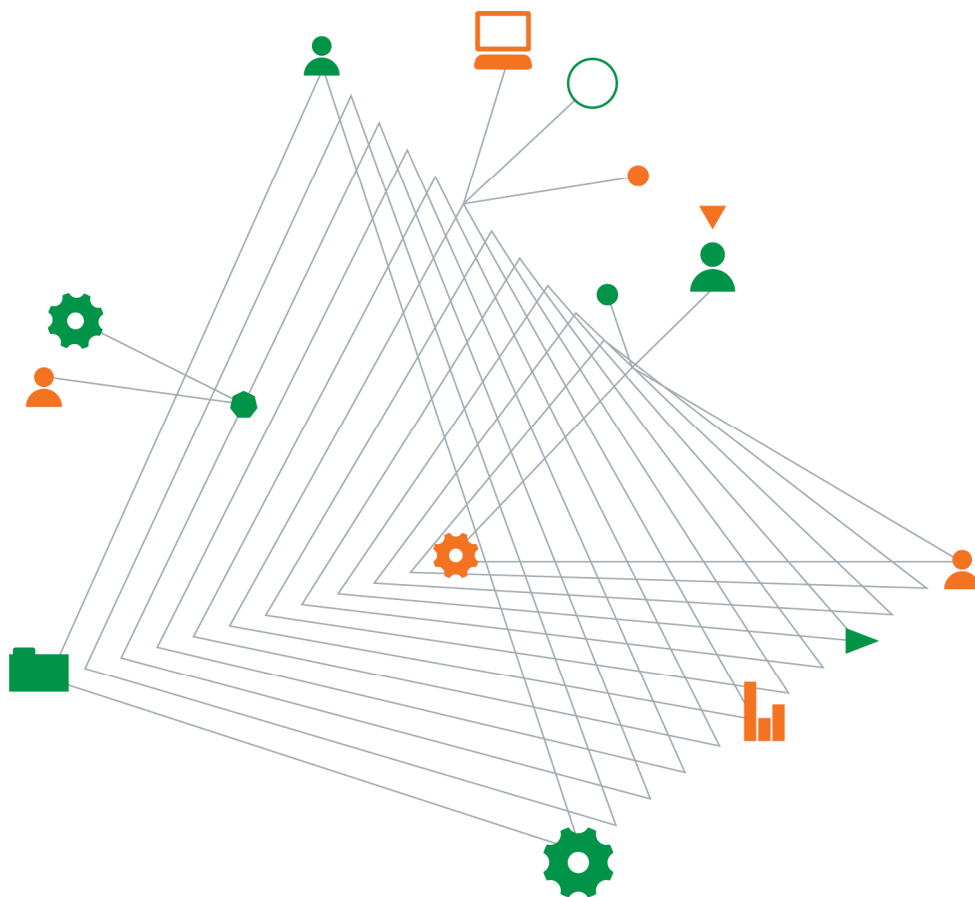


Greenrock Property Pty Ltd

Phase 1 Contamination Assessment

1-7 Station Street West, Parramatta NSW

26 October 2015



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comes to life
when it is
powered by
expertise

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Phase 1 Contamination Assessment

Prepared for
Greenrock Property Pty Ltd

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26 October 2015

GEOTLCOV25524AA-R01-B

Quality information

Revision history

Revision	Description	Date	Originator	Reviewer	Approver
Draft	GEOTLCOV25524AA-R01	16/10/2015	AR	GB	GB
Final	GEOTLCOV25524AA-R01 - B	26/10/2015	AR	GB	GB

Distribution

Report Status	No. of copies	Format	Distributed to	Date
Draft	1	PDF	Younes Property	16/10/2015
Final	1	PDF	Younes Property	26/10/2015

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Abbreviations

ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
AHD	Australian Height Datum
ASS	Acid Sulfate Soil
bgs	below ground surface
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
CLM Act	Contaminated Land Management Act
COPC	Chemical of potential concern
DUAP	Department of Urban Affairs and Planning
NEPC	National Environment Protection Council
NSW EPA	New South Wales Environment Protection Authority
NSW OEH	New South Wales Office of Environment and Heritage
OCP	Organochlorine Pesticides
OPP	Organophosphorous Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PID	Photoionisation Detector
SEPP	State Environmental Planning Policy
TRH	Total Recoverable Hydrocarbon
UST	Underground Storage Tank
VOC	Volatile Organic Compound

1. Introduction

1.1. General

This report presents the findings of a Phase 1 Preliminary Site Investigation (Phase 1 PSI) carried out by Coffey Environments Pty Ltd (Coffey) for the proposed redevelopment at 1-7 Station Street West, Parramatta NSW (the 'site').

The site location is shown in Figure 1.

The assessment was commissioned by and undertaken in general accordance with Coffey's fee proposal dated 24 September 2015 (Ref: GEOTLCOV25524AA).

A geotechnical desk study is currently being carried out by Coffey Geotechnics and will be reported separately. It is understood that the Phase 1 PSI and geotechnical desk study is required to support the Development Application (DA) and detailed design stages of the project.

1.2. Project background

The site is comprised of Lot 34 DP976, Lot 33 DP976, Lot A DP340959 and Lot 31 DP976 and has an approximate area of 1840m². Currently, the site is occupied by a number of residential buildings and associated sheds and garages. Coffey understands the proposed development will comprise a mixed use tower block with up to seven levels of basement car parking. Design of the proposed development is yet to be finalised.

In accordance with *State Environmental Planning Policy 55 (SEPP 55) – Remediation of Land*, an assessment of the potential for contamination at the site is required to assess whether the site is considered suitable, or may be made suitable, for the proposed land use.

1.3. Objective

The objective of the Phase 1 PSI is to assess:

- a. the potential for contamination of the site resulting from its current and historic land uses; and
- b. the suitability of the site for the proposed redevelopment, from a contamination perspective, in accordance with SEPP 55 and relevant NSW EPA guidelines for assessment of contaminated land.

1.4. Scope of work

The scope of works undertaken for this assessment included the following:

- Review of local topography, geology, acid sulfate soil, and hydrogeology maps;
- Desktop review of available information providing historical site uses, including:
 - Current and historical aerial photographs;
 - Historical land title ownership records;
 - Local Council Section 149 planning certificate;
 - Stored chemical information database held by WorkCover NSW.
- Review of contaminated land records and environmental protection license information held in on-line databases maintained by the NSW Environmental Protection Authority (EPA) ;

- A search of groundwater bore licenses on neighbouring land, held in the public register by the NSW Office of Water;
- Site walkover to observe the current site condition, current site uses, local environmental context, surrounding land uses, potential contamination sources and visible evidence of potential contamination; and
- Preparation of this Phase 1 Contamination Assessment report in general accordance with *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW OEH, 2011) and Schedule B2 of the *National Environment Protection (Assessment of Site Contamination Measure 1999)* (NEPC, 2013).

2. Site identification

Site identification details are summarised in Table 2.1. The location and site layout is shown in Figures 1 and 2, respectively.

Table 2.1: Site Identification

Site Address:	1-7 Station Street West. Parramatta, NSW
Site Area:	Approximately 0.18 ha
Site Identification:	Lot 34 in Deposited Plan 976, (1 Station Street West); Lot 33 in Deposited Plan 976, (3 Station Street West); Lot A in Deposited Plan 340959 (5 Station Street West); and Lot 31 in Deposited Plan 976 (7 Station Street West).
Current Zoning:	B4 Mixed Use (Parramatta City Centre Local Environmental Plan 2007)
Current Land Use:	Residential

3. Site description

A site walkover survey was undertaken by an experienced Coffey environmental scientist on 29 September 2015. The key observations made during the walkover survey are summarised below. Key site features are annotated within Figure 2. A selection of photographs taken during the site walkover is presented in Appendix A.

3.1. Site features

The site comprises four lots, each of which accommodated a single residential and/or mixed (commercial) use building.

The site is bounded by Station Street West to the east and Raymond Street to the south. To the west of the site was a small unnamed laneway (Photograph 10) and to the north is a residential apartment block. The site is surrounded by residential land uses (Photograph 8), however to the east of the site beyond Station St West is the Sydney Trains railway corridor and Harris Park Station further to the north (Photograph 9).

The topography of the site was observed to slope gradually away from the site in all directions, as the site is situated on a ridgeline. As a result, it is unlikely that significant fill has been imported to the site.

1 Station Street

The lot is occupied by a double story brick building. The eaves of the building appear to be comprised of compressed fibre cement, presumed to contain asbestos. The sign on the side and front of the building is titled “Stephen Edwards Construction” (Photograph 1). To the rear of the property is a large concrete/asphalt covered car park. No staining was observed on the concrete. The lot appears to have been used as a mix use residential and office space. To the rear of the building was an attached outhouse (Photograph 12), which appeared to be constructed of Asbestos Containing Materials (ACM). There were no observed basements or pits within the building or the lot. The interior of the property contained bedrooms, office rooms, kitchens and bathrooms. The lot was completely sealed with concrete/asphalt pavement, except along the southern strip of the property where grass occurred along the length of the property, and the front yard of the lot which was grass covered.

