



Douglas Partners
Geotechnics | Environment | Groundwater

Report on
Phase 1 Contamination Assessment

469 – 483 Balmain Road
Lilyfield NSW

Prepared for
Roche Group Pty Limited

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

Signature	Date
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Reviewer <i>[Signature]</i>	16 August 2016



Executive Summary

This report presents the results of a Phase 1 contamination investigation undertaken for 469 – 483 Balmain Road, Lilyfield NSW (the 'site'). The investigation was commissioned in an email dated 15 November 2011 by Mr Wes van der Gardner of Roche Group Pty Limited. DP understands that the client is looking to rezone the site for mixed use purposes, including residential, commercial and retail.

The objectives of the investigation were to assess the potential for contamination of the site based on past and recent site use, and to comment on the need for further investigation and/or management (if required).

The scope of works included a site walkover, identification of the property, and a review of site history information and records.

Aerial photographs and historic title deed indicate that the site was historically used for mixed residential / commercial purposes (mainly a bakery), until sometime between 1951 and 1972. The site was then converted to a commercial premise, with a small portion of the site dedicated to residential apartments.

A search of the NSW WorkCover Dangerous Goods Database indicated that there were licences registered for dangerous goods stores at the site. These included one 5,000L underground storage tank (UST), one 10,000 L UST and one 20,000 L UST, all historically containing mineral spirit.

Areas of environmental concern included the possible importation of fill from unknown sources, the historic use of fibre cement materials using asbestos, the presence of underground storage tanks, and general commercial / light industrial activities.

Based on the site history it is considered that, overall, the subject site has a low to moderate potential for significant or broad scale contamination except in areas where the site has been filled which, until analytical data is obtained, should be provisionally classified as having a moderate potential for contamination. There may be moderate to high concentrations of localised contamination at point sources of contamination such as the USTs and chemical spills.

Further investigations involving soil and groundwater sampling and testing (phase 2 assessment) are recommended to more thoroughly assess the contamination status of the site and the potential for off-site migration. The phase 2 assessment should include a combination of targeted sample locations (targeting the identified potential for contamination) and systematic sample locations for general site coverage. Groundwater monitoring wells should be installed at the hydraulic down-gradient of UST area(s), at the hydraulic down-gradient boundary and the hydraulic up-gradient boundary to assess off-site migration potential.

Given that this report has been prepared to accompany a Planning Proposal to rezone the site from Industrial to Mixed Use, the provisional classification of 'moderate potential for contamination' does not hinder this land use change, subject to the completion of any remediation deemed necessary as a result of a Phase 2 assessment. The Phase 2 assessment would be required prior to any future development application for mixed use development on the land.

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Report on Phase 1 Contamination Assessment 469 – 483 Balmain Road, Lilyfield NSW

1. Introduction

This report presents the results of a Phase 1 contamination investigation undertaken for 469 – 483 Balmain Road, Lilyfield NSW (the 'site'). The investigation was commissioned in an email dated 15 November 2011 by Mr Wes van der Gardner of Roche Group Pty Limited (the 'client') and was undertaken in accordance with Douglas Partners' original proposal dated 18 August 2010, and revised schedule dated 16 November 2011.

It is understood that the client is looking to rezone the site for mixed use purposes, including residential, commercial and retail.

The objectives of the investigation were to assess the potential for contamination of the site based on past and present site use, provide comment regarding the suitability of the site for the proposed rezoning (if possible), and to comment on the need for further investigation and/or management (if required).

2. Scope of Works

The scope of the Phase 1 contamination investigation comprised the following:

- A site walkover, in order to identify site features, site activities, and any potential contamination issues visually apparent;
- Identification of the property – street address and property description, name and address of the owner;
- Search of the historical titles and deposited plans to identify previous owners and potentially contaminating activities;
- Review of historical aerial photographs;
- Search of Contaminated Lands Register for notices issued under the *Contaminated Lands Management Act 1997*;
- Conduct a groundwater bore search in the vicinity of the site;
- Search the WorkCover database for records of any dangerous goods licences;
- Conduct a Council records Search;
- Obtain and review Section 149 (2 & 5) certificates for the site; and
- Review general map information, including geological, acid sulphate soils and hydrogeological information.

A phase 1 contamination investigation report was prepared, detailing the rationale, methodology, results of the assessment and a discussion of results and recommendations for further work if required. The report is prepared in general accordance with the published Environmental Protection Authority (EPA) endorsed guidelines.

3. Site Identification and Location

3.1 Site Location

The property is located at 469 – 483 Balmain Road, Lilyfield NSW. The site is identified as Lot 2 in Deposited Plan 1015843 in the Parish of Petersham, County of Cumberland. The local government authority is Leichhardt Council. The property is surrounded by Balmain Road to the north, Cecily Street to the east, Fred Street and a residential townhouse development to the south, and Alberto Street to the west. The entrance to the site for pedestrians is from Balmain Road, and for vehicles from Alberto Street.

The site location is shown on Drawing 1 in Appendix A.

4. Geology, Topography and Hydrogeology

Reference to the Sydney 1:250,000 series geological sheet indicates that the Lilyfield area is located on Triassic aged Hawkesbury Sandstone, which comprises sandstone, quartz and some shale.

The topography of the site slopes generally to the south south west.

Iron Cove lies to the north west of the site, Rozelle Bay lies to the south east and Johnstons Bay lies to the east. The anticipated groundwater flow direction from the site is south west towards stormwater drains on Alberto Street and south towards stormwater drains on Fred Street.

4.1 Groundwater Bore Search

A groundwater bore search of the Department of Water and Energy website (previously held by the Department of Natural Resources) was conducted on 21 September 2010. Four groundwater bores were located within a 3 km radius of the site. Work summaries were available for all of the bores. Details are provided with Appendix B. All of the bores were for monitoring purposes (GW102655, GW102671, GW102672 and GW109651).

Standing water levels (SWL) were noted to be between 0.42 m below ground level (bgl) [GW109651] and 6.60 m bgl (GW102655). Drillers logs supplied indicated that the lithology across the area generally comprised fill, then sandy soil, soil, sandy clay underlain generally by sandstone.

4.2 Acid Sulphate Soils Mapping

Based on Leichhardt Council's Draft Local Environment Plan 2011 (LEP), it appears that the site is in an area of Class 5 acid sulphate soils (ASS). Class 5 ASS require consent for works within 500m adjacent to Class 1, 2, 3 or 4 land (see definitions of classes below).

- Class 1 ASS: ASS are likely to be found on or below the natural ground surface. Any works will trigger the requirement for assessment and may require management.
- Class 2 ASS: ASS are likely to be found below the natural ground surface, or works that are likely to lower the water table. Any works beneath the natural ground surface, or works which are likely to lower the water table will trigger the requirement for assessment and may require management.
- Class 3 ASS: ASS are likely to be found beyond 1 m below the natural ground surface, or works which are likely to lower the water table beyond 1 m below the natural ground surface. Any works which extend beyond 1 m below the natural ground surface, or works which are likely to lower the groundwater table 1 m below the natural ground surface, will trigger the requirement for assessment and may require management.
- Class 4 ASS: ASS are likely to be found beyond 2 m below the natural ground surface. Any works which extend beyond 2 m below the natural ground surface, or works which are likely to lower the water table beyond 2 m below the natural ground surface, will trigger the requirement for assessment and may require management.
- Class 5 ASS: ASS are not typically found in Class 5 areas. Areas classified as Class 5 are located within 500 m of adjacent Class 1, 2, 3 or 4 land. Works in a Class 5 area that are likely to lower the water table below 1 m AHD on adjacent Class 1, 2, 3 or 4 land will trigger the requirement for assessment and may require management.

* Works are defined as work that disturbs more than one tonne of soil, or lowers the water table.

5. Site History

A review of the site history is based on historical aerial photographs, historical title deeds, a WorkCover Dangerous Goods database search, a search for regulatory notices (issued under the *Contaminated Lands Management Act 1997* [CLM Act] and *Protection of the Environment Operations Act 1997* [POEO Act]), and a review of Council Section 149 (2) and (5) certificates.

5.1 Aerial Photograph Record

Historical aerial photographs from the years 1930, 1943, 1951, 1972, 1982 and 2011 were obtained from the NSW Department of Lands Office, Sixviewer and Nearmap websites. These photographs were studied in order to identify the likely past uses and changes to the site, particularly those of a potentially contaminating nature. The findings are summarised below and copies of the aerial photographs are provided in Appendix C.

- 1930 The photograph is of poor quality. The site appears to comprise two large warehouse style buildings mainly covering the central portion of the site. A number of residential properties appear to line Alberto Street. An L-shaped grassed area appears along the eastern and northern boundaries. Residential and commercial properties appear beyond Cecily Street. Trees line the opposite side of Balmain Road to the north. Residential properties appear to the south of Alberto Street and East of Fred Street.
- 1943 The large buildings noted on the 1930 aerial photograph appear to have been redeveloped/extended. Two additional buildings have been constructed along Cecily Street. Properties along Alberto Street are still residential. Surrounding areas appear to be unchanged.
- 1951 The site and surrounding area appear relatively unchanged since 1943.
- 1972 The site has been redeveloped sometime since 1951. Buildings are located in the area previously identified as open space on the southern boundary. The residential properties previously located on the site have been demolished and replaced by warehouse style buildings. The surrounding area appears to be unchanged.
- 1982 The site and surrounding area appear relatively unchanged since the 1972 photograph.
- 2011 The site appears to have had the roof replaced and is covered entirely by a warehouse style building, with the exception of the external car park located to the south of the building. The surrounding areas appear to be residential / commercial and park land to the west north west of the site.

It appears that the site was historically used for mixed residential / commercial purposes until sometime between 1951 and 1972. The site was then converted to a commercial premises, with a small portion of the site dedicated to residential apartments.

5.2 Historical Title Deeds Search

A historic title deeds search was conducted for the site. Searches were undertaken by Mark Groll of Service First Registration Pty Ltd. The tables below summarise the reported title deed information. A full copy is also provided in Appendix D.

469 – 483 Balmain Road, Lilyfield
Description: - Lot 2 D.P. 1015843
As regards the part marked 1 on the attached cadastre

<u>Date of Acquisition</u>	<u>Registered Proprietor(s) & Occupations</u>	<u>Possible Site Use</u>
28.11.1900	Hannah Selina Brady (Married Woman)	Residential
26.06.1936	John Edmund (or Edmond) Brady (Boat Builder)	Residential
23.06.1937	Alice Theresa White (Married Woman)	Residential
12.07.1940	James Arthur White (Machinist)	Residential
14.04.1970	Abbco Bread Company Pty Limited	Bakery
01.06.1979	Fielder Gillespie Limited	Bakery
27.07.1990	CH Laboratories Pty Limited	Laboratory
09.03.1997 to date	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Mixed Commercial/Residential

Denotes Current Registered Proprietor

As regards the part marked 2 on the attached cadastre

<u>Date of Acquisition</u>	<u>Registered Proprietor(s) & Occupations</u>	<u>Possible Site Use</u>
01.6.1898	Martha Dawson (Married Woman)	Residential
20.10.1920	War Service Homes Commissioner	Residential
24.05.1951	Colin Arthur Cruwys (Engineer)	Residential
24.05.1951	Colin Arthur Cruwys (Engineer) Alice Ethel Cruwys (Married Woman)	Residential
26.09.1956	Alice Ethel Cruwys (Widow)	Residential
24.09.1970	Abbco Bread Company Pty Limited	Bakery
01.06.1979	Fielder Gillespie Limited	Bakery
27.07.1990	CH Laboratories Pty Limited	Laboratory
09.03.1997 to date	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Mixed Commercial/Residential

Denotes Current Registered Proprietor

As regards the part marked 3 on the attached cadastre

<u>Date of Acquisition</u>	<u>Registered Proprietor(s) & Occupations</u>	<u>Possible Site Use</u>
21.08.1913	Sydney Wolley Cathels (Designer)	Residential
11.12.1942	Mary Elizabeth Fountain (Married Woman) Robert Campbell Cathels (Solicitor)	Residential
06.02.1947	Robert Campbell Cathels (Solicitor)	Residential
19.03.1948	Edmund Norman Cathels (Clerk)	Residential
12.01.1949	William Henry Binding (Crane Driver)	Residential
08.11.1957	Henry George Geary (Truck Driver)	Residential
02.04.1970	Abbco Bread Company Pty Limited	Bakery
01.06.1979	Fielder Gillespie Limited	Bakery
01.08.1990	CH Laboratories Pty Limited	Laboratory
09.03.1997 to date	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Mixed Commercial/Industrial

Denotes Current Registered Proprietor

As regards the part marked 4 on the attached cadastre

<u>Date of Acquisition</u>	<u>Registered Proprietor(s) & Occupations</u>	<u>Possible Site Use</u>
25.10.1910	Henry Dyer (Carter) (# His Deceased Estate)	Residential
06.01.1955	James Phillip Howard (Engineer)	Residential
22.10.1961	Abbco Bread Company Pty Limited	Bakery
01.06.1979	Fielder Gillespie Limited	Bakery
01.08.1990	CH Laboratories Pty Limited	Laboratory
09.03.1997 to date	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Mixed Commercial/Residential

Denotes Current Registered Proprietor

As regards the part marked 5 on the attached cadastre

<u>Date of Acquisition</u>	<u>Registered Proprietor(s) & Occupations</u>	<u>Possible Site Use</u>
10.06.1898	Henry Ostinger (Boiler Maker)	Residential
31.07.1934	Albert Blake (Timber Merchant)	Residential
24.03.1955	Albert Leslie Hart (Secretary) Gwendoline Adele Hart (Married Woman)	Residential
22.12.1959	Abbco Bread Company Pty Limited	Bakery
01.06.1979	Fielder Gillespie Limited	Bakery
01.08.1990	CH Laboratories Pty Limited	Laboratory
09.03.1997 to date	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Mixed Commercial/Residential

Denotes Current Registered Proprietor

As regards the part marked 6 on the attached cadastre

<u>Date of Acquisition</u>	<u>Registered Proprietor(s) & Occupations</u>	<u>Possible Site Use</u>
09.10.1908	Edward Price (Boiler Maker)	Residential
22.02.1928?	Robert Daniel Goldsmith (Ticket Writer) Mary Jane Walker (Widow) Lydia Cook (Married Woman)	Residential
24.01.1928	Mary Jane Walker (Widow) (Now Mary Jane Russel, Married Woman)	Residential
22.12.1945	Nellie Caroline Phoebe Moore (Married Woman)	Residential
01.06.1954	Emelie Josephine Griffith (Spinster)	Residential
19.03.1961	Abbco Bread Company Pty Limited	Bakery
01.06.1979	Fielder Gillespie Limited	Bakery
01.08.1990	CH Laboratories Pty Limited	Laboratory
09.03.1997 to date	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Mixed Commercial/Residential

Denotes Current Registered Proprietor

As regards the parts marked 7, 8 & 9 on the attached cadastre

<u>Date of Acquisition</u>	<u>Registered Proprietor(s) & Occupations</u>	<u>Possible Site Use</u>
07.04.1908	Thomas Edward Buttel (Butcher)	Residential
25.03.1946	Stanislaus Hugh Moore (Motor Trimmer) Nellie Caroline Phoebe Moore (Married Woman)	Residential
25.03.1960	Abbco Bread Company Pty Limited	Bakery
01.06.1979	Fielder Gillespie Limited	Bakery
01.08.1990	CH Laboratories Pty Limited	Laboratory
09.03.1997 to date	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Mixed Commercial/Residential

Denotes Current Registered Proprietor

As regards the parts marked 10, 11 & 12 on the attached cadastre

<u>Date of Acquisition</u>	<u>Registered Proprietor(s) & Occupations</u>	<u>Possible Site Use</u>
27.03.1917	Jane Todd Buttel (Married Woman)	Residential
25.03.1946	Stanislaus Hugh Moore (Motor Trimmer) Nellie Caroline Phoebe Moore (Married Woman)	Residential
25.03.1960	Abbco Bread Company Pty Limited	Bakery
01.06.1979	Fielder Gillespie Limited	Bakery
01.08.1990	CH Laboratories Pty Limited	Laboratory
09.03.1997 to date	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Mixed Commercial/Residential

Denotes Current Registered Proprietor

As regards the part marked 13 on the attached cadastre

<u>Date of Acquisition</u>	<u>Registered Proprietor(s) & Occupations</u>	<u>Possible Site Use</u>
28.07.1908	Frederick Elias Pilcher (Baker)	Bakery
05.04.1927	Automatic Bread Baking Company Limited	Bakery
18.05.1939	Abbco Bread Company Pty Limited	Bakery
01.06.1979	Fielder Gillespie Limited	Bakery
01.08.1990	CH Laboratories Pty Limited	Laboratory
09.03.1997 to date	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Mixed Commercial

Denotes Current Registered Proprietor

It appears that the site has historically been used for residential purposes prior to development as a bakery. Once the bakery was closed down, the site was used for mixed commercial and residential purposes.

