warehouse and office unit 10 of the building erected on the land within described as shown in plan with W4929402 together with and reserving rights. Expires 31-5-1990 with an option of renewal for 3 years Registered 23-7-1987					
Lease	W998040	Part Lot 3	hatched black in plan with W998040 to Silverwater Industrial Maintenance Service Pty. Limited		1-8-1989	23-9-1987		
Lease	S750022	--	W998040	Lease to Silverwater Industrial Maintenance Service Pty. Limited of part shown hatched black in Plan annexed to W998040	1-8-1989	23-9-1987		
Lease	S750022	--	W998039	Transfer of Lease to Fasuna Pty. Limited	--	23-9-1987		

NOTE: SIGNATURES MUST BE VERIFIED BY THE SEAL OF THE REGISTRAR GENERAL AND COUNTERSIGNED

W640456
(K114024)

W704347
(K114024)

W704347
(K114024)

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Historical Title

InfoTrack
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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

16/6/2014 12:19PM

FOLIO: 8/776611

First Title(s): VOL 7118 FOL 182

Prior Title(s): VOL 10768 FOL 64

Recorded	Number	Type of Instrument	C.T. Issue
7/10/1988	DP776611	DEPOSITED PLAN	FOLIO CREATED EDITION 1
15/3/1989	Y231042	TRANSFER	EDITION 2
19/3/1990	Y880836	SUB-LEASE	
5/4/1990	Y945682	DEPARTMENTAL DEALING	
11/4/1990	Y764462	SUB-LEASE	
14/5/1990	Y925189	DETERMINATION OF LEASE	
6/6/1990	Y981358	CHANGE OF NAME	EDITION 3
6/6/1990	Y986317	SUB-LEASE	
6/6/1990	Y986318	SUB-LEASE	
19/7/1990	Z64525	DISCHARGE OF MORTGAGE	
20/9/1990	Z256172	DEPARTMENTAL DEALING	EDITION 4
3/5/1991	Z627001	CHANGE OF NAME	
3/5/1991	Z627002	MORTGAGE OF LEASE	
17/10/1991	Z855083	SUB-LEASE	
19/12/1991	E138848	TRANSFER OF LEASE	
19/12/1991	E138849	MORTGAGE OF LEASE	
4/9/1992	E718461	MORTGAGE	EDITION 5
6/9/1993	I556828	SUB-LEASE	
12/1/1994	I940950	DISCHARGE OF MORTGAGE	
16/11/1994	U786652	VARIATION OF LEASE	
29/11/1994	U822999	VARIATION OF LEASE	
9/1/1995	U872495	TRANSFER OF LEASE	

END OF PAGE 1 - CONTINUED OVER

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

16/6/2014 12:19PM

FOLIO: 8/776611

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
9/1/1995	U826484	SUB-LEASE	
10/3/1995	071867	SUB-LEASE	
16/4/1996	2083194	SUB-LEASE	
19/9/1996	2472037	DISCHARGE OF MORTGAGE	
19/9/1996	2472038	MORTGAGE	EDITION 6
29/11/1996	2653843	DISCHARGE OF MORTGAGE	
29/11/1996	2653844	TRANSFER	EDITION 7
29/11/1996	2653845	CAVEAT	
19/2/1997	2829865	WITHDRAWAL OF CAVEAT	
19/2/1997	2829866	TRANSFER GRANTING EASEMENT	
19/2/1997	2829867	MORTGAGE	EDITION 8
10/3/1997	2893411	DEPARTMENTAL DEALING	
10/3/1997	2869109	SUB-LEASE	
10/3/1997	2869110	VARIATION OF LEASE	
1/12/1998	5433030	SUB-LEASE	
23/6/1999	5923726	SUB-LEASE	
24/10/2000	7170499	SUB-LEASE	
14/11/2000	7217727	SUB-LEASE	
6/8/2001	7830051	SUB-LEASE	
2/11/2001	8076088	CHANGE OF NAME	
2/11/2001	8076089	VARIATION OF LEASE	
2/11/2001	8076090	SUB-LEASE	
4/9/2002	8926747	VARIATION OF LEASE	
4/9/2002	8926748	TRANSFER OF LEASE	
9/12/2002	9190120	SUB-LEASE	
7/10/2005	AB822377	DETERMINATION OF LEASE	EDITION 9
16/3/2006	DP1094522	DEPOSITED PLAN	

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

16/6/2014 12:19PM

FOLIO: 8/776611

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
30/5/2006	AC341341	SUB-LEASE	
30/5/2006	AC341342	SUB-LEASE	
30/5/2006	AC341343	SUB-LEASE	
30/5/2006	AC341344	SUB-LEASE	EDITION 10
26/6/2007	AD209444	VARIATION OF LEASE	
26/6/2007	AD209445	VARIATION OF LEASE	
26/6/2007	AD209446	VARIATION OF LEASE	
26/6/2007	AD209447	CHANGE OF NAME	EDITION 11
16/8/2007	DP270113	DEPOSITED PLAN	
21/9/2007	AD419866	REQUEST	
4/6/2009	AE697521	CAVEAT	
22/3/2011	AG124954	SUB-LEASE	
21/11/2011	AG633389	SUB-LEASE	
11/4/2013	AH658505	DEPARTMENTAL DEALING	
28/10/2013	AH454159	REJECTED - SUB-LEASE	
28/10/2013	AI120195	SUB-LEASE	
1/4/2014	AI407688	TRANSFER GRANTING EASEMENT	EDITION 12
28/4/2014	AI533075	SUB-LEASE	
28/4/2014	AI533121	SUB-LEASE	
15/5/2014	AI579956	SUB-LEASE	

*** END OF SEARCH ***

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PRINTED ON 16/6/2014

STAMP DUTY



Y2310



OFFICE OF STATISTICS
(N.S.W.)
\$11000

TRANSFER

REAL PROPERTY ACT, 1900

T CB1 of LX R11
\$ 42

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference Folio Identifier 8/776611
If Part Only, Delete Whole and Give Details WHOLE
Location Homebush Bay

TRANSFEROR
Note (b)

THE MARITIME SERVICES BOARD OF NEW SOUTH WALES

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$6,000,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

TRANSFEE
Note (d)

PARADOX PTY LIMITED C/- Level 34, Grosvenor Place,
225 George Street, Sydney.