3 Station Street

The lot is occupied by a single story brick building. The eaves of the building are presumed to be comprised of ACM. To the rear of the property is a large concrete/asphalt covered car park. No staining was observed on the concrete. The lot appears to have been used as a residential dwelling. To the rear of the building was an attached brick outhouse. There were no observed basements or pits within the building or the lot. The interior of the property contained bedrooms, office rooms, kitchens and bathrooms (Photograph 13). The lot was completely sealed with concrete/asphalt pavement or pavers, except for the front yard of the lot which was grass covered.

5 Station Street

The lot is occupied by a single story brick building. The eaves of the building are presumed asbestos. To the rear of the property is a large concrete/asphalt covered car park (Photograph 11). No staining was observed on the concrete. The lot appears to have been used as a residential dwelling. To the rear of the building was an attached outhouse (Photograph 11), which appeared to be comprised of ACM. There were no observed basements or pits within the building or the lot. The interior of the property contained bedrooms, office rooms, kitchens and bathrooms. Various fragments of presumed asbestos fibre-cement were observed on top of the soil strip at the northern side of the lot, which were in the vicinity of the presumed asbestos outhouse, however fragments were also observed further east of the soil strip (Photograph 7). The remainder of the site was completely sealed with concrete/pavers (Photograph 5), except for the front yard which was grass covered (Photograph 4).

7 Station Street

The lot is occupied by a single story brick building. The sign on the front of the building is titled “Greek Welfare Centre” (Photograph 2). To the rear of the property is a large concrete/asphalt covered car park. No staining was observed on the concrete. The lot appears to have been used as a mixed use residential dwelling and welfare shelter. Unlike the other properties, there was no attached outhouse on this property; however there was a large metal awning to the rear. There were no observed basements or pits within the lot. No access was obtained to the interior of the property as it was still occupied, however when viewed from the outside, the interior presumably contained bedrooms, office rooms, kitchens and bathrooms. The site was completely sealed with concrete/asphalt pavement, except for the northern side soil strip and the front yard which was grass covered. A very thin strip of soil/grass ran along the southern side of the property, however the area was too small and access could not be obtained.

Anecdotal evidence from site owners was limited as only one of the home owners was present at the time of the walkover. The tenant of number 7 Station St West (Greek Welfare Centre) indicated that the property had historically (and currently) been used as a mixed use/residential for a welfare shelter.

No observed potentially contaminating activities were occurring on any of the properties comprising the site, or immediately surrounding properties at the time of the walkover survey. The vegetation at the site appeared healthy. Generally, the paint on the properties appeared to be in moderate condition, with flaking evident in places (Photograph 3). No evidence of underground or above-ground storage tanks used for the storage of fuel or chemicals was noted during the site walkover (i.e. fill /dip points/ vents etc.).

3.2. Surrounding land use

Table 3.2 provides a summary of the land uses surrounding the site.

Table 3.2: Surrounding Land Uses

Direction	Land Uses
North	Residential dwellings and apartments
East	Station Street West and Sydney Trains railway lines
South	Raymond Street and residential dwellings
West	Lane way and residential dwellings and apartments

3.3. Topography and drainage

SIX Maps (<https://maps.six.nsw.gov.au/>) indicates that the site lies at an elevation of approximately 15 m Australian Height Datum (AHD).

The site itself is situated on a ridge line, with gradual sloping down in all directions away from the site. It is expected that surface water runoff generated on-site would flow away from the site in all directions to the local stormwater systems via drains along Raymond Street, Station Street West, and the small laneway to the west of the site.

3.4. Hydrology

No creeks or rivers surround or dissect the site. However, a small creek named Clay Cliff Creek is located approximately 600m to the northeast of the site. The nearest major water body is the Parramatta River located approximately 1km to the north of the site.

3.5. Regional geology and soils

The 1:100,000 Sydney Geological Sheet indicates the site is underlain by Triassic-aged Ashfield Shale formation which comprises black to dark grey shale and laminite.

Beneath this lies the Triassic-aged Hawkesbury Sandstone Formation, consisting of medium to coarse grained coarse sandstone, with very minor shale and limonite lenses. Underneath this formation lies the Narrabeen group, comprising sandstone, siltstone, claystone, shale and tuffaceous claystone, as well as Permian-aged Illawarra Coal Measures comprising shale, sandstone, conglomerate, tuff, chert, coal and torbanite seams (1:100 000 Sydney Geological Map 9130).

3.6. Acid Sulfate Soil

Review of the Land and Water Conservation map available for the Prospect-Parramatta district area (Map No. 9130N3) indicate that there are no known occurrences of acid sulphate soil materials in or around the site. Therefore, land management activities will not likely be affected by materials with acid sulphate soil characteristics.

3.7. Regional hydrogeology

A search of groundwater bore licences undertaken on 25 September 2015 using the NSW Office of Water continuous water monitoring network (<http://allwaterdata.water.nsw.gov.au/water.stm>) indicated that there are five registered groundwater bores within a 500 m radius of the site. The groundwater bores are registered for monitoring purposes.

Given the site is situated on a ridgeline, It is anticipated that shallow groundwater is likely to flow will flow away from the site in all directions. Regional groundwater is likely to flow generally to the north, toward the Parramatta River.

4. Site history

4.1. Aerial photographs

Selected historical aerial photographs of the site were obtained from the NSW Land and Property Information, SIX maps and Google Earth for review and are summarised in Table 4.1.

Table 4.1: Summary of Aerial Photographs

Year	Site Description	Surrounding Area Description
1928	Although the image resolution is low, it appears the site is occupied by three small buildings, possibly residential.	Although the image is grainy, the site appears to be surrounded by residential buildings to the south and west. To the east lies the railway and to the north the area appears to be in development.
1943 (six maps)	The site is occupied by what appears to be four residential buildings. There are grassed areas in the backyards. There appears to be hard cover in the front area of the dwellings.	No major changes are observed since the last photograph. The houses to the north of the site have been developed.
1951	No major changes are observed since the last photograph.	No major changes are observed since the last photograph.
1961	No major changes are observed since the last photograph.	No major changes are observed since the last photograph.
1970	No major changes are observed since the last photograph.	No major changes are observed since the last photograph.
1978	No major changes are observed since the last photograph.	No major changes are observed since the last photograph.

Year	Site Description	Surrounding Area Description
1986	Awnings appear to have been attached to the front of the top three dwellings	No major changes are observed since the last photograph.
1998	No major changes are observed since the last photograph.	No major changes are observed since the last photograph.
2002	No major changes are observed since the last photograph.	No major changes are observed since the last photograph.
Present (Google Earth)	No significant changes are noted since the previous photograph.	There appears to be some minor track works being conducted on the railway to the east of the site.

A selection of aerial photographs is provided in Appendix B.

4.2. Land Title Search

A search of the NSW Land and Property Information land titles for the site was conducted by Advanced Legal Searchers Pty Ltd. The search details the current and historical owners of the site, which provide indication of land use at the time of ownership. Please refer to Appendix D for Land Title Search details.

The search was conducted on Lot 33 Section 1 of Deposited Plan 976 & Lot B of Deposited Plan 340959. It is assumed that this title search relates to 5 and 7 Station Street West, Parramatta.

A summary of the historical titles for the site is provided in Table 4.2 below:

Table 4.2: Summary of historical titles

Year	Proprietor
2015 - present	Greenrock Property Pty Ltd
2014 - 2015	Avoca 143 Pty Ltd
2004 - 2014	Stephen Edwards Construction Pty Ltd
2000 – 2004	Private residential owners
1985 - 2000	The Caravan Camping & Touring Industry & Manufactured Housing Industry Association of NSW Ltd
1977 - 1985	R.D.U Pty Ltd
1884-1977	Various private residential owners

The above land title information confirms historical land uses on the site as mixed residential and commercial.

4.3. Contaminated land public register

The NSW EPA Contaminated Land register (<http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>) was accessed on 25 September 2015. The register is a searchable database of:

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

The register indicated that there are currently no records relating to any of the above matters issued for the site, or the properties immediately surrounding the site.

4.4. Dangerous Goods

Since the site has historically been used for residential/mixed use purposes, and no evidence of underground or above ground storage tanks used for the storage of fuel or chemicals were noted during the site walkover. Following from this, a search of the Chemical Information Database (SCID) and microfiche records held by NSW WorkCover Authority was not considered to be necessary for the assessment of this site.

4.5. Section 149 Certificate

The Section 149 Planning Certificate records various matters for the land as required under Section 149 (2) of the *Environmental Planning and Assessment Act 1979*.

The certificate confirms that the current zoning for the site is B4 Mixed Use, as defined by the Parramatta City Centre Local Environment Plan 2007 (as amended).