5.3 NSW WorkCover Dangerous Goods Database

A search of the NSW WorkCover Dangerous Goods Database indicated that there were licences registered for dangerous goods stores at the site. These included the following:

- One 5,000 L underground storage tank (UST), historically containing mineral spirit. The UST was located in the grassed area adjacent to number 2 entrance on Alberto Street (see WorkCover documentation attached);
- One 10,000 L UST, historically containing mineral spirit. It is unknown the exact location of the UST;
- One 20,000 L UST, historically containing mineral spirit. It is unknown the exact location of the UST.

WorkCover Search documentation is provided in Appendix E.

5.4 Council Section 149 (2) and (5) Certificates

The section 149 (2) and (5) certificates for the site were obtained from Leichhardt Council and are dated 16 February 2011. The section 149 certificates indicate that the site is zoned Industrial under the Leichhardt Local Environment Plan 2000. The site is not affected by any matters under Clause 59(2) of the *Contaminated Land Management Act, 1997*.

Copies of the Section 149 certificates are included in Appendix F.

5.5 Regulatory Notices Search

The OEH publishes records of contaminated sites under section 58 of the CLM Act 1997 on a public database accessed via the internet. The notices relate to investigation and/or remediation of site

contamination considered to pose a significant risk of harm under the definition in the CLM Act. More specifically, the notices cover the following:

- Actions taken by the EPA under section 15, 17, 19, 21, 2, 26 or 28 of the CLM Act;
- Actions taken by the EPA under section 35 and 36 of the Environmentally Hazardous Chemicals Act, 1985;
- Site audit statements provided to the EPA under section 52 of the CLM Act on sites subject to an enforced declaration order.

A search of the public database on the 23 November 2011 revealed that the subject site was not listed.

It should be noted that the OEH record of notices for contaminated land does not provide a record of all contaminated land in NSW. At the time of preparing the report a total of 291 sites were registered in the database.

The OEH also issues environmental protection licences to the owners or operators of various industrial premises under the POEO Act. Licence conditions relate to pollution prevention and monitoring, and cleaner production through recycling and reuse and the implementation of best practice.

The OEH has made available a public register of notices under section 308 of the POEO Act. The register contains:

- Environmental protection licences;
- Applications for new licences and to transfer or vary existing licences;
- Environmental protection and noise control licences;
- Convictions in prosecutions under the POEO Act;
- The result of civil proceedings;
- Exemptions from provisions of the POEO Act or Regulations;
- Approvals granted under Clause 9 of the POEO (Control of Burning) Regulation;
- Approvals granted under Clause 7a of the POEO (Clean Air) Regulation.

A search of the register indicated that no licences were registered for the site.

5.6 Council Records Search

A council records search was conducted on the 29 November 2011. The records search found the following:

- In 1998 a development application (DA) was put in for a tenancy layout for part of the original bakery backing onto Fred Street. The plan was for a cabinet making workshop, including a touch up spray booth, air compressor, truck parking bay and various areas for cutting tools. Documentation was not identified indicating whether the tenancy went ahead;

- The original bakery building was constructed by Frederick Elias Pilcher, a local baker. Pilcher purchased 1 acre of land in 1906 to build a bakery adjacent to Cecily Street. The business was known as the Abbco Bread Company;
- The original building has timber framed interiors and trussed roof gables;
- The company eventually was sold and became part of Fielder Gillespie Limited;
- The building located on the corner of Balmain Road and Cecily Street was the original bakery building;
- A hoist was put in place on the first floor facing Cecily Street. The hoist was used for delivery of flour bags for bread baking, and later the manufacture of self raising flour;
- The rear of the site was an open paddock until the 1950s;
- The internal floor was 'chequer plate', i.e. steel flooring.

The council record search did not find any records of registered USTs, records of filling, or other associated potentially contaminating activities.

6. Site Inspection

A site inspection was conducted by an experienced DP environmental scientist on 29 November 2011. Photographs were taken during the inspection and are included in Appendix G. The inspection found the following:

- The car park at the rear of the building was mainly bitumen covered. The covering was in fair condition, with some cracking evident near the southern boundary;
- A roller door was located at the northern end of the car park, leading into the warehouse. The driveway was noted to be sloped and it is likely that fill is located beneath this area;
- Rubbish was located in the eastern corner of the car park. Rubbish included old furniture, plastic, cardboard and timber. Graffiti was observed on the building walls (see photograph 1);
- A small 'vegetated' area was located on the eastern boundary of the car park. Litter was observed in the area;
- Evidence of infrastructure associated with an underground storage tank (UST) was observed in the grassed area of Alberto Street. According to WorkCover records and anecdotal evidence, the UST has been decommissioned. At the time of the inspection a vehicle was covering the majority of the area, however there was evidence of a former fill point and possible pipe work (see photographs 2 and 3);
- A driveway leads from Alberto Street into the warehouse. The warehouse is currently used for metal work, joinery and roofing, and carpentry (see photograph 4);
- Staining was observed on the steel plate flooring in the warehouse off Alberto Street (see photograph 5). Some chemicals associated with metal work and carpentry were located on site, e.g. paint stripper, spakfiller and various paints (see photograph 6);
- The Alberto Street side of the site was covered by a hedge (see photograph 7). Some residential premises were located upstairs, on the corner of Alberto Street and Balmain Road;

- Tenants in the building facing Balmain Road include an antique dealership / auction house, artists studio, photographers and jewellery makers;
- The floor within the antiques dealership appeared to be relatively level. Fill may have been used to achieve this. The majority of the area was polished concrete, with yellow lines generally used as car space markings (see photograph 8);
- The rear of the antiques dealership was used for the storage (and possibly restoration) of furniture (see photograph 9). It was noted that there was a delivery dock leading in from Alberto Street, which had either been cut away or the surrounding area filled (see photograph 10);
- The frontage of the building (facing Balmain Road) was made up of a mixture of facades, due to the varying ages of the buildings. Graffiti was observed on the front of the building (see photograph 11);
- The building located on the corner of Balmain Road and Cecily Street was noted to be the oldest part of the site. The façade had graffiti on it. The former hoist area used for the delivery of flour bags and later in the manufacture of self raising flour was evident (see photograph 12);
- Fred Street (at the rear of the site) was lined with trees. Two fill points were observed on the wall of the warehouse, approximately half way down the length of the building (see photograph 13). It was unknown where the points lead to, however it is possible that they are in the antiques centre. No obvious signs of the fill points were made in this area as they were possibly covered by furniture at the time of the inspection; and
- The back of the warehouse (located on the corner of Cecily and Fred Streets) was being used for storage at the time of the inspection (see photograph 14). The remains of an UST were observed in this area, including a number of dip and fill points (see photographs 15, 16 and 17). A number of other metal plates were also observed in the floor (see photograph 18).

The site inspection indicated that a number of potentially contaminating activities have occurred across the site, mainly associated with the use of USTs. It is likely that some filling has occurred across the site for levelling purposes.

Please refer to Drawing 2 for further detail.

7. Areas of Environmental Concern

The site appears to have mainly been used for commercial, light industrial and residential purposes over time. These uses included a bakery, laboratory and more recently metals and furniture workshops and shops. Over time there may have been a number of areas of environmental concern related to the site. These are summarised as follows:

Table 1 – Potential for Contamination

Location/Activity	Description	Potential Impacts	Potential Contaminants
Filling containing anthropogenic materials	Potential placement of imported materials from contaminated sources (i.e. general site filling) including ash, asbestos, metal wastes etc	Soils	Heavy metals, OCP, TPH, PAH, BTEX, PCB, Phenols, asbestos (general screen of unknown source material)
Underground Storage Tanks (UST)	3 x former USTs (mineral spirit) Associated infrastructure e.g. pipelines, bowsers Surface spills or leaks (e.g. potential collection in drains, infiltration through ground cover)	Soils Groundwater Surface Water	Lead, TPH, BTEX, PAH, phenols
Asbestos Materials	Potential surface soil contamination caused during the removal from old buildings Potential contamination of imported fill by wastes including, lagging and sheeting fragments (fibro)	Soils	Asbestos
Metal Work/Carpenters / other light industrial activities	Potential infiltration of paint residue, solvents and stored chemicals	Soil and Groundwater	Heavy metals, TPH, BTEX, PAH, VOC

Notes:

OCP	Organochlorine pesticides
PAH	Polycyclic aromatic hydrocarbons
TPH	Total petroleum hydrocarbons
BTEX	Benzene, toluene, ethyl benzene, total xylene
VOC	Volatile organic compounds
Heavy metals	Arsenic, cadmium, chromium, copper, lead, nickel, mercury, zinc

It is considered that there may be the potential for contamination to migrate through groundwater. The potential for off-site migration is considered to be low to moderate given the past use of USTs and the relatively shallow nature of the groundwater expected.

8. Conclusions and Recommendations

Based on the site history it is considered that, overall, the subject site has a low to moderate potential for significant or broad scale contamination except in areas where the site has been filled which, until analytical data is obtained, should be provisionally classified as having a moderate potential for contamination. There may be moderate to high concentrations of localised contamination at point sources of contamination such as the USTs and chemical spills.

Further investigations involving soil and groundwater sampling and testing (phase 2 assessment) are recommended to more thoroughly assess the contamination status of the site and the potential for off-site migration. The phase 2 assessment should include a combination of targeted sample locations (targeting the identified potential for contamination) and systematic sample locations for general site coverage. Groundwater monitoring wells should be installed at the hydraulic down-gradient of UST area(s), at the hydraulic down-gradient boundary and the hydraulic up-gradient boundary to assess off-site migration potential.

Given that this report has been prepared to accompany a Planning Proposal to rezone the site from Industrial to Mixed Use, the provisional classification of 'moderate potential for contamination' does not hinder this land use change, subject to the completion of any remediation deemed necessary as a result of a Phase 2 assessment. The Phase 2 assessment would be required prior to any future development application for mixed use development on the land.

9. Limitations

Douglas Partners (DP) has prepared this report for this project at 469 – 483 Balmain Road, Lilyfield in accordance with DP's original proposal dated the 18 August 2010, and revised scope of works dated 16 November 2011 and acceptance email received from Mr Wes van der Gardner of Roche Group Pty Limited dated 21 November 2011. The work was carried out under DP's conditions of Engagement. This report is provided for the exclusive use of Roche Group Pty Limited for the specific project and purpose as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. DP has necessarily relied upon information provided by the client and/or their agents.

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

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or

conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

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

Douglas Partners Pty Ltd

Appendix A

Drawings

Notes About this Report



	CLIENT: Roche Group Pty Ltd	Site Plan 469-483 Balmain Road Lilyfield	PROJECT No: 72046.01
	OFFICE: Sydney		DWG No: 1
	DATE: 5 Dec 2011		REVISION: 0



* Boundaries are approximate only

 Douglas Partners Geotechnics Environment Groundwater	CLIENT: Roche Group Pty Ltd	Site Plan 469-483 Balmain Road Lilyfield	PROJECT No: 72046.01
	OFFICE: Sydney		DWG No: 2
	DATE: 9 Dec 2011		REVISION: 0

About this Report

Douglas Partners



Introduction

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

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

Copyright

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

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

Appendix B

Groundwater Bore Search

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Tuesday, September 21, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW102655

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW102655
LIC-NUM 10BL150044
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 1992-05-15
FINAL-DEPTH (metres) 25.00
DRILLED-DEPTH (metres) 25.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY 2240.00
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6251717.00
EASTING 330131.00
LATITUDE 33 51' 40"
LONGITUDE 151 9' 49"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A [\(top\)](#)

no details

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH LIBERTY PLAINS
 PORTION-LOT-DP 121 11427

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	PVC Class 18	0.00	25.00	65			C: 20- 21.5m; Screwed; Seated on Bottom; Cap PVC Class 18;
1	1	Opening	Slots - Vertical	21.50	24.50	65			Sawn; SL: 3mm; A: 1mm
1		Annulus	Waterworn/Rounded	21.50	25.00				Graded

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
0.00	0.00	0.00		6.60					

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	7.00	7.00	CLAY		
7.00	25.00	18.00	SILTSTONE		

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Tuesday, September 21, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW102671

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW102671
LIC-NUM 10BL152712
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Auger
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 1993-07-01
FINAL-DEPTH (metres) 4.80
DRILLED-DEPTH (metres) 4.80
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6251559.00
EASTING 331651.00
LATITUDE 33 51' 46"
LONGITUDE 151 10' 48"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE GIS - Geographic Information System
 REMARK

Form-A [\(top\)](#)

no details

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH PETERSHAM
 PORTION-LOT-DP BUCHANAN ST, BALMAIN

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	4.80	125			Auger
1	1	Casing	P.V.C.	0.00	4.80	50			C: 0-.1m; Screwed; Seated on Bottom; Cap
1	1	Opening	Slots - Horizontal	1.00	4.00	50			PVC; A: .05mm
1		Annulus	(Unknown)	0.50	4.80				Ungraded; GS: .2-7mm