OFFICE USE ONLY

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1 See Annexure

2 3

DATE

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
Note (g)

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

SIGNED for and on behalf of THE
MARITIME SERVICES BOARD OF NEW SOUTH
WALES by me LESLIE ALLEN MACDONALD
the General Manager of the Board :

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and Occupation of Witness

Signature of Transferor

Note (q)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and Occupation of Witness

M Morgan
(M. Morgan)

Solicitor for 9.2.89

TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

LODGED BY

FREEHILL, MULLING DALE + PAGE

CT OTHER

LOCATION OF DOCUMENTS

Herewith

In L.T.O. with

Produced by

OFFICE USE ONLY

Delivery Box Number 27C

Checked Passed

REGISTERED

19

EC10

Signed Extra Fee



15 MAR 1989

Secondary
Directions

Delivery
Directions

CT 27C

ANNEXURE

This is the annexure to the transfer dated 1989
from The Maritime Services Board of New South Wales to
Paradox Pty Limited in respect of Folio Identifier 8/776611.

Prior Encumbrances

Lease	K114024
Sublease	R993971
Sublease	R922570
Lease	S497876
Lease	S358532
Sublease	S921047
Sublease	V612415
Sublease	V612416
Sublease	V612417
Sublease	W263425
Sublease	W287286
Lease	W455124
Lease	W640456
Lease	X114655
Lease	L396348
Sublease	R414848
Mortgage	R776170


La Macdonald

97-01T

TRANSFER

Real Property Act, 1900



2653844 X



Office of State Revenue use only

(A) **LAND TRANSFERRED**

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

8/776611

(B) **LODGED BY**

L.T.O. Box 599D	Name, Address or DX and Telephone MINTER ELLISON 44 MARTIN PLACE SYDNEY FACSIMILE No. (02) 235 2711 REFERENCE (max. 15 characters): 10474668 DCT
---------------------------	--

(C) **TRANSFEROR**

PAYCE PROPERTIES PTY LTD (ACN 008 644 611)

(D) acknowledges receipt of the consideration of \$8,120,000
and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. K114024 2. L396348 3. ~~2647002~~

(F) **TRANSFEE**

T TS (s713 LGA) TW (Sheriff)	HOME BUSH BAY PROPERTIES PTY LTD (ACN 000 360 538) Level 19 15 Castlereagh Street Sydney NSW 2000 TENANCY
---	---

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

DATED **31 OCTOBER 1996**

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

The COMMON SEAL of PAYCE PROPERTIES PTY LTD

was affixed in the presence of

Signature of Witness

Barry Byatt

Name of Witness (BLOCK LETTERS)

DIRECTOR

Mr. T. Smith

Address of Witness

SECRETARY



Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Joe Montano
JOE MONTANO
Signature of Transferee's
Solicitor
CHECKED BY (office use only)

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

97-0110

**TRANSFER
GRANTING EASEMENT**
Real Property Act 1900



2829866 J



Office of St

2010113 1/270113 8/776611

- (A) **LAND**
Show no more than 20 References to Title

SERVIENT TENEMENT (Land Burdened)	DOMINANT TENEMENT (Land Benefited)
Folio identifier 8/776611	Folio identifier 1/270113

- (B) **LODGED BY**

L.T.O. Box 599D	Name, Address or DX and Telephone Morgan Solicitors MINTER ELLISON DX 10170 GSE Ph: 9221 6099 MAE: 10474668 REFERENCE (max. 15 characters): PAYCB050.6460	TG
---------------------------	---	-----------

- (C) **TRANSFEROR**
(Registered Proprietor of servient tenement)

Homebush Bay Properties Pty Limited ACN 000 360

538

- (D) acknowledges receipt of the consideration of \$1

**SEE
ANNEXURE**

- (E) and TRANSFERS and GRANTS **See annexure**

out of the servient tenement and appurtenant to the dominant tenement, to the TRANSFEREE.

- (F) **TRANSFEREE**
(Registered Proprietor of dominant tenement)

Community Association DP 270113

- (G) subject to the following **ENCUMBRANCES** 1. 2. 3.
(H) We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE **31 OCTOBER 1996**

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

The Commercial of Homebush Bay Properties Pty Limited acting as a witness with the entry of a mortgage to the
Michael Morgan
Address of Witness **Director**



Signature of **Director**

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Mark Morgan (M. Morgan)
Solicitor for Transferee (Mark Morgan)
Signature of Transferee

INSTRUCTION FOR FILLING OUT THIS FORM ARE GIVEN ON THE BACK

CHECKED BY (Office use only)

Reed

ANNEXURE

Terms of right of way

1. Full and free right for the registered proprietor of the dominant tenement and persons authorised by that proprietor to:
 - (a) go, pass and repass on foot at all times and for all purposes without animals and without remaining for any recreational activities (including without limitation fishing, picnicking or playing games) or otherwise loitering over any part of the access area (being the area shown as (A) on the sketch attached and marked "A"); and
 - (b) enter upon any part of the access area with tools and machines necessary for the purpose of doing any work reasonably necessary to construct a trafficable surface or structure or to clear obstructions from the access area or repairing or maintaining the access area subject to the conditions (which conditions are agreements between the registered proprietor of the servient tenement and any person exercising rights under this easement) that a person exercising rights under this easement must:
 - (1) give the registered proprietor of the servient tenement reasonable notice of the intention to carry out works under this paragraph;
 - (2) cause as little disturbance as possible to the use of the servient tenement by other persons;
 - (3) not construct any trafficable surface or structure under, on or above the surface of the access way without the consent of the registered proprietor of the servient tenement (which consent may not be withheld unreasonably if the trafficable surface or structure is consistent with other such surfaces or structures on the dominant tenement. It will not be unreasonable for the proprietor of the servient tenement to impose conditions of its consent to ensure condition (5) will be complied with);
 - (4) ensure all work on the servient tenement is done properly and carried out as quickly as practicable; and
 - (5) not cause any damage to the servient tenement or drainage systems under or on the surface of the servient tenement (and the registered proprietor of the dominant tenement must promptly repair the same to the satisfaction of the registered proprietor of the servient tenement),

and except when urgent maintenance is required, the registered proprietor of the servient tenement may prescribe the hours of the day or night during which work may be carried out under this paragraph of this easement but in making that prescription the registered proprietor of the servient tenement must act reasonably.