With regard to matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997* (CLM Act), the certificate records that:

- a. The site is not declared to be *significantly contaminated land*, as defined by the CLM Act;
- b. The site is not subject to a *management order*, within the meaning of the CLM act;
- c. The site is not the subject of an approved *voluntary management proposal*, within the meaning of the CLM Act;
- d. The site is not the subject of an *ongoing maintenance order*, within the meaning of the CLM Act; and
- e. Council has not identified that a *site audit statement*, within the meaning of the CLM Act has been received with respect of the site.

A copy of the Section 149 certificate is provided in Appendix C.

4.6. Integrity assessment of historical data

The following sources of historical data were relied upon for this assessment:

- NSW EPA;
- NSW Land & Property Information;
- NSW Department of Primary Industries – Office of Water;
- Historical aerial photographs provided by City of Sydney Council , SIX Maps and Google Earth;
- Information provided in a Section 149 Certificate prepared by Parramatta City Council; and
- Observations made during the site walkover.

The observations made during the site walkover were generally consistent with the documented records provided by third parties.

Coffey considers the historical data assessed was generally adequate, reliable and suitable with regard to the assessment objectives.

5. Preliminary contamination assessment

Based on the site history review and the site walkover, several potential Areas of Environmental Concern (AECs) and associated Chemicals of Potential Concern (COPC) have been identified and are summarised in Table 5.1.

Table 5.1: Areas of Environmental Concern and Contaminants of Potential Concern

Potential Contaminating Activity / AEC	COPC	Likelihood of Impact	Comments
Potential contamination in fill, previously imported to the site	TPH BTEX PAH Heavy metals PCB OCP/OPP Asbestos	Low	The source and quality of fill material present on site is unknown. Access to soil was limited during the site walkover as the majority of the site was sealed. When considering topography and history of the site, the quantity of fill previously potentially imported to the site is likely to be minimal.
Soil contamination arising from weathering of building structures	Asbestos Lead	Medium	Asbestos was observed on several building structures including eaves and outhouse sheds during the walkover. Several asbestos fragments were observed on the northern soil strip of 5 Station Street West, indicating that contamination from weathering of building structures is likely. Paint was also observed to be in poor condition and flaking in some locations. Contamination impact to surface soils is likely where soils are exposed near to building lines.
Pesticide use around buildings	OCP/ OPP Arsenic	Medium	Most of the site surface is sealed with concrete pavements. However, given the age of the structures, pesticides may have been used in the past, particularly for protection against termite attack. Modern pesticide chemicals (including Dieldrin, heptachlor and DDT) are generally not persistent in the environment. Their predicted persistence in the environment is 5 to 15 years (NSW EPA, 1995)

Notes:

TRH: total recoverable hydrocarbon

BTEX: benzene, toluene, ethylbenzene, xylene

PAH: polycyclic aromatic hydrocarbon

OCP: organochlorine pesticides

OPP: organophosphorous pesticides

PCB: polychlorinated biphenyls

Heavy metals: arsenic, cadmium, chromium, copper, lead, mercury, nickel, zinc.

Due to the relatively simple AECs and COPCs, a Conceptual Site Model (CSM) is not considered necessary.

6. Conclusion and recommendations

Based on our review of the site, the following potential Areas of Environmental Concern were identified:

- Potential contamination in fill previously imported to the site;
- Soil contamination arising from weathering of building structures;
- Pesticide use.

Recommendations relating to the above AECs are discussed as follows:

Fill material of unknown quality and origin

Fill of unknown origin and quality may have been brought to the site to level the site or as a base course for pavements. However, there is considered to be a low potential for significant fill to be located on the site, due to topography, and if present is likely to be near surface. As the proposed development of the site will involve excavation and disturbance of the underlying fill material, it is recommended that potentially contaminated fill should be classified in accordance with the NSW EPA (2014) 'Waste Classification Guidelines, Part 1: Classifying Waste', to facilitate landfill disposal of materials.

Natural materials underlying the fill may be classified as Virgin Excavated Natural Materials (VENM), where they meet the definition of VENM, in accordance with the *Protection of the Environment (Operations) Act 1997*. To facilitate the re-use of VENM materials, a VENM assessment and certification will need to be prepared.

Weathering of building structures.

Asbestos was observed during the site walkover on various building structures including eaves and outhouse sheds. During the site walkover, several fragments of asbestos were observed on top of the soil strip on the northern length of 5 Station Street. Lead paint was potentially used on building surfaces up until circa 1980. Flaking of paint was observed in multiple locations. Following from this, there is a high probability of contamination of surface soils resulting from these sources.

A Phase 2 contamination assessment should be carried out to assess near surface soils which may have been contaminated by the weathering of building structures with asbestos and lead.

Pesticide use

Given the age of the buildings, pesticides may have been applied to soils in the past. Residual pesticide chemicals (OCP/ OPPs) are likely to affect surface soils. Given this, the Phase 2 contamination assessment should also assess the extent and level of pesticides in surface soils.

As the proposed development will involve excavation of the majority of surface soils, results of the investigation should also be used to classify the material in accordance with the NSW EPA (2014) 'Waste Classification Guidelines, Part 1: Classifying Waste', to facilitate landfill of excavated materials.

Assessment of the suitability of the site for the proposed redevelopment was undertaken with reference to the decision making process presented as Figure 1 in Section 3 of *Managing Land Contamination, Planning Guidelines: SEPP 55 – Remediation of Land* (DUAP, 1998), which has been reproduced herein as Figure 6.1.

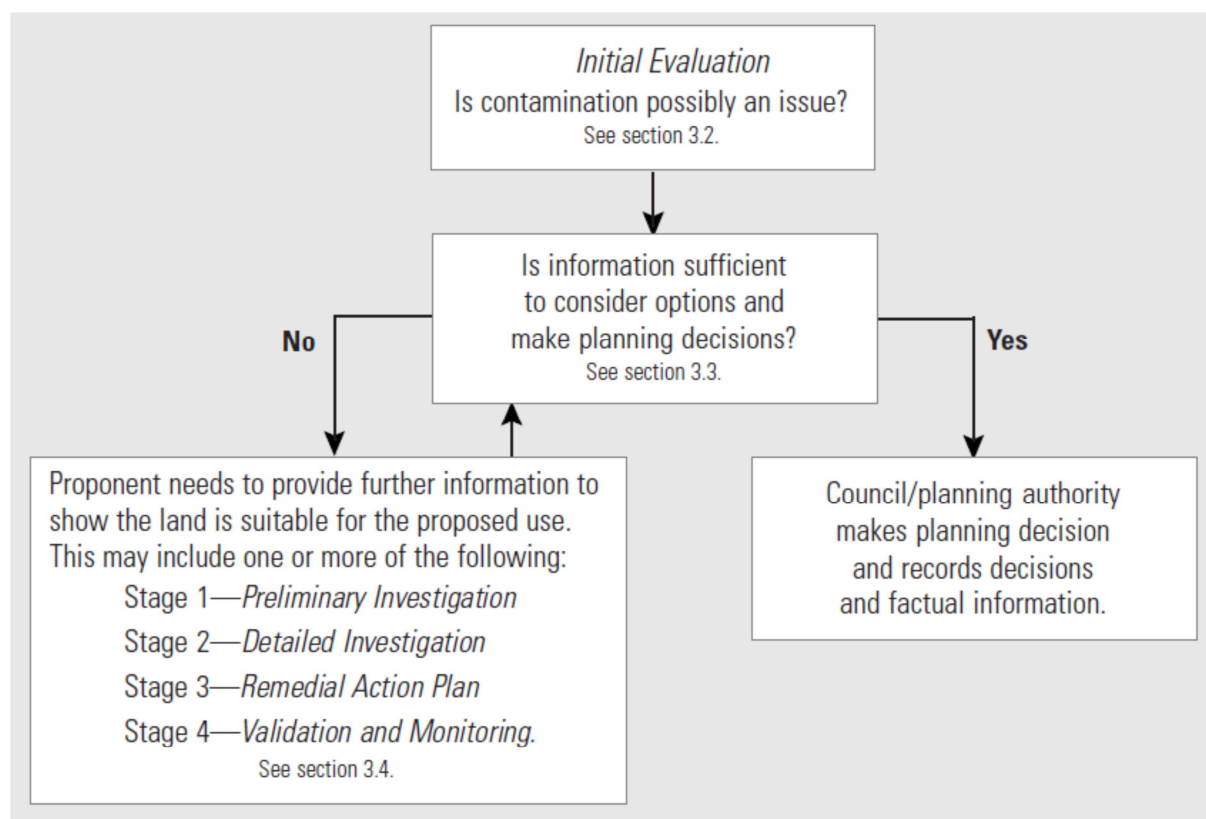


Figure 6.1: Decision Process for Assessment of Site Suitability (source: DUAP, 1998)

Based on the findings of this Phase 1 contamination assessment, including the desktop review of available information and the site walkover, Coffey considers that there is a low to medium potential for contamination to be present in surface soils and/or shallow fill as a result of historical land use activities.

Coffey considers that Phase 2 contamination assessment targeting shallow soils and fill is required for the site, in accordance with assessment of site suitability considerations conforming with SEPP 55 - *Managing Land Contamination Planning Guidelines* (DUAP, 1998) and applicable environmental guidelines.