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.00	1.00	SANDY OIL		
1.00	2.50	1.50	SOIL		
2.50	4.30	1.80	SANDY CLAY		
4.30	4.80	0.50	SANDSTONE		

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

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW102672

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW102672
LIC-NUM 10BL152712
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Auger
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 1993-07-01
FINAL-DEPTH (metres) 9.00
DRILLED-DEPTH (metres) 9.00
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY N/A
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6251590.00
EASTING 331676.00
LATITUDE 33 51' 45"
LONGITUDE 151 10' 49"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE GIS - Geographic Information System
 REMARK

Form-A [\(top\)](#)

no details

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH PETERSHAM
 PORTION-LOT-DP BUCHANAN ST, BALMAIN

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	9.00	125			Auger
1	1	Casing	P.V.C.	0.00	9.00	50			Screwed; Seated on Bottom; Cap
1	1	Opening	Slots - Horizontal	2.00	6.00	50			PVC; A: .05mm
1		Annulus	(Unknown)	0.50	9.00				Ungraded; GS: .2- 7mm

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	2.00	2.00	SOIL SANDY		
2.00	3.00	1.00	SAND		
3.00	5.00	2.00	CLAY SANDY		
5.00	6.00	1.00	SAND CLAYEY		
6.00	9.00	3.00	CLAY SANDY		

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

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Tuesday, September 21, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW109651

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW109651
LIC-NUM 10BL602525
AUTHORISED-PURPOSES MONITORING BORE
INTENDED-PURPOSES MONITORING BORE
WORK-TYPE Bore
WORK-STATUS
CONSTRUCTION-METHOD Auger
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 2008-05-27
FINAL-DEPTH (metres) 2.50
DRILLED-DEPTH (metres) 2.55
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY KYPREOS DEVELOPMENTS PTY LTD
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL 0.42
SALINITY 690.00
YIELD 0.50

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN
AREA-DISTRICT
CMA-MAP
GRID-ZONE
SCALE
ELEVATION
ELEVATION-SOURCE
NORTHING 6250093.00
EASTING 330203.00
LATITUDE 33 52' 33"
LONGITUDE 151 9' 51"
GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A ([top](#))

COUNTY CUMBERLAND
 PARISH PETERSHAM
 PORTION-LOT-DP 100//1115656

Licensed ([top](#))

COUNTY CUMBERLAND
 PARISH PETERSHAM
 PORTION-LOT-DP 100 1115656

Construction ([top](#))

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	2.50	150			Auger
1	1	Casing	PVC Class 18	0.00	0.90	61	51		Screwed; Seated on Bottom PVC Class 18; Casing - Machine Slotted; SL: 42mm; A: .2mm; Screwed
1	1	Opening	Slots - Horizontal	0.90	2.30	61			Graded; GS: 3- 5mm
1		Annulus	Waterworn/Rounded	0.80	2.55				

Water Bearing Zones ([top](#))

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
2.20	2.55	0.35		0.42		0.50			

Drillers Log ([top](#))

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.00	1.00	FILL.YELLOW ORANGE,SANDSTONE		

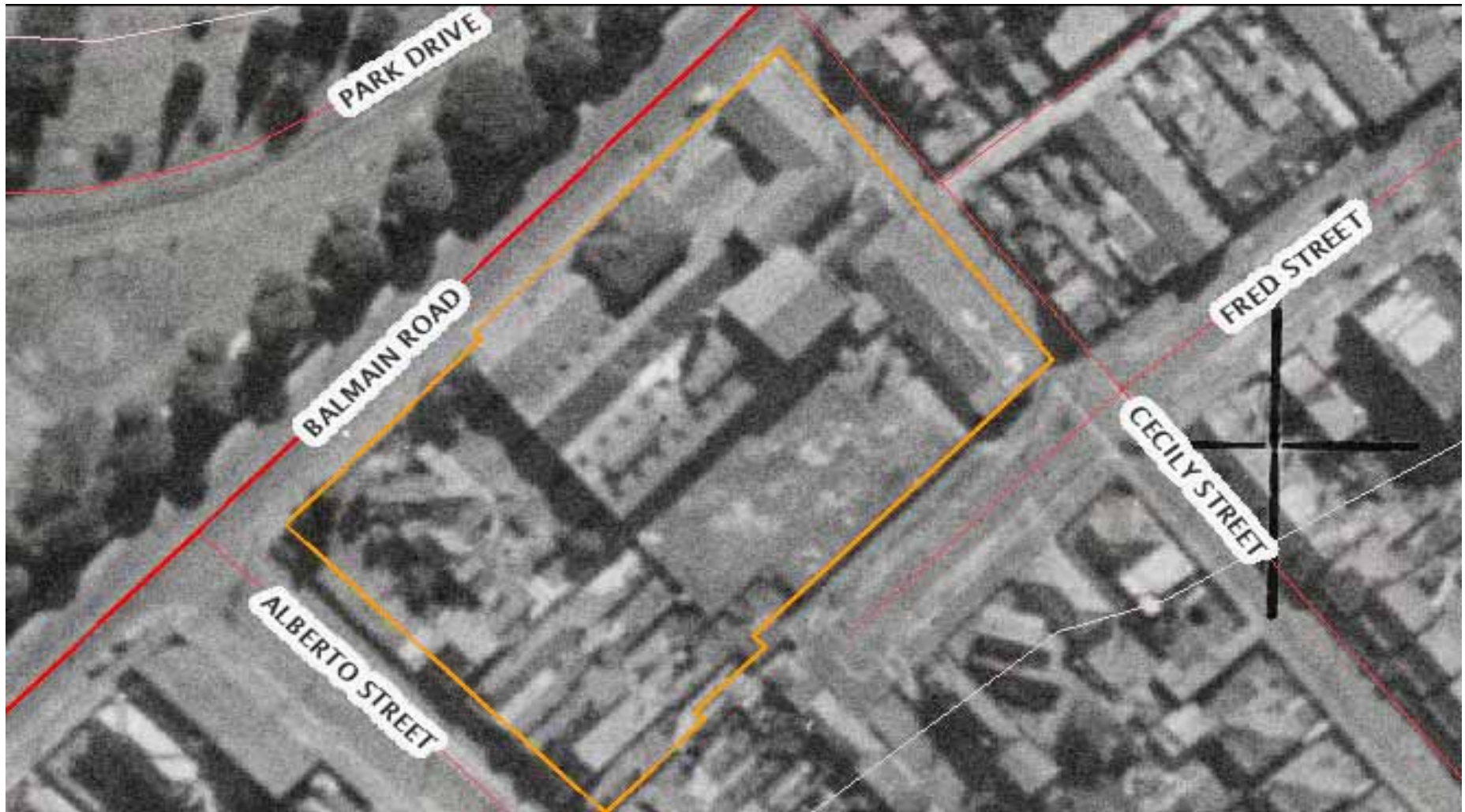
1.00	1.70	0.70	CLAY,YELLOW,WEATHERED,MED.PLASTICITY
1.70	2.20	0.50	SHALE,RED GREY,WEATHERED,DRY
2.20	2.55	0.35	SANDSTONE L/GREY,HIGHLY WEATHERED

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

Appendix C

Historic Aerial Photographs











CLIENT: Roche Group Pty Ltd

OFFICE: Sydney

DATE: 2 Dec 2011

Aerial Photography - 1982

469-483 Balmain Road

Lilyfield

PROJECT No: 72046.01

PHOTO No: 5

REVISION: 0



CLIENT: Roche Group Pty Ltd	Aerial Photography - 2011 469-483 Balmain Road Lilyfield	PROJECT No: 72046.01
OFFICE: Sydney		PHOTO No: 6
DATE: 2 Dec 2011		REVISION: 0

Appendix D

Historic Title Deeds

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

Summary of Owners Report

LPMA

Sydney

Re: 469 to 483 Balmain Road, Lilyfield

Description: - Lot 2 D.P. 1015843

As regards the part marked 1 on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
28.11.1900 (1900 to 1936)	Hannah Selina Brady (Married Woman)	Vol 1338 Fol 153
26.06.1936 (1936 to 1937)	John Edmund (or Edmond) Brady (Boat Builder) (Transmission Application not investigated)	Vol 1338 Fol 153
23.06.1937 (1937 to 1940)	Alice Theresa White (Married Woman)	Vol 1338 Fol 153
12.07.1940 (1940 to 1970)	James Arthur White (Machinist)	Vol 1338 Fol 153
14.04.1970 (1970 to 1979)	Abbco Bread Company Pty Limited	Vol 1338 Fol 153
01.06.1979 (1979 to 1990)	Fielder Gillespie Limited	Vol 1338 Fol 153
27.07.1990 (1990 to 1999 Registration of Transfer)	C H Laboratories Pty Limited	Vol 1338 Fol 153 now 12/2/3457
09.03.1997 (Execution date of transfer) (1997 to date)	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	12/2/3457 now 2/1015843

Denotes Current Registered Proprietor

As regards the part marked 2 on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
.06.1898 (1898 to 1920)	Martha Dawson (Married Woman)	Vol 1250 Fol 118
20.10.1920 (1920 to 1951)	War Service Homes Commissioner	Vol 1250 Fol 118
24.05.1951 (1951 to 1951)	Colin Arthur Cruwys (Engineer)	Vol 1250 Fol 118
24.05.1951 (1951 to 1956)	Colin Arthur Cruwys (Engineer) Alice Ethel Cruwys (Married Woman)	Vol 1250 Fol 118
26.09.1956 (1956 to 1970)	Alice Ethel Cruwys (Widow)	Vol 1250 Fol 118
24.09.1970 (1970 to 1979)	Abbco Bread Company Pty Limited	Vol 1250 Fol 118
01.06.1979 (1979 to 1990)	Fielder Gillespie Limited	Vol 1250 Fol 118 now 11/2/3457
27.07.1990 (1990 to 1999 Registration of Transfer)	C H Laboratories Pty Limited	11/2/3457
09.03.1997 (Execution date of transfer) (1997 to date)	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	11/2/3457 now 2/1015843

Denotes Current Registered Proprietor

Email: grolly1@bigpond.net.au

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

As regards the part marked 3 on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
21.08.1913 (1913 to 1942)	Sydney Woolley Cathels (Designer)	Vol 1277 Fol 199
11.12.1942 (1942 to 1947)	Mary Elizabeth Fountain (Married Woman) Robert Campbell Cathels (Solicitor) (Transmission Application not investigated)	Vol 1277 Fol 199
06.02.1947 (1947 to 1948)	Robert Campbell Cathels (Solicitor)	Vol 1277 Fol 199
19.03.1948 (1948 to 1949)	Edmund Norman Cathels (Clerk)	Vol 1277 Fol 199
12.01.1949 (1949 to 1957)	William Henry Binding (Crane Driver)	Vol 1277 Fol 199
08.11.1957 957 to 1970)	Henry George Geary (Truck Driver)	Vol 1277 Fol 199
02.04.1970 (1970 to 1979)	Abbco Bread Company Pty Limited	Vol 1277 Fol 199
01.06.1979 (1979 to 1990)	Fielder Gillespie Limited	Vol 1277 Fol 199 now 10/2/3457
01.08.1990 (1990 to 1999 Registration of Transfer)	C H Laboratories Pty Limited	10/2/3457
09.03.1997 (Execution date of transfer) (1997 to date)	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	10/2/3457 now 2/1015843

Denotes Current Registered Proprietor

As regards the part marked 4 on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
25.10.1910 (1910 to 1955)	Henry Dyer (Carter) (# His Deceased Estate)	Vol 1396 Fol 229
3.01.1955 (1955 to 1961)	James Phillip Howard (Engineer)	Vol 1396 Fol 229
22.10.1961 (1961 to 1979)	Abbco Bread Company Pty Limited	Vol 1396 Fol 229 now Vol 8413 Fol 185
01.06.1979 (1979 to 1990)	Fielder Gillespie Limited	Vol 8413 Fol 185
01.08.1990 (1990 to 1999 Registration of Transfer)	C H Laboratories Pty Limited	Vol 8413 Fol 185 now Auto Consol 8413-185
09.03.1997 (Execution date of transfer) (1997 to date)	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Auto Consol 8413-185 now 2/1015843

Denotes Current Registered Proprietor

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

As regards the part marked 5 on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
10.06.1898 (1898 to 1934)	Henry Ostinger (Boiler Maker)	Vol 1250 Fol 125
31.07.1934 (1934 to 1955)	Albert Blake (Timber Merchant)	Vol 1250 Fol 125
24.03.1955 (1955 to 1959)	Albert Leslie Hart (Secretary) Gwendoline Adele Hart (Married Woman)	Vol 1250 Fol 125
22.12.1959 (1959 to 1979)	Abbco Bread Company Pty Limited	Vol 1250 Fol 125 now Vol 8413 Fol 185
01.06.1979 (1979 to 1990)	Fielder Gillespie Limited	Vol 8413 Fol 185
01.08.1990 (1990 to 1999 Registration of Transfer)	C H Laboratories Pty Limited	Vol 8413 Fol 185 now Auto Consol 8413-185
09.03.1997 (Execution date of transfer) (1997 to date)	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Auto Consol 8413-185 now 2/1015843

Denotes Current Registered Proprietor

As regards the part marked 6 on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.10.1908 (1908 to 1928)	Edward Price (Boiler Maker)	Vol 1266 Fol 164
22.02.1928? (1928 to 1928)	Robert Daniel Goldsmith (Ticket Writer) Mary Jane Walker (Widow) Lydia Cook (Married Woman) (Transmission Application not investigated)	Vol 1266 Fol 164
24.01.1928 (1928 to 1945)	Mary Jane Walker (Widow) (Now Mary Jane Russell, Married Woman)	Vol 1266 Fol 164
22.12.1945 (1945 to 1954)	Nellie Caroline Phoebe Moore (Married Woman)	Vol 1266 Fol 164
06.1954 (1954 to 1961)	Emelie Josephine Griffith (Spinster)	Vol 1266 Fol 164
09.03.1961 (1961 to 1979)	Abbco Bread Company Pty Limited	Vol 1266 Fol 164 now Vol 8413 Fol 185
01.06.1979 (1979 to 1990)	Fielder Gillespie Limited	Vol 8413 Fol 185
01.08.1990 (1990 to 1999 Registration of Transfer)	C H Laboratories Pty Limited	Vol 8413 Fol 185 now Auto Consol 8413-185
09.03.1997 (Execution date of transfer) (1997 to date)	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Auto Consol 8413-185 now 2/1015843

Denotes Current Registered Proprietor

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

As regards the parts marked 7, 8 & 9 on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.04.1908 (1908 to 1946)	Thomas Edward Buttel (Butcher)	Vol 1865 Fol 202
25.03.1946 (1946 to 1960)	Stanislaus Hugh Moore (Motor Trimmer) Nellie Caroline Phoebe Moore (Married Woman)	Vol 1865 Fol 202
25.03.1960 (1960 to 1979)	Abbco Bread Company Pty Limited	Vol 1865 Fol 202 now Vol 8413 Fol 185
01.06.1979 (1979 to 1990)	Fielder Gillespie Limited	Vol 8413 Fol 185
01.08.1990 (1990 to 1999 Registration of Transfer)	C H Laboratories Pty Limited	Vol 8413 Fol 185 now Auto Consol 8413-185
09.03.1997 (Execution date of transfer) (1997 to date)	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Auto Consol 8413-185 now 2/1015843

