

Phase I ESA

Lots 11 to 26 DP 29697, Chalmers Crescent, Mascot

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Glossary

General Terms			
ACM	Asbestos Containing Material		
BTEXN	Benzene, toluene, ethylbenzene, xylenes and naphthalene		
CoPC	Contaminants of Potential Concern		
CSM	Conceptual Site Model		
DQI	Data Quality Indicators		
DQO	Data Quality Objectives		
EPA	Environment Protection Authority (part of OEH)		
HIL	Health Investigation Level		
HSL	Health Screening Level		
LNAPL	Light Non-Aqueous Phase Liquid		
m bgs	Metres below ground surface		
NATA	National Association of Testing Authorities		
NEPC	National Environment Protection Council		
NEPM	National Environment Protection Measure		
OCP	Organochlorine Pesticides		
OPP	Organophosphorus Pesticides		
PAH	Polycyclic Aromatic Hydrocarbons		
PCB	Polychlorinated Biphenyls		
SWL	Standing Water Level		
TPH	Total Petroleum Hydrocarbons		
TRH	Total Recoverable Hydrocarbons		
UPSS	Underground Petroleum Storage System		
UST	Underground Storage Tank		
VHC	Volatile Halogenated Compound (or Chlorinated Hydrocarbons [CHC])		
VOC	Volatile Organic Compound		
Units			
m	metre	mg/L	milligrams/litre
mg/kg	milligrams/kilogram	µg/L	micrograms/litre

Executive Summary

AECOM Australia Pty Ltd (AECOM) was engaged by F Mayer (Imports) Pty Ltd (Mayer) to complete a Phase I Environmental Site Assessment (ESA) of the properties identified as Lots 11 to 26 in Deposited Plan (DP) 29697, Chalmers Crescent, Mascot, NSW (the Site). The Phase I ESA was completed with reference to SEPP55 and NSW EPA endorsed guideline documents.

Mayer is considering redevelopment of the Site into commercial office towers with no basement level parking. The Phase I ESA would comprise part of the Concept Planning submission to the Joint Regional Planning Panel (JRPP).

The project objectives were to:

- Evaluate the potential for soil and/or groundwater contamination to be present at the Site.
- Provide a preliminary assessment for the potential for Acid Sulfate Soils (ASS) to be present at the Site.
- Support the Concept Planning submission.

The Phase I ESA data indicated that the Site was used for market gardening until the (late) 1950s and then progressively developed for industrial/ commercial land use. The majority of the identified former commercial/industrial land uses are considered to represent a low contamination potential (i.e. Site use for food storage) however, underground fuel tanks have been identified and industrial metal works have occurred. Fill materials of unknown origin and quality are likely to be present. Current Site activities are considered to represent a low contamination risk.

Based on the available Phase I ESA data, it is concluded that:

- Some soil and/or groundwater contamination is likely to be present at the Site. Phase II investigations should be completed in accordance with the frameworks specified in the SEPP 55, ASC NEPM 2013 and NSW EPA Guidelines for the Site Auditor Scheme (date stamp).
- ASS are likely to be present 'at depth' in the soil profile, at/near/below the water table. The Phase II investigation should include assessment for ASS, so that environmental risks (if any) can be appropriately managed during redevelopment of the Site. If ASS are confirmed to be present and likely to be intersected during future redevelopment, an ASS Management Plan will likely be required.
- Any identified soil and/or groundwater contamination will require remediation and/or adoption of management measures to mitigate potential contamination exposure risks. Remediation activities should be completed in accordance with a Remedial Action Plan and/or Site Management Plan(s).
- The Site could be made suitable for the proposed redevelopment.

1.0 Introduction

1.1 Preamble

AECOM Australia Pty Ltd (AECOM) was engaged by F Mayer (Imports) Pty Ltd to complete a Phase I Environmental Site Assessment (ESA) of the properties identified as Lots 11 to 26 in Deposited Plan (DP) 29697, Chalmers Crescent, Mascot, NSW (the Site). It is understood that:

- F Mayer (Imports) Pty Ltd and F Mayer (Holdings) Pty Ltd, hereafter referred to as Mayer, own the Site.
- Mayer is contemplating redevelopment of the Site into commercial office towers with no basement level parking.
- The Phase I ESA would comprise part of the Concept Planning submission to the Joint Regional Planning Panel (JRPP).

The Site location is shown on Figure 1 and the layout plan is shown in Figure 2 (**Appendix A**).

1.2 Objectives

The project objectives were to:

- Evaluate the potential for soil and/or groundwater contamination to be present at the Site.
- Provide a preliminary assessment for the potential for Acid Sulfate Soils (ASS) to be present at the Site.
- Support the Concept Planning submission.

1.3 Scope of Work

To achieve the objectives, the following works were completed:

- Review of historical and background information relating to the Site, including:
 - SafeWork NSW dangerous goods records.
 - Council Section 149 planning certificates.
 - Historical certificates of title and aerial photographs.
 - NSW EPA register of regulated contaminated sites.
 - Soil, geology and hydrogeological data.
- Site inspection to assess current Site operations.
- Data evaluation and reporting.

1.4 Guidelines

AECOM completed works with reference to the following guidelines:

- National Environment Protection Measure (NEPM), *Assessment of Site Contamination (ASC)* (National Environment Protection Council [NEPC], 1999 as amended (2013) (the ASC NEPM).
- NSW DEC (2006). *Guidelines for the NSW Site Auditor Scheme (2nd Edition)*. Department of Environment and Conservation NSW.
- NSW OEH (2011). *Guidelines for Consultants Reporting on Contaminated Sites*. NSW Government Office of Environment & Heritage (OEH).
- Department of Urban Affairs and Planning. 1998. State Environmental Planning Policy (SEPP) 55 – Remediation of Land.

2.0 Site Details

2.1 Identification

Site identification details are summarised in Table 1.

Table 1 Site Identification

Item	Description
Legal Description ¹	A) Lot 11 DP 29697 B) Lot 12 DP 29697 C) Lots 13-14 DP 29697 and part Lot 15 DP29697 D) Lots 15-18 DP 29697 E) Lots 19-20 DP 29697 F) Lots 21-26 DP 29697
Address ¹	A) 14 Chalmers Crescent B) 16 Chalmers Crescent C) 18-20 Chalmers Crescent D) 19-21 Chalmers Crescent E) 9 Chalmers Crescent F) 7 Chalmers Crescent
Site Area ²	1.2 Hectares (approximately)
Site Owner	Mayer
Local Government	Bayside Council (amalgamation of former City of Botany Bay and Rockdale Councils)
Zoning	B5 Business Development (Botany Bay LEP 2013)
Elevation (m AHD) ³	5 (approximately)

Notes: 1 = Mayer supplied data. 2 = per sixmaps (<http://maps.six.nsw.gov.au/#>) 3 = survey data (refer Appendix B).

2.2 Current Land Use

The Site is currently used for commercial/industrial land use purposes. Site tenants included:

Table 2 Site Tenants

Address	Tenants / Mayer Comment(s)
7 Chalmers	Zonum Enterprises: manufacturing of aerated concrete products. Previous uses: storage of bottled water and Red Tulip chocolate products.
9 Chalmers	Deaton Investments (Central Hospitality Supplies): storage/distribution of catering products. Previous uses: storage of bottled water.
14 Chalmers	Leighton Contractors: storage of architectural models. Previous uses: storage of bottled water.
16 Chalmers	Shout Media: office file storage. Previous uses: cold storage of food products.
18-20 Chalmers	QM&C Constructions: storage of building materials; Shout Media: office file storage. Previous uses: frozen and ambient food storage. Shipping store (Nedloyd Shipping).
19-21 Chalmers	Soulfresh Group: cold storage facility. Previous uses: not known, redeveloped for cold storage approximately 15 years ago.

Note: Current & previous uses = anecdotal information provided by Mayer.

The Site was mostly sealed in concrete and bitumen hardstand surfaces.

2.3 Surrounding Land Use

Land use surrounding the Site included:

- North, east and south: relatively recently constructed commercial premises (e.g. Qantas buildings).
- West: commercial/industrial properties.

Alexandra Canal is located approximately 900 m to the west of the Site. The Canal flows to Botany Bay.

3.0 Background Information/Phase I ESA

The following sections summarise the Site history and background data reviewed by AECOM.

3.1 Previous Reports

No previous contamination assessment reports for the Site were provided to AECOM for review.

AECOM has previously completed a Phase I and 2 ESA for the property located at 185-189 O'Riordan Street Mascot, located approximately 110 m to the south-south east of the Chalmers Crescent cul-de-sac. Information obtained for the O'Riordan Street site which may be applicable to the subject Site included:

- Amalgamated Timbers Pty Ltd appear to have occupied land immediately to the east of the subject Site (refer Appendix B). A site plan for Amalgamated Timbers (circa 1958) indicated the presence of timber storage sheds, drying bays, a kiln and a boiler.
- Fill materials of unknown origin were encountered across 185-189 O'Riordan Street. The average logged depth of fill was 1.8 m. Natural soils comprised silty sands and sands with small discontinuous lenses of peaty material and clays. Bedrock was expected to be present at approximately 30 m depth.
- Groundwater was present between (approximately) 4.5 and 3.1 mAHD. Based on survey and measured standing water level data, groundwater was inferred to flow in south westerly direction.
- The Botany Bay 1:25 000 Acid Sulfate Soil Risk Map indicated that the site was in an area of disturbed terrain for which *"soil investigations are required to assess the acid sulfate potential"*. AECOM sampling and analysis data indicated that acid sulfate soils were unlikely to be encountered above the water table.

3.2 Section 149 Certificates

AECOM reviewed Planning Certificates issued under Section 149 of the Environmental Planning and Assessment Act, 1979. The Certificates were for Lot 11 and 19 (14 and 9 Chalmers Crescent, respectively) and were dated 26 September 2016 and are summarised below:

- Council records indicate F Mayer Imports Pty Ltd own both Lots.
- Both Lots are Zone B5 Business Development.
- There are no matters listed for the Lots under the Contaminated Land Management Act, 1997.

Copies of the Certificates are included in **Appendix B**.

Bayside Council advised AECOM that Section 149 certificates have to be issued per Lot, not as an address or multiple Lots. The certificates obtained and reviewed are assumed to be representative of Site conditions however, this cannot be confirmed. Bayside Council also advised that they had no records of Site Audit Statements for any of the Lots that comprise the Site.

3.3 Expected Subsurface Conditions

A review of readily available data in relation to expected soil geology and hydrogeological conditions is provided in the following sections.

3.3.1 Geology

The *Sydney 1:100,000 Geological Series Sheet 9130* maps the Site to be located in an area comprising Quaternary aged alluvium consisting of fine to medium grained marine sand with podzols.

3.3.2 Soils

The Sydney 1:100,000 Soil Landscape Series Sheet 9130 maps the Site to be:

- Underlain by Aeolian deposits representative of the Tuggerah Soil Landscape Group. These soils are associated with gently undulating coastal dunefields, greater than 2m of sands with sesquioxidic hardpans (Podzols), highly permeable and with permanently high water tables.
- Located in an area that may be extensively disturbed by human activity (e.g. complete disturbance, removal or burial of soil and may be filled with materials of unknown origin).

The Botany Bay Acid Sulfate Soil Risk Map indicated that the site was in an area of disturbed terrain for which “soil investigations are required to assess the acid sulfate potential”.

Based on the review of the City of Botany Bay Acid Sulfate Soil (ASS) Risk Map Sheet sourced from the Local Environment Plan (LEP) 2013 (refer Appendix B), Class 2 ASS are mapped to be present. Per the LEP, Class 2 ASS are summarised below:

- Applies to landforms between 0 and 10 m AHD. *Due to the disturbed nature of the area elevations and landforms are unnatural. Fill material may also occur over the Quaternary wind-blown marine quartz sand which may further cover either marine/estuarine sands and mud (Tuggerah soil landscape).*
- The area mapped with this class normally includes natural areas with an elevation of 1 to 2 m AHD however, within the Botany Bay Local Government Area there are no mapped natural areas, as all areas within this class are mapped as disturbed terrain.
- Within the natural soil profile, ASS are not expected to occur above 1 m AHD, therefore any works below 2 m AHD should be assessed for ASS impacts.

AECOM notes that ASS are unlikely to manifest in fill materials however, would likely be present in the Quaternary sediments. Investigation and testing would be required to confirm the presence of ASS.

3.3.3 Hydrogeology

AECOM notes that the Site is located in Zone 2 of the Botany Groundwater Management Zones (refer Appendix B). Groundwater use for domestic purposes (e.g. drinking water, watering gardens, washing, bathing etc.) is banned in Zone 2.

A search of the NSW Office of Water database of registered groundwater bores was undertaken by AECOM in September 2016 for an approximate 0.5 km radius of the Site, which identified 82 bores. Details of the five closest to the Site are summarised in the following table:

Table 3 Bore Search Summary

Bore	Total Depth	SWL	Distance & Direction from Site	Use	Other
GW027248	4.8	-	200 m N	Industrial	Water bearing zone (WBZ), 3 to 4.8 m. Sands. 256-274 Coward Street.
GW112651	6	-	350 m NE	Dewatering	Sand to 6m
GW112202	-	-	300 m S	Monitoring	Qantas, 365 King Street
GW112203	-	-	300 m S	Monitoring	Qantas, 365 King Street
GW112309	-	-	400 m SE	Monitoring	5-11 Ewan Street.

Notes: depths are in metres. SWL = standing water level

The bore search data indicates that groundwater is expected to be present at the Site, from approximately 3 metres below ground surface (m bgs). Groundwater is expected to flow towards the west-south west.

3.4 Certificates of Title

AECOM completed a review of historical certificates of title to gain an understanding of former Site owners and potential land use (refer Appendix B). In summary, the documentation indicated the following ownership history:

Table 4 Ownership History

Year(s)	Owner	Possible Use
Lot 11		
2000 to date	F Mayer Imports Pty Ltd	Currently leased to Leightons
1994 to 2000	Larcove Pty Ltd	
1991 to 1994	Perpetual Trustee Company Limited	
1984 to 1991	Leslie Harold Andouin	
1982 to 1984	Churchill Precision Grinding Pty Ltd	Sharpening services
1964 to 1982	National Saw Works Pty Limited	Saw and blade sharpening
1959 to 1964	Doust & Rabbidge Pty Limited	
1958 to 1959	Mercantile Constructions Pty Ltd	
1955 to 1958	Sargents Limited	
1955 to 1955	Anglo United Petroleum Limited	
1955 to 1955	Neal Roy Parker (Company Director)	
1951 to 1955	Brooke's Lemos Limited	
1948 to 1951	W. H. Johnson & Co Pty Ltd	
1948 to 1948	L.R. Investments Pty Ltd	
1906 to 1948	Various individuals registered as owners	Market gardens
Lot 12		
1996 to date	Mayer Properties Pty Ltd	
1986 to 1996	Hughs Transport Pty Ltd	
1979 to 1986	Burt Kwok Chan (Accountant)	
1972 to 1979	Antonio Quan (Importer)	
1959 to 1972	Seeds (Certified) Pty Limited	
1948 to 1959	As per Lot 11	
1906 to 1948	Various individuals registered as owners	Market gardens
Lots 13 to 18		
1987 to date	F Mayer (Imports) Pty Ltd	
1977 to 1987	Nedlloyd Australia Pty Ltd	Included leases to transport/freight companies
1970 to 1977	Jackson & Spring Pty Ltd	Transport/freight company
1960 to 1970	Riley Dodds Australia Ltd	
1955 to 1960	As per Lots 11 and 12	
1906 to 1955	As per Lot 12	Market gardens

Year(s)	Owner	Possible Use
Lots 19 & 20		
2002 to date	F Mayer (Imports) Pty Ltd	
1998 to 2002	Mascot Concrete (NSW) Pty Ltd	
1974 to 1998	Wise Nominees Pty Ltd	
1971 to 1974	GR & MJ Willard Investments Pty Ltd	
1969 to 1971	Stanley Corben (Manager) S H Lock (Discounts & Credits) Pty Ltd K Wong Holdings Pty Ltd	Lease to Eric E Wise Pty Ltd 1969 to 1991
1962 to 1969	Leonard Lemmon (Accountant) Allen Bingham (Engineer) David Bingham (Engineer)	
1960 to 1962	D W Bingham & Company Pty Ltd	
1906 to 1960	As per Lots 12 to 18	Market gardens
Lots 21 to 26		
2004 to date	F Mayer (Imports) Pty Ltd	
2003 to 2004	F Mayer Holdings Pty Ltd	
1990 to 2003	Kinox Enterprises Pty Ltd	Lease to QANTAS 1990 to 1994
1986 to 1990	Capital Furniture Pty Ltd	
1971 to 1986	Exemplary Holdings Pty Ltd	
1967 to 1971	Stanley Corben (Company Director) S H Lock (Discounts & Credits) Pty Ltd K Wong Holdings Pty Ltd	Lease to John Deere Limited 1967-1976
1959 to 1967	Harrisons Ramsay Pty Ltd	
1906 to 1958	As per Lots 12 to 20	

Review of documentation included in the certificate of title search indicated:

- A plan of subdivision for the Site (and Chalmers Crescent) dated 15 May 1959, suggesting there was minimal or no development prior to this date.
- Amalgamated Timbers were located to the east.

Limited search of the internet suggested the following:

- Sargents Limited: manufacturers of pies.
- Samuel Osborn: possibly involved in metal works.
- W H Johnson: possibly associated with food production.
- Jackson & Spring Pty Ltd: customs, shipping and transport agents.

3.5 Dangerous Goods Records

AECOM requested SafeWork NSW (formerly WorkCover) to undertake a database search for the licensed storage of dangerous goods at the Site. SafeWork NSW records indicated that License number 35/017212 applied to the Site, as summarised below:

- Two underground storage tanks (USTs) of 'standard' and 'super' fuel were located in the parking area. The USTs were 3000 and 2000 gallons respectively (approximately 15,000 and 10,000 Litres). The USTs were licensed to Jackson & Spring Pty Ltd of 18-20 Chalmers Crescent, circa 1970. Two fuel pumps were located on a plinth/island near the access driveway.
- The USTs were licensed to Brambles Ruys Pty Ltd, circa 1975 and 1977.
- The USTs were decommissioned by filling with water and soluble oil in 1985.

No other details on the USTs were provided in the SafeWork information (refer Appendix C).

3.6 Websites

AECOM completed reviews of various websites, to gain an understanding of the Site setting and expected conditions. These reviews are summarised below.

3.6.1 NSW EPA

Review of the NSW EPA website was undertaken to evaluate if the Site or nearby properties were listed under Section 58 of the Contaminated Land Management Act, 1997. The subject Site was not listed.

Listed properties in the Site vicinity include:

- Former Mascot Galvanising (336-348 King Street): located approximately 300 m to the south of the Site and therefore unlikely to affect it.
- Former Shell service station (746 Botany Road): located approximately 1km to the east of the Site and therefore unlikely to affect it.
- Australia Post (10-24 Ralph Street, Alexandria): located approximately 600 m to the north west of the Site and therefore unlikely to affect it.

The EPA website was also reviewed for Licences issued under the Protection of the Environment Operations Act. No current licenses for the Site or nearby (neighbouring) properties were identified. EPA search records are presented in Appendix B.

3.6.2 UXO

Review of the Department of Defence unexploded ordnance (UXO) website on 21 September 2016 indicated that the Site was not listed (refer Appendix B).

3.7 Aerial Photographs

The following information was derived from reviewing historical aerial photographs for the Site and surrounding area. Copies of aerial photographs are included as Figures 3 to 10.

Table 5 Aerial Photographs

Year	Comments
1930 (Figure 3)	<p>Site: detail difficult to discern due to photograph scale and clarity however, the Site appears to be cultivated land (market gardens) with no obvious developments. An area of bare ground is present along the eastern boundary and south eastern corner of the Site.</p> <p>Surrounds: large area of bare/disturbed ground is present to the east of the Site, possibly associated with sand extraction by Australian Glass Manufacturers. Market gardens to the south, west and north of the Site. Some residential properties to the north of the Site, along Coward Street.</p>
1943 (Figure 4)	<p>Site: comprises market gardens with no obvious developments. The area of bare ground is present along the eastern boundary and south eastern corner of the Site. An 'oval-shaped' feature is present in the north eastern portion of the Site which may be a (horse) training track.</p> <p>Surrounds: consistent with 1930 photograph however some residential properties are apparent to the north west of the Site.</p>
1951 (Figure 5)	<p>Site: comprises market gardens with no obvious developments. The area of bare ground is present along the eastern boundary and south eastern corner of the Site and is larger in extent than in the previous photographs. The north eastern portion of the Site appears to have been disturbed (possibly excavated and revegetated).</p> <p>Surrounds: property to the east has been developed (Amalgamated Timbers) with numerous sheds/buildings and stored materials present. An industrial-type property is located to the north. Lands to the south and west remain undeveloped.</p>
1961 (Figure 6)	<p>Site: development since 1951 is evident, including:</p> <ul style="list-style-type: none"> • Lot 12: one building occupies the Lot. • Lots 13-15: one building is present in the southern half of the Lots. • Lots 19-20: two buildings are present (mainly Lot 19). An area of possible disturbed ground is present in the southern portion of Lot 20. • Lots 21-26: one building occupies the majority of the Lots. <p>The remaining Lots at the Site are undeveloped. Chalmers Crescent is present.</p> <p>Surrounds: commercial/industrial type buildings are present to the east, west and north. Land immediately to the south is undeveloped.</p>
1970 (Figure 7)	<p>Site: additional development since 1961 is evident. Features include:</p> <ul style="list-style-type: none"> • Lot 11: one building present. • Lot 12: no obvious change from 1961, with one building present. • Lots 13-15: extension of the building from 1961, which now occupies the majority of these Lots. A new building is present at the southern portion of Lot 15/northern portion of Lot 16. • Lots 16-18: mostly undeveloped. • Lots 19-20: buildings noted in 1961 have been replaced by one larger building. • Lots 21-26: no obvious changes from 1961 photograph. <p>Surrounds: general increase in commercial/industrial developments in the local area.</p>
1986 (Figure 8)	<p>Site: layout generally as per 1970 but with the following changes noted:</p> <ul style="list-style-type: none"> • Lots 13-18: small extension to the building, towards the south. • Lots 16-18: appears to be paved and used for storage activities. A building is present in the northern portion of Lot 18, extending into Lot 17. A small linear feature is present near the western boundary of Lot 16, possibly representing the fuel pump island. <p>Surrounds: general increase in commercial/industrial developments in the local area.</p>

Year	Comments
2004 (Figure 9)	Site: layout generally as per 1986 but with the following changes noted: <ul style="list-style-type: none"> Lots 16-18: features and activities noted in 1986 photograph replaced by the current building. Surrounds: general increase in commercial/industrial developments in the local area, including redevelopment of properties to the east and north of the Site.
2014 (Figure 10)	Site: no obvious changes from 2004 photograph, Site as per current layout. Surrounds: increase in development to the south of the Site.

In summary, the aerial photographs indicate:

- The Site was first developed in the 1950s and prior to this, the Site appears to have been market gardens. The eastern portion of the Site may have been excavated and filled.
- From the 1960s onwards, the Site was progressively developed. Extensions to the building on Lots 13 to 15 are evident and possible demolition and replacement of the buildings on Lots 19 and 20.
- The surrounding lands have changed from market gardening to industrial and more recently, to commercial type properties, particularly to the north, east and south of the Site.

3.8 Site Inspection

Inspection of the Site was completed by AECOM on 23 September 2016. Observations are summarised below and selected photographs are included in Appendix C:

Table 6 Site Inspection Summary

Property	Observations / Comments
Lot 11	<ul style="list-style-type: none"> Brick building with concrete floor. No obvious pits/sumps/USTs noted however, the majority of the floor-space was occupied by an architectural model. No bulk storage of chemicals observed. Signage on building front wall included Churchill Precision Grinding Pty Ltd and National Saw Works Pty Ltd. Numerous old electrical switchboards mounted on the internal walls. The rear yard was not accessed and Leightons advised this area was not used by them. Front yard used for vehicle parking and storage of dry goods (e.g. wooden pallets, timber, cardboard etc.). Large tree (Casuarina / She Oak) in front yard appeared healthy. Presence of leaf litter and stored goods negated inspection of ground surface. Refer to Plate 1.
Lot 12	<ul style="list-style-type: none"> Brick and corrugated panel (probable asbestos containing material [ACM]) building with concrete floor. No obvious pits/sumps/USTs or bulk storage of chemicals noted. Storage of dry goods (e.g. wood, cardboard, aluminium boat on trailer etc.). Building includes former cold storage rooms in northern and western portions. Compressors present adjacent to eastern wall, located on concrete plinth. Minor oil staining on concrete. Refer to Plates 2 to 4.

Property	Observations / Comments
Lots 13-15 (QM&C)	<ul style="list-style-type: none"> • Brick and corrugated panel (probable ACM) building with concrete floor. • No obvious pits/sumps/USTs or bulk storage of chemicals noted. • Storage of dry goods associated with construction industry (e.g. wood, sand, pvc pipes, skip bins, trailers, steel, gas cylinders, concrete and rock blocks etc.). • Building includes former cold storage rooms in northern portion. • Refer to Plates 5 and 6.
Lots 15 -16 (Shout Media)	<ul style="list-style-type: none"> • Brick building with concrete floor. • No obvious pits/sumps/USTs or bulk chemical storage noted. • Ground floor includes parking area, also used for storage of dry goods. • First floor used for printing and offices. Shout Media advised that printers are equipped with ink cartridges (self-contained). • Small garden areas present, no obvious indicators of plant stress. Presence of mulch negated inspection of unpaved ground. • Refer to Plate 7.
Lots 16-18	<ul style="list-style-type: none"> • Concrete panel building with concrete floor. • No obvious pits/sumps/USTs or bulk chemical storage noted. • Cold and ambient storage of food products. Ambient storage was undertaken on shelving and appeared to be well maintained. • Garden area present along northern external wall, no obvious indicators of plant stress. Presence of mulch negated inspection of unpaved ground. • Lot 18 mostly comprised a landscaped area with a swimming pool. Presence of mulch negated inspection of unpaved ground. Vegetation appeared healthy. • A bank of compressors were present external to the building (northern wall), positioned on concrete hardstand. The compressors appeared to be powered by electricity and no obvious leaks to the ground were observed. • Refer to Plates 8 and 9.
Lots 19-20	<ul style="list-style-type: none"> • Brick building with concrete floor. Concrete floor noted to be in good condition. • No obvious USTs noted. Floor drains present, no unusual odours noted. • Utilised for storage of dry goods associated with the catering industry (e.g. glasses, boxes, gloves, wipes/mops, bin liners etc.). • Storage of chemicals in 5 to 20 L plastic containers (e.g. detergents, cleaners, rinse aids, bleach, air fresheners, disinfectants etc.). No obvious spills or leaks observed. Storage areas appeared well maintained. • Small garden area present next to access driveway, no obvious indicators of plant stress. Presence of mulch negated inspection of unpaved ground. • Fire hydrant booster pump located in a wire cage in garden. Pump appeared to be electric powered. • Refer to Plates 10 and 11.

Property	Observations / Comments
Lots 21-26	<ul style="list-style-type: none">• Brick and (probable) ACM building with concrete floor. Concrete floor noted to be in good condition, where observed. Much of the floor was covered with construction materials and storage activities.• No obvious pits/sumps/USTs or bulk chemical storage noted.• Utilised for the manufacturing of small portable buildings, constructed from aerated concrete products.• Materials storage included aerated concrete, steel and wood.• Garden area fronting Chalmers Street. Vegetation noted to be in healthy condition. Inspection of ground surface negated by ground cover vegetation and/or mulch.• Anecdotal information obtained from the current tenant (approximately 4 years occupancy at the property) included:<ul style="list-style-type: none">- Property was vacant for approximately 10 years prior to current tenancy.- Previous use was for the storage of bottled drink products (Pellegrino)- No known tanks or visible evidence of old industrial processes apparent at commencement of current tenancy• Refer to Plates 12 to 14.

4.0 Potential for Contamination

4.1 Identified and/or Potential Contaminant Sources

Based on the reviewed background data and Site inspection observations:

- The potential for current Site activities to contaminate soil and/or groundwater is considered to be low.
- The USTs and fuel delivery pumps at Lot 16-17 represent a potential petroleum hydrocarbon contamination source. AECOM notes that the USTs were likely removed to facilitate construction of the current facility however, this has not been confirmed.
- The former metal grinding and saw works at Lot 11 represent a potential source of metal, hydrocarbon and solvent (e.g. degreasers, thinners etc) contamination.
- Fill materials of unknown origin and quality are likely to be present, particularly in the eastern portion of the Site.
- Former market gardens represent a potential pesticide contamination risk. Given the period of time (up to the 1950s) and cost of pesticides, widespread application of pesticides is considered unlikely.
- Weathering/deterioration of ACM building components (external walls and rooves) and/or uncontrolled demolition of former buildings represent a potential source of asbestos in soil.

