



PRELIMINARY SITE INVESTIGATION

FOR

BBC DEVELOPMENTS PTY LTD

2 Mark Street & 1-3 Marsden Street, Lidcombe, New South Wales

Report No: 17/0492

Project No: 21360/7970C

March 2017

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EXECUTIVE SUMMARY

A preliminary site investigation (PSI) was performed for a parcel of land comprising four (4) allotments at 2 Mark Street and 1A, 1 and 3 Marsden Street, Lidcombe, New South Wales (the 'site') for BBC Developments Pty Ltd. The objective of the investigation was to evaluate the potential for the site to be affected by land contamination that may be significant for a high density residential land use setting that is proposed for the site. The investigation was performed in accordance with Environment Protection Authority (EPA) and national guidelines for the assessment and management of site contamination.

We understand that the site is proposed to be redeveloped for the construction of a multi-storey high density residential building. Further, a basement car parking area is proposed, which will require excavation of soils from a large portion of the site. We have not been provided with the proposed architectural development plans.

The site is 2,441 m² in area and it appears to have been used for mixed commercial and residential purposes from at least the 1930s until the present (and since 1910 in the case of the allotment at 3 Marsden Street). There is a brick warehouse factory building located at 2 Mark Street and three free-standing residential buildings appearing to have been present on the three eastern allotments of the site since that time. The surrounding land use of the site includes a commercial/industrial land use to the north of the site (Metro service station, Emons furniture warehouse, ADL kitchen and joinery, CFMEU Construction), a hotel (Lidcombe Motor Inn) and church (St Stephen's Lidcombe Anglican Church) to the west and a residential land use to the south and east of the site.

Commercial/industrial activities that included a printing company and an engineering company (fluid dynamics), and which may have involved the use and potential storage of chemicals, have occurred on the allotment at 2 Mark Street since the 1930s. Further, fill material with an unknown chemical composition and from an unknown origin is likely to be present to a depth of up to 1 metre beneath the commercial/industrial warehouse building located at 2 Mark Street. Due to the age of the structures at 1A and 1 Marsden Street there is a potential for lead-based paints to be present. In view of this, the near surface soils around the buildings, rear extensions and backyard sheds and garages on these two allotments may be impacted with lead due to the paint flaking over time.

Given that a large portion of the site would be excavated for the construction of a basement car park, it is likely that most, if not all, of any chemically impacted soil that may be present would be removed from the site during redevelopment in any case. Therefore, it is most likely that the site would be made suitable for the proposed mixed commercial and high-density residential use simply by developing the land in accordance with the current proposed plans. However, further soil sampling will be necessary at the time of construction and redevelopment to a) ensure that the soils to be removed from the site during excavation works are appropriately classified for off-site disposal, and b) to confirm that the soils outside the footprint of the bulk excavation area not chemically impacted at

levels that would present a risk to human-health or the environment for the proposed high-density residential use of the land, in particular in soils that are located within the allotment at 2 Mark Street, where commercial/industrial activities have taken place since the 1930s.

Should basement excavations for the proposed development exceed 3 metres, it is possible that groundwater may be encountered, requiring adequate management of the construction activities during the development. While a service station is located approximately 30 metres north of the site, the groundwater flow direction is likely to the west and south-west (i.e. cross-gradient), which minimizes the potential risk of adverse impacts on the site.

1. INTRODUCTION

STS GeoEnvironmental Pty Ltd (STS) was engaged by BBC Developments Pty Ltd to undertake a preliminary site investigation (PSI) for a parcel of land at 2 Mark Street & 1-3 Marsden Street, Lidcombe, NSW (the 'site'). The objectives of the investigation were to provide advice on the potential for environmental exposures at the site due to land contamination that may be significant for a high density residential land use setting. The investigation was performed in accordance with Environment Protection Authority (EPA) and national guidelines for the assessment and management of site contamination.

The scope of the PSI included:

- Examination of aerial photographs and satellite imagery to identify historical land uses at the site and its surrounds;
- Review of land title information, including a historical title search;
- Review of local Council records (Section 149(2) planning certificates), and also public NSW EPA records;
- Site inspection;
- Assessment of the potential for surrounding land uses to cause site contamination;
- Appraisal of geology and hydrogeology at the site;
- Appraisal of the potential harm to human-health and the environment, and evaluation of potential contaminant exposure pathways; and
- Preparation of a confidential report on the results of the investigation.