Denotes Current Registered Proprietor

As regards the parts marked 10, 11 & 12 on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.03.1917 (1917 to 1946)	Jane Todd Buttel (Married Woman)	Vol 2746 Fol 153
25.03.1946 (1946 to 1960)	Stanislaus Hugh Moore (Motor Trimmer) Nellie Caroline Phoebe Moore (Married Woman)	Vol 2746 Fol 153
25.03.1960 (1960 to 1979)	Abbco Bread Company Pty Limited	Vol 2746 Fol 153 now Vol 8413 Fol 185
01.06.1979 (1979 to 1990)	Fielder Gillespie Limited	Vol 8413 Fol 185
01.08.1990 (1990 to 1999 Registration of Transfer)	C H Laboratories Pty Limited	Vol 8413 Fol 185 now Auto Consol 8413-185
09.03.1997 (Execution date of transfer) (1997 to date)	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Auto Consol 8413-185 now 2/1015843

Denotes Current Registered Proprietor

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

As regards the part marked 13 on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
28.07.1908 (1908 to 1927)	Frederick Elias Pilcher (Baker)	Vol 1895 Fol 73
05.04.1927 (1927 to 1939)	Automatic Bread Baking Company Limited	Vol 1895 Fol 73
18.05.1939 (1939 to 1979)	Abbco Bread Company Pty Limited	Vol 1895 Fol 73 now Vol 8413 Fol 185
01.06.1979 (1979 to 1990)	Fielder Gillespie Limited	Vol 8413 Fol 185
01.08.1990 (1990 to 1999 Registration of Transfer)	C H Laboratories Pty Limited	Vol 8413 Fol 185 now Auto Consol 8413-185
09.03.1997 (Execution date of Transfer) (1997 to date)	# Peakhurst Properties Pty Limited (# Now Roche Group Pty Limited)	Auto Consol 8413-185 now 2/1015843

Denotes Current Registered Proprietor

Yours Sincerely
Mark Groll
22 September 2010
(Ph: 0412 199 304)



Requested Parcel : Lot 2 DP 1015843

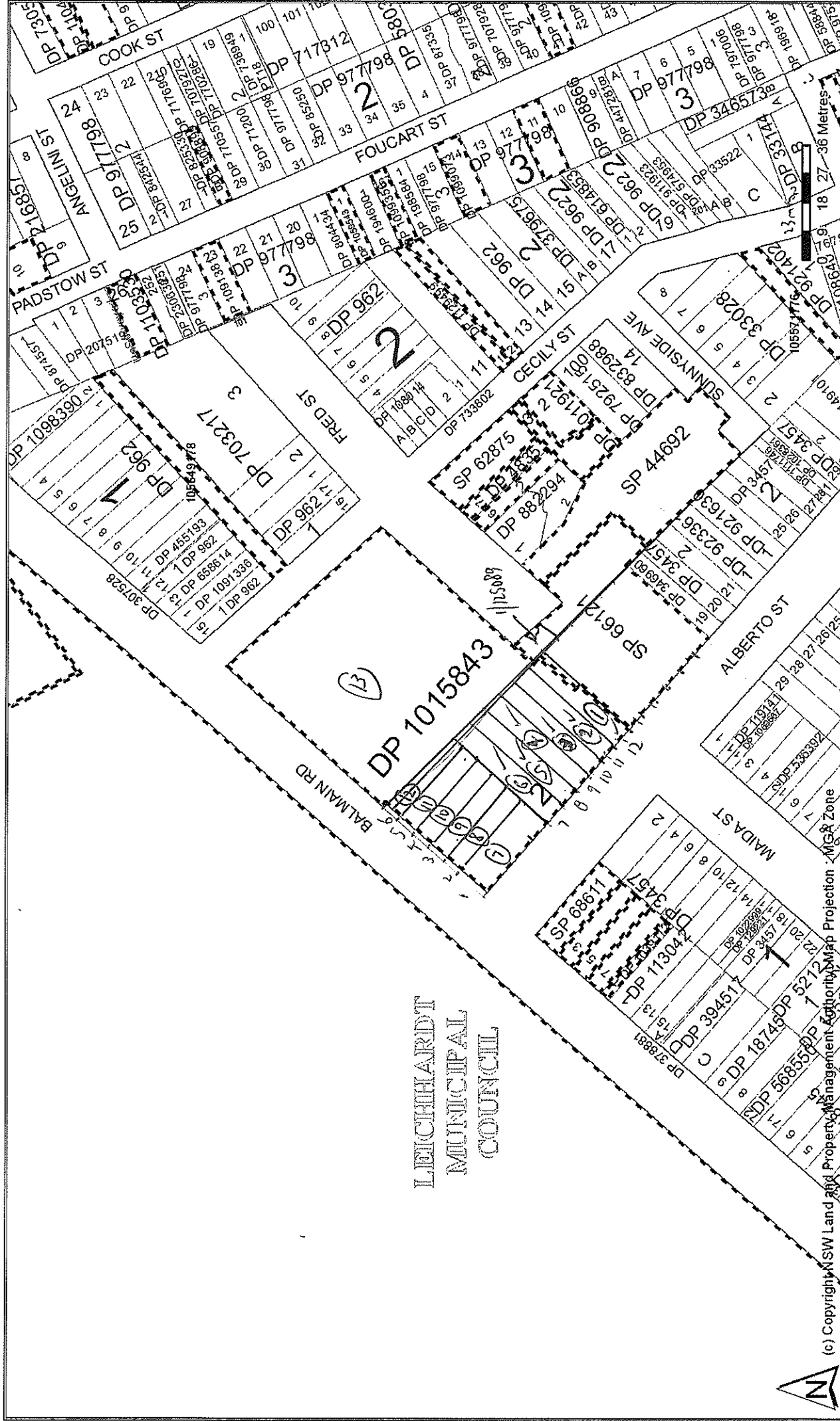
Identified Parcel : Lot 2 DP 1015843

LGA : LEICHHARDT

Parish : PETERSHAM

County : CUMBERLAND

Locality : LILYFIELD



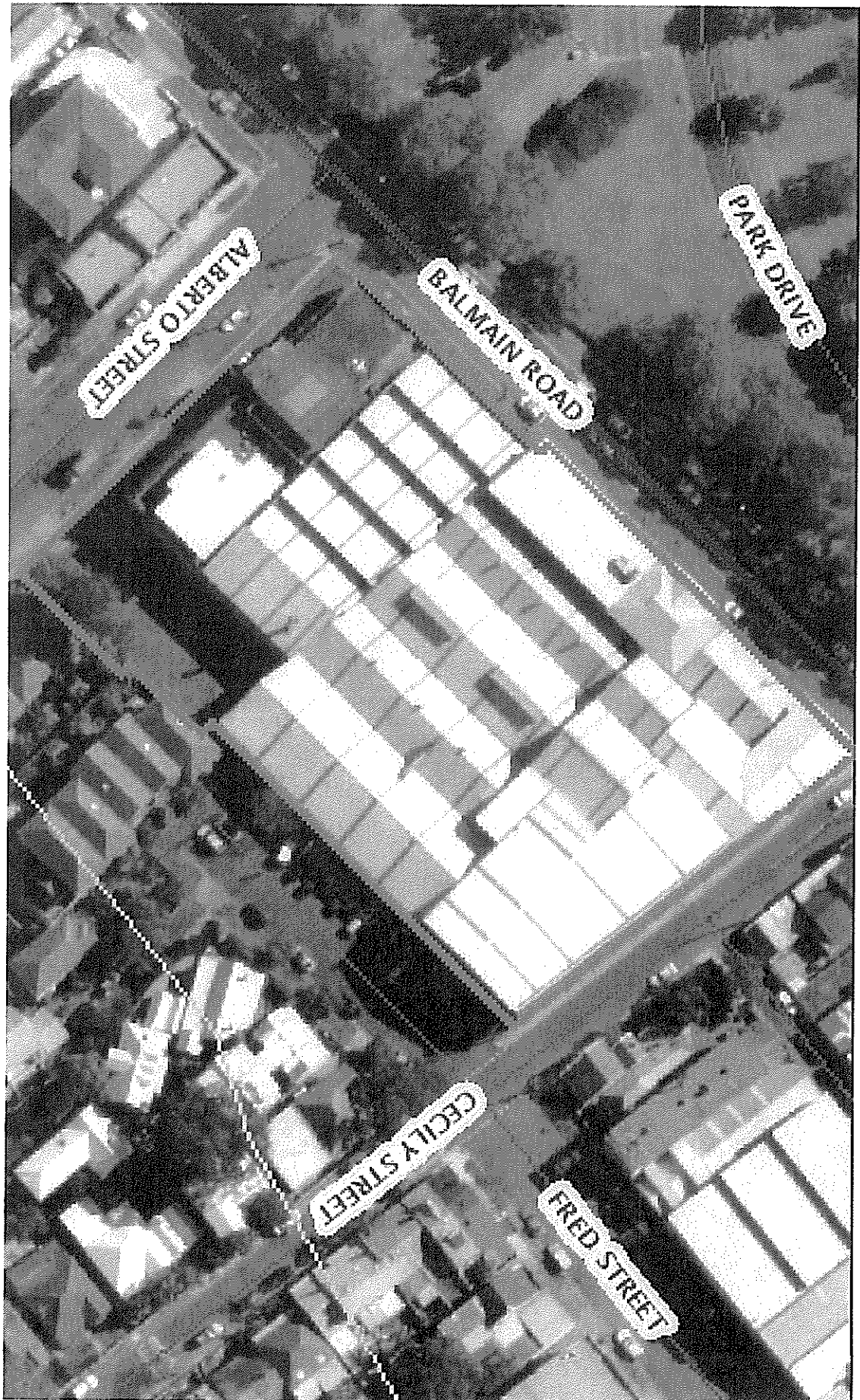
LEICHHARDT
MUNICIPAL
COUNCIL

(c) Copyright NSW Land and Property Management Authority Map Projection: MGA Zone 56

Report Generated 8:45:11 AM, 20 September, 2010

This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGs Charting and Reference Maps.

Page 1 of 5



DP3457

14

MAIDA ESTATE

at Leichhardt

being a subdivision of a portion of the land
which is shown upon Application Plan 6067 and also

PARISH OF PETERSHAM

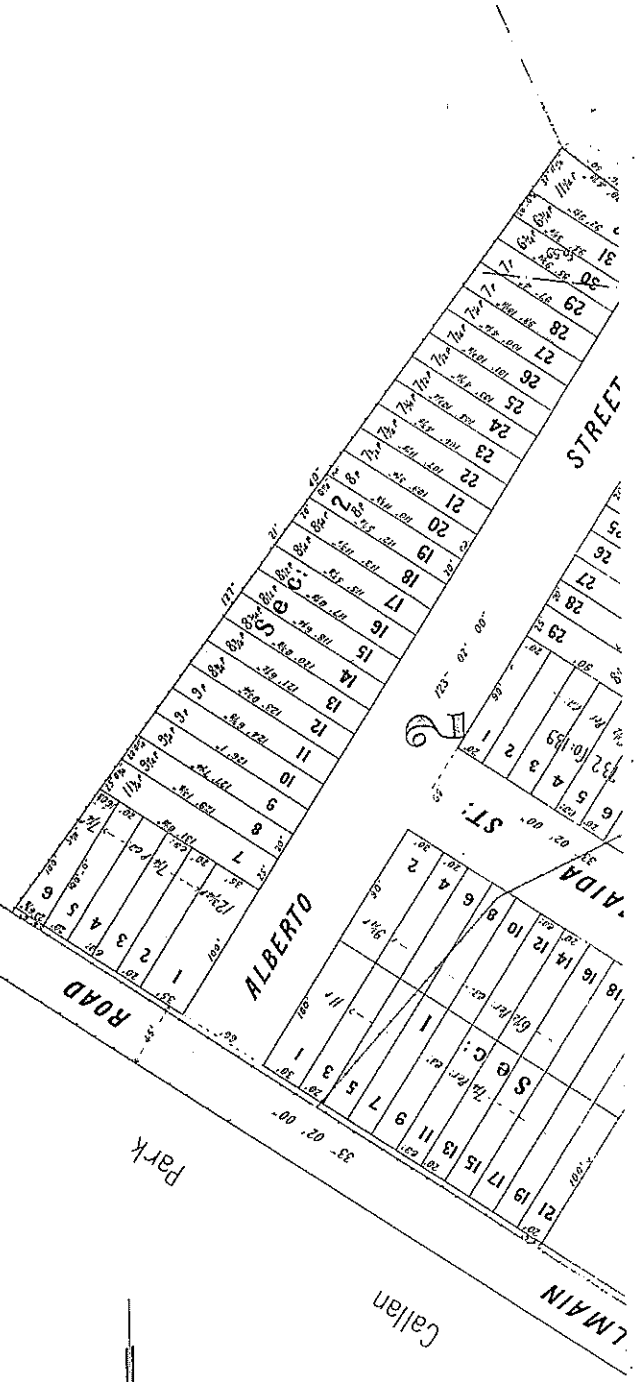
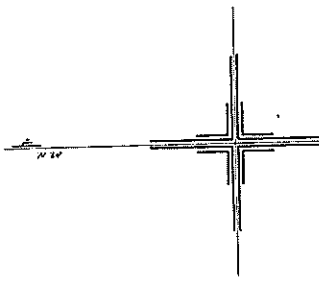
County of Cumberland

Scale 60 Feet to 1 in.