4.2 Contaminants of Potential Concern

Based on the data reviewed, Contaminants of Potential Concern (CoPC) at the Site are considered to include:

- Suite of eight metals: can be present in fill materials of unknown origin and quality and can be associated with workshop and mechanical repair and maintenance activities. Some metals (e.g. arsenic) have been used for insect (termite) control. Common metal contaminants include arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc.
- Benzene, toluene, ethylbenzene xylenes and naphthalene (BTEXN): typically associated with petrol and to a lesser extent, diesel. Can occur in fill materials of unknown origin and quality and can be associated with workshop and maintenance/repair activities.
- Total Recoverable Hydrocarbons (TRH): occur in petrol and diesel fuels, oils, solvents and can be present in fill materials of unknown origin and quality.
- Polycyclic aromatic hydrocarbons (PAH): can be present in petrol and diesel fuel, oil, waste oil, creosote, tar, bitumen/asphalt and in incompletely combusted materials, such as ash and slag. Can be present in fill materials of unknown origin and quality.
- Phenols: typically associated with waste oils.
- Organochlorine pesticides (OCP): typically related to insect control (termiticides). Typically applied immediately beneath building slabs and/or around timber structures in contact with the ground. Can be present in fill materials of unknown origin and quality. The use of OCP was banned in the 1980s.
- Polychlorinated biphenyls (PCB): historically present in electrical equipment such as transformers and capacitors. Can be present in fill materials of unknown origin and quality.
- Asbestos: can be present in fill materials of unknown origin and quality and with the deterioration/damage/weathering of asbestos building structures.
- Volatile halogenated compounds (VHC): related to solvents such as degreasers, lubricants, and thinners. VHC are commonly present in groundwater in the Botany Sands.

Assessment of the contamination risk of these CoPC in soil and/or groundwater would be completed during a Phase II ESA.

Acid sulfate soils (ASS) are not considered to be a contamination risk. Assessment for ASS may be required as part of the Phase II ESA, so that environmental risks can be appropriately managed during redevelopment of the Site.

5.0 Conclusions

AECOM completed a Phase I ESA of Lots 11 to 26 in DP 29697, which included a review of readily available Site history information and a Site inspection. The Phase I ESA was completed with reference to SEPP55 and NSW EPA endorsed guideline documents.

The Phase I ESA data indicated that Site was used for market gardening until the (late) 1950s and then progressively developed for industrial/commercial land use. The majority of the identified former commercial/industrial land uses are considered to represent a low contamination potential (i.e. Site use for food storage) however, underground fuel tanks have been present and industrial metal works have occurred. Fill materials of unknown origin and quality are likely to be present. Current Site activities are considered to represent a low contamination potential.

Based on the available Phase I ESA data, it is concluded that:

- Some soil and/or groundwater contamination is likely to be present at the Site. Phase II investigations should be completed in accordance with the frameworks specified in the SEPP 55, ASC NEPM 2013 and NSW EPA Guidelines for the Site Auditor Scheme.
- ASS are likely to be present 'at depth' in the soil profile, at/near/below the water table. The Phase II investigation should include assessment for ASS, so that environmental risks (if any) can be appropriately managed during redevelopment of the Site. If ASS are confirmed to be present and likely to be intersected during future redevelopment, an ASS Management Plan will likely be required.
- Any identified soil and/or groundwater contamination will require remediation and/or adoption of management measures to mitigate potential contamination exposure risks. Remediation activities should be completed in accordance with a Remedial Action Plan and/or Site Management Plan(s).
- The Site could be made suitable for the proposed redevelopment.

6.0 References

Department of Urban Affairs and Planning. 1998. *State Environmental Planning Policy (SEPP) 55 – Remediation of Land*.

NEPC, 2013. *National Environment Protection (Assessment of Site Contamination) Measure 1999*. National Environment Protection Council. May 2013.

NSW DEC. 2006. *Guidelines for the NSW Site Auditor Scheme (2nd Edition)*. Department of Environment and Conservation NSW (NSW DEC).

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

Two thin black lines intersect diagonally on the left side of the page. One line slopes upwards from left to right, and the other slopes downwards from left to right.

Appendix A

Figures



G:\ENV\GIS\Projects\605 Projects\60519343 Chalmers Crescent Mascot\FIGURES\605 19343 F1 Site Location 26 09 2016 TO



G:\ENV\GIS\Projects\60519343 Chalmers Crescent Mascot\FIGURES\60519343 F2 Site Layout 29.09.2016 TO













G:\ENV\GIS\Projects\605\Projects\60519343 Chalmers Crescent Mascot\FIGURES\60519343 FA Aerial Photograph - 1986 22 09 2016 TO





G:\ENV\GIS\Projects\60519343 Chalmers Crescent Mascot\FIGURES\60519343 F10 Aerial Photograph - 2014 22.09.2016 TO



Appendix B

Background Information

Legend

BB Bottom of Bank
BFL Balcony Floor Level
BRW Bottom Retaining Wall
CONC Concrete
EC Edge of Concrete
FL Floor Level
G Grate
INV Invert Level
RL Relative Level
SB Signal Box
SL Signal Lid
TS Top of Bank
TK Top of Kerb
TRW Top Retaining Wall
TW Top Wall
UGS Underside of Gutter
VC Vehicle Crossing
WC Toilet
H Hydrant
LP Light Pole
MH Maintenance Hole
PP Power Pole
SV Stop Valve
T Telex
TL Traffic Lights

MN

CURVED BOUNDARIES				
No.	Arc	Radius	Chord bearing	Chord distance
1	8.225	13.715	244°52'30"	8.105
2	13.54	13.715	110°20'03"	12.995
3	12.95	13.715	165°39'10"	12.47
4	12.95	13.715	39°44'30"	12.47
5	12.655	13.715	273°13'02"	12.21
6	3.285	13.715	306°30'28"	3.275

NOTES

- COPYRIGHT** This drawing and/or design is the property of Harrison Friedmann & Associates Pty Ltd and should not be reproduced in part or whole without the written permission of the company.
- Bearings, distances and areas of boundaries are from Land & Property Information Office records only. They are on Magnetic Meridian. If accurate True North is required a further survey would be necessary.
- NO BOUNDARY SURVEY HAS BEEN MADE.** Relationship of improvements to boundaries is diagrammatic only. Boundary fences or retaining walls have not been located and are not shown on this plan. **DO NOT SCALE OFF THIS PLAN.** Where offsets are critical they should be confirmed by a further boundary survey.
- Any services information shown on this plan has been determined from visual inspection only. It is passed on with the understanding that no excavation or works will be commenced without a current services search of all services being obtained from "Dig before you dig" (DBYD) (phone 1100 fax 1300 652 077) or from any individual service provider. Note that not all services providers are members of DBYD.
- The locations of spot levels are diagrammatic only. They are accurate to $\pm 0.3m$ in relation to boundaries. Levels critical to design, excavation or construction must be verified. Care should be taken if extrapolating levels.
- The spread of the crown of the trees shown on this plan is diagrammatic only, based on the average spread observed in the field. Prior to any development proposal which might be affected by trees it is recommended that the tree spreads be verified by field inspection.
- Australian Height Datum was established from S.S.M. 56920 ~ R.L. 3.96 located at the intersection of Coward Street and Kent Road, Mascot. Datum source obtained from S.C.I.M.S. 03/03/2006 and S.S.M. 91555 R.L. 10.469 located at the intersection of Coward Street and Bourke Road, Mascot. Datum source obtained from S.C.I.M.S. 23/01/2008.

ALL ABOVE NOTES ARE AN INTEGRAL PART OF THIS PLAN

MGA Coordinates of Building Corner

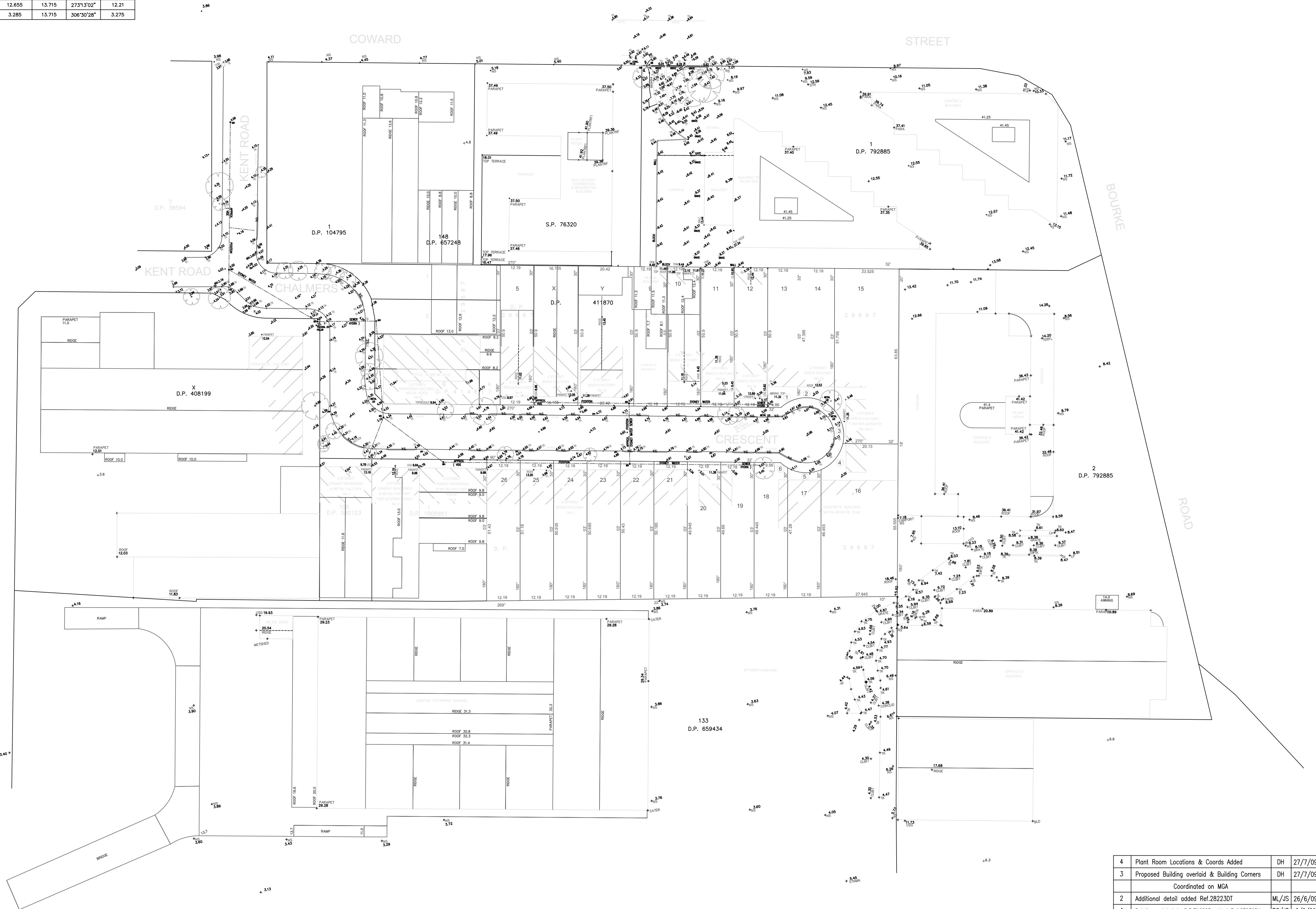
Building Corner	Easting	Northing	Elevation
A	333550.9	6244545.5	RL 47.50
B	333551.0	6244564.7	RL 47.50
C	333559.8	6244564.2	RL 47.50
D	333551.8	6244567.7	RL 47.50
E	333560.9	6244553.0	RL 47.50
F	333672.7	6244533.8	RL 47.50
G	333679.8	6244513.4	RL 47.50
H	333679.1	6244486.6	RL 47.50
I	333698.3	6244468.5	RL 47.50
K	333642.4	6244474.2	RL 47.50
L	333616.4	6244465.1	RL 47.50
M	333551.4	6244478.1	RL 47.50
N	333551.0	6244461.1	RL 47.50
P	333542.3	6244461.3	RL 47.50
R	333542.7	6244504.9	RL 47.50

Note :- RL's obtained from Plans provided by Ancher/Mortlock/Woolley for the outside edge of Building.

MGA Coordinates of Plant Room Roof

Plant Room Corner	Easting	Northing	Elevation
A1	333555.1	6244550.5	RL 51.00
B1	333558.2	6244557.4	RL 51.00
C1	333594.4	6244567.1	RL 51.00
D1	333651.1	6244560.0	RL 51.00
E1	333671.5	6244549.8	RL 51.00
F1	333668.0	6244541.0	RL 51.00
G1	333672.3	6244509.1	RL 51.00
H1	333672.0	6244473.9	RL 51.00
J1	333663.7	6244473.9	RL 51.00
K1	333632.6	6244478.4	RL 51.00
L1	333616.4	6244472.8	RL 51.00
M1	333598.7	6244462.1	RL 51.00
N1	333556.6	6244468.3	RL 51.00
P1	333549.5	6244468.4	RL 51.00
R1	333549.8	6244500.2	RL 51.00

Note :- RL's obtained from Plans provided by Ancher/Mortlock/Woolley for the Top of Building.



WARNING! The location of walls and detail points in relation to boundaries is approximate only!

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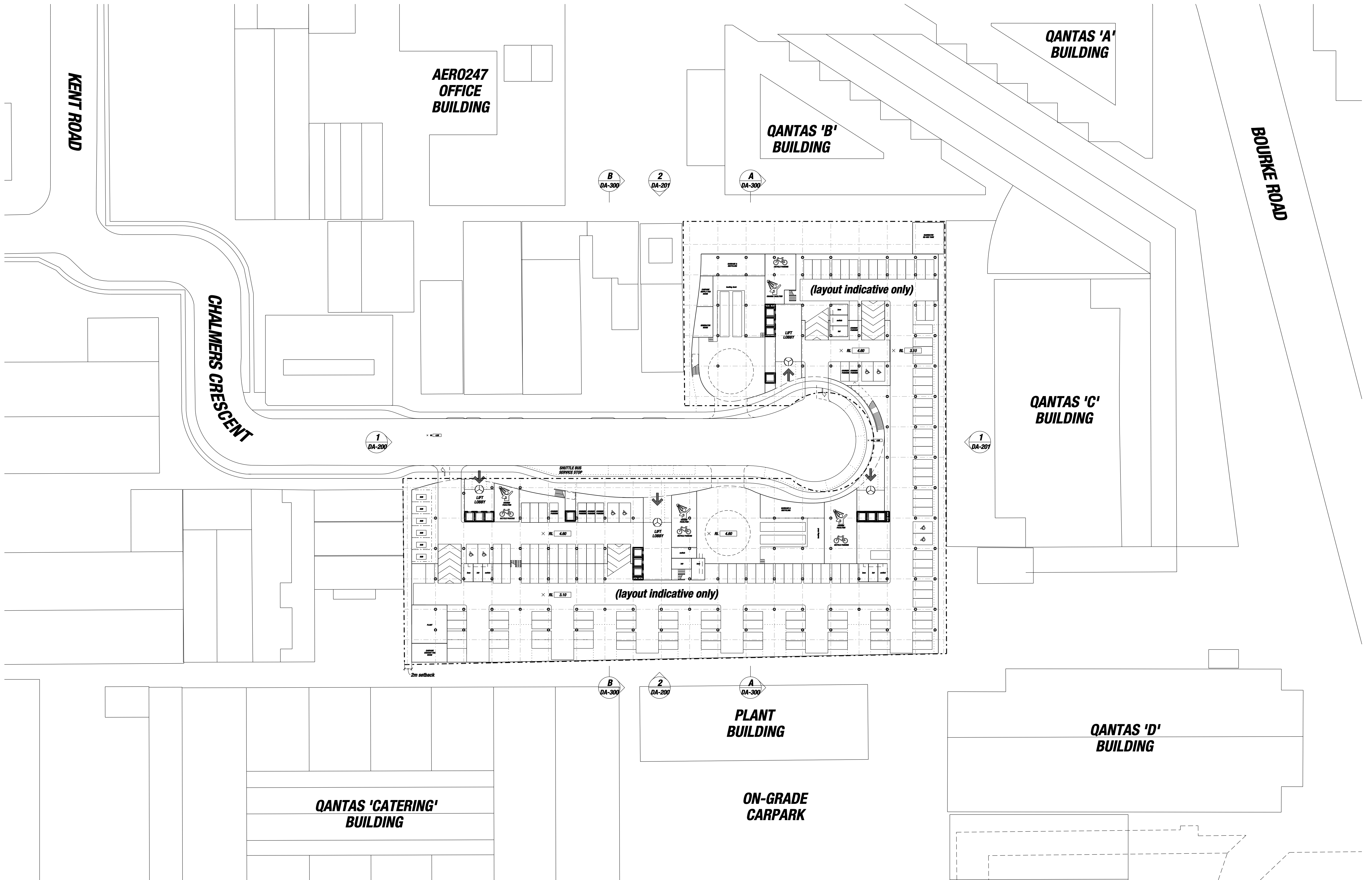
JAS-ANZ
ISO 9001
FS 500661

PLAN SHOWING DETAILS AND LEVELS
OF CHALMERS CRESCENT AND SURROUNDING AREAS,
MASCOT
FOR PLANNING PURPOSES

FOR F.MAYER (IMPORTS) P/L

4	Plant Room Locations & Coords Added	DH	27/7/09
3	Proposed Building overlaid & Building Corners	DH	27/7/09
Coordinated on MGA			
2	Additional detail added Ref.28223DT	ML/JS	26/6/09
1	Details on lot 1 in D.P.792885 added Ref.27830RH	BG/JS	2/2/09
No.	AMENDMENT DESCRIPTION	BY	DATE

REDUCTION RATIO 1:750 @ A1	SURVEYED / DRAWN ML/JS
DATUM A.H.D.	CHECKED PF
DATE 24/05/2006	REFERENCE 24950DT SHEET 1 OF 1



1 GROUND FLOOR PLAN - CARPARK
SCALE 1:1000 @ A3

(refer to landscape architect's documentation for landscape information)

PRELIMINARY

revision	date	description	by	verification	initial	signature	date	note	architect	project	drawing	scale	1:500@A1, 1:1000@A3	0	5	10	25m
L	05 SEP 2015	AMENDED MASTER PLAN DA	BMD	checked by	BMD		02.04.15	Do not scale from drawings. All discrepancies to be brought to the attention of the Architect. This drawing is intellectual property and copyright of the author, and must not be retained, copied or used without the express authority of Conrad Gargett Riddell Anchor Mortlock Woolley Pty Ltd.	Suite C3.18, Level 3, 22-36 Mountain Street, Ultimo NSW 2007, Australia T + 61 2 9280 2445 F + 61 2 9280 2446 E amw@gmmwarchitects.com.au Nominated Architects: Dale Swan Cert. No. 3316, Phil Bagent Cert. No. 6174	COMMERCIAL MASTERPLAN DA 7, 9, 14-18, & 19-21 CHALMERS CRESCENT, MASCOT client F.Mayer (Imports) Pty Ltd on behalf of Mayer Properties Ltd	GROUND FLOOR AND LOWER GROUND FLOOR PLAN - CARPARK	drawn by SW	project no 1204	drawing no DA-100	revision M2		

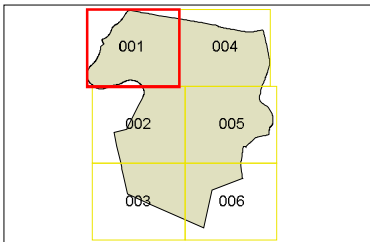
Land Zoning Map - Sheet LZN_001

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B7 Business Park
- IN1 General Industrial
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure
- W3 Working Waterways
- MD SEPP (Major Development) 2005
- DM Deferred Matter

Cadastre

- Base data 5/1/2012 © Land and Property Information (LPI)

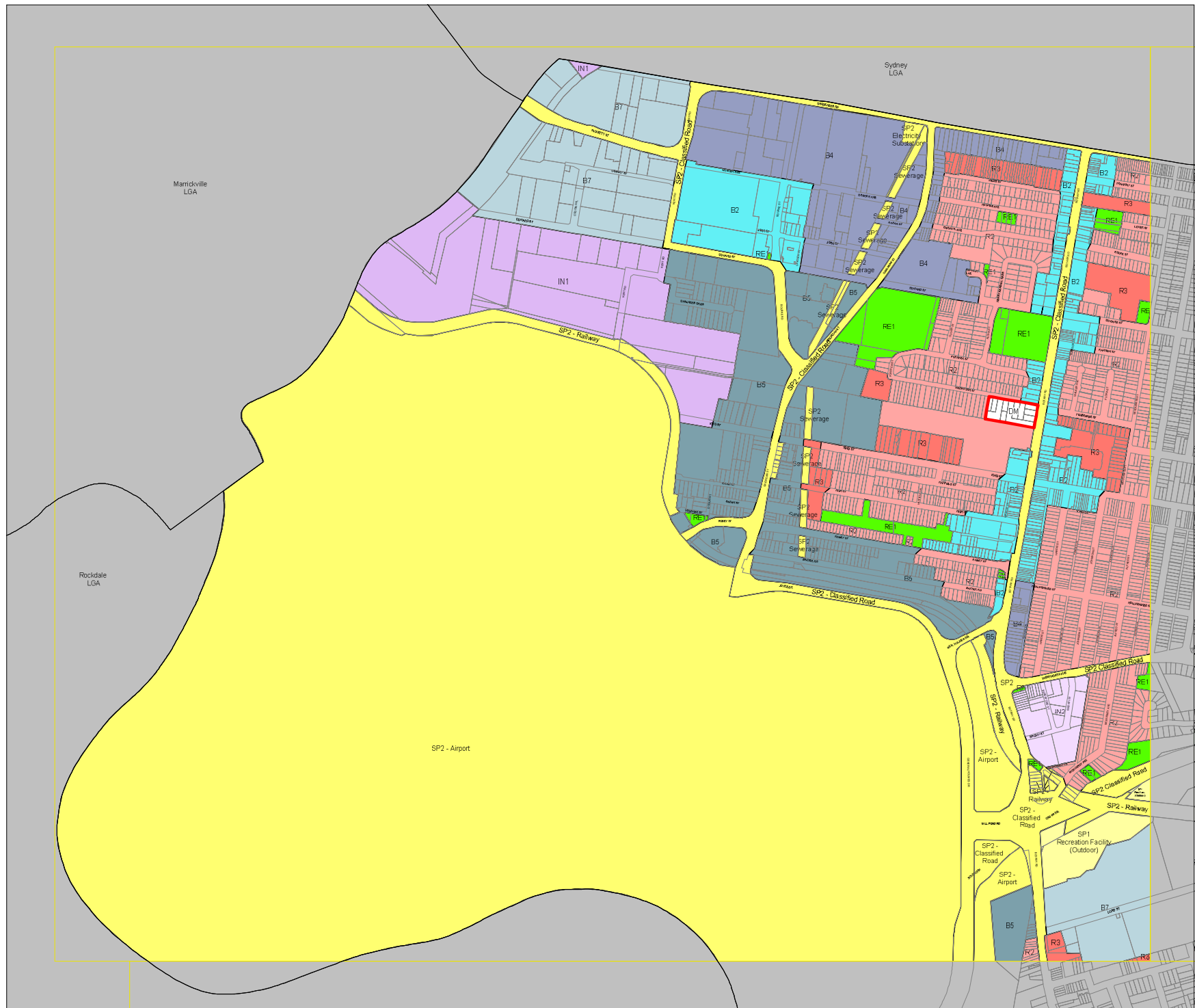


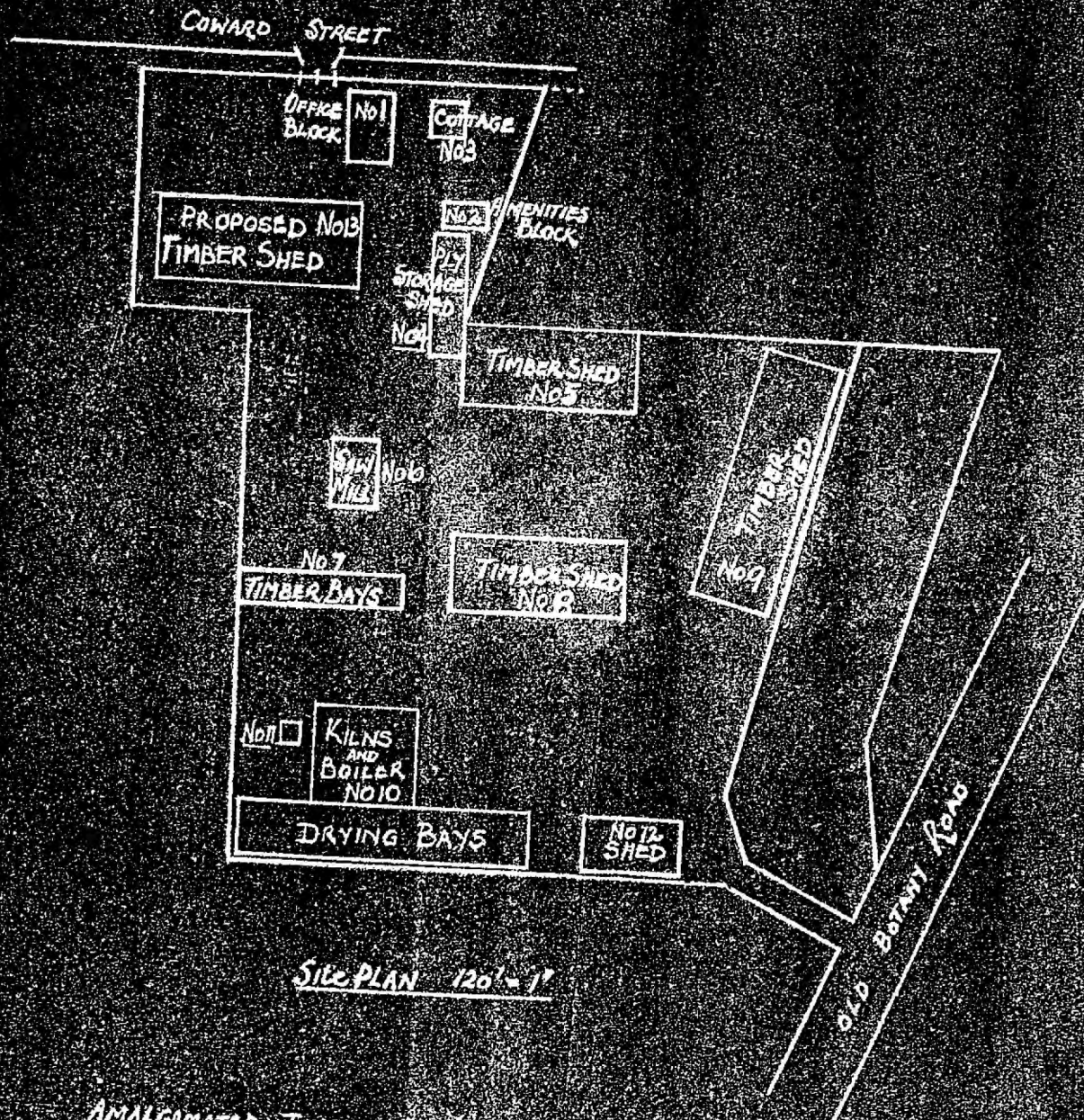
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Scale 1:10 000 @ A3

Projection GDA 1994
Zone 56

Map identification number:
1100_COM_LZN_001_010_20130412





BA 58/065
 Application to build
 timber storage shed
 200' x 75' at
 221 Coward Street
 mascot for
 Amalgamated
 Timbers P/L.

B97

/Req: B328613

/Doc: CT 12107-095

/Prt: 28-Aug-2007



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



12107095

Appln. No. 36582

Prior Title Vol. 6736 Fol. 133

Vol. 12107 Fol. 95

Edition issued 7-5-1973



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

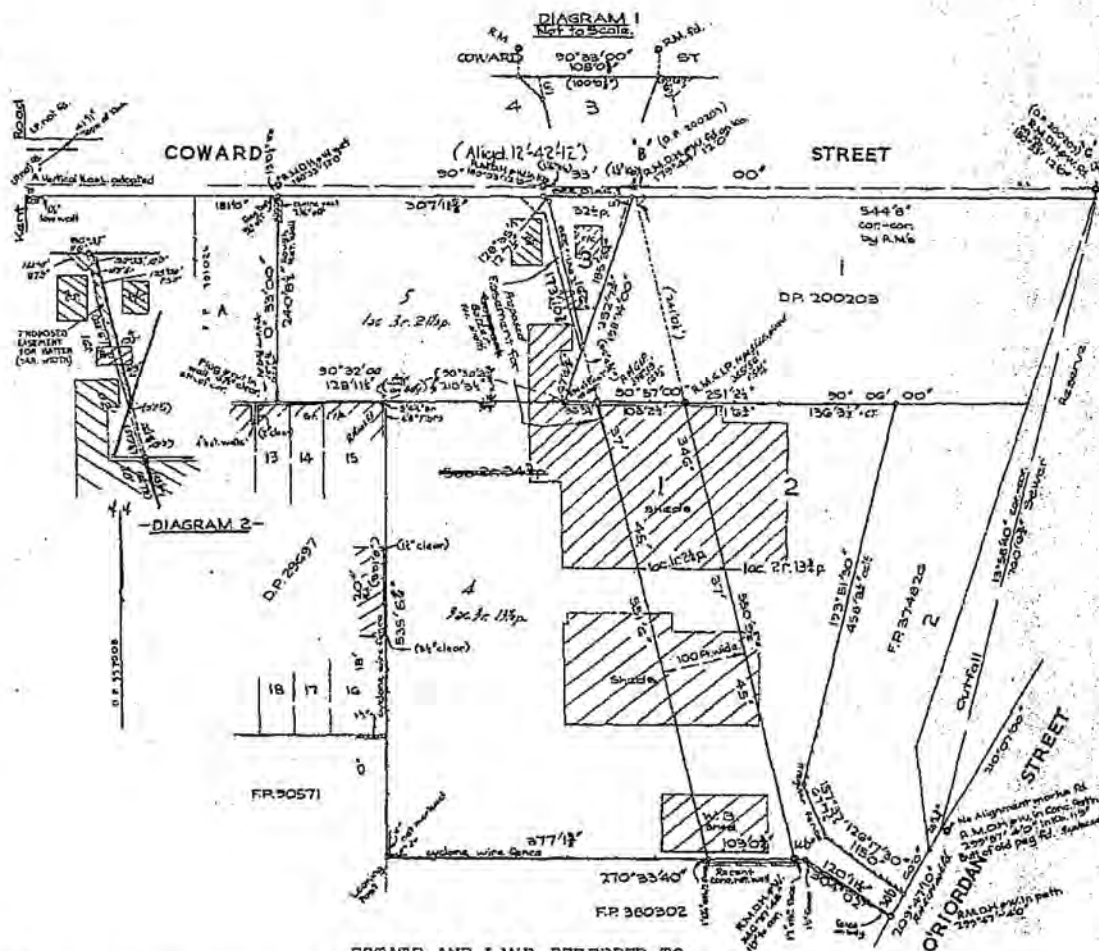
CANCELLED
Jarvis

Registrar General.