2. REDEVELOPMENT AND PROPOSED LAND USE

We understand that the site is proposed to be developed for high density residential purposes with basement car parking. The survey plan for the site is provided in Appendix A and shows the site and individual allotment boundaries and the land elevation levels. We have not been provided with the draft architectural development plans for the site.

3. SITE IDENTIFICATION

The site is 2,441 m² in area and comprises a parcel of land covering four (4) allotments at 2 Mark Street & 1-3 Marsden Street, Lidcombe, NSW, which is defined as Lots 7, 10, 11 and 12 Section 2 in Deposited Plan (DP) 846, County of Cumberland. The location of the site is shown on Drawing No. 17/0492/1.

The site is located within the Cumberland Council local government area, and it is currently zoned 'B4 – Mixed Use' under the Auburn Local Environmental Plan (ALEP) 2010.

4. SITE FEATURES

The site was inspected on 27 February 2017 to confirm the condition of the land, and to identify potential contamination sources. A plan showing the current site configuration is shown on Drawing No. 17/0492/2. The key site features as determined by the site inspection are:

- The site comprises rectangular-shaped parcel of land which combines one commercial and three residential allotments on the eastern side of Mark Street. The site is bounded by Mark Street to the west, Marsden Street to the south, a carpark area and the Chinese Elderly Welfare Association building to the east and commercial/industrial blocks of land to the north, including a service station (Metro), a furniture warehouse (Emons Furniture) and a joinery (ADL Kitchens and Joinery);
- The site has a westerly to southerly slope, falling approximately 1 to 2 metres across the length and width of the site; and
- Surface soils across the site were visually observed to comprise light brown silty clays with a low to moderate plasticity.

2 Mark Street:

The allotment comprises a single storey brick commercial/industrial warehouse building with a height of approximately eight metres and a metal roof. The current business operating on the allotment is a Taekwondo training school (Double Impact Taekwondo). A raised grassy area that is confined by a brick wall is located along the length of the site along Mark Street on the eastern side adjacent to a concrete footpath. The raised surface level behind the brick wall suggests the presence of up to a metre of fill material to compensate for the south-westerly gradient on the allotment and achieve a level surface for the construction of the warehouse building. The rear area of the building along a lane way on the northern portion of the allotment comprises a concrete-covered loading dock area and carpark. There are no visible signs of chemical soil impacts on the allotment.

1A Marsden Street:

The allotment has a single storey brick and tile cottage residential building with peeling paint that is in the southern portion of the allotment and two metal sheds located on the northern portion of the rear backyard. A dilapidated timber fence marks the northern allotment boundary. The backyard area is level and contains grass and small bushes. There is no visual evidence of fill material beneath the building and in other areas of the allotment.

1 Marsden Street:

The allotment has a single storey brick and tile cottage residential building located in the central portion of the allotment. The front veranda has a concrete floor. A covered rear patio area is located north of the building and a single storey garage with a metal roof is in the north-eastern portion of the allotment. Peeling paint is present on the structures on the allotment. A lawn area is located adjacent to the garage in the northern area adjacent to a lane way. The allotment has a slight south-westerly slope, falling approximately one metre across the length of the site. There is no visual evidence of fill material beneath the building and in other areas of the allotment.

3 Marsden Street:

The allotment has a double storey brick and tile residential building located in the southern portion of the allotment. A garden area with several large trees and bushes and a lawn area is located adjacent to Marsden Street. The rear area of the building contains a brick garage and a level courtyard. The land to the east of the allotment comprises a large concrete carpark area that belongs to the Chinese Sydney Elderly Welfare Association. The allotment has a slight south-westerly slope, falling approximately one to one and a half metres across the length of the site. There is no visual evidence of fill material beneath the building and in other areas of the allotment.

5. GEOLOGY AND HYDROGEOLOGY

The Geological Survey of NSW 1:100,000 Penrith Geological Map (Sheet 9030) shows that the site is underlain by the Middle Triassic Age 'Bringelly Shale' formation, which comprises shale, carbonaceous claystone, laminite and fine to medium grained lithic sandstone with occasional coal and tuff. Further, our review of the acid sulfate soil (ASS) risk maps available via the CSIRO Australian Soil Resource Information System (ASRIS) showed online database shows that the site is located in an area with an extremely low probability of ASS occurrence.