2. The registered proprietor of the servient tenement may not construct any form of fencing along the northern or southern boundaries of the access way, but nothing in this easement prevents that registered proprietor (or any person entitled to possession of the servient tenement) from constructing or permitting construction of:

(a) a fence along the western boundary of the access way; and/or

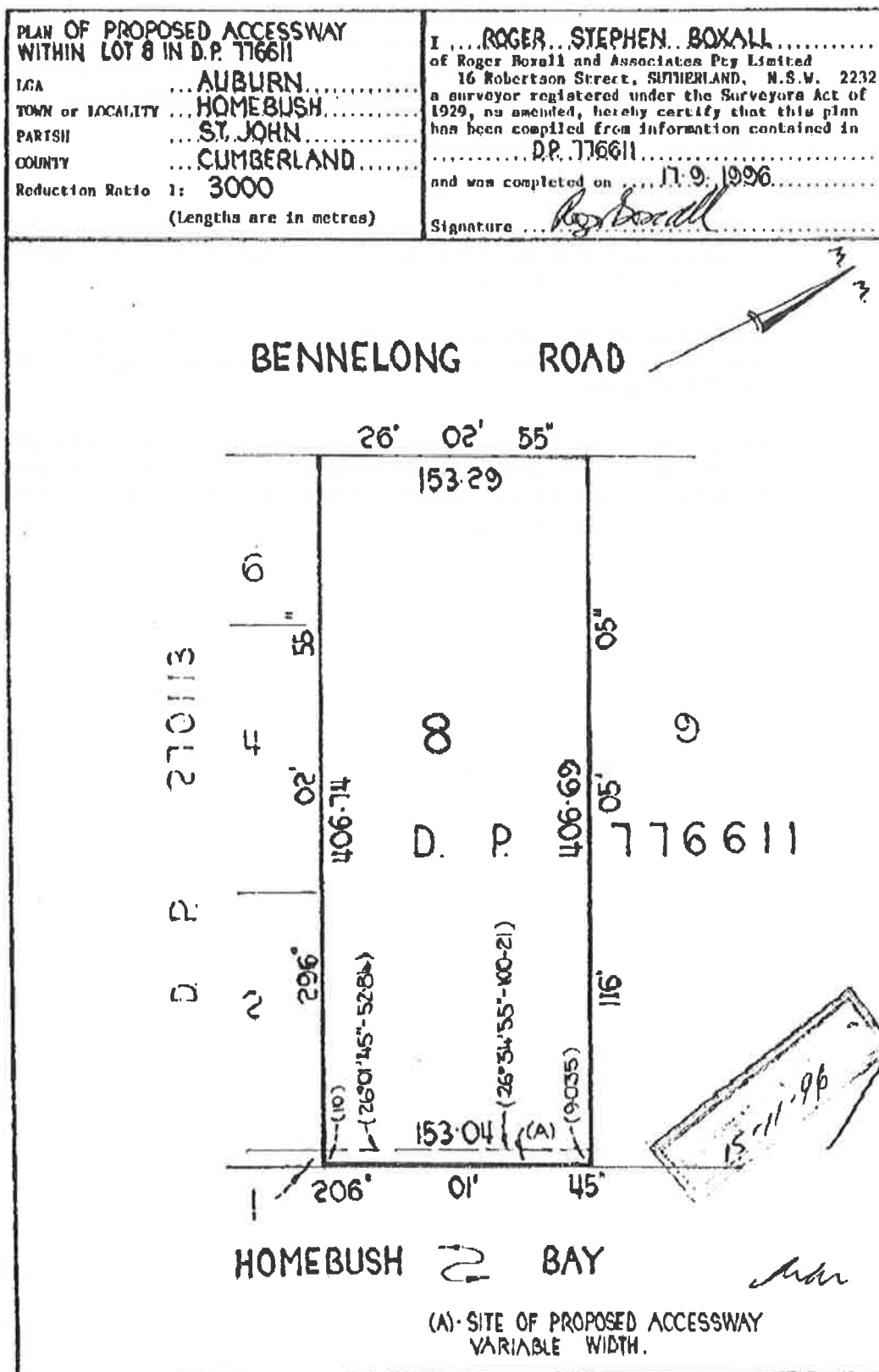
(b) signs (in a form not objected to by any relevant statutory consent authority) notifying access area users of the prohibition noted in clause 1(a) in relation to recreational activities or loitering on the access area,

provided that the fence referred to in (a) must be a green plastic coated chainwire fence (or such other type of fence as is approved by the registered proprietor of lot 1 DP 270113); and/or

(c) a fence or other safety barrier along the eastern boundary of the access way if required for the purposes of the registered proprietor of the servient tenement (or any person entitled to possession of the servient tenement) effecting or maintaining any insurance in respect of the servient tenement.



"A"



10-1280

REGISTRATION DIRECTION ANNEXURE

Use this side only for Second Schedule directions
DO NOT USE BOTH SIDES OF THE FORM

SECOND SCHEDULE AND OTHER DIRECTIONS

FOLIO IDENTIFIER	DIRECTION	NOTFN TYPE	DEALING NUMBER	DETAILS
81776611	ON	FA		Right of way affecting the part designated (A) in the plan with 2829866
11270113	ON	FA		Right of way appurtenant to the land above described affecting the part designated (A) in plan with 2829866
	CT			5790



Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 8/776611

SEARCH DATE	TIME	EDITION NO	DATE
16/6/2014	12:18 PM	12	1/4/2014

LAND

LOT 8 IN DEPOSITED PLAN 776611
AT HOMEBUSH BAY
LOCAL GOVERNMENT AREA AUBURN
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP776611

FIRST SCHEDULE

HOMEBUSH BAY PROPERTIES PTY LTD (T 2653844)