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

S
Estate in Fee Simple in Lot 1 in Deposited Plan 557008 at Mascot in the Municipality of Botany Parish of Botany and County of Cumberland being part of Portion 133 granted to Thomas Stubbs on 29-4-1837.

FIRST SCHEDULE

THE STATE PLANNING AUTHORITY OF NEW SOUTH WALES.

SECOND SCHEDULE

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

Jarvis
Registrar General

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

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

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

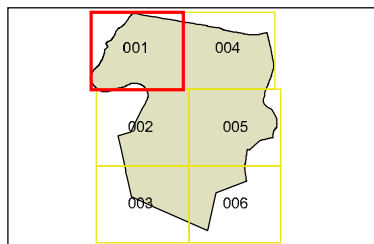
Acid Sulfate Soils Map - Sheet ASS_001

Acid Sulfate Soils

- Class 1
- Class 2
- Class 4
- Class 5

Cadastre

- Base data 5/11/2012 © Land and Property Information (LPI)

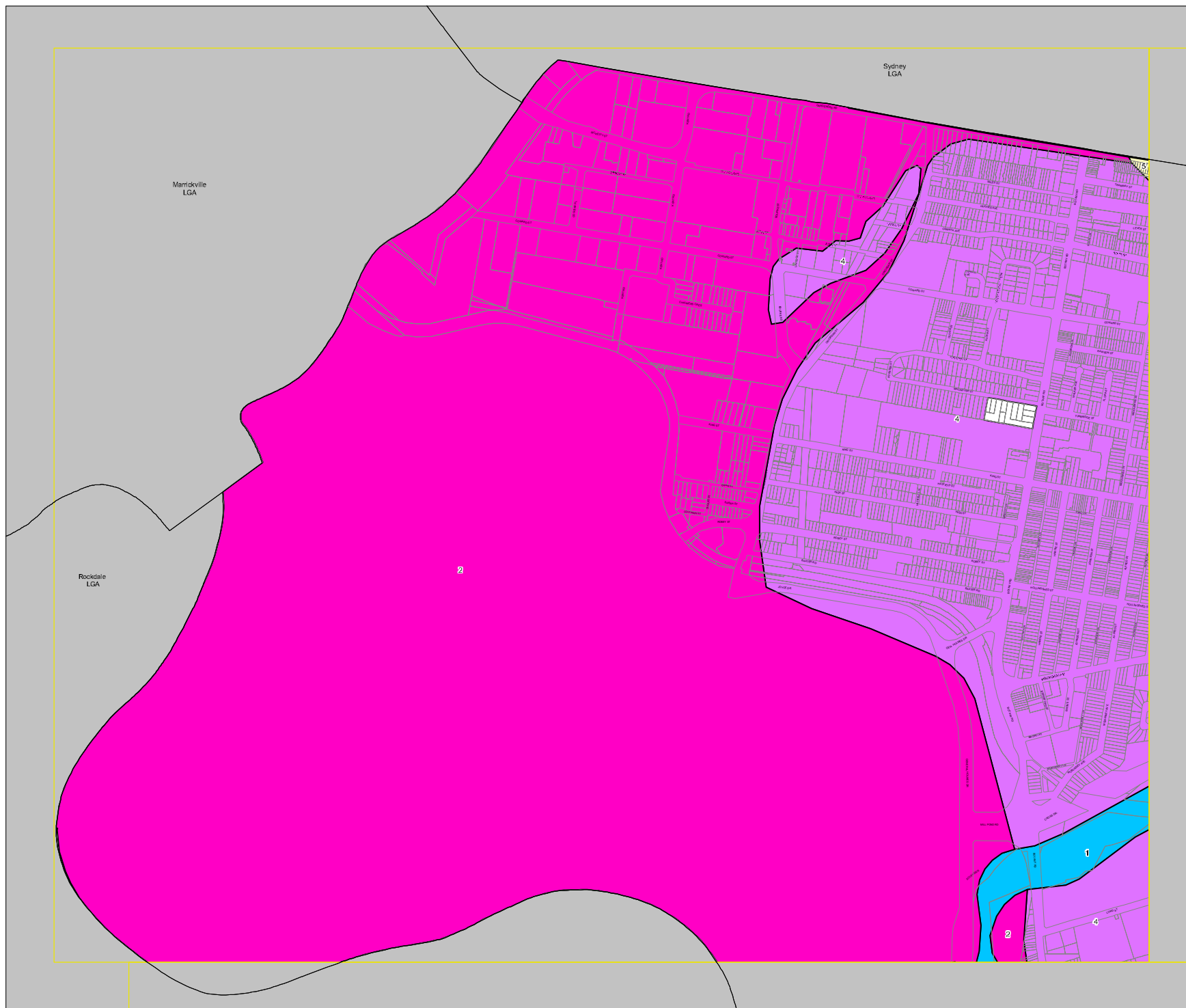


Projection: GDA 1994
Zone 56

0 200 400 m

Scale 1:10,000 @ A3

Map identification number:
1100_COM_ASS_001_010_20130224





Fact Sheet

Advice on Acid Sulfate Soils

1. What are acid sulfate soils?

Acid Sulfate Soils (ASS) are natural soils that form in sea water or brackish water environments. They are common in every estuary and estuarine floodplain in NSW. These soils contain iron sulfides that are stable and do not cause a problem when waterlogged. However when exposed to air, after drainage or excavation, the soils rapidly form sulfuric acid. This acid can leach into the surrounding area acidifying neighbouring drains, wetlands, creeks, estuaries and bays, causing severe environmental damage. It can affect industries such as fishing and tourism, and can impact on public and private infrastructure by causing serious damage to steel and concrete structures such as the foundations (footings) of a building.

2. Where do acid sulfate soils occur?

A map showing areas that may be affected by acid sulfate soils has been prepared by Council based on data supplied by the Department of Land and Water Conservation (DLWC). This map identifies 4 classes of land, with Class 1 having the highest risk for ASS. Please contact Council to find out what Acid Sulfate Soil planning class applies to your land.

Below is a general description of each Acid Sulfate Soil planning class as it relates to the City of Botany Bay Council area. Information has been derived from the 1:25 000 topographic maps, the DLWC Botany Bay Acid Sulfate Soil Risk Map (1997) and the soil landscapes of the Sydney 1:100 000 Sheet. It is hoped this information helps provide an understanding of the planning issues relating to acid sulfate soils through considering the information provided on the DLWC Acid Sulfate Soil Risk Map.

As new information becomes available to Council through development applications and site assessments, it is hoped Council will be able to build on the current level of information.

ASS Planning Map Class 1

Landform Description:

This class identifies the water bodies in the City. These are:

- Bottom sediments of Botany Bay, Engine Pond, Mill Pond, Mill Stream and Botany Bay Wetlands (also known as Lachlan Swamps).
- Elevations range from below sea level (Botany Bay) to up 10 m AHD (Botany Bay Wetlands/Mill Stream).
- Botany Sediments of Botany Bay are estuarine, and bottom sediments of Botany Bay Wetlands/Mill Stream, may contain wind blown sands overlying estuarine sediments.

Acid Sulfate Soil Risk Map Code:

High probability Bottom sediments (Em)

Works for which Planning Instrument applies:

Any Works

Issue/Recommendation:

No specific issues



Photo 1: Class 1 - view from Port Botany, issues such as dredging the channel may impact acid sulfate soil.

ASS Planning Map Class 2

Landform Description:

Topography: elevations between approximately 0 to 10 m AHD. Due to the disturbed nature of the area elevations and landforms are unnatural.

Geology: Disturbed terrain may include filled areas, which often occur during reclamation of low-lying swamps for urban development. Other disturbed terrain

includes areas which have been mined or dredged, or have undergone heavy ground disturbance through general urban development.

Fill material may also occur over the quaternary wind blown marine quartz sand which may further cover either marine/estuarine sands and mud or sandstone geology (Tuggerah soil landscape).

Acid Sulfate Soil Risk Map Code:

The area mapped within this class normally includes natural areas with an elevation code of 1 (1-2 m AHD). However within the Botany Bay LGA there are no mapped natural areas, all areas within this class are mapped as disturbed terrain on the DLWC Acid Sulfate Soil Risk Map 1997.

Disturbed Terrain areas include elevation codes 1 (1-2m AHD), 2 (2-4m AHD) and 4 (>4m AHD). The risk map assessment did not extend beyond the 10 meter contour line.

Works for which Planning Instrument applies:

Works below the natural ground surface.

Works by which the watertable is likely to be lowered.

Issue/Recommendation:

The key issues with this class are that the LEP needs to address both Actual Acid Sulfate Soil and Potential Acid Sulfate Soil. Actual acid sulfate soil may occur in dredged or fill material placed above the water table over the natural ground surface.

The soil below the natural ground surface in the lower lying areas is most likely to be Potential Acid Sulfate Soil. These areas are the result of fill material of varying depth being placed over swamp land, or reclaimed land being constructed (such as Sydney Ports area and Sydney Airport). Much of this fill material was dredged from Botany Bay and may contain Potential Acid Sulfate Soil.

In the higher elevated areas, fill material may have been placed over wind blown sands (None Acid Sulfate Soil material), which in turn overly former swamps and estuarine sediments (Potential Acid Sulfate Soil material).

Within the natural Soil Profile, Acid Sulfate Soils are not expected to occur above 1 m AHD (Naylor *et al*, 1998), therefore any works below 2 m AHD should be assessed for acid sulfate soil impacts.

Within the Class 2 areas, an assessment (desktop or field) is required to identify the nature of the site disturbance, and the soil characteristics and/or origin of any

fill material that has been placed on site. If the fill material is not of estuarine origin no further acid sulfate soil assessment on the fill is required.

In addition to the above investigations relating to the nature of site disturbance and the nature of any fill material placed on site, any excavations below 2 m AHD may require an assessment for insitu acid sulfate soil.

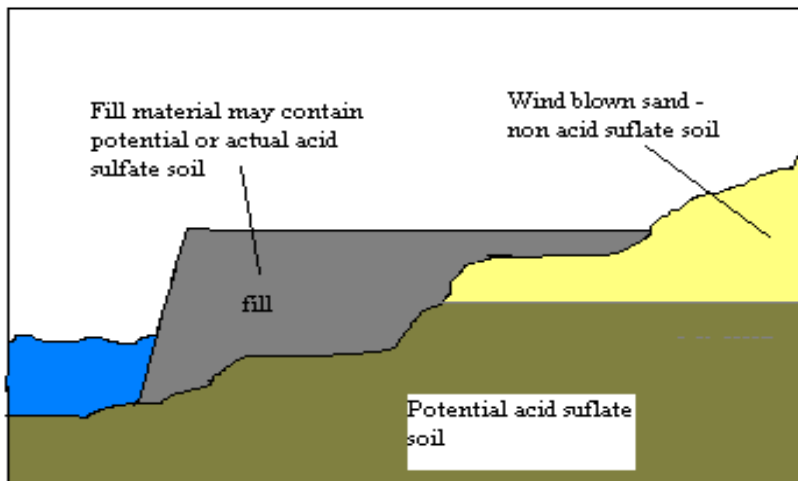


Figure 1: Class 2 – sketch indicating that fill material of unknown origin may directly overly estuarine material with potential acid sulfate soil characteristics, or overly non acid sulfate soils (which inturn may overly potential acid sulfate soils).



Photo 2: Class 2 - Port Botany is reclaimed land created through the placement of dredged estuarine sediment from Botany Bay.

ASS Planning Map Class 3

Landform Description:

N/A

Acid Sulfate Soil Risk Map Code:

N/A

Works for which Planning Instrument applies:

N/A

Issue/Recommendation:

The Class 3 areas that originally occurred on the Draft ASS Planning Map were so mapped due to their elevation classification on the DLWC ASS Risk Maps (an elevation code of 2 –reflecting elevations of approx. 2-4m AHD). However these areas have been reclassified to Class 2 as these areas are also mapped as disturbed terrain on the DLWC Acid Sulfate Soil Risk Maps.

As these areas were mapped as disturbed terrain the risk map recommends that

“Soil investigations are required to assess these areas for acid sulfate soil potential” (DLWC 1997)

ASS Planning Map Class 4**Landform Description:**

Topography: approximately elevation between 4 to 10 m AHD. (The boundary between Class 4 and Class 5 is on the 10 m contour line of the 1978 1:25 000 topographic map)

Geology: Tuggerah soil landscape – gently undulating to rolling coastal dunefields, Quaternary wind blown marine quartz sand over marine/estuarine sands and mud.

Acid Sulfate Soil Risk Map Code:

Low probability landforms with elevation code 4 (>4m AHD)

Works for which Planning Instrument applies:

Works more than 2 metres below the natural ground surface.

Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.

Issue/Recommendation:

The key issue with this category is that given there is no disturbed terrain, the only issue relates to establishing an elevation bench mark in which works below the level may disturb potential acid sulfate soils. An elevation of 2 m AHD is established by applying the planning instrument (works beyond 2 meters below the natural ground surface) to the lowest point in the Class 4 landscape (ie 4 m AHD).

Thus in assessing a Development Application, the key issue would be establishing if works would be occurring beyond 2 m AHD. If they are not then no further assessment regarding acid sulfate soils is required.

ASS Planning Map Class 5

Landform Description:

Topography: >10 m AHD, the boundary of the Class 4 and Class 5 areas is based along the 10 m Contour line. Elevations over 30 meters occur within the Class 5 area. The boundary of the Class 2 and Class 5 areas is based on location of disturbed terrain.

Geology: Tuggerah soil landscape – gently undulating to rolling coastal dunefields, Quaternary wind blown marine quartz sand.

Acid Sulfate Soil Risk Code:

Areas mapped as No Known Occurrence – acid sulfate soils are not expected or known to occur in these environments.

Works for which Planning Instrument applies:

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

Issue/Recommendation:

This issue relates to the potential impact of works lowering the water table below 1 m AHD. To do this works would need to lower water tables at the site below 1 m AHD to have a potential impact on lowering the water table in the adjacent Class 4 areas. Therefore works would need to be occurring greater than 9 m below the ground surface to affect the adjacent Class 4 area.

The questions that need to be asked when a development application is lodged include:

- *At what depth are works occurring - Are they occurring below 1 m AHD?*
- *Will the works require the water table to be lowered below 1 m AHD?*

If the answer to both questions above is no, then no further assessment in relation to acid sulfate soils is required.

3. What if I want to develop land that may be affected by acid sulfate soils?

Step 1: Do you propose to carry out any "works" that will:

- (a) disturb more than 1 tonne of soil, such as occurs in:
 - the construction or maintenance of drains,
 - dredging,
 - the construction of artificial waterbodies (including canals, dams and detention basins)
 - foundations,
 - flood mitigation works
 - the construction of urban development (such as the construction of basement carpark, building foundations, installation of utilities, site drainage)

or

- (b) be likely to lower the watertable?

If your answer is "yes", please read the next step. If your answer is "no", then Council approval, as far as ASS are concerned, is not required.

Note:

Please also check whether your proposed development requires development consent in accordance with any local environmental plans that are applicable to the land.

Step 2: Check whether the site is identified as likely to be affected by ASS on the ASS map. If so, find out what class of land it is.

Step 3: If you are in Class 5 land, do you propose to carry out any "works" that will be likely to lower the water table, such as occurs in:

- The temporary or permanent use of pumps to lower the natural groundwater level within and/or around the development site
- The construction or maintenance of drains.

If your answer is "yes", please read the next step.

If your answer is "no", then Council approval, as far as acid sulfate soils are concerned, is not required.

Step 4: Check your proposal against the following table to see if the consent of Council is required.

The consent of Council is required for development described in column 2 (works) of the following Table on land described in column 1 (class of land) of the Table:

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

4. What if the consent of Council is required based on the above information?

If your site is potentially affected by ASS, you can either:

- **Accept that ASS are present and prepare a development application and an ASS management plan as set out in the NSW ASS Manual.**

The ASS management plan must be prepared in accordance with the NSW ASS Manual and submitted with your development application.

The ASS management plan will need to provide a framework for the on-going management and monitoring of the impacts throughout the development. There is no set "formula" for managing ASS and each case must depend on the particular circumstances. Please refer to the NSW ASS Manual for details.

Or

- Undertake a preliminary assessment as set out in the NSW ASS Manual, to determine whether ASS are present and whether the proposed works are likely to disturb or oxidise these soils or lower the watertable.
The preliminary assessment is to be submitted to Council. If the preliminary assessment concludes that ASS are not present and Council agrees with this conclusion, Council will provide written advice confirming that you do not need to prepare an ASS management plan or otherwise and, as far as ASS are concerned, development consent will not be required.

5. What must Council consider before granting consent?

If ASS are present, Council must consider the following matters before consent can be granted:

- The adequacy of any ASS management plan prepared for the proposed development in accordance with the ASS Assessment Guidelines;
- The likelihood of the proposed development resulting in the discharge of acid water; and
- Any comments received from the Department of Land and Water Conservation. Council will refer a copy of the development application and the related ASS management plan to the Department.

6. Do you require further information?

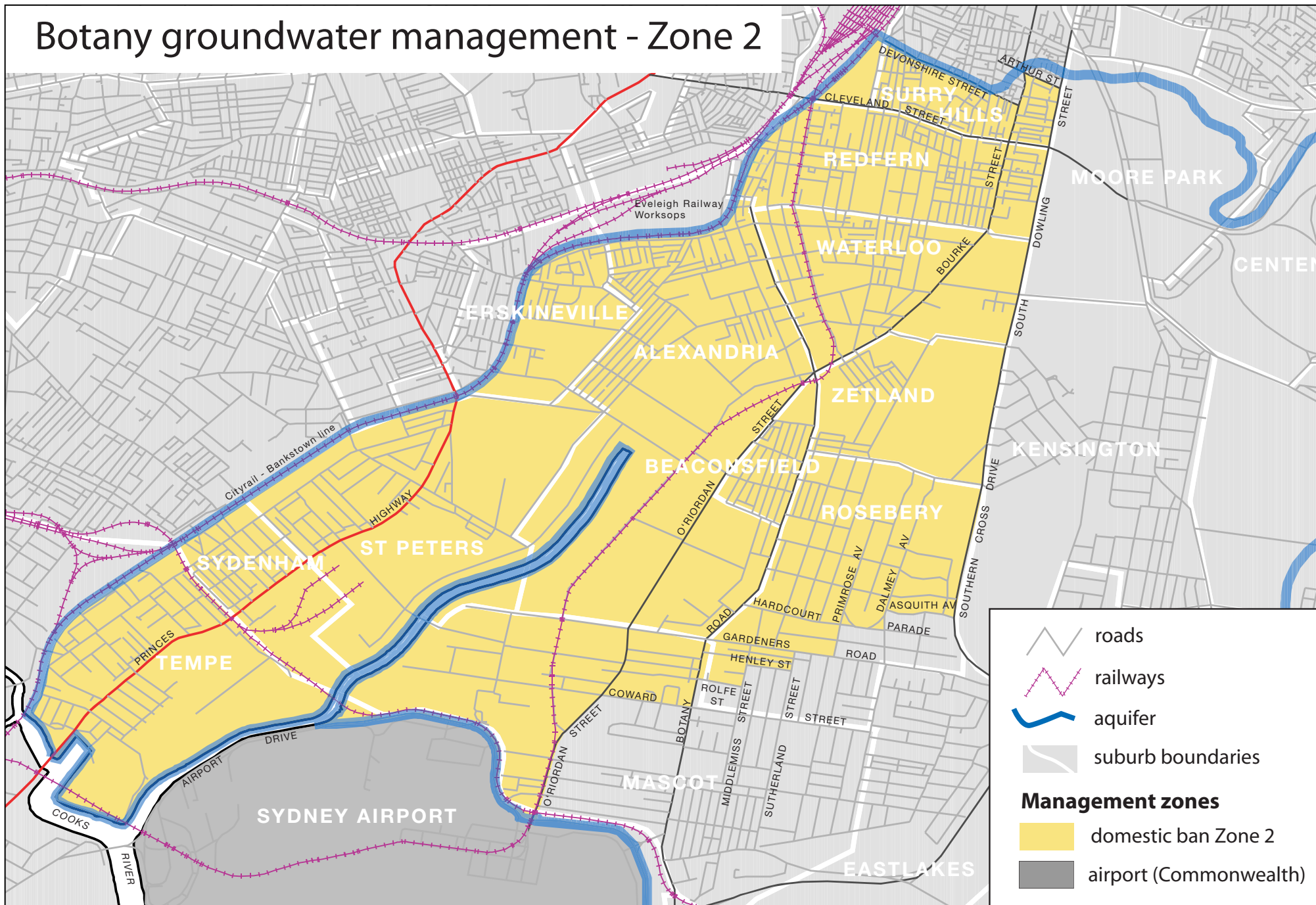
If you wish to view the ASS map and the NSW ASS Manual, please ask at our Customer Service Centre or phone on 9789-9626. Further information regarding Acid Sulfate Soils is available on the Department of Land and Water Conservation website at www.dlwc.nsw.gov.au. If you require more detailed information, the Department of Land and Water Conservation can be contacted on 9895-7657.

For details of consultants who may be able to assist with the preparation of a preliminary assessment or an ASS management plan, please refer to the Yellow Pages and go to the headings of "Soil Testing & Investigation" or "Geotechnical Engineers &/or Consultants".

References

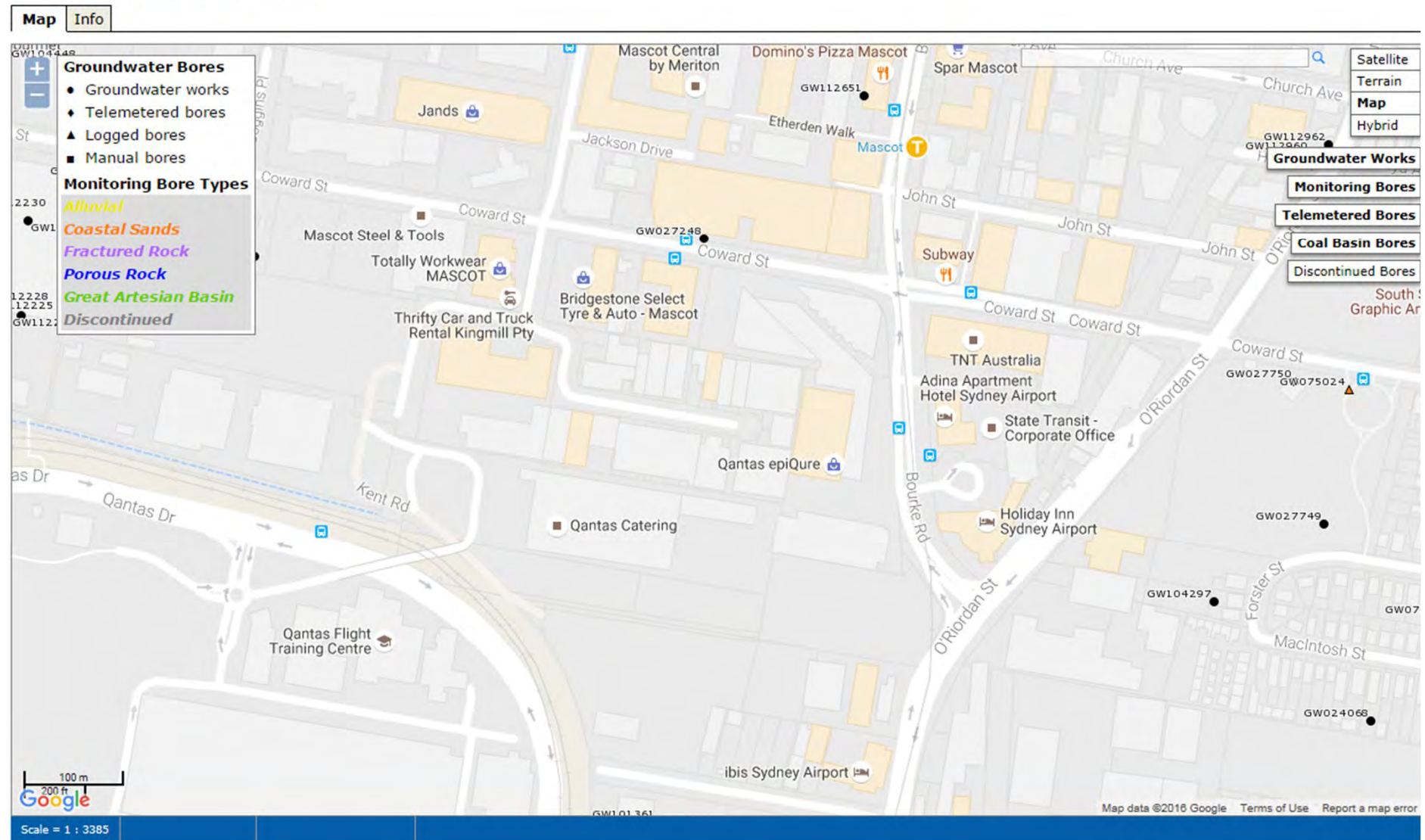
- Chapman, G.A. and Murphy, C.L. (1998), *Soil Landscapes of the Sydney 1:100 000 Sheet*. Soil Conservation Services of NSW, Sydney.
- Flewin, T. (2002), *Acid Sulfate Soil Planning Classes within the City of Botany Bay Council LGA*, Department of Land and Water Conservation, Sydney South Coast Region.
- Murphy, C.L. 1995, *Acid Sulfate Soil Risk of the Botany Bay Map Sheet*, Department of Land and Water Conservation, Sydney.
- Naylor, S.D., Chapman, G.A., Atkinson, G., Murphy, .L., Tulau, M.J., Flewin, T.C., Milford, H.B., Morand, D.T. 1998, *Guidelines for the use of Acid Sulfate Soil Risk Maps*, 2nd ed., Department of Land and Water Conservation, Sydney.

Botany groundwater management - Zone 2



All Groundwater Map

All data times are Eastern Standard Time



NSW Office of Water

Work Summary

GW027248

Licence: 10BL020568

Licence Status: CANCELLED

Authorised Purpose INDUSTRIAL
(s):
Intended Purpose(s): INDUSTRIAL

Work Type: Spear

Work Status:

Construct.Method: Pre-drilled

Owner Type: Private

Commenced Date:

Completion Date: 01/11/1965

Final Depth: 4.80 m

Drilled Depth: 4.90 m

Contractor Name:

Driller:

Assistant Driller:

Property: N/A

Standing Water Level
(m):

GWMA: 018 - BOTANY BAY SAND
BEDS

Salinity Description:

GW Zone: -

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.005
BOTANY

Cadastre
99999
Whole Lot //

Region: 10 - Sydney South Coast

CMA Map: 9130-3S

River Basin: 213 - SYDNEY COAST -
GEORGES RIVER

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Elevation (Unknown)

Source:

Northing: 6244792.0

Easting: 332260.0

Latitude: 33°55'26.3"S

Longitude: 151°11'07.2"E

GS Map: -

MGA Zone: 0

Coordinate GD.,PR. MAP
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Corrugated Galvanised Iron	0.00	4.80	50			
1	1	Opening	Screen	3.90	4.80	50		1	

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
3.00	4.80	1.80	Unconsolidated	2.40		0.51			

Geologists Log
Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.21	1.21	Topsoil	Topsoil	
1.21	3.04	1.83	Sand	Sand	
3.04	4.87	1.83	Sand Slightly Silty Water Supply	Sand	
0.00	1.21	1.21	Loam Sandy	Loam	

Remarks

19/02/1975: SITED 256-274 COWARD ST. MASCOT

*** End of GW027248 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW112651

Licence: 10BL604737

Licence Status: LAPSED

Authorised Purpose DEWATERING (GROUNDWATER)
(s):
Intended Purpose(s): DEWATERING (GROUNDWATER)

Work Type: Bore**Work Status:** Filled,Backfilled**Construct.Method:****Owner Type:** Private**Commenced Date:****Completion Date:** 23/12/2011**Final Depth:** 6.00 m**Drilled Depth:** 6.00 m**Contractor Name:****Driller:** Hayden Robert Gillies**Assistant Driller:**

Property: METLEGE 8 BOURKE STREET
 MASCOT 2020 NSW

Standing Water**Level:****GWMA:****Salinity:****GW Zone:****Yield:**

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
 CUMBE.5

Cadastre
 100/1155002

Region: 10 - Sydney South Coast**CMA Map:**

River Basin: - Unknown
Area/District:

Grid Zone:**Scale:**

Elevation: 0.00 m (A.H.D.)
Elevation Unknown
Source:

Northing: 6244918.0
Easting: 332397.0

Latitude: 33°55'22.3"S
Longitude: 151°11'12.6"E

GS Map: -**MGA Zone:** 0

Coordinate Unknown
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Backfill	Sand	0.00	6.00				
1	1	Opening	Slots - Horizontal	0.00	6.00	40		1	Casing - Hand Sawn Slot, PVC Class 12, Glued, SL: 300.0mm, A: 30.00mm
1	1	Casing	Steel - Erw	0.00	6.00	150	138		Seated on Bottom, Welded - Butt

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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**Geologists Log
Drillers Log**

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	6.00	6.00	SAND LIGHT M/GRAIN	Sand	

Remarks

23/07/2014: Nat Carling, 23-July-2014; Added status, fixed drill log errors, updated work type.

