

## LANE COVE WEST DEVELOPMENT PTY LTD



# Preliminary Site Investigation

67 Mars Road, Lane Cove West NSW

# Document Control

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## Executive Summary

EI Australia (EI) was engaged by Lane Cove West Development Pty Ltd ('the client') to conduct a preliminary investigation of 67 Mars Road, Lane Cove West NSW ('the site').

The site is located 8.8km north-west of the Sydney central business district (CBD), within the local government area of Lane Cove Council. It comprises one cadastral allotment, identified as Lot 10 in Deposited Plan 1036457, covering an area of 9431m<sup>2</sup>. At the time of this investigation, the land was occupied by a large warehouse and an on-grade parking area (northern-most portion).

The site was earmarked for redevelopment, involving the demolition of existing structures, followed by the construction of a multi-storey, light industrial complex (business park), overlying three levels of basement. This preliminary site investigation (PSI) was completed in support of the corresponding Development Application (PAN-212132) to Lane Cove Council.

### **Main Objective**

The main objective of this PSI was to appraise the potential for site contamination, on the basis of field observations, historical land uses and other documentary evidence.

### **Key Findings**

The key findings of this PSI were as follows:

- The site had been used for commercial (warehousing) purposes since the late 1950s. The possible activities included electrical engineering (1956-1980; *Philips Electrical Industries Pty Limited / Philips Industries Holdings Pty Limited*) and waste transfer (*Lane Cove Return and Earn*).
- Since its construction (sometime between 1951 and 1961), no major renovations were made to the warehouse which exists on the site. After 1978, the northern portion of the property was paved, for formal use as a parking / loading area. Two electricity substations were present along the southern site boundary.
- The local surroundings consisted of vacant land and residential properties up to the 1950s, after which time they were increasingly (re)developed for commercial / light industrial purposes.
- The site and surrounding lands within close proximity (≤250m radius) were free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. The site was not included on the *List of NSW Contaminated Sites Notified to the EPA*.
- No suspicious odour was detected during the site inspection. Fibre cement sheeting (FCS) formed parts of the building fabric, including the eaves, roofing and flooring. Given the state and colours of the building surface coatings, lead-based paints were likely to be present.
- The concrete and asphalt paving of the northern car parking area displayed cracking, weathering and surface (oil-like) staining.
- Waste materials, including oil drums, construction materials and general office / household items, were present the parking area.
- Some fragments of FCS were observed in the garden beds along the eastern site boundary.
- There was no evidence that an underground storage tank had been installed on the site. No aboveground storage tank was present.

- The sub-surface conditions were expected to be a layer of filling ( $\leq 1\text{m}$  thickness), overlying natural, residual sandy clay soils and (weathered) sandstone bedrock. The potential for acid sulfate soils to be present on the site was very low.
- A shallow ( $< 3\text{m}$  below ground level) groundwater table was unlikely. The local groundwater flow direction was inferred to be north-westerly, towards Lane Cove River.
- The conceptual site model established there was potential for contamination to be present within the site area and that the risks to human and environmental receptors posed by the identified contaminant sources were such that further (detailed / field-based) investigation was warranted.

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 7**), it was concluded that there was potential for contamination to exist on the site. Further investigation was warranted, in order to determine the land's suitability for the proposed (commercial / light industrial) development.

# 1. Introduction

## 1.1 Background and Purpose

EI Australia (EI) was engaged by Lane Cove West Development Pty Ltd ('the client') to conduct a preliminary investigation of 67 Mars Road, Lane Cove West NSW (herein referred to as the 'the site').

The site is located 8.8km north-west of the Sydney central business district (CBD), within the local government area (LGA) of Lane Cove Council (**Figure 1, Appendix A**). It comprises one cadastral allotment, identified as Lot 10 in Deposited Plan (DP) 1036457, covering an area of 9431m<sup>2</sup> (**Figure 2, Appendix A**). At the time of this investigation, the land was occupied by a large warehouse and an on-grade parking area (northern-most portion).

The site was earmarked for redevelopment and this preliminary site investigation (PSI) was completed in support of the corresponding Development Application (PAN-212132) to Lane Cove Council. The aim was to appraise the environmental (potential contamination) condition of the site.

## 1.2 Proposed Development

Based on the supplied plans (**Appendix B**), site redevelopment will involve the demolition of existing structures, followed by the construction of a multi-storey, light industrial complex (business park), overlying three levels of basement.

The basement will cover the majority of the site, with its finished floor level at 34.8m Australian Height Datum (AHD), requiring bulk excavation to depths of around 9m below ground level (BGL). Locally deeper excavations might be required for footings, lift overrun pits, crane pads and service trenches. Landscaped (set-back) areas were proposed for the site boundaries.

## 1.3 Project Objectives

The objectives of this PSI were to:

- To provide a qualitative assessment of the environmental condition of the site, by appraising the potential for contamination on the basis of field observations, historical land uses and other documentary evidence;
- To make a conclusion about suitability of the site for proposed (commercial / light industrial) use; and
- To make recommendations for further investigation of the site, should the potential for contamination be confirmed.

## 1.4 Scope of Works

In order to achieve the above objectives, the following scope of works was completed:

- Review of relevant (hydro)geological and soil landscape maps for the project area;
- A search for groundwater bore records within close vicinity (500m radius) of the site;
- A site walkover inspection;
- Review of site history, based on land titles records, aerial photographs (dating back to 1951) and property files archived by Lane Cove Council;

- Searches of public registers maintained by the NSW Environment Protection Authority (EPA) for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- A search of the *List of NSW Contaminated Sites Notified to the EPA*;
- Presentation of a conceptual site model (CSM); and
- Data interpretation and reporting.

This PSI report was completed with reference to the EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*. It documents the investigation works, with discussion of the findings in regards to potential exposure pathways to human health and the environment. It concludes with statements concerning the potential for contamination to exist on the land and the site's suitability for the proposed (commercial / light industrial) use.

## 1.5 Regulatory Framework

The following regulatory framework and guidelines were considered during this PSI:

- *Contaminated Land Management Act 1997* (the CLM Act 1997);
- *Protection of the Environment Operations Act 1997* (the POEO Act 1997);
- *Environmental Planning and Assessment Act 1979* (the EP&A Act 1997);
- *Lane Cove Local Environmental Plan 2009*;
- NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Amendment Measure*;
- EPA (2017) *Guidelines for the NSW Site Auditor Scheme*; and
- EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*.

## 2. Site Description

### 2.1 Property Identification, Location and Physical Setting

The site identification details and associated information are presented in **Table 2-1**. The site locality and assessment area are shown in **Figures 1 and 2, Appendix A**.

**Table 2-1 Site Identification**

Attribute	Description
Street Address	67 Mars Road, Lane Cove West NSW
Location and Description	8.8 km north-west of Sydney CBD, bound by Mars Road (south), Sirius Road (west) and light industrial properties (north and east). Rectangular shaped block of land, containing a large warehouse and an on-grade parking area (northern-most portion).
Geographical Coordinates	Northern-eastern corner of site (GDA2020-MGA56): <ul style="list-style-type: none"> <li>▪ Easting: 328506.282</li> <li>▪ Northing: 6257444.238</li> </ul> (Source: <a href="http://maps.six.nsw.gov.au">http://maps.six.nsw.gov.au</a> )
Area	9431m <sup>2</sup> ( <b>Appendix B</b> )
Lot and DP	Lot 10 in DP 1036457
State Survey Marks	One permanent and one state survey marks are situated within close proximity to the site: <ul style="list-style-type: none"> <li>▪ PM51036: on the corner of Mars and Sirius Roads (approximately 25m southwest); and</li> <li>▪ SS37221: on Mars Road (approximately 55m northwest).</li> </ul> (Source: <a href="http://maps.six.nsw.gov.au">http://maps.six.nsw.gov.au</a> )
LGA	Lane Cove Council
Parish	Willoughby
County	Cumberland
Current Zoning	IN2: Light Industrial (Lane Cove Local Environmental Plan 2009)

### 2.2 Local Land Use

The site is situated within a commercial / industrial precinct. The local sensitive receptors within close proximity to the site are identified in **Table 2-2**.

**Table 2-2 Local Land Use**

Direction	Land Use Description	Sensitive Receptor (and distance from site)
North	Commercial / industrial properties Nurses for Aged Care Carlile Swimming Lane Cove West	Aged care residents (80m northeast) School users (80m north)
South	Commercial / industrial properties	Building occupants
East	Commercial / industrial properties MindChamps Early Learning & Preschool	Childcare centre users (immediately adjacent)
West	Commercial / industrial properties	Building occupants

## 2.3 Regional Setting

The topography, (hydro)geology and soil landscape information is summarised in **Table 2-3**.

**Table 2-3 Regional Setting**

Attribute	Description
Topography	The site gently slopes downwards to the northwest. Relative elevations range between 46m and 53m AHD ( <b>Appendix B</b> ).
Drainage	Likely to be consistent with the general slope of the site. Stormwater is expected to be collected in stormwater pits and piped to the municipal collection system.
Geology	The Department of Mineral Resources <i>Sydney 1:100,000 Geological Series Sheet 9130</i> (DMR, 1983) indicates the site is underlain by Hawkesbury Sandstone ( <i>Rh</i> ), consisting of medium to coarse-grained quartz sandstone, very minor shale and laminate lenses.
Soil Landscape	The Soil Conservation Service of NSW <i>Soil Landscapes of the Sydney 1:100,000 Sheet</i> (Chapman and Murphy, 1989) indicates that the site overlies a Glenorie ( <i>gn</i> ) residual landscape. This landscape is characterised by undulating to rolling low hills on Wianamatta Group shales.
Acid Sulfate Soil (ASS) Risk	With reference to the <i>Prospect / Parramatta River Acid Sulfate Soil Risk Map</i> (1:25,000 scale; Murphy, 1997), the site lies within an area of 'No Known Occurrence'. In such cases, ASSs are not known or expected to occur and "land management activities are not likely to be affected by ASS materials." The site is not classified on the <i>Lane Cove Local Environmental Plan 2009 - Acid Sulfate Soil Map</i> , further proof that the potential for ASS to be present on-site was low. Given the site's high elevation (46-53m AHD), as well as the above map information, the potential for ASS presence on-site was considered to be low and further assessment was unwarranted.
Nearest Surface Water Feature	Lane Cove River, approximately 400m north west of the site. Lane Cove River flows in a south easterly direction, draining into Parramatta River.
Groundwater Flow Direction	Inferred to be north-westerly, towards Lane Cove River.

## 2.4 Groundwater Bore Records and Local Groundwater Use

An online search for groundwater bores registered with WaterNSW was conducted by EI on 26 May 2022 (Ref. <https://realtimedata.waternsw.com.au/water.stm>). The search revealed no registered bores within a 500m radius of the site (**Appendix C**), indicating the local groundwater resource was not being (heavily) utilised.

## 2.5 Site Walkover Inspection

Observations were recorded during a walkover inspection of the site, conducted on 31 May 2022. These observations are summarised below and photographs taken during the inspection are presented in **Appendix D**.

- The site was located in a predominantly light industrial area. The activities included warehousing, wholesales and mixed businesses. Heavy industries were not present.
- The site gently sloped downwards to the northwest, with the Lane Cove River located approximately 400m northwest of the site.
- The site was a rectangular shaped block of land. A large warehouse covered the majority of the area (**Photographs 1-3**). An on-grade parking area, accessible from Sirius Road, formed the northern-most portion of the site (**Photograph 4**).

- At the time of the investigation, the southern warehouse was occupied by *Australian Electoral Commission* (AEC), while the northern parking area was utilised by *Lane Cove Return and Earn*.
- The building was in fair to good condition.
- Fibre cement sheeting (FCS), all of which was potential asbestos-containing material (ACM), formed parts of the building fabric, including the eaves, roofing and flooring. Given the state and colours of the building surface coatings, lead-based paints were likely to be present.
- The concrete and asphalt paving of the northern car parking area displayed cracking, weathering and surface (oil-like) staining.
- Two electricity substations were present along the southern site boundary.
- Waste materials, including oil drums, construction materials and general office / household items, were present the parking area (**Photographs 7-9**).
- Accessible soils were present along the site boundaries (**Photographs 1-3**). Some fragments of FCS were observed in the garden beds along the eastern site boundary (**Photographs 5-6**).
- A range of plants was present on the site and within the areas adjacent to it, including small to large (mature) trees, grasses and weeds. The vegetation did not appear to be distressed, indicating that phytotoxicity was not an issue for local soils.
- No visual evidence of infrastructure associated with an underground storage tank (UST) was observed on the site. No above-ground storage tank (AST) was present.
- No olfactory indicator of contamination (i.e. suspicious odour) was detected during the inspection.
- There was no NSW Fire and Rescue Station (or Training College) in the vicinity (<100m) of the site.



## 3. Site History and Searches

### 3.1 Land Titles Information

An historical land titles search was conducted through InfoTrack Pty Ltd. Copies of relevant documents resulting from this search are presented in **Appendix E**. A summary of the previous registered proprietors is presented in **Table 3-1**.

**Table 3-1 Summary of Owner History**

Year	Registered Proprietor(s) and Occupations (where documented)
1920 to 1920	Charles Justus Folbigg (Gentleman)
1920 to 1925	Anne May Daly / Mary Bruton / Mary Magdalene Healy / Laura Isabel Hooke
1925 to 1930	Mary Bruton (Spinster) / Mary Magdalene Healy / Laura Isabel Hooke (Spinster)
1930 to 1938	Mary Bruton (Spinster) / Laura Isabel Hooke (Spinster) / Eleanor Daniel (Spinster) / Elizabeth Tyler (Spinster) / Catherine Lyhane (Spinster) / Helena Kane (Spinster)
1938 to 1947	Eleanor Daniel (Spinster) / Elizabeth Tyler (Spinster) / Catherine Lyhane (Spinster) / Helena Kane (Spinster)
1947 to 1948	Trustees of the Sisters of Charity of Australia
1948 to 1956	The Trustees of the Christian Brothers
1956 to 1974	Philips Electrical Industries Pty Limited
1974 to 1980	Philips Industries Holdings Pty Limited
1980 to 1987	Local Government Superannuation Board
1987 to 1997	Public Authorities Superannuation Board (now SAS Trustee Corporation)
1997 to 2002	Energy Industries Superannuation Scheme Pty Limited
2002 to Date	Australian Catseye Group Pty Ltd (now Lane Cove West Development Pty Ltd)

### 3.2 Historical Aerial Photography Review

The historical aerial photographs reviewed as part of this PSI were derived from on-line resources and included:

- **1951, 1961, 1978, 1986, 1998 and 2005:** available through Spatial Service NSW (<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html>);
- **2005 to 2020:** provided by Google Earth.

A summary of the findings is given in **Table 3-2**.

**Table 3-2 Summary of Aerial Photograph Observations**

Year	Description of Site and Surroundings	Land Use
1951	The site appeared to be a vacant, grassed land. Surrounding areas consisted of an oval to the east, residential properties to the west and vacant land to the north and south.	Vacant land
1961	The site appeared to be occupied by a warehouse building, largely consistent with the current structure. The northern-most portion of the site was vacant and unpaved. Surrounding areas consisted of an oval, vacant land and mixed commercial and residential properties.	Commercial / Light Industrial

Year	Description of Site and Surroundings	Land Use
1978	The site was largely unchanged from the 1963 image. The northern-most portion of the site appeared to be paved and used for parking. More commercial properties were present to the west and south of the site.	Commercial / Light Industrial
1986	The site was largely unchanged from the 1978 image. Surrounding areas were largely unchanged, with the exception that more commercial properties were present to the north of the site.	Commercial / Light Industrial
1998	The site was largely unchanged from the 1986 image. Surrounding areas were largely unchanged.	Commercial / Light Industrial
2005	The site was largely unchanged from the 1998 image. More commercial properties were present to the east of the site.	Commercial / Light Industrial
2005-2020	The site was largely unchanged from the 2005 image. Surrounding areas were largely unchanged.	Commercial / Light Industrial

### 3.3 Council Information

An application to access property files archived by Lane Cove Council identified a previous development application relating to a waste transfer station. No other information relating to former land use, or an environmental (potential contaminating) incident, was identified in the archived files.

### 3.4 NSW EPA Online Records

Searches of public registers maintained by the EPA for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* (CLM Act 1997) and *Protection of the Environment Operations Act 1997* (POEO Act 1997) were conducted by EI for this PSI.

#### **Record of Notices Under Section 58 of CLM Act 1997**

An on-line search of the contaminated land public record was conducted on 26 May 2022. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the CLM Act 1997;
- Notices available to the public under Section 58 of the CLM Act;
- Approved voluntary management proposals under the CLM Act 1997 that have not been fully carried out and where the approval of the EPA has not been revoked;
- Site audit statements provided to the EPA under Section 53B of the CLM Act 1997 that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by the EPA under Section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act 1985).

The search confirmed that neither the site, nor the surrounding lands within close proximity ( $\leq 250\text{m}$ ), were subject to any regulatory notices relevant to the above legislations.

#### **List of NSW Contaminated Sites Notified to EPA**

A search through the *List of NSW Contaminated Sites Notified to the EPA* under Section 60 of the CLM Act 1997 was conducted on 26 May 2022. This list is maintained by the EPA and includes properties on which contamination has been identified, but not deemed to be impacted significantly enough to warrant regulation.

The search confirmed that the site had not been notified as contaminated to the EPA. One property within close proximity ( $\leq 250\text{m}$ ) was on this list (**Table 3-3**); however, being located cross-gradient, it was not considered to be a potential source of (migrating) contamination to the site being currently investigated.

**Table 3-3** Nearby Property on EPA List of NSW Contaminated Sites

Property	Address	Distance and Direction	Contamination Activity	Management Status
Ventemans Reach Bushland	Off Mars Road	220m west	Unclassified	Regulation under CLM Act 1997 not required

#### ***POEO Public Register***

A search of the *Protection of the Environment Operations Act 1997* public register was conducted on 26 May 2022. This public register contains records related to environmental protection licences, applications, notices, audits, pollution studies and reduction programs.

The search confirmed that neither the site, nor the surrounding lands within close proximity ( $\leq 250\text{m}$ ), were subject to any licensing agreements / notices / programs relevant to this legislation.

## 4. Conceptual Site Model

In accordance with NEPC (2013) *Schedule B2 – Guideline on Site Characterisation*, EI developed a CSM that assessed plausible linkages between potential contamination sources, migration pathways and receptors. The CSM also provides a framework for identifying gaps in the existing site characterisation.

### 4.1 Rationale

The primary purpose of this PSI was to appraise the potential for contamination to exist on the site. If it was deemed that there was such potential, the environmental and human-health risks associated with contamination were to be evaluated. These risks were defined as the probability that the utility of the site would be diminished by the presence of soil, soil vapour and/or groundwater contamination.

This appraisal did not involve intrusive sampling and laboratory analysis of soils, soil vapours or groundwater. Instead, the potential for contamination was based on a desktop study, collating information from history searches and government-maintained databases, as well as a walkover inspection. Professional judgement was then applied, based on previous experience.

### 4.2 Summary of Site History

Based on the available historical information (**Section 3**), as well as the observations made during the walkover inspection (**Section 2.5**), the site had been used for commercial (warehousing) purposes since the late 1950s. The possible activities included electrical engineering (1956-1980; *Philips Electrical Industries Pty Limited / Philips Industries Holdings Pty Limited*) and waste transfer (*Lane Cove Return and Earn*).

Since its construction (sometime between 1951 and 1961), no major renovations were made to the warehouse which still exists on the site. After 1978, the northern portion of the property was paved, for formal use as a parking / loading area. Two electricity substations were present along the southern site boundary.

The local surroundings consisted of vacant land and residential properties up to the 1950s, after which time they were increasingly (re)developed for commercial / light industrial purposes.

### 4.3 Predicted Subsurface Conditions

Based on the map information (**Section 2.3**), the sub-surface conditions were expected to be a layer of filling ( $\leq 1\text{m}$  thickness), overlying natural, residual sandy clay soils and (weathered) sandstone bedrock. The potential for ASS to be present on the site was very low.

A shallow ( $< 3\text{m}$  BGL) groundwater table was unlikely. The local groundwater flow direction was inferred to be north-westerly, towards Lane Cove River.

### 4.4 Potential Contamination Sources

The potential contamination sources were as follows:

- Former and current on-site commercial / light industrial activities, including electrical engineering (1956-1980) and waste transfer;
- Imported fill materials of unknown origin and quality, used to grade and level the site;
- Surface deposition of hazardous materials, such as ACM, lead-based paints, metallic objects, oils and polychlorinated biphenyls (PCB), due to weathering of exposed building fabrics and the presence of two electricity substations;
- Application of pesticides around building (footing) perimeters;
- Leaks from vehicles / oil drums in the parking area; and
- Off-site migration from neighbouring commercial / light industrial properties.