On the basis of this initial assessment, we consider that the site can be made suitable for the proposed redevelopment from a contamination perspective with appropriate intrusive site investigation. Removal of contamination, if confirmed by assessment, will generally be facilitated by excavation required for development. Therefore, Phase 2 contamination assessment should include waste classification of soils in accordance with the NSW EPA (2014) 'Waste Classification Guidelines, Part 1: Classifying Waste', as well as VENM certification (if required).

7. Limitations

Limited information is available on the early history of the site and therefore, some site activities may not have been identified. Allowances for uncertainties and potential unexpected finds should be made during planning and development phases.

In preparing this report, Coffey has relied on information in reports made available to Coffey by the client and prepared by other consultants. Coffey has assumed that these consultants performed the scope of works in general accordance with standard industry procedures and guidance materials at the time and that the information is suitable.

We draw your attention to the attached sheet titled "Important Information about your Coffey Environmental Report" which must be read in conjunction with this report.

8. References

DUAP (1998). *Managing Land Contamination, Planning Guidelines: SEPP 55 – Remediation of Land*. Department of Urban Affairs and Planning / Environment Protection Authority.

NEPC (2013). *National Environmental Protection (Assessment of Site Contamination) amended 2013*. National Environment Protection Council.

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

Important information about your **Coffey** Environmental Report

Introduction

This report has been prepared by Coffey for you, as Coffey's client, in accordance with our agreed purpose, scope, schedule and budget.

The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared, and the opinions, recommendations and conclusions set out in the report are made in accordance with generally accepted principles and practices of that profession.

The report is based on information gained from environmental conditions (including assessment of some or all of soil, groundwater, vapour and surface water) and supplemented by reported data of the local area and professional experience. Assessment has been scoped with consideration to industry standards, regulations, guidelines and your specific requirements, including budget and timing. The characterisation of site conditions is an interpretation of information collected during assessment, in accordance with industry practice,

This interpretation is not a complete description of all material on or in the vicinity of the site, due to the inherent variation in spatial and temporal patterns of contaminant presence and impact in the natural environment. Coffey may have also relied on data and other information provided by you and other qualified individuals in preparing this report. Coffey has not verified the accuracy or completeness of such data or information except as otherwise stated in the report. For these reasons the report must be regarded as interpretative, in accordance with industry standards and practice, rather than being a definitive record.

Your report has been written for a specific purpose

Your report has been developed for a specific purpose as agreed by us and applies only to the site or area investigated. Unless otherwise stated in the report, this report cannot be applied to an adjacent site or area, nor can it be used when the nature of the specific purpose changes from that which we agreed.

For each purpose, a tailored approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible quantify, risks that both recognised and potential contamination pose in the context of the agreed purpose. Such risks may be financial (for example, clean up costs or constraints on site use) and/or physical (for example, potential health risks to users of the site or the general public).

Limitations of the Report

The work was conducted, and the report has been prepared, in response to an agreed purpose and scope, within time and budgetary constraints, and in reliance on certain data and information made available to Coffey.

The analyses, evaluations, opinions and conclusions presented in this report are based on that purpose and scope, requirements, data or information, and they could change if such requirements or data are inaccurate or incomplete.

This report is valid as of the date of preparation. The condition of the site (including subsurface conditions) and extent or nature of contamination or other environmental hazards can change over time, as a result of either natural processes or human influence. Coffey should be kept apprised of any such events and should be consulted for further investigations if any changes are noted, particularly during construction activities where excavations often reveal subsurface conditions.

In addition, advancements in professional practice regarding contaminated land and changes in applicable statutes and/or guidelines may affect the validity of this report. Consequently, the currency of conclusions and recommendations in this report should be verified if you propose to use this report more than 6 months after its date of issue.

The report does not include the evaluation or assessment of potential geotechnical engineering constraints of the site.

Interpretation of factual data

Environmental site assessments identify actual conditions only at those points where samples are taken and on the date collected. Data derived from indirect field measurements, and sometimes other reports on the site, are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions.

Variations in soil and groundwater conditions may occur between test or sample locations and actual conditions may differ from those inferred to exist. No environmental assessment program, no matter how comprehensive, can reveal all subsurface details and anomalies. Similarly, no professional, no matter how well qualified, can reveal what is hidden by earth, rock or changed through time.

The actual interface between different materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but

steps can be taken to reduce the impact of unexpected conditions.

For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of a suitably qualified and experienced environmental consultant through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other unrecognised features encountered on site. Coffey would be pleased to assist with any investigation or advice in such circumstances.

Recommendations in this report

This report assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the investigation area. Recommendations are based on the resulting interpretation.

Should further data be obtained that differs from the data on which the report recommendations are based (such as through excavation or other additional assessment), then the recommendations would need to be reviewed and may need to be revised.

Report for benefit of client

Unless otherwise agreed between us, the report has been prepared for your benefit and no other party. Other parties should not rely upon the report or the accuracy or completeness of any recommendation and should make their own enquiries and obtain independent advice in relation to such matters.

Coffey assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report.

To avoid misuse of the information presented in your report, we recommend that Coffey be consulted before the report is provided to another party who may not be familiar with the background and the purpose of the report. In particular, an environmental disclosure report for a property vendor may not be suitable for satisfying the needs of that property's purchaser. This report should not be applied for any purpose other than that stated in the report.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, a suitably qualified and experienced environmental consultant should be retained to explain the implications of the report to other professionals referring to the report and then review plans and specifications produced to see how other professionals have incorporated the report findings.

Given Coffey prepared the report and has familiarity with the site, Coffey is well placed to provide such

assistance. If another party is engaged to interpret the recommendations of the report, there is a risk that the contents of the report may be misinterpreted and Coffey disowns any responsibility for such misinterpretation.

Data should not be separated from the report

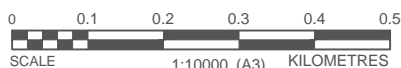
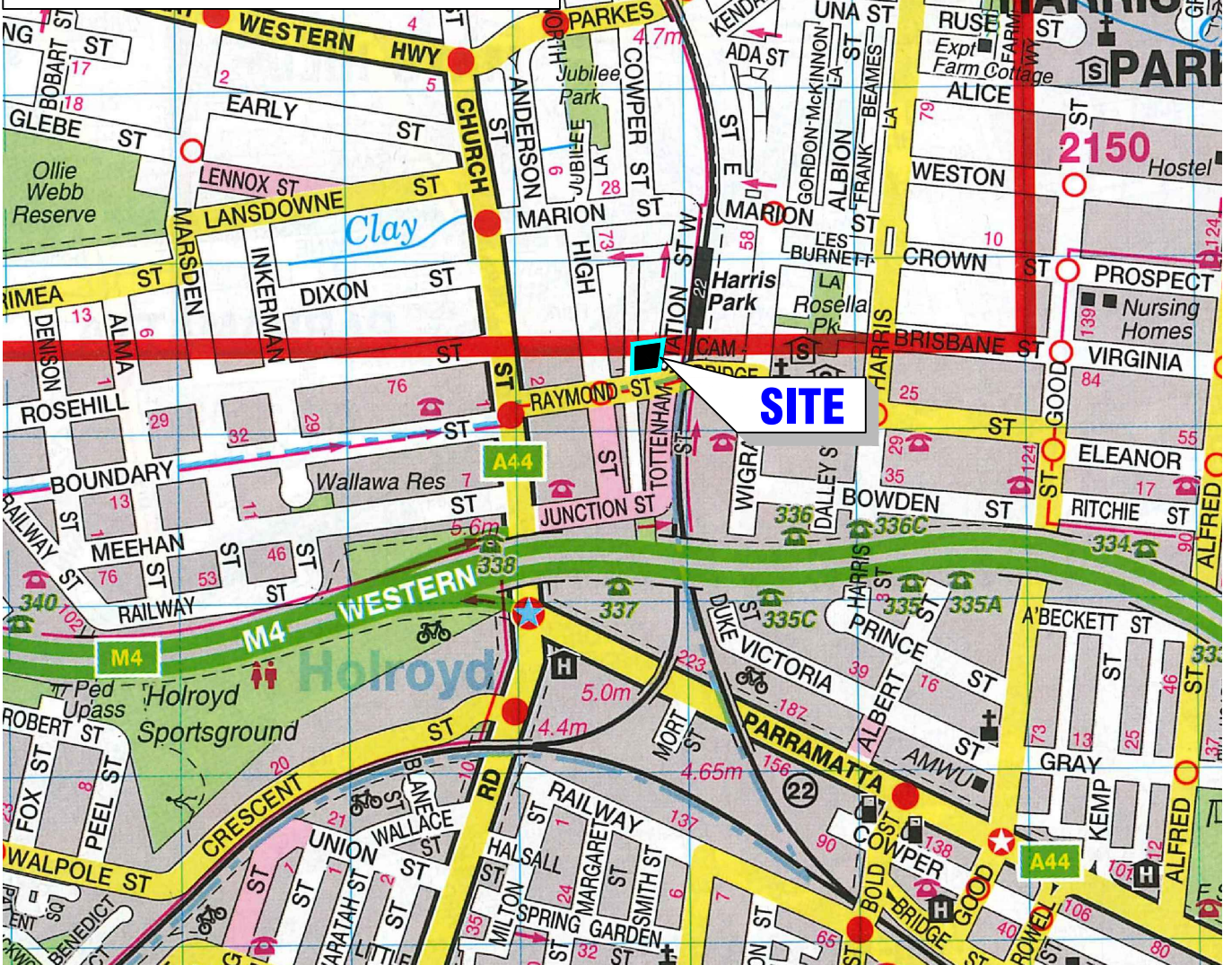
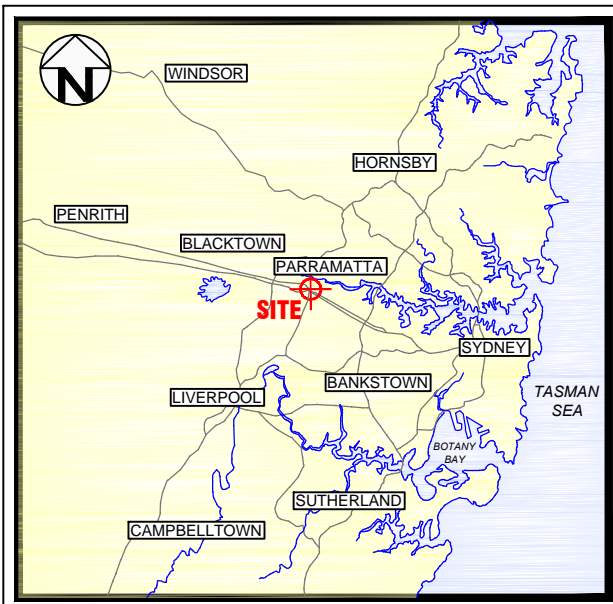
The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists or engineers based on their interpretation of field logs, field testing and laboratory evaluation of samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