The surface conditions on the site generally consist of light brown clayey silts, with low to medium plasticity. Access to natural soil is mainly limited to the backyard and front yard areas of the three residential allotments, although the commercial/industrial allotment at 2 Mark Street which contains a grassy area with a width of about three metres along Mark Street. Although there is an approximately 1 to 1.5 m westerly and southerly gradient across the width and length of the site, the change in ground level may have been compensated without the use of fill material within the three residential allotments at 1A, 1 and 3 Marsden Street. However, there is likely to be up to one metre of fill material beneath the commercial/industrial warehouse factory building at 2 Mark Street.

A search of the NSW Office of Water groundwater database was performed to identify registered groundwater bores in the vicinity of the site. One registered bore was identified within a 500 m radius of the site. Registered Borehole No. GW111940 is located about 200 m west of the site at Micks Auto Port, 8 Kerrs Road, Lidcombe. This monitoring bore was completed on 28 June 2012, with an observed groundwater level of 2.71 m below ground level. The subsurface lithology, outlined in the geologic log of the borehole, comprised a thin layer of fill (sand) (0.15-0.2 m bgl), underlying concrete (0-0.15 m bgl), underlain by clays (0.3-5.5 m bgl) and grey shale (5.5-6.1 m bgl).

Based on the observations made during the site inspection and our review of the site geology and regional groundwater conditions, a summary of the site hydrogeology is shown in Table 5.1 below.

TABLE 5.1 – SITE HYDROGEOLOGY

Aquifer Type and Lithology:	Clays and Shale rock ²
Perched groundwater:	Not expected to be present ²
Depth to Aquifer at Site:	Likely to be less than 5 m depth ²
Local Groundwater Flow Direction:	Likely to be towards the west-south-west, in alignment with natural land slope and towards key receiving environment ²
Regional Groundwater Flow Direction:	Generally, south-westerly, towards regional receiving environment ²
Receiving Environments:	Haslams Creek, located approximately 600 m west of the site ²⁰

¹ Actual conditions based on on-site observations made during the site inspection.

² Inferred conditions based on site/regional geology and geomorphology.

6. PREVIOUS ENVIRONMENTAL REPORTS

STS is not aware of any previous environmental reports having been prepared for the site.

7. SITE HISTORY

The history of the land subject to the investigation was obtained from the following sources:

- Aerial photographs of the site and surrounding areas held by the NSW Department of Lands;
- Satellite imagery available via the Google Earth™ program;
- Section 149(2) planning certificates provided by Cumberland Council;
- Historical land titles; and
- NSW EPA records.

7.1 Aerial Photographs

Aerial photographs from 1930, 1956, 1965, 1970, 1986, 1994 and 2014 that were obtained from Land and Property Information (LPI) NSW, were examined to identify previous land uses at the site and its surrounding areas. Satellite imagery available on the Google Earth™ program for the year 2005 was also reviewed. A copy of each aerial photograph and Landsat image showing the location of the site is provided in Appendix B and a description of the observations made are provided in Table 7.1 below.

TABLE 7.1 – AERIAL PHOTOGRAPH OBSERVATIONS

Year	Site Features	Surrounding Land Use
1930	The site contains three free standing residential buildings adjacent to Marsden Street and a large warehouse/factory building located in the allotment at 2 Mark Street. The resolution of the aerial photograph is poor.	The land surrounding the site is also residential land with some areas of open and seemingly unused land to the west and east of the site.
1956	Rear yard sheds and garages have been constructed in the three residential allotments, covering large portions of the backyard areas in 1A, 1 and 3 Marsden Street.	The land surrounding the site has continued to be developed for a low density residential land use to the west and south and a commercial/industrial land use to the north of the site. with previously empty allotments to the south of the site having been filled by low density residential houses.
1965	The site features are essentially unchanged, although the backyard at 3 Marsden Street appears to have had a wall-type structure removed.	The surrounding land is largely unchanged, although warehouse constructions have taken place north of the site. A service station has been constructed about 30 m north of the site.
1970	A large warehouse has been constructed in the allotment at 2 Mark Street. The site features of the three residential allotments are essentially unchanged.	The land use surrounding the site is largely unchanged.
1986	The site features are essentially unchanged.	The land use surrounding the site is largely unchanged. Further commercial warehouse constructions have taken place about 30 m north-east of the site and about 100 m east of the site.
1994	The site features are essentially unchanged. A garage has been constructed in the north-eastern portion of the allotment at 1 Marsden Street.	The land use surrounding the site is largely unchanged.
2005	A shed in the northern portion of 1A Marsden Street has been removed. A larger garage has been constructed in the north-eastern portion of 1 Marsden Street and a new residential building has been constructed at 3 Marsden Street.	Several large high density apartment buildings have been constructed to the east, north-east and south of the site. Further building demolitions have been undertaken to the south-east of the site for construction of high density residential buildings.
2014	The site remains essentially unchanged.	Several large apartment buildings have been constructed about 100 m south and south-east of the site.