*** End of GW112651 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW112202

Licence: 10BL156771

Licence Status: ACTIVE

Authorised Purpose MONITORING BORE
(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 27/05/1996

Final Depth:

Drilled Depth:

Contractor Name:

Driller: Unknown Unknown

Assistant Driller:

Property: QANTAS 365 KING STREET
MASCOT 2020 NSW

Standing Water Level:

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.5

Cadastre
2//510447

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Unknown
Source:

Northing: 6244275.0
Easting: 332277.0

Latitude: 33°55'43.0"S
Longitude: 151°11'07.5"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)

Geologists Log

Drillers Log

		Drillers Description	Geological Material	Comments

From (m)	To (m)	Thickness (m)			
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Remarks

18/07/2014: Nat Carling, 18-July-2014; Added status, drill method & drilled depth.

*** End of GW112202 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW112203

Licence: 10BL156771

Licence Status: ACTIVE

Authorised Purpose MONITORING BORE
(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 27/05/1996

Final Depth:

Drilled Depth:

Contractor Name:

Driller: Unknown Unknown

Assistant Driller:

Property: QANTAS 365 KING STREET
MASCOT 2020 NSW

Standing Water Level:

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.5

Cadastre
2//510447

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Unknown
Source:

Northing: 6244280.0
Easting: 332230.0

Latitude: 33°55'42.9"S
Longitude: 151°11'05.7"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)

Geologists Log

Drillers Log

		Drillers Description	Geological Material	Comments

From (m)	To (m)	Thickness (m)			
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Remarks

18/07/2014: Nat Carling, 18-July-2014; Added status, drill method & drilled depth.

*** End of GW112203 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW112309

Licence: 10BL160586

Licence Status: ACTIVE

Authorised Purpose MONITORING BORE
(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 22/01/2002

Final Depth:

Drilled Depth:

Contractor Name:

Driller: Unknown Unknown

Assistant Driller:

Property: EVENAS 5-11 EWAN STREET
MASCOT 2020 NSW

Standing Water Level:

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.5

Cadastre
17//9142

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Unknown
Source:

Northing: 6244271.0
Easting: 332341.0

Latitude: 33°55'43.2"S
Longitude: 151°11'10.0"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)

Geologists Log

Drillers Log

		Drillers Description	Geological Material	Comments

From (m)	To (m)	Thickness (m)			
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Remarks

18/07/2014: Nat Carling, 18-July-2014; Adjusted work type, added status, drill method & drilled depth.

*** End of GW112309 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

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
- + Contaminated Land Management Program

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

Search results

Your search for: Suburb: MASCOT

Matched 14 notices relating to 3 sites.

[Search Again](#) [Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
MASCOT	336-348 King STREET	Former Mascot Galvanising	5 current and 2 former
MASCOT	746 Botany ROAD	Former Shell Service Station Mascot	6 current
MASCOT	25-29 Ricketty STREET	Mascot Pioneer Plating	1 current

Page 1 of 1

20 September 2016

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
- + Contaminated Land Management Program

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

Search results

Your search for: LGA: Botany Bay City Council

Matched 71 notices relating to 14 sites.

[Search Again](#) [Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
BANKSMEADOW	1801 Botany ROAD	Discovery Cove, Former Ampol Rail Terminal	1 current
BANKSMEADOW	Port Feeder ROAD	Mobil Banksmeadow Terminal	1 former
BANKSMEADOW	16-20 Beauchamp ROAD	Orica Botany (Pre-2003 Regulation)	12 former
BANKSMEADOW	16-20 Beauchamp ROAD	Orica Botany Groundwater Project	11 current and 6 former
BANKSMEADOW	McPherson Street and Nant STREET	Section of ICI Southlands	4 former
BOTANY	49-61 Stephen ROAD	Nuplex Resins	3 current
EASTLAKES	102 Maloney STREET	Budget Petroleum Eastlakes	2 current
EASTLAKES	Evans AVENUE	Eastlakes Reserve	4 former
EASTLAKES	275-279 Gardeners ROAD	Former Shell Rosebery service station and adjacent land	2 former
MASCOT	336-348 King STREET	Former Mascot Galvanising	5 current and 2 former
MASCOT	746 Botany ROAD	Former Shell Service Station Mascot	6 current
MASCOT	25-29 Ricketty STREET	Mascot Pioneer Plating	1 current
PAGEWOOD	Corner of Page Street and Holloway STREET	Former Email Site	2 current and 5 former
ROSEBERY	395 Gardeners ROAD	Rosebery Service Station	6 former

Page 1 of 1

20 September 2016

Search results

Your search for: **General Search** with the following criteria

Suburb - MASCOT

returned 32 results

[Export to excel](#)

1 of 2 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
7473	EATON ELECTRIC SYSTEMS PTY LTD	10 KENT ROAD, MASCOT, NSW 2020	POEO licence	No longer in force	22 Mar 2000
1050829	EATON ELECTRIC SYSTEMS PTY LTD	10 KENT ROAD, MASCOT, NSW 2020	s.58 Licence Variation	Issued	30 Aug 2005
11206	EMILY SULLIVAN	7 CHURCH AVENUE, MASCOT, NSW 2020	POEO licence	Surrendered	23 Aug 2000
1001774	EMILY SULLIVAN	7 CHURCH AVENUE, MASCOT, NSW 2020	s.58 Licence Variation	Issued	21 May 2001
1035394	EMILY SULLIVAN	7 CHURCH AVENUE, MASCOT, NSW 2020	s.58 Licence Variation	Issued	16 Mar 2004
10332	GATE GOURMET AUSTRALIA PTY LTD	KEITH SMITH AVE & SIXTH ST, MASCOT, NSW 2020	POEO licence	Revoked	11 Jan 2000
1018456	GATE GOURMET AUSTRALIA PTY LTD	KEITH SMITH AVE & SIXTH ST, MASCOT, NSW 2020	s.79 Revocation of a Licence	Issued	05 Jul 2002
487	GOODMAN FIELDER CONSUMER FOODS PTY LIMITED	198 Bourke Road, MASCOT, NSW 2020	POEO licence	No longer in force	23 Mar 2000
1024785	GOODMAN FIELDER CONSUMER FOODS PTY LIMITED	198 Bourke Road, MASCOT, NSW 2020	s.58 Licence Variation	Issued	25 Feb 2003
1043816	GOODMAN FIELDER CONSUMER FOODS PTY LIMITED	198 Bourke Road, MASCOT, NSW 2020	s.58 Licence Variation	Issued	19 Jan 2005
1050944	GOODMAN FIELDER CONSUMER FOODS PTY LIMITED	198 Bourke Road, MASCOT, NSW 2020	s.58 Licence Variation	Issued	01 Sep 2005
1052699	GOODMAN FIELDER CONSUMER FOODS PTY LIMITED	198 Bourke Road, MASCOT, NSW 2020	s.58 Licence Variation	Issued	12 Oct 2005
1075564	GOODMAN FIELDER CONSUMER FOODS PTY LIMITED	198 Bourke Road, MASCOT, NSW 2020	s.58 Licence Variation	Issued	12 Sep 2007
20246	GX ENERGY PTY LTD	10 Bourke Road, MASCOT, NSW 2020	POEO licence	Issued	10 Apr 2013
1524415	GX ENERGY PTY LTD	10 Bourke Road, MASCOT, NSW 2020	s.58 Licence Variation	Issued	24 Sep 2014
20728	GX ENERGY PTY LTD	Shiers Avenue, MASCOT, NSW 2020	POEO licence	Issued	31 Mar 2016
11844	HY-TEC INDUSTRIES PTY LTD	296 COWARD STREET, MASCOT, NSW 2020	POEO licence	No longer in force	17 Feb 2003
6728	INDUSTRIAL GALVANIZERS CORPORATION PTY LTD	342 KING STREET, MASCOT, NSW 2020	POEO licence	Surrendered	30 Aug 2000
7245	PLATING 'R US PTY LTD	25-29 RICKETTY STREET, MASCOT, NSW 2020	POEO licence	Surrendered	26 Jun 2000
4729	Q CATERING RIVERSIDE PTY LIMITED	300 COWARD STREET, MASCOT, NSW 2020	POEO licence	Surrendered	22 Dec 2000

Number	Name	Location	Type	Status	Issued date
1027274	Q CATERING RIVERSIDE PTY LIMITED	300 COWARD STREET, MASCOT, NSW 2020	s.58 Licence Variation	Issued	25 Jul 2003
1058747	Q CATERING RIVERSIDE PTY LIMITED	300 COWARD STREET, MASCOT, NSW 2020	s.58 Licence Variation	Issued	03 May 2006
1096746	Q CATERING RIVERSIDE PTY LIMITED	300 COWARD STREET, MASCOT, NSW 2020	s.58 Licence Variation	Issued	27 Mar 2009
12152	QANTAS AIRWAYS LIMITED	Sydney Airport , MASCOT, NSW 2020	POEO licence	No longer in force	08 Sep 2004
1055108	QANTAS AIRWAYS LIMITED	Sydney Airport , MASCOT, NSW 2020	s.58 Licence Variation	Issued	03 Feb 2006
1082533	QANTAS AIRWAYS LIMITED	Sydney Airport , MASCOT, NSW 2020	s.58 Licence Variation	Issued	03 Feb 2008
12590	QANTAS FLIGHT CATERING LIMITED	Qantas Jet Base (Kingsford Smith), MASCOT, NSW 2020	POEO licence	No longer in force	11 Sep 2007
2009	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	283 COWARD STREET, MASCOT, NSW 2020	POEO licence	Surrendered	02 Feb 2000
1018951	SIMS GROUP AUSTRALIA HOLDINGS LIMITED	283 COWARD STREET, MASCOT, NSW 2020	s.58 Licence Variation	Issued	13 Aug 2002
7288	SYDNEY AIRPORT CORPORATION LIMITED	241 O'RIODAN STREET, MASCOT, NSW 1460	POEO licence	No longer in force	14 Apr 2000
1035884	SYDNEY AIRPORT CORPORATION LIMITED	241 O'RIODAN STREET, MASCOT, NSW 1460	s.58 Licence Variation	Issued	14 May 2004
1044274	SYDNEY AIRPORT CORPORATION LIMITED	241 O'RIODAN STREET, MASCOT, NSW 1460	s.58 Licence Variation	Issued	09 Feb 2005

Unexploded Ordnance

Home

▸ What is UXO?

Where is UXO?

UXO Panel Streams

News and Updates

Contacts

Where is Unexploded Ordnance (UXO)?

UXO can be found in most states within Australia. The following links will take you to an interactive map that will allow you to search the locations of known areas of concern.

[SELECT STATE](#) > [FIND A MAP](#)

Find a Map:

Option 1: By Street

Street Name:

Town/Suburb:

Option 2: By Local Government Area (Potentially UXO Affected)

Berrigan (Yes)
Blacktown (Yes)
Bland (No)
Blayney (No)
Blue Mountains (Yes)
Bogan (No)
Bombala (No)
Boorowa (No)
Botany Bay (No)
Bourke (No)

Option 3: By Land Parcel

* **mandatory**

Lot:

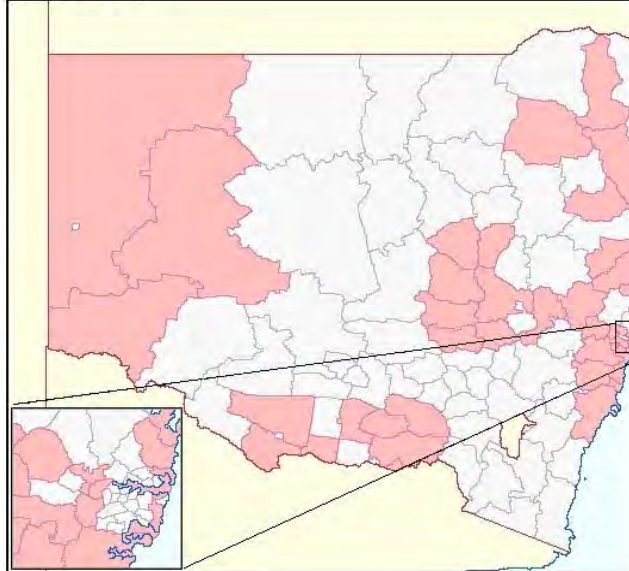
Section:

DP/SP: *

Option 5: By Federal Electorate (Potentially UXO Affected)

Option 6: By State Electorate (Potentially UXO Affected)

Option 4: By Map



Results.asp?State=NSW&LGAID=20107

Department of Defence

Unexploded Ordnance (UXO)

Where Is UXO

Unexploded Ordnance

Home

▸ What is UXO?

Where is UXO?

UXO Panel Streams

News and Updates

Contacts

Where is Unexploded Ordnance (UXO)?

UXO can be found in most states within Australia. The following links will take you to an interactive map that will allow you to search the locations of known areas of concern.

[SELECT STATE](#) > [NO UXOs MAPPED FOR LGA](#)

No UXO In LGA

The Local Government Area you have queried does not contain a known UXO contaminated area. Defence is actively engaged in identifying areas where UXO are likely to be present. Members of the public can assist in this process. If you have any information that may be of assistance please contact UXO@defence.gov.au via email.

[Back](#)

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

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

21st September, 2016

AECOM AUSTRALIA PTY LTD

PO Box Q410,
QVB PO,
SYDNEY, NSW 1230

Attention: Alex Latham

**RE: 14 to 18 & 7 to 9 Chalmers Crescent,
Mascot
Project No. 60519343
Task 1.1**

Note 1:	Lot 11	DP 29697	(page 1)
Note 2:	Lot 12	DP 29697	(page 5)
Note 3:	Lots 13 to 18	DP 29697	(page 8)
Note 4:	Lots 19 to 20	DP 29697	(page 11)
Note 5:	Lots 21 to 26	DP 29697	(page 14)

Note 1:

Current Search

Folio Identifier 11/29697 (title attached)

DP 29697 (plan attached)

Dated 19th September, 2016

Registered Proprietor:

F. MAYER IMPORTS PTY LIMITED

Title Tree
Lot 11 DP 29697

Folio Identifier 11/29697

Certificate of Title Volume 7711 Folio 248

Certificate of Title Volume 7330 Folio 233

PA 39615

Conveyance Book 2335 No. 487

Conveyance Book 2335 No. 486

Conveyance Book 2335 No. 485

Conveyance Book 2185 No. 573

Conveyance Book 2071 No. 352

Conveyance Book 2059 No. 671

Conveyance Book 1665 No. 372

New Trustee Book 1641 No. 96

Conveyance Book 797 No. 764

Summary of proprietor(s) Lot 11 DP 29697

Year	Proprietor
	(Lot 11 DP 29697)
2000 – todate	F. Mayer Imports Pty Limited
1994 – 2000	Larcove Pty. Limited
1991 – 1994	Perpetual Trustee Company Limited
1989 – 1991	Leslie Harold Andouin
(1989 – todate)	(various leases shown on Historical Folio 11/29697)
	(Lot 11 DP 29697 – CTVol 7711 Fol 248)
1984 – 1989	Leslie Harold Andouin
1982 – 1984	Churchill Precision Grinding Pty Limited
1982 – 1982	Andouin and Spies Holdings Pty. Limited
1964 – 1982	National Saw Works Pty. Limited
1959 – 1964	Doust & Rabbidge Pty. Limited
	(Lot B DP 159860 – Area 6 Acres 1 Rood 24 ¾ Perches – CTVol 7330 Fol 233)
1958 – 1959	Mercantile Constructions Pty. Limited
1957 – 1958	Sargents Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 487)
1955 – 1957	Sargents Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 486)
1955 – 1955	Anglo United Petroleum Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 485)
1955 – 1955	Neale Roy Parker, company director
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2185 No. 573)
1951 – 1955	Brooke's Lemos Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2071 No. 352)
1948 – 1951	W. H. Johnson & Co. Pty. Limited
	(Lot B of resubdivision of Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 7 Acres 1 Rood 35 ¾ Perches – Conv Bk 2059 No. 671)
1948 – 1948	L. R. Investments Pty. Limited

Cont

Cont

	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 9 ½ Acres – Conv Bk 1665 No. 372)
1933 – 1948	Alwyn Edward Tasker, market gardener
	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 9 ½ Acres – New Trustee Bk 1641 No. 96)
1931 – 1933	Jane Elizabeth Collins, widow / executrix Jessie McKenzie Catherine McDonald, wife of Douglas Cyril McDonald, electrical welder / executrix Arthur James Collins, estate
1929 – 1931	John Beehag, gardener / executor Arthur James Collins, estate
	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Conv Bk 797 No. 764)
1906 – 1929	William Collins, gentleman Arthur James Collins, gentleman

Note 2:

Current Search

Folio Identifier 12/29697 (title attached)

DP 29697 (plan attached)

Dated 19th September, 2016

Registered Proprietor:

MAYER PROPERTIES PTY. LIMITED

Title Tree
Lot 12 DP 29697

Folio Identifier 12/29697

Certificate of Title Volume 7711 Folio 249

Certificate of Title Volume 7330 Folio 233

PA 39615

Conveyance Book 2335 No. 487

Conveyance Book 2335 No. 486

Conveyance Book 2335 No. 485

Conveyance Book 2185 No. 573

Conveyance Book 2071 No. 352

Conveyance Book 2059 No. 671

Conveyance Book 1665 No. 372

New Trustee Book 1641 No. 96

Conveyance Book 797 No. 764

Summary of proprietor(s) Lot 12 DP 29697

Year	Proprietor
	(Lot 12 DP 29697)
1996 – todate	Mayer Properties Pty. Limited
(2001 – todate)	<i>(lease to Aspec Enterprises Pty Limited shown on Folio 12/29697)</i>
1989 – 1996	Hughs Transport Pty Limited
	(Lot 12 DP 29697 – CTVol 7711 Fol 249)
1986 – 1989	Hughs Transport Pty Limited
(1979 – 1986)	<i>(lease to Trans Asia Trading Co. Pty. Limited of 16 Chalmers Crescent, Mascot)</i>
1979 – 1986	Burt Kwok Leung Chan, accountant
1972 – 1979	Antonio Quan, importer
1959 – 1972	Seeds (Certified) Pty. Limited
	(Lot B DP 159860 – Area 6 Acres 1 Rood 24 ¾ Perches – CTVol 7330 Fol 233)
1958 – 1959	Mercantile Constructions Pty. Limited
1957 – 1958	Sargents Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 487)
1955 – 1957	Sargents Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 486)
1955 – 1955	Anglo United Petroleum Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 485)
1955 – 1955	Neale Roy Parker, company director
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2185 No. 573)
1951 – 1955	Brooke's Lemos Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2071 No. 352)
1948 – 1951	W. H. Johnson & Co. Pty. Limited
	(Lot B of resubdivision of Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 7 Acres 1 Rood 35 ¾ Perches – Conv Bk 2059 No. 671)
1948 – 1948	L. R. Investments Pty. Limited

Cont

Cont

	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 9 ½ Acres – Conv Bk 1665 No. 372)
1933 – 1948	Alwyn Edward Tasker, market gardener
	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 9 ½ Acres – New Trustee Bk 1641 No. 96)
1931 – 1933	Jane Elizabeth Collins, widow / executrix Jessie McKenzie Catherine McDonald, wife of Douglas Cyril McDonald, electrical welder / executrix Arthur James Collins, estate
1929 – 1931	John Beehag, gardener / executor Arthur James Collins, estate
	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Conv Bk 797 No. 764)
1906 – 1929	William Collins, gentleman Arthur James Collins, gentleman

Note 3:

Current Search

Folio Identifier Auto Consol 15471-148 (title attached)

Lots 13 to 18 DP 29697 (plan attached)

Dated 19th September, 2016

Registered Proprietor:

F. MAYER (IMPORTS) PTY. LIMITED

Title Tree
Lots 13 to 18 DP 29697

Folio Identifier Auto Consol 15471-148

Certificate of Title Volume 15471 Folio 148

Certificate of Title Volume 7912 Folio 95

Certificate of Title Volume 7867 Folio 125

Certificate of Title Volume 7330 Folio 233

PA 39615

Conveyance Book 2335 No. 487

Conveyance Book 2335 No. 486

Conveyance Book 2335 No. 485

Conveyance Book 2185 No. 573

Conveyance Book 2071 No. 352

Conveyance Book 2059 No. 671

Conveyance Book 1665 No. 372

New Trustee Book 1641 No. 96

Conveyance Book 797 No. 764

Summary of proprietor(s) Lots 13 to 18 DP 29697

Year	Proprietor
	(Lots 13 to 18 DP 29697 – A/C 15471-148)
1992 – to date	F. Mayer (Imports) Pty. Limited
	(Lots 13 to 18 DP 29697 – CTVol 15471 Fol 148)
1987 – 1992	F. Mayer (Imports) Pty. Limited
1986 – 1987	Nedlloyd Australia Pty. Limited.
(1988 – 1989)	<i>(lease to Angus International Freight Pty Limited being top floor of 18-20 Chalmers Crescent, Mascot)</i>
	(Lots 13 to 18 DP 29697 – Area 1 Acre 1 Rood 9 $\frac{3}{4}$ Perches - CTVol 7912 Fol 95)
1977 – 1986	Nedlloyd Australia Pty. Limited.
(1981 – 1984)	<i>(lease to Grace Bros. Pty. Limited of part of the warehouse and part of the office space in the west block together with parking area in the east block)</i>
(1980 – 1981)	<i>(sub lease to Grace Bros. Pty. Limited of 18-20 Chalmers Crescent, Mascot)</i>
(1979 – 1984)	<i>(lease to Brambles-Rays. Pty. Limited of 18-20 Chalmers Crescent, Mascot)</i>
1974 – 1977	Jackson & Spring Pty Limited
1970 – 1974	Jackson & Spring (Sydney) Pty Limited
(1962 – 1968)	<i>(lease to Alfred Snashall Pty. Limited)</i>
1960 – 1970	Riley Dodds Australia Limited
	(Lots 1 to 4, 6 to 9, 13 to 18 & 27 and 28 DP 29697 – CTVol 7867 Fol 125)
1960 – 1960	Mercantile Constructions Pty. Limited
	(Lot B DP 159860 – Area 6 Acres 1 Rood 24 $\frac{3}{4}$ Perches – CTVol 7330 Fol 233)
1958 - 1960	Mercantile Constructions Pty. Limited
1957 – 1958	Sargents Limited

Cont

Cont

	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 487)
1955 – 1957	Sargents Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 486)
1955 – 1955	Anglo United Petroleum Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 485)
1955 – 1955	Neale Roy Parker, company director
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2185 No. 573)
1951 – 1955	Brooke's Lemos Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2071 No. 352)
1948 – 1951	W. H. Johnson & Co. Pty. Limited
	(Lot B of resubdivision of Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 7 Acres 1 Rood 35 ¾ Perches – Conv Bk 2059 No. 671)
1948 – 1948	L. R. Investments Pty. Limited
	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 9 ½ Acres – Conv Bk 1665 No. 372)
1933 – 1948	Alwyn Edward Tasker, market gardener
	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 9 ½ Acres – New Trustee Bk 1641 No. 96)
1931 – 1933	Jane Elizabeth Collins, widow / executrix Jessie McKenzie Catherine McDonald, wife of Douglas Cyril McDonald, electrical welder / executrix Arthur James Collins, estate
1929 – 1931	John Beehag, gardener / executor Arthur James Collins, estate
	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Conv Bk 797 No. 764)
1906 – 1929	William Collins, gentleman Arthur James Collins, gentleman

Note 4:

Current Search

Folio Identifier Auto Consol 11020-53 (title attached)

Lots 19 & 20 DP 29697 (plan attached)

Dated 19th September, 2016

Registered Proprietor:

F MAYER IMPORTS PTY LIMITED

Title Tree

Lots 19 & 20 DP 29697

Folio Identifier Auto Consol 11020-53

Certificate of Title Volume 11020 Folio 53

Certificate of Title Volume 8357 Folio's 158 - 160

Certificate of Title Volume 7826 Folio 103

Certificate of Title Volume 7330 Folio 233

PA 39615

Conveyance Book 2335 No. 487

Conveyance Book 2335 No. 486

Conveyance Book 2335 No. 485

Conveyance Book 2185 No. 573

Conveyance Book 2071 No. 352

Conveyance Book 2059 No. 671

Conveyance Book 1665 No. 372

New Trustee Book 1641 No. 96

Conveyance Book 797 No. 764

Summary of proprietor(s) Lots 19 & 20 DP 29697

Year	Proprietor
	(Lots 19 & 20 DP 29697 – A/C 11020-53)
2002 – todate	F Mayer Imports Pty Limited
1998 – 2002	Mascot Concrete (NSW) Pty Limited
1991 – 1998	Wise Nominees Pty Limited
	(Lots 19 & 20 DP 29697 – CTVol 11020 Fol 53)
1974 – 1991	Wise Nominees Pty. Ltd
1971 – 1974	G. R. & M. J. Willard Investments Pty.Limited
1969 – 1971	Stanley Reginald Corben, manager S.H.Lock (Discounts and Credits) Pty. Limited K.Wong Holdings Pty. Limited
<i>(1969 – 1991)</i>	<i>(lease to Eric E Wise Pty. Limited)</i>
	(Lots 19 & 20 DP 29697 – Area 1 Rood 7 ¾ Perches - CTVol 8357 Fol's 158 – 160)
1962 – 1969	Leonard Arthur Lemmon, accountant Allen Clifton Bingham, engineer David William Bingham, engineer
	(Lots 19 & 20 DP 29697 – Area 1 Rood 7 ¾ Perches - CTVol 7826 Fol 103)
1960 – 1962	D.W.Bingham & Company Proprietary Limited
	(Lot B DP 159860 – Area 6 Acres 1 Rood 24 ¾ Perches – CTVol 7330 Fol 233)
1958 – 1960	Mercantile Constructions Pty. Limited
1957 – 1958	Sargents Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 487)
1955 – 1957	Sargents Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 486)
1955 – 1955	Anglo United Petroleum Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 485)
1955 – 1955	Neale Roy Parker, company director
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2185 No. 573)
1951 – 1955	Brooke's Lemos Limited

Cont

Cont

	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2071 No. 352)
1948 – 1951	W. H. Johnson & Co. Pty. Limited
	(Lot B of resubdivision of Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 7 Acres 1 Rood 35 ¾ Perches – Conv Bk 2059 No. 671)
1948 – 1948	L. R. Investments Pty. Limited
	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 9 ½ Acres – Conv Bk 1665 No. 372)
1933 – 1948	Alwyn Edward Tasker, market gardener
	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 9 ½ Acres – New Trustee Bk 1641 No. 96)
1931 – 1933	Jane Elizabeth Collins, widow / executrix Jessie McKenzie Catherine McDonald, wife of Douglas Cyril McDonald, electrical welder / executrix Arthur James Collins, estate
1929 – 1931	John Beehag, gardener / executor Arthur James Collins, estate
	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Conv Bk 797 No. 764)
1906 – 1929	William Collins, gentleman Arthur James Collins, gentleman

Note 5:

Current Search

Folio Identifier Auto Consol 7771-181 (title attached)

Lots 21 to 26 DP 29697 (plan attached)

Dated 19th September, 2016

Registered Proprietor:

F. MAYER (IMPORTS) PTY. LIMITED

Title Tree

Lots 21 to 26 DP 29697

Folio Identifier Auto Consol 7771-181

Certificate of Title Volume 7771 Folio 181

Certificate of Title Volume 7330 Folio 233

PA 39615

Conveyance Book 2335 No. 487

Conveyance Book 2335 No. 486

Conveyance Book 2335 No. 485

Conveyance Book 2185 No. 573

Conveyance Book 2071 No. 352

Conveyance Book 2059 No. 671

Conveyance Book 1665 No. 372

New Trustee Book 1641 No. 96

Conveyance Book 797 No. 764

Summary of proprietor(s) Lots 21 to 26 DP 29697

Year	Proprietor
	(Lots 21 to 26 DP 29697 – A/C 7771-181)
2004 – todate	F. Mayer (Imports) Pty. Limited
(2001 – todate)	<i>(lease to Das Distribution Pty Limited now RMS Distribution Services Pty Limited)</i>
2003 – 2004	F Mayer Holdings Pty Limited
1993 – 2003	Kinox Enterprises Pty Limited Stephen Kin Ming Liu Louise Anne Wyatt
1992 – 1993	Kinox Enterprises Pty. Limited Stephen Kin Ming Liu Americo Santos Antunes Louise Anne Wayatt
(1992 – todate)	<i>(various leases and sub leases shown on Historical A/C 7771-181)</i>
	(Lots 21 to 26 DP 29697 – Area 3 Roods 25 ¾ Perches – CTVol 7771 Fol 181)
1990 – 1992	Kinox Enterprises Pty. Limited Stephen Kin Ming Liu Americo Santos Antunes Louise Anne Wayatt
(1990 – 1994)	<i>(lease to Qantas Airways Limited)</i>
1986 – 1990	Capital Furniture Pty Limited
1971 – 1986	Exemplary Holdings Pty. Limited
(1967 – 1976)	<i>(lease to John Deere Limited)</i>
1967 – 1971	Stanley Reginald Corben, company director K. Wong Holdings Pty Limited S. H. Loch (Discounts & Credits) Pty Limited
1959 – 1967	Harrisons Ramsay Proprietary Limited
	(Lot B DP 159860 – Area 6 Acres 1 Rood 24 ¾ Perches – CTVol 7330 Fol 233)
1958 – 1959	Mercantile Constructions Pty. Limited
1957 – 1958	Sargents Limited