SECOND SCHEDULE (9 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS WITHIN THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM-SEE PA40660
- 3 K868355 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP234663
- 4 K114024 LEASE TO HOMEBUSH BAY INVESTMENTS PTY. LIMITED OF PART BEING LOT 2 IN DP226755. EXPIRES 31-12-2024. OPTION OF RENEWAL SEE DEALING.
 - Z627002 MORTGAGE OF LEASE K114024 TO AUSTRALIA & NEW ZEALAND BANKING GROUP LIMITED
 - I556828 SUB-LEASE TO SYDNEY ELECTRICITY OF SUBSTATION NO 3281 SHOWN IN PLAN WITH S921047 TOG. WITH R.O.W. & EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED. EXPIRES 30-12-2024
 - AC341341 LEASE OF LEASE K114024 TO BIDVEST AUSTRALIA LIMITED OF UNITS 1,2,3 AND 4 OF 5 HILL ROAD, HOMEBUSH BAY. EXPIRES: 12/12/2014.
 - AG124954 LEASE OF LEASE K114024 TO THE CHURCH OF SCIENTOLOGY AUSTRALIA INC OF WAREHOUSE 5 ON LOT 2 IN DP226755 BEING UNIT 5, 39 HILL ROAD, HOMEBUSH BAY. EXPIRES: 30/9/2013.
 - AI120195 LEASE OF LEASE K114024 TO ORDER MANAGEMENT SYSTEMS PTY LIMITED OF WAREHOUSES 1 & 2 (KNOWN AS UNITS 1 & 2) 39 HILL END ROAD, HOMEBUSH BAY. EXPIRES: 28/2/2018.
 - * AI533121 LEASE OF LEASE K114024 TO TOLL TRANSPORT PTY LTD OF UNIT 6, 39 HILL ROAD, HOMEBUSH BAY. EXPIRES: 30/9/2014. OPTION OF RENEWAL: 2 YEARS.

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 16/6/2014

FOLIO: 8/776611

PAGE 2

SECOND SCHEDULE (9 NOTIFICATIONS) (CONTINUED)

- * AI579956 LEASE OF LEASE K114024 TO GRACE WORLDWIDE (AUSTRALIA) PTY LIMITED OF UNIT 8, 39 HILL ROAD, HOMEBUSH BAY. EXPIRES: 31/5/2016.
- 5 L396348 LEASE TO LUMBER SERVICES PTY. LIMITED OF PART BEING LOT 3 IN DP226755. EXPIRES 31-12-2024. OPTION OF RENEWAL SEE DEALING.
- R414850 TRANSFER OF LEASE TO NEW STAR MANUFACTURING & INVESTMENT COMPANY PTY. LIMITED.
- Z627001 CHANGE OF NAME OF LEASE L396348. LESSEE NOW HOMEBUSH BAY INVESTMENTS PTY. LIMITED
- Z627002 MORTGAGE OF LEASE L396348 TO AUSTRALIA & NEW ZEALAND BANKING GROUP LIMITED
- AG633389 LEASE OF LEASE L396348 TO A CARTER & SONS PTY LTD OF THE WAREHOUSE, 37 HILL ROAD, HOMEBUSH BAY. EXPIRES: 21/4/2016.
- * AI533075 LEASE OF LEASE L396348 TO DM & MT NOLAN PTY LTD OF UNIT 3, 39 HILL ROAD, HOMEBUSH BAY. EXPIRES: 6/8/2018.
- 6 2829866 RIGHT OF WAY AFFECTING THE PART DESIGNATED (A) IN PLAN WITH 2829866
- 7 2829867 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
- 8 DP270113 EASEMENT OVER AIRSPACE TO PERMIT CRANES APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.4)
- 9 AI407688 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE PART DESIGNATED (E) IN DP1094522

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 16/6/2014

* 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. InfoTrack 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.

Appendix E

Section 149 Planning Certificate

1 Susan Street, P.O. Box 118, Auburn NSW Australia 1835

Telephone: 9735 1222 Facsimile: 9643 1120
ABN 63 914 691 587

Douglas Partners Pty Limited
PO Box 472
WEST RYDE NSW 1685

PLANNING CERTIFICATE

Issued under Section 149(2) of the
Environmental Planning and Assessment Act, 1979

Certificate No: 21274
Receipt No: 851049
Date: 23 June 2014
Your Reference: 84356:12040

Property Details

Address: 37-39 Hill Road, WENTWORTH POINT NSW 2127

Legal Description: Lot 8 DP 776611

Owner(s) Name (as recorded by Council):

Homebush Bay Properties Pty Limited
GPO Box 3575
SYDNEY NSW 2001

In accordance with the requirements of Section 149(2) of the *Environmental Planning and Assessment Act, 1979* (as amended), the following prescribed matters relate to the land at the date of this certificate.

Note: The information contained in Planning Certificates issued for a lot within Strata-Titled development relates to the land the development is situated on.

1. Names of Relevant Planning Instruments and DCPs

The name of:

- (a) *each environmental planning instrument that applies to the carrying out of development on the land.*
- (b) *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).*
- (c) *each development control plan that applies to the carrying out of development on the land.*

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

1(a) Sydney Regional Environmental Plan No. 24 - Homebush Bay Area.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

- | | |
|--|---|
| State Environmental Planning Policy No. 4 | Development without Consent and Miscellaneous Exempt and Complying Development. |
| State Environmental Planning Policy No. 6 | Number of Storeys in a Building. |
| State Environmental Planning Policy No. 19 | Bushland in Urban Areas. |
| State Environmental Planning Policy No. 21 | Caravan Parks. |
| State Environmental Planning Policy No. 22 | Shops and Commercial Premises. |
| State Environmental Planning Policy No. 30 | Intensive Agriculture. |
| State Environmental Planning Policy No. 32 | Urban Consolidation (Redevelopment of Urban Land). |
| State Environmental Planning Policy No. 33 | Hazardous and Offensive Development. |
| State Environmental Planning Policy No. 50 | Canal Estate Development. |
| State Environmental Planning Policy No. 55 | Remediation of Land. |
| State Environmental Planning Policy No. 60 | Exempt and Complying Development. |
| State Environmental Planning Policy No. 62 | Sustainable Aquaculture. |
| State Environmental Planning Policy No. 64 | Advertising and Signage. |
| State Environmental Planning Policy No. 65 | Design Quality of Residential Flat Development. |
| State Environmental Planning Policy 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 | (Major Development) 2005 |
| State Environmental Planning Policy | (Exempt and Complying Development Codes) 2008 |
| State Environmental Planning Policy | (Infrastructure) 2007 |
| State Environmental Planning Policy | (Mining, Petroleum Production and Extractive Industries) 2007 |
| State Environmental Planning Policy | (Housing for Seniors or People with a Disability) 2004 |
| State Environmental Planning Policy | (State and Regional Development) 2011 |
| State Environmental Planning Policy | (Temporary Structures) 2007 |
- 1(b) Draft State Environmental Planning Policy (Competition) 2010
- 1(c) Homebush Bay West Development Control Plan - effective from 28 September 2004.
Homebush Bay West Development Control Plan: Volume 2 (Public Domain Strategy) - effective from 26 October 2006.