This report should be reproduced in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

Responsibility

Environmental reporting relies on interpretation of factual information using professional judgement and opinion and has a level of uncertainty attached to it, which is much less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. As noted earlier, the recommendations and findings set out in this report should only be regarded as interpretive and should not be taken as accurate and complete information about all environmental media at all depths and locations across the site.

Figures



SOURCE: UBD STREET DIRECTORY GREGORYS
SYDNEY & BLUE MOUNTAINS, NEW SOUTH WALES
EDITION 51, 2015, MAP: 211

drawn	MV
approved	GB
date	14 / 09 / A5
scale	AS SHOWN
original size	A4

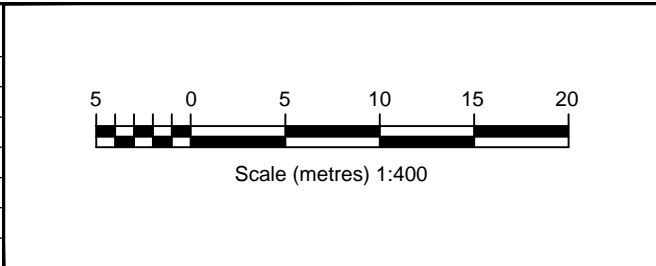


client:	YOUNES PROPERTY		
project:	PHASE 1 INITIAL CONTAMINATION ASSESSMENT 1-7 STATION STREET WEST PARRAMATTA, NSW		
title:	SITE LOCATION PLAN		
project no:	GEOTLCOV25524AA	figure no:	FIGURE 1
		rev:	A

PLOT DATE: 12/10/2015 10:47:18 AM DWG FILE: F:\GEO\TECHNICS\1 PROJECTS\GEO\TLCOV25524AA 1-7 STATION ST. PARRAMATTA\CA\ENV\GEO\TLCOV25524AA-R01.DWG



revision	no.	description			drawn	approved	date
	A	ORIGINAL ISSUE					



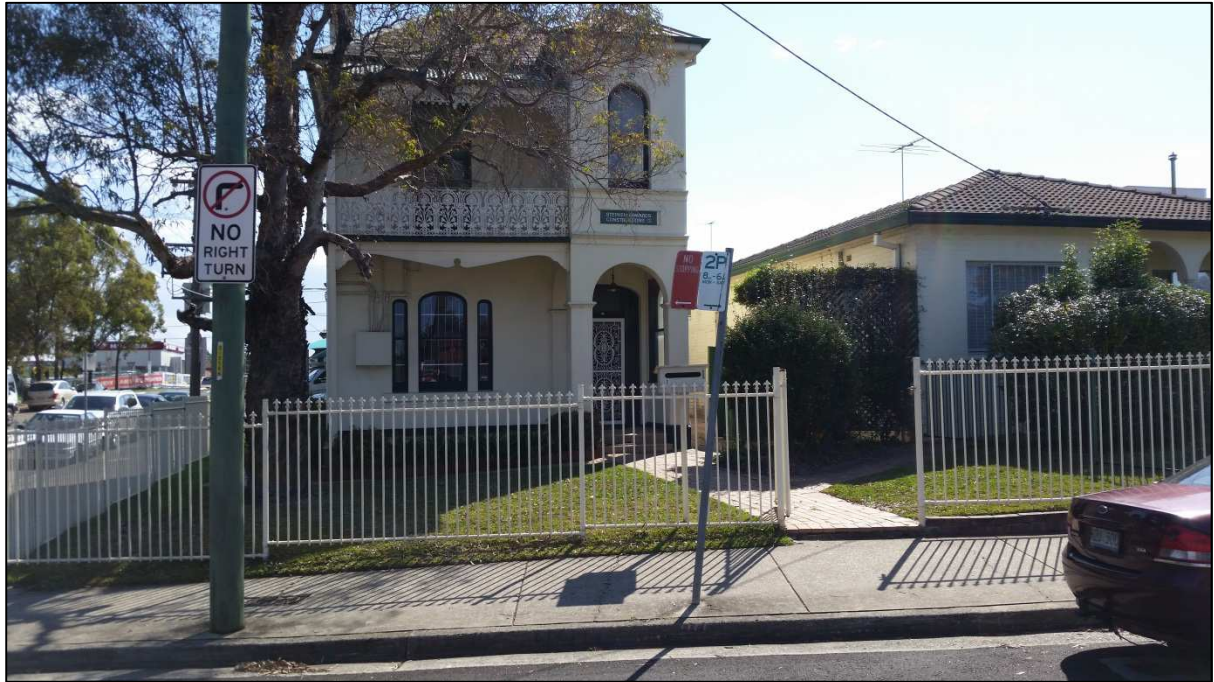
drawn	MV
approved	GB
date	14 / 09 / A5
scale	AS SHOWN
original size	A3



client:		YOUNES PROPERTY	
project:		PHASE 1 INITIAL CONTAMINATION ASSESSMENT 1-7 STATION STREET WEST PARRAMATTA, NSW	
title:		SITE LAYOUT PLAN	
project no:	GEOITLCOV25524AA	figure no:	FIGURE 2
		rev:	A

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Appendix A – Site Photographs



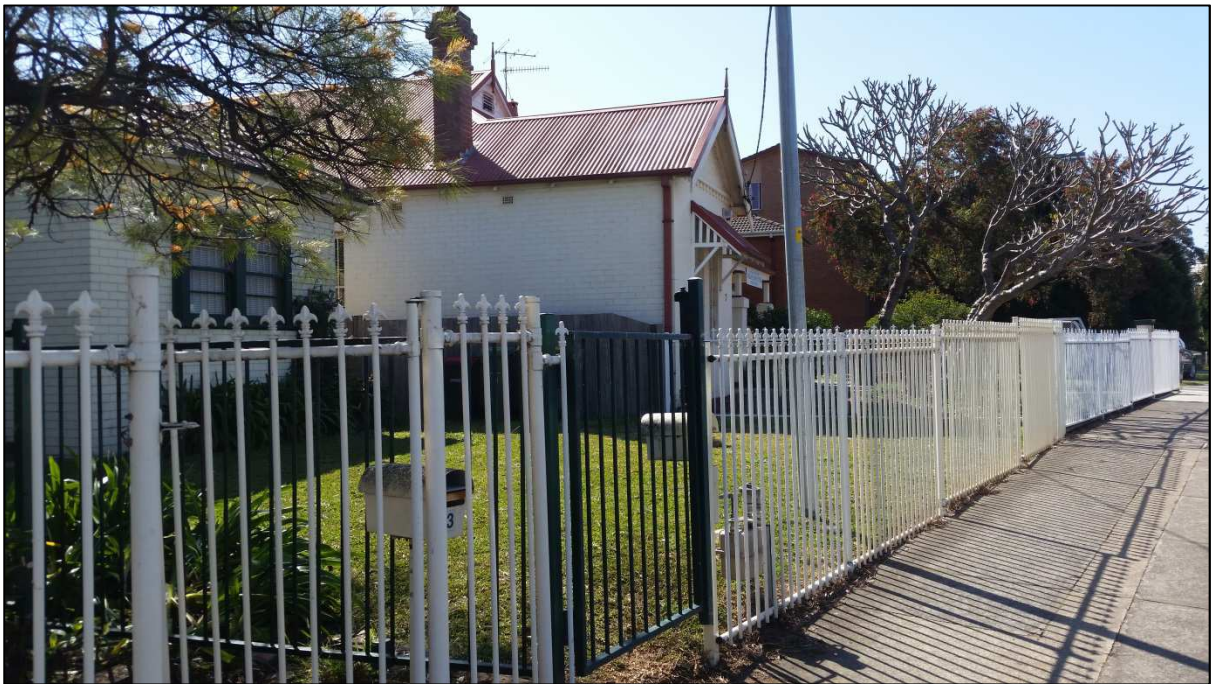
Photograph 1. 1 Station St (centred) and 3 Station St (Right of picture), as viewed from Station Street West.