Cont

Cont

	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 487)
1955 – 1957	Sargents Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 486)
1955 – 1955	Anglo United Petroleum Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2335 No. 485)
1955 – 1955	Neale Roy Parker, company director
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2185 No. 573)
1951 – 1955	Brooke's Lemos Limited
	(Part Lot B DP 159860 – Area 6 Acres 1 Rood 19 ¼ Perches – Conv Bk 2071 No. 352)
1948 – 1951	W. H. Johnson & Co. Pty. Limited
	(Lot B of resubdivision of Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 7 Acres 1 Rood 35 ¾ Perches – Conv Bk 2059 No. 671)
1948 – 1948	L. R. Investments Pty. Limited
	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 9 ½ Acres – Conv Bk 1665 No. 372)
1933 – 1948	Alwyn Edward Tasker, market gardener
	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Area 9 ½ Acres – New Trustee Bk 1641 No. 96)
1931 – 1933	Jane Elizabeth Collins, widow / executrix Jessie McKenzie Catherine McDonald, wife of Douglas Cyril McDonald, electrical welder / executrix Arthur James Collins, estate
1929 – 1931	John Beehag, gardener / executor Arthur James Collins, estate
	(Lots 1, 2, 8, 9 and 10 of a subdivision of Thomas Stubb's Grant – Conv Bk 797 No. 764)
1906 – 1929	William Collins, gentleman Arthur James Collins, gentleman

Cadastral Records Enquiry Report

Ref : aecom - mascot

Requested Parcel : Lot 18 DP 29697

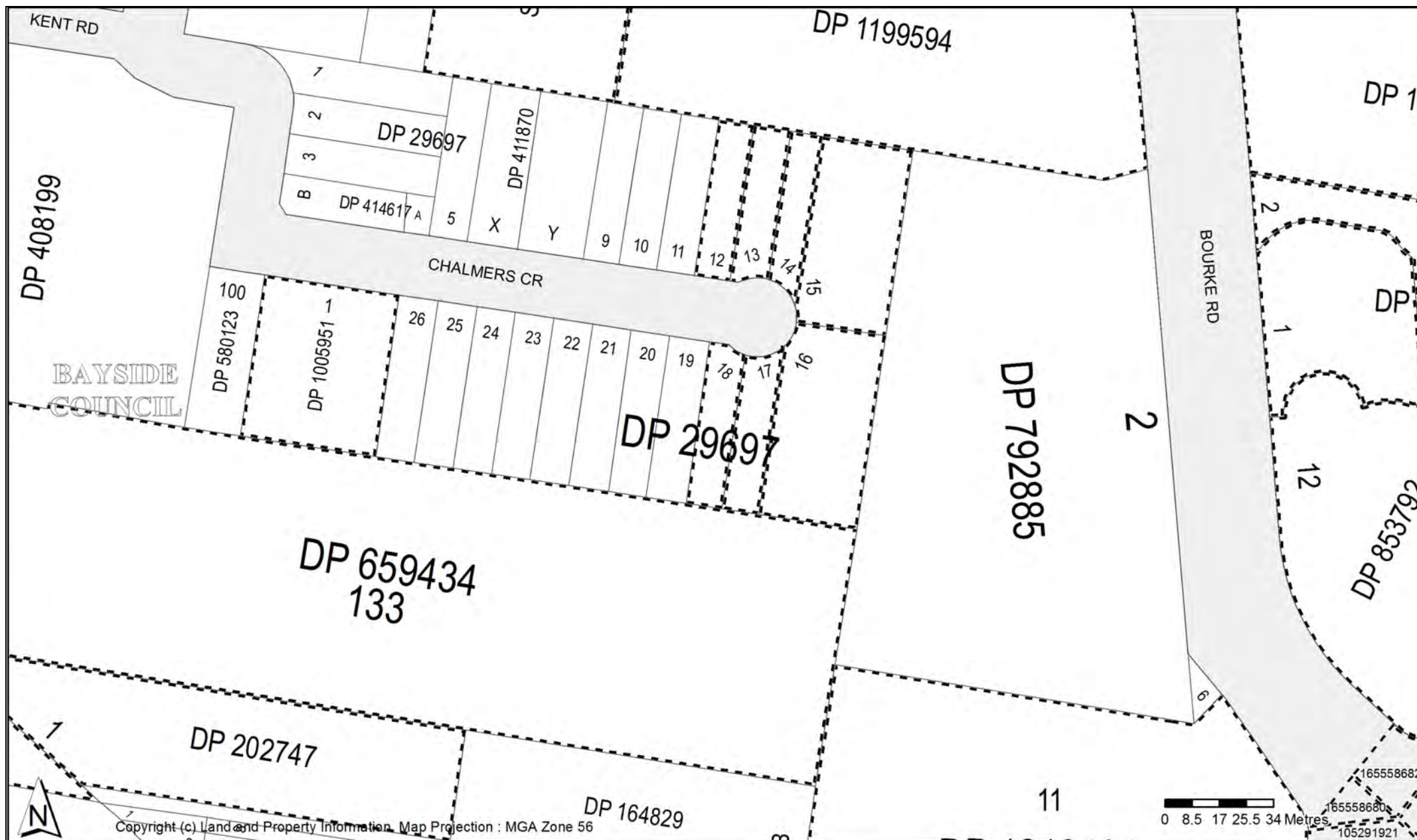
Identified Parcel : Lot 18 DP 29697

Locality : MASCOT

LGA : BAYSIDE

Parish : BOTANY

County : CUMBERLAND



Requested Parcel : Lot 18 DP 29697

























Identified Parcel : Lot 18 DP 29697

Locality : MASCOT

LGA : BAYSIDE

Parish : BOTANY

County : CUMBERLAND

	Status	Surv/Comp	Purpose
DP29697 Lot(s): 12, 13, 14, 15, 16, 17, 18  DP1103107	REGISTERED	COMPILATION	EASEMENT
DP202747 Lot(s): 1  DP1036794	REGISTERED	SURVEY	LEASE
DP217443 Lot(s): 17  DP1036794	REGISTERED	SURVEY	LEASE
DP659434 Lot(s): 133  DP1036794	REGISTERED	SURVEY	LEASE
DP853792 Lot(s): 12  DP1038735	REGISTERED	SURVEY	EASEMENT
DP1005951 Lot(s): 1  DP580123	HISTORICAL	SURVEY	SUBDIVISION
DP1050923 Lot(s): 8  NSW GAZ. 20-03-2009 DEDICATED PUBLIC ROAD LOT 1 DP347671. ERRATUM GOV. GAZ. 22-5-2009 FOL. 2313  NSW GAZ. 07-03-2014 DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY LOT 12-18 DP1050923 STRATUM LOTS			Folio : 1430 Folio : 889
DP1055431 Lot(s): 2  DP1064903	REGISTERED	SURVEY	LEASE
Lot(s): 1, 2  DP853792  DP1058109	HISTORICAL REGISTERED	SURVEY SURVEY	SUBDIVISION EASEMENT
DP1196520 Lot(s): 1, 2  DP853792  DP1058109  DP1206880	HISTORICAL REGISTERED REGISTERED	SURVEY SURVEY SURVEY	SUBDIVISION EASEMENT EASEMENT
DP1199594 Lot(s): 14  DP792885  DP1063367  DP1195263	HISTORICAL REGISTERED WITHDRAWN	SURVEY SURVEY SURVEY	SUBDIVISION ROADS ACT, 1993 SUBDIVISION
DP1213409 Lot(s): 11  DP270981  DP878949  DP1015636	REGISTERED HISTORICAL REGISTERED	SURVEY SURVEY SURVEY	COMMUNITY PLAN CONSOLIDATION EASEMENT
SP76320  DP361025  DP396107  DP1063819  DP1090630	HISTORICAL HISTORICAL REGISTERED REGISTERED	SURVEY SURVEY SURVEY SURVEY	UNRESEARCHED UNRESEARCHED CONSOLIDATION SUBDIVISION
Intersection Polygon Id(s): 165558671, 165558680, 165558682  EX-SUR 60/39 DP445930			

Caution: For all **ACTIVITY PRIOR to SEPT 2002** you must refer to the RGs Charting and Reference Maps.

Cadastral Records Enquiry Report

Ref : aecom - mascot

Requested Parcel : Lot 18 DP 29697

Identified Parcel : Lot 18 DP 29697

Locality : MASCOT

LGA : BAYSIDE

Parish : BOTANY

County : CUMBERLAND

Plan	Surv/Comp	Purpose
DP29697	SURVEY	UNRESEARCHED
DP104795	COMPILATION	UNRESEARCHED
DP164829	SURVEY	UNRESEARCHED
DP202747	SURVEY	OLD SYSTEM CONVERSION
DP217443	SURVEY	OLD SYSTEM CONVERSION
DP234489	SURVEY	RESUMPTION OR ACQUISITION
DP408199	SURVEY	UNRESEARCHED
DP411870	COMPILATION	UNRESEARCHED
DP414617	COMPILATION	UNRESEARCHED
DP580123	SURVEY	SUBDIVISION
DP657248	COMPILATION	DEPARTMENTAL
DP659434	COMPILATION	DEPARTMENTAL
DP747022	SURVEY	OLD SYSTEM CONVERSION
DP792885	SURVEY	SUBDIVISION
DP853792	SURVEY	SUBDIVISION
DP1005951	SURVEY	CONSOLIDATION
DP1055431	SURVEY	BUILDING STRATUM SUBDIVISION
DP1196520	SURVEY	SUBDIVISION
DP1196520	UNRESEARCHED	SUBDIVISION
DP1199594	SURVEY	SUBDIVISION
DP1213409	SURVEY	SUBDIVISION
SP76320	COMPILATION	PART STRATA



11020053

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

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

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900, as amended



AS

Edition issued 31-3-1969

L322821

NEW SOUTH WALES

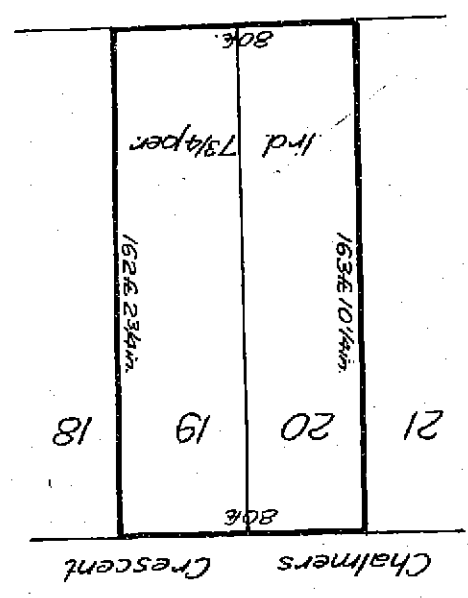
Appln. No. 39615

Prior Titles Vol. 8357 Fols. 158, 159 and 160

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

Witness *J. Bell*

PLAN SHOWING LOCATION OF LAND



Scale: 60 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 19 and 20 in Deposited Plan 29697 in the Municipality of Botany Parish of Botany and County of Cumberland being part of Portion 133 granted to Thomas Stubbs on 29-4-1837.

FIRST SCHEDULE

~~STANLEY REGINALD CORBEN of Balaclava, Manager, S.H. LOCK (DISCOUNTS AND CREDITS) PTY. LIMITED and K. WONG HOLDINGS PTY. LIMITED, as tenants in common in equal shares.~~

SECOND SCHEDULE

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

Jankson
Registrar General



CANCELLED

SEE AUTO FOLIO

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR			INSTRUMENT			ENTERED		Signature of Registrar-General
NATURE	NUMBER	DATE	NATURE	NUMBER	DATE	ENTERED	ENTERED	
Transfer	11472579	15.16.1971	Transfer	11472579	15.16.1971	10.11.1971		Jackson
Transfer	N772478	8-3-1974				16-4-1974		Jackson

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
Mortgage 2000	6322822	21.11.1968	To S.H. Lock (Consolidated Property Limited)	8-4-1969	Jackson	Discharged	659866	Jackson
Mortgage	6326447	6.8.1969	To Eric E Wise Pty Limited	17.12.1969	Jackson			
Mortgage	6326449	27.10.1969	To The Colonial Mutual Life Assurance Society Limited		Jackson			
Mortgage	6326449	27.10.1969		17.12.1969	Jackson	Discharged	11472573	Jackson
Mortgage	6326449	27.10.1969		8-1-1970	Jackson	Withdrawn	114725483	Jackson
Mortgage	11472484	15.12.1971		10.11.1971	Jackson	Withdrawn	N710744	Jackson
Mortgage	N710745	11-2-1974		11-3-1974	Jackson	Withdrawn	N772477	Jackson
Mortgage	N772479	19-12-1973	to Commonwealth Trading Bank of Australia	16-4-1974	Jackson			

SEE AUTO FOLIO

CANCELLED

CANCELLED

SEE AUTO FOLIO

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

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NEW SOUTH WALES

IFICATE OF TITLE

PROPERTY ACT, 1900

Vol. 15471 Fol. 148

First Title Old System

Prior Title Vol. 7912 Fol. 95



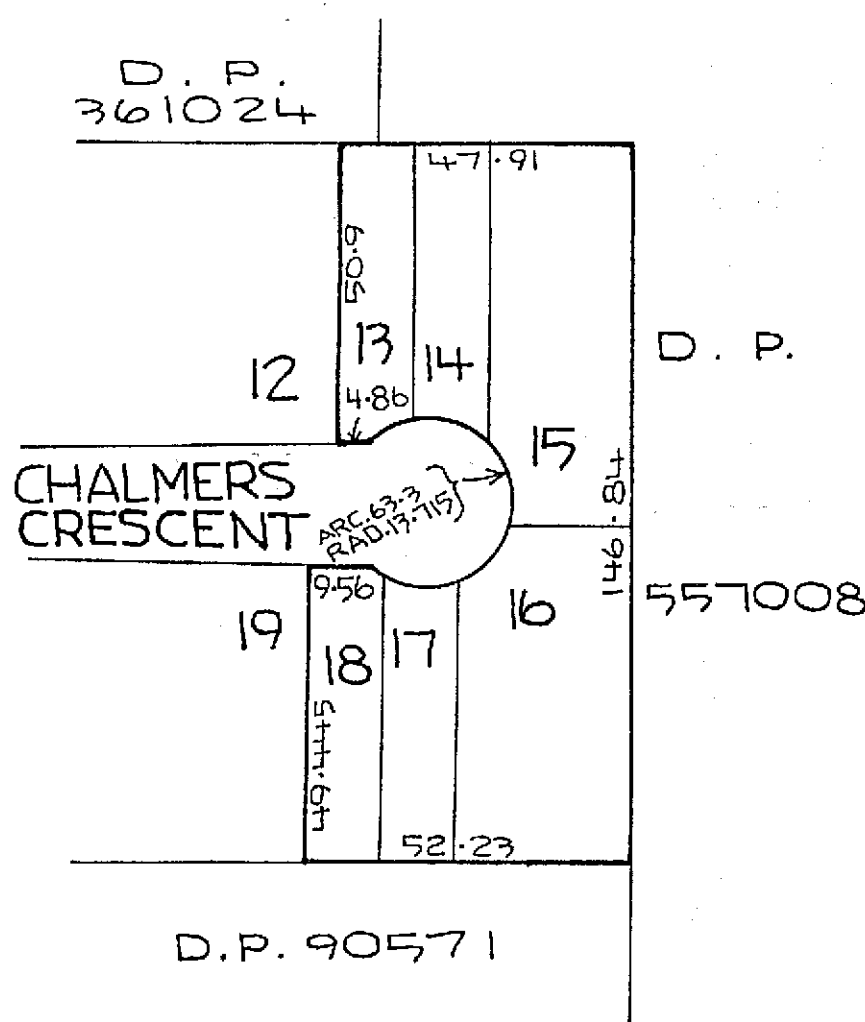
I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

AREA: 5305 m²

LAND REFERRED TO

Lots 13 to 18 inclusive in DP29697 at Mascot in the Municipality of Botany Parish of Botany County of Cumberland.

FIRST SCHEDULE

WEDLLOYD AUSTRALIA PTY LIMITED

Q435180

SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.

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

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

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

W702377T
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NOTATIONS AND UNREGISTERED DEALINGS

premises known as 18-20 Chalmers Crescent, Mascot. Expires 31-8-1989. Option of renewal 3 years. Registered 26-5-1988.



Registrar General CANCELLATION

PARTICULARS

SECOND SCHEDULE (continued)

SEE AUTO FOLIO

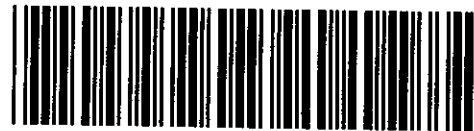
CANCELLED

F. Mayer (Imports) Pty. Limited by Transfer W702377. Registered 21-1-1987



Registrar General

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Ref:aecom - mascot /Src:T
Licence: AUS/0634/96**TRANSFEI****5174166 M**New South Wales
Real Property Act 1900Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only

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80/1E46S410Z 40 SZEB 869081

N.S.W. STAMP DUTY

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

FOLIO IDENTIFIER

AUTO CONSOL 11020 - 53

- (B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

918P

WILLIS & BOWRING

Solicitors

575 Kingsway, Miranda 2228

DX 11017, CARINGBAH Tel: (02) 9525 8100
Reference (15 character maximum): SK.LL 8831

- (C) **TRANSFEROR** Wise Nominees Pty Limited ACN 001 122 354

- (D) acknowledges receipt of the consideration of \$830,000.00.....
and as regards the land specified above transfers to the transferee an estate in fee simple.

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

- (F) **TRANSFEE**

T
TS
(s/13 LGA)
TW
(Sheriff)Mascot Concrete (NSW) Pty Limited of 66 Miles Street, Mascot
ACN 003 448 931

- (G) **TENANCY:**

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 31-7-98

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

THE COMMON SEAL of Wise Nominees PtyLimited was hereunto affixed by authority of

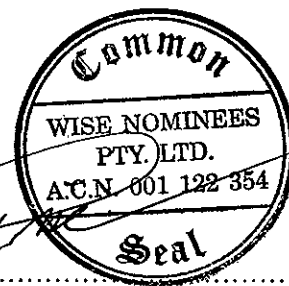
Signature of Witness

the Directors in the presence of:

Name of Witness (BLOCK LETTERS)

Address of Witness
Secretary

MICHAEL WISE

Signature of Transferor
ERIC ELI WISE 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

Signature of Transferee
STEVEN KARRAS, Solicitor for Transferee
If signed on the transferee's behalf by a solicitor or licensed
conveyancer, show the signatory's full name in block letters.

Ref:aecom - mascot /Src:T

Form: 01T
Release: 2.1
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



9266976M

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only	NEW SOUTH WALES DUTY 21-11-2002 0001189898-001 SECTION 18(2) DUTY \$ *****2.00
----------------------------------	---

(A) TORRENS TITLE

Auto Consol 7771-181

(B) LODGED BY

Delivery Box 374	Name, Address or DX and Telephone WBC Reference: 08883572 / G3	CODES T TW (Sheriff)
-------------------------	--	-------------------------------

(C) TRANSFEROR

KINOX ENTERPRISES PTY LIMITED (ACN 002 821 918), STEPHEN KIN MING LIU and LOUISE ANNE WYATT

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 3,500,000.00 and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable): Lease No. 7395354

(H) TRANSFEREE

F MAYER HOLDINGS PTY LIMITED (~~ABN 23 922 974 943~~)
ACN 051 836 634

(I) **TENANCY:**

(J) **DATE** 10-12-02.

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation:
Authority:

Witness:
Name: VICTOR KWOK

Signature of authorised person: Address: 34 EINSTEIN ST
WINSTON HILLS NSW 2153

Name of authorised person:
Office held:

OCCUPATION: CHARTERED
ACCOUNTANT



Signature of authorised person:

Name of authorised person:
Office held:

DIRECTOR SECRETARY

LOUISE ANNE WYATT

STEPHEN KIN MING LIU

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

Signature:

Signatory's name: Rupert George Rosenblum
Signatory's capacity: transferee's solicitor

TRANSFER
Real Property Act, 1900U
092531 V

40L

B

Office of S.

Folio Identifier 11/29697

(A) LAND TRANSFERREDShow no more than 20 References to Title.
If appropriate, specify the share transferred.**(B) LODGED BY**

L.T.O. Box

40L

Name, Address or DX and Telephone

STATE BANK OF NEW SOUTH WALES LIMITED
DX 1334 SYDNEY 841 6196

Reference (max. 15 characters): CHURCHILL GRIND

(C) TRANSFERORPERPETUAL TRUSTEE COMPANY LIMITED ACN 000 001 007
of 39 Hunter Street, Sydney**(D)** acknowledges receipt of the consideration of \$315,000.00

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

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.**(F) TRANSFEREE**

T

LARCOVE PTY. LIMITED ACN 062 357 242

(G)

as joint tenants/tenants in common

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

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

Signature of Witness

SAROJINI DEVI SINGH I.P.

Name of Witness (BLOCK LETTERS)

39 Hunter St. Sydney N.S.W.

Address of Witness

DATE

Signed in my presence for and on behalf of Perpetual Trustee Company Limited (A.C.N. 000 001 007) by its attorneys John Arthur James Julian and Graeme Warwick Clunne who are personally known to me and each of whom declares that he has been duly appointed by the Board of Directors of that company by resolution/s dated 8 February 1990 as an attorney of the company for the purposes of the Power of Attorney dated 8 February 1990 (Registration Number BK 3801 No. 311) and that he has no notice of the revocation of his powers thereunder.

Signature of Attorney
Signature of Attorney
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

(C.G. Pavlis)

Signature of Transferee

Solicitor for the Transferee

Ref:als /Src:T

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT	DP 29697	CONTINUED
215	1/2	52.672
337	3/4	86.880
391	1	102.000
471	1 1/4	117.300
547	1 1/2	132.600
623	1 3/4	147.900
700	2	163.200
776	2 1/4	178.500
852	2 1/2	193.800
928	2 3/4	209.100
1004	3	224.400
1080	3 1/4	239.700
1156	3 1/2	255.000
1232	3 3/4	270.300
1308	4	285.600
1384	4 1/4	300.900
1460	4 1/2	316.200
1536	4 3/4	331.500
1612	5	346.800
1688	5 1/4	362.100
1764	5 1/2	377.400
1840	5 3/4	392.700
1916	6	408.000
1992	6 1/4	423.300
2068	6 1/2	438.600
2144	6 3/4	453.900
2220	7	469.200
2296	7 1/4	484.500
2372	7 1/2	499.800
2448	7 3/4	515.100
2524	8	530.400
2600	8 1/4	545.700
2676	8 1/2	561.000
2752	8 3/4	576.300
2828	9	591.600
2904	9 1/4	606.900
2980	9 1/2	622.200
3056	9 3/4	637.500
3132	10	652.800
3208	10 1/4	668.100
3284	10 1/2	683.400
3360	10 3/4	698.700
3436	11	714.000
3512	11 1/4	729.300
3588	11 1/2	744.600
3664	11 3/4	759.900
3740	12	775.200
3816	12 1/4	790.500
3892	12 1/2	805.800
3968	12 3/4	821.100
4044	13	836.400
4120	13 1/4	851.700
4196	13 1/2	867.000
4272	13 3/4	882.300
4348	14	897.600
4424	14 1/4	912.900
4500	14 1/2	928.200
4576	14 3/4	943.500
4652	15	958.800
4728	15 1/4	974.100
4804	15 1/2	989.400
4880	15 3/4	1004.700
4956	16	1020.000
5032	16 1/4	1035.300
5108	16 1/2	1050.600
5184	16 3/4	1065.900
5260	17	1081.200
5336	17 1/4	1096.500
5412	17 1/2	1111.800
5488	17 3/4	1127.100
5564	18	1142.400
5640	18 1/4	1157.700
5716	18 1/2	1173.000
5792	18 3/4	1188.300
5868	19	1203.600
5944	19 1/4	1218.900
6020	19 1/2	1234.200
6096	19 3/4	1249.500
6172	20	1264.800
6248	20 1/4	1280.100
6324	20 1/2	1295.400
6400	20 3/4	1310.700
6476	21	1326.000
6552	21 1/4	1341.300
6628	21 1/2	1356.600
6704	21 3/4	1371.900
6780	22	1387.200
6856	22 1/4	1402.500
6932	22 1/2	1417.800
7008	22 3/4	1433.100
7084	23	1448.400
7160	23 1/4	1463.700
7236	23 1/2	1479.000
7312	23 3/4	1494.300
7388	24	1509.600
7464	24 1/4	1524.900
7540	24 1/2	1540.200
7616	24 3/4	1555.500
7692	25	1570.800
7768	25 1/4	1586.100
7844	25 1/2	1601.400
7920	25 3/4	1616.700
7996	26	1632.000
8072	26 1/4	1647.300
8148	26 1/2	1662.600
8224	26 3/4	1677.900
8300	27	1693.200
8376	27 1/4	1708.500
8452	27 1/2	1723.800
8528	27 3/4	1739.100
8604	28	1754.400
8680	28 1/4	1769.700
8756	28 1/2	1785.000
8832	28 3/4	1800.300
8908	29	1815.600
8984	29 1/4	1830.900
9060	29 1/2	1846.200
9136	29 3/4	1861.500
9212	30	1876.800
9288	30 1/4	1892.100
9364	30 1/2	1907.400
9440	30 3/4	1922.700
9516	31	1938.000
9592	31 1/4	1953.300
9668	31 1/2	1968.600
9744	31 3/4	1983.900
9820	32	1999.200
9896	32 1/4	2014.500
9972	32 1/2	2029.800
10048	32 3/4	2045.100
10124	33	2060.400
10200	33 1/4	2075.700
10276	33 1/2	2091.000
10352	33 3/4	2106.300
10428	34	2121.600
10504	34 1/4	2136.900
10580	34 1/2	2152.200
10656	34 3/4	2167.500
10732	35	2182.800
10808	35 1/4	2198.100
10884	35 1/2	2213.400
10960	35 3/4	2228.700
11036	36	2244.000
11112	36 1/4	2259.300
11188	36 1/2	2274.600
11264	36 3/4	2289.900
11340	37	2305.200
11416	37 1/4	2320.500
11492	37 1/2	2335.800
11568	37 3/4	2351.100
11644	38	2366.400
11720	38 1/4	2381.700
11796	38 1/2	2397.000
11872	38 3/4	2412.300
11948	39	2427.600
12024	39 1/4	2442.900
12100	39 1/2	2458.200
12176	39 3/4	2473.500
12252	40	2488.800
12328	40 1/4	2504.100
12404	40 1/2	2519.400
12480	40 3/4	2534.700
12556	41	2550.000
12632	41 1/4	2565.300
12708	41 1/2	2580.600
12784	41 3/4	2595.900
12860	42	2611.200
12936	42 1/4	2626.500
13012	42 1/2	2641.800
13088	42 3/4	2657.100
13164	43	2672.400
13240	43 1/4	2687.700
13316	43 1/2	2703.000
13392	43 3/4	2718.300
13468	44	2733.600
13544	44 1/4	2748.900
13620	44 1/2	2764.200
13696	44 3/4	2779.500
13772	45	2794.800
13848	45 1/4	2810.100
13924	45 1/2	2825.400
14000	45 3/4	2840.700
14076	46	2856.000
14152	46 1/4	2871.300
14228	46 1/2	2886.600
14304	46 3/4	2901.900
14380	47	2917.200
14456	47 1/4	2932.500
14532	47 1/2	2947.800
14608	47 3/4	2963.100
14684	48	2978.400
14760	48 1/4	2993.700
14836	48 1/2	3009.000
14912	48 3/4	3024.300
14988	49	3039.600
15064	49 1/4	3054.900
15140	49 1/2	3070.200
15216	49 3/4	3085.500
15292	50	3100.800
15368	50 1/4	3116.100
15444	50 1/2	3131.400
15520	50 3/4	3146.700
15596	51	3162.000
15672	51 1/4	3177.300
15748	51 1/2	3192.600
15824	51 3/4	3207.900
15900	52	3223.200
15976	52 1/4	3238.500
16052	52 1/2	3253.800
16128	52 3/4	3269.100
16204	53	3284.400
16280	53 1/4	3299.700
16356	53 1/2	3315.000
16432	53 3/4	3330.300
16508	54	3345.600
16584	54 1/4	3360.900
16660	54 1/2	3376.200
16736	54 3/4	3391.500
16812	55	3406.800
16888	55 1/4	3422.100
16964	55 1/2	3437.400
17040	55 3/4	3452.700
17116	56	3468.000
17192	56 1/4	3483.300
17268	56 1/2	3498.600
17344	56 3/4	3513.900
17420	57	3529.200
17496	57 1/4	3544.500
17572	57 1/2	3559.800
17648	57 3/4	3575.100
17724	58	3590.400
17800	58 1/4	3605.700
17876	58 1/2	3621.000
17952	58 3/4	3636.300
18028	59	3651.600
18104	59 1/4	3666.900
18180	59 1/2	3682.200
18256	59 3/4	3697.500
18332	60	3712.800
18408	60 1/4	3728.100
18484	60 1/2	3743.400
18560	60 3/4	3758.700
18636	61	3774.000
18712	61 1/4	3789.300
18788	61 1/2	3804.600
18864	61 3/4	3819.900
18940	62	3835.200
19016	62 1/4	3850.500
19092	62 1/2	3865.800
19168	62 3/4	3881.100
19244	63	3896.400
19320	63 1/4	3911.700
19396	63 1/2	3927.000
19472	63 3/4	3942.300
19548	64	3957.600
19624	64 1/4	3972.900
19700	64 1/2	3988.200
19776	64 3/4	4003.500
19852	65	4018.800
19928	65 1/4	4034.100
20004	65 1/2	4049.400
20080	65 3/4	4064.700
20156	66	4080.000
20232	66 1/4	4095.300
20308	66 1/2	4110.600
20384	66 3/4	4125.900
20460	67	4141.200
20536	67 1/4	4156.500
20612	67 1/2	4171.800
20688	67 3/4	4187.100
20764	68	4202.400
20840	68 1/4	4217.700
20916	68 1/2	4233.000
20992	68 3/4	4248.300
21068	69	4263.600
21144	69 1/4	4278.900
21220	69 1/2	4294.200
21296	69 3/4	4309.500
21372	70	4324.800
21448	70 1/4	4340.100
21524	70 1/2	4355.400
21600	70 3/4	4370.700
21676	71	4386.000
21752	71 1/4	4401.300
21828	71 1/2	4416.600
21904	71 3/4	4431.900
21980	72	4447.200
22056	72 1/4	4462.500
22132	72 1/2	4477.800
22208	72 3/4	4493.100
22284	73	4508.400
22360	73 1/4	4523.700
22436	73 1/2	4539.000
22512	73 3/4	4554.300
22588	74	4569.600
22664	74 1/4	4584.900
22740	74 1/2	4600.200
22816	74 3/4	4615.500
22892	75	4630.800
22968	75 1/4	4646.100
23044	75 1/2	4661.400
23120	75 3/4	4676.700
23196	76	4692.000
23272	76 1/4	4707.300
23348	76 1/2	4722.600
23424	76 3/4	4737.900
23500	77	4753.200
23576	77 1/4	4768.500
23652	77 1/2	4783.800
23728	77 3/4	4799.100
23804	78	4814.400
23880	78 1/4	4829.700
23956	78 1/2	4845.000
24032	78 3/4	4860.300
24108	79	4875.600
24184	79 1/4	4890.900
24260	79 1/2	4906.200
24336	79 3/4	4921.500
24412	80	4936.800
24488	80 1/4	4952.100
24564	80 1/2	4967.400
24640	80 3/4	4982.700
24716	81	4998.000
24792	81 1/4	5013.300
24868	81 1/2	5028.600
24944	81 3/4	5043.900
25020	82	5059.200
25096	82 1/4	5074.500
25172	82 1/2	5089.800
25248	82 3/4	5105.100
25324	83	5120.400
25400	83 1/4	5135.700
25476	83 1/2	5151.000
25552	83 3/4	5166.300
25628	84	5181.600
25704	84 1/4	5196.9