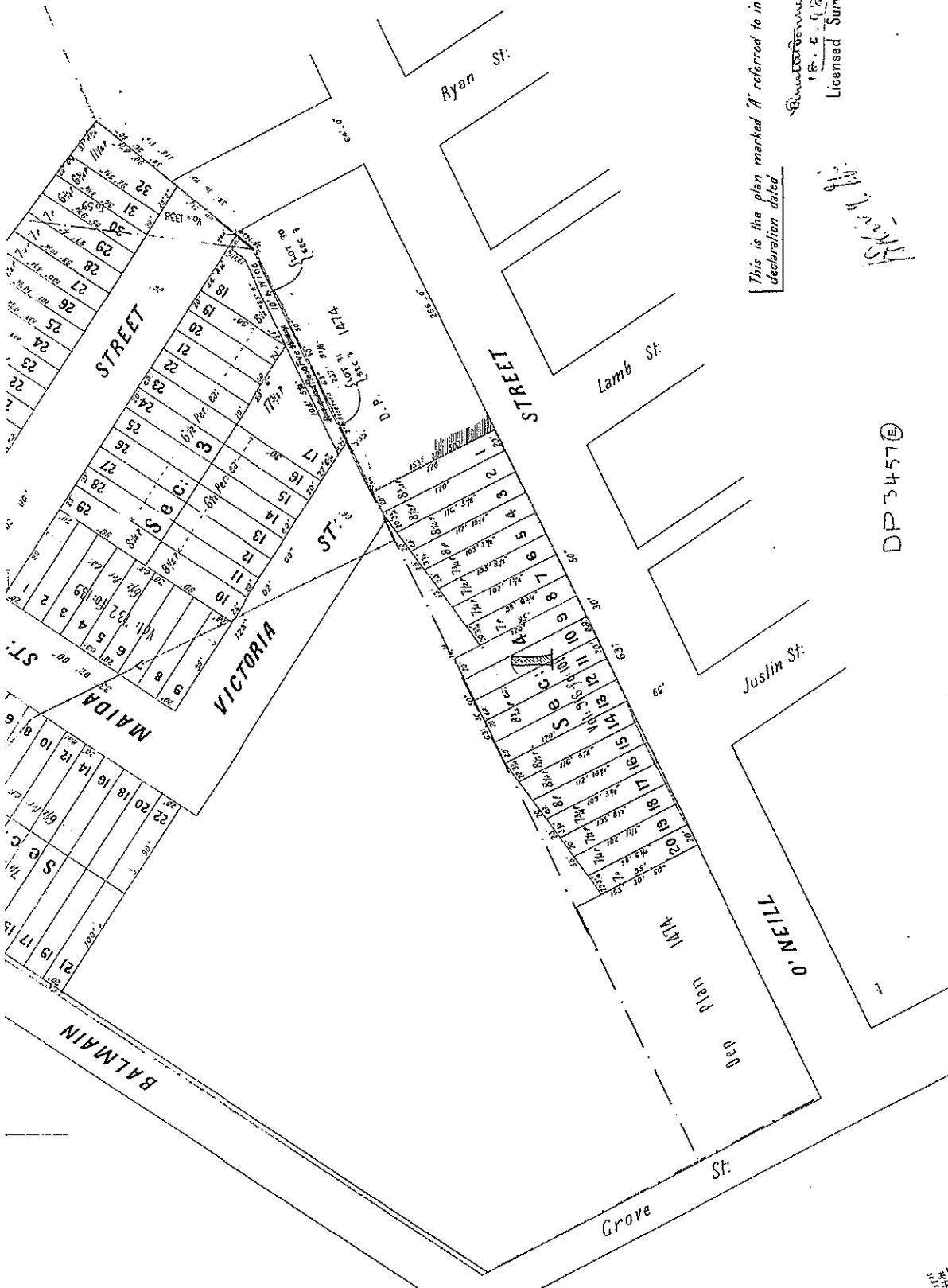
2. Vol. 732 Fol. 139

1. " 918 " 101

1. Part of 50 ac Grant to Francis Lloyd 31st Aug^r 1810,
2. . . 50 ac . . Charles Henry Chambers James Davidson 23rd Nov^r 1841 & all heirs of said others.



"A"



This is the plan marked 'A' referred to in my declaration dated

Signature
18.5.98
Licensed Surveyor

DP 3457E

"A"

MAIDA ESTATE

at Leichhardt

being a subdivision of a portion of the land
which is shown upon Application Plan 6067 and also

PARISH OF PETERSHAM

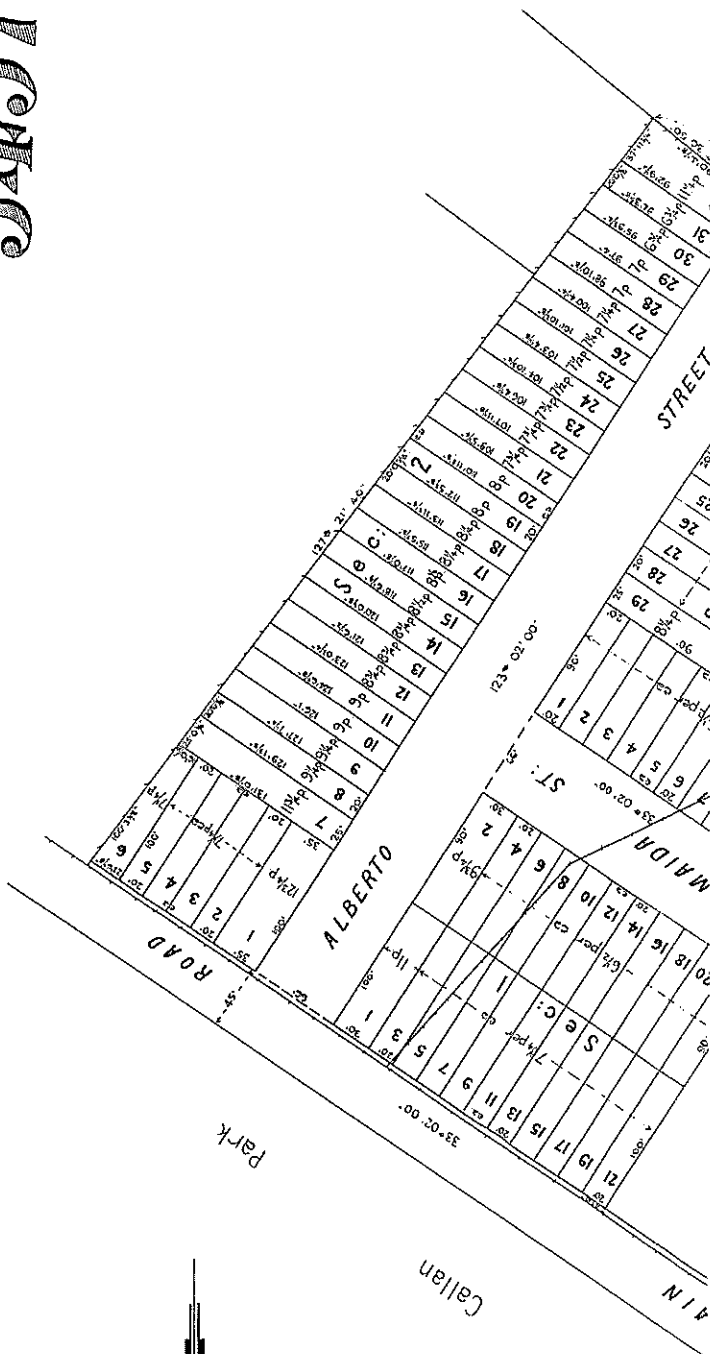
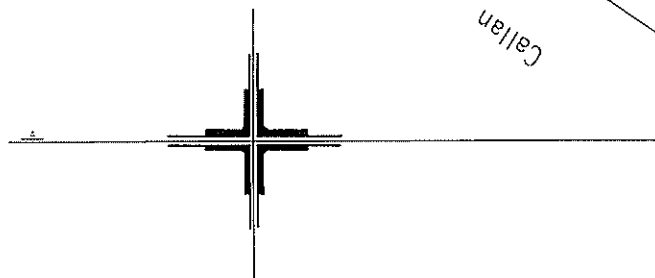
County of Cumberland

Scale 60 feet to 1 in.

Vol. 732 Fol. 139
" 918 " 101

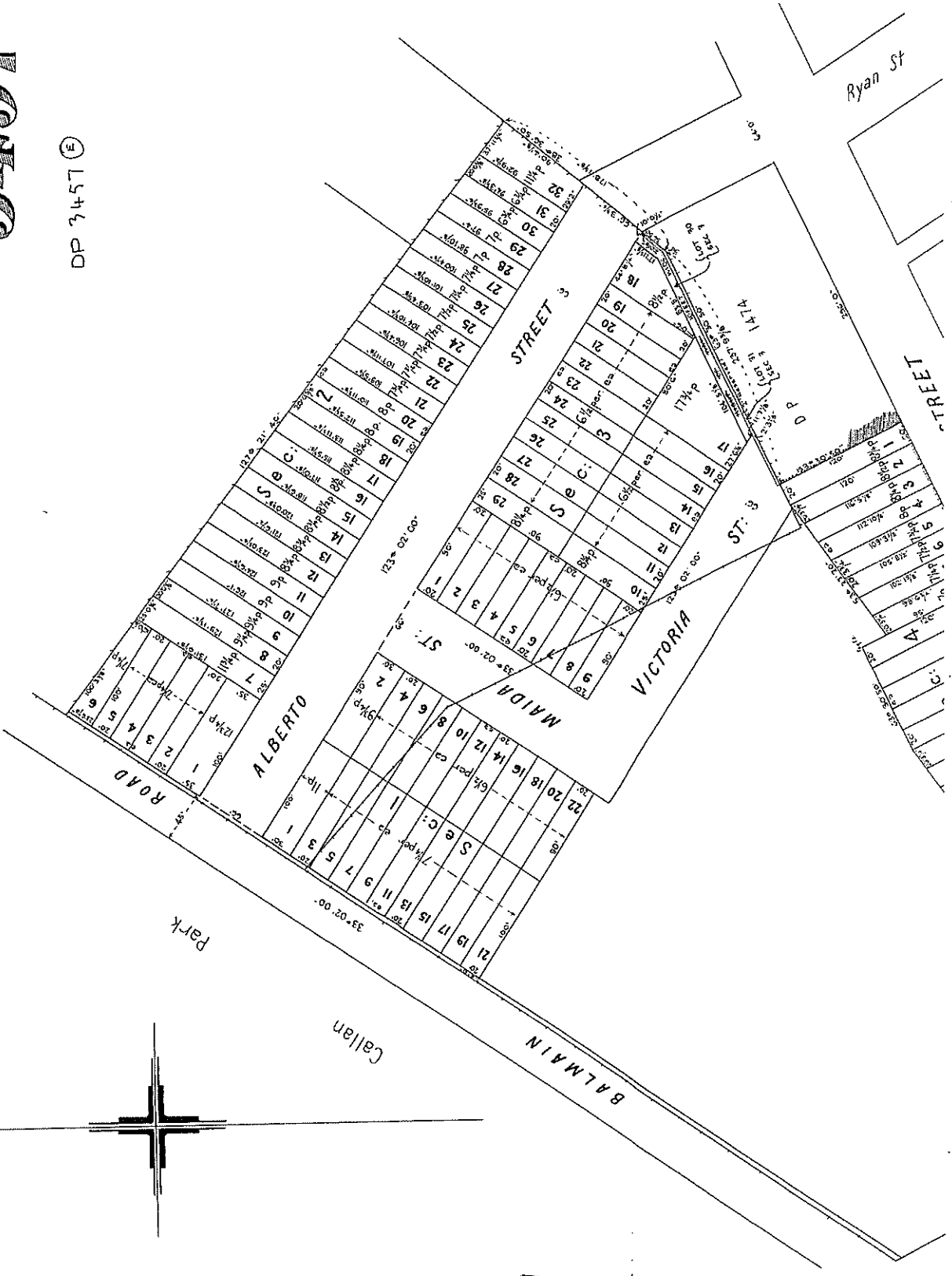
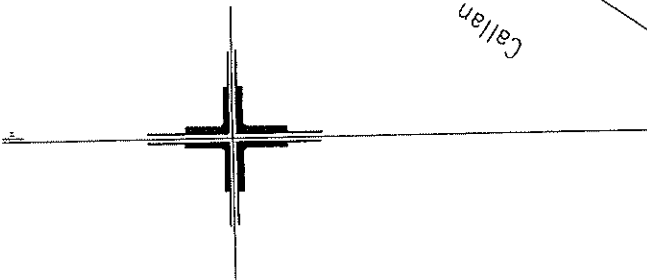
COPY OF D.P.

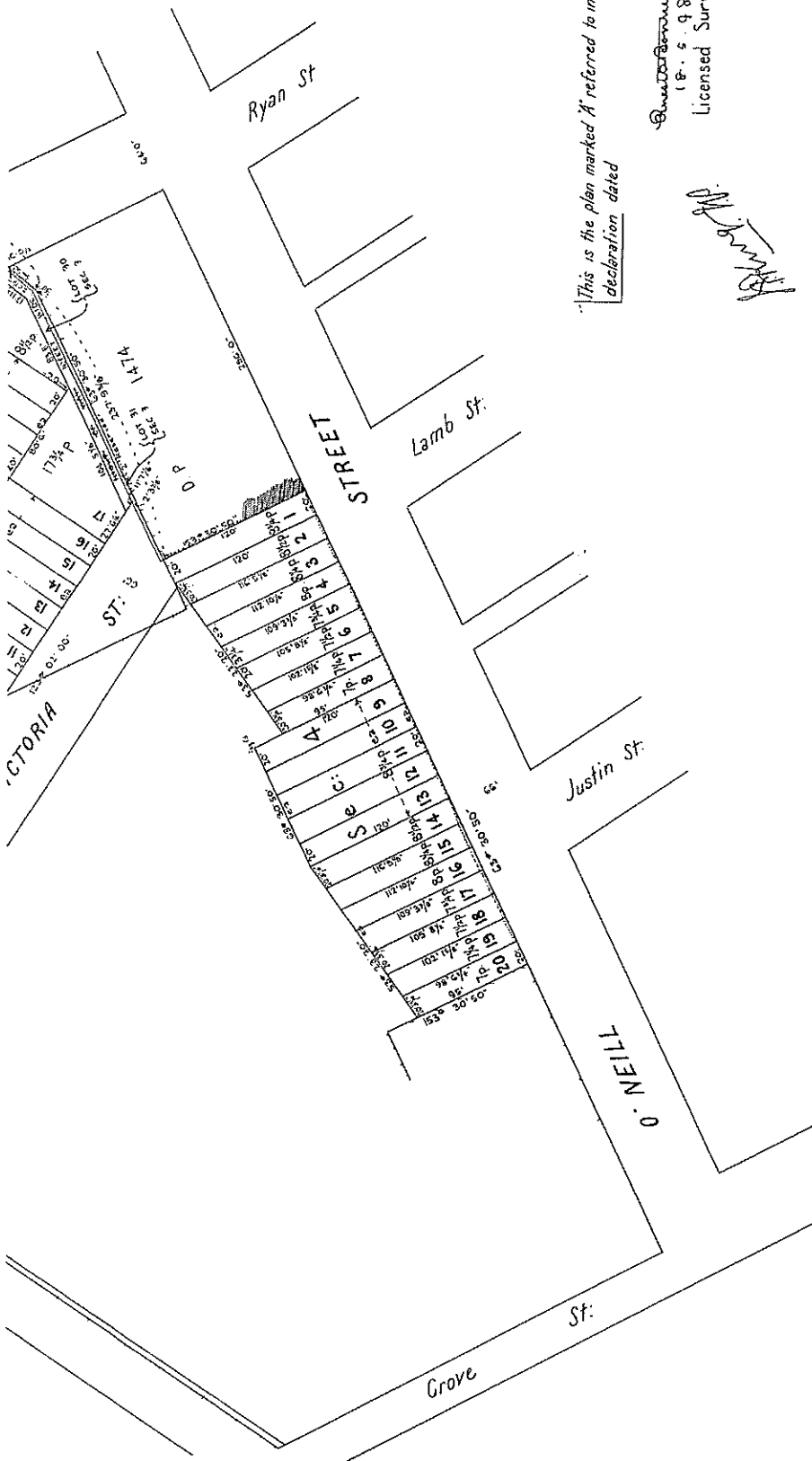
3457



10476

DP 3457





This is the plan marked A' referred to in my
declaration dated

B. S. G. 8
Licensed Surveyor

[Handwritten signature]

DP 3457

CONVERSION TABLE ADDED BY
REGISTER GENERAL'S DEPARTMENT

FEET	INCHES	METRES
1	0	0.30
2	0	0.61
3	0	0.91
4	0	1.22
5	0	1.52
6	0	1.83
7	0	2.13
8	0	2.44
9	0	2.74
10	0	3.05
11	0	3.35
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13	0	3.96
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15	0	4.57
16	0	4.88
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18	0	5.49
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20	0	6.10
21	0	6.40
22	0	6.71
23	0	7.01
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25	0	7.62
26	0	7.93
27	0	8.23
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35	0	10.67
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Historical Title

InfoTrack
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/9/2010 3:22PM

FOLIO: 12/2/3457

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 1338 FOL 153

Recorded	Number	Type of Instrument	C.T. Issue
16/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/11/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/12/1991	2831797	MORTGAGE	
9/12/1991	2833754	MORTGAGE	EDITION 1
29/7/1993	1519218	CAVEAT	
12/4/1994	U122393	DISCHARGE OF MORTGAGE	
12/4/1994	U122394	MORTGAGE	EDITION 2
9/3/1999	3574498	LEASE	
9/3/1999	3574499	TRANSFER	EDITION 3
12/3/1999	5674290	DEPARTMENTAL DEALING	EDITION 4
18/8/2000	6924963	DISCHARGE OF MORTGAGE	
18/8/2000	6924964	DISCHARGE OF MORTGAGE	
18/8/2000	6924965	CHANGE OF NAME	
18/8/2000	6985896	CHANGE OF NAME	
23/8/2000	DP1015843	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

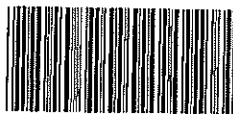
PRINTED ON 21/9/2010

97-01T



TRANSFER

Real Property Act, 1900.