2. Zoning and Land Use under relevant LEPs

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

- (a) *the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No. 2(a))",*
- (b) *the purpose for which the plan or instrument provides that development may be carried out within the zone without the need for development consent,*
- (c) *the purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent,*
- (d) *the purposes for which the plan or instrument provides that development is prohibited within the zone,*
- (e) *whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,*
- (f) *whether the land includes or comprises critical habitat,*
- (g) *whether the land is in a conservation area (however described),*

(h) *whether an item of environmental heritage (however described) is situated on the land.*

- (a) The land is a deferred matter under ALEP 2010. The zoning and land use provisions of Sydney Regional Environmental Plan No.24 – Homebush Bay Area apply to this land. Sydney Regional Environmental Plan No.24 – Homebush Bay Area may be obtained via the internet from www.legislation.nsw.gov.au.
- (b) Refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.
- (c) Refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.
- (d) Refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.
- (e) There are no development standards applying to this land that fix a minimum land dimension for the erection of a dwelling-house.
- (f) The land does not include or comprise critical habitat.
- (g) The land is not located within a Heritage Conservation Area under the provisions of Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.

The land is not located within an Environmental Conservation Area under the provisions of Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.

- (h) The land has not been identified as containing an item of environmental heritage significance under the provisions of Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.

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.*

General Housing Code

- (1) or (2) Refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.

Rural Housing Code

- (1) or (2) Refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.

Housing Alterations Code

- (1) or (2) Refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.

General Development Code

- (1) or (2) Refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.

Commercial and Industrial (New Buildings and Additions) Code

- (1) or (2) Refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.

Subdivisions Code

- (1) or (2) Refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.

Demolition Code

- (1) or (2) Refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.
- (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.*
- (3) Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land when a land based restriction applies to the land, but it may not apply to all of the land.

4. Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

Council has not been notified by the Department of Public Works that the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

4a Certain information relating to beaches and coasts

- (1) *In relation to a coastal council—whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.*
- (2) *In relation to a Coastal Council:*
- (a) *whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and*
 - (b) *if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.*
- (3) *(Repealed)*

4a The land is currently not affected by provisions included under this part.

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).

Note. *“Existing coastal protection works” are works to reduce the impact of coastal hazards on land (such as sea walls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.*

4b The land is currently not affected by provisions included under this part.

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 located in an area proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

6. Road Widening and Road Realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) *Division 2 of Part 3 of the Roads Act, 1993, or*
 - (b) *Any Environmental Planning Instrument, or*
 - (c) *Any resolution of the Council.*
- (a) The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.
 - (b) The land is not affected by any road widening or road realignment under any Environmental Planning Instrument.
 - (c) The land is not affected by any road widening or road realignment under a Council resolution.

7. Council and other public authority policies on Hazard Risk Restriction

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).

- (a) The land is a deferred matter under Auburn Local Environmental Plan 2010 and the applicant should refer to Sydney Regional Environmental Plan No. 24 - Homebush Bay Area www.legislation.nsw.gov.au.

The land is not affected by a policy that has been adopted by Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence or any other risk.
- (b) The land is a deferred matter under Auburn Local Environmental Plan 2010 and the applicant should refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area on www.legislation.nsw.gov.au.

Council has been notified that the Department of Planning has adopted the *New South Wales Coastal Planning Guideline: Adapting to Sea Level Rise (August 2010)*. The guideline can be viewed at www.planning.nsw.gov.au.

The applicant should also refer to projected sea level rise low, medium and high scenario maps on http://www.ozcoasts.org.au/climate/Map_images/Sydney/mapLevel2.jsp for further information.

7a Flood related Development Controls Information

- (1) *Whether or not the development on that land or part of the land for the purposes of dwellings, 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.*

The land is a deferred matter under Auburn Local Environmental Plan 2010 and the applicant should refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area on www.legislation.nsw.gov.au.

- (2) *Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.*

The land is a deferred matter under Auburn Local Environmental Plan 2010 and the applicant should refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area on www.legislation.nsw.gov.au.

- (3) *Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.*

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 27 of the Act.

The land is a deferred matter under Auburn Local Environmental Plan 2010. The applicant should refer to Sydney Regional Environmental Plan No. 24 – Homebush Bay Area on www.legislation.nsw.gov.au.

9. Contributions Plans

The name of each Contributions Plan applying to the land:

Auburn Development Contributions Plan 2007.

9A Biodiversity Certified Land

If the land is biodiversity certified land (within the meaning of Part 7A A of the Threatened Species Conservation Act 1995), a statement to that effect.

The land is not biodiversity certified land within the meaning of the above Act.

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 affected by a Bio-banking agreement under the Act.

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 located within an area that is bush fire prone as defined by the Environmental Planning and Assessment Act, 1979.

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 affected by a Property Vegetation Plan under the *Native Vegetation Act, 2003*.

13. Orders under the 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 affected by an order issued under the Trees (Disputes between Neighbours) Act 2006.

14. Directions under Part 3A (Environmental Planning and Assessment Act 1979)

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.

There are no ministerial directions in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

- (a) *a statement of whether there is a current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:*
- (i) *the period for which the certificate is current, and*
 - (ii) *that a copy may be obtained from the head office of the Department of Planning, and*
- (b) *a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.*
- (a) & (b) The land is not subject to a site compatibility certificate.

16. Site Compatibility Certificates for Infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) *the period for which the certificate is valid, and*
- (b) *that a copy may be obtained from the head office of the Department of Planning.*
- (a) & (b) There is no site compatibility certificate issued under the State Environmental Planning Policy (Infrastructure 2007) in respect of the land.

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 of which the certificate is current, and*
 - (b) *that a copy may be obtained from the head office of the Department of Planning.*
- (2) *A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.*
- (1) & (2) There is no current site compatibility certificate (affordable rental housing) of which council is aware or a statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that has been imposed as a condition of consent to a development application for the land.