Photograph 2. 7 Station St, looking towards 5 Station St.



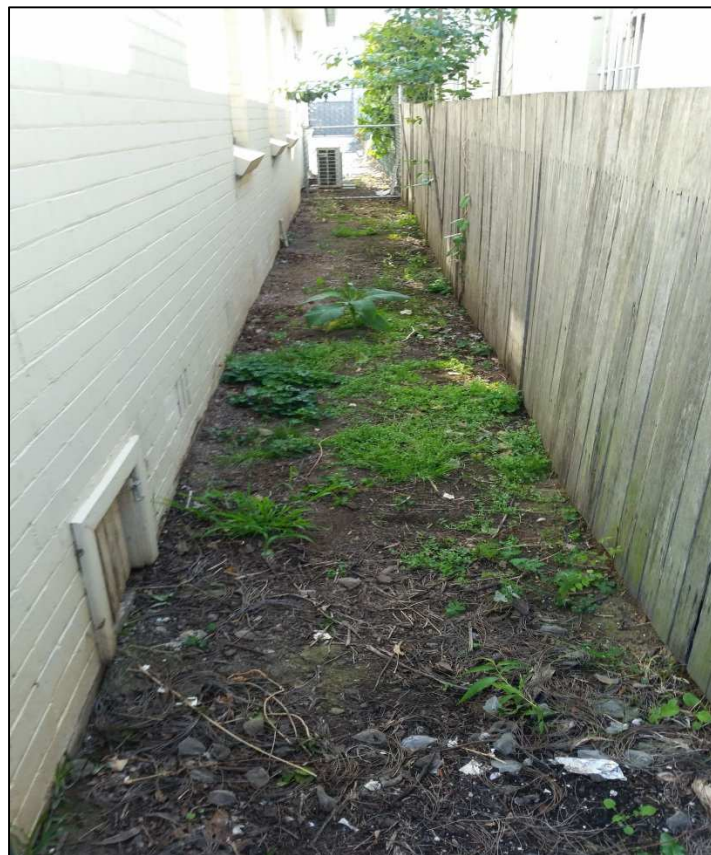
Photograph 3. 5 Station St, presumed asbestos eaves and paint in poor condition.



Photograph 4. View of grass covered front lawns (5 station street pictured).



Photograph 5. Pavers covering northern side of 5 Station Street.



Photograph 6. View of soil strip on northern side of 5 Station St.



Photograph 7. Presumed asbestos fragments observed on northern side soil strip of 5 Station St.



Photograph 8. View of neighbouring residential properties.



Photograph 9. View of Harris Park Station and Sydney Trains railway lines from Station St West.



Photograph 10. Un-named laneway to the west of the site.



Photograph 11. Asphalt covered car park and asbestos outhouse at 5 Station St.



Photograph 12. View of car park and presumed asbestos outhouse (right) at 1 Station St.



Photograph 13. View of interior at 3 Station St.

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Appendix B – Aerial Photographs



COMMONWEALTH OF
AUSTRALIA
CROWN COPYRIGHT RESERVED

MAP 3425. 156-5. SYDNEY. SURVEY. 30-3-28. REST'D.





CUMBERLAND
1961 SERIES



Run 31



LANDS
PHOTO

UAg 1001 152.37

276



ERLAND
SERIES

RUN 15
7.7.70

7.500 AS-L
152.37 M-M



CROWN
COPY N.S.W.
LANDS PHOTO
LOG-E

1ST COPY

1911

UAg 1025 151.45



UAGT 3057 153.10

7 6 1




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FF2.0 EC 0 SP- v/h.00721.00% d+019.7 d50f1 26.7W -65mb ER00 CAMS
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WPLD 15/4040-3
No 13212 15278

0171

10:06:55 16/03/02 0205344 NSW4724 000 170-184

PS100 1/ 400 174.0 FE2.0 EC.0 SP+ W.N.02584 00% 01020.2 05009 25.5W -54m5 ER994 AMS292

SYDNEY
1:25000 Approx. Scale
NSW4724 (M2302)

RUN 9
16-03-02
170-184

152.76 mm



© Department of Land
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Appendix C – Section 149 Certificate



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Sai Global Property
PO Box 447
SOUTHBANK VIC 3205**

Certificate No: 2015/360
Fee: \$53.00
Issue Date: 30 January 2015
Receipt No: 4311484
Applicant Ref: 26473143:45681113:30496

DESCRIPTION OF LAND

Address: 1 Station Street West
PARRAMATTA NSW 2150

Lot Details: Lot 34 Sec 1 DP 976

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta City Centre Local Environmental Plan 2007 (as amended)

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:



The land is zoned: B4 Mixed Use PLEP2007

1 Objectives of zone B4 Mixed Use

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To create opportunities to improve the public domain and pedestrian links within the Mixed Use Zone.
- To support the higher order Commercial Core Zone while providing for the daily commercial needs of the locality, including:
 - commercial and retail development,
 - cultural and entertainment facilities that cater for a range of arts and cultural activity, including events, festivals, markets and outdoor dining,
 - tourism, leisure and recreation facilities,
 - social, education and health services,
 - high density residential development.
- To protect and enhance the unique qualities and character of special areas within the Parramatta city centre.

2 Permitted without consent

Nil

3 Permitted with consent

Any other development not otherwise specified in item 2 or 4

4 Prohibited

Car parks (except those required by this Plan or public car parking provided by or on behalf of the Council); Caravan parks; Dual occupancies; Dwelling houses; Extractive industries; Home occupation (sex services); Industries; Light industrial retail outlets; Mines; Vehicle body repair workshops; Warehouse or distribution centres

SECTION B

State Policies and Regional Environmental Plans

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

Draft Local Environmental Plan

The land is affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published. The Draft Local Environmental Plan is described below.

Draft Amendment to State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (Amendment No. 3)

The State Environmental Planning Policy No. 65 (the SEPP) – Design Quality Of Residential Flat Development (Amendment 3) proposes to amend Clause 22F(2) of Parramatta City Centre Local Environmental Plan 2007.



Planning Proposal – Parramatta LEP 2011 and Parramatta City Centre LEP 2007 Consolidation

This land is affected by a planning proposal seeking to amend Parramatta Local Environmental Plan 2011. The planning proposal seeks to: include all the land currently the subject of the City Centre Local Environmental Plan 2007 within Parramatta Local Environmental Plan 2011. The planning proposal also seeks to amend some of the planning controls that apply to the City Centre area and implement consequential changes that occur as a result of the Local Environmental Plan consolidation process.

This planning proposal seeks to zone the land to B4 (Mixed Use) under Parramatta Local Environmental Plan 2011. Refer to the Land Use Table (see below) for the proposed B4 (Mixed Use) zone in the Parramatta Local Environmental Plan 2011.

Zone B4 (Mixed Use)

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.
- To create opportunities to improve the public domain and pedestrian links within the Mixed Use Zone.
- To support the higher order Commercial Core Zone while providing for the daily commercial needs of the locality.
- To protect and enhance the unique qualities and character of special areas within the Parramatta city centre.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies



Environmental Heritage: Parramatta Local Environmental Plan 2011

The land is affected by a planning proposal that seeks to include the land within Schedule 5 Environmental Heritage of the Parramatta Local Environmental Plan 2011.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Civic Improvement Plan (Amendment No. 3) applies to this land.

Heritage Item/Heritage Conservation Area

The land is identified as containing a Heritage Item in Parramatta City Centre Local Environmental Plan 2007.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The Parramatta City Centre Local Environmental Plan 2007 clause 25 provides for acquisition of certain lands by public authorities.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order



- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Parramatta. The Policy will restrict the development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Councils website at www.parracity.nsw.gov.au or from the Customer Service Centre.

Mine Subsidence

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.



Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

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

This does not constitute a Complying Development Certificate under section 85 of the EP&A Act

This information only addresses matters raised in **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying Development pursuant to the General Housing Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),
- the land comprises, or on which there is, a draft heritage item.

Rural Housing Code

Complying Development pursuant to the Rural Housing Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),
- the land comprises, or on which there is, a draft heritage item.