7.2 Section 149 Certificates

A Section 149(2) Planning Certificate in relation to each of the four allotments of the site was obtained from Cumberland Council to determine if any restrictions have been placed on the land due to contamination related risks. A copy of the certificates is provided in Appendix C

The certificate shows that there are no notices under the provisions of the *Contaminated Land Management Act 1997* issued in relation to the three allotments of the site. Further, the site has not been subject to a Site Audit.

7.3 Historical Title Search

Copies of the historical land title transfers were obtained from the Land Titles Office, and are provided in Appendix D. A summary of the property ownership/occupants and their associated activities (where available, based on the title documentation) is summarised in Table 7.2.

TABLE 7.2 – HISTORICAL LAND TITLE SUMMARY

Year	Registered Owner/Occupant
2 Mark Street	
May 1930 to Aug 1972	Alan Henry Jay, Engineer
Aug 1972 to Nov 1974	Rhoda Annie Jay, Widow
Nov 1974 to Sep 1978	Lucy Carrie Jay, Widow (later Lucy Carrie Lester, Married Woman)
Sep 1978 to Jun 1985	Amalgamated Power Engineering (Aust) Ltd
Jun 1985 to Jan 1990	Lilyfield Printing Pty Ltd
Jan 1990 to Present	Gigico Pty Ltd
1A Marsden Street	
Mar 1934 to May 1947	Thomas Perkins, Blacksmith and Sophia Jane Perkins, His Wife
May 1947 to Feb 1976	Thomas Henry Perkins, Magazine Hand
Feb 1976 to May 1976	Lottie May Bray, Widow
May 1976 to Apr 1999	David Sutherland Rankin, Panelbeater and Irene Elizabeth Rankin, His Wife
Apr 1999 to Oct 2015	Gigico Pty Ltd
Oct 2015 to Present	Marque Eight Pty Ltd
1 Marsden Street	
Mar 1934 to Jul 1984	James Kerr, Shop Assistant
Jul 1984 to Oct 1987	Elsie May Kerr
Oct 1987 to Nov 1987	Vivienne Anne Saul
Nov 1987 to Sep 1999	Thanh Phan and On Xao Phan
Sep 1999 to Oct 2015	Gigico Pty Ltd
Oct 2015 to Present	Marque Eight Pty Ltd
3 Marsden Street	
Aug 1910 to May 1941	Francis Smith, Monumental Mason
May 1941 to Feb 1950	Alexander Clarence Jago, Stone Fixer
Feb 1950 to May 1950	Keith William Downer, Milk Vendor
May 1950 to Mar 1951	Samuel Burton, Public Servant and Norma Burton, His Wife
Mar 1951 to Aug 1952	William Maurice North, Public Servant
Aug 1952 to Dec 1967	John McGuire, Master Monumental Mason
Dec 1967 to Mar 1968	Eric John McGuire, Carrier
Mar 1968 to Dec 1994	Alexander Skelley and Nina Ellen Skelley
Dec 1994 to Dec 2016	Qui Hong Xuan
Dec 2016 to Present	Marque Eight Pty Ltd

7.4 NSW EPA Records

The EPA contaminated land public register (<http://www.epa.nsw.gov.au/prclmapp/>) and the POEO Public Register (<http://www.epa.nsw.gov.au/prpoeo/licences.htm>) were inspected on 24 February 2017 to determine if any notices have been issued for the site by EPA under the *Contaminated Land Management Act 1997* (CLM Act 1997) or if the site is registered under the *Protection of the Environment Operations Act 1997* (POEO Act 1997).

Our review shows that the site is not listed under the provisions of these Acts, nor is it located near a listed property. Further, our review shows that the site is not listed on EPA's database of properties for which a notification has been received under the provisions of the CLM Act (List of NSW Contaminated Sites Notified to EPA, and updated on 12 January 2017) due to site contamination (<http://www.epa.nsw.gov.au/clm/publiclist.htm>).