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.*
- (3) *Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.*
- (1), (2) & (3) The land is not affected by a proposed or adopted development plan by Council or a subdivision order.

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.

- (a) the date on which the certificate ceases to be current (if any), and

- (b) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

(a), (b) & (c) There is no site verification certificate on the land.

Note:

Section 59(2) of the Contaminated Lands Management Act 1997 prescribes the following matters that are to be specified in a Planning Certificate:

- a) That the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
 - 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,
 - 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,
 - 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,
 - 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 any time to the local authority issuing the certificate.
- (a) The land is not significantly contaminated land (or part of the land) within the meaning of the *Contaminated Lands Management Act 1997* at the date when the certificate is issued.
 - (b) The land is not subject to a management order within the meaning of the *Contaminated Lands Management Act 1997* at the date when the certificate is issued.
 - (c) The land is not the subject of an approved voluntary management proposal within the meaning of the *Contaminated Lands Management Act 1997* at the date when the certificate is issued.
 - (d) The land is not subject to an ongoing maintenance order within the meaning of the *Contaminated Lands Management Act 1997* at the date when the certificate is issued.
 - (e) The land is not subject to a site audit statement within the meaning of the *Contaminated Lands Management Act 1997*.

Note:

Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Coordinator General under that Act.

Not applicable.

Section 149(5) Information

In accordance with the requirements of Section 149(5) of the *Environmental Planning and Assessment Act, 1979* (as amended), the following additional information is provided about the land to which this certificate applies.

Note: In accordance with Section 149(6) of the *Environmental Planning and Assessment Act, 1979* (as amended), Council will not incur any liability for the following additional information, which is provided in good faith. The absence of any matter affecting the land does not imply that the land is not affected by any matter not referred to in this Certificate.

The NSW Scientific Committee, established by the Threatened Species Conservation Act, 1995 has made a Preliminary Determination to support a proposal to list the Cumberland Plain Woodland in the Sydney Basin Bioregion as a Critically Endangered Ecological Community on Part 2 of Schedule 1A of the Act and to omit reference to Cumberland Plain Woodland from Part 3 of Schedule 1 (Endangered Ecological Communities) of the Act.



MARK BRISBY
GENERAL MANAGER

Per: Karl OKorn
Manager- Statutory Planning & Development Control

Appendix F

NSW EPA Notice Search

Contaminated land

- + Management of contaminated land
- + Consultants and site auditor scheme
- + Underground petroleum storage systems
- Guidelines under the CLM Act
- NEPM amendment
- + Further guidance
- Record of notices
- About the record
- Search the record
- Search tips
- Disclaimer
- List of NSW contaminated sites notified to EPA
- Frequently asked questions
- Forms
- + Other contamination issues

Home > [Contaminated land](#) > [Record of notices](#)

Search results

Your search for: LGA: Auburn Council

Matched 58 notices relating to 12 sites.

Suburb	Address	Site Name	Search Again	Refine Search	Notices related to this site
Auburn	Short and Junction Streets	Alax Chemical Factory			2 former
Hornebush Bay	Olympic Boulevard	Aquatic Centre Car Park			1 current and 8 former
Hornebush Bay	Bennelong Road	Bicentennial Park			1 current and 2 former
Hornebush Bay	Hill Road	Haslams Creek South Area 3			1 current and 3 former
Hornebush Bay	Kevin Coombs Avenue	Haslams Creek South Areas 1 and 2			1 current and 13 former
Hornebush Bay	No specific Street	Hornebush Bay General Area			2 former
Hornebush Bay	Australia Avenue	State Sports Centre			1 current and 6 former
Hornebush Bay	25 Bennelong Road	Timber Treatment Plant			4 former
Newington	Bennelong Road	Landfill - North Newington			2 current and 3 former
Silverwater	Jameson Street	Auburn Landfill			2 current and 2 former
Silverwater	Jameson Street	Silverwater Transport Unit			1 former
Silverwater	Silverwater Road	Wilson Park			4 current and 6 former

Page 1 of 1

24 July 2014

Appendix G

WorkCover Dangerous Goods Licence Information



WorkCover

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
Customer Service Centre 13 10 50
DX 731 Sydney workcover.nsw.gov.au

Our Ref: D14/093524
Your Ref: Peter Oitmaa

13 0 JUL 2014

28 July 2014

Attention: Peter Oitmaa
Douglas Partners Pty Ltd
96 Hermitage Rd
West Ryde NSW 2114

Dear Mr Oitmaa,

RE SITE: 37-39 Hill Rd Wentworth Point NSW

I refer to your site search request received by WorkCover NSW on 21 July 2014 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence 35/037798 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

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

Yours Sincerely

Brent Jones
Senior Licensing Officer
Dangerous Goods Notification Team

NOTIFICATION OF DANGEROUS GOODS ON PREMISES FORM

FDG01

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

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
1	LOCKED CAGE	1.4.5	6000 kg 3000 000 No

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
0323	POWER DEVICE	1.4.5		CARTRIDGES			300000 No

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
1	LOCKED CAGE	8	2500 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
3259	CORROSIVES	8		AMINES SOLID			2500 L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
1	LOCKED CAGE	3	10,000 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
1133	ADHESIVES	3		ADHESIVES			10,000 L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
1	LOCKED CAGE	8	10,000 L