3574499 C

ly

52*321\$

20/5/2010 15:27 201014673/02

LAND TRANSFER DUTY

(A) LAND TRANSFERRED

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

Folio Identifiers 10/2/3457, 15/2/3457, 16/2/3457,
12/2/3457, 11/2/3457, 1/2/4835 and 1/125089

Volume 8413 Folio 185 Volume 2781 Folio 105

*Volume 1265 Folio 181 Volume 7971 Folio 73

Chang Auto consel 8413-185

NOW BEING *AC1265-181

(B) LODGED BY

L.T.O. Box

74S

Name, Address or DX and Telephone

ALLEN ALLEN & HEMSLEY
DX 105 SYDNEY
9230 4000

REFERENCE (max. 15 characters): DAC 1231010 VRH

(C) TRANSFEROR

C H LABORATORIES PTY LIMITED (ACN 000 914 241)

(D) acknowledges receipt of the consideration of

\$26,350 \$10,900

OFFICE OF STATE REVENUE
(N.S.W. TREASURY)

1996/97 318

ALTERATION NOTED

(E) subject to the following ENCUMBRANCES

1. 1122394

2. 15213457 only

2831797

B272964

A 99-year lease
to Peakhurst Properties
Limited Partnership

(F) TRANSFEREE

T
TS
(s713 LGA)
TW
(Sheriff)

PEAKHURST PROPERTIES PTY LIMITED
(ACN 000 606 682)

TENANCY:

copy CONSERV

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

DATED

5 June 1997

Signed in my presence by the Transferor who is personally known to me.
THE COMMON SEAL of C H LABORATORIES PTY LIMITED
was duly affixed in the presence of:

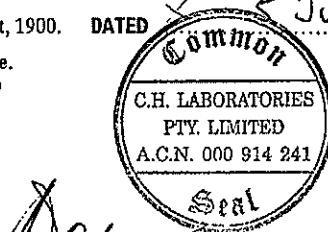
Signature
Name of Witness (BLOCK LETTERS)
Address of Witness
Print name

DAVID C. HALL

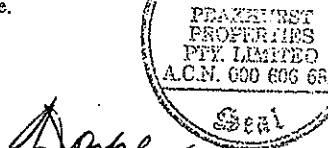
Signed in my presence by the Transferee who is personally known to me.
THE COMMON SEAL of PEAKHURST PROPERTIES PTY
LIMITED was duly affixed in the presence of:

Signature
Name of Witness (BLOCK LETTERS)
Address of Witness
Print name

DAVID C. HALL



Signature
Name of Transferor
Print name



Signature
Name of Transferee
Print name

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

CHECKED BY (office use only)

Form Number:
97-10CN
LTO Licence Number:
10V/0167/95

Application to Record
CHANGE OF NAME

Real Property Act 1900
Crown Lands Consolidation Act 1900
Western Lands Act 1901

6924965B



φ NOW BEING Auto Consol (265-121)

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

Volume ~~8413 Folio 185~~, Volume 1265 Folio 181, *MS*
Volume 7971 Folio 73, Volume 2781 Folio 185
1/12/5089 1/2/4835 10-12/2/3457
15-16/2/3457

- (B) **REGISTERED DEALING**
If applicable.

- (C) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
1W	EDDY & MOLONEY D.X. 23012 WOOLLAHRA REFERENCE (max 15 characters): ROCHE

- (D) **REGISTERED PROPRIETOR**
whose name is to be changed.

PEAKHURST PROPERTIES PTY. LIMITED ACN 000 606 682

- (E) **NEW NAME**
In full.

CN ROCHE GROUP PTY. LIMITED ACN 000 606 682

- (F) I, the Registered Proprietor, apply to have my New Name recorded in the Register in respect of the above Land/Registered Dealing.

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

Paddington

I, [New Name] Nicholas James Eddy, Solicitor 194 Underwood Street, solemnly and sincerely declare that

1. I am identical with the Registered Proprietor referred to above;

2. On 19 at in the State of I married

3. On 7 October, 1998 Peakhurst Properties Pty. Limited changed its name to Roche Group Pty. Limited. Annexed hereto is a certified copy of Certificate of Registration on Change of Name.

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

Made and subscribed at Sydney in the State of N.S.W.
on 7th June 2000 in the presence of

Signature of Witness

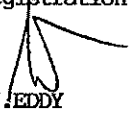
Name of Witness (BLOCK LETTERS)

Address and Qualification of Witness

Signature of Applicant

CHECKED BY (office use only)

I, NICHOLAS JAMES EDDY, Solicitor of 194 Underwood Street, Paddington certify this to be a true copy of the original Certificate of Registration on Change of name.


N.J. EDDY
Solicitor Sydney
13th June, 2000

CORRS CHAMBERS WESTGARTH
ATTN: PHILIP HARVEY
REGISTRATION
LVL 33 GOVERNOR PHILLIP TOWER
1 FARRER PL
SYDNEY NSW 2000

Remove this top section if desired before framing

Certificate of Registration on Change of Name

This is to certify that

PEAKHURST PROPERTIES PTY LTD

Australian Company Number 000 606 682

did on the seventh day of October 1998 change its name to

ROCHE GROUP PTY LIMITED

Australian Company Number 000 606 682

The company is a proprietary company.

The company is limited by shares.

The company is taken to be registered as a company
under the Corporations Law of New South Wales.

Issued by the
Australian Securities and Investments Commission
on this seventh day of October, 1998.



Alan Cameron
Chairman



CERTIFICATE



Historical Title

InfoTrack
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/9/2010 3:22PM

FOLIO: 11/2/3457

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 1250 FOL 118

Recorded	Number	Type of Instrument	C.T. Issue
16/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/11/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/12/1991	Z831797	MORTGAGE	
9/12/1991	Z833754	MORTGAGE	EDITION 1
29/7/1993	I519218	CAVEAT	
12/4/1994	U122393	DISCHARGE OF MORTGAGE	
12/4/1994	U122394	MORTGAGE	EDITION 2
9/3/1999	3574498	LEASE	
9/3/1999	3574499	TRANSFER	EDITION 3
12/3/1999	5674290	DEPARTMENTAL DEALING	EDITION 4
18/8/2000	6924963	DISCHARGE OF MORTGAGE	
18/8/2000	6924964	DISCHARGE OF MORTGAGE	
18/8/2000	6924965	CHANGE OF NAME	
18/8/2000	6985896	CHANGE OF NAME	
23/8/2000	DP1015843	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 21/9/2010



11322

Appln. No. 6067

Vol. 11322 Fol. 190

Prior Title Vol. 1277 Fol. 199

Edition issued 22-5-1970

L830294



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

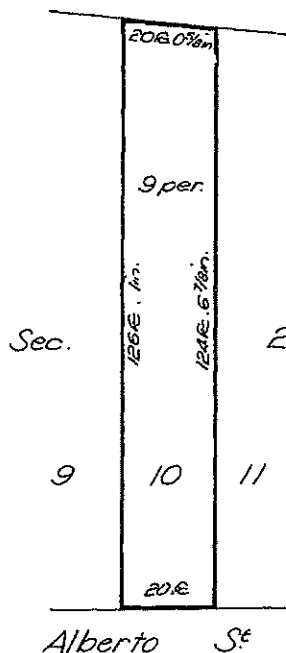
Witness

Barnes

Jardison
Registrar General.



PLAN SHOWING LOCATION OF LAND



SEE AUTO FOLIO

Scale: 30 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 10 of Section 2 in Deposited Plan 3457 at Leichhardt in the Municipality of Leichhardt Parish of Petersham and County of Cumberland being part of 50 acres granted to Charles Henry Chambers and James Davidson on 23-11-1841.

FIRST SCHEDULE

ASBGO-BREAD-COM-PTY.-LIMITED.

SECOND SCHEDULE

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

Jardison
Registrar General

REGISTERED PROPRIETOR

[illegible]

PARTICULARS

[illegible]

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



Historical Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/9/2010 3:22PM

FOLIO: 10/2/3457

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 11322 FOL 190

Recorded	Number	Type of Instrument	C.T. Issue
5/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/8/1990	Z107289	TRANSFER	EDITION 1
9/12/1991	Z831797	MORTGAGE	
9/12/1991	Z833754	MORTGAGE	EDITION 2
29/7/1993	I519218	CAVEAT	
12/4/1994	U122393	DISCHARGE OF MORTGAGE	
12/4/1994	U122394	MORTGAGE	EDITION 3
9/3/1999	3574498	LEASE	
9/3/1999	3574499	TRANSFER	EDITION 4
12/3/1999	5674290	DEPARTMENTAL DEALING	EDITION 5
18/8/2000	6924963	DISCHARGE OF MORTGAGE	
18/8/2000	6924964	DISCHARGE OF MORTGAGE	
18/8/2000	6924965	CHANGE OF NAME	
18/8/2000	6985896	CHANGE OF NAME	
23/8/2000	DP1015843	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 21/9/2010



Historical Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/9/2010 3:22PM

FOLIO: AUTO CONSOL 8413-185

Recorded	Number	Type of Instrument	C.T. Issue
5/11/1997		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 8413-185	
PARCELS IN CONSOL ARE: 1-9/2/3457, 1/135088.			
7/11/1997	3504422	APPLN FOR REPLACEMENT CT	EDITION 1
9/3/1999	3574498	LEASE	
9/3/1999	3574499	TRANSFER	
9/3/1999	5430295	LEASE	EDITION 2
12/3/1999	5674290	DEPARTMENTAL DEALING	EDITION 3
30/11/1999	6384285	CHANGE OF NAME	
30/11/1999	6384286	SUB-LEASE	
30/11/1999	6384327	SUB-LEASE	EDITION 4
23/5/2000	6699982	SUB-LEASE	
23/5/2000	6699983	SUB-LEASE	
23/5/2000	6699984	SUB-LEASE	EDITION 5
18/8/2000	6924963	DISCHARGE OF MORTGAGE	
18/8/2000	6924964	DISCHARGE OF MORTGAGE	
23/8/2000	DP1015843	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 21/9/2010



Real Property Act 1900
Crown Lands Consolidation Act 1900
Western Lands Act 1901

6384285G



- (C) **LODGED BY**

CERTIFICATE OF TITLE VOLUME 8413 FOLIO 1285

AUTO/CONTROL

3574498

L.T.O. Box

Name, Address or DX and Telephone

EDDY & MOLONEY

D.X. 23012 WOOLLAHRA

REFERENCE (max 15 characters): ROCHE GROUP

- (E) **NEW NAME**
In full.

.....PEAKHURST PROPERTIES PTY. LIMITED ACN 000 606 682.....

CN

ROCHE GROUP PTY. LIMITED ACN 000 606 682

- (G) STATUTORY DECLARATION BY THE APPLICANT**

I, [New Name] NICHOLAS JAMES EDDY, Solicitor, of 194 Underwood St, Paddington, solemnly and sincerely declare that
am the solicitor
 I, Leanne-Jane Sullivan, Registered Proprietor referred to above;

1. I am identical with the Registered Proprietor referred to above;

2. On _____ 199____ at _____
in the State of _____ I married _____

3. On 7th October, 1998 Peakhurst Properties Pty. Limited changed its name to Roche Group Pty. Limited. Annexed hereto is a certified copy of Certificate of Registration on Change of Name.

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

Made and subscribed at Spokane in the State of Washington
on 30th Nov 1999 in the presence of

Signature of Witness

Name of Witness (BLOCK LETTERS)

K14 UNDERWOOD ST, B4PM
Address and Qualification of Witness

Address and Qualification of Witness

Signature of Applicant

CHECKED BY (office use only)

*film

I, NICHOLAS JAMES EDDY, Solicitor of 194 Underwood Street, Paddington certify this to be a true copy of the original Certificate of Registration on Change of Name.

N. J. Eddy, Solicitor
30.11.99

CORRS CHAMBERS WESTGARTH
ATTN: PHILIP HARVEY
REGISTRATION
LVL 33 GOVERNOR PHILLIP TOWER
1 FARRER PL
SYDNEY NSW 2000

Remove this top section if desired before framing

Certificate of Registration on Change of Name

This is to certify that

PEAKHURST PROPERTIES PTY LTD

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The company is a proprietary company.

The company is limited by shares.

The company is taken to be registered as a company
under the Corporations Law of New South Wales.

Issued by the
Australian Securities and Investments Commission
on this seventh day of October, 1998.