## 4.5 Contaminants of Potential Concern

The contaminants of potential concern (COPC) at the site were considered to be:

- Priority Metals (PM) - arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc;
- Total Recoverable Hydrocarbons (TRH);
- Volatile Organic Compounds (VOC); including
- The monocyclic aromatic hydrocarbons Benzene, Toluene, Ethylbenzene, Xylenes (BTEX);
- Polycyclic Aromatic Hydrocarbons (PAH);
- Phenols;
- Organochlorine and Organophosphorus Pesticides (OCP / OPP);
- Polychlorinated Biphenyls (PCB);
- Cyanides;
- Per- and Poly- Fluoroalkyl Substances (PFAS); and
- Asbestos.

### PFAS Assessment

EPA (2017) requires that PFAS are considered when investigating land contamination. An assessment of the probability for PFAS occurrence is provided in **Table 4-1**. This was based on considerations outlined in the *PFAS National Environmental Management Plan* (HEPA, 2020) and the EnRisk (2016) decision tree. In this instance, the potential for PFAS to be present on-site was moderate and thus PFAS sampling / analysis of soil and water was warranted.

**Table 4-1 Potential for PFAS Contamination**

Preliminary Screening	Probability of Occurrence <sup>1</sup>
Is the past or present site activity listed in HEPA (2020) <sup>2</sup> as being an activity associated with PFAS contamination? If so, list activity. <i>Yes, electrical engineering and waste transfer.</i>	M
Is the past or present off-site activity up-gradient or adjacent to the site listed in HEPA (2020) <sup>2</sup> as being an activity associated with PFAS contamination? If so, list activity. <i>Yes, possible activities in area.</i>	M
Did fire training involving the use of suppressants occur on-site between 1970 and 2010?	L
Did fire training occur up-gradient of or adjacent to the site between 1970 and 2010? <sup>3</sup>	L
Have "fuel" fires ever occurred on-site between 1970 and 2010? e.g. ignition of fuel (solvent, petrol, diesel, kero) tanks	L
Have PFAS been used in manufacturing or stored on-site? <sup>4</sup> <i>Yes, possible activities on-site.</i>	M
Could PFAS have been imported to the site in fill material from a site with activity listed in HEPA (2020)?	M
Could PFAS-contaminated groundwater or run-off have migrated on to the site?	M
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation Program? <sup>5</sup>	L
If the probability is medium or high in any of the rows, does the site analytical suite need to be optimised to include sampling and testing for PFAS in soil (including ASLP testing) and waters?	Yes

Note 1 Probability: L – low (documentation has been reviewed and there is no recorded instance or compelling rationale), M – moderate (documentation has been reviewed and there is potential for an instance with compelling rationale); H – high (all documentation has been reviewed and there is strong evidence of a recorded instance).

Note 2 Activities listed in Appendix B of the HEPA (2020). Further information, refer to [https://www.oecd.org/env/ehs/risk-management/PFC\\_FINAL-Web.pdf](https://www.oecd.org/env/ehs/risk-management/PFC_FINAL-Web.pdf).

Note 3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.

Note 4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam (<https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas>).

Note 5 <https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program>

## Emerging Chemicals

The EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the *Environmentally Hazardous Chemicals Act 1985* to manage chemicals of concern and limit their potential impact on the environment. Considerations for chemicals controlled by CCOs, and other potential emerging chemicals, are outlined in **Table 4-2**. In this instance, the potential for an emerging chemical of concern to be present on-site was deemed low, with the exceptions of PCB (substations and fill) and pesticides (in near-surface fill).

**Table 4-2 Potential for Contamination by an Emerging or Controlled Chemical**

Chemicals of Concern (CCO or emerging)	Decision
Were aluminium smelter wastes used or stored on site (CCO, 1986)?	No
Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site? <sup>1</sup>	No
Were organotin products (CCO, 1989) used or stored on site? <sup>2</sup>	No
Were polychlorinated biphenyls (PCBs) used or PCB wastes (CCO, 1997) stored on-site? <sup>3</sup>	Possibility for PCBs to be present, due to substations and in fill
Were scheduled chemical or wastes (CCO, 2004) used or stored? <sup>4</sup>	Possibility for pesticides to have been applied to building footings and/or present in imported fill
Are other emerging chemicals suspected? <sup>5</sup>	No
If Yes to any questions, has site sampling suite been optimised to include sampling for these chemicals of concern?	Yes

Note 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the site.

Note 2 From anti-fouling paints used or removed at boat and ship yards and marinas.

Note 3 From older transformer oils and electrical capacitors

Note 4 Twenty-four mostly organochlorine pesticides and industrial by-products

Note 5 Other chemicals considered as emerging (e.g. 1,4 dioxane; associated with some CVOC).

## 4.6 Risk Assessment

An assessment of the potential contamination risks for the site is outlined in **Table 4-3**.

**Table 4-3 Assessment of Potential Contamination Risk**

Potential Source	Impacted Medium	COPC	Risk of Contamination
On-site commercial / light industrial activities	Soil	PM, TRH, VOC (BTEX), PAH, phenols, PCB, cyanide, PFAS, asbestos	<b>Moderate to High</b> Site currently occupied by AEC and a waste recycling business. No gross contamination was observed; however, previous commercial activities and two substations pose concern.
Importation of fill of unknown origin and quality	Soil	PM, TRH, BTEX, PAH, OCP, OPP, PCB, asbestos	<b>Moderate</b> Shallow filling was expected on the site. No gross contamination was noted during the site visit.
Hazardous building materials	Building fabrics Near surface soil	PM (lead in particular), PCB, asbestos	<b>High</b> Hazardous building materials were present in various locations. Fragments of FCS were also observed in the garden beds along the eastern site boundary. Two substations are on-site.
Application of pesticides	Near surface soil (building footing areas)	PM (arsenic and copper), OCP, OPP	<b>Low</b> If present, pesticides are expected to be limited to shallow, building footprint soils.

Potential Source	Impacted Medium	COPC	Risk of Contamination
Leakage from vehicles / oil drums	Near surface soil	PM, TRH, VOC (BTEX), PAH, phenols, PCB, cyanide, PFAS, asbestos	<b>Moderate</b> The surface pavements were noted to be in poor condition, with major cracks and staining. Waste oil drums were stored in the parking area.
Migration from off-site sources	Soil Groundwater	PM, TRH, VOC (BTEX), PAH, phenols, cyanide, PFAS	<b>Low to Moderate</b> Current local activities included warehousing, wholesales and mixed businesses. Heavy industries were not present. However, given the long-term industrial use of the area, the migration risk still had to be considered.

#### 4.7 Identified Receptors

The following potential receptors of any site contamination were identified:

- Current site users / occupiers;
- On-site demolition / construction workers (during future redevelopment);
- Users of the adjacent land during future demolition / construction works;
- Future site users; and
- Local groundwater and (ultimately) Lane Cove River.

#### 4.8 Summary of the Conceptual Site Model

The CSM, including the potential contamination sources, exposure pathways and human and environmental receptors, is summarised in **Table 4-4**.

Based on this model, there was potential for contamination to exist on the site, warranting the need for further (detailed / field-based) investigation.



**Table 4-4 Summary of the Conceptual Site Model**

Potential Source	Impacted Media	Contaminants of Potential Concern	Transport Mechanism	Exposure Pathway	Potential Receptor
On-site commercial / light industrial activities	Soil	PM, TRH, VOC (BTEX), PAH, phenols, PCB, cyanide, PFAS, asbestos	Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment	Ingestion Dermal contact Inhalation of particulates	Current and future site occupier Demolition / construction workers Adjacent site users Future intrusive workers
Imported fill of unknown origin and quality			Atmospheric dispersion from soil to outdoor and indoor air spaces		
Hazardous building materials			Volatilisation of contamination from soil and diffusion to indoor air spaces.	Inhalation of vapours	
Application of pesticides					
Leakage from vehicles / oil drums	Groundwater	Dissolved PM, TRH, VOC (BTEX), PAH, phenols, cyanide, PFAS	Volatilisation of contamination from groundwater to indoor or outdoor air spaces (onsite and offsite)	Inhalation of vapours Ingestion Dermal contact	Current and future site occupier Demolition / construction workers Adjacent site users Future intrusive workers
Off-site migration			Migration of dissolved phase impacts in groundwater via diffusion and advection	Biota uptake	
					Lane Cove River

**Footnote:** Site workers during demolition / construction are assumed to use personal protective equipment (PPE), as per SafeWork NSW regulations

## 5. Conclusion

The site identified as 67 Mars Road, Lane Cove West NSW was the subject of a PSI, the main objective being to appraise the potential for contamination. The key findings of this PSI were as follows:

- The site had been used for commercial (warehousing) purposes since the late 1950s. The possible activities included electrical engineering (1956-1980; *Philips Electrical Industries Pty Limited / Philips Industries Holdings Pty Limited*) and waste transfer (*Lane Cove Return and Earn*).
- Since its construction (sometime between 1951 and 1961), no major renovations were made to the warehouse which exists on the site. After 1978, the northern portion of the property was paved, for formal use as a parking / loading area. Two electricity substations were present along the southern site boundary.
- The local surroundings consisted of vacant land and residential properties up to the 1950s, after which time they were increasingly (re)developed for commercial / light industrial purposes.
- The site and surrounding lands within close proximity ( $\leq 250\text{m}$  radius) were free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. The site was not included on the *List of NSW Contaminated Sites Notified to the EPA*.
- No suspicious odour was detected during the site inspection. FCS formed parts of the building fabric, including the eaves, roofing and flooring. Given the state and colours of the building surface coatings, lead-based paints were likely to be present.
- The concrete and asphalt paving of the northern car parking area displayed cracking, weathering and surface (oil-like) staining.
- Waste materials, including oil drums, construction materials and general office / household items, were present the parking area.
- Some fragments of FCS were observed in the garden beds along the eastern site boundary.
- There was no evidence that a UST had been installed on the site. No AST was present.
- The sub-surface conditions were expected to be a layer of filling ( $\leq 1\text{m}$  thickness), overlying natural, residual sandy clay soils and (weathered) sandstone bedrock. The potential for ASS to be present on the site was very low.
- A shallow ( $< 3\text{m}$  BGL) groundwater table was unlikely. The local groundwater flow direction was inferred to be north-westerly, towards Lane Cove River.
- The CSM established there was potential for contamination to be present within the site area and that the risks to human and environmental receptors posed by the identified contaminant sources were such that further (detailed / field-based) investigation was warranted.

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 7**), it was concluded that there was potential for contamination to exist on the site. Further investigation was warranted, in order to determine the land's suitability for the proposed (commercial / light industrial) development.

## 6. Recommendations

EI provide the following recommendations in relation to the proposed development:

- A Stage 2 Detailed Site Investigation (DSI) should be undertaken, to further assess soil and groundwater quality on the property. The DSI should include intrusive sampling and associated laboratory analysis for the COPC identified in **Section 4.5**. In designing the sampling, analytical and quality plan (SAQP) for the DSI, the EPA (1995) *Sampling Design Guidelines* should be referred to.
- Before commencement of any demolition works, a Hazardous Materials Survey (HMS) should be completed by a suitably qualified consultant, to confirm the presence / location of any hazardous materials within the existing building fabrics.
  - As part of the HMS, a SafeWork NSW site search should be commissioned, to check for licensing records relating to the storage of dangerous goods (hazardous chemicals).
  - All identified hazardous materials must be appropriately managed during future demolition works, to maintain worker health and safety and prevent the spread of hazardous substances onto the site surface.
  - An asbestos clearance inspection and certificate should be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following the removal of all ACM.
  - Where clearance inspection indicates hazardous materials remain on the site, further removal and re-clearance inspection, must be undertaken.
- Following building / pavement demolition and removal of associated wastes, an inspection of the exposed surface should be performed by a suitably qualified environmental consultant. This inspection may coincide with the asbestos clearance program.
- All soil materials that are designated for off-site disposal, including any *virgin excavated natural material* (VENM), must be pre-classified in accordance the EPA (2014) *Waste Classification Guidelines*. In designing the SAQP for waste classification, the EPA (1995) *Sampling Design Guidelines* should be referred to and the analytical suite is to include the identified COPC (**Section 4.5**).
- Any material being imported to the site should be validated as suitable for the intended (residential) use, in accordance with EPA guidelines. In particular, imported filling / landscaping material must be certified as meeting the VENM classification, prior to importation.

EI emphasise that these recommendations can be managed through the development application process.

## 7. Statement of Limitations

This report has been prepared for the exclusive use of Lane Cove West Development Pty Ltd, whom is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this report is limited to that agreed with Lane Cove West Development Pty Ltd.

No other party should rely on this document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia, as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices.

The conclusions presented in this report are based on a limited assessment of historical and current uses of the site. Due to the preliminary nature of this investigation, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

## References

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- NEPC (2013) *Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 Guideline on Site-Specific Health Risk Assessments*, from the *National Environment Protection (Assessment of Site Contamination) Amendment Measure*, National Environment Protection Council, April 2013.

## Abbreviations

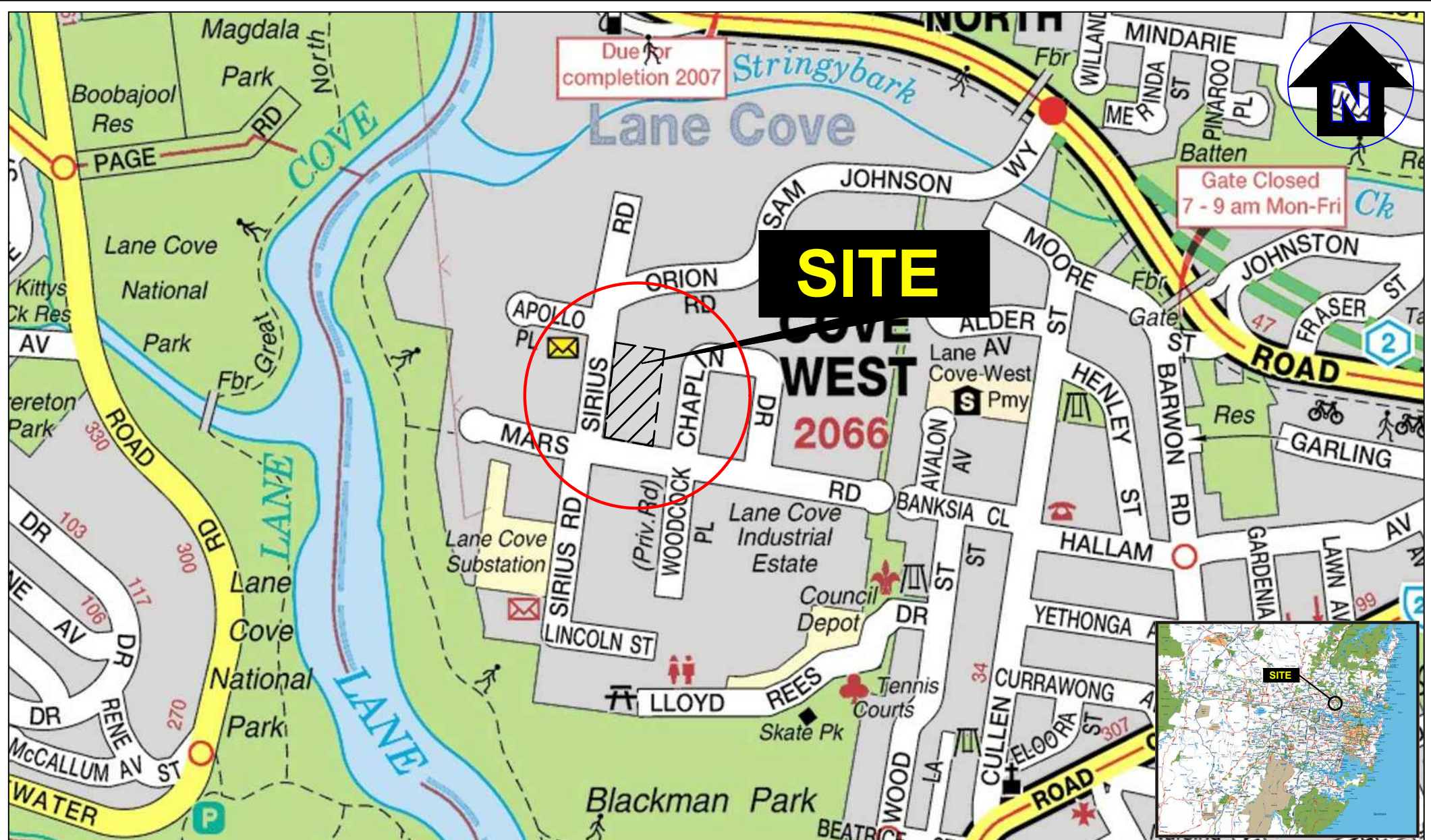
ACM	Asbestos-Containing Materials
AEC	Australian Electoral Commission
AHD	Australian Height Datum
ASS	Acid Sulfate Soils
AST	Aboveground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CBD	Central Business District
CCO	Chemical Control Order
CLM	Contaminated Land Management
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
CVOC	Chlorinated Volatile Organic Compounds
DA	Development Application
DP	Deposited Plan
DSI	Detailed Site Investigation
EC	Electrical Conductivity
EI	EI Australia
EPA	Environment Protection Authority (of New South Wales)
FCS	Fibre Cement Sheeting
HMS	Hazardous Materials Survey
km	Kilometres
L	Litres
LEP	Local Environmental Plan
LGA	Local Government Area
m	Metres
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
OCP	Organochlorine Pesticides
OPP	Organophosphorus Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PFAS	Per- and Poly-Fluoroalkyl Substances
PM	Priority Metals
POEO	Protection of the Environment Operations
PSI	Preliminary Site Investigation
RL	Relative Level
TRH	Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank
VENM	Virgin Excavated Natural Material
VOC	Volatile Organic Compounds

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## Appendix A - Figures

---





Practical Solutions for Built Environments  
Suite 6.01, 55 Miller Street, PYRMONT 2009  
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	R.L.
Approved:	-
Date:	10-05-2022
Scale:	Not To Scale

## Lane Cove West Development Pty Ltd

Preliminary Site Investigation  
67 Mars Road, Lane Cove West NSW

### Site Locality Plan

Figure:

1

Project: E25663.E01\_Rev0





**LEGEND (All locations are Approximate)**

- Approximate site boundary
- Proposed basement boundary



Suite 6.01, 55 Miller Street, PYRMONT 2009  
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	F.Z.
Approved:	-
Date:	03-06-22

**Lane Cove West Development Pty Ltd**  
Preliminary Site Investigation  
67 Mars Road, Lane Cove West NSW  
Site Locality Plan