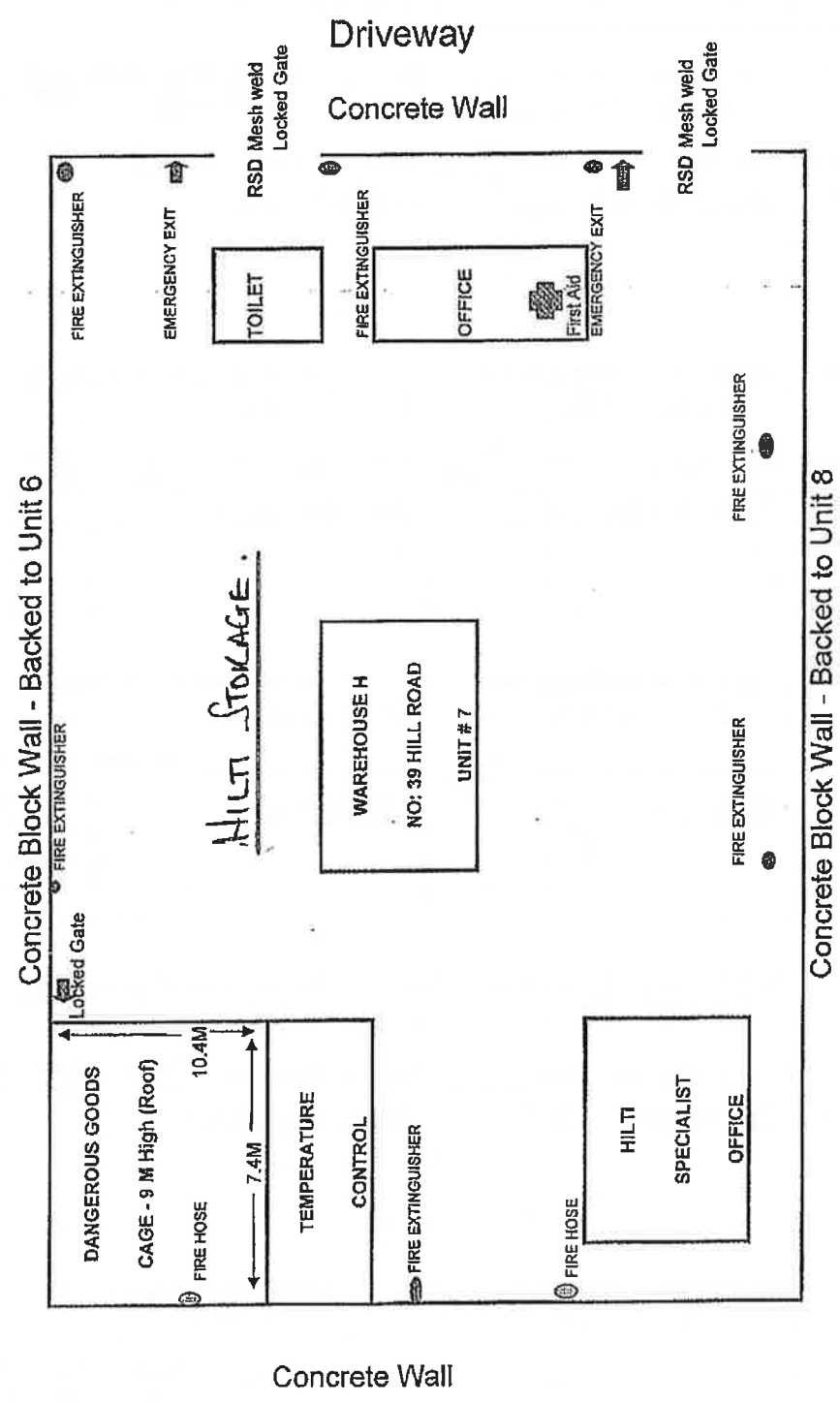
UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
2735	CORROSIVES	8		AMINES LIQUID			10,000 L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
1	LOCKED CAGE	2.1	5000 L

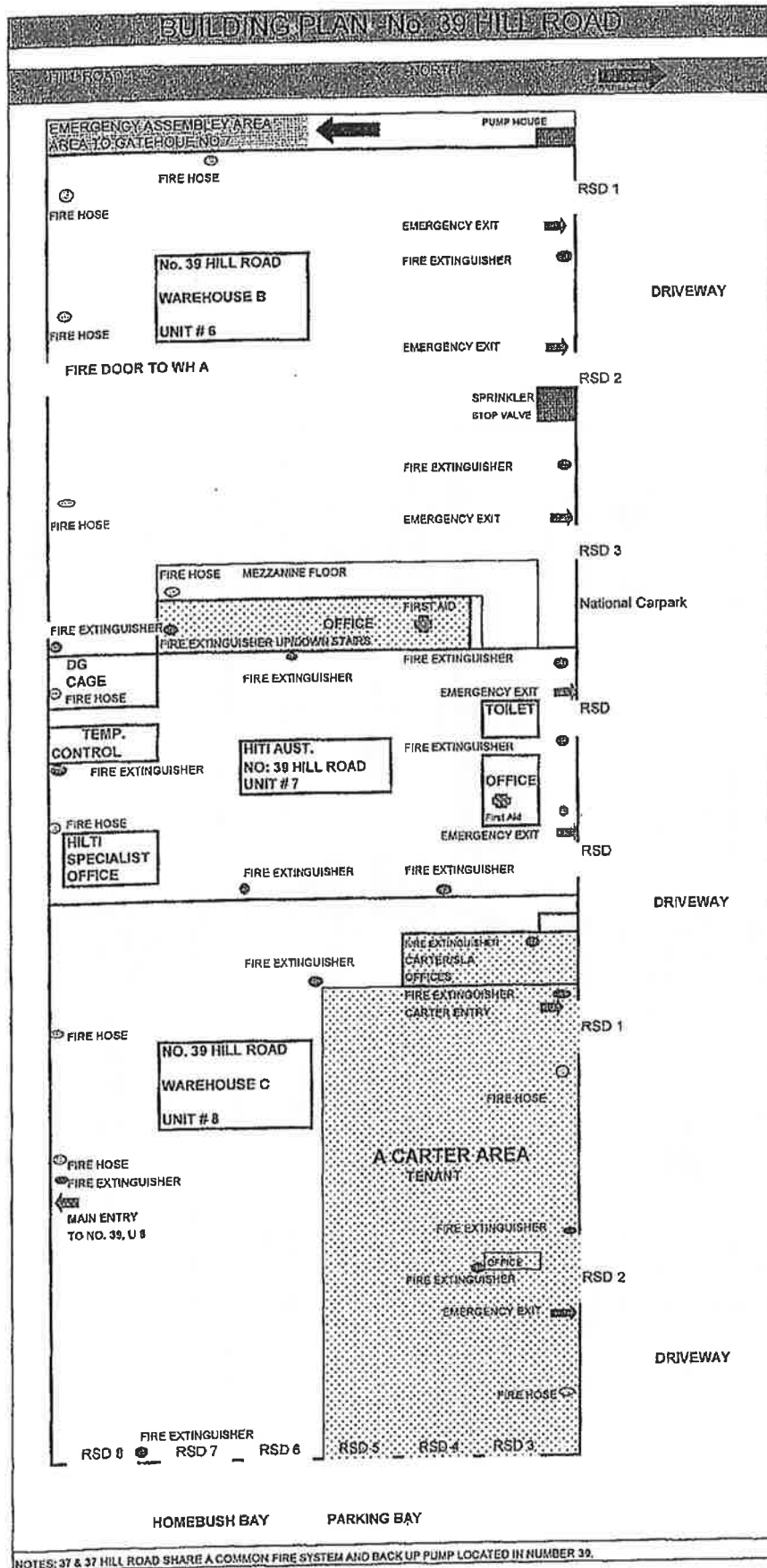
UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
1950	AEROSOLS	2.1		AEROSOLS			5000 L