Alan Cameron

Alan Cameron
Chairman



CERTIFICATE



Historical Title

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/9/2010 2:51PM

FOLIO: 2/1015843

First Title(s): OLD SYSTEM

Prior Title(s): 12/2/3457

1/2/1835

VOL 1865 FOL 181

VOL 7971 FOL 73

15-18/2/3457

1/12/089

VOL 2781 FOL 105

← wrong

10-12/2/3457
a/c 8413-185

Recorded	Number	Type of Instrument	C.T. Issue
23/8/2000	DP1015843	DEPOSITED PLAN	FOLIO CREATED EDITION 1
13/3/2001	7444258	SUB-LEASE	
26/9/2001	7977907	SUB-LEASE	EDITION 2
5/12/2001	8027557	SUB-LEASE	
16/9/2004	AA956048	SUB-LEASE	EDITION 3
1/11/2004	AB61184	SUB-LEASE	EDITION 4
22/12/2004	AB178449	SUB-LEASE	EDITION 5
21/8/2006	AC538649	DEPARTMENTAL DEALING	
12/3/2008	AD824672	REQUEST	
12/3/2008	AD824826	DEPARTMENTAL DEALING	EDITION 6
17/3/2008	AD830967	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

mg

PRINTED ON 21/9/2010



Title Search

InfoTrack
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/1015843

SEARCH DATE	TIME	EDITION NO	DATE
21/9/2010	2:50 PM	6	12/3/2008

LAND

LOT 2 IN DEPOSITED PLAN 1015843
AT LEICHHARDT
LOCAL GOVERNMENT AREA LEICHHARDT
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1015843

FIRST SCHEDULE

ROCHE GROUP PTY LIMITED

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 U122394 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED AND R &
I BANK OF WESTERN AUSTRALIA LIMITED
6924964 DISCHARGED AS REGARDS THE INTEREST OF BANK OF
WESTERN AUSTRALIA LTD
- 3 5430295 LEASE TO ENERGYAUSTRALIA OF SUBSTATION PREMISES
1425. TOGETHER WITH RIGHT OF WAY AND EASEMENT AS SHOWN
IN PLAN WITH 5430295
- 4 AA956048 LEASE TO ONE PLUS TWO ART GROUP ASSOCIATION
INCORPORATED OF AREA 3, 469-483 BALMAIN ROAD,
LILYFIELD. EXPIRES: 28/2/2009. OPTION OF RENEWAL: 5
YEARS.
- 5 AB178449 LEASE TO SILENT GLISS PTY LIMITED OF AREA 3B, 483
BALMAIN ROAD, ROZELLE. EXPIRES: 31/12/2009.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 21/9/2010

* 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. Leap Searching hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 92B(2) of the Real Property Act.



Historical Title

InfoTrack
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

21/9/2010 3:19PM

FOLIO: 1/1015843

First Title(s): OLD SYSTEM

Prior Title(s): 10-12/2/3457 VOL 8413 FOL 185

Recorded	Number	Type of Instrument	C.T. Issue
23/8/2000	DP1015843	DEPOSITED PLAN	FOLIO CREATED
23/8/2000	7040868	DEPARTMENTAL DEALING	EDITION 1
30/10/2001	8068924	DISCHARGE OF MORTGAGE	EDITION 2
30/10/2001	8068925	REQUEST	EDITION 3
16/11/2001	SP66121	STRATA PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 21/9/2010

Appendix E

WorkCover Search



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

Our Ref: D11/148670
Your Ref: Kate Sargent

28 November 2011

Attention: Kate Sargent
Douglas Partners Pty Ltd
PO BOX 472
West Ryde NSW 1685

Dear Ms Sargent,

RE SITE: 469-483 Balmain Rd Lilyfield NSW 2040

I refer to your site search request received by WorkCover NSW on 22 November 2011 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence 35/000078 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

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

Yours Sincerely

Brent Jones
Senior Licensing Officer
Dangerous Goods Notification Team

29 NOV 2011

5/000078



11 April 2001

Ms Mags Maloney
Dangerous Goods Licencing
Workcover NSW
G P O Box 5364
SYDNEY NSW 2001

Dear Ms Maloney,

**ROCHE GROUP PTY LTD
483 BALMAIN ROAD, ROZELLE
UNDERGROUND FLAMMABLE LIQUID TANKS X 2**

Further to our telephone discussion on 10 April 2001, we write to confirm that the two (2) underground tanks located at the above premises were sand filled approximately eight (8) to ten (10) years ago.

~~In this regard, we understand that it will not be necessary to renew the Dangerous Goods Licence and request if you would kindly confirm in writing that there is no requirement for these tanks to be licenced.~~

We await your response in due course.

Should you require any further details, please contact our office.

Yours faithfully,
ROCHE GROUP PTY LTD

BOB WALSH

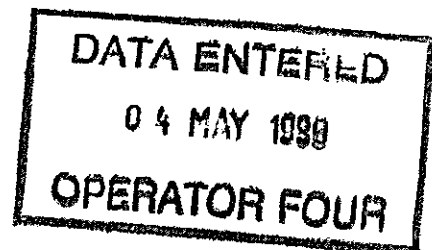
DEPARTMENT OF INDUSTRIAL RELATIONS
1 OXFORD STREET, P.O. BOX 847, DARLINGHURST 2010, N.S.W.
TELEPHONE: 266 8111 (DX22, SYDNEY)



FINAL NOTICE

APPLICATION FOR
LICENCE FOR THE KEEPING OF DANGEROUS GOODS
UNDER AND SUBJECT TO THE PROVISIONS OF THE
DANGEROUS GOODS ACT, 1975
AND REGULATIONS THEREUNDER.

DEPOT TYPE	PRODUCT	UNITS (ABT)	CLASS	FEE
1 U/G TANK	FLAMMABLE LIQUID	20,000	3	\$15
2 U/G TANK	FLAMMABLE LIQUID	10,000	3	\$15



DECLARATION: I certify that the details shown are correct (amend if necessary) and forward

herewith fee of \$..... (Signature)..... (Date).....

APPLICANT ~~FIELDER GILLESPIE LTD BAKERIES DIV~~
~~1ST FLE 80 PHILLIP ST~~
~~PARRAMATTA 2150~~

PF 483 "Balmain Rd"
PP Leichhardt 2040

PREMISES TO BE LICENSED OR REGISTERED IF NOT AS ABOVE
483 BALMAIN RD

LEICHHARDT 2040

LF (SPACEFILL)
LL (SPACEFILL)

AMOUNT PAYABLE
\$30.00

* 187055 19/04/89 CHQ

\$30.00

35 0000784
LICENCE/REG. No.

15 JAN 90
NEXT EXPIRY

T
O

B
E

P
A
I
D

Delete & Renewal

DANGEROUS GOODS ACT, 1975 *24. 79.01.0001.003.020.8*
LICENCE No. *35000078.4*

APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE) FOR THE KEEPING OF
DANGEROUS GOODS

Application is hereby made for—^a a licence (or amendment of the licence) for the keeping of dangerous goods in or on the premises described below. ^b the transfer of the licence

(*delete whichever is not required)

FEE: \$10.00 per Depot

3

Name of Applicant in full (see over)	Surname <i>FIELDER GILLESPIE LTD - DANGEROUS DIVISION</i> Given Names	
Trading name or occupier's name (if any)		
Postal address	<i>1st Floor 80 Phillip St Parramatta Postcode 2150</i>	
Telephone number of applicant	STD Code <i>02</i>	Number <i>635 1033</i>
Address of the premises in or on which the depot or depots are situated (including street number, if any)	<i>483 BALMAIN RD LEIGHFORD 2333 Phone 258 2840.</i>	
Nature of premises (see over)		

PLEASE ATTACH SITE PLAN

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods	
			Product being stored	C & C Office use only
1	<i>underground tank</i>	<i>20,000 litres</i>	<i>m/s</i>	<i>3.1 209024</i>
2	<i>underground tank</i>	<i>10,000 litres</i>	<i>m/s</i>	<i>3.1 2012014</i>
3	<i>underground tank</i>	<i>5,000 litres</i>	<i>m/s</i>	<i>3.1 2012014</i>
4	<i>underground tank</i>	<i>5,000 litres</i>	<i>m/s</i>	<i>3.1 2012014</i>
5				
6				
7				
8				
9				
10				
11				
12				

Name of company supplying flammable liquid (if any) *Shell.*

Have premises previously been licensed? *Yes.*

If known, state name of previous occupier *Abaco Break Co. Pty. Ltd.*

Licence No.

Signature of applicant *see attached copy*

Date

For external explosives magazine(s), please fill in side 2.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, *[Signature]* being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

Signature of Inspector *[Signature]*

Date *15.10.8*

TO : CHIEF INSPECTOR,
DANGEROUS GOODS BRANCH,
P.O. BOX 846,
DARLINGHURST. 2010

INFLAMMABLE LIQUID ACT, 1915

CONTRACTOR'S CERTIFICATE

UNDERGROUND TANKS

I hereby certify that the tank(s) indicated below have been abandoned
by the removal of all inflammable liquid, filling and sealing to the
requirements of the Explosives Branch.

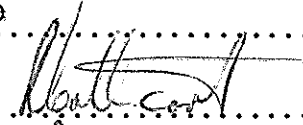
PETROLEUM COMPANY THE SHELL COMPANY OF AUSTRALIA LIMITED

CUSTOMER FIELDER-GILLESPIE

ADDRESS OF CUSTOMERS PREMISES 483 BALMAIN RD.
..... LEICHHARDT.

EQUIPMENT 1x 1000 GALLON v/cround m/s. TANK

METHOD OF ABANDONED BY (1) WATER & RUST INHIBITOR
(2) ~~CONCRETE SLURRY~~
(3) ~~TANKS REMOVED~~

CONTRACTOR 

SIGNED R. CATHCART

DATE 28-7-80

Inflammable Liquid—

Mineral Oil—includes kerosene, mineral turpentine and white spirit (for cleaning), and compositions containing same.
Mineral Spirit—includes petrol, benzene, benzolene, benzol and naphtha, and compositions containing same.

Dangerous Goods—

- Class 1.**—Acetone, amyl acetate, butyl acetate, carbon bisulphide; any combination of substances of an inflammable character suitable for use as an industrial solvent and having a true flashing point of less than 73 degrees Fahrenheit.
Class 2.—Nitro-cellulose (also known as "pyroxylin" and "collodion cotton") moistened with an alcohol, butyl alcohol (also known as "butanol"), methylated spirits, vegetable turpentine; and any liquid or solid containing methylated spirits, having a true flashing point of less than 150 degrees Fahrenheit.
Class 3.—Nitro-cellulose product.
Class 4.—Compressed or dissolved acetylene contained in a porous substance.

DIRECTIONS

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, Department of Mines, Sydney, and must be accompanied by the prescribed fee, as set out hereunder;—

Registration of Premises (Fee, p.a.).—For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.

In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.

Store License, Div. A (Fee, p.a.).—For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1 and 2.

Store License, Div. B (Fees, See Regulation 7).—For quantities exceeding 4,000 gallons of mineral and/or mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.

For the keeping of Dangerous Goods of Classes 3 and/or 4. (..... p.a.).

2. The certificate of inspection at foot hereof must be signed by an Inspector under the Inflammable Liquid Act, 1915 (as amended), or Police Officer, or other officer duly authorised in that behalf, and where the premises are situated outside the Metropolitan Area of Sydney, it is requested that such certificate be obtained prior to forwarding application.

1. Name in full of occupier	ABBCO BREAD CO. PTY. LTD.
2. Occupation	BREAD MANUFACTURERS.
3. Locality of the premises in which the depot or depots are situated	No. or Name 483 Balmain Road, Street Town LEICHHARDT.
4. Nature of premises (Dwelling, Garage, Store, etc.)	Outside area
5. Will mineral spirit be kept in a prescribed underground tank depot?	Yes

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

Depot No.	Construction of Depots			Inflammable Liquid		Dangerous Goods			
	Walls	Roof	Floor	Mineral Spirit Gallons	Mineral Oil Gallons	Class 1 Gallons	Class 2 Gallons	Class 3 lb.	Class 4 cub. ft.
1	Underground tank in outside area			5,000					
2				2,000					
3				1,000					
4									
5									
6									
7									
8									
9									
10									

PUBLIC REVENUE A/c.

24/10/70 18 15.00

12/11/70

(Date)

Receipt No. 9709

ABBCO BREAD CO. PTY. LTD.

Signature of Applicant per *William A. Macdonald*

Date of Application 19th October 1970

Postal Address 483 Balmain Road,

Leichhardt. 2040

CERTIFICATE OF INSPECTION

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

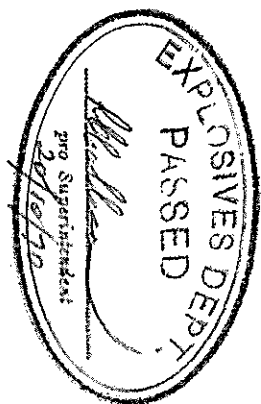
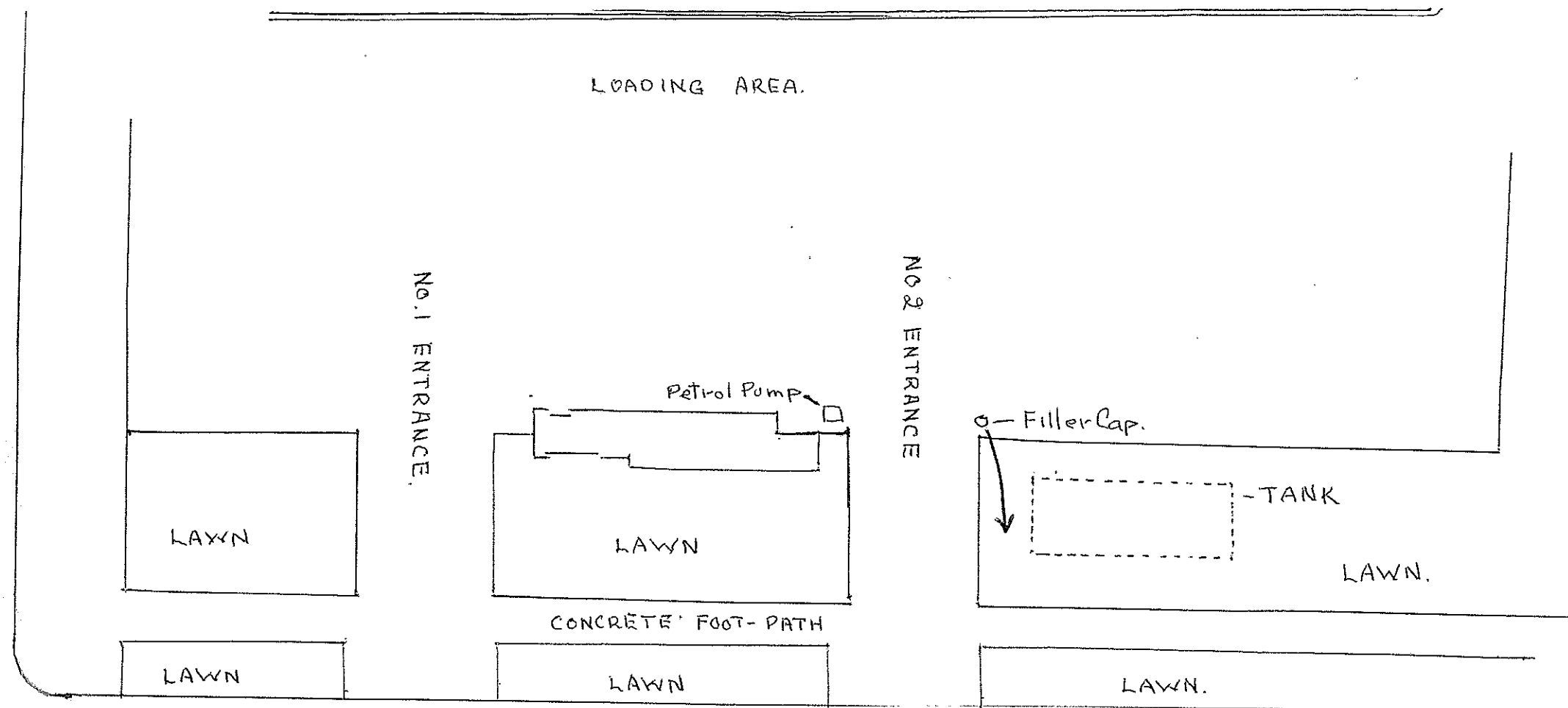
Place *Sydney*

Signature of Inspector *W. Macdonald*

Date 2-12-70

[PLEASE TURN

BALMAIN ROAD



Scale $\frac{1}{16}'' = 1'0''$

ALBERTO STREET
(Frontage).