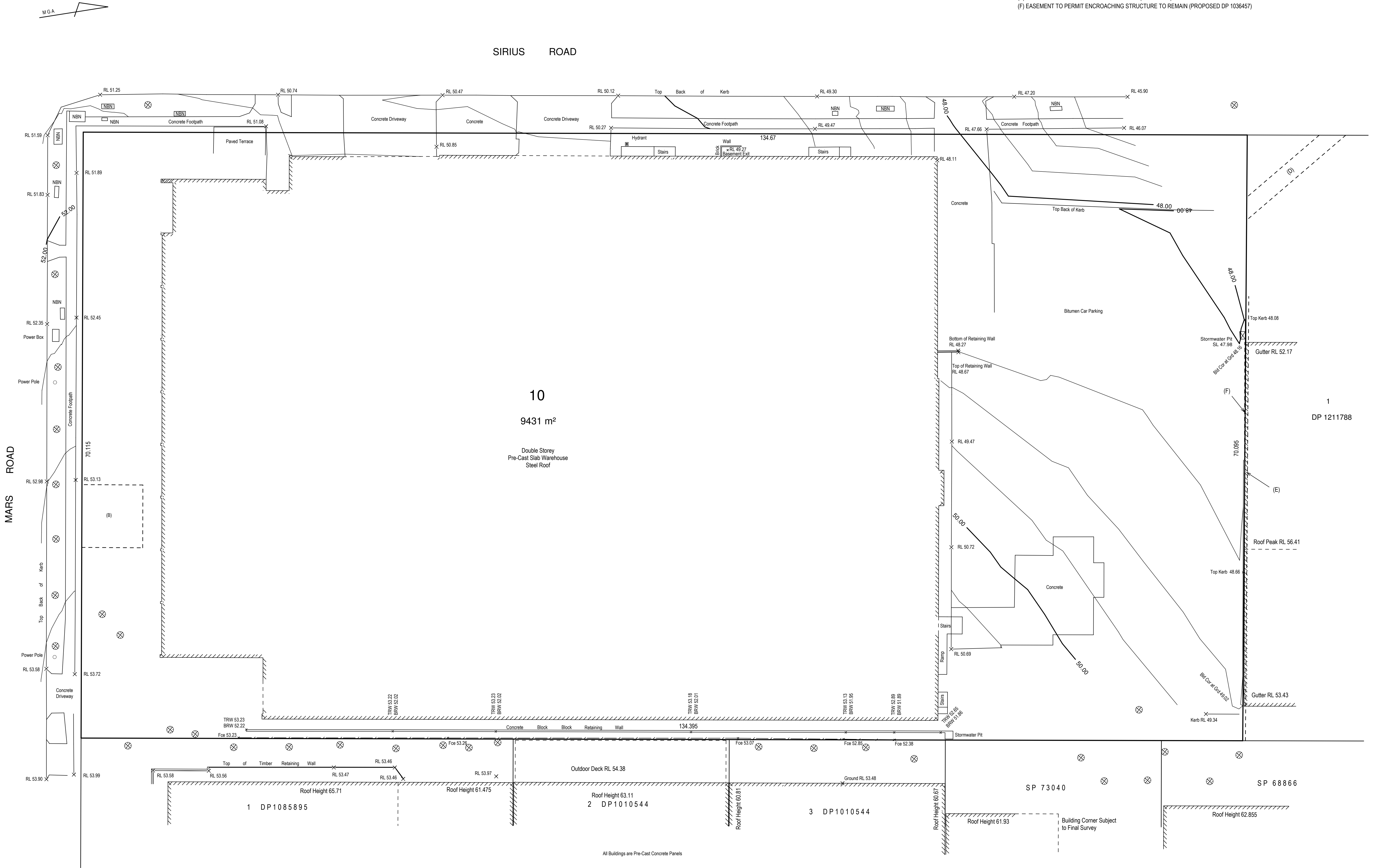
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Project:	E25663.E01_Rev0

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## Appendix B - Proposed Development

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(B) RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES (6985913C)  
(D) EASEMENT TO DRAIN WATER 2 WIDE (DP 1036457)  
(E) EASEMENT FOR SUPPORT VARIABLE WIDTH (DP 1036457)  
(F) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (PROPOSED DP 1036457)



Amendments	Date	By

27 Castle Hill Road  
West Pennant Hills  
NSW 2125

ROBERT MOORE AND ASSOCIATES PTY LTD  
ENGINEERS, SURVEYING & DEVELOPMENT CONSULTANTS  
Telephone : (02) 9484 4600  
Fax Number : (02) 9484 4966  
Email : eng@rmapl.com.au

Design :	SCALE : 1/200@A1
Drawn : MR	DATUM : AHD
Checked : AO	Date : JULY 2021
L G A : LANE COVE	

Client : KITRON BMHM PTY LTD
Project : <b>DETAIL PLAN</b> Lot 10 DP 1036457 67 Mars Road Lane Cove West

Sheet No. 1 of 1 Sheets
DRAWING No. <b>210009 DT3</b>



UNIT SCHEDULE	
Unit No.	Unit Area

UNIT 01	720 m²
UNIT 02	467 m²
UNIT 03	363 m²
UNIT 04	471 m²
UNIT 05	304 m²
UNIT 06	522 m²
UNIT 07	510 m²
UNIT 08	392 m²
UNIT 09	515 m²
UNIT 10	385 m²
UNIT 11	338 m²
UNIT 12	467 m²
UNIT 13	363 m²
UNIT 14	471 m²
UNIT 15	304 m²
UNIT 16	223 m²
UNIT 17	511 m²
UNIT 18	392 m²
UNIT 19	514 m²

Grand total: 19

SELF-STORAGE SCHEDULE		
Unit No.	Unit Area	Volume

SELF-STORE 01	79 m²	394 m³
SELF-STORE 02	78 m²	390 m³
SELF-STORE 03	78 m²	390 m³
SELF-STORE 04	79 m²	394 m³
SELF-STORE 05	94 m²	471 m³
SELF-STORE 06	78 m²	390 m³
SELF-STORE 07	78 m²	390 m³
SELF-STORE 08	78 m²	390 m³
SELF-STORE 09	79 m²	394 m³
SELF-STORE 10	72 m²	359 m³
SELF-STORE 11	78 m²	390 m³
SELF-STORE 12	78 m²	390 m³
SELF-STORE 13	78 m²	390 m³
SELF-STORE 14	94 m²	471 m³
SELF-STORE 15	79 m²	394 m³
SELF-STORE 16	78 m²	390 m³
SELF-STORE 17	79 m²	394 m³
SELF-STORE 18	79 m²	394 m³
SELF-STORE 19	78 m²	390 m³
SELF-STORE 20	78 m²	390 m³
SELF-STORE 21	79 m²	394 m³
SELF-STORE 22	94 m²	471 m³
SELF-STORE 23	78 m²	390 m³
SELF-STORE 24	78 m²	390 m³
SELF-STORE 25	78 m²	390 m³
SELF-STORE 26	79 m²	394 m³
SELF-STORE 27	72 m²	359 m³
SELF-STORE 28	78 m²	390 m³
SELF-STORE 29	78 m²	390 m³
SELF-STORE 30	78 m²	390 m³
SELF-STORE 31	94 m²	471 m³
SELF-STORE 32	79 m²	394 m³
SELF-STORE 33	78 m²	390 m³
SELF-STORE 34	79 m²	394 m³
SELF-STORE 35	78 m²	390 m³
SELF-STORE 36	78 m²	390 m³
SELF-STORE 37	78 m²	390 m³
SELF-STORE 38	78 m²	390 m³
SELF-STORE 39	79 m²	394 m³
SELF-STORE 40	72 m²	359 m³
SELF-STORE 41	78 m²	390 m³
SELF-STORE 42	78 m²	390 m³
SELF-STORE 43	78 m²	390 m³
SELF-STORE 44	78 m²	390 m³

Grand total: 44

TOTAL PARKING SCHEDULE	
Description	Count
Visitor	228
Visitor - Disabled	16
Truck Parking Bay	16
Loading Bay	18
Motorcycle Bay	16
Visitor Bicycle Rack (Fits 2 Bikes)	14

GROSS FLOOR AREAS	
	FLOOR AREA (sqm)
BASEMENT 01 *	781
BASEMENT 02 *	1364
BASEMENT 03 *	1364
LEVEL 01	4082
LEVEL 02	3769

Grand total 11360

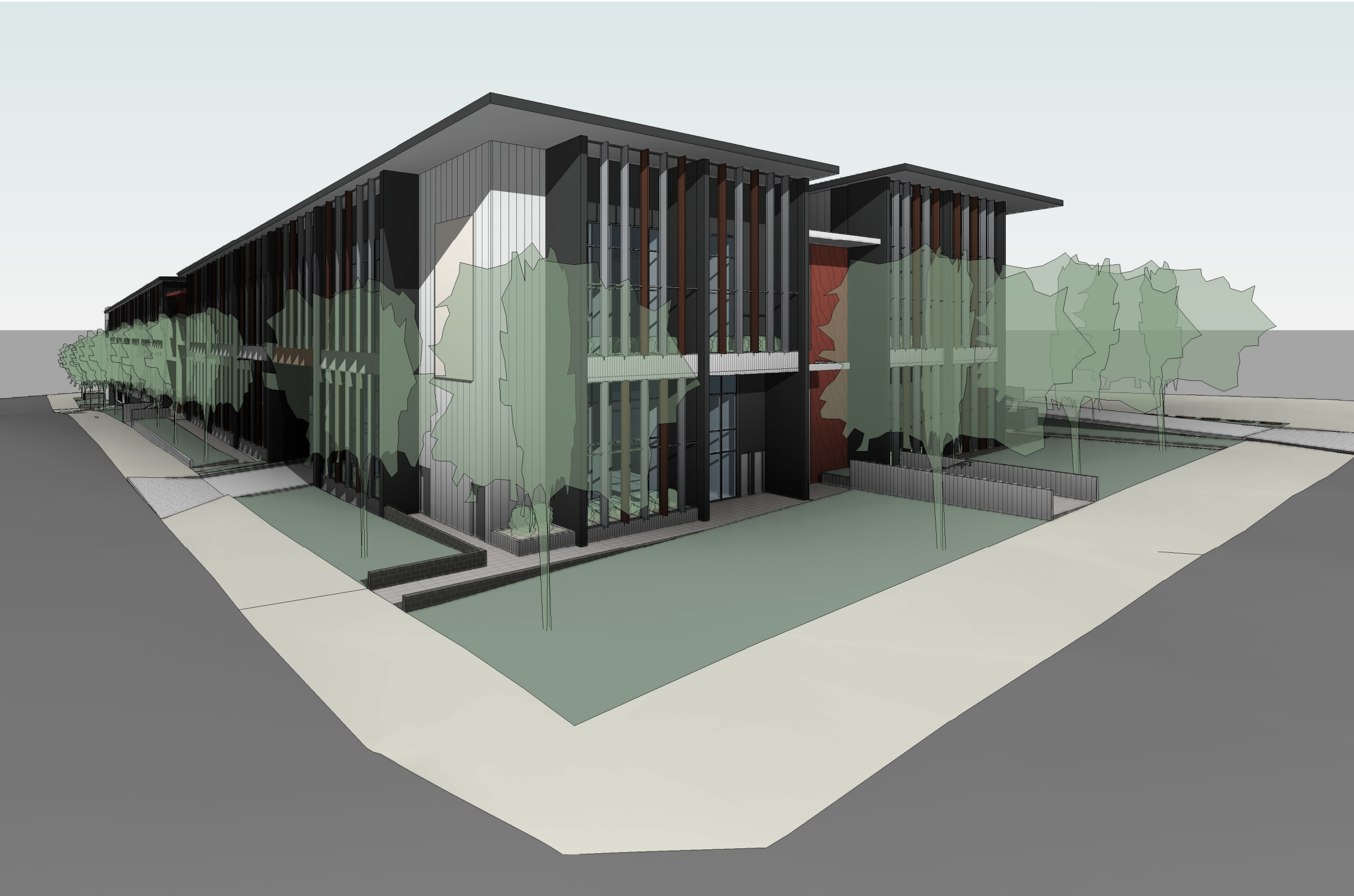
\* DENOTES FIGURE EXLUDED FROM F.S.R. CALCULATIONS

DEEP SOIL AREA	
	AREA (sqm)
	1829 (19.4%)

SOFT LANDSCAPING AREA	
OVER STRUCTURES	AREA (sqm)
LEVEL 01	687
LEVEL 02	273
Grand total	960 (10.2%)

TOTAL CALCULATIONS			
SITE AREA	=	9,431 m²	
TOTAL FLOOR AREA	=	7,851 m²	
FLOOR SPACE RATIO	=	0.832 : 1	
BUILDING AREA	=	6,525 m²	
SITE COVER	=	70 %	
TOTAL NETT UNIT AREA	=	7,520 m²	
TOTAL SELF-STORAGE AREA	=	2,710 m²	
Surplus Carparking	=	2,088m²	(146 SPACES)
TOTAL LANDSCAPING	=	2,789 m² (29.6%)	
Deep Soil Area	=	1,829 m² (19.4%)	
Landscaping on Structures	=	960 m² (10.2%)	

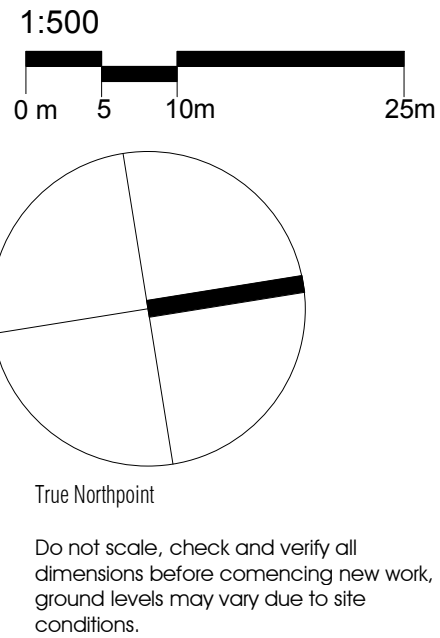
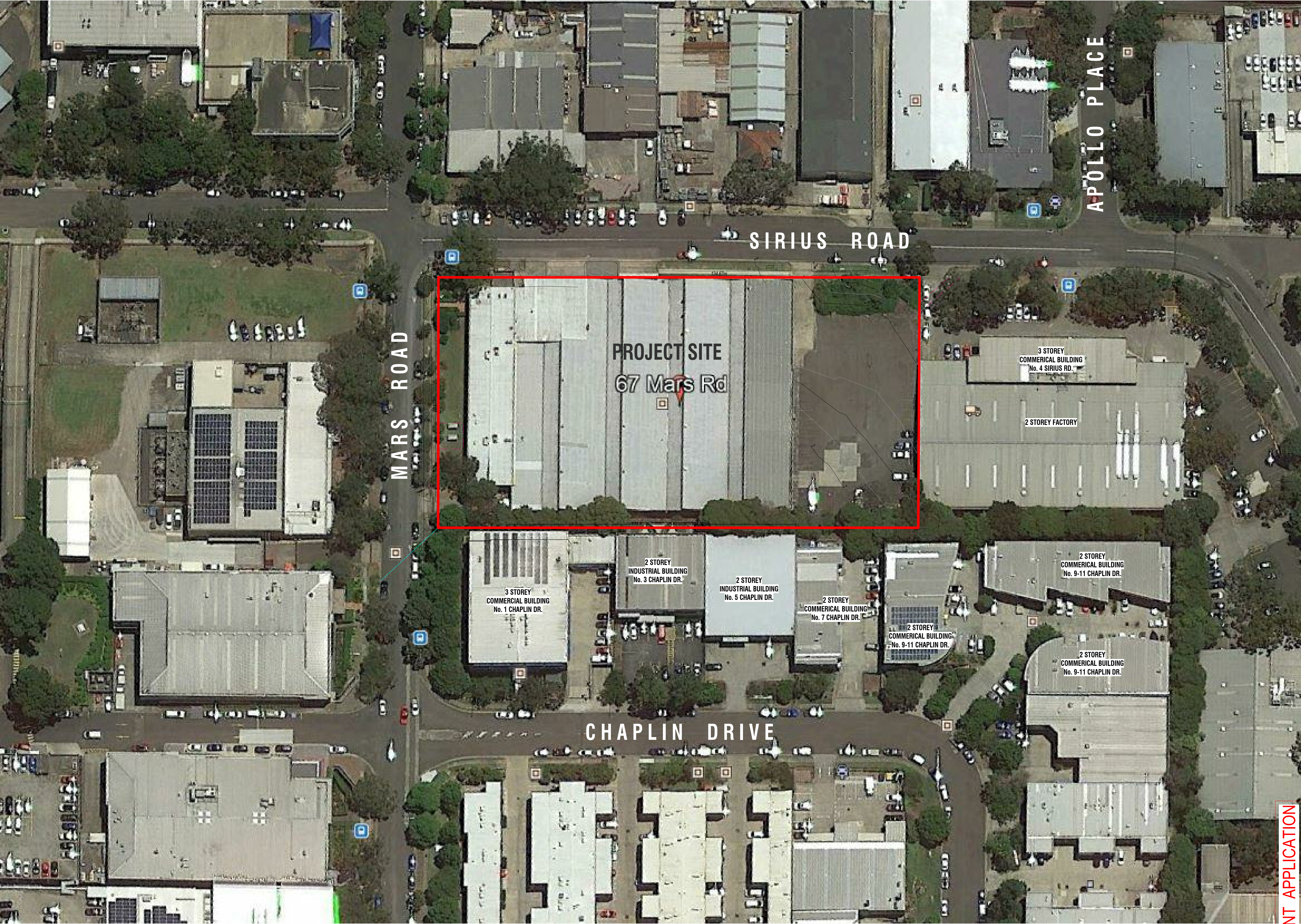
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Sheet Number	Sheet Name	Current Revision	Current Revision Date
00	Cover Sheet	E	01-04-22
01	Site Analysis	E	01-04-22
02	Site Plan	E	01-04-22
03	Basement Level 03	E	01-04-22
04	Basement Level 02	E	01-04-22
05	Basement Level 01	E	01-04-22
06	Level 01	E	01-04-22
07	Level 02	E	01-04-22
08	Roof Plan	E	01-04-22
09	Site Elevations	E	01-04-22
10	Site Elevations	E	01-04-22
11	Site Sections	E	01-04-22
12	3D Buiding Height Plane	E	01-04-22
13	Driveway Ramp Sections	E	01-04-22
14	Driveway Ramp Sections	E	01-04-22
15	Schedule of Finishes	E	01-04-22
16	Shadow Diagrams	E	01-04-22
17	Shadow Diagrams	E	01-04-22
18	Shadow Diagrams	E	01-04-22



ADDRESS: 67 Mars Road, Lane Cove West

CLIENT: Eton Huang





Issue	Issue description	Date
E	Development Application Issue	01-04-22
C	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
B	Prelim. Issue to Client + Consultants	02-07-21
A	Preliminary Drawings for Pre-DA Meeting	07-06-21



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Robert Del Pizzo  
NSW Reg. No. 3972

Project PROPOSED BUSINESS CENTRE		
Project Address 67 Mars Road, Lane Cove West		
Client Eton Huang		
Title Site Analysis		
Drawn VGF	Scale 1 : 500	Checked PDP
Job No 2538	Drawing No. 01	Issue E



True Northpoint



**LANDSCAPE DETAILS:  
REFER TO LANDSCAPE DRAWINGS**

# DEVELOPMENT APPLICATION

Drawn VGF	Scale As indicated	Checked PDP
Job No 2538	Drawing No. 02	Issue E

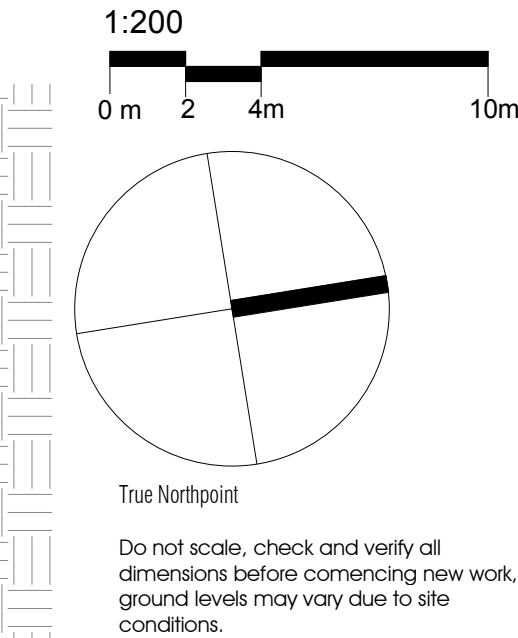


1 Basement 03

1 : 200

PARKING SCHEDULE - BASEMENT 03	
Description	Count
Visitor	81
Visitor - Disabled	4
Motorcycle Bay	6
Visitor Bicycle Rack (Fits 2 Bikes)	4

DEVELOPMENT APPLICATION



DRIVEWAY RAMP SECTIONS:  
REFER TO DWG NO. 13 + 14

WASTE / RECYCLE BINS INDICATED:  
REFER TO WASTE MANAGEMENT  
REPORT

STORMWATER DETAILS + SITE LEVELS:  
REFER TO CIVIL DRAWINGS

LANDSCAPE DETAILS:  
REFER TO LANDSCAPE DRAWINGS

Issue	Issue description	Date
E	Development Application Issue	01-04-22
D	Co-ordination with Traffic / Waste / Access	09-09-21
C	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
B	Prelim. Issue to Client + Consultants	02-07-21
A	Preliminary Drawings for Pre-DA Meeting	07-06-21



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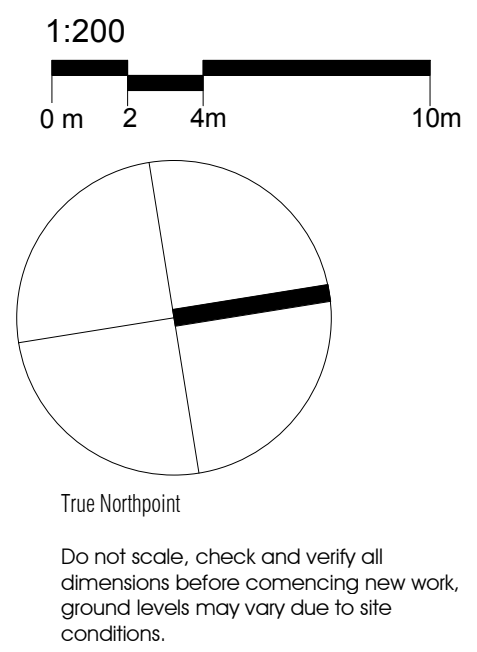
Project  
PROPOSED BUSINESS CENTRE