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/9/2016 9:46AM

FOLIO: 11/29697

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7711 FOL 248

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/12/1989	Y735718	DISCHARGE OF MORTGAGE	
6/12/1989	Y735719	DISCHARGE OF MORTGAGE	
6/12/1989	Y735720	LEASE	EDITION 1
3/1/1991	Z410111	TRANSMISSION APPLICATION	EDITION 2
18/11/1992	E910379	VARIATION OF LEASE	EDITION 3
10/3/1994	U92531	TRANSFER	
10/3/1994	U92532	MORTGAGE	EDITION 4
30/5/1995	O269233	CAVEAT	
22/10/1997	3440835	DISCHARGE OF MORTGAGE	
22/10/1997	3440836	MORTGAGE	EDITION 5
23/6/1998	5074572	CAVEAT	
17/5/2000	6789334	CAVEAT	
17/5/2000	6789354	CAVEAT	
7/7/2000	6931983	WITHDRAWAL OF CAVEAT	
7/7/2000	6931984	WITHDRAWAL OF CAVEAT	
7/7/2000	6931985	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 6
18/10/2000	7157762	CAVEAT	

*** END OF SEARCH ***

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/9/2016 9:48AM

FOLIO: 12/29697

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7711 FOL 249

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/11/1996	2595841	DISCHARGE OF MORTGAGE	
7/11/1996	2595842	TRANSFER	EDITION 1
19/9/2001	7954399	LEASE	EDITION 2
6/11/2006	DP1103107	DEPOSITED PLAN	EDITION 3

*** END OF SEARCH ***

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/9/2016 9:54AM

FOLIO: AUTO CONSOL 7771-181

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
22/10/1992		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 7771-181	
		PARCELS IN CONSOL ARE: 21-26/29697.	
17/12/1993	I887908	TRANSFER	EDITION 1
11/8/1995	O452949	LEASE	EDITION 2
22/7/1998	5144699	SUB-LEASE	
13/9/1999	6187270	DEPARTMENTAL DEALING	
3/11/2000	7197559	DISCHARGE OF MORTGAGE	
3/11/2000	7197560	REQUEST	
3/11/2000	7197561	MORTGAGE	EDITION 3
7/2/2001	7395354	LEASE	EDITION 4
22/8/2002	8889423	VARIATION OF LEASE	
22/8/2002	8889424	TRANSFER OF LEASE	EDITION 5
6/1/2003	9266975	DISCHARGE OF MORTGAGE	
6/1/2003	9266976	TRANSFER	
6/1/2003	9266977	MORTGAGE	EDITION 6
27/5/2003	9393935	REJECTED - SURRENDER OF LEASE	
13/5/2004	AA623839	REQUEST	EDITION 7
17/6/2004	AA723740	DISCHARGE OF MORTGAGE	EDITION 8

*** END OF SEARCH ***

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/9/2016 9:51AM

FOLIO: AUTO CONSOL 15471-148

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
12/3/1992		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 15471-148	

PARCELS IN CONSOL ARE:
13-18/29697.

6/11/2006	DP1103107	DEPOSITED PLAN	EDITION 1
4/8/2014	AI784949	DISCHARGE OF MORTGAGE	
4/8/2014	AI784950	MORTGAGE	EDITION 2

*** END OF SEARCH ***

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

19/9/2016 9:53AM

FOLIO: AUTO CONSOL 11020-53

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
4/9/1991		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 11020-53	
		PARCELS IN CONSOL ARE: 19-20/29697.	
12/3/1993	I180871	DISCHARGE OF MORTGAGE	EDITION 1
4/8/1998	5174166	TRANSFER	
4/8/1998	5174167	MORTGAGE	EDITION 2
2/12/1999	6390748	DISCHARGE OF MORTGAGE	
2/12/1999	6390749	MORTGAGE	EDITION 3
10/5/2001	7600458	DISCHARGE OF MORTGAGE	
10/5/2001	7600459	MORTGAGE	EDITION 4
5/3/2002	8407699	VARIATION OF MORTGAGE	EDITION 5
1/5/2002	8554565	DISCHARGE OF MORTGAGE	
1/5/2002	8554566	TRANSFER	EDITION 6

*** END OF SEARCH ***

Ref: aecom - mascot / Src: T

No. 39615

New South Wales.

R.P.A.

APPLICATION TO BRING LANDS UNDER THE PROVISIONS OF THE REAL PROPERTY

FEE SIMPLE



Caveat.—Applicants are reminded that by virtue of the provisions of the Crimes Act, 1900, it is a crime to make a false declaration concerning any matter or procedure under the Act, and (or reading over, if the form be filled up by an Attorney) every particular contained in the application. It is further provided by Section 126 of the Real Property Act, 1900, that any person procuring a Certificate through any fraud, error, omission, misrepresentation, or misdescription will, notwithstanding the issue of such Certificate, remain liable for damages to any person thereby prejudiced. And any person who fraudulently procures a Certificate, or who procures a Certificate in fraudulently procuring, or is privy to the fraudulent procurement of any Certificate of Title, is deemed to be a defaulter, and liable to a penalty not exceeding £500, or imprisonment not exceeding three years; and any Certificate so procured is rendered void as between all parties or privies to the fraud.

Lodgment ... 1
Certificate ... 2/14
Advertising ... 3
Office Copy Plan ...
Total ... 7/10



Here state Christian and surname (or names) in full with residence and occupation.

I, FREDERICK ARTHUR SHELLEY-JONES of 55 Market Street, Sydney
WE Company Secretary

"I am" or if the declaration is made by an Attorney "C.D. of" (as the case may be). Here give description of the property in full. If the land is shown on a plan lodged with the application or is fully described in a deed, it will be sufficient to insert a reference to the area, town, parish, and county and words indicating that the land is shown on the plan or described in the deed in question. The application may include an apportionment of the land made by an instrument not registered under the Real Property Act, 1900 (see section 14A). Unless the Registrar-General has previously dispensed with a plan of survey, an accurate plan, prepared and certified by a surveyor specially licensed under the Act, must accompany the application. If there be any rights of way or other rights or easements affecting the premises the particulars should be stated. If the space for description be insufficient, it may be completed by annexure which must however be identified as part of the declaration, by memoranda signed by the declarant and attesting officer. The full improved value should be stated. State whether "the whole" or "part". Insert allotment with reference to number and section on plan, if any, or if not number of acres granted. Name of Grantee.

do solemnly and sincerely declare, that **Sargents Limited** is issued for an Estate in fee simple of **ALL THAT** piece of land containing **six acres one rood nineteen and a quarter perches (6a. 1r. 19 $\frac{1}{4}$ p.)** or thereabouts being **Lot B in Miscellaneous Plan of Subdivision (O.S.) No. 9860** and situated in the Municipality of Botany Parish of Botany County of Cumberland as shown in the plan dated 9th June 1955 of Mr. Surveyor R.B. Alderton intended to be lodged herewith

which land (including all improvements) is of the value of **Twentyseven thousand pounds** and no more, and is **part** of **100 acres (Per 133)**

to **Thomas Stubbs** by Crown grant, under the hand of the Governor of the Colony, dated the **29th** day of **April** 18 **37** Ser. 57 P.55 6/14/95

And I further declare, that we verily believe there does not exist any lease or agreement for lease of the said land, for any term exceeding a tenancy for one year, or from year to year,

Also, that there does not exist any mortgage, lien, writ of execution, charge or encumbrance, will or settlement, or any deed or writing, contract, or dealing (other than such lease or tenancy as aforesaid), giving any right, claim, or interest in or to the said land, or any part thereof, to any other person than **Sargents Limited except Mortgage Regd. No. 876 Book 2345 to The Commercial Banking Company of Sydney Limited**

and I further declare, that there is no person in possession or occupation of the said land or any part thereof adversely to **my** Estate or Interest therein, and that the said land is now **in the occupation of Sargents Limited**

and that the owners and occupiers of adjacent lands are as follows:—

State whether on North, South, East, or West.	Name.	State whether owner or occupier.	Address.
	(as per annexed schedule)		
			7330 P. 233
			Cert. of T. issued Vol.
			Dated 26 JUL 1956

29/6/56
advertis fee overhol
Refund voucher for
7311 pphol
Kp 11113705 200
for acct
8857

Doc 66

And I further declare, that the annexed Schedule, to which ^{my}_{our} signature ^{is}_{are} affixed, and which is to be taken as part of this Declaration, contains a full and correct list **commencing with Conveyance dated 19th November 1948 Regd.**

No. 352 Book 2071 of all settlements, deeds, documents, or instruments, maps, plans and papers relating to the land comprised **the possession of Sargents Limited** in this application, so far as I have any means of ascertaining the same, distinguishing such as being in ^{our}_{our} possession or under ^{its}_{its} control, are herewith lodged and indicating where or with whom, so far as known to ^{me}_{us}, any others thereof are deposited. Also, that there does not exist any fact or circumstance whatever material to the title, which is not herohy fully and fairly disclosed to the utmost extent of ^{my}_{our} knowledge, information, and belief; and that there is not, to ^{my}_{our} knowledge and belief, any action or suit pending affecting the said land, nor any person who has or claims any estate, right, title or interest therein, or in any part thereof, otherwise than by virtue and to the extent of some lease or tenancy hereby fully disclosed *

And I make this solemn Declaration, conscientiously believing the same to be true.

DATED at **Sydney** this **ninth** day of **May** 19 **56**

(RULE UP ALL BLANKS BEFORE SIGNING.)

Made and subscribed by the abovenamed
FREDERICK ARTHUR SHELLEY-JONES
this **ninth** day of **May** 19 **56**
in the presence of *

Signature of
Applicant }

F. Shelley Jones

V. Watson JP

To the Registrar-General—

I **FREDERICK ARTHUR SHELLEY-JONES**

the above declarant, do hereby apply to have the land described in the

above declaration brought under the provisions of the Real Property Act, and request you to issue the Certificate of Title in the name of *
SARGENTS LIMITED

DATED at **Sydney** this **ninth** day of **May** 19 **56**

Witness to Signature—

V. Watson JP

(Signature of Applicant)

F. Shelley Jones

* N.B.—The Schedule below and Certificate indorsed on fourth page should be also signed.

In no case can any alterations, however trifling, be allowed to be made after the application has been once declared, unless all the parties re-sign and re-declare the same. If it is discovered that any alterations are necessary, the applicant may make a statutory declaration setting out in what manner he desires the application to be altered, which declaration will then (unless the Registrar General considers that a fresh application ought to be made) be read as one with the application.

(RULE UP ALL BLANKS BEFORE SIGNING.)

SCHEDULE REFERRED TO. *

(TO BE SIGNED BY APPLICANT IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.)

To include not only Title Deeds, Probates, Letters of Administration, etc., but also the Surveyor's Plan or Statement in lieu thereof.

* For the particulars which this Schedule must comprise, see concluding part of Declaration, to which particular attention is directed, as any omission or mis-statement will render applicant liable to the penalties of false Declaration.

No.	Date.	Nature of Instrument.	Parties.	Registration.		When and by whom Lodged.
				Book.	No.	
✓ 19/11/48		Conveyance.	L.R. Investments Pty. Ltd. to W.H. Johnson & Co. Pty. Ltd.	2071	352	To be produced by Comm. Bkg. Co. Syd. Ltd.
✓ 21/12/50		Conveyance.	W.H. Johnson & Co. Pty. Ltd. to Brookes Lemos Ltd.	2185	573	do.
✓ 19/5/55		Conveyance.	Brookes Lemos Ltd. to Neale Roy Parker	2335	485	do.
✓ 16/6/55		Conveyance.	Neale Roy Parker to Anglo United Petroleum Ltd.	4335	486	do.

Should any transaction affecting the land in this application be entered into or any alterations in the buildings or fences be made subsequent to the date of the application, but prior to the issue of the Certificate of Title, the Registrar General should be informed immediately, and all documents evidencing such transaction should be lodged.

22

ANNEXURE TO REAL PROPERTY ACT APPLICATION.

On behalf of Sargents Limited re 6a, 1r, 19¹p.
in Municipality of Botany.

OWNERS & OCCUPIERS OF ADJACENT LANDS.

<u>State whether on North, South, East or West.</u>	<u>Name.</u>	<u>State whether Owner or Occupier.</u>	<u>Address.</u>
North 1	Murchison Estate Pty. Ltd.	Part Owner.	2B Castlereagh St., Sydney.
do. 2	Allan Charles Murchison.	Part Owner.	27 Fairweather St., Bellevue Hill.
do. <i>(marked with X)</i>	Cleveland Engineering & Welding Co. Pty. Ltd.	Occupier.	Daking House, Rawson Place, Sydney.
do.	Mrs. Smith.	Occupier.	45 Kent St., Mascot.
do. 3-4	Isabella Ann Readford & Thomas Henry Readford.	Owners.	c/o E.A. Turtle & Co. Pty. Ltd., The Bridge, Newtown.
do.	Mr. Downes.	Occupier.	251 Coward St., Mascot.
do. 5	Mrs. Una Langton Foreman.	Owner.	20 Derby St., Vacluse.
do.	Mr. Joseph Foreman.	Occupier.	249 Coward St., Mascot.
do. 6	Samuel Osborn (Australia) Pty. Limited.	Owner & Occupier.	243 Coward St., Mascot.
do. 7	W. McIntyre & Son Pty. Ltd.	Owner & Occupier.	231 Coward St., Mascot.
do. 8	Amalgamated Timbers Pty. Ltd.	Owner & Occupier.	221 Coward St., Mascot.
East	ditto.	ditto.	ditto.
South 9	Commonwealth of Australia → (Postal Department) <i>refused to sell etc</i>	Owner & Occupier.	G.P.O., Sydney.
South	Chung Yee	Occupier.	Kent Road, Mascot.
West 10	✓ Brolite Proprietary Limited.	Owner & Occupier.	Ralph & Shirley Sts., Alexandria.
West	(Kent Road)		
	11 COUNCIL		

This is the annexure referred to in Real Property Act Application dated 9th May 1956 by Frederick Arthur Shelley-Jones on behalf of Sargents Limited.

Witness:

F.A. Shelley-Jones
J.P.

Frederick Arthur Shelley-Jones

SCHEDULE REFERRED TO—(continued).*

(TO BE SIGNED BY APPLICANT, IF UTILISED, IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.)

No.	Date.	Nature of Instrument.	Parties.	Registration.		When and by whom Lodged.
				Book.	No.	
✓ 16/6/55		Conveyance.	Anglo United Petroleum Ltd. to Sargents Ltd.	2335	487	To be produced by Comm. Bkg. Co.Syd. Ltd.
✓ 17/8/55		Mortgage.	Sargents Ltd. to The Commercial Banking Company of Sydney Ltd.	2345	876	do.
7. 24/5/55		Official Search.	Official Search by Registrar General	13170		Original in R.G.O.
8. 2/5/55		Contract of Sale.	Anglo United Petroleum Ltd. with Sargents Ltd.			Lodged here-with by B.F. Parker & Son.
9. 9/6/55		Plan	Mr. Surveyor R.B. Alderton			do.
10. 8/10/47		Power of Attorney	Sargents Ltd. to Harold Baldwin & Frederick Arthur Shelley-Jones			With R.P.A. 36604.
<p><i>V.D. Watson</i> <i>Harold Baldwin</i></p> <p><i>Recd Doc 8</i></p> <p><i>Sp/1st for C.W.E.</i></p>						
11. 8-8-50		Plan of Portion 133, Parish of Botany, County of Cumberland.				4457/26075 (156) 17/4/57
12. 19/7/1957		<p><i>Stat Decln of Frederick Arthur Shelley Jones</i></p> <p><i>Docs 1 - 6, 8, 11 & 12 herewith</i></p> <p><i>Doc 8 is available for delivery to B. F. Parker & Son</i></p> <p><i>Other docs. to remain.</i></p> <p><i>1-8-57.</i></p>				

Ref:aecom - mascot /Src:T

B. F. Parker & Son
40416

THE COMMERCIAL BANKING COMPANY OF SYDNEY LIMITED the Mortgagees mentioned in Indenture of Mortgage dated the seventeenth day of August One thousand nine hundred and fifty-five from Sargents Limited to the said Bank Registered No. 876 Book 2345 consent to the within Application but without prejudice to its rights and remedies as mortgagees and on condition that the Certificate of Title to issue in respect of the within application issues subject to the said mortgage or a substituted mortgage under the Real Property Act.

Dated this fifteenth day of June One thousand nine hundred and fifty-six.

Signed for and on behalf of The Commercial Banking Company of Sydney Limited at Sydney on the 15th day of June 1956 by Eric Lothbridge McIntyre and Aubrey Vernon Morgan Furze its duly constituted Attorneys who are personally known to me

The Commercial Banking Company of Sydney Limited by its Attorneys

[Signature]
MANAGER OF THE HEAD OFFICE

Memorandum whereby Eric Lothbridge McIntyre and Aubrey Vernon Morgan Furze two of the duly constituted Attorneys of The Commercial Banking Company of Sydney Limited under Power of Attorney registered No. 33650 in the Land Titles Office No. 17568 hereby respectively state that they have notice of the revocation of the said Power of Attorney at the time of their executing this document

Signed at Sydney this 15th day of June 1956

Signed at the place and on the date above mentioned in the presence of

[Signature] *[Signature]*

Section 117 requires that this Certificate be signed by Applicant or his Solicitor and renders liable any person falsely or negligently certifying to a penalty of £50; also, to damages recoverable by parties injured. If by Solicitor, he should insert - "And that I am the Solicitor of the within named Applicant," and should add his own address to his signature. The signature should be that of the Solicitor himself and not of his firm.

I certify that the within application is correct for the purposes of the Real Property Act, 1900, and that I have no notice of the revocation of the Power of Attorney dated 8th October, 1947, from Sargents Limited to Harold Baldwin and myself under the authority of which I have just executed the within application.

SIGNED at Sydney this ninth day of day 1956.

SIGNED by the said }
FREDERICK ARTHUR }
SHELLEY-JONES in }
the presence of: }
[Signature]

(Signature) *[Signature]*

RULE UP ALL BLANKS BEFORE SIGNING, EXCEPT SPACE IN SCHEDULE BELOW APPLICANT'S SIGNATURE.)

F E E S. Received Lamin Plan of Sargents 9/6/12/1956

PAYMENT OF THESE MUST ACCOMPANY THE APPLICATION.

	£	s.	d.
Certificate of Title	1	10	0
Office Copy of Plan (when a Plan is furnished) ...	0	7	6
Preparation of Plan (when a Plan is not furnished)	1	0	0
Advertisement	1	10	0
Lodgment fee	1	0	0

[Signature]
29 June 1956

State to whom all correspondence relating to this Application should be sent, with address, as under, viz.:-

Name BENJAMIN F. PARKER & SON
SOLICITORS
BARRACK HOUSE
Occupation 16 Barrack Street, SYDNEY.
Post Town

Advance Legal Searchers Pty Ltd 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.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 11/29697

SEARCH DATE	TIME	EDITION NO	DATE
19/9/2016	9:40 AM	6	7/7/2000

LAND

LOT 11 IN DEPOSITED PLAN 29697
LOCAL GOVERNMENT AREA BOTANY BAY
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP29697

FIRST SCHEDULE

F. MAYER IMPORTS PTY LIMITED (TP 6931985)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 7157762 CAVEAT BY BOTANY BAY CITY COUNCIL

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 19/9/2016

*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.

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 12/29697

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
19/9/2016	9:41 AM	3	6/11/2006

LAND

LOT 12 IN DEPOSITED PLAN 29697
LOCAL GOVERNMENT AREA BOTANY BAY
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP29697

FIRST SCHEDULE

MAYER PROPERTIES PTY. LIMITED (T 2595842)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H110760 COVENANT
- 3 7954399 LEASE TO ASPEC ENTERPRISES PTY LIMITED EXPIRES:
23/7/2003. OPTION OF RENEWAL: 1 YEAR X 1 YEARS.
- 4 DP1103107 RIGHT OF ACCESS 2 METRE(S) WIDE APPURTENANT TO THE
LAND ABOVE DESCRIBED
- 5 DP1103107 RIGHT OF FOOTWAY 2 METRE(S) WIDE APPURTENANT TO THE
LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 19/9/2016

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 7771-181

SEARCH DATE	TIME	EDITION NO	DATE
19/9/2016	9:45 AM	8	17/6/2004

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA BOTANY BAY
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP29697

FIRST SCHEDULE

F MAYER (IMPORTS) PTY LIMITED (R AA623839)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 7395354 LEASE TO DAS DISTRIBUTION PTY LIMITED EXPIRES:
22/10/2003. OPTION OF RENEWAL: 3 YEARS.
8889423 VARIATION OF LEASE 7395354
8889424 TRANSFER OF LEASE 7395354 LESSEE NOW RMS
DISTRIBUTION SERVICES PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 21-26 IN DP29697.

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 11020-53

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
19/9/2016	9:44 AM	6	1/5/2002

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA BOTANY BAY
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP29697

FIRST SCHEDULE

F MAYER IMPORTS PTY LIMITED (T 8554566)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 19-20 IN DP29697.

*** END OF SEARCH ***

Advance Legal Searchers Pty Ltd 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.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 15471-148

SEARCH DATE	TIME	EDITION NO	DATE
19/9/2016	9:43 AM	2	4/8/2014

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT MASCOT
LOCAL GOVERNMENT AREA BOTANY BAY
PARISH OF BOTANY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP29697

FIRST SCHEDULE

F. MAYER (IMPORTS) PTY. LIMITED (T W702377)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1103107 RIGHT OF ACCESS 2 METRE(S) WIDE AFFECTING LOT 13 IN DP29697 SHOWN SO BURDENED IN DP1103107
- 3 DP1103107 RIGHT OF FOOTWAY 2 METRE(S) WIDE AFFECTING LOT 13 IN DP29697 SHOWN SO BURDENED IN DP1103107
- 4 AI784950 MORTGAGE TO COOPERATIEVE CENTRALE RAIFFEISEN - BOERENLEENBANK B.A.

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 13-18 IN DP29697.

*** END OF SEARCH ***

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SafeWork NSW

SafeWork NSW

92-100 Donnison Street, Gosford, NSW, 2250

Locked Bag 2906, Lisarow, NSW, 2252 |

Customer Service Centre 13 10 50

licensing@safework.nsw.gov.au | www.safework.nsw.gov.au

Our Ref: D16/675957
Your Ref: Alex Latham

26 September 2016

Attention: Alex Latham
AECOM Australia Pty Ltd
PO BOX Q410
QVB PO
Sydney 1230 NSW

Dear Mr Latham,

RE SITE: 7-9 & 14-18 Chalmers Cr Mascot NSW

I refer to your site search request received by SafeWork NSW on 20 September 2016 requesting information on Storage of Hazardous Chemicals for the above site.

Enclosed are copies of the documents that SafeWork NSW holds on record number 35/017212 relating to the storage of Hazardous Chemicals at the above-mentioned premises.

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

Yours sincerely,

Brent Jones
Customer Service Officer
Customer Service Centre - Operations
SafeWork NSW

JACKSON SPRING

Suction Lines 26ft and 30ft
VENTS 15ft + 25ft
1/4" brass standard/standard
1/4" single super gas.

Proposed 15ft Island

PARKING AREA

Proposed 3000
Proposed 2000
Proposed 1500
Proposed 1000
Proposed 500
Proposed 250
Proposed 125
Proposed 62.5
Proposed 31.25
Proposed 15.625
Proposed 7.8125
Proposed 3.90625
Proposed 1.953125
Proposed 0.9765625
Proposed 0.48828125
Proposed 0.244140625
Proposed 0.1220703125
Proposed 0.06103515625
Proposed 0.030517578125
Proposed 0.0152587890625
Proposed 0.00762939453125
Proposed 0.003814697265625
Proposed 0.0019073486328125
Proposed 0.00095367431640625
Proposed 0.000476837158203125
Proposed 0.0002384185791015625
Proposed 0.00011920928955078125
Proposed 5.960464477539062e-05
Proposed 2.980232238769531e-05
Proposed 1.490116119384766e-05
Proposed 7.450580596923828e-06
Proposed 3.725290298461914e-06
Proposed 1.862645149230957e-06
Proposed 9.313225746154785e-07
Proposed 4.656612873077392e-07
Proposed 2.328306436538696e-07
Proposed 1.164153218269348e-07
Proposed 5.82076609134674e-08
Proposed 2.91038304567337e-08
Proposed 1.455191522836685e-08
Proposed 7.275957614183425e-09
Proposed 3.637978807091712e-09
Proposed 1.818989403545856e-09
Proposed 9.09494701772928e-10
Proposed 4.54747350886464e-10
Proposed 2.27373675443232e-10
Proposed 1.13686837721616e-10
Proposed 5.6843418860808e-11
Proposed 2.8421709430404e-11
Proposed 1.4210854715202e-11
Proposed 7.105427357601e-12
Proposed 3.5527136788005e-12
Proposed 1.7763568394002e-12
Proposed 8.881784197001e-13
Proposed 4.4408920985005e-13
Proposed 2.2204460492502e-13
Proposed 1.1102230246251e-13
Proposed 5.5511151231255e-14
Proposed 2.7755575615627e-14
Proposed 1.3877787807813e-14
Proposed 6.9388939039065e-15
Proposed 3.4694469519532e-15
Proposed 1.7347234759766e-15
Proposed 8.673617379883e-16
Proposed 4.3368086899415e-16
Proposed 2.1684043449707e-16
Proposed 1.0842021724854e-16
Proposed 5.421010862427e-17
Proposed 2.7105054312135e-17
Proposed 1.3552527156067e-17
Proposed 6.7762635780335e-18
Proposed 3.3881317890167e-18
Proposed 1.6940658945084e-18
Proposed 8.470329472542e-19
Proposed 4.235164736271e-19
Proposed 2.1175823681355e-19
Proposed 1.0587911840677e-19
Proposed 5.2939559203385e-20
Proposed 2.6469779601692e-20
Proposed 1.3234889800846e-20
Proposed 6.617444900423e-21
Proposed 3.3087224502115e-21
Proposed 1.6543612251057e-21
Proposed 8.2718061255285e-22
Proposed 4.1359030627642e-22
Proposed 2.0679515313821e-22
Proposed 1.0339757656911e-22
Proposed 5.1698788284555e-23
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Proposed 1.1933345169907e-150
Proposed 5.9666725849535e

Department of Labour and Industry,
Dangerous Goods Branch,
P.O. Box 846,
DARLINGHURST. 2010.

DANGEROUS GOODS ACT 1975

GAZETTED 11/7/1978

CONTRACTOR'S CERTIFICATE

UNDERGROUND TANKS

I hereby certify that the tank(s) indicated below have been abandoned by the removal of all flammable liquid, filling and sealing to the requirements of the Dangerous Goods Branch and A.S. 1940-1976 Flammable and Combustible Liquids Code.

PETROLEUM COMPANY.....

CHATEX OIL (AUST) PTY LTD

CUSTOMER.....

BRAMBLES RUY

ADDRESS OF CUSTOMER'S PREMISES.....