35-000078

Appendix F

Section 149 (2&5) Certificates

22 FEB 2011



ABN: 92 379 942 845

7-15 Wetherill Street, Leichhardt NSW 2040

PO Box 45, Leichhardt NSW 2040

Phone: (02) 9367 9222 Fax: (02) 9367 9111

TTY: 9568 6758

Email: leichhardt@lmc.nsw.gov.au

www.leichhardt.nsw.gov.au

PLANNING CERTIFICATE

UNDER SECTION 149 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

No 2010/11: 1284

Receipt No: 1273222

Certificate Date: 16-Feb-2011

Reference:

Applicant	Owner (as recorded by Council)
Wen Fei Yuan 96 Hermitage Rd WEST RYDE NSW 2114	Roche Group Pty Ltd PO BOX 2617 STRAWBERRY HILLS NSW 2012

Subject property address	Legal description
Multiple Occupancy, 469-483 Balmain Road, LILYFIELD NSW 2040	Lot 2 DP 1015843,

Information provided pursuant to Section 149(2) of the EP&A Act

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

IMPORTANT

This letter contains important information. If you do not understand it please ask a relative or friend to translate it or come to Council and discuss the letter with Council's staff using the Telephone Interpreter Service.

English

IMPORTANTE

Questa lettera contiene delle informazioni importanti. Se non capisce il contenuto è pregata di chiedere aiuto ad un parente o un amico, oppure La Invitiamo di venire in prsona al Municipio a parlarne con un nostro implegato, utilizzando il Servizio Interprete Telefonico.

Italian

IMPORTANTE

Esta carta contiene información importante. Si usted no la entiende, pídale a un familiar o a un amigo que se la traduzca, o venga a la Oficina de la Municipalidad y hable acerca de la misma con el personal de la oficina a través del Servicio Telefónico de Intérpretes.

Spanish

TIN QUAN TRỌNG

Tin tức trong thư này rất quan trọng. Nếu bạn không hiểu, hãy nhờ thân nhân hoặc bạn bè dịch cho bạn nghe hoặc tới văn phòng Hội Đồng Thành Phố để thảo luận với nhân viên qua dịch vụ thông ngôn điện thoại.

Vietnamese

ΠΡΟΣΟΧΗ

Το γράμμα αυτό περιέχει σπουδαίες πληροφορίες. Αν δεν το καταλαβαίνετε, παρακαλέστε ένα συγγενή ή φίλο να σας το μεταφράσει, ή ελάτε στο Δημαρχείο και συζητήστε το γράμμα με το προσωπικό του Δημαρχείου χρησιμοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

Greek

重要信息

此信包含重要內容。若有不明白之處，可請親戚或朋友幫助翻譯。或請到市政會來，通過電話傳譯服務與市政會人員討論信的內容。

Chinese

1. Names of relevant planning instruments and DCPs

State Environmental Planning Policies (SEPPs) & proposed SEPPs

- State Environmental Planning Policy No. 1 – Development Standards
- State Environmental Planning Policy No. 4 – Development without Consent and Miscellaneous Complying Development
- State Environmental Planning Policy No. 6 – Number of Storeys in a Building
- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- State Environmental Planning Policy No. 21 – Caravan Parks
- State Environmental Planning Policy No. 22 – Shops and Commercial Premises
- State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
- State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Major Projects) 2005
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007
- State Environmental Planning Policy (Exempt and Complying Codes) 2008
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- Draft State Environmental Planning Policy (Competition) 2010

Development Control Plans (DCPs)

- Leichhardt Development Control Plan (DCP) 2000
- DCP 32 – Design for Equity of Access & Adaptability
- DCP 35 – Exempt & Complying Development
- DCP 36 – Notifications
- DCP 38 – Avoid, Reuse, Recycle
- DCP 42 – Contaminated Land Management
- DCP 48 – Approvals Policy Managing Activities on Footpaths and Verges
- DCP 51 – Telecommunications and Radio communications

The following Local Environmental Plan applies to the land:

LEICHHARDT TOWN PLAN – Leichhardt Local Environment Plan 2000

The following proposed Local Environmental Plan that has been the subject of community consultation or been placed on public exhibition applies to the land: NIL

2. Zoning and land use under relevant environmental planning instruments referred to in clause 1 (other than a SEPP or proposed SEPP)

LEICHHARDT TOWN PLAN – Leichhardt Local Environment Plan 2000

Zoning: INDUSTRIAL

(1) Description of the zone

The Industrial Zone provides for a range of employment opportunities.
Land within this zone is shown coloured purple on the Zoning Map.

(2) Development allowed without development consent

Exempt development

(3) Development allowed only with development consent

Development for the purpose of:

Advertisements
amusement centres
brothels
bulk stores
bulky goods retailing
car parking
community facilities
depots
educational establishments
generating works
high impact telecommunication facilities
industries
local shops
motor showrooms
passenger transport terminals
port uses
public transport stops
railways
recreation facilities (indoor)
roads
service stations
sex shops
smash repairs
timber yards
transport depots
veterinary facilities
warehouses
water-based commercial and recreational facilities
demolition
subdivision

4) Prohibited development

Any development not included in item (2) or (3).

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed: NO

Whether the land includes or comprises critical habitat: NO

Whether the land is in a conservation area (however described): NO

Whether an item of environmental heritage (however described) is situated on the land: NO

3. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

General Housing Code

Whether complying development may be carried out on this land under the General Housing Code:

YES, subject to satisfaction of all the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Housing Internal Alterations Code

Whether complying development may be carried out on this land under the Housing Internal Alterations Code:

YES, subject to satisfaction of all the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial Code

Whether complying development may be carried out on this land under the Commercial and Industrial Code:

YES, subject to satisfaction of all the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Subdivisions Code

Whether complying development may be carried out on this land under the Subdivisions Code:

YES, subject to satisfaction of all the relevant criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4. Coastal protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Public Works: NO

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961: NO

6. Road widening and road realignment

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

Division 2 of Part 3 of the <u>Roads Act 1993</u>	NO
any Environmental Planning Instrument	NO
any resolution of the Council.	NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy adopted by the council that restricts the development of the land because of the likelihood of:

land slip	NO
bushfire	NO
tidal inundation	NO

subsidence	NO
acid sulphate soils	NO
any other risk (other than flooding)	YES - The Council has adopted a policy which may restrict the development of the land if the potential for the risk of land contamination exists. This policy is Development Control Plan No.42. Persons relying on this certificate should refer to this DCP to satisfy themselves that the land is suitable for the intended use.
Whether or not the land is affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council that restricts the development of the land because of the likelihood of:	
land slip	NO
bushfire	NO
tidal inundation	NO
subsidence	NO
acid sulphate soils	NO
any other risk (other than flooding)	NO

7A. Flood related development controls information

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

NO

Whether or not development on the land or part of the land for any other purpose is subject to flood related development controls:

NO

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Item 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act:

NO

9. Contributions plans

- (1) Developer Contributions Plan No 1 – Open Space and Recreation (In operation from 18.1.05)
- (2) Developer Contributions Plan No 2 – Community Facilities and Services (In operation from 23.8.05)
- (3) Transport and Access Contributions Plan (In operation from 3.11.99)

10. Biobanking agreements

There are no biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* (that council has been notified of by the Director-General of the Department of Environment, Climate Change and Water).

11. Bush fire prone land

The land is NOT bush fire prone land as defined under the *Environmental Planning and Assessment Act, 1979*.

12. Property vegetation plans

Property vegetation plans under the *Native Vegetation Act 2003* DO NOT apply to any land in Leichhardt Municipal Council.

13. Orders under Tree (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order):

NO

14. Directions under Part 3A

There is NOT a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979* that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 DOES NOT apply to this land.

16. Site compatibility certificates for infrastructure

There is NOT a valid site compatibility certificate (of which the Council is aware), issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land.

17. Site compatibility certificates for affordable rental housing

There is NOT a valid site compatibility certificate (of which the Council is aware), issued under clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009 in respect of proposed development on the land.

Note. the following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
NO

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

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

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,
NO

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

Note. Note the following matters are prescribed by section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* as additional matters to be specified in a planning certificate:

Whether an exemption has been made under section 23 and/or an authorisation under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* (but only if the council has been provided with a copy of the exemption and/or authorisation by the Co-ordinator General under that Act): NO

The following information is provided pursuant to Section 149(5) of the EP&A Act.

Tree Preservation Order

This land IS affected by a Tree Preservation Order.

Boarding House

This property is NOT registered with Council as a boarding house. Nevertheless the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 may apply.

Additional Information

AUSTRALIAN NOISE EXPOSURE FORECAST (A.N.E.F.)

The subject land is below the ANEF 20 contour.

For more information please contact:

Airservices Australia

Noise Enquiry Lines

The national number rings at the nearest local noise enquiry office.

National Noise Enquiry Line: 1800 802 584

Head Office Address:

Alan Woods Building
25 Constitution Avenue
Canberra ACT 2601

Postal Address:

GPO Box 367
Canberra ACT 2601

Phone: 02 6268 4111 or 1300 301 120

Fax: 02 6268 5683

ANEF information can be found under the Airservices Australia web site:

<http://www.airservicesaustralia.com>

SYDNEY PORTS CORPORATION

Some land in Leichhardt, located in the vicinity of the White Bay and Glebe Island ports may be affected by noise from port operations. If you consider that the subject land is, or is likely to be affected by port noise, please contact:

The Environment Operations Manager at:

Sydney Ports Corporation
Level 4, 20 Windmill Street
Walsh Bay NSW 2000
Telephone (02) 9296 4999

Information regarding outstanding notices and orders

For information regarding outstanding notices and orders a Certificate for outstanding notices or intention and/or an Order under section 735A of the Local Government Act, 1993 and Section 121ZP of the Environmental Planning and Assessment Act, 1979 may be applied for at Leichhardt Municipal Council.

General Message on matters not able to be included in this Certificate

The s149 Certificate provides information relating to the land itself. Persons should make their own enquiries into external matters which may affect the enjoyment of the land such as development consents on adjacent land, Park Plans of Management etc.

General Information

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 149(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by relevant departments or public authorities.

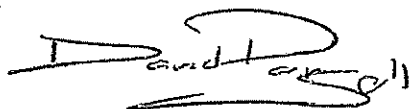
When advice in accordance with section 149(5) is requested, the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 149(6) and section 145B of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 149(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State Environmental Planning Policies and should be directed to the Department of Planning.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

Peter Head
General Manager

Per:



Appendix G

Site Photographs



Photo 1 - South east corner of car park



Photo 2 - Possible fill point of former UST

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT: 72046.01
	Phase 1 CA		PLATE No: 1
	469-483 Balmain Rd, Lilyfield		REV: 0
	CLIENT: Roche Group Pty Ltd		DATE: 1-Dec-11



Photo 3 - associated tank infrastructure



Photo 4 - looking into warehouse from Alberto Street



Site Photographs

Phase 1 CA

469-483 Balmain Rd, Lilyfield

CLIENT: Roche Group Pty Ltd

PROJECT: 72046.01

PLATE No: 2

REV: 0

DATE: 1-Dec-11



Photo 5 - steel flooring and staining in warehouse off Alberto St



Photo 6 - small amount of chemicals stored on site



Site Photographs

Phase 1 CA

469-483 Balmain Rd, Lilyfield

CLIENT: Roche Group Pty Ltd

PROJECT: 72046.01

PLATE No: 3

REV: 0

DATE: 1-Dec-11



Photo 7 - side view from Alberto Street



Photo 8 - markings on floor of antique dealership - possibly previously car space marks

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT: 72046.01
	Phase 1 CA		PLATE No: 4
	469-483 Balmain Rd, Lilyfield		REV: 0
	CLIENT: Roche Group Pty Ltd	DATE: 1-Dec-11	



Photo 9 - Rear of antiquities dealership warehouse



Photo 10 - Loading dock at back of antiquities dealership

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs Phase 1 CA 469-483 Balmain Rd, Lilyfield CLIENT: Roche Group Pty Ltd	PROJECT: 72046.01
		PLATE No: 5
		REV: 0
		DATE: 1-Dec-11



Photo 11 - Balmain Road frontage



Photo 12: Cecily St frontage. Remains of delivery hoist area evident



Site Photographs

Phase 1 CA

469-483 Balmain Rd, Lilyfield

CLIENT: Roche Group Pty Ltd

PROJECT: 72046.01

PLATE No: 6

REV: 0

DATE: 1-Dec-11



Photo 13 - Fill points on building in Fred Street



Photo 14 - Looking into warehouse from Fred Street

	Site Photographs		PROJECT: 72046.01
	Phase 1 CA		PLATE No: 7
	469-483 Balmain Rd, Lilyfield		REV: 0
	CLIENT: Roche Group Pty Ltd		DATE: 1-Dec-11



Photo 15 - Former UST in back of warehouse, off Fred Street



Photo 16 - Dip and fill points were identified near the roller door entrance from Fred Street



Site Photographs

Phase 1 CA

469-483 Balmain Rd, Lilyfield

CLIENT: Roche Group Pty Ltd

PROJECT: 72046.01

PLATE No: 8

REV: 0

DATE: 1-Dec-11



Photo 17 - Located near the roller door, access off Fred Street



Photo 18 - North eastern portion of warehouse

	Site Photographs		PROJECT: 72046.01
	Phase 1 CA		PLATE No: 9
	469-483 Balmain Rd, Lilyfield		REV: 0
	CLIENT: Roche Group Pty Ltd		DATE: 1-Dec-11

Appendix B

Groundwater Bore Search

Appendix C

Historic Aerial Photographs

Appendix D

Historic Title Deeds

Appendix E

WorkCover Search

Appendix F

Section 149 (2&5) Certificates

Appendix G

Site Photographs