Housing Alterations Code

Complying Development pursuant to the Housing Alterations Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),
- the land comprises, or on which there is, a draft heritage item.

General Development Code

Complying Development pursuant to the General Development Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),
- the land comprises, or on which there is, a draft heritage item.

Demolition Code

Complying Development pursuant to the Demolition Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),
- the land comprises, or on which there is, a draft heritage item.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),



- the land comprises, or on which there is, a draft heritage item.

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),
- the land comprises, or on which there is, a draft heritage item.

Subdivision Code

Complying Development pursuant to the Subdivision Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),
- the land comprises, or on which there is, a draft heritage item.

Fire Safety Code

Complying Development pursuant to the Fire Safety Code **may not** be carried out on the land. The land is wholly affected by specific land exemptions under **Clause 1.17A or Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land exemptions are:

- the land comprises, or contains an item of environmental heritage (that is listed on the State Heritage Register or that is subject to an interim heritage order under the *Heritage Act 1977* or that is identified as an item of environmental heritage in an environmental planning instrument),
- the land comprises, or on which there is, a draft heritage item.



SPECIAL NOTES

Acid Sulphate Soils Class 5 – development consent is required for the carrying out of works described in the Table clause 33B of the Parramatta City Centre Local Environmental Plan 2007.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 – Caravan Parks

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 Development) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Temporary Structures) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries



SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.18 - Public Transport Corridors

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Greg Dyer
Chief Executive Officer

per

dated 30 January 2015

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Appendix D – Land Titles

Advance Legal Searchers Pty Ltd**Tax Invoice**

ACN 147 943 842

PO Box 149

YAGOONA NSW 2199

ABN	DATE	INVOICE NO
82 147 943 842	1/10/2015	2854

INVOICE TO

Coffey Environments
(part of Coffey International Limited)
Level 19, Citadel Tower B,
799 Pacific Highway,
CHATSWOOD NSW 2067

P.O. NO.

TERMS

S25753

Net 30

DESCRIPTION	QTY	RATE	TAX AMT	AMOUNT
1-7 Station Street, West Parramatta Lot 33 Section 1 DP 976 Attention Alex Ructtinger Reference GEOTLCOV25524AA PO S 25753AR				
Search & Report	1	220.00	22.00	220.00
Disbursements	6	15.00	9.00	90.00
Postage	1	10.00	1.00	10.00
TAX SUMMARY			SUBTOTAL	320.00
\$ 32.00 GST ;			TAX TOTAL	32.00
			Total	\$352.00

St George Bank
99 Elizabeth Street, Sydney 2000
BSB: 112-879
Account No: 420464565

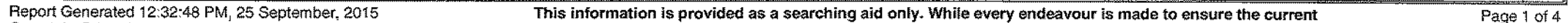
Contact: Norm 0412 169 809
Allan 0421 318 019

Ref : BOX 97 - PARRAMATTA

Identified Parcel : Lot A DP 340959

Parish : ST JOHN

County : CUMBERLAND



ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)

ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679

Mobile: 0412 169 809

Facsimile: +612 8076 3026

Email: alsearch@optusnet.com.au

29th September, 2015

COFFEY ENVIRONMENTS PTY LTD

Level 19/Tower B,
799 Pacific Highway,
CHATSWOOD NSW 2067

Attention: Alex Ruettinger

RE: 1-7 Station Street West, Parramatta

Current Search

Folio Identifier Auto Consol 10845-95 (title attached)

Lot 33 Section 1 DP 976 (plan attached) & Lot B DP 340959

Dated 25th September, 2015

Registered Proprietor:

GREENROCK PROPERTY PTY LIMITED

Title Tree
Lot 33 Section 1 DP 976 & Lot B DP 340959

Folio Identifier Auto Consol 10845-95

Certificate of Title Volume 10845 Folio 95

Certificate of Title Volume 7638 Folios 139 & 140

Certificate of Title Volume 5089 Folio 226

/ \

(a)

(b)

Certificate of Title Volume 4865 Folio 9

Certificate of Title Volume 4863 Folio 242

\ /

Certificate of Title Volume 700 Folio 152

Summary of proprietor(s) **Lot 33 Section 1 DP 976 & Lot B DP 340959**

Year	Proprietor
	(Lot 33 Section 1 DP 976 & Lot B DP 340959 – A/C 10845-95)
2015 – todate	Greenrock Property Pty Limited
2014 – 2015	Avoca 143 Pty Limited
2004 – 2014	Stephen Edwards Constructions Pty Ltd
(2013 – todate)	<i>(current lease to Edwards Project Management Pty Limited, shown on folio identifier Auto Consol 10845-95 and historical folio Auto Consol 10845-95)</i>
2000 – 2004	Stephen Henry Edwards Jennifer Jayne Edwards
1991 – 2000	The Caravan Camping & Touring Industry & Manufactured Housing Industry Association of NSW Ltd
	(Lot 33 Section 1 DP 976 & Lot B DP 340959 – Area 17 ¾ Perches – CTVol 10845 Fol 95)
1985 – 1991	Caravan and Camping Industry Association of New South Wales Limited
1977 – 1985	R.D.U. Pty Limited
1968 – 1977	Warren George Honeman, accountant
	(Lot 33 Section 1 DP 976 & Lot B DP 340959 – Area 17 ¾ Perches – CTVol 7638 Fol's 139 & 140)
1959 – 1968	Reginald George Spencer, male nurse William Clive Spencer, master butcher
	(Lot 33 Section 1 DP 976 & Lot B DP 340959 Area 17 ¾ Perches – CTVol 5089 Fol 226)
1958 – 1959	Reginald George Spencer, male nurse William Clive Spencer, master butcher
1955 – 1958	Mary Ellen Casey, spinster
1955 – 1955	Public Trustee
1939 – 1955	William Casey, retired Johanna Casey, wife

See Notes (a) & (b)

Note (a)

	(Lot 33 Section 1 DP 976 – Area 17 ¼ Perches – CTVol 4865 Fol 9)
1937 – 1939	William Casey, retired Johanna Casey, wife
	(Lots 32 & 33 Section 1 DP 976 – Area 35 Perches – CTVol 700 Fol 152)
1911 – 1937	William Casey, railway official Johanna Casey, wife
1908 – 1911	Florence Charlotte Hatsford, spinster
1908 – 1908	Walter John Airey, auctioneer
1884 – 1908	James Bligh Johnston, junior, gentleman

Note (h)

	(Part of Lot 32 Section 1 DP 976 – CTVol 4863 Fol 242)
1937 – 1939	William Casey, retired Johanna Casey, wife
	(Lot 32 & 33 Section 1 DP 976 – Area 35 Perches – CTVol 700 Fol 152)
1911 – 1937	William Casey, railway official Johanna Casey, wife
1908 – 1911	Florence Charlotte Hatsford, spinster
1908 – 1908	Walter John Airey, auctioneer
1884 – 1908	James Bligh Johnston, junior, gentleman

Advance Legal Searchers
Pty Ltd Phone: 02 9644 1679

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 10845-95

SEARCH DATE	TIME	EDITION NO	DATE
25/9/2015	2:49 PM	5	18/9/2015

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT HARRIS PARK
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

GREENROCK PROPERTY PTY LIMITED (T AJ822583)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AH636628 LEASE TO EDWARDS PROJECT MANAGEMENT PTY LIMITED
EXPIRES: 30/6/2016. OPTION OF RENEWAL: 5 YEARS.
AJ246506 VARIATION OF LEASE AH636628 EXPIRY DATE NOW
30/6/2015. OPTION OF RENEWAL: PRESERVED.
AJ356682 VARIATION OF LEASE AH636628 EXPIRY DATE NOW
14/10/2015. OPTION OF RENEWAL: RELINQUISHED.

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS	TITLE DIAGRAM
LOT 33 SEC. 1 IN DP976	DP976
LOT B IN DP340959	DP340959.

*** END OF SEARCH ***

Coffey - Parramat

PRINTED ON 25/9/2015

*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.

Advance Legal Searchers
Pty Ltd Phone: 02 9644 1679

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

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/9/2015 2:53PM

FOLIO: AUTO CONSOL 10845-95

Recorded	Number	Type of Instrument	C.T. Issue
30/8/1991		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 10845-95	

PARCELS IN CONSOL ARE:
33/1/976, B/340959.

9/2/2000	*6548849	TRANSFER	EDITION 1
25/3/2004	AA520998	TRANSFER	EDITION 2
28/3/2013	AH636628	LEASE	EDITION 3
16/1/2014	*AI304717	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 4
12/2/2015	AJ246506	VARIATION OF LEASE	
25/3/2015	AJ356682	VARIATION OF LEASE	
2/7/2015	AJ622618	CAVEAT	
18/9/2015	AJ822583	TRANSFER	EDITION 5

*** END OF SEARCH ***

Coffey - Parramat

PRINTED ON 25/9/2015

*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.