Project Address  
67 Mars Road, Lane Cove West

Client  
Eton Huang

Title  
Basement Level 03

Drawn VGF	Scale 1 : 200	Checked PDP
Job No 2538	Drawing No. 03	Issue E



DRIVEWAY RAMP SECTIONS:  
REFER TO DWG NO. 13 + 14

WASTE / RECYCLE BINS INDICATED:  
REFER TO WASTE MANAGEMENT  
REPORT

STORMWATER DETAILS + SITE LEVELS:  
REFER TO CIVIL DRAWINGS

LANDSCAPE DETAILS:  
REFER TO LANDSCAPE DRAWINGS

Issue	Issue description	Date
E	Development Application Issue	01-04-22
D	Co-ordination with Traffic / Waste / Access	09-09-21
C	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
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PROPOSED BUSINESS CENTRE

Project Address  
67 Mars Road, Lane Cove West

Client  
Eton Huang

Title  
Basement Level 02

Drawn VGF	Scale 1 : 200	Checked PDP
Job No 2538	Drawing No. 04	Issue E

DEVELOPMENT APPLICATION

PARKING SCHEDULE - BASEMENT 02	
Description	Count
Visitor	81
Visitor - Disabled	4
Motorcycle Bay	6
Visitor Bicycle Rack (Fits 2 Bikes)	4



PARKING SCHEDULE - BASEMENT 01	
Description	Count
Visitor	66
Visitor - Disabled	4
Truck Parking Bay	16
Motorcycle Bay	4
Visitor Bicycle Rack (Fits 2 Bikes)	6

DEVELOPMENT APPLICATION

Project  
PROPOSED BUSINESS CENTRE

Project Address  
67 Mars Road, Lane Cove West

Client  
Eton Huang

Title  
Basement Level 01

Drawn VGF	Scale 1 : 200	Checked PDP
Job No 2538	Drawing No. 05	Issue E

**architex**

Ryeford pty ltd t/as Architex  
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email@architex.com.au  
www.architex.com.au  
Robert Del Pizzo  
NSW Reg. No. 3972

Issue	Issue description	Date
E	Development Application Issue	01-04-22
D	Co-ordination with Traffic / Waste / Access	09-09-21
C	Co-ordination with Traffic / Landscape / Waste / Access - New Survey	06-08-21
B	Prelim. Issue to Client - Consultants	02-07-21
A	Preliminary Drawings for Pre-DA Meeting	07-06-21

LANDSCAPE DETAILS:  
REFER TO LANDSCAPE DRAWINGS

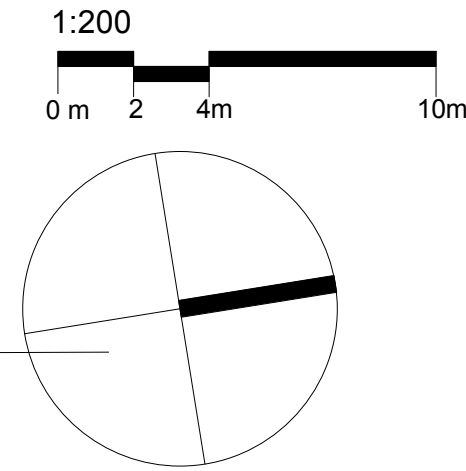
STORMWATER DETAILS + SITE LEVELS:  
REFER TO CIVIL DRAWINGS

WASTE / RECYCLE BINS INDICATED:  
REFER TO WASTE MANAGEMENT  
REPORT

DRIVEWAY RAMP SECTIONS:  
REFER TO DWG NO. 13 + 14

Do not scale, check and verify all  
dimensions before commencing new work,  
ground levels may vary due to site  
conditions.

True Northpoint



VEHICULAR SIGHT LINES  
CLEAR OF ANY OBSTRUCTION

O.S.D.

R.W.T.

AIR PLENUM

AIR PLENUM

AIR PLENUM

LOBBY 2

LOBBY 3

SPR.  
PUMP  
ROOM

HYD.  
TANK

LOBBY 1

FAN  
ROOM

COMMS.

METER  
ROOM

M/CYCLE BAYS  
1.2 x 3.0m

SELF-STORE 35  
78 m<sup>2</sup>  
390 m<sup>3</sup>

SELF-STORE 36  
78 m<sup>2</sup>  
390 m<sup>3</sup>

SELF-STORE 37  
78 m<sup>2</sup>  
390 m<sup>3</sup>

SELF-STORE 38  
78 m<sup>2</sup>  
390 m<sup>3</sup>

SELF-STORE 39  
79 m<sup>2</sup>  
394 m<sup>3</sup>

SELF-STORE 44  
78 m<sup>2</sup>  
390 m<sup>3</sup>

SELF-STORE 43  
78 m<sup>2</sup>  
390 m<sup>3</sup>

SELF-STORE 42  
78 m<sup>2</sup>  
390 m<sup>3</sup>

SELF-STORE 41  
78 m<sup>2</sup>  
390 m<sup>3</sup>

SELF-STORE 40  
72 m<sup>2</sup>  
359 m<sup>3</sup>

1 : 6.5 GRADE

1 : 16 GRADE

RL 45.800

RL 45.800

RL 45.800

RL 46.40

RL 46.40

RL 47.05

RL 45.75

9640

5020

RL 45.800

7000

12295

9725

1

09

10

3

10

4

10

4

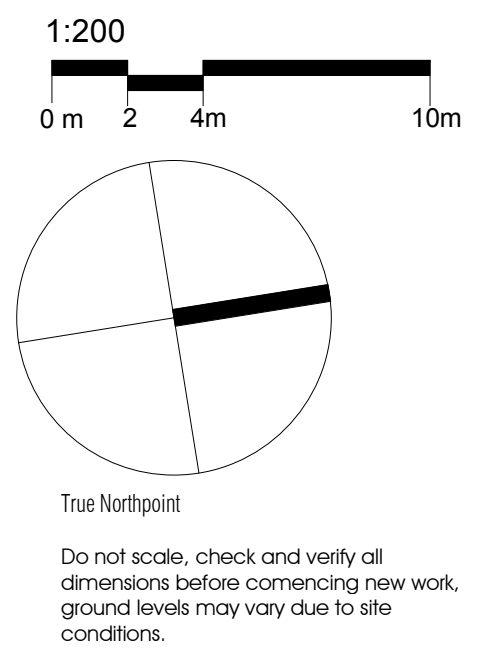
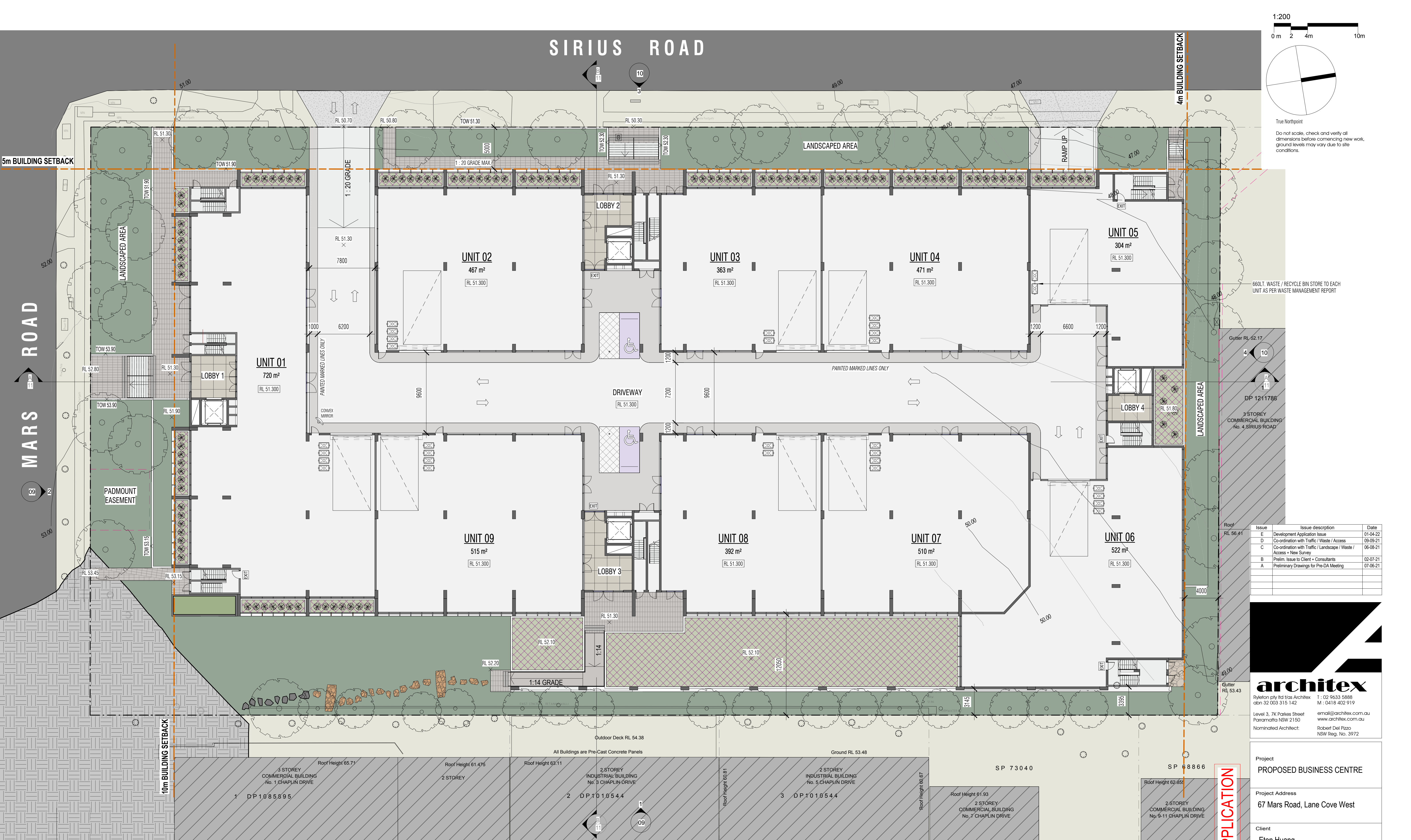
10

4

10

4





Issue	Issue description	Date
E	Development Application Issue	01-04-22
D	Co-ordination with Traffic / Waste / Access	09-09-21
C	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
B	Prelim. Issue to Client + Consultants	02-07-21
A	Preliminary Drawings for Pre-DA Meeting	07-06-21

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www.architex.com.au  
Robert Del Pizzo  
NSW Reg. No. 3972

Project  
**PROPOSED BUSINESS CENTRE**

Project Address  
**67 Mars Road, Lane Cove West**

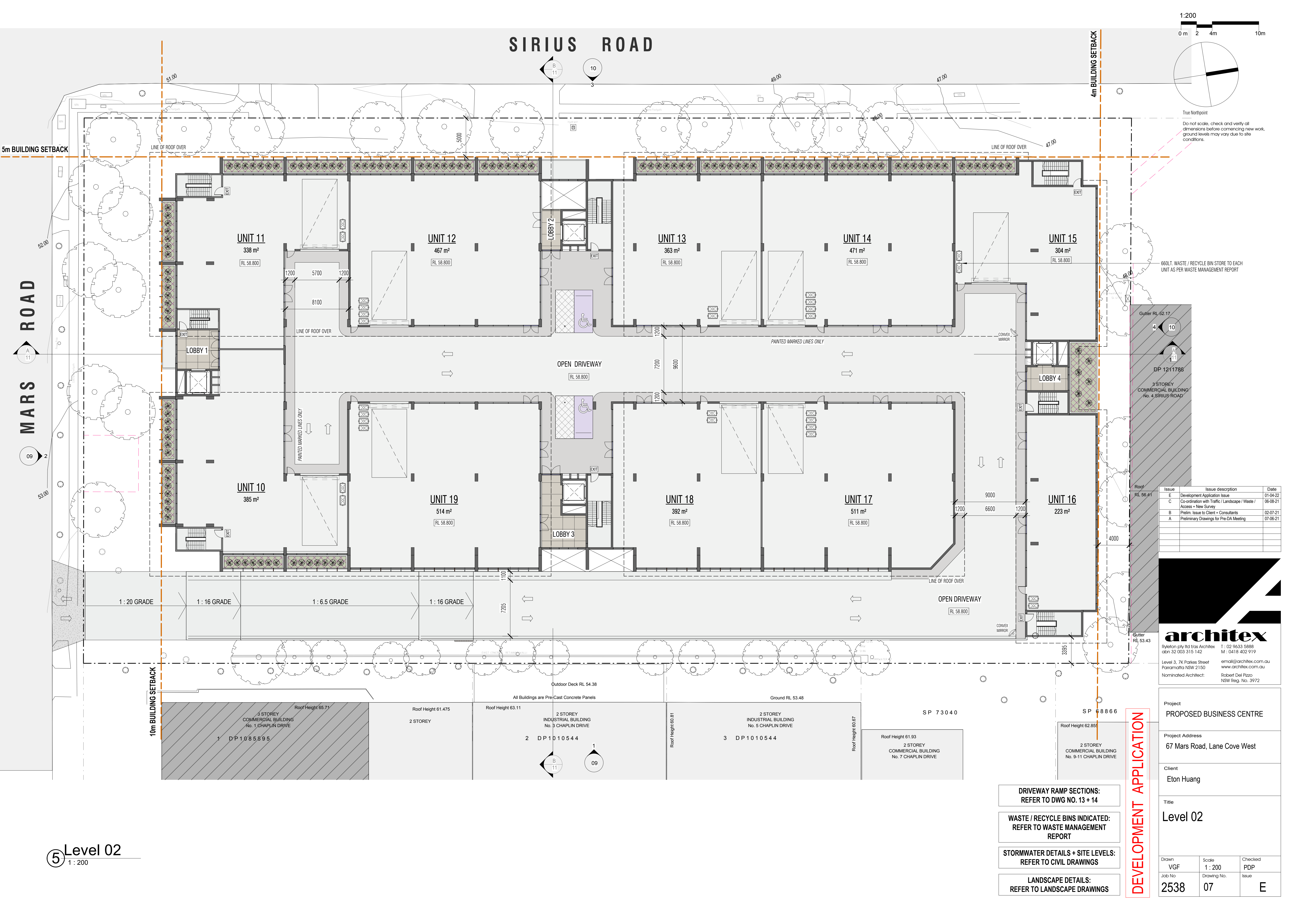
Client  
**Eton Huang**

Title <b>Level 01</b>		
Drawn VGF	Scale 1 : 200	Checked PDP
Job No <b>2538</b>	Drawing No. <b>06</b>	Issue <b>E</b>

- DRIVEWAY RAMP SECTIONS:  
REFER TO DWG NO. 13 + 14
- WASTE / RECYCLE BINS INDICATED:  
REFER TO WASTE MANAGEMENT  
REPORT
- STORMWATER DETAILS + SITE LEVELS:  
REFER TO CIVIL DRAWINGS
- LANDSCAPE DETAILS:  
REFER TO LANDSCAPE DRAWINGS

DEVELOPMENT APPLICATION

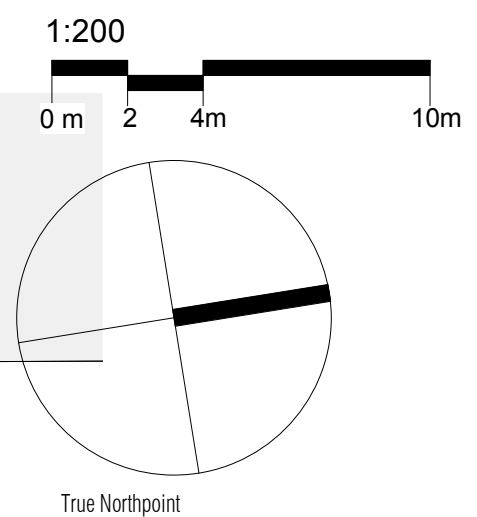




SIRIUS ROAD

MARS ROAD

Level 02  
1 : 200



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Issue	Issue description	Date
E	Development Application Issue	01-04-22
C	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
B	Prelim. Issue to Client + Consultants	02-07-21
A	Preliminary Drawings for Pre-DA Meeting	07-06-21

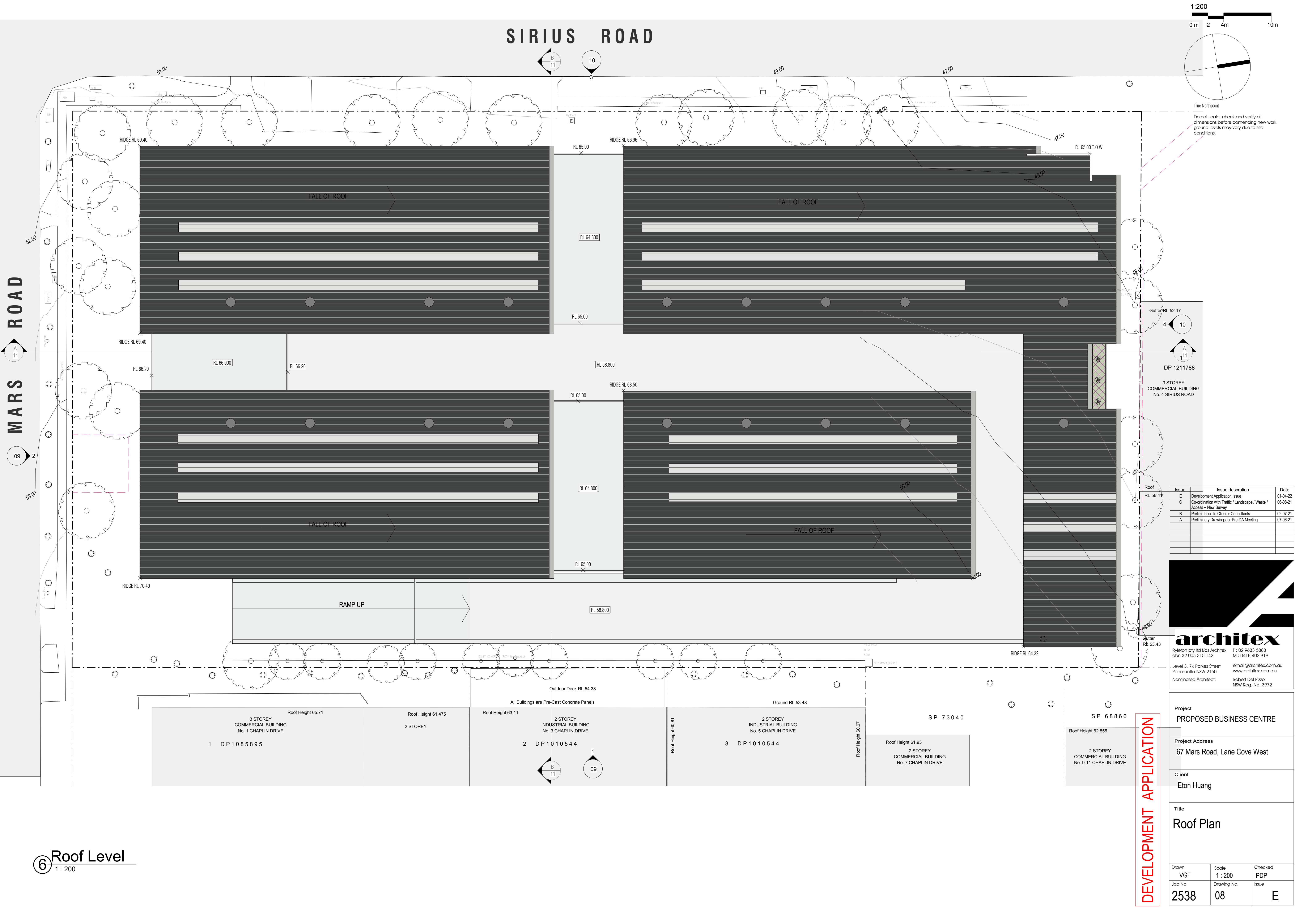
**architex**  
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Project	PROPOSED BUSINESS CENTRE		
Project Address	67 Mars Road, Lane Cove West		
Client	Eton Huang		
Title	Level 02		
Drawn	Scale	Checked	
VGf	1 : 200	PDP	
Job No	Drawing No.	Issue	
2538	07	E	