18 CHALMERS ST MASCOT

EQUIPMENT.....

1X TYPE 15 & 1X TYPE 10

TANKS ABANDONED BY.....

FILLED WITH WATER & SOLUBLE OIL

CONTRACTOR.....

A C A FOSTER PTY LTD

SIGNED.....

[Signature]

DATE.....

29/4/85

JWS

Cannot locate any record

Can you advise or check pls

12/12/85

Name of Occupier in full	BRAMBLES RUYS PTY. LTD. (Surname/s)		(First Names in full)
Trading Name (if any)	BRAMBLES RUYS PTY. LTD.		
Postal Address	BOX 4029 G.P.O. SYDNEY 2001		Postcode
Address of the premises in which the depot or depots are situated	18-20 CHALMERS CRES. MASCOT. 2020		Postcode
Occupation	CARRIERS		
Nature of Premises	DEPOT & OFFICES.		

Particulars of construction of depots and maximum quantities of inflammable liquid and/or dangerous goods to be kept at any one time.

PLEASE SKETCH SITE ON BACK OR ATTACH PLAN

Tank or Depot Number	Construction of depots *			Inflammable Liquid		Dangerous Goods						
	Walls	Roof	Floor	Mineral spirit litres	Mineral oil litres	Class 1 litres	Class 2 litres	Class 3 kg	Class 4 m ³	Class 5A# litres	Class 5B# litres	Class 9 litres
1	<i>underground Tanks</i>			15000								
2				10,000								
3												
4												
5												
6												
7												
8												
9												
10												
TOTAL												

* If kept in tanks describe depots as underground or aboveground tanks.

Insert water capacity of tanks or cylinders.

Name of Company supplying inflammable liquid *Mobil*

Have premises previously been licensed? *Yes* Licence No. *17212 - 11*

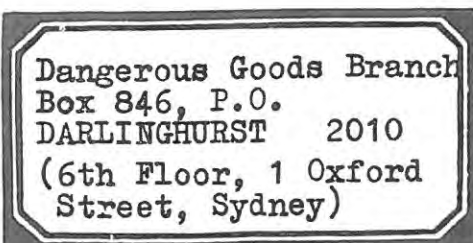
If known, state name of previous occupier *JACKSON & SPRING.*

Signature of applicant *X* *BRAMBLES RUYS PTY. LTD.* Date *5/12/1977*

FOR OFFICE USE ONLY:

CERTIFICATE OF INSPECTION

I, *Harold Arthur Conway* being an Inspector under the Inflammable Liquid Act, 1915, do hereby certify that the premises or store described above does comply with the requirements of that Act and regulations with regard to its situation and construction for the keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.



Signature of Inspector *H. Conway*
Date *12. 12. 77*

Name of Occupier	(Surname)	(First Names)
Trading Name (if any)	BRAMBLE - RAYE Pty Ltd	
Postal Address	P.O. Box 4029, SYDNEY.	
Address of the premises in which the depot or depots are situated	18-20 Chalmers Crescent Mascot Postcode 2020	
Occupation		
Nature of Premises		

Particulars of construction of depots and maximum quantities of inflammable liquid and/or dangerous goods to be kept at any one time.

PLEASE SKETCH SITE ON BACK OR ATTACH PLAN

Tank or Depot Number	Construction of depots *			Inflammable Liquid		Dangerous Goods						
	Walls	Roof	Floor	Mineral spirit litres	Mineral oil litres	Class 1 litres	Class 2 litres	Class 3 kg	Class 4 m ³	Class 5A# litres	Class 5B# litres	Class 9 litres
1	Underground tank			15000								
2												
3												
4												
5												
6												
7												
8												
9												
10	TOTAL									CORRECTION NO FEE.		

* If kept in tanks describe depots as underground or aboveground tanks.

Insert water capacity of tanks or cylinders.

Name of Company supplying inflammable liquid Coltex

Have premises previously been licensed? Yes Licence No. 17212-11

If known, state name of previous occupier as above

Signature of applicant [Signature] Date _____

CERTIFICATE OF INSPECTION

I, Leape Edward Brooks being an Inspector under the Inflammable Liquid Act, 1915, do hereby certify that the premises or store described above does comply with the requirements of that Act and regulations with regard to its situation and construction for the keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

Signature of Inspector [Signature]

Date 22-11-76

Name of Occupier **Brambles-Ruys Pty Limited**
 (Surname) (First Names)

Trading Name (if any)

Postal Address **Box 4029, G.P.O., SYDNEY** Postcode **2001**

Address of the premises in which the depot or depots are situated **18-20 Chalmers Crescent, MASCOT** Postcode **2020**

Occupation **carriers**

Nature of Premises **depot & offices**

Particulars of construction of depots and maximum quantities of inflammable liquid and/or dangerous goods to be kept at any one time.

PLEASE SKETCH SITE ON BACK OR ATTACH PLAN

Depot No.	Construction of depots *			Inflammable Liquid		Dangerous Goods						
	Walls	Roof	Floor	Mineral spirit litres	Mineral oil litres	Class 1 litres	Class 2 litres	Class 3 kg	Class 4 m ³	Class 5A# litres	Class 5B# litres	Class 9 litres
1	underground tank			15000								
2	"		"	10000								
3												
4												
5												
6												
7												
8												
9												
10												
TOTAL				25000								

* If kept in tanks describe depots as underground or aboveground tanks.

Insert water capacity of tanks or cylinders.

Name of Company supplying inflammable liquid **Caltex** (Date) **25/11/75**

Have premises previously been licensed? **Yes 17212 - 11** Receipt No. **9830**

If known, state name of previous occupier **Jackson & Spring (Sydney) Pty Ltd**

Signature of applicant **[Signature]** Date **25/11/75**

Insp.
Metrop.

CERTIFICATE OF INSPECTION

I, **William C. Macdon** being an Inspector under the Inflammable Liquid Act, 1915, do hereby certify that the premises or store described above does comply with the requirements of that Act and regulations with regard to its situation and construction for the keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

Signature of Inspector **[Signature]**
 Date **25-11-75**

DIRECTIONS

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, Box R.216, Royal Exchange Sydney, N.S.W. 2000 and must be accompanied by the prescribed fee, as set out hereunder:
 Registration of Premises (Fee \$3.00 p.a.) - For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.
 In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.
 Store License, Div. A (Fee, \$6.50 p.a.) - For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1, 2 and 9.
 Store License, Div. B (Fee, See Regulation 7) - For quantities exceeding 4,000 gallons of mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.
 For the keeping of Dangerous Goods of Classes 3 and/or 4. (\$15.00 p.a.).
 Fees for the keeping of inflammable liquid and dangerous goods in excess of the above stated quantities and also for Liquid Petroleum Gas storage are set out in Regulation 7.

new home issue from 15/11/70

1. Name of occupier including full christian names.	JACKSON & SPRING (SYDNEY) PTY. LTD.
2. Trading Name (if any)	
3. Locality of the premises in which the depot or depots are situated	No. or Name 18-20 Street CHALMERS CRESCENT Town MASCOT P.O. BOX 3967 G.P.O. Postcode 2000 business depot and offices
4. Postal address	
5. Occupation	
6. Nature of premises (dwelling, garage etc.)	

7. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

PLEASE ATTACH PLAN OF PREMISES

Depot No.	Construction of depots *			Inflammable liquid		Dangerous goods					
	Walls	Roof	Floor	Mineral spirit gallons	Mineral oil gallons	Class 1 gallons	Class 2 gallons	Class 3 lb	Class 4 cu ft	Class 5A water gal	Class 9 gallons
1	Underground Tank			3000							
2				2000							
3											
4											
5											
6											
7											
8											
9											
10											

PUBLIC REVENUE A/C

CHQ. \$ 15.00

14/11/71

(Date) 5265
Receipt No.

FOR AND ON BEHALF OF JACKSON & SPRING (SYDNEY) PTY. LTD.

* If product is kept in tanks describe depots as underground or aboveground tanks.

Signature of applicant *[Signature]* MANAGING DIRECTOR

Date of application 11/11/71

CERTIFICATE OF INSPECTION

I, *A. Leonard Borker* being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to and described is suitable with regard to its situation and construction for the safe keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

Place *Spring*

Signature of Inspector *A. L. Borker*

PLANNING CERTIFICATE UNDER SECTION 149(2) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No : 2016/8412

Date : 26/09/2016

Receipt No : 379399

Applicant Reference :

This Section 149 Certificate has been issued by Bayside Council. Information contained within this Certificate is based on data from the former City of Botany Bay Council.

Property:

9 Chalmers Crescent MASCOT 2020

Description: Lot: 19 DP: 29697

Parcel No: 4044

Owner (as recorded by Council)

F Mayer Imports PI

PO Box 196

MATRAVILLE NSW 2036

Applicant:

Aecom Australia Pty Ltd

P O Box Q410

QVB POST OFFICE

SYDNEY NSW 1230

Mascot Customer Service Centre
141 Coward Street
Mascot NSW 2020, Australia
council@botanybay.nsw.gov.au
DX 4108 Maroubra Junction



Telephone Interpreter Services - 131 450

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
rcc@rockdale.nsw.gov.au
DX 25308 Rockdale

Τηλεφωνικές Υπηρεσίες Διερμηνέων

خدمة الترجمة الهاتفية

電話傳譯服務處

Служба за преведување по телефон

T 1300 581 299 F 02 9562 1777

www.bayside.nsw.gov.au

Postal address: PO Box 21 Rockdale NSW 2216

MATTERS PRESCRIBED UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000 TO BE INCLUDED IN SECTION 149(2) PLANNING CERTIFICATES.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

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

SEPP No. 19 – Bushland in Urban Areas
SEPP No. 21 – Caravan Parks
SEPP No. 30 – Intensive Agriculture
SEPP No. 33 – Hazardous and Offensive Development
SEPP No. 50 – Canal Estate Development
SEPP No. 55 – Remediation of Land
SEPP No. 62 – Sustainable Aquaculture
SEPP No. 64 – Advertising and Signage
SEPP No. 65 – Design Quality of Residential Apartment Development
SEPP No. 70 – Affordable Housing - (Revised Schemes)
SEPP – (Housing for Seniors or People with a Disability) 2004
SEPP – Building Sustainability Index: BASIX) 2004
SEPP (State Significant Precincts) 2005
SEPP (Infrastructure) 2007
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Affordable Rental Housing) 2009
SEPP (State & Regional Development) 2011
SEPP (Three Ports) 2013
SEPP (Miscellaneous Consent Provisions) 2007

Botany Bay Local Environmental Plan 2013

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

The following proposed environmental planning instruments apply to land within the former City of Botany Bay.

*Planning Proposal No. 2/2015 – which seeks to reclassify Council owned land at Henry Kendall Crescent Mascot (Lot 126A, DP 21810) from Community Land to Operational Land. Please refer to **Attachment 3** to the rear of the Certificate for additional information.*

Planning Proposal No. 1/2013 - seeks to:

- i. rezone Nos. 2-10 McFall Street and 1 Bay Street, Botany to B7 – Business Park under the Botany Bay Local Environmental Plan 2013; and*
 - ii. prohibit development for the purposes of container depots under the State Environmental Planning Policy (Three Ports) 2013 within the wider Hale Street Industrial Precinct bounded by Hale Street, Byrnes Street and Erith Street.*
- Please refer to **Attachment 3** to the rear of the Certificate for additional information.*

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

The Botany Bay Development Control Plan 2013 applies to the carrying out of development on the land.

The former City of Botany Bay Council at its meeting held 3 August 2016 resolved to amend the Botany Bay Development Control Plan (BBDCP) 2013 through Amendment No. 7.

Amendment No. 7 seeks to amend controls to ensure that caretaker dwellings are ancillary to an approved industrial or business use, and will only be used by a caretaker, owner or operator of an approved business on the site; do not compromise the integrity of industrial or business areas; and are appropriately designed.

*The BBDCP 2013 (Draft Amendment No. 7) was on **public exhibition from Wednesday 17 August 2016 to Friday 16 September 2016** at Council's Administration Centre, Ground Floor, 141 Coward Street Mascot, from 8.30am to 4.30pm Monday to Friday. For the purpose of informing the public generally, the Council also had exhibition materials on its website and at the Central Library (Westfield Shopping Centre, Banks Avenue, Eastgardens).*

Please refer to Attachment No. 2 titled: Botany Bay Development Control Plan 2013 at the end of the Section 149(2) Planning Certificate for more information.

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

2. ZONING AND LAND USE UNDER RELEVANT LEP

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

- (a) The identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,
- (c) the purpose for which the instrument provides that development may not be carried out within the zone except with development consent,
- (d) the purpose for which the instrument provides that development is prohibited within the zone,

Identity of the zone effected by the environmental planning instrument or proposed instrument on the above mentioned land.

(a) Zone B5 Business Development

(b) Development which may be carried out without development consent

Nil

(c) Development which may be carried out only with development consent

Bulky goods premises; Child care centres; Food and drink premises; Garden centres; Hardware and building supplies; High technology industries; Landscaping material supplies; Neighbourhood shops; Passenger transport facilities; Respite day care centres; Roads; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item (b) or (d).

(d) Development which is prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential

accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

Note: Some of the uses listed in (c) are only permitted in certain circumstances. Please refer to the provisions of Botany Bay Local Environmental Plan 2013, especially Part 6, for additional information on permissibility of individual land uses specified in answer (c).

- (e) **Whether or not there are any development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the land dimensions so fixed,**

NO

Note: There are no development standards applying to an existing allotment of land that fix minimum land dimensions for the erection of a dwelling house.

- (f) **Does the land include or comprise critical habitat?**

NO

- (g) **Is the land in a conservation area?**

NO

- (h) **Is an item of environmental heritage situated on the land?**

NO

2A. ZONING AND LANDUSE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

To the extent that the land is within any zone (however described) under:

- (a) **Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or**
- (b) **a Precinct Plan (within the meaning of the 2006 SEPP), or**

- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is not affected by the provisions of State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

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.
- (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.

Disclaimer: This certificate only responds to the preliminary question whether complying development may be carried out on the land under each of the codes for complying development under the State Environmental Planning Policy (Exempt & Complying Development Codes) 2008 (“the Policy”) or whether such development is excluded because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of the Policy. If this certificate states that complying development may be carried out on the land under a code, particular development must also comply with the other development specific requirements of the Policy including minimum site area, minimum frontage and zoning.

Failure of the proposed development to comply with any of those specific requirements may preclude it from being complying development under the Policy.

Note: Under Clause 1.17A (1) (a) to be complying development for the purposes of any environmental planning instrument, the development must not:

- (a) be development for which development consent cannot be granted except with the concurrence of a person other than:
 - (i) the consent authority, or
 - (ii) the Director-General of the Department of Environment, Climate Change and Water as referred to in section 79B (3) of the Act.

(a) the General Housing Code



NO. Complying development under the General Housing Code may not be carried out on the land.

Please refer to the following reason why Complying Development may not be carried out on this land under the provisions of Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of the Codes SEPP.

REASON



The land is identified on an Acid Sulfate Soils Map as being Class 1 or Class 2.



The land is in the 25 ANEF contour or a higher ANEF contour, unless the development is only for the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling house.

(b) the Rural Housing Code

The Rural Housing Code is not applicable to the Botany Bay Local Government Area.

(c) the Housing Alterations Code



YES. None of the matters raised in 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 prevent complying development being carried out on the land under the Housing Alterations Code under the Codes SEPP.

(d) the General Development Code



YES. None of the matters raised in 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 prevent complying development being carried out on the land under the General Development Code under the Codes SEPP.

(e) the Commercial and Industrial Alterations Code



YES. None of the matters raised in 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 prevent complying development being carried out on the land under the Commercial and Industrial Alterations Code under the Codes SEPP.

(f) the Commercial and Industrial (New Buildings and Additions) Code



NO. Complying development under the General Commercial and Industrial (New Buildings and Additions) Code may not be carried out on the land.

Please refer to the following reason why Complying Development may not be carried out on this land under the provisions of Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of the Codes SEPP.

REASON



The land is identified on an Acid Sulfate Soils Map as being Class 1 or Class 2.

(g) the Subdivisions Code



YES. None of the matters raised in 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 prevent complying development being carried out on the land under the Subdivisions Code under the Codes SEPP.

(h) the Demolition Code



YES. None of the matters raised in 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 prevent complying development being carried out on the land under the Demolition Code under the Codes SEPP.

(i) the Fire Safety Code



YES. None of the matters raised in 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 prevent complying development being carried out on the land under the Fire Safety Code under the Codes SEPP.

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 Finance Services and Innovation.

NO

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

Not applicable.

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 seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

Not applicable.

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

NO

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

NO

(b) any environmental planning instrument, or

NO

(c) any resolution of the council.

NO

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

(a) adopted by the council, or

(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Clause 6.1 of the Botany Bay Local Environmental Plan 2013 - Acid Sulfate Soils

Clause 6.8 of the Botany Bay Local Environmental Plan 2013 - Airspace operations

Clause 6.9 of the Botany Bay Local Environmental Plan 2013 - Development in areas subject to aircraft noise

Botany Bay Development Control Plan 2013 - provisions of Part 3K - Contamination

Part 2 of Botany Bay Development Control Plan 2013 - any development application proposing a new structure within 10 metres either side (horizontally or vertically) of the "line of sight" (as detailed in Figures 2 & 3 of Part 2 of the DCP) requires referral to Sydney Ports Corporation for review and comment, to ensure that the proposed development does not impact on the Vessel Traffic Service system. Refer to Part 2 of the DCP for more information.

Part 3M of the Botany Bay Development Control Plan 2013 applies to land that drains into the Botany wetlands or has the potential to adversely affect the wetlands. Refer to Part 3m of the DCP for more information.

Part 3J of the Botany Bay Development Control Plan 2013 applies to the land. This Part provides a means of assessing the effect of aircraft noise on development proposals by utilising an appropriately endorsed Australian Noise Exposure Forecast (ANEF) chart that takes into account long-term operating procedures and air traffic forecasts at Sydney (Kingsford-Smith) Airport. This Part also provides potential applicants with an understanding of the predicted level of the potential height limits due to prescribed airspace on proposed development sites and the potential for proposed developments to cause mechanical windshear.

The subject property is located within a 25-30 ANEF contour under the Australian Noise Exposure Forecast 2033 (ANEF) Chart adopted by Council on 27 March 2013. For the consequences of development on the subject property within such an affectation please refer to Council's Botany Bay Development Control Plan 2013 which can be inspected at Council's Offices or accessed on Council's website - www.botanybay.nsw.gov.au.

Note:

Where Council has no formal policy adopted by a resolution of Council to restrict the development due to risk, Council is prepared to volunteer some information relevant to the land. Please refer to the Section 149 (5) certificate.

Note:

In relation to tidal inundation Council is prepared to provide further information upon application to it for a certificate under Section 149(5).

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.**

NO

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

NO

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

Note: If the land has not been identified as being subject to flood related development controls, it does not mean that your property is not subject to flooding/local inundation. The former City of Botany Bay Council has not at this time adopted a formal policy by resolution whereby flood related development controls are imposed. Bayside Council is prepared to volunteer some further information relevant to the land. Please refer to the Section 149(5) Certificate.

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.

NO

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

City of Botany Bay Section 94 Development Contributions Plan 2016. City of Botany Bay Section 94A Development Contributions Plan 2016.

Note:

For a copy of the plans please access the former City of Botany Bay Council's website at <http://www.botanybay.nsw.gov.au/Planning-Business/Planning-Controls-Policies/Development-Contribution-Plan>

9A. BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?

NO

10. BIOBANKING AGREEMENTS

Has Council been notified by the Chief Executive of the Office of Environment and Heritage of the existence of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 that applies to the land to which the certificate relates?

NO

11. BUSH FIRE PRONE LAND

If any of the land is bush fire prone land (as defined in the Act)?

NO

12. PROPERTY VEGETATION PLANS

Has Council been notified by an approved person or body of the existence of a property vegetation plan under the Native Vegetation Act 2003 that applies to the land to which the certificate relates?

NO

13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Whether Council has been notified of an order that has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land to which the certificate relates?

NO

14. DIRECTIONS UNDER PART 3A

Is there 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 on the land to which the certificate relates?

NO

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

(a) Whether there is a current site compatibility certificate (of which Council is aware) issued under clause 25 of State Environmental Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

NO

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

NO

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Whether there is a valid site compatibility certificate (of which Council is aware), issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land?

NO

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(a) Whether there is a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land?

NO

(b) If a condition of consent to a development application in respect of the land includes the terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009?

NO

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.

Not applicable.

19. SITE VERIFICATION CERTIFICATES

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

NO

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

(b) The date on which the certificate ceases to be current (if any), and

NO

(c) That a copy may be obtained from the head office of the Department of Planning and Infrastructure.

NO

MATTERS PRESCRIBED BY ACTS OTHER THAN THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 TO BE INCLUDED IN SECTION 149(2) PLANNING CERTIFICATES.

I. MATTERS PRESCRIBED BY SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997 AS ADDITIONAL MATTERS TO BE SPECIFIED IN A PLANNING CERTIFICATE.

Section 59(2) of the Contaminated Land Management Act 1997 prescribes the following additional matters that are to be specified in a planning certificate:

- (a) That the land to which the certificate relates is significantly contaminated land, if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

- (b) that the land to which the certificate relates is subject to a management order, if it is subject to such an order at the date when the certificate is issued,

NO

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal, if it is the subject of an approved proposal at the date when the certificate is issued,

NO

- (d) that the land to which this certificate relates is subject to an ongoing maintenance order, if it is subject to such an order at the date when the certificate is issued,

NO

- (e) that the land to which this certificate relates is the subject of a site audit statement, if a copy of such statement has been provided at any time to the local authority issuing the certificate,

NO

Notes:

- (1) Section 53B requires site auditors to furnish local authorities with copies of site audit statements relating to site audits for the purposes of statutory requirements.
- (2) The information provided in (a) to (d) above is based on information provided by the Office of Environment and Heritage to the former City of Botany Bay Council.
- (3) Any queries regarding the advice provided in (a) to (d) please contact the Office of Environment and Heritage on (02) 9995 5000.

Note No. 1

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 Co-ordinator General under that Act.

Note No. 2

After the issue of this certificate Council may be prepared to provide up-to-date oral information to the applicant about matters disclosed in this certificate but if it does so Council accepts no responsibility whatsoever for the accuracy of the oral information given and no employee of the Council is authorised to bind Council by the giving of such oral information.

This information is provided pursuant to section 149 (2) of the Environmental Planning and Assessment (EPA) Act 1979 as prescribed by Schedule 4 of the EPA Regulations 2000 and is applicable as of the date of this certificate.

It is your responsibility to read all attachments to this Section 149 Planning Certificate.

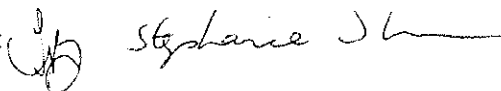
Additional matters pursuant to Section 149 (5)

Additional information provided pursuant to section 149 (5) of the EPA Act 1979, is available upon application and payment of the prescribed fee. Advice will be provided for the following additional matters not included under Section 149 (2) in accordance with Section 149 (5) and 149 (6) of the Act:

- (a) information that indicates whether or not any additional hazards exist for which no policy of council exists to restrict development;
- (b) whether or not the land is affected by a Tree Preservation Order;
- (c) whether or not there are building height restrictions as a result of the operations of the Sydney Airport; and
- (d) restrictions on the use of groundwater contained within the Botany Sands Aquifer;
- (e) sites potentially affected by the Declaration of Remediation Site in relation to Botany Groundwater Declaration.

MEREDITH WALLACE
Interim General Manager
Bayside Council

Per :



ATTACHMENT NO. 1 BOTANY BAY LOCAL ENVIRONMENTAL PLAN 2013

The Botany Bay Local Environmental Plan 2013 was gazetted on 21 June 2013. The Botany Bay Local Environmental Plan 2013 replaces the Botany Local Environmental Plan 1995. The Botany Bay Local Environmental Plan 2013 is a statutory planning document that sets the direction for growth in the former City of Botany Bay.

The Botany Bay Local Environmental Plan 2013 is consistent with the Standard Instrument, which was introduced by the State Government in March 2006.

The Botany Bay Local Environmental Plan 2013 applies to all land within the former City of Botany Bay, except for the following:

1. Industrial lands covered by the State Environmental Planning Policy (Three Ports) 2013. This Policy largely relates to industrial land at Banksmeadow and provides the planning controls for development within the land affected by the SEPP – ie the Hale Street and Banksmeadow Industrial Precincts. A copy of State Environmental Planning Policy (Three Ports) 2013 is available on the NSW State Government's legislation website: www.legislation.nsw.gov.au; and
2. Lands identified as "Deferred matter" on the Land Application Map, being land to which the Botany Local Environmental Plan 1995 still applies, as follows:
 - o 26 Tupia Street, Botany;
 - o 2, 4, 10, 12, 14, 16 & 18 Macintosh Street & 862, 864, 866 & 868 Botany Road, Mascot; and
 - o Lot 6 DP.776212, land at corner of Wentworth Avenue and Dransfield Avenue, Mascot.

The BBLEP 2013 comprises of two parts:

- Written instrument; and
- Maps

The written instrument and maps need to be viewed together to understand the provisions for your property. Detailed planning controls supporting the BBLEP 2013 are contained within the Botany Bay Development Control Plan 2013. Further information is available at <http://www.botanybay.nsw.gov.au>.

ATTACHMENT NO. 2 BOTANY BAY DEVELOPMENT CONTROL PLAN 2013

The Botany Bay Development Control Plan 2013 was adopted by the former City of Botany Bay Council on 11 December 2013 and came into effect on 17 December 2013.

The following amendments have been made to the Botany Bay Development Control Plan 2013 by the former City of Botany Bay Council:

- Council at its meeting held 9 December 2014 resolved to adopt Amendment No. 1 to the Botany Bay Development Control Plan 2013. This amendment involved a number of housekeeping changes to the Botany Bay Development Control Plan 2013. This amendment came into effect on 16 December 2014.
- Council at its meeting held 26 August 2015 resolved to adopt Amendment No. 2 to the Botany Bay Development Control Plan 2013. The adopted Amendment No. 2 inserts a new Planning Framework diagram into Part 9A (Mascot Station Town Centre Precinct) and a revised Wilson-Pemberton Planning Framework diagram in Part 9C of the Botany Bay Development Control Plan 2013. This amendment came into effect on 8 September 2015.
- Council at its meeting held 24 February 2016 resolved to adopt Botany Bay Development Control Plan 2013 (Amendment Nos. 3 and 4) under Clause 21(1)(b) of the Environmental Planning and Assessment Regulation 2000 (the Regulation). Amendment No. 3 seeks to amend Part 4C and Part 9A with respect to the amendments to State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development and the new Apartment Design Guide. Amendment No. 4 incorporates these changes, and also seeks to address a number of duplications and formatting issues, to clarify definitions, and to condense and reshape the document to be more succinct. The amendments came into effect on 8 March 2016.
- Council at its meeting held 23 March 2016 resolved to adopt Botany Bay Development Control Plan 2013 (Amendment No. 5) under Clause 21(1)(a) of the Environmental Planning and Assessment Regulation 2000 (the Regulation). Amendment No. 5 introduces new controls regarding Secondary Dwellings, as well as clarify the controls pertaining to all ancillary development and buildings to rear lanes in Part 4A – Dwelling Houses. The amendments came into effect on 5 April 2016.
- Council at its meeting held 20 July 2016 resolved to adopt Botany Bay Development Control Plan 2013 (Amendment No. 6) under Clause 21(1)(a) of the Environmental Planning and Assessment Regulation 2000 (the Regulation). Amendment No. 6 deletes Urban Block 3 from *Part 9A – Mascot Station Town Centre Precinct* following recent concerns about the impacts of the proposed building forms on the amenity of the local heritage item I82 comprising Mascot Oval and Lionel Bowen Park. The amendments came into effect on 2 August 2016.

The DCP has been prepared as Council considers it necessary or desirable to provide the guidance referred to in section 74BA(1) and for other necessary or desirable purposes as contained within section 74C of the Environmental Planning and Assessment Act. The DCP will:

- (i) Guide future development within the former Botany Bay Local Government Area (LGA);
- (ii) Support the controls found within the Botany Bay Local Environmental Plan 2013; and
- (iii) Protect and enhance the public domain

The Comprehensive Botany Bay DCP 2013 replaces all the DCPs and Policies that apply to land that the BBLEP 2013 applies to, except for the following sites:

- 26 Tupia Street, Botany;
- 2, 4, 10, 12, 14, 16 and 18 Macintosh Street and 862, 864, 866 and 868 Botany Road, Mascot;
- Lot 6 DP.776212, land at corner of Wentworth Avenue and Dransfield Avenue, Mascot; and
- Land under State Environmental Planning Policy (Three Ports) 2013.

For more information please access the former City of Botany Bay Council's website at <http://www.botanybay.nsw.gov.au/Planning-Business/Planning-Controls-Policies/Botany-Bay-Comprehensive-Development-Control-Plan-2013>

ATTACHMENT NO. 3
PLANNING PROPOSALS THAT APPLY TO THE CARRYING OUT OF
DEVELOPMENT ON THE LAND

Community Consultation under Sections 56(2)(c) and 57 of the Environmental Planning & Assessment Act 1979 for Planning Proposal No. 2/2015 – Reclassification of land at Henry Kendall Crescent

At its meeting on 26 August 2015, the former City of Botany Bay Council resolved to prepare a Planning Proposal in accordance with the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000 to amend the Botany Bay Local Environmental Plan 2013.