Form: 01T
Release: 6-1

TRANSFER

New South Wales
Real Property Act 1900



AI304717F

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

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

17-12-2013

0007383653-001

SECTION 54(2)

DUTY

\$ *****50.00

(A) TORRENS TITLE

A/340959, Auto Consol 10845-95

(B) LODGED BY

Document
Collection
Box

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

N. Panos & Associates

PO Box 175

Parramatta NSW 2150

02 9687 3755

Reference: LO120098

CDDes

T

TW

(C) TRANSFERDR

Stephen Edwards Constructions Pty Ltd ACN 001 824 139

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 0.00

and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

Avoca 143 Pty Limited ACN 163 236 039

(I)

TENANCY:

DATE 2 December, 2013

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

Company: Stephen Edwards Constructions Pty Ltd
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person:

Office held: Stephen Henry Edwards
Director

Signature of authorised person:

Name of authorised person:

Office held: Jennifer Jayne Edwards
Director

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

Company: Avoca 143 Pty Limited
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person:

Office held: Stephen Henry Edwards
Director

Signature of authorised person:

Name of authorised person:

Office held: Jennifer Jayne Edwards
Director

- (K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No. 518633

Full name: Lisa Oddo

Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Page 1 of 1

1303

Form: 97-01T
Licence: 026CN/0526/96

①

TRANSFER

New South Wales

Real Property Act 1900

6548849Y



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

Office of State Revenue

CLIENT No. 2606834
STAMP DUTY \$2.00
TRANSACTION No. 000601

STAMP No. 549

SIGNATURE

DATE 31.1.00

ASSESSMENT DETAILS:

- (A) LAND TRANSFERRED
Show no more than 20 titles.
If appropriate, specify the
share or part transferred.

Auto Consol: 10845-95

- (B) LODGED BY

LTO Box

Name, Address or DX and Telephone

LAW AGENTS

312D

REFERENCE (15 character maximum): URPM/Edwards

- (C) TRANSFEROR THE CARAVAN CAMPING & TOURING INDUSTRY & MANUFACTURED HOUSING INDUSTRY ASSOCIATION OF NSW LTD ACN 002 223 449

- (D) acknowledges receipt of the consideration of \$315,000.00

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

- (E) Encumbrances (if applicable) 1.

2.

3.

- (F) TRANSFEREE

T
TS
(s713
LGA)
TW
(Sheriff)

STEPHEN HENRY EDWARDS and JENNIFER JAYNE EDWARDS

- (G)

TENANCY: Joint

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 4 FEB 2000

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Executed by The Caravan Camping
& Touring Industry &
Manufactured Housing Industry
Association of NSW Ltd
by David Carrick and Maxwell Elsley

David Carrick

(Director)

Signature of Transferor

Maxwell Elsley

(Director)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferees' Solicitor
HOWARD ROBILLIARD

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

Form 245

TESORIERO HENDERSON COTTER & WELCH
***** TO BE COLLECTED *****

Certificate of Registration on Change of Name

Corporations Law Sub-section 171 (12)

This is to certify that

**CARAVAN AND CAMPING INDUSTRY ASSOCIATION OF
NEW SOUTH WALES LIMITED**

Australian Company Number 002 223 449

did on the nineteenth day of November 1991 change its name to

**THE CARAVAN CAMPING & TOURING INDUSTRY &
MANUFACTURED HOUSING INDUSTRY ASSOCIATION
OF NSW LTD.**

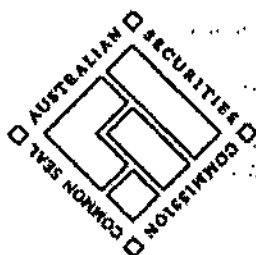
Australian Company Number 002 223 449

The company is a public company.

The company is limited by guarantee.

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

Given under the seal of the
Australian Securities Commission
on this nineteenth day of November, 1991.



A O Hartnell
Chairman

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.

10845095

Appln. No.2455

Prior Title Vol.7638 Fols.139 and 140

Vol. 10090 Fol. 00

Edition issued 25-7-1968

AS 156536



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

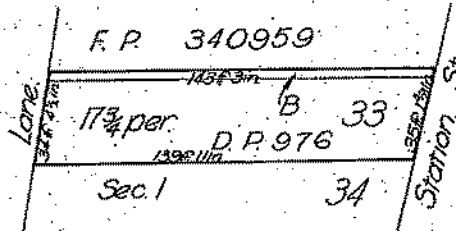
Witness

J. Josa

J. Josa
Registrar General.



PLAN SHOWING LOCATION OF LAND



CANCELLED

SEE AUTO FOLIO

156536

Scale: 50 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot B in plan lodged with Transfer No.0834308 (Filed as F.P.340959) and Lot 33 of Section 1 in Deposited Plan 976 at Harris Park in the City of Parramatta Parish of St. John and County of Cumberland being part of Portion 197 granted to John Harris on 20-2-1794.

FIRST SCHEDULE (continued overleaf)

~~WARREN GEORGE HONMAN of Harris Park, Agent.~~

SECOND SCHEDULE (continued overleaf)

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

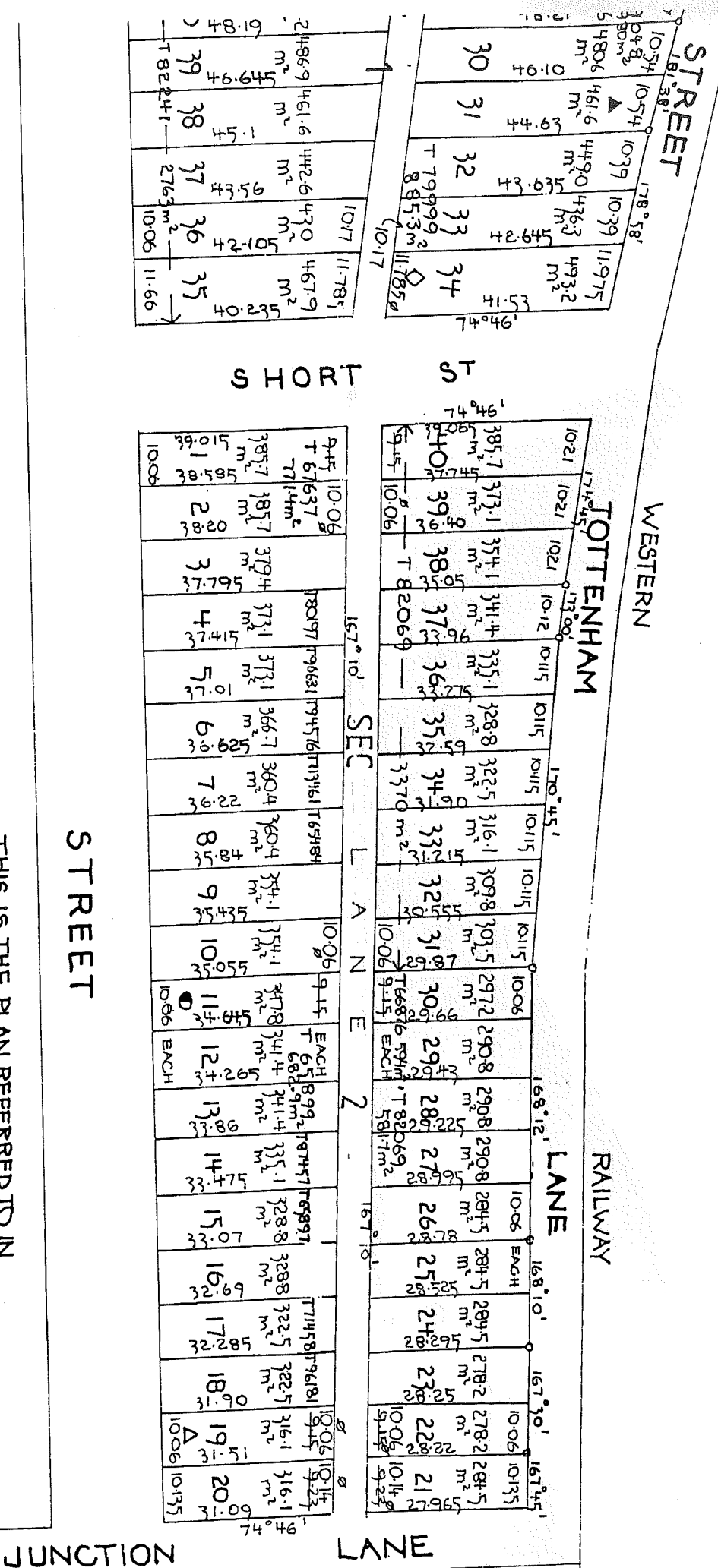
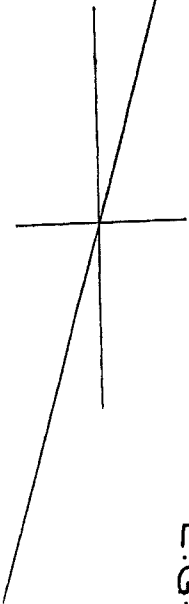
J. Josa
Registrar General.

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

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

L.G.A. HOLROYD