- DRIVEWAY RAMP SECTIONS:  
REFER TO DWG NO. 13 + 14
- WASTE / RECYCLE BINS INDICATED:  
REFER TO WASTE MANAGEMENT  
REPORT
- STORMWATER DETAILS + SITE LEVELS:  
REFER TO CIVIL DRAWINGS
- LANDSCAPE DETAILS:  
REFER TO LANDSCAPE DRAWINGS

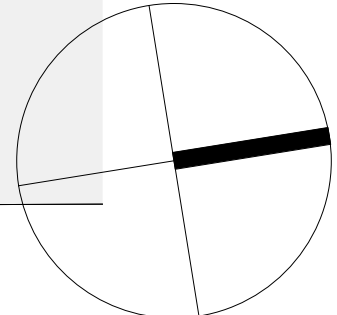
DEVELOPMENT APPLICATION



SIRIUS ROAD

MARS ROAD

1:200  
0 m 2 4m 10m



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Gutter RL 52.17  
4 10  
A 11  
DP 1211788  
3 STOREY  
COMMERCIAL BUILDING  
No. 4 SIRIUS ROAD

Issue	Issue description	Date
E	Development Application Issue	01-04-22
C	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
B	Prelim. Issue to Client + Consultants	02-07-21
A	Preliminary Drawings for Pre-DA Meeting	07-06-21



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Project PROPOSED BUSINESS CENTRE		
Project Address 67 Mars Road, Lane Cove West		
Client Eton Huang		
Title Roof Plan		
Drawn VGF	Scale 1 : 200	Checked PDP
Job No 2538	Drawing No. 08	Issue E

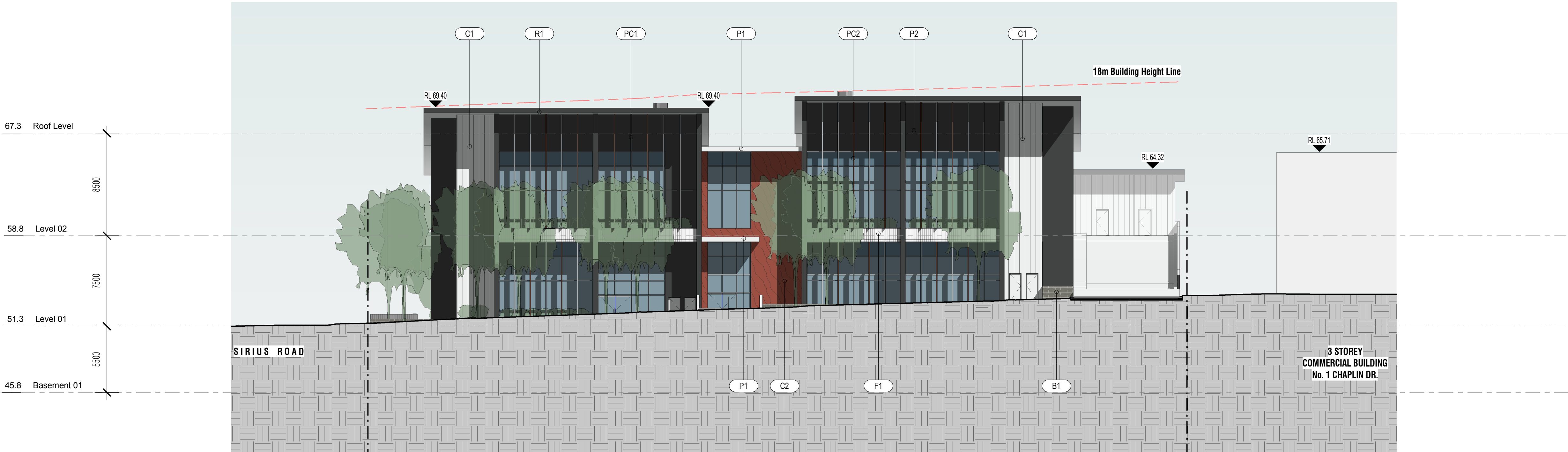
6 Roof Level  
1 : 200

DEVELOPMENT APPLICATION





① East Elevation  
1 : 200



② South Elevation - Mars Road  
1 : 200

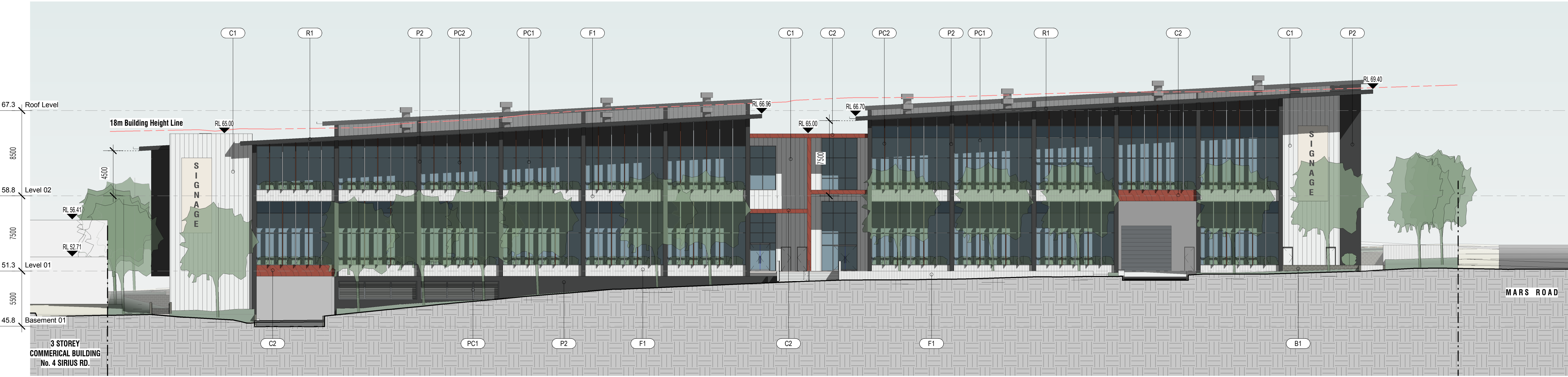
Issue	Issue description	Date
E	Development Application Issue	01-04-22
C	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
B	Prelim. Issue to Client + Consultants	02-07-21
A	Preliminary Drawings for Pre-DA Meeting	07-06-21

**architex**  
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Parramatta NSW 2150  
Nominated Architect:

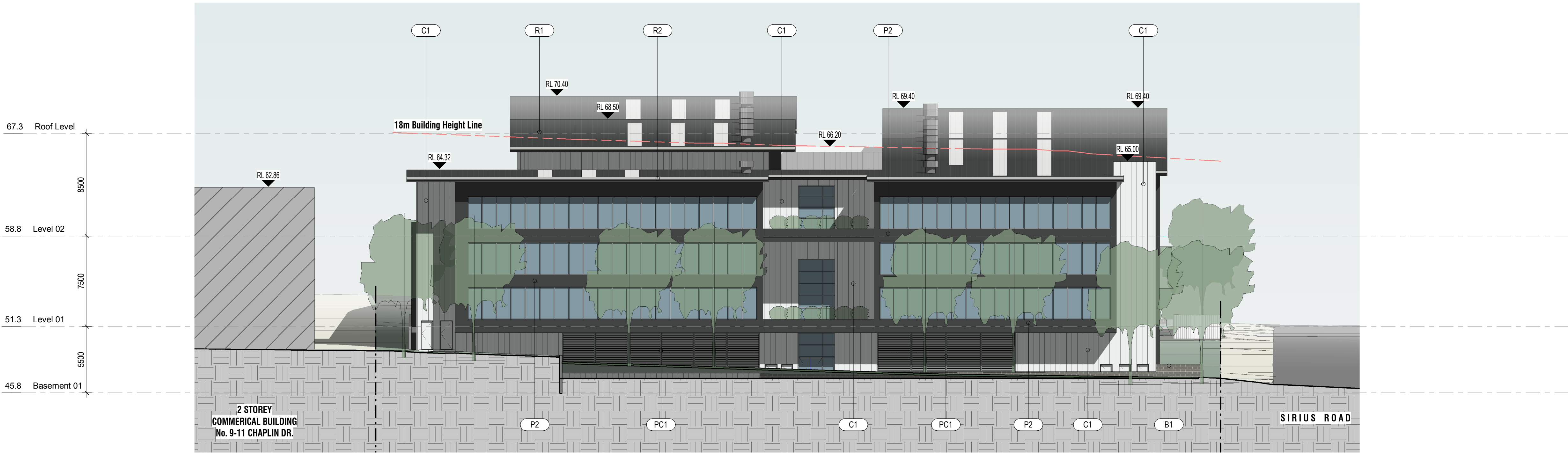
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www.architex.com.au  
Robert Del Pizzo  
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project	PROPOSED BUSINESS CENTRE	
Project Address	67 Mars Road, Lane Cove West	
Client	Eton Huang	
Title	Site Elevations	
Drawn	Scale	Checked
VGf	1 : 200	PDP
Job No	Drawing No.	Issue
2538	09	E



③ West Elevation - Sirius Road  
1 : 200



④ North Elevation  
1 : 200

Issue	Issue description	Date
E	Development Application Issue	01-04-22
C	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
B	Prelim. Issue to Client + Consultants	02-07-21
A	Preliminary Drawings for Pre-DA Meeting	07-06-21

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Robert Del Pizzo  
NSW Reg. No. 3972

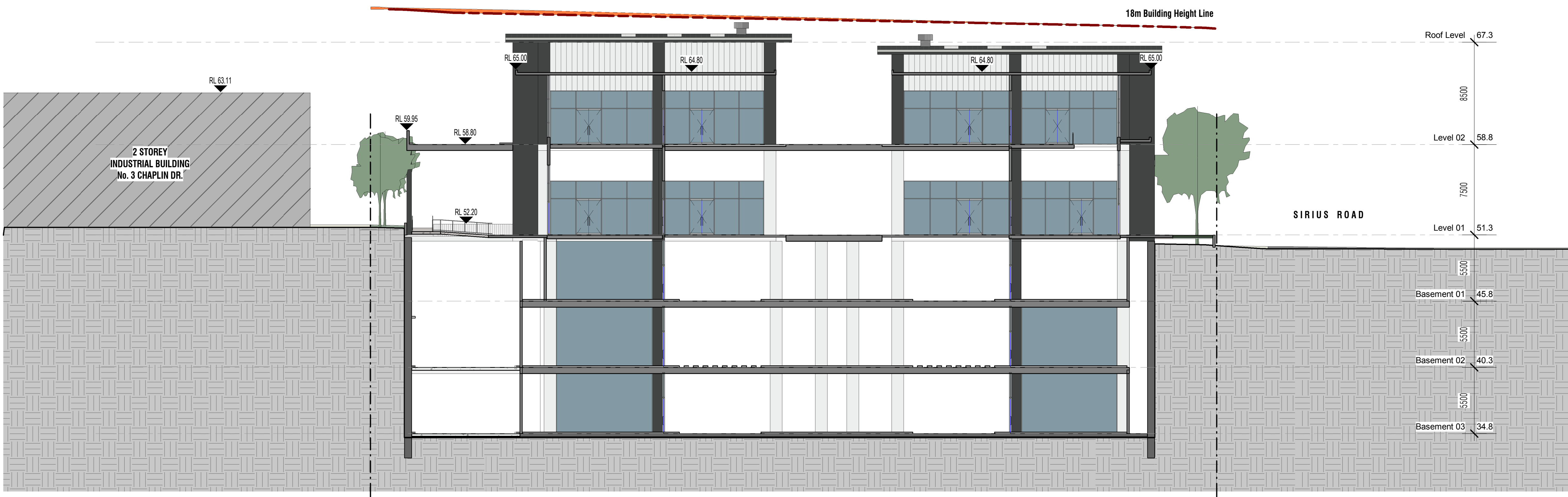
Project	PROPOSED BUSINESS CENTRE	
Project Address	67 Mars Road, Lane Cove West	
Client	Eton Huang	
Title	Site Elevations	
Drawn VGF	Scale 1 : 200	Checked PDP
Job No 2538	Drawing No. 10	Issue E

DEVELOPMENT APPLICATION





**A** Section A - A  
1 : 200



**B** Section B - B  
1 : 200

Issue	Issue description	Date
E	Development Application Issue	01-04-22
C	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
B	Prelim. Issue to Client + Consultants	02-07-21
A	Preliminary Drawings for Pre-DA Meeting	07-06-21

**architex**

Ryleton pty ltd t/as Architex  
abn 32 003 315 142

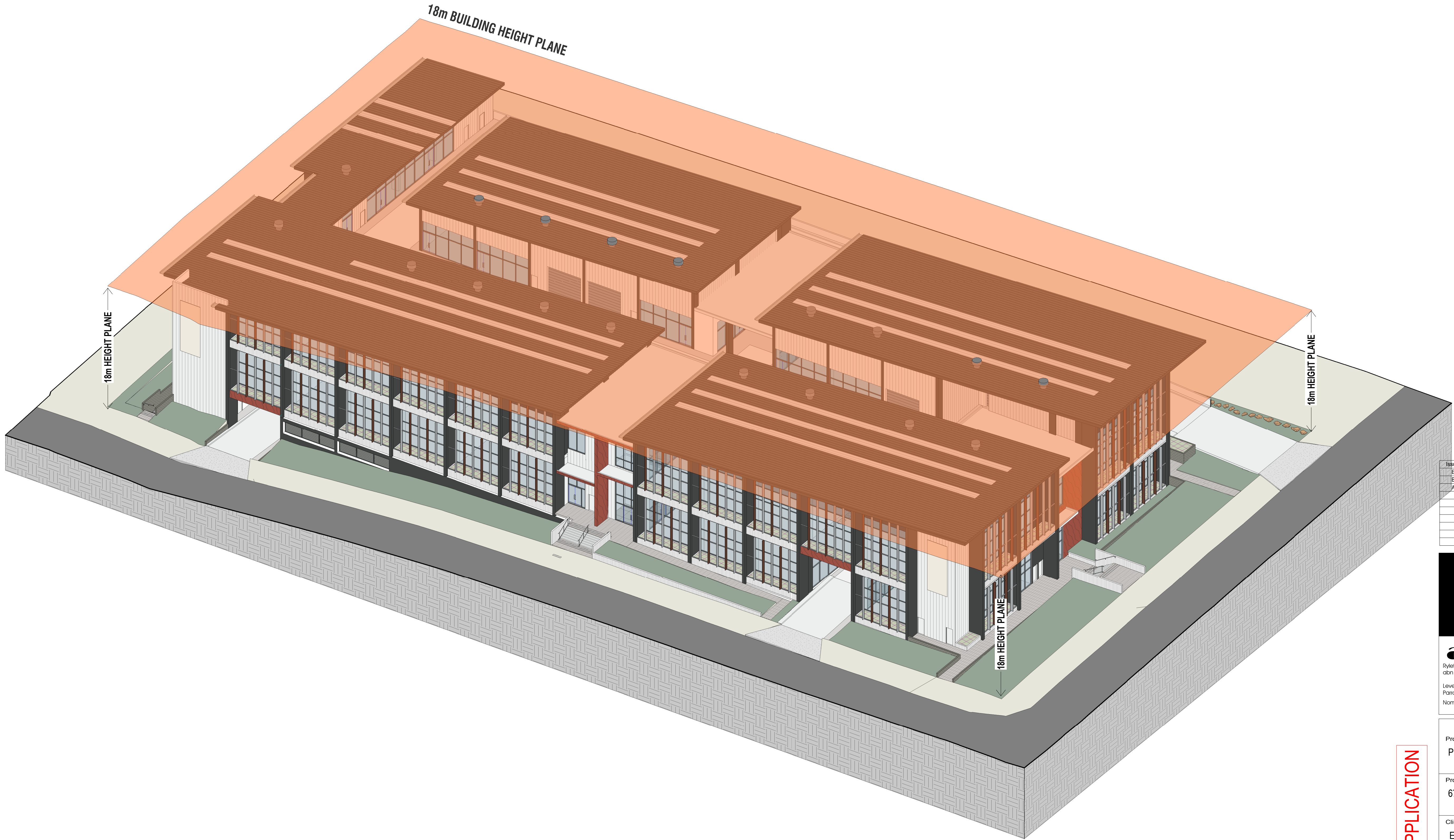
Level 3, 7K Parkes Street  
Parramatta NSW 2150  
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NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project PROPOSED BUSINESS CENTRE		
Project Address 67 Mars Road, Lane Cove West		
Client Eton Huang		
Title Site Sections		
Drawn VGF	Scale 1 : 200	Checked PDP
Job No 2538	Drawing No. 11	Issue E





① 3D Building Height Plane

Issue	Issue description	Date
E	Development Application Issue	01-04-22
B	Prelim. Issue to Client + Consultants	02-07-21
A	Preliminary Drawings for Pre-DA Meeting	07-06-21



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Parramatta NSW 2150  
Nominated Architect:

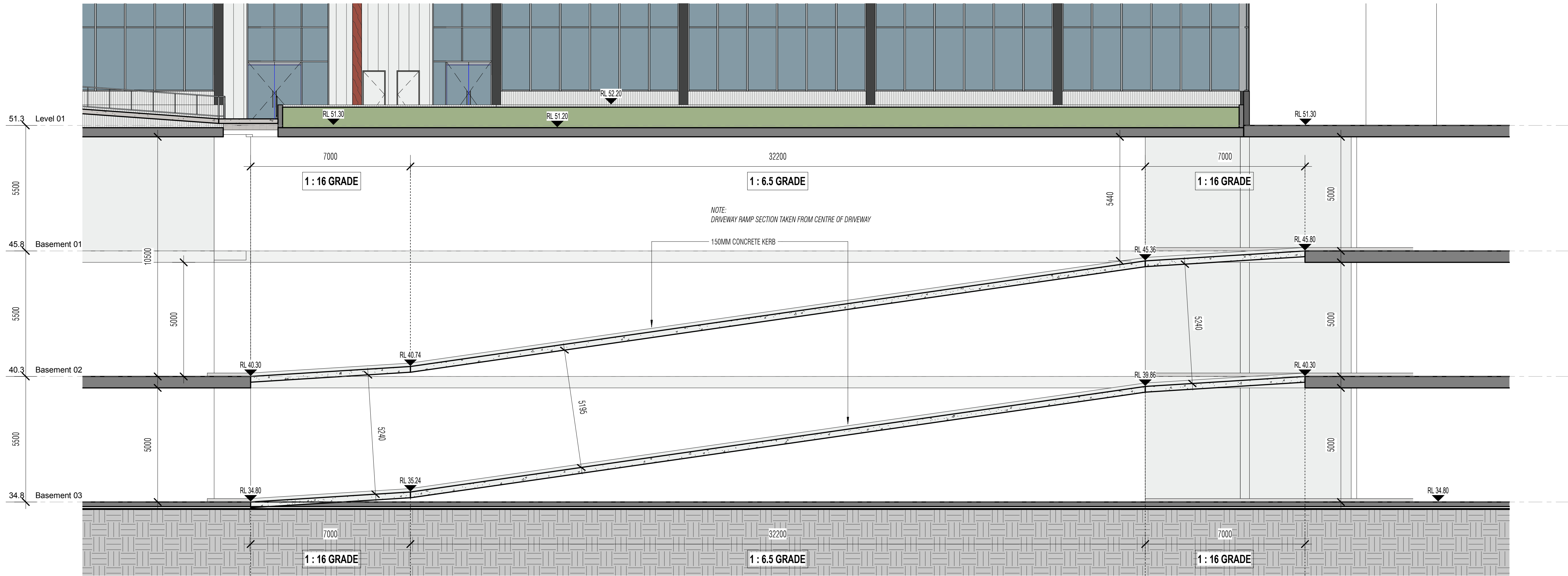
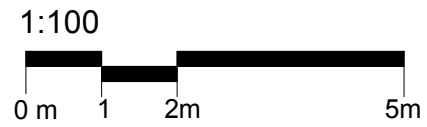
T : 02 9633 5888  
M : 0418 402 919  
email@architex.com.au  
www.architex.com.au  
Robert Del Pizzo  
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Project PROPOSED BUSINESS CENTRE		
Project Address 67 Mars Road, Lane Cove West		
Client Eton Huang		
Title 3D Buiding Height Plane		
Drawn VGF	Scale	Checked PDP
Job No 2538	Drawing No. 12	Issue E

DEVELOPMENT APPLICATION







④ Section Thru Basement Driveway Ramps  
1 : 100

Issue	Issue description	Date
E	Development Application Issue	01-04-22
B	Prelim. Issue to Client + Consultants	02-07-21