checked
with
Reynold
Carr

BUILDING PLAN NO 39 HILL ROAD - Warehouse H Unit 7



BUILDING PLAN No. 39 HILL ROAD



McPhee Distribution Services- Warehouse Security Summary

Feature		Description		Sydney						Melbourne		Perth		Brisbane			
Warehouse Site Address		Warehouse No 1 37 Hill Road Homebush Bay NSW 2127		Warehouse No 2 39 Hill Road - Unit 6 Homebush Bay NSW 2127		Warehouse No 3 39 Hill Road - Unit 7 Homebush Bay NSW 2127		Warehouse No 4 39 Hill Road - Unit 8 Homebush Bay NSW 2127		Warehouse No 1 197-201 Barry Road Campbellfield VIC 3061		Warehouse No 2 172-178 Barry Road Campbellfield VIC 3061		Warehouse No 1 450 Belmont Avenue Kewdale WA 6104		Warehouse No 2 61 Musgrave Road Coopers Plains QLD 4108	
Suburb		Homebush Bay		Homebush Bay		Homebush Bay		Homebush Bay		Campbellfield		Campbellfield		Kewdale		Coopers Plains	
State / PC		NSW 2127		NSW 2127		NSW 2127		NSW 2127		VIC 3061		VIC 3061		WA 6104		QLD 4108	
Warehouse Space (m2)		8514		5386		3200		3200		8006		3200		5400		1,991	
Open Yard (m2)		3000		1000		1000		1000		1500		800		0		200	
Pallet capacity		7600		4290		2500		2900		7200		2560		3430		1600	
Total No of Forklifts		10		2		3		2		10		3		4		2	
Construction																	
Walls																	
		Full concrete tilt slab		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
		Concrete slab / colourbond		Yes													
		Full colourbond															
Roof																	
		Colourbond		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
		Colourbond / acrylic skylight		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
Roller Shutter Doors																	
		Number		8		3		2		6		3		5		2	
		Powered / Manual		Powered		Yes		Powered		Powered		Powered		Powered		Manual	
		If powered, electrically isolated		Yes		Yes		Yes		Yes		Yes		Yes		Manual	
		Crash barriers fitted		Yes		Yes		Yes		Yes		No		Yes		Yes	
Pedestrian Doors																	
		Number		6		3		3		4		2		3		4	
		Deadlocks fitted		Yes		Yes		Yes		Yes		Yes		Yes		Yes / Abley	
Security devices installed																	
		Base to base monitoring		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
		RSD door reeds		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
		Pedestrian door reeds		Yes		Yes		Yes		Yes		Yes		Yes		No	
		Movement detectors		Yes		Yes		Yes		Yes		Yes		Yes		No	
		Out of hours roving patrols		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
		24 hour CCTV with back up		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
		If so, number of cameras		11		3		2		7		No		Yes		No	
		Do they cover inside / outside		Both		Both		Both		Both		Both		Both		No	
		Do they cover all accesses		No		No		Yes		Yes		Yes		Yes		Yes	
Perimeter Control																	
		Fully chain wire fenced		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
		MDS exclusive gate locking		Yes		Yes		No		No		No		No		Yes	
Smoking Policy																	
		Smoking Allowed		No		No		No		No		No		No		No	
Fire Services																	
		Automatic sprinkler system		Yes		Yes		No		No		No		No		No	
		Fire Hydrants to regulations		Yes		Yes		Yes		Yes		Yes		Yes		Yes	

FILE # 2

CONTACT FOR NOTIFICATION INQUIRIES

Title: ~~Mr~~ / Miss / Ms / Mrs / Other (please specify) _____ Family name McKAY
Given name SUZANNE Other names _____
Business phone 02 8748 1031 Business fax number 02 8748 1193
Business email address sue.mckay@hilti.com

Previous Licence Number or Acknowledgement Number (if known)

35/019086 relates to 23 Egerton St only

Previous Occupier (if known)

8/2pts.

\$100.00
Date: 15-1-08
Rec No. 522975

Site on which dangerous goods are to be kept

Number Street

39 HILL ROAD

Suburb/Town/Locality

HOMEBUSH BAY

Postcode

2127

Nearest cross Street

Lot and DP if no street number

Is the site staffed? If yes state number of employees 15

Site staffing: Hours per day 12 Days per week 5

Site Emergency Contact

Phone number

Name

(0)423 087 540 SUNNY KUMAR / McPhee NSW Operations Mgr

Nature of site (eg petrol station, warehouse etc)

Warehouse (3rd Party)

Nature of primary business activity

Supplier of fastening Systems to the Construction Industry

ABN Number (if any)

Website details (if any)

44007 602100 www.hilti.com.au

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

Code

Description

453 Builders Supplies

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

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

NOTIFICATION OF DANGEROUS GOODS ON PREMISES FORM

FDG01

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

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
1	LOCKED CAGE	1.45	620 kg.

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
0323	Cartridges, Power Device	1.45		DX Cartridges		600	kg.

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
2	Roofed Store	8	2500 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
3259	Amines	8	11	HIT RESIN	2X	2500	L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
3	ROOFED STORE	3	10,000 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
1133	Adhesives	3	111	CA359	3X	1000	L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
4	ROOFED STORE	8	10000 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
2735	AMINES	8	111	EPOXY	3X	2500	L

Depot No	Type of storage location or process	Class	Maximum Storage Capacity (L, kg)
5	ROOFED STORE	2.1	5000 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Code	Typical Qty	Unit eg L, kg
1950	AEROSOLS	2.1	11	CF FOAM	2D1	4000	L
1950	AEROSOLS	2.1	11	GC GAS	2D1	600	L

confirmed by Chemwatch f8/2/08.