Objective

The Planning Proposal seeks to reclassify Council owned land at Henry Kendall Crescent, Mascot (Lot 126A, DP 21810) from Community Land to Operational Land.

Intended Outcome

The intended outcome of the Planning Proposal is to enable the land classification to be consistent with the current zoning and enable Council the opportunity to sell the site for its integration within the adjoining properties at Nos. 10 and 12 Henry Kendall Crescent, Mascot. Given the size and location of the site, it is of little value to Council and selling the site would allow Council to reinvest the proceeds into purchasing new open space or upgrading existing assets which are of greater benefit to the public.

The Planning Proposal does not propose any changes to the zoning or development standards of the subject site.

Community Consultation

The Planning Proposal was on community consultation from 11 November 2015 to 8 December 2015. Details on the status of the Planning Proposal can be found on the former City of Botany Bay Council's website at <http://www.botanybay.nsw.gov.au>.

The former City of Botany Bay Council also held a public hearing for the reclassification of land from Community Land to Operational Land pursuant to the provisions of the Local Government Act 1993.

Note: *Bayside Council is authorised to exercise the functions of the Minister for Planning under Section 56 of the Environmental Planning & Assessment Act 1979 in the making of the LEP.*

Community Consultation under Sections 56(2)(c) and 57 of the Environmental Planning & Assessment Act 1979 for Planning Proposal No. 1/2013 – rezone 2-10 McFall Street and 1 Bay Street Botany and prohibit container depots on certain land zoned under SEPP (Three Ports) 2013

At its meeting on 4 September 2013, the former City of Botany Bay Council resolved to prepare a Planning Proposal in accordance with the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000 to amend the Botany Bay Local Environmental Plan 2013.

Objective

The Planning Proposal seeks to:

- rezone Nos. 2-10 McFall Street and 1 Bay Street, Botany to B7 – Business Park under the Botany Bay Local Environmental Plan 2013; and
- prohibit development for the purposes of container depots under the State Environmental Planning Policy (Three Ports) 2013 within the wider Hale Street Industrial Precinct bounded by Hale Street, Byrnes Street and Erith Street.

Intended Outcomes

The intended outcomes of the Planning Proposal are to:

- correct a mapping anomaly contained in the Botany Bay Local Environmental Plan 2013;
- provide for airport-related facilities and development that support the operation of Sydney Airport;
- enable a range of light industrial and commercial (i.e. business and office) employment opportunities which are more compatible with the nearby residential uses and established character of the precinct;
- enable land uses which address the constraints of the precinct;
- improve the interface issues between existing employment land and adjoining residential development; and
- reduce heavy vehicle movement within the precinct, improving the pedestrian and cycling environment.

The former City of Botany Bay Council resolved on 5 November 2014 to place the Planning Proposal on community consultation.

The Planning Proposal was on community consultation from 18 November 2015 to 18 January 2016. Details on the status of the Planning Proposal can be found on the former City of Botany Bay Council's website at <http://www.botanybay.nsw.gov.au>.

Note: *Bayside Council is authorised to exercise the functions of the Minister for Planning under Section 56 of the Environmental Planning & Assessment Act 1979 in the making of the LEP.*

PLANNING CERTIFICATE UNDER SECTION 149(2) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No : 2016/8413
Date : 26/09/2016
Receipt No : 379401
Applicant Reference :

This Section 149 Certificate has been issued by Bayside Council. Information contained within this Certificate is based on data from the former City of Botany Bay Council.

Property:
14 Chalmers Crescent MASCOT 2020
Description: Lot: 11 DP: 29697
Parcel No: 4036

Owner (as recorded by Council)
F Mayer Imports Pty Ltd
PO Box 196
MATRAVILLE NSW 2036

Applicant:
Aecom Australia Pty Ltd
P O Box Q410
QVB POST OFFICE
SYDNEY NSW 1230

Mascot Customer Service Centre
141 Coward Street
Mascot NSW 2020, Australia
council@botanybay.nsw.gov.au
DX 4108 Maroubra Junction

Rockdale Customer Service Centre
444-446 Princes Highway
Rockdale NSW 2216, Australia
rcc@rockdale.nsw.gov.au
DX 25308 Rockdale

T 1300 581 299 F 02 9562 1777
www.bayside.nsw.gov.au

Postal address: PO Box 21 Rockdale NSW 2216



MATTERS PRESCRIBED UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000 TO BE INCLUDED IN SECTION 149(2) PLANNING CERTIFICATES.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

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

SEPP No. 19 – Bushland in Urban Areas
SEPP No. 21 – Caravan Parks
SEPP No. 30 – Intensive Agriculture
SEPP No. 33 – Hazardous and Offensive Development
SEPP No. 50 – Canal Estate Development
SEPP No. 55 – Remediation of Land
SEPP No. 62 – Sustainable Aquaculture
SEPP No. 64 – Advertising and Signage
SEPP No. 65 – Design Quality of Residential Apartment Development
SEPP No. 70 – Affordable Housing - (Revised Schemes)
SEPP – (Housing for Seniors or People with a Disability) 2004
SEPP – Building Sustainability Index: BASIX) 2004
SEPP (State Significant Precincts) 2005
SEPP (Infrastructure) 2007
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Affordable Rental Housing) 2009
SEPP (State & Regional Development) 2011
SEPP (Three Ports) 2013
SEPP (Miscellaneous Consent Provisions) 2007

Botany Bay Local Environmental Plan 2013

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

The following proposed environmental planning instruments apply to land within the former City of Botany Bay.

*Planning Proposal No. 2/2015 – which seeks to reclassify Council owned land at Henry Kendall Crescent Mascot (Lot 126A, DP 21810) from Community Land to Operational Land. Please refer to **Attachment 3** to the rear of the Certificate for additional information.*

Planning Proposal No. 1/2013 - seeks to:

- i. rezone Nos. 2-10 McFall Street and 1 Bay Street, Botany to B7 – Business Park under the Botany Bay Local Environmental Plan 2013; and*
 - ii. prohibit development for the purposes of container depots under the State Environmental Planning Policy (Three Ports) 2013 within the wider Hale Street Industrial Precinct bounded by Hale Street, Byrnes Street and Erith Street.*
- Please refer to **Attachment 3** to the rear of the Certificate for additional information.*

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

The Botany Bay Development Control Plan 2013 applies to the carrying out of development on the land.

The former City of Botany Bay Council at its meeting held 3 August 2016 resolved to amend the Botany Bay Development Control Plan (BBDCP) 2013 through Amendment No. 7.

Amendment No. 7 seeks to amend controls to ensure that caretaker dwellings are ancillary to an approved industrial or business use, and will only be used by a caretaker, owner or operator of an approved business on the site; do not compromise the integrity of industrial or business areas; and are appropriately designed.

*The BBDCP 2013 (Draft Amendment No. 7) was on **public exhibition from Wednesday 17 August 2016 to Friday 16 September 2016** at Council's Administration Centre, Ground Floor, 141 Coward Street Mascot, from 8.30am to 4.30pm Monday to Friday. For the purpose of informing the public generally, the Council also had exhibition materials on its website and at the Central Library (Westfield Shopping Centre, Banks Avenue, Eastgardens).*

Please refer to Attachment No. 2 titled: Botany Bay Development Control Plan 2013 at the end of the Section 149(2) Planning Certificate for more information.

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

2. ZONING AND LAND USE UNDER RELEVANT LEP

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

- (a) The identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,
- (c) the purpose for which the instrument provides that development may not be carried out within the zone except with development consent,
- (d) the purpose for which the instrument provides that development is prohibited within the zone,

Identity of the zone effected by the environmental planning instrument or proposed instrument on the above mentioned land.

(a) Zone B5 Business Development

(b) Development which may be carried out without development consent

Nil

(c) Development which may be carried out only with development consent

Bulky goods premises; Child care centres; Food and drink premises; Garden centres; Hardware and building supplies; High technology industries; Landscaping material supplies; Neighbourhood shops; Passenger transport facilities; Respite day care centres; Roads; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item (b) or (d).

(d) Development which is prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential

accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

Note: Some of the uses listed in (c) are only permitted in certain circumstances. Please refer to the provisions of Botany Bay Local Environmental Plan 2013, especially Part 6, for additional information on permissibility of individual land uses specified in answer (c).

- (e) **Whether or not there are any development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the land dimensions so fixed,**

NO

Note: There are no development standards applying to an existing allotment of land that fix minimum land dimensions for the erection of a dwelling house.

- (f) **Does the land include or comprise critical habitat?**

NO

- (g) **Is the land in a conservation area?**

NO

- (h) **Is an item of environmental heritage situated on the land?**

NO

2A. ZONING AND LANDUSE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

To the extent that the land is within any zone (however described) under:

- (a) **Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or**
- (b) **a Precinct Plan (within the meaning of the 2006 SEPP), or**

- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is not affected by the provisions of State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

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.
- (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.

Disclaimer: This certificate only responds to the preliminary question whether complying development may be carried out on the land under each of the codes for complying development under the State Environmental Planning Policy (Exempt & Complying Development Codes) 2008 ("the Policy") or whether such development is excluded because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of the Policy. If this certificate states that complying development may be carried out on the land under a code, particular development must also comply with the other development specific requirements of the Policy including minimum site area, minimum frontage and zoning.

Failure of the proposed development to comply with any of those specific requirements may preclude it from being complying development under the Policy.

Note: Under Clause 1.17A (1) (a) to be complying development for the purposes of any environmental planning instrument, the development must not:

- (a) be development for which development consent cannot be granted except with the concurrence of a person other than:
 - (i) the consent authority, or
 - (ii) the Director-General of the Department of Environment, Climate Change and Water as referred to in section 79B (3) of the Act.

(a) the General Housing Code



NO. Complying development under the General Housing Code may not be carried out on the land.

Please refer to the following reason why Complying Development may not be carried out on this land under the provisions of Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of the Codes SEPP.

REASON



The land is identified on an Acid Sulfate Soils Map as being Class 1 or Class 2.



The land is in the 25 ANEF contour or a higher ANEF contour, unless the development is only for the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling house.

(b) the Rural Housing Code

The Rural Housing Code is not applicable to the Botany Bay Local Government Area.

(c) the Housing Alterations Code



YES. None of the matters raised in 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 prevent complying development being carried out on the land under the Housing Alterations Code under the Codes SEPP.

(d) the General Development Code



YES. None of the matters raised in 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 prevent complying development being carried out on the land under the General Development Code under the Codes SEPP.

(e) the Commercial and Industrial Alterations Code



YES. None of the matters raised in 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 prevent complying development being carried out on the land under the Commercial and Industrial Alterations Code under the Codes SEPP.

(f) the Commercial and Industrial (New Buildings and Additions) Code



NO. Complying development under the General Commercial and Industrial (New Buildings and Additions) Code may not be carried out on the land.

Please refer to the following reason why Complying Development may not be carried out on this land under the provisions of Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of the Codes SEPP.

REASON



The land is identified on an Acid Sulfate Soils Map as being Class 1 or Class 2.

(g) the Subdivisions Code



YES. None of the matters raised in 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 prevent complying development being carried out on the land under the Subdivisions Code under the Codes SEPP.

(h) the Demolition Code



YES. None of the matters raised in 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 prevent complying development being carried out on the land under the Demolition Code under the Codes SEPP.

(i) the Fire Safety Code



YES. None of the matters raised in 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 prevent complying development being carried out on the land under the Fire Safety Code under the Codes SEPP.

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 Finance Services and Innovation.

NO

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

Not applicable.

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 seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

Not applicable.

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

NO

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

NO

(b) any environmental planning instrument, or

NO

(c) any resolution of the council.

NO

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

(a) adopted by the council, or

(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Clause 6.1 of the Botany Bay Local Environmental Plan 2013 - Acid Sulfate Soils

Clause 6.8 of the Botany Bay Local Environmental Plan 2013 - Airspace operations

Clause 6.9 of the Botany Bay Local Environmental Plan 2013 - Development in areas subject to aircraft noise

Botany Bay Development Control Plan 2013 - provisions of Part 3K - Contamination

Part 2 of Botany Bay Development Control Plan 2013 - any development application proposing a new structure within 10 metres either side (horizontally or vertically) of the "line of sight" (as detailed in Figures 2 & 3 of Part 2 of the DCP) requires referral to Sydney Ports Corporation for review and comment, to ensure that the proposed development does not impact on the Vessel Traffic Service system. Refer to Part 2 of the DCP for more information.

Part 3M of the Botany Bay Development Control Plan 2013 applies to land that drains into the Botany wetlands or has the potential to adversely affect the wetlands. Refer to Part 3m of the DCP for more information.

Part 3J of the Botany Bay Development Control Plan 2013 applies to the land. This Part provides a means of assessing the effect of aircraft noise on development proposals by utilising an appropriately endorsed Australian Noise Exposure Forecast (ANEF) chart that takes into account long-term operating procedures and air traffic forecasts at Sydney (Kingsford-Smith) Airport. This Part also provides potential applicants with an understanding of the predicted level of the potential height limits due to prescribed airspace on proposed development sites and the potential for proposed developments to cause mechanical windshear.

The subject property is located within a 25-30 ANEF contour under the Australian Noise Exposure Forecast 2033 (ANEF) Chart adopted by Council on 27 March 2013. For the consequences of development on the subject property within such an affectation please refer to Council's Botany Bay Development Control Plan 2013 which can be inspected at Council's Offices or accessed on Council's website - www.botanybay.nsw.gov.au.

Note:

Where Council has no formal policy adopted by a resolution of Council to restrict the development due to risk, Council is prepared to volunteer some information relevant to the land. Please refer to the Section 149 (5) certificate.

Note:

In relation to tidal inundation Council is prepared to provide further information upon application to it for a certificate under Section 149(5).

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.**

NO

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

NO

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

Note: If the land has not been identified as being subject to flood related development controls, it does not mean that your property is not subject to flooding/local inundation. The former City of Botany Bay Council has not at this time adopted a formal policy by resolution whereby flood related development controls are imposed. Bayside Council is prepared to volunteer some further information relevant to the land. Please refer to the Section 149(5) Certificate.

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.

NO

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

City of Botany Bay Section 94 Development Contributions Plan 2016. City of Botany Bay Section 94A Development Contributions Plan 2016.

Note:

For a copy of the plans please access the former City of Botany Bay Council's website at <http://www.botanybay.nsw.gov.au/Planning-Business/Planning-Controls-Policies/Development-Contribution-Plan>

9A. BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?

NO

10. BIOBANKING AGREEMENTS

Has Council been notified by the Chief Executive of the Office of Environment and Heritage of the existence of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 that applies to the land to which the certificate relates?

NO

11. BUSH FIRE PRONE LAND

If any of the land is bush fire prone land (as defined in the Act)?

NO

12. PROPERTY VEGETATION PLANS

Has Council been notified by an approved person or body of the existence of a property vegetation plan under the Native Vegetation Act 2003 that applies to the land to which the certificate relates?

NO

13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Whether Council has been notified of an order that has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land to which the certificate relates?

NO

14. DIRECTIONS UNDER PART 3A

Is there 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 on the land to which the certificate relates?

NO

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

(a) Whether there is a current site compatibility certificate (of which Council is aware) issued under clause 25 of State Environmental Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

NO

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

NO

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Whether there is a valid site compatibility certificate (of which Council is aware), issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land?

NO

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (a) Whether there is a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land?**

NO

- (b) If a condition of consent to a development application in respect of the land includes the terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009?**

NO

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.**

Not applicable.

19. SITE VERIFICATION CERTIFICATES

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**

NO

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

(b) The date on which the certificate ceases to be current (if any), and

NO

(c) That a copy may be obtained from the head office of the Department of Planning and Infrastructure.

NO

**MATTERS PRESCRIBED BY ACTS OTHER THAN THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT 1979 TO BE INCLUDED IN SECTION 149(2)
PLANNING CERTIFICATES.**

**1. MATTERS PRESCRIBED BY SECTION 59(2) OF THE CONTAMINATED LAND
MANAGEMENT ACT 1997 AS ADDITIONAL MATTERS TO BE SPECIFIED IN A
PLANNING CERTIFICATE.**

Section 59(2) of the Contaminated Land Management Act 1997 prescribes the following additional matters that are to be specified in a planning certificate:

- (a) That the land to which the certificate relates is significantly contaminated land, if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO
- (b) that the land to which the certificate relates is subject to a management order, if it is subject to such an order at the date when the certificate is issued,

NO
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal, if it is the subject of an approved proposal at the date when the certificate is issued,

NO
- (d) that the land to which this certificate relates is subject to an ongoing maintenance order, if it is subject to such an order at the date when the certificate is issued,

NO
- (e) that the land to which this certificate relates is the subject of a site audit statement, if a copy of such statement has been provided at any time to the local authority issuing the certificate,

NO

Notes:

- (1) Section 53B requires site auditors to furnish local authorities with copies of site audit statements relating to site audits for the purposes of statutory requirements.
- (2) The information provided in (a) to (d) above is based on information provided by the Office of Environment and Heritage to the former City of Botany Bay Council.
- (3) Any queries regarding the advice provided in (a) to (d) please contact the Office of Environment and Heritage on (02) 9995 5000.

Note No. 1

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 Co-ordinator General under that Act.

Note No. 2

After the issue of this certificate Council may be prepared to provide up-to-date oral information to the applicant about matters disclosed in this certificate but if it does so Council accepts no responsibility whatsoever for the accuracy of the oral information given and no employee of the Council is authorised to bind Council by the giving of such oral information.

This information is provided pursuant to section 149 (2) of the Environmental Planning and Assessment (EPA) Act 1979 as prescribed by Schedule 4 of the EPA Regulations 2000 and is applicable as of the date of this certificate.

It is your responsibility to read all attachments to this Section 149 Planning Certificate.

Additional matters pursuant to Section 149 (5)


Additional information provided pursuant to section 149 (5) of the EPA Act 1979, is available upon application and payment of the prescribed fee. Advice will be provided for the following additional matters not included under Section 149 (2) in accordance with Section 149 (5) and 149 (6) of the Act:

- (a) information that indicates whether or not any additional hazards exist for which no policy of council exists to restrict development;
- (b) whether or not the land is affected by a Tree Preservation Order;
- (c) whether or not there are building height restrictions as a result of the operations of the Sydney Airport; and
- (d) restrictions on the use of groundwater contained within the Botany Sands Aquifer;
- (e) sites potentially affected by the Declaration of Remediation Site in relation to Botany Groundwater Declaration.

MEREDITH WALLACE

Interim General Manager

Bayside Council

Per : 

ATTACHMENT NO. 1
BOTANY BAY LOCAL ENVIRONMENTAL PLAN 2013

The Botany Bay Local Environmental Plan 2013 was gazetted on 21 June 2013. The Botany Bay Local Environmental Plan 2013 replaces the Botany Local Environmental Plan 1995. The Botany Bay Local Environmental Plan 2013 is a statutory planning document that sets the direction for growth in the former City of Botany Bay.

The Botany Bay Local Environmental Plan 2013 is consistent with the Standard Instrument, which was introduced by the State Government in March 2006.

The Botany Bay Local Environmental Plan 2013 applies to all land within the former City of Botany Bay, except for the following:

1. Industrial lands covered by the State Environmental Planning Policy (Three Ports) 2013. This Policy largely relates to industrial land at Banksmeadow and provides the planning controls for development within the land affected by the SEPP – ie the Hale Street and Banksmeadow Industrial Precincts. A copy of State Environmental Planning Policy (Three Ports) 2013 is available on the NSW State Government's legislation website: www.legislation.nsw.gov.au; and
2. Lands identified as “Deferred matter” on the Land Application Map, being land to which the Botany Local Environmental Plan 1995 still applies, as follows:
 - o 26 Tupia Street, Botany;
 - o 2, 4, 10, 12, 14, 16 & 18 Macintosh Street & 862, 864, 866 & 868 Botany Road, Mascot; and
 - o Lot 6 DP.776212, land at corner of Wentworth Avenue and Dransfield Avenue, Mascot.

The BBLEP 2013 comprises of two parts:

- Written instrument; and
- Maps

The written instrument and maps need to be viewed together to understand the provisions for your property. Detailed planning controls supporting the BBLEP 2013 are contained within the Botany Bay Development Control Plan 2013. Further information is available at <http://www.botanybay.nsw.gov.au>.

ATTACHMENT NO. 2

BOTANY BAY DEVELOPMENT CONTROL PLAN 2013

The Botany Bay Development Control Plan 2013 was adopted by the former City of Botany Bay Council on 11 December 2013 and came into effect on 17 December 2013.

The following amendments have been made to the Botany Bay Development Control Plan 2013 by the former City of Botany Bay Council:

- Council at its meeting held 9 December 2014 resolved to adopt Amendment No. 1 to the Botany Bay Development Control Plan 2013. This amendment involved a number of housekeeping changes to the Botany Bay Development Control Plan 2013. This amendment came into effect on 16 December 2014.
- Council at its meeting held 26 August 2015 resolved to adopt Amendment No. 2 to the Botany Bay Development Control Plan 2013. The adopted Amendment No. 2 inserts a new Planning Framework diagram into Part 9A (Mascot Station Town Centre Precinct) and a revised Wilson-Pemberton Planning Framework diagram in Part 9C of the Botany Bay Development Control Plan 2013. This amendment came into effect on 8 September 2015.
- Council at its meeting held 24 February 2016 resolved to adopt Botany Bay Development Control Plan 2013 (Amendment Nos. 3 and 4) under Clause 21(1)(b) of the Environmental Planning and Assessment Regulation 2000 (the Regulation). Amendment No. 3 seeks to amend Part 4C and Part 9A with respect to the amendments to State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development and the new Apartment Design Guide. Amendment No. 4 incorporates these changes, and also seeks to address a number of duplications and formatting issues, to clarify definitions, and to condense and reshape the document to be more succinct. The amendments came into effect on 8 March 2016.
- Council at its meeting held 23 March 2016 resolved to adopt Botany Bay Development Control Plan 2013 (Amendment No. 5) under Clause 21(1)(a) of the Environmental Planning and Assessment Regulation 2000 (the Regulation). Amendment No. 5 introduces new controls regarding Secondary Dwellings, as well as clarify the controls pertaining to all ancillary development and buildings to rear lanes in Part 4A – Dwelling Houses. The amendments came into effect on 5 April 2016.
- Council at its meeting held 20 July 2016 resolved to adopt Botany Bay Development Control Plan 2013 (Amendment No. 6) under Clause 21(1)(a) of the Environmental Planning and Assessment Regulation 2000 (the Regulation). Amendment No. 6 deletes Urban Block 3 from *Part 9A – Mascot Station Town Centre Precinct* following recent concerns about the impacts of the proposed building forms on the amenity of the local heritage item I82 comprising Mascot Oval and Lionel Bowen Park. The amendments came into effect on 2 August 2016.

The DCP has been prepared as Council considers it necessary or desirable to provide the guidance referred to in section 74BA(1) and for other necessary or desirable purposes as contained within section 74C of the Environmental Planning and Assessment Act. The DCP will:

- (i) Guide future development within the former Botany Bay Local Government Area (LGA);
- (ii) Support the controls found within the Botany Bay Local Environmental Plan 2013; and
- (iii) Protect and enhance the public domain

The Comprehensive Botany Bay DCP 2013 replaces all the DCPs and Policies that apply to land that the BBLEP 2013 applies to, except for the following sites:

- 26 Tupia Street, Botany;
- 2, 4, 10, 12, 14, 16 and 18 Macintosh Street and 862, 864, 866 and 868 Botany Road, Mascot;
- Lot 6 DP.776212, land at corner of Wentworth Avenue and Dransfield Avenue, Mascot; and
- Land under State Environmental Planning Policy (Three Ports) 2013.

For more information please access the former City of Botany Bay Council's website at <http://www.botanybay.nsw.gov.au/Planning-Business/Planning-Controls-Policies/Botany-Bay-Comprehensive-Development-Control-Plan-2013>

ATTACHMENT NO. 3
PLANNING PROPOSALS THAT APPLY TO THE CARRYING OUT OF
DEVELOPMENT ON THE LAND

Community Consultation under Sections 56(2)(c) and 57 of the Environmental Planning & Assessment Act 1979 for Planning Proposal No. 2/2015 – Reclassification of land at Henry Kendall Crescent

At its meeting on 26 August 2015, the former City of Botany Bay Council resolved to prepare a Planning Proposal in accordance with the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000 to amend the Botany Bay Local Environmental Plan 2013.

Objective

The Planning Proposal seeks to reclassify Council owned land at Henry Kendall Crescent, Mascot (Lot 126A, DP 21810) from Community Land to Operational Land.

Intended Outcome

The intended outcome of the Planning Proposal is to enable the land classification to be consistent with the current zoning and enable Council the opportunity to sell the site for its integration within the adjoining properties at Nos. 10 and 12 Henry Kendall Crescent, Mascot. Given the size and location of the site, it is of little value to Council and selling the site would allow Council to reinvest the proceeds into purchasing new open space or upgrading existing assets which are of greater benefit to the public.

The Planning Proposal does not propose any changes to the zoning or development standards of the subject site.

Community Consultation

The Planning Proposal was on community consultation from 11 November 2015 to 8 December 2015. Details on the status of the Planning Proposal can be found on the former City of Botany Bay Council's website at <http://www.botanybay.nsw.gov.au>.

The former City of Botany Bay Council also held a public hearing for the reclassification of land from Community Land to Operational Land pursuant to the provisions of the Local Government Act 1993.

Note: *Bayside Council is authorised to exercise the functions of the Minister for Planning under Section 56 of the Environmental Planning & Assessment Act 1979 in the making of the LEP.*

Community Consultation under Sections 56(2)(c) and 57 of the Environmental Planning & Assessment Act 1979 for Planning Proposal No. 1/2013 – rezone 2-10 McFall Street and 1 Bay Street Botany and prohibit container depots on certain land zoned under SEPP (Three Ports) 2013

At its meeting on 4 September 2013, the former City of Botany Bay Council resolved to prepare a Planning Proposal in accordance with the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000 to amend the Botany Bay Local Environmental Plan 2013.

Objective

The Planning Proposal seeks to:

- rezone Nos. 2-10 McFall Street and 1 Bay Street, Botany to B7 – Business Park under the Botany Bay Local Environmental Plan 2013; and
- prohibit development for the purposes of container depots under the State Environmental Planning Policy (Three Ports) 2013 within the wider Hale Street Industrial Precinct bounded by Hale Street, Byrnes Street and Erith Street.

Intended Outcomes

The intended outcomes of the Planning Proposal are to:

- correct a mapping anomaly contained in the Botany Bay Local Environmental Plan 2013;
- provide for airport-related facilities and development that support the operation of Sydney Airport;
- enable a range of light industrial and commercial (i.e. business and office) employment opportunities which are more compatible with the nearby residential uses and established character of the precinct;
- enable land uses which address the constraints of the precinct;
- improve the interface issues between existing employment land and adjoining residential development; and
- reduce heavy vehicle movement within the precinct, improving the pedestrian and cycling environment.

The former City of Botany Bay Council resolved on 5 November 2014 to place the Planning Proposal on community consultation.

The Planning Proposal was on community consultation from 18 November 2015 to 18 January 2016. Details on the status of the Planning Proposal can be found on the former City of Botany Bay Council's website at <http://www.botanybay.nsw.gov.au>.

Note: *Bayside Council is authorised to exercise the functions of the Minister for Planning under Section 56 of the Environmental Planning & Assessment Act 1979 in the making of the LEP.*

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Appendix C

Plates

Plate**Commentary**

1. Lot 11, view of building from Chalmers Crescent.



2. Lot 12, view of building from Chalmers Crescent.



3. Lot 12, former cold storage room.

Plate**Commentary**

4. Lot 12. Compressors on concrete plinth with minor oil staining. Corrugated walls to left of compressors likely to be asbestos containing material (ACM).



5. Lots 13-15, building viewed from Chalmers Crsecent.



6. Lots 13-15, probable ACM in building (corrugated panels).

Plate**Commentary**

7. Lot 15-16 (No 20 Chalmers), viewed from Chalmers Crescent.



8. Lot 16 to 18, building viewed from Chalmers Crescent.



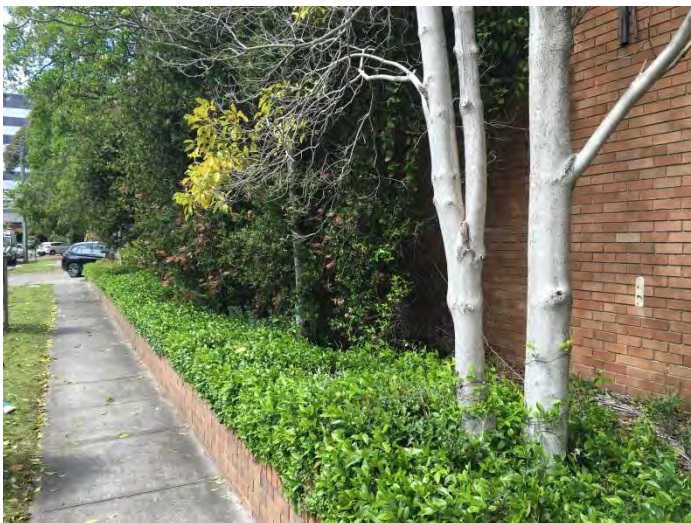
9. Lot 16-18, compressors adjacent to northern wall.

Plate**Commentary**

10. Lot 19-20 viewed from Chalmers Crescent.



11. Lots 19-20 (Central Hospitality Supplies), view of typical chemical storage areas.



12. Lots 21-26, garden area fronting Chalmers Crescent.

Plate

Commentary



13. Lots 21-26, view of eastern wall, probable ACM (corrugated sheet section)



14. Lots 21-26, view of southern wall (probable ACM) and small lawn area.