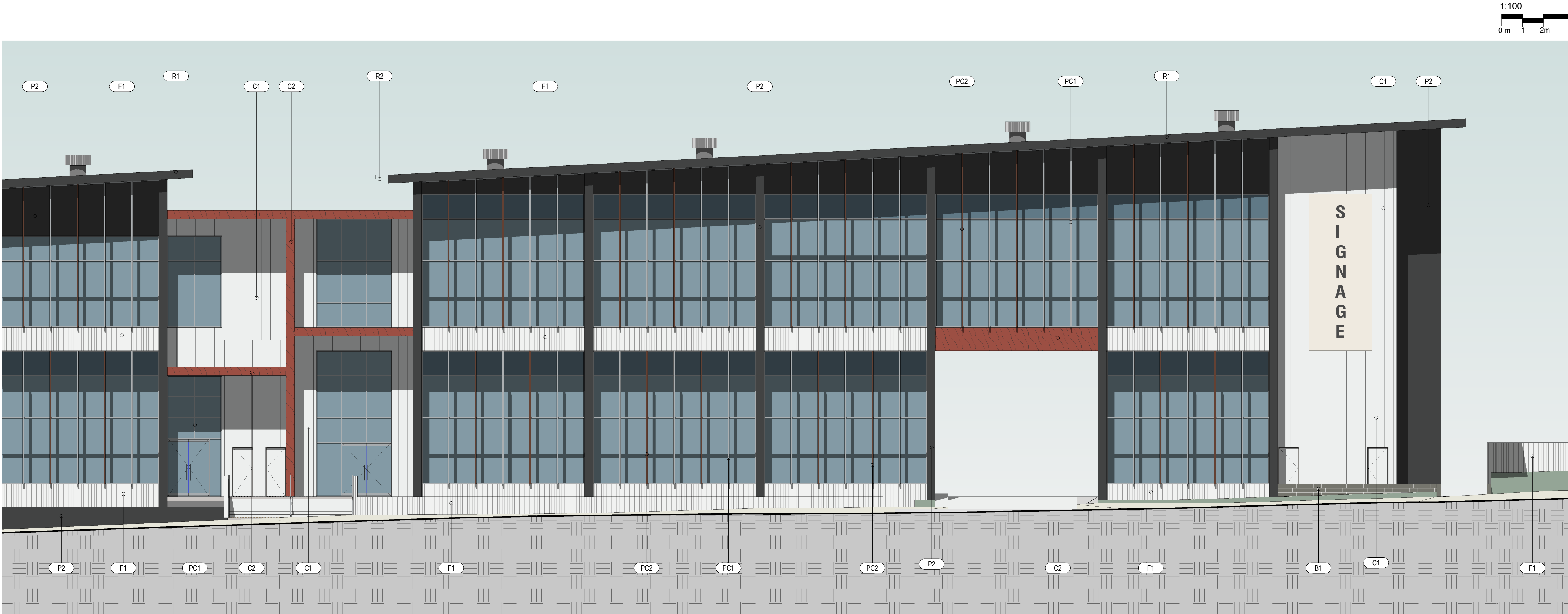


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www.architex.com.au  
Robert Del Pizzo  
NSW Reg. No. 3972

Project PROPOSED BUSINESS CENTRE		
Project Address 67 Mars Road, Lane Cove West		
Client Eton Huang		
Title Driveway Ramp Sections		
Drawn PDP	Scale 1 : 100	Checked RDP
Job No 2538	Drawing No. 14	Issue E

DEVELOPMENT APPLICATION



1

Schedule of Finishes

1 : 100

Schedule of Materials and Finishes					
Code	Application	Manufacturer	Finish	Product ID / Descriptio	Sample
P1	Paint Finish 1	Dulux	Lexicon Half	SW1 G2	<div></div>
P2	Paint Finish 2	Dulux	Colorbond Monument	C29	<div></div>
F1	Painted Concrete Rippled Edge Formwork	Dulux	Lexicon Half	SW1 G2	<div></div>
C1	Wall Cladding 1	James Hardie	Axon Cladding	404418 - 400mm wide	<div></div>
		Dulux Painted	Lexicon Half	SW1 G2	
C2	Wall Cladding 2	Timber Panels	Bush Cherry (or similar)	600x1200mm (or similar)	<div></div>
PC1	Windows / Handrails / Vertical Blades	Dulux Duratec	Eternity Silver Pearl	9007024Q	<div></div>
PC2	Feature Vertical Blades	Colorbond	Terrain	C34	<div></div>
R1	Roof Sheeting 1	Colorbond	Monument		<div></div>
R2	Gutters + Downpipes	Colorbond	Shale Grey		<div></div>
B1	Retaining Walls	Boral	Split Face Block	Charcoal	<div></div>

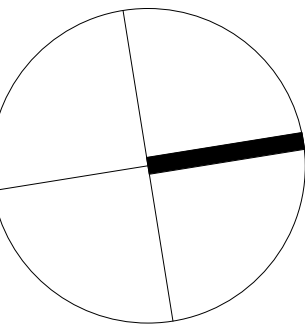
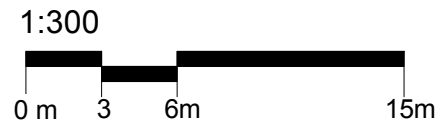
DEVELOPMENT APPLICATION

Issue	Issue description	Date
E	Development Application Issue	01-04-22
B	Prelim. Issue to Client + Consultants	02-07-21

**architex**  
Ryleton pty ltd t/as Architex  
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Parramatta NSW 2150  
Nominated Architect:

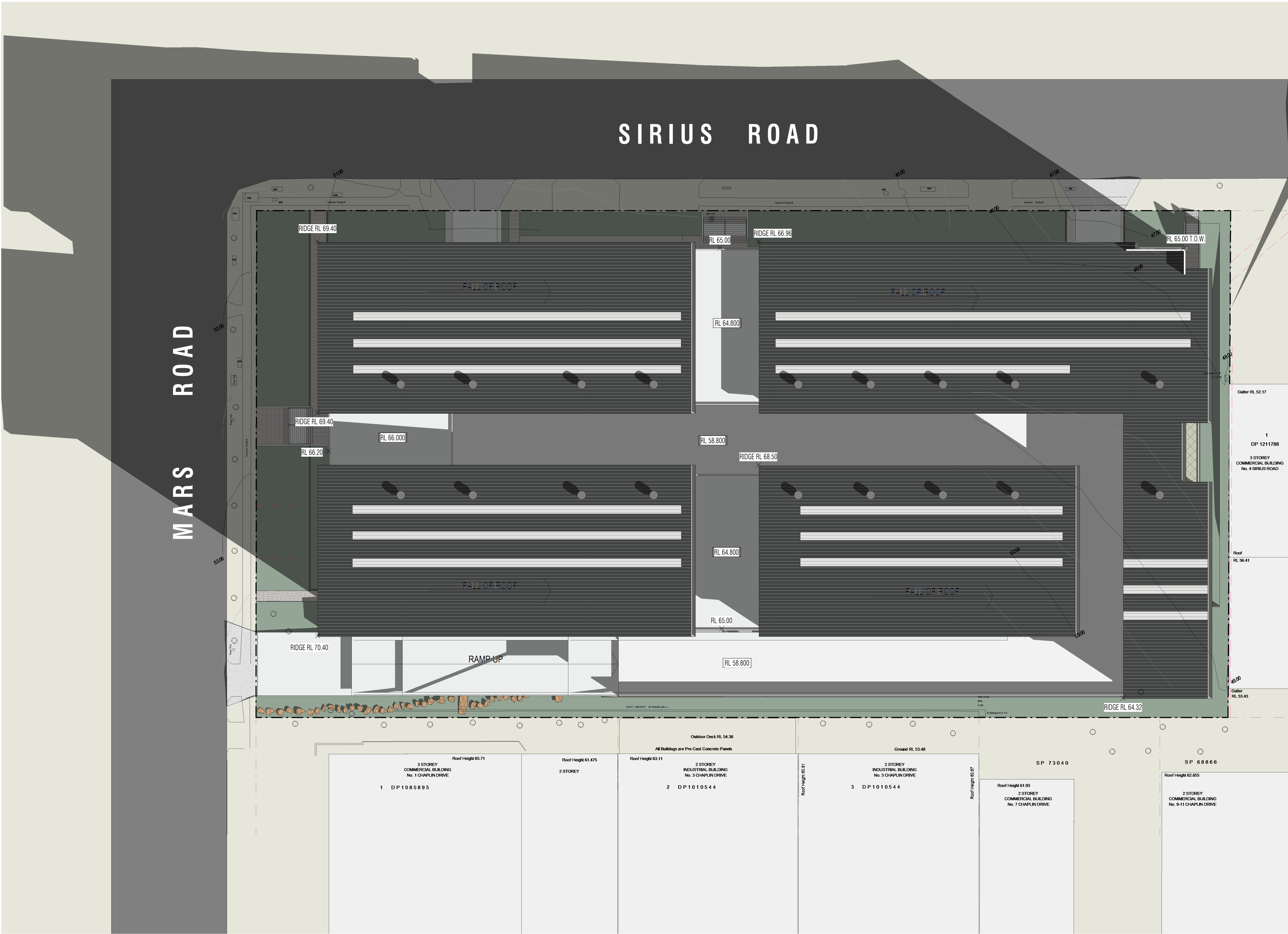
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M : 0418 402 919  
email@architex.com.au  
www.architex.com.au  
Robert Del Pizzo  
NSW Reg. No. 3972

Project PROPOSED BUSINESS CENTRE		
Project Address 67 Mars Road, Lane Cove West		
Client Eton Huang		
Title Schedule of Finishes		
Drawn PDP	Scale 1 : 100	Checked RDP
Job No 2538	Drawing No. 15	Issue E



True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



Issue	Issue description	Date
E	Development Application Issue	01-04-22
C	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
B	Prelim. Issue to Client + Consultants	02-07-21



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www.architex.com.au  
Robert Del Pizzo  
NSW Reg. No. 3972

DEVELOPMENT APPLICATION

Project  
PROPOSED BUSINESS CENTRE

Project Address  
67 Mars Road, Lane Cove West

Client  
Eton Huang

Title  
Shadow Diagrams

Drawn PDP	Scale 1 : 300	Checked RDP
Job No 2538	Drawing No. 16	Issue E

① Shadow Diagram - 9am 21st June  
1 : 300



1:300

0 m

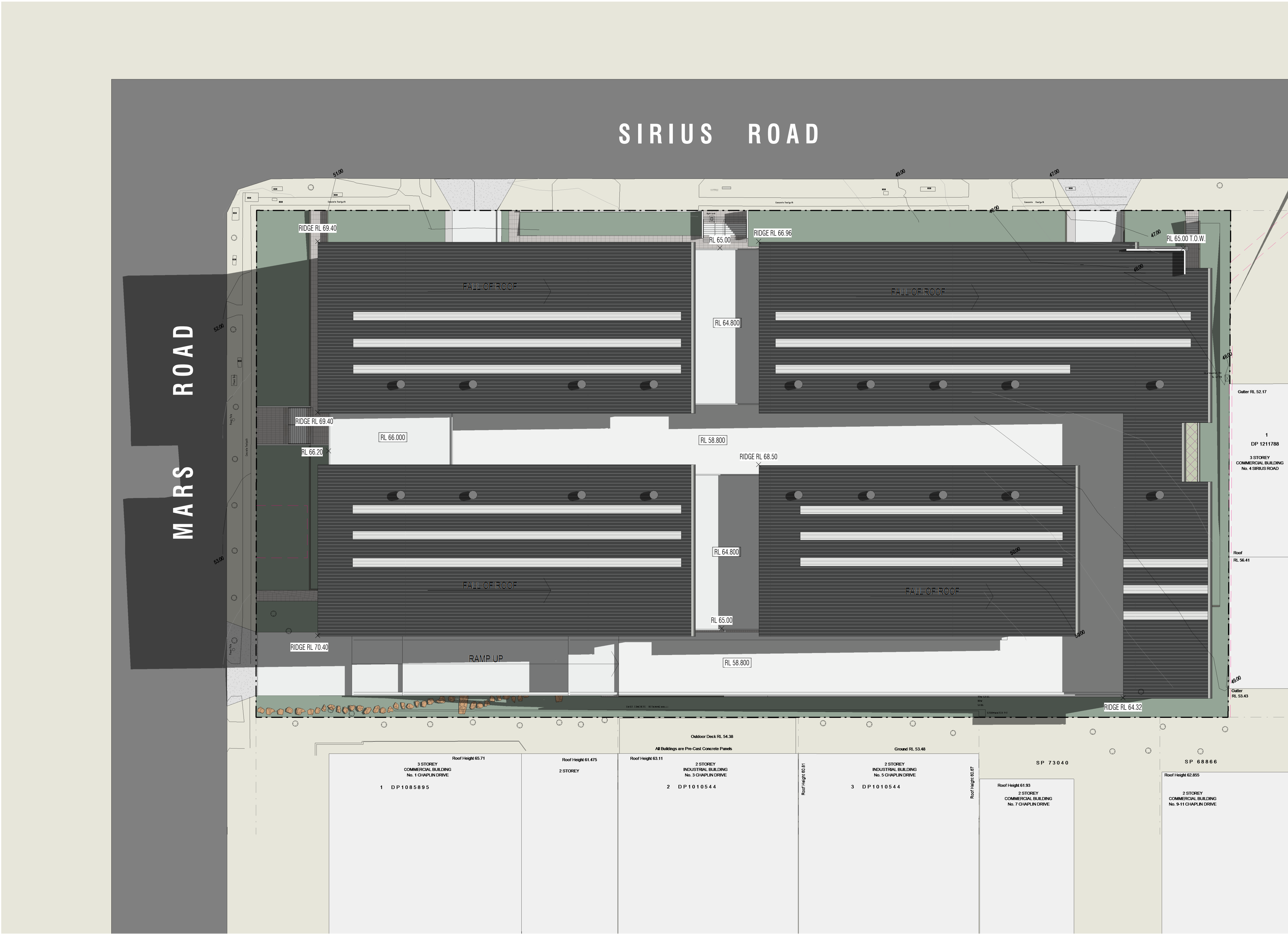
3

6m

15m

True Northpoint

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



Issue	Issue description	Date
E	Development Application Issue	01-04-22
C	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
B	Prelim. Issue to Client + Consultants	02-07-21

architex

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Robert Del Pizzo  
NSW Reg. No. 3972

Project PROPOSED BUSINESS CENTRE		
Project Address 67 Mars Road, Lane Cove West		
Client Eton Huang		
Title Shadow Diagrams		
Drawn PDP	Scale 1 : 300	Checked RDP
Job No 2538	Drawing No. 17	Issue E

② Shadow Diagram - 12noon 21st June

1 : 300

DEVELOPMENT APPLICATION

1:300

0 m

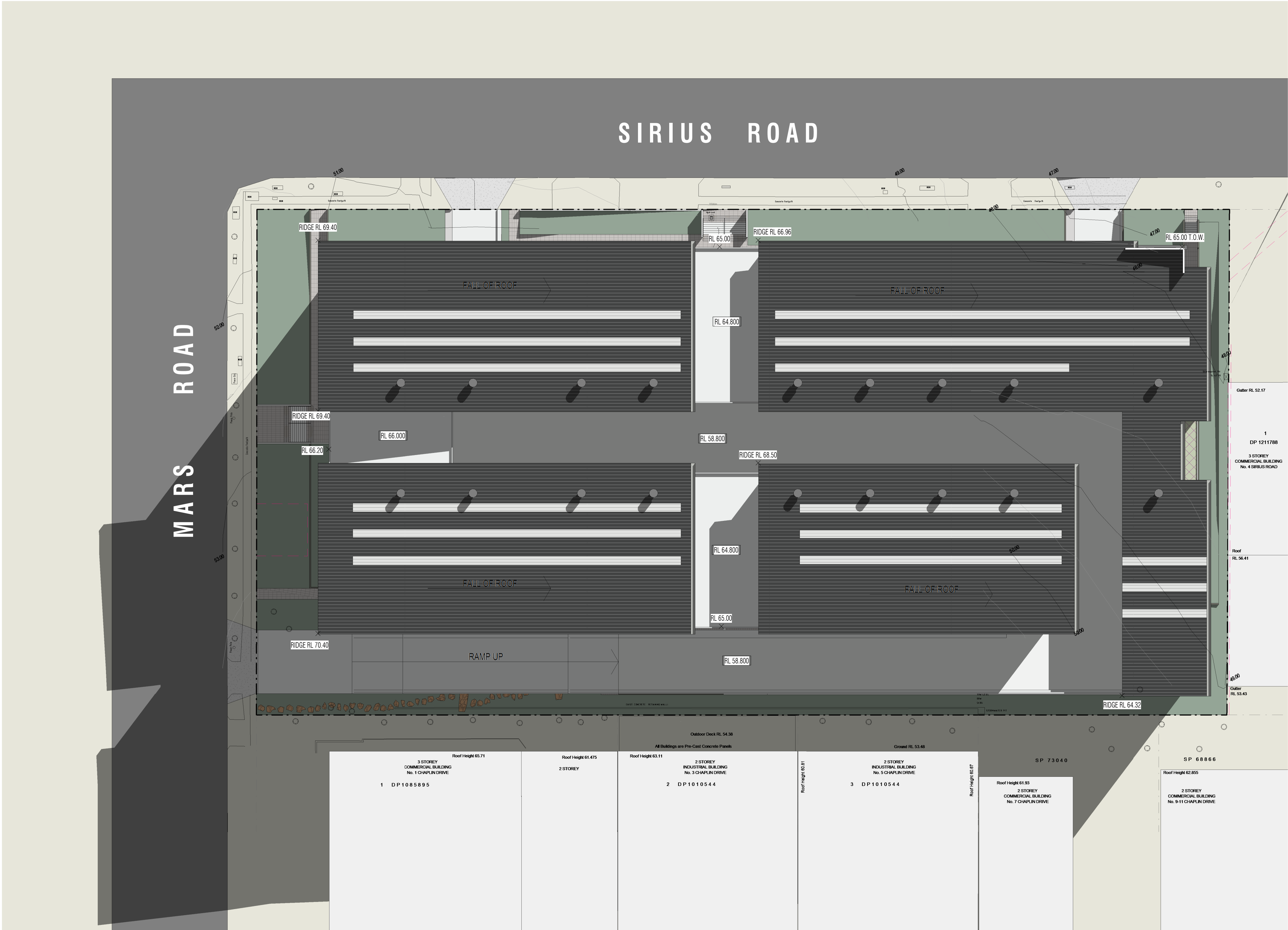
3

6m

15m

True Northpoint

Do not scale, check and verify all dimensions before comencing new work, ground levels may vary due to site conditions.