7.5 Site History Summary

Based on the available historical information the three allotments of the site at 1A, 1 and 3 Marsden Street appear to have been used for low density residential purposes from at least the 1930s to the present, with the allotment at 3 Marsden Street occupied since at least 1910.

The commercial/industrial allotment at 2 Mark Street has been occupied since at least the 1930s, although the type of commercial/industrial activity that has been undertaken on the allotment in the past is unknown. A power engineering company (Amalgamated Power Engineering (Aust) Ltd) and a printing company (Lilyfield Printing Pty Ltd) owned and likely occupied the warehouse premises on the allotment in the 1970s and 1980s. A lease of the allotment to Pullen Fluid Dynamics Pty Ltd has been recorded for the allotment for the period between 1977 and 1978. The commercial/industrial activity on the allotment between 1990 and the present is unknown, although the current site occupant on the allotment is a Taekwondo training academy.

8. APPRAISAL OF POTENTIAL CONTAMINATION SOURCES

Based on our site history review and site inspection, there is a low risk for the residential allotments on the site to be affected by land contamination due to historical land use activities or the presence of imported soil. However, given the age of the residential structures that are present on the allotments at 1A and 1 Marsden Street (dating back to pre-1940s) there is the potential for lead-based paints to be present. In view of this, there is the potential for the near surface soils around the buildings and rear extensions and backyard sheds across these two allotments at 1A and 1 Marsden Street to be impacted with lead due to the paint flaking over time.

The commercial/industrial allotment in the western portion of the site at 2 Mark Street is likely to contain up to 1 metre of fill material from an unknown origin and with an unknown composition beneath the warehouse building. Further, the commercial/industrial activities undertaken on the allotment at 2 Mark Street since 1930 are essentially unknown and may have included activities that use chemicals and involve storage of chemicals on the allotment, with previous owners and business operators including an engineering company (Amalgamated Power Engineering (Aust) Ltd), a printing company (Lilyfield Printing Pty Ltd) and Pullen Fluid Dynamics Pty Ltd.

Further, it is noted that groundwater is likely to be present beneath the site at a depth of less than 5 metres, which may require management during the construction phase of the proposed commercial and high density residential development. While a service station is located about 30 metres to the north of the site, the groundwater flow direction is likely to be across-gradient in a westerly and south-westerly direction and therefore unlikely to adversely impact the site.

9. CONCLUSIONS AND RECOMMENDATIONS

Based on the results of this investigation the following conclusions and recommendations are made:

- The site is expected to have been used for residential purposes since at least the 1930s and as early as 1910 (at 3 Marsden Street). Further, commercial/industrial activities that included a printing company and an engineering company (fluid dynamics) and which may have involved the use and potential storage of chemicals have occurred on the allotment at 2 Mark Street since the 1930s.
- Fill material with an unknown chemical composition and from an unknown origin is likely to be present to a depth of up to 1 metre beneath the commercial/industrial warehouse building located at 2 Mark Street.
- Due to the age of the structures at 1A and 1 Marsden Street there is a potential for lead-based paints to be present. In view of this, the near surface soils around the buildings, rear extensions and backyard sheds and garages on these two allotments may be impacted with lead due to the paint flaking over time.
- Given that a large portion of the site would be excavated for the construction of a basement car park, it is likely that most, if not all, of any chemically impacted soil that may be present would be removed from the site during redevelopment in any case. Therefore, it is most likely that the site would be made suitable for the proposed mixed commercial and high-density residential use simply by developing the land in accordance with the current proposed plans. However, further soil sampling will be necessary at the time of construction and redevelopment to a) ensure that the soils to be removed from the site during excavation works are appropriately classified for off-site disposal, and b) to confirm that the soils outside the footprint of the bulk excavation area not chemically impacted at levels that would present a risk to human-health or the environment for the proposed high-density residential use of the land, in particular in soils that are located within the allotment at 2 Mark Street, where commercial/industrial activities have taken place since the 1930s.
- Should basement excavations for the proposed development exceed 3 metres, it is possible that groundwater may be encountered, requiring adequate management of the construction activities during the development. While a service station is located approximately 30 metres north of the site, the groundwater flow direction is likely to the west and south-west (i.e. cross-gradient), which minimizes the potential risk of adverse impacts on the site.

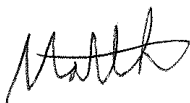
10. LIMITATIONS

STS GeoEnvironmental Pty Ltd has performed its services for this project in accordance with its current professional standards. Our opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. Further, our opinions outlined in this report are based on the results of a site inspection and historical review performed by STS GeoEnvironmental Pty Ltd, the scope of which is defined in this report.

The information collected has been used to form an opinion about site contamination regarding the proposed use of the site, this being a high density residential land use. If the nature of the proposed land use changes, the conclusions given in this report may need to be revised.


This document and the information herein have been prepared solely for the use of BBC Developments Pty Ltd for the purposes nominated in this report. No person or organization other than BBC Developments Pty Ltd is entitled to rely on any part of the report without the prior written consent of STS GeoEnvironmental Pty Ltd. Any third party relying on this report shall have no legal recourse against STS GeoEnvironmental Pty Ltd or its parent organizations or subsidiaries and shall indemnify and defend them from all and against all claims arising out of, or in conjunction with such use or reliance.

Report Written By:



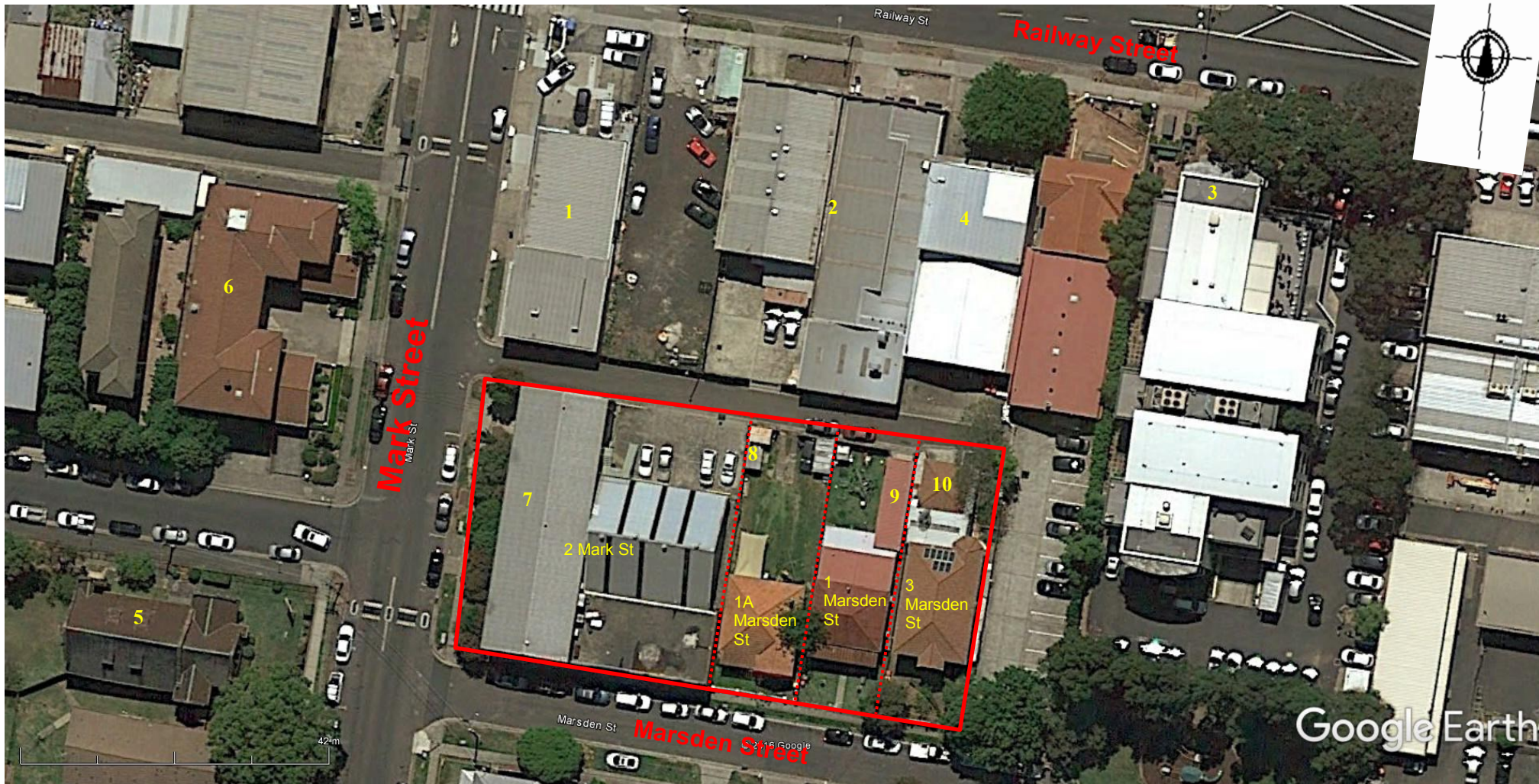
Carsten Matthai
Environmental Engineer

Report Reviewed By:



Laurie Ihnativ
Principal Geotechnical Engineer

FIGURES



LEGEND



Boundary of Site



Allotment Boundary

- 1 - Metro Service Station
- 2 - Emons Furniture
- 3 - CFMEU Construction
- 4 - ADL Kitchen and Joinery
- 5 - St Stephen's Anglican Church
- 6 - Lidcombe Motor Inn
- 7 - Brick Factory Building
- 8 - Metal Sheds
- 9 - Garage with Metal Roof
- 10 - Brick Garage

STS GEOENVIRONMENTAL PTY LTD

Scale: 1:800 (at A4)

Date: March 2017

CLIENT: BBC DEVELOPMENTS PTY LTD

PRELIMINARY SITE INVESTIGATION

Land at 2 Mark Street & 1-3 Marsden Street, Lidcombe, NSW

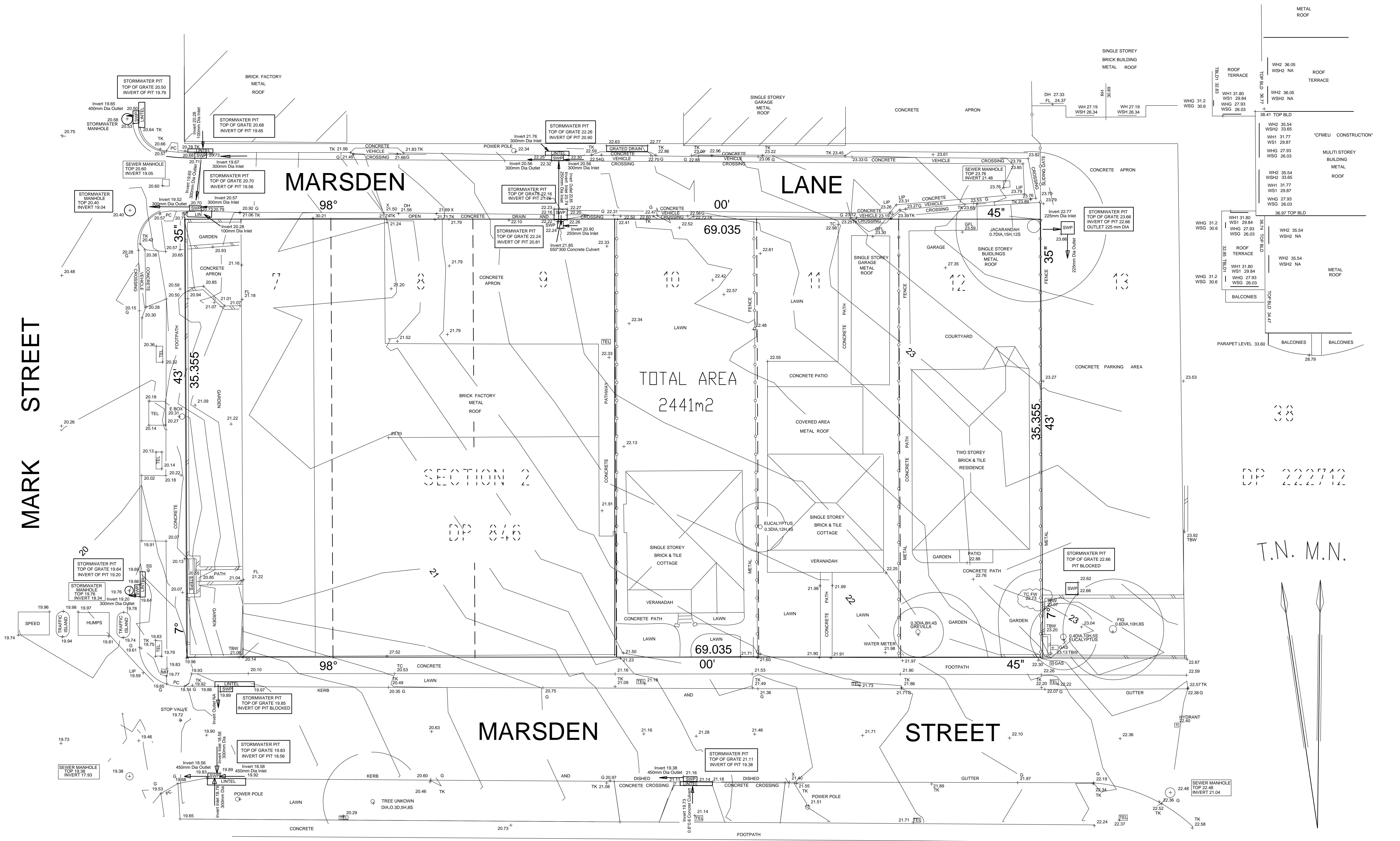
Site Features

Project No.
21360/7970C

Drawing No: 17/0492/2

APPENDIX A – SURVEY PLANS

MARK STREET



LEGEND

TK - TOP OF KERB
G - STREET GUTTER LEVEL
TEL - TELSTRA PIT
PC - PRAM CROSSING
GH - TOP OF ROOF GUTTER
WSH - FLOOR WINDOW SILL HEIGHT (FLOOR LEVEL SHOWN)
WH - FLOOR WINDOW SILL HEAD (FLOOR LEVEL SHOWN)
PC - PRAM CROSSING
SI - SEWER INSPECTION
FL - FLOOR LEVEL

RL 65.75 - SPOT HEIGHTS SHOWN THUS
Gum 0.8D, 10H, 6.5 - TREES SHOWN THUS WITH APPROXIMATE HEIGHT OF CANOPY
TRUNK DIAMETER, HEIGHT & SPREAD SHOWN TO SCALE

NOTES

- BOUNDARIES HAVE NOT BEEN INVESTIGATED AN RELIVANT LOCATION SHOWN ON PLAN IS DIAGRAMATIC ONLY DIMENSIONS HAVE BEEN TAKEN FROM D.P.846
- THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF SERVICES AND STRUCTURES SHOULD BE VERIFIED BY THE RELEVANT AUTHORITIES PRIOR TO EXCAVATION OR CONSTRUCTION. NO SERVICES SEARCH HAS BEEN MADE. ONLY SERVICE STRUCTURES EVIDENT AT THE TIME OF SURVEY HAVE BEEN LOCATED.
- THE BENCH MARK SHOULD BE VERIFIED PRIOR TO COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION.
- THE POSITION OF FEATURES RELATIVE TO BOUNDARIES ARE DIAGRAMATIC ONLY & ANY OFFSETS SHOWN ARE APPROXIMATE PENDING FURTHER SURVEY DEFINITION.
- ORIGIN OF LEVELS: STATE SURVEY MARK 63357 MARK STREET RL 79.64 (AHD)

LEVELS ON AUSTRALIAN HEIGHT DATUM CONTOUR INTERVAL: NA METRES		PROJECT	CLIENT	LANDFORM SURVEYS
SCALES: PLAN 1: 100 @ A0 LONGITUDINAL SECTION: HOR: 1: NA CROSS SECTIONS: NA VERT: 1: NA		DETAIL & CONTOUR PLAN OF LOTS 7-12, SECTION 2, DP 846 BEING NOS 2 MARK STREET & 1, 1A & 3 MARS DEN STREET LIDCOMBE L.G.A. AUBURN	BBC DEVELOPMENTS	LAND CIVIL ENGINEERING AND CONSTRUCTION SURVEYS SUBDIVISION AND STRATA CONSULTANTS 6 BRUCE AVENUE MANLY 2095 NSW PH 9977010 MOB 0407-286845
DATE 2/02/2017	PLAN NO. GCW 419	DRAWN BY: G.M.C.		

APPENDIX B – AERIAL PHOTOGRAPHS AND SATELLITE IMAGERY

1930 Aerial Photograph Showing the Site and Surrounds



1956 Aerial Photograph Showing the Site and Surrounds



Legend
Site Boundary

Approximate Scale 1:1500

Image Copyright © Land and Property Information, NSW

1965 Aerial Photograph Showing the Site and Surrounds




Approximate Scale 1:1500

Image Copyright © Land and Property Information, NSW

1970 Aerial Photograph Showing the Site and Surrounds



Legend

 Site Boundary

Approximate Scale 1:1500

Image Copyright © Land and Property Information, NSW

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