Issue	Issue description	Date
E	Development Application Issue	01-04-22
C	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
B	Prelim. Issue to Client + Consultants	02-07-21

architex

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NSW Reg. No. 3972

Project PROPOSED BUSINESS CENTRE		
Project Address 67 Mars Road, Lane Cove West		
Client Eton Huang		
Title Shadow Diagrams		
Drawn PDP	Scale 1 : 300	Checked RDP
Job No 2538	Drawing No. 18	Issue E

③ Shadow Diagram - 3pm 21st June  
1 : 300



---

## Appendix C - Groundwater Bore Search

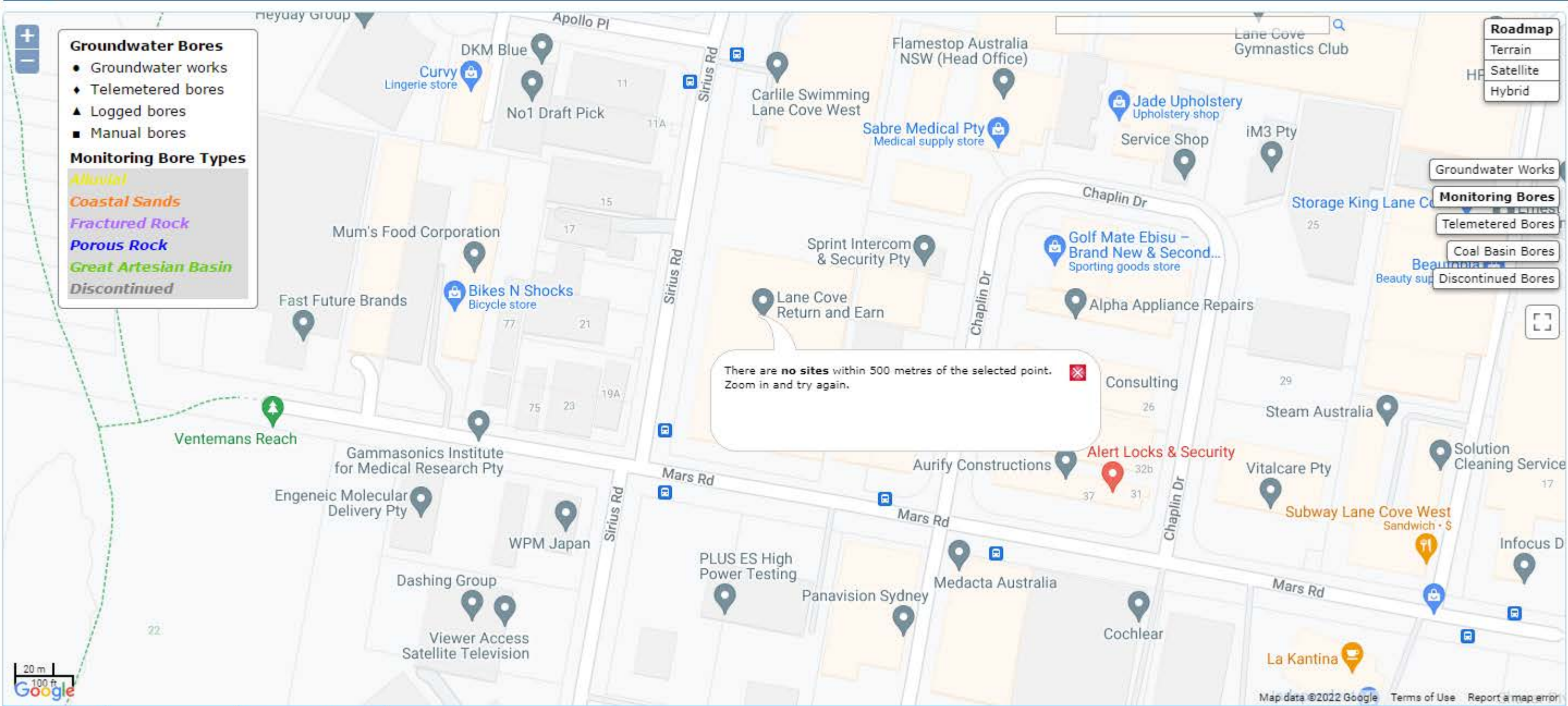
---

# GREATER SYDNEY REGION

[bookmark this page](#)

All data times are Eastern Standard Time

Map



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## Appendix D - Site Photographs

---





**Photograph 1:** The western site boundary, facing Sirius Road.



**Photograph 2:** Site frontage, facing north from Mars Road.





**Photograph 3:** Eastern site boundary.



**Photograph 4:** Rear parking area.





**Photograph 5:** Asbestos warning sign on building.



**Photograph 6:** FCS fragments on the eastern site boundary.





**Photograph 7:** Waste oil drums in parking area.



**Photograph 8:** Waste / off-cut items in parking area.



**Photograph 9:** Wastes in parking area.



---

## Appendix E – Land Titles Information

---



ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

**Summary of Owners Report**

**Address: - 67 Mars Road, Lane Cove West, NSW 2066**

**Description: - Lot 10 D.P. 1036457**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
01.10.1920 (1920 to 1920)	Charles Justus Folbigg (Gentleman)	Volume 2603 Folio 41
04.12.1920 (1920 to 1925)	Anne May Daly Mary Bruton Mary Magdalene Healy Laura Isabel Hooke	Volume 2603 Folio 41
23.06.1925 (1925 to 1930)	Mary Bruton (Spinster) Mary Magdalene Healy Laura Isabel Hooke (Spinster) (Notice of Death – Not Investigated)	Volume 2603 Folio 41
28.11.1930 (1930 to 1938)	Mary Bruton (Spinster) Laura Isabel Hooke (Spinster) Eleanor Daniel (Spinster) Elizabeth Tyler (Spinster) Catherine Lyhane (Spinster) Helena Kane (Spinster)	Volume 2603 Folio 41
06.07.1938 (1938 to 1947)	Eleanor Daniel (Spinster) Elizabeth Tyler (Spinster) Catherine Lyhane (Spinster) Helena Kane (Spinster) (Notice of Death – Not Investigated)	Volume 2603 Folio 41
15.07.1947 (1947 to 1948)	Trustees of the Sisters of Charity of Australia	Volume 2603 Folio 41
10.08.1948 (1948 to 1956)	The Trustees of the Christian Brothers	Volume 2603 Folio 41
05.09.1956 (1956 to 1974)	Philips Electrical Industries Pty. Limited	Volume 2603 Folio 41 Now Volume 7265 Folio 229
10.11.1974 (1974 to 1980)	Philips Industries Holdings Pty. Limited	Volume 7265 Folio 229
01.09.1980 (1980 to 1987)	Local Government Superannuation Board	Volume 7265 Folio 229 Now Volume 14963 Folio 133
01.05.1987 (1987 to 1997)	Public Authorities Superannuation Board Now SAS Trustee Corporation	Volume 14963 Folio 133 Now 1/629424

**Continued Over.**

Email: [mark.groll@infotrack.com.au](mailto:mark.groll@infotrack.com.au)

Email: [taylor.wilson@infotrack.com.au](mailto:taylor.wilson@infotrack.com.au)



ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.08.1997 (1997 to 2002)	Energy Industries Superannuation Scheme Pty Limited	1/629424 Now 10/1036457
09.04.2002 (2002 to Date)	# Australian Catseye Group Pty Ltd. Now # Lane Cove West Development Pty Ltd	10/1036457

**# Denotes current registered proprietor**

**Leases, excluding premises: -**






























- 06.09.1938 (C724288): Lease to Lloyd Kellaway (Clerk) and Ivan Harold Richards (Dentist). Expired by effluxion of time 12.11.1948.
- 24.09.1980 (332861): Lease to Philips Industries Holdings Pty. Limited, together with option of renewal. Expires: 02.04.1983. Expired: 25.02.1985.
- Various leases were found from 01.11.1988 that since been surrendered or expired by effluxion of time – Not Investigated.
- 18.08.2000 (6985913): Lease to Ausgrid (See AJ71566) of Substation No. 7577 & Substation No. 7578 together with right of way and easement for electricity purposes over another part of the land above described shown in plan with 6985913. Expires: 30.06.2049.
  - o 28.02.2017 (AK971351): Lease of lease 5043142 to Blue Asset Partner Pty Ltd, Eric Alpha Assess Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd, Eric Alpha Asset Corporation 4 Pty Ltd. Expires: See dealing. Clause 2.3 (b) (ii).
  - o 28.02.2017 (AK971352): Lease of lease AK971351 to Blue OP Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd, Eric Alpha Operator Corporation 4 Pty Ltd. Expires: See dealing. Clause 12.1.
  - o 28.02.2017 (AK971571): Change of name affecting lease 5043142 lessee now Alpha Distribution Ministerial Holding Corporation.

**Easements: - NIL**

---

Yours Sincerely  
Taylor Wilson  
24<sup>th</sup> May 2022



	Status	Surv/Comp	Purpose
DP5762 Lot(s): 1, 2			
 DP1236437	REJECTED	SURVEY	CONSOLIDATION
DP217565 Lot(s): 1			
 DP268727	REGISTERED	SURVEY	SURVEY INFORMATION ONLY
 DP1025988	REGISTERED	SURVEY	SURVEY INFORMATION ONLY
DP581355 Lot(s): 2			
 DP1236437	REJECTED	SURVEY	CONSOLIDATION
DP608309 Lot(s): 1			
 DP1089483	REGISTERED	COMPILATION	EASEMENT
DP1010544 Lot(s): 2, 3, 7, 11, 15, 22, 26			
 DP418053	HISTORICAL	COMPILATION	UNRESEARCHED
DP1032666 Lot(s): 1			
 DP418053	HISTORICAL	COMPILATION	UNRESEARCHED
 DP1010544	HISTORICAL	SURVEY	SUBDIVISION
DP1036457 Lot(s): 10			
 DP629424	HISTORICAL	COMPILATION	CONSOLIDATION
DP1085895 Lot(s): 1			
 DP418053	HISTORICAL	COMPILATION	UNRESEARCHED
 DP1010544	HISTORICAL	SURVEY	SUBDIVISION
 SP75872	REGISTERED	COMPILATION	PART STRATA
DP1093215 Lot(s): 100			
 DP379513	HISTORICAL	COMPILATION	UNRESEARCHED
DP1112489 Lot(s): 5, 6, 7			
 DP1118322	REGISTERED	SURVEY	EASEMENT
Lot(s): 4, 5, 6, 7			
 DP882887	HISTORICAL	SURVEY	SUBDIVISION
 DP1005545	HISTORICAL	SURVEY	SUBDIVISION
 DP1021623	HISTORICAL	SURVEY	SUBDIVISION
 DP1086157	HISTORICAL	SURVEY	SUBDIVISION
 DP1112487	HISTORICAL	SURVEY	SUBDIVISION
DP1211788 Lot(s): 1, 2			
 DP629424	HISTORICAL	COMPILATION	CONSOLIDATION
 DP1036457	HISTORICAL	SURVEY	SUBDIVISION
DP1271404 Lot(s): 1			
 DP241877	HISTORICAL	SURVEY	SUBDIVISION
 DP884454	HISTORICAL	SURVEY	SUBDIVISION
 DP1151370	HISTORICAL	SURVEY	SUBDIVISION
 DP1179953	HISTORICAL	SURVEY	ROADS ACT, 1993
 DP1280249	REGISTERED	SURVEY	EASEMENT
 DP1284467	UNREGISTERED	SURVEY	EASEMENT
 NSW GAZ.	14-08-2015		Folio : 2482
ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993			
LOT 26 AND 28 DP1179953			
 LOTS 26 AND 28 DP1179953 IS REQUIRED FOR ROAD PURPOSES - SEE AP483399			

**Caution:** This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL** **ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.



Signed by Energy Industries  
Superannuation Scheme  
by limited (MCNC 77 947 285)  
and signed by the attorneys  
under power of attorney  
Registered Book 4318  
MC 75

Bill - 3rd year

Q. & Code SW 1015 CODE

Crown Lands Office Approval

PLAN APPROVED .....  
Authorised Officer

Land District .....  
Paper No. ....  
Field Book ..... pages

## Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed

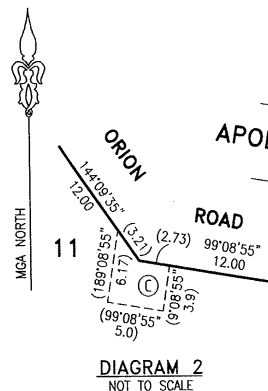
subdivision

Lane Cove Council  
14<sup>th</sup> March 2002  
Page no: 2979  
62/01

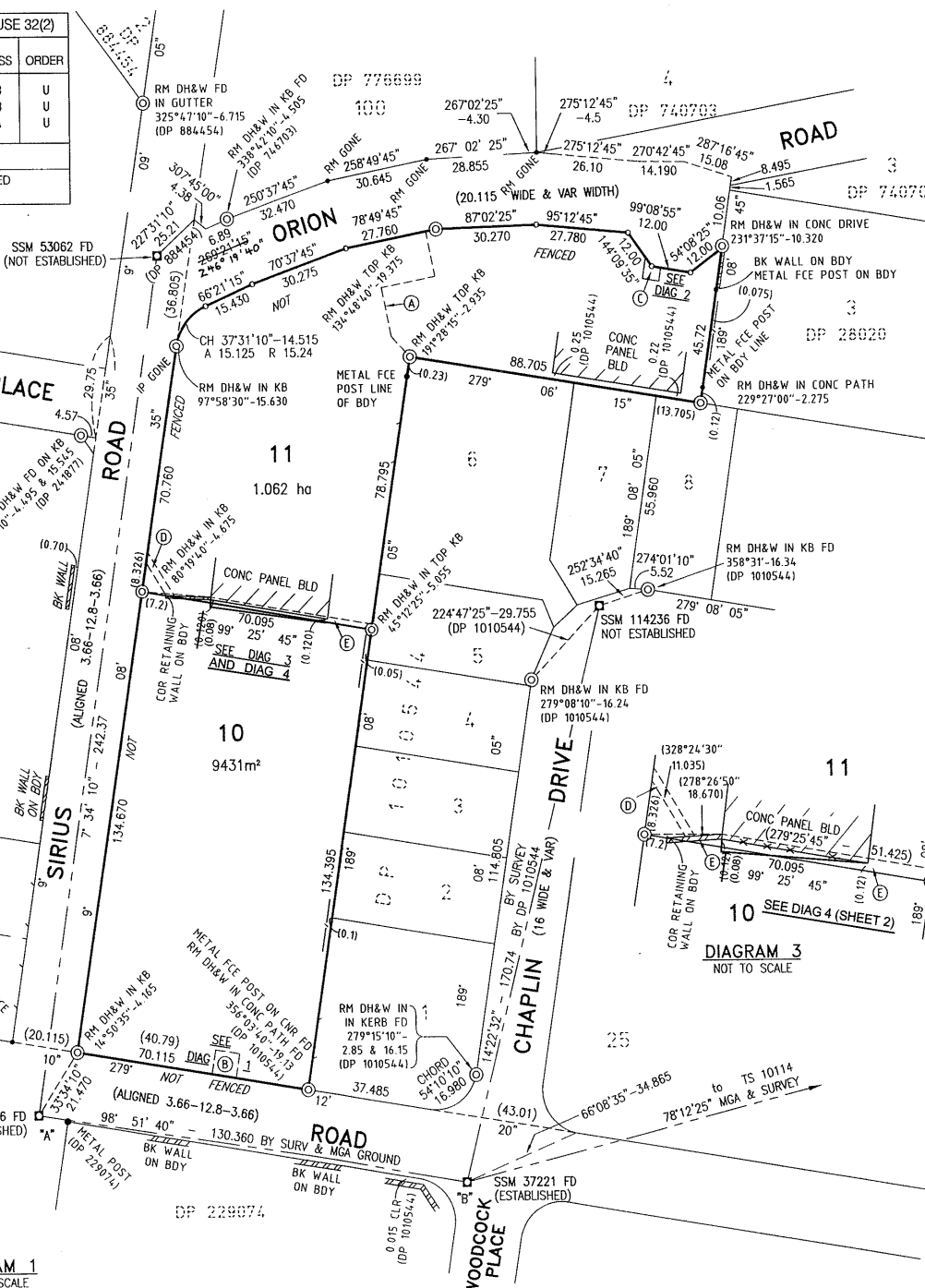
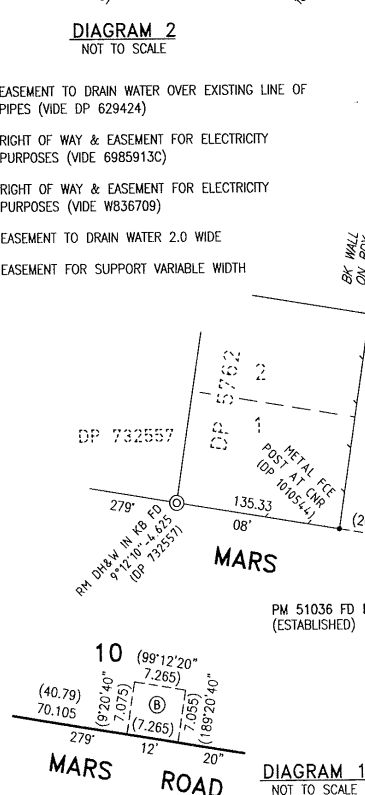
Note:  
When the plan is to be lodged electronically in the Land Titles Office, it should include a signature in an electronic or digital format approved by the Registrar-General.

SURVEYORS REFERENCE: A945-001a.dwg

SURVEYORS (PRACTICE) REGULATIONS 1996 : CLAUSE 32(2)					
MARK	M.G.A. CO-ORDINATES		ZONE	CLASS	ORDER
	EASTING	NORTHING			
PM 51036	328 404.850	6 257 302.954	56	B	U
SSM 37221	328 533.647	6 257 282.873	56	B	U
TS 10114	331 609.442	6 257 925.053	56	A	U
COMBINED SEA LEVEL SCALE FACTOR = 0.99995					
SOURCE: M.G.A. CO-ORDINATES AND SCALE FACTOR ADOPTED FROM SCIMS ON THE 23-10-2001					



- (A) EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (VIDE DP 629424)
- (B) RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES (VIDE 6985913C)
- (C) RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES (VIDE W836709)
- (D) EASEMENT TO DRAIN WATER 2.0 WIDE
- (E) EASEMENT FOR SUPPORT VARIABLE WIDTH



DP1036457 (E)

Registered:  21-3-2002

CA: SEE CERTIFICATE

Title System : TORRENS

Purpose : SUBDIVISION

Ref Map : U 0952 - 23, 24, &amp; 51

Last Plan : DP629424

PLAN OF SUBDIVISION  
OF LOT 1 DP 629424

Lengths are in metres.      Reduction Ratio 1: 1000

L.G.A.: LANE COVE

Locality: LANE COVE

Parish: WILLOUGHBY

County: CUMBERLAND

This is sheet 1 of my plan in ~~1~~ 2 sheets.  
(Delete if inapplicable)

Surveyors (Practice) Regulation 1996

I, PATRICK JOHN WALSH  
of WHELAN'S DX 288 SYDNEY  
a surveyor registered under the Surveyors Act 1929, hereby  
certify that the survey represented in this plan is accurate,  
has been made in accordance with the Surveyors (Practice)  
Regulation 1996 and was completed on 25-10-2001.  
The Survey relates to LOTS 10 & 11

(here specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Datum line: 'A' - 'B'      0

Zone: Suburban/~~Country~~ Patrick Walsh  
(Signature)

Surveyor registered under  
the Surveyors Act 1922

Plans used in preparation of Survey/Compilation

DP 629424	DP 732557	DP 567279
DP 1010544	DP 229074	DP 23020
DP 884454	DP 241877	
DP 740703	DP 581355	
DP 746703	DP 776699	

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

PURSUANT TO SECTION 88B OF THE  
CONVEYANCING ACT 1919, AS AMENDED,  
IT IS INTENDED TO CREATE:

1. EASEMENT TO DRAIN WATER 2.0 WIDE.
2. EASEMENT FOR SUPPORT VARIABLE WIDTH
3. POSITIVE COVENANT

Req:R874221 /Doc:DP 1036457 P /Rev:28-Feb-2017 /NSW LRS /Pgs:ALL /Prt:24-May-2022 11:28 /Seq:2 of 2  
 Office of the Registrar-General /Src:Infotrack /Ref:67 Infotrackers Road, Lane Cove West



Surveyor : PATRICK JOHN WALSH  
 Date of Survey : 25.10.2001  
 Surveyor's Ref : A945-001a

**PLAN OF SUBDIVISION OF LOT 1 DP629424**

LGA : LANE COVE  
 Locality : LANE COVE  
 Subdivision No : 2979  
 Lengths are in metres Reduction Ratio 1 : xx

Registered



21-3-2002

**DP1036457**



# CERTIFICATE OF TITLE



14963133

NEW SOUTH WALES

First Title : Old System

Prior Titles: Vol.7265 Fol.229  
Vol.7428 Fol. 52  
Vol.7647 Fol.163

Vol. 14963 Fol. 133

EDITION ISSUED

6 1 1983



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

**CANCELLED**

*Signature*

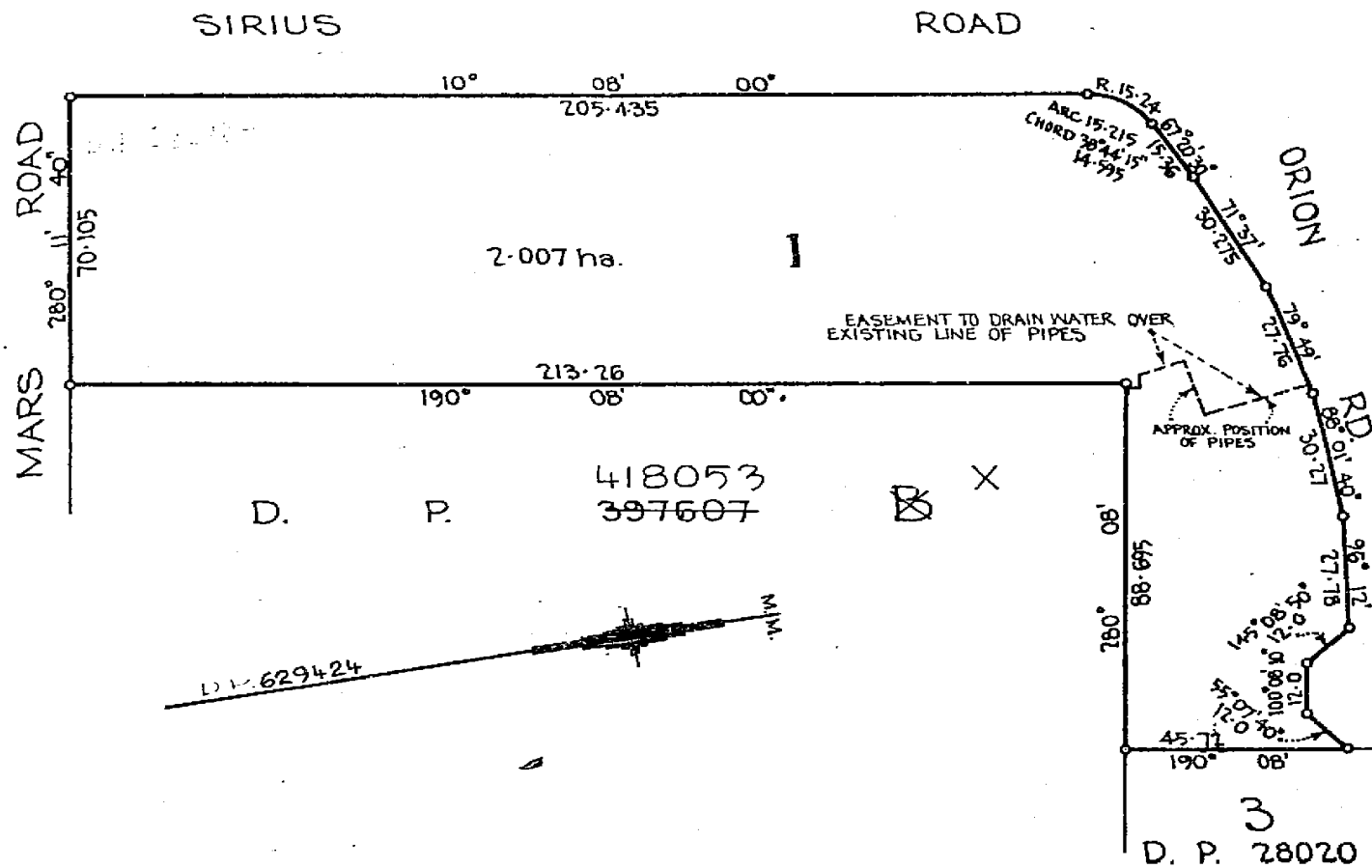
Registrar General

**SEE AUTO FOLIO**



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



## LAND REFERRED TO

Lot 1 in Deposited Plan 629424 at Lane Cove in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland.

## FIRST SCHEDULE

~~LOCAL GOVERNMENT SUPERANNUATION BOARD.~~

## SECOND SCHEDULE

- GRY 1. Reservations and conditions, if any, contained in the Crown Grant.  
2. S32861 Lease to Philips Industries Holdings Limited together with an option of renewal.  
Expires 2-4-1983. Expired 25-2-1985.  
EX(SB) 3. DP629424 Easement to drain water over existing line of pipes affecting the part of the land above described shown so burdened in Deposited Plan 629424.

Does not affect subject land

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  
(Page 1) Vol. 14963 Fol. 133

## FIRST SCHEDULE (continued)

## REGISTERED PROPRIETOR

Registrar General

Public Authorities Superannuation Board. See W836709. Registered 1-5-1987

**CANCELLED**

## SECOND SCHEDULE (continued)

## PARTICULARS

Registrar General

CANCELLATION

**SEE AUTO FOLIO**

~~T514739 Lease to Commodore Business Machines Pty. Limited of part being the Building known as "B" at 5 Orion Road Lane Cove with option of renewal together with and reserving rights. Expires 31-3-1988. Registered 26-5-1983~~

W356269  
W356268

L T546883 P Lease to Newstock Footwear Pty Limited of part being the Building known as "A" at 4 Sirius Road, Lane Cove. With option of renewal together with and reserving rights. Expires 30-11-1987. Registered 26-5-1983

V535065 Lease to D.A. Collins & Son Pty. Limited of 67 Mars Road, Lane Cove, with and reserving rights. Expires 31-10-1989. Option of renewal 5 years. Registered 25-2-1985.

W236518

L W236519 P Lease to Commodore Business Machines Pty. Limited of the Ground and First Floors, 67 Mars Road, Lane Cove, with and reserving rights. Expires 28-2-1990. Option of renewal 5 years. Registered 14-3-1986

W283649 Lease to Commodore Business Machines Pty. Limited of part of the basement known as 67 Mars Road, Lane Cove as shown in plan with W283649, with and reserving rights. Expires 28-2-1990. Option of renewal 5 years. Registered 19-5-1988

X351391

L W356270 P Lease to Detapen Pty. Limited, of Ground and First Levels of Building "B", 5 Orion Road, Lane Cove. Expires 30-6-1995. Option of renewal 5 years. Registered 12-6-1986

L W836709 P Lease to The Sydney County Council of Substation W836709, as shown in plan with W836709 together with a right of way and easements for electricity purposes over another part of the land above described. Expires 31-12-2011. Registered 1-5-1987

L X351392 P Lease to T.A. May Electrics Pty Limited of premises being whole of the Basement of the building known as 67 Mars Road, Lane Cove. Expires 28-2-1990 with an option of renewal for 3 years. Registered 5-2-1988.

## NOTATIONS AND UNREGISTERED DEALINGS

T514739 Lsd  
T546883 L  
V535065 L (C)  
- 6-1-1988  
W236518 L  
519 L  
5100 L  
W283649 L  
- 5000  
W356268 L  
- 9-11-1987  
270 L  
271 L  
W836709 L R  
X351391 L  
- 2 L  
- 3 L



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

24/5/2022 11:30AM

FOLIO: 1/629424

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

Prior Title(s): VOL 14963 FOL 133

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/11/1988	X956055	LEASE	EDITION 1
7/12/1988	Y38914	DEPARTMENTAL DEALING	EDITION 2
1/2/1989	Y138665	REQUEST	
1/2/1989	Y138666	LEASE	EDITION 3
28/6/1990	Z80804	LEASE	EDITION 4
26/3/1991	Z367576	LEASE	EDITION 5
3/9/1991	Z892221	SURRENDER OF LEASE	
3/9/1991	Z892222	LEASE	EDITION 6
17/6/1992	E537539	LEASE	EDITION 7
16/12/1992	E891881	LEASE	EDITION 8
5/11/1993	I774805	LEASE	EDITION 9
2/2/1995	U794159	LEASE	EDITION 10
24/8/1995	O459549	LEASE	
24/8/1995	O459550	LEASE	EDITION 11
30/10/1996	2549688	CHANGE OF NAME	EDITION 12
19/11/1996	2625915	LEASE	EDITION 13
23/1/1997	2784860	TRANSFER OF LEASE	
6/3/1997	2871585	LEASE	EDITION 14
30/4/1997	3021672	DEPARTMENTAL DEALING	

END OF PAGE 1 - CONTINUED OVER



SEARCH DATE

24/5/2022 11:30AM

FOLIO: 1/629424

PAGE 2

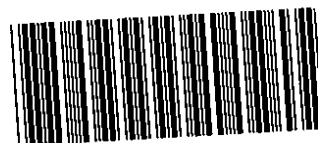
Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
3/7/1997	3200529	CAVEAT	
6/8/1997	3288162	TRANSFER	EDITION 15
3/11/1997	3547314	DEPARTMENTAL DEALING	EDITION 16
10/11/1997	3565301	CHANGE OF NAME	
10/11/1997	3565302	TRANSFER OF LEASE	
22/1/1998	3746013	VARIATION OF LEASE	EDITION 17
1/5/1998	3948960	LEASE	EDITION 18
27/8/1999	6138756	LEASE	EDITION 19
15/11/1999	6341846	LEASE	EDITION 20
28/3/2000	6639219	LEASE	
28/3/2000	6639220	LEASE	EDITION 21
18/8/2000	6985913	LEASE	EDITION 22
21/3/2002	DP1036457	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

Form: 9/-011  
Licence: AUS/0634/96

# TRANSFER

New South Wales  
Real Property Act 1900



3288162 K

Instructions for filling out  
this form are available  
from the Land Titles Office

Office of State Revenue use only



(A) **LAND TRANSFERRED**

If appropriate, specify the  
share or part transferred.

**Folio Identifier 1/629424**

(B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

602r

Phillips Fox

Reference (15 character maximum):

(C) **TRANSFEROR**

**SAS TRUSTEE CORPORATION**

of 83 Clarence Street, Sydney, New South Wales

(D) ~~acknowledges receipt of the consideration of~~ pursuant to Transfer Agreement dated 1 July 1997  
~~and as regards the land specified above transfers to the transferee an estate in fee simple.~~ between the Transferor and (inter alia) the Transferee.

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

(F) **TRANSFeree**

T  
TS  
(s713 LGA)  
TW  
(Sheriff)

**ENERGY INDUSTRIES SUPERANNUATION SCHEME PTY  
LIMITED (ACN 077 947 285)**

(G)

TENANCY:

FF 3200529

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 1 July 1997

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

Signature of Witness

See attached execution page.

Name of Witness (BLOCK LETTERS)

Address of Witness

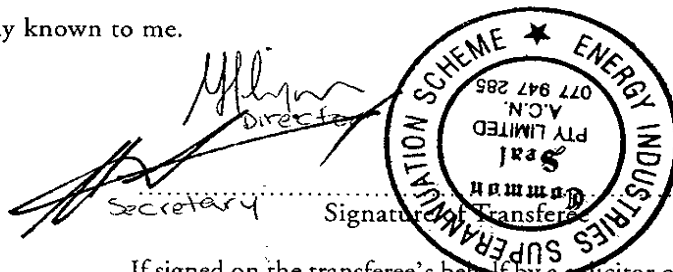
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

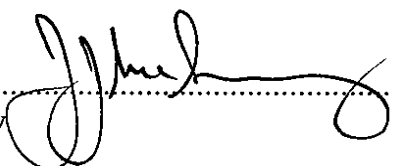
Address of Witness

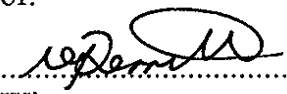


If signed on the transferee's behalf by a solicitor or licensed  
conveyancer, show the signatory's full name in block letters.

THIS IS THE ANNEXURE COMPRISING THE EXECUTION REFERRED TO IN TRANSFER  
BETWEEN SAS TRUSTEE CORPORATION (TRANSFEROR) AND ENERGY INDUSTRIES  
SUPERANNUATION SCHEME PTY LIMITED (TRANSFeree) AND DATED 1 July 1997

Certified correct for the purposes of the Real Property Act 1900.

SIGNED SEALED AND DELIVERED by )  
SAS TRUSTEE CORPORATION by its )  
attorney who states that he has received no )  
notice of revocation of power of attorney ) .....  
registered Book 4153 No. 225 in the presence ) Attorney   
of:

  
.....  
Witness

NATALIE PERRIT  
.....  
Name of Witness (print)



SEARCH DATE

24/5/2022 11:29AM

FOLIO: 10/1036457

First Title(s): OLD SYSTEM

Prior Title(s): 1/629424

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
21/3/2002	DP1036457	DEPOSITED PLAN	FOLIO CREATED EDITION 1
9/4/2002	8493843	TRANSFER	EDITION 2
25/10/2006	AC698297	REQUEST	
25/10/2006	AC698298	MORTGAGE	EDITION 3
19/10/2007	AD210108	REJECTED - LEASE	
26/10/2007	AD518239	DISCHARGE OF MORTGAGE	EDITION 4
16/11/2007	AD518255	LEASE	
16/11/2007	AD518267	LEASE	EDITION 5
26/3/2008	AD842315	MORTGAGE	EDITION 6
17/11/2009	AF97983	LEASE	
17/11/2009	AF122069	LEASE	EDITION 7
7/6/2010	AF287877	WITHDRAWN - CAVEAT	
8/6/2010	AF287894	LEASE	EDITION 8
28/6/2010	AF583407	DISCHARGE OF MORTGAGE	
28/6/2010	AF583408	MORTGAGE	EDITION 9
24/10/2013	AI111658	LEASE	EDITION 10
10/3/2015	AJ309558	DISCHARGE OF MORTGAGE	
10/3/2015	AJ241422	LEASE	
10/3/2015	AJ241423	LEASE	EDITION 11
12/3/2015	AJ323712	DEPARTMENTAL DEALING	
23/3/2015	AJ71566	CHANGE OF NAME	
21/11/2016	AK427537	REJECTED - LEASE	
28/2/2017	AK971351	LEASE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

24/5/2022 11:29AM

FOLIO: 10/1036457

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM87843	DEPARTMENTAL DEALING	
1/6/2017	AM392657	LEASE	
6/2/2018	AN96465	DEPARTMENTAL DEALING	EDITION 12
7/2/2018	AM367114	REJECTED - TRANSFER GRANTING EASEMENT	
3/4/2019	AP158025	LEASE	EDITION 13
29/4/2019	AP210899	CHANGE OF NAME	EDITION 14
17/9/2019	AP540469	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 15
14/10/2020	AQ463797	LEASE	EDITION 16
23/8/2021	AR310878	REQUEST	

\*\*\* END OF SEARCH \*\*\*



Form: 01T  
Release: 2  
www.lpi.nsw.gov.au

# TRANSFER

New South Wales  
Real Property Act 1900



8493843P

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 02-04-2002 0000935030-001 SECTION 18(2) DUTY \$ *****2.00
----------------------------------	---

## (A) TORRENS TITLE

Part Lot 1 DP 629424 now being the whole of Lot 10 DP 1036457

## (B) LODGED BY

Delivery Box <b>6L</b>	Name, Address or DX and Telephone Elson Pow & Associates DX 1016 Sydney Tel: (02) 9290 3388 Reference: Michael Kerr	CODES <b>T</b> <b>TW</b> (Sheriff)
---------------------------	---	---

## (C) TRANSFEROR

Energy Industries Superannuation Scheme Pty Limited  
ACN 077 947 285

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 5,328,899.00 and as regards

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

(F) SHARE TRANSFERRED 100%

(G) Encumbrances (if applicable): Nil

## (H) TRANSFEREE

Australian Catseye Group Pty Ltd. ACN 095 268 330

(I) TENANCY:

## (J) DATE

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

*Julia Powell*

Name of witness:

*Julia Powell*

Address of witness:

*28 Margaret St  
Sydney*

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified.

Signature of attorney:

*Brian Churchill*  
**BRIAN CHURCHILL**

Attorney's name:

*Open 6 CAD*

Signing on behalf of:

Power of attorney-Book: *4318*

-No.: *75*

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

Signature:

*Maria Phu*

Signatory's name:

Maria Phu

Signatory's capacity:

transferee's solicitor

*2*

Form: 10CN  
Release: 5-4

## CHANGE OF NAI

New South Wales  
Real Property Act 1900



# AP210899T

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) **TORRENS TITLE**

10/1036457

(B) **REGISTERED DEALING**

Number

Torrens Title

10/1036457

(C) **LODGED BY**

Document  
Collection  
Box

Name, Address or DX, Telephone, and Customer Account Number if any

Francis Wong

67 Mars Road, Lane Cove West NSW 2066

0484 866 266

Reference:

CODE

CN

(D) **REGISTERED PROPRIETOR**

Whose name is to be changed; show the name as it currently appears on the Torrens Title

AUSTRALIAN CATSEYE GROUP PTY LIMITED ACN 095 268 330

(E) **NEW NAME**

Of the above registered proprietor in full

LANE COVE WEST DEVELOPMENT PTY LTD ACN 095 268 330

- (F) The registered proprietor of the above land in the Register in respect of that land ☒ applies to have its ☒ new name recorded and hereby consents to the Registrar General contacting the relevant issuing authorities to validate any supporting evidence lodged with this application.

(G) **STATUTORY DECLARATION BY THE APPLICANT\***

I, XIAO BEI SHI

solemnly and sincerely declare that—

- The current company is identical to the company as shown on the Register. ☒
- on \_\_\_\_\_ at \_\_\_\_\_ in SELECT >>> >>> >>> >>> >>>  
I married
- A copy of the Certificate of Registration on Change of Name in accordance with the Corporations Act 2001 (Commonwealth) is annexed herewith.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900, and I certify this application to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at SYDNEY

in the State of New South Wales

on 24/4/19.

in the presence of FRANCIS WONG

of 67 MARS ROAD, LANE COVE WEST 2066.

☐ Justice of the Peace (J.P. Number: \_\_\_\_\_)

☒ Practising Solicitor

☐ Other qualified witness [specify] \_\_\_\_\_

\*\* who certifies the following matters concerning the making of this statutory declaration by the person who made it:

- I saw the face of the person OR I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering; and
- I have known the person for at least 12 months OR I have confirmed the person's identity using an identification document and the document I relied on was a

[omit ID No.]

Signature of witness: \_\_\_\_\_

Signature of applicant: XIAO BEI SHI

DIRECTOR.

\* As the services of a qualified witness cannot be provided at lodgment, the declaration should be signed and witnessed prior to lodgment. \*\* If made outside NSW, cross out the witness certification. If made in NSW, cross out the text which does not apply.

- (H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.

The applicant's solicitor ☒ certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1811482 Full name: Francis Wong Signature: \_\_\_\_\_



## Certificate of Registration on Change of Name

This is to certify that

**AUSTRALIAN CATSEYE GROUP PTY LTD**

**Australian Company Number 095 268 330**

did on the twenty-third day of April 2019 change its name to

**LANE COVE WEST DEVELOPMENT PTY LTD**

**Australian Company Number 095 268 330**

The company is a proprietary company.

The company is limited by shares.

The company is registered under the Corporations Act 2001 and is taken to be registered in New South Wales and the date of commencement of registration is the first day of December, 2000.

Issued by the  
Australian Securities and Investments Commission  
on this twenty-third day of April 2019.

James Shipton  
Chair

CERTIFICATE

2/2



FOLIO: 10/1036457

SEARCH DATE	TIME	EDITION NO	DATE
24/5/2022	11:28 AM	16	14/10/2020

LAND

LOT 10 IN DEPOSITED PLAN 1036457

AT LANE COVE

LOCAL GOVERNMENT AREA LANE COVE

PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND

TITLE DIAGRAM DP1036457

FIRST SCHEDULE

LANE COVE WEST DEVELOPMENT PTY LTD

(CN AP210899)

SECOND SCHEDULE (10 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 6985913 LEASE TO AUSGRID (SEE AJ71566) OF SUBSTATION NO. 7577 & SUBSTATION NO. 7578 TOGETHER WITH RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED SHOWN IN PLAN WITH 6985913. EXPIRES: 30/6/2049.  
AK971351 LEASE OF LEASE 6985913 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii)  
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1  
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD  
AK971571 CHANGE OF NAME AFFECTING LEASE 6985913 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION
- 3 DP1036457 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP1036457 EASEMENT FOR SUPPORT VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 AJ241422 LEASE TO INDEPENDENT LIVING SPECIALISTS PTY LTD OF SHOWROOM, 67 MARS RD, LANE COVE. EXPIRES: 31/10/2017.

END OF PAGE 1 - CONTINUED OVER



FOLIO: 10/1036457

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## SECOND SCHEDULE (10 NOTIFICATIONS) (CONTINUED)

- OPTION OF RENEWAL: 3 YEARS + 3 YEARS.
- 6 AJ241423 LEASE TO INDEPENDENT LIVING SPECIALISTS PTY LTD OF  
WAREHOUSE B & D, 67 MARS ROAD, LANE COVE. EXPIRES:  
31/10/2017. OPTION OF RENEWAL: 3 YEARS + 3 YEARS.
- 7 AM392657 LEASE TO CLASS OCCASSION HIRE PTY LIMITED OF  
WAREHOUSE F, 67 MARS ROAD, LANE COVE. EXPIRES:  
19/2/2022. OPTION OF RENEWAL: 3 YEARS.
- 8 AP158025 LEASE TO CLASS OCCASSION HIRE PTY LIMITED OF  
OFFICE/WAREHOUSE C2 (CAR PARK LEVEL), 67 MARS ROAD,  
LANE COVE. EXPIRES: 19/2/2022. OPTION OF RENEWAL: 3  
YEARS.
- 9 AQ463797 LEASE TO LANE COVE RETURN AND EARN PTY LTD OF  
WAREHOUSE E, 67 MARS ROAD, LANE COVE WEST. EXPIRES:  
13/9/2021. OPTION OF RENEWAL: 2 YEARS AND A FURTHER  
OPTION OF 2 YEARS.
- \* 10 AR310878 ORDER OF COURT

## NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

67 Mars Road, Lane Cove West

PRINTED ON 24/5/2022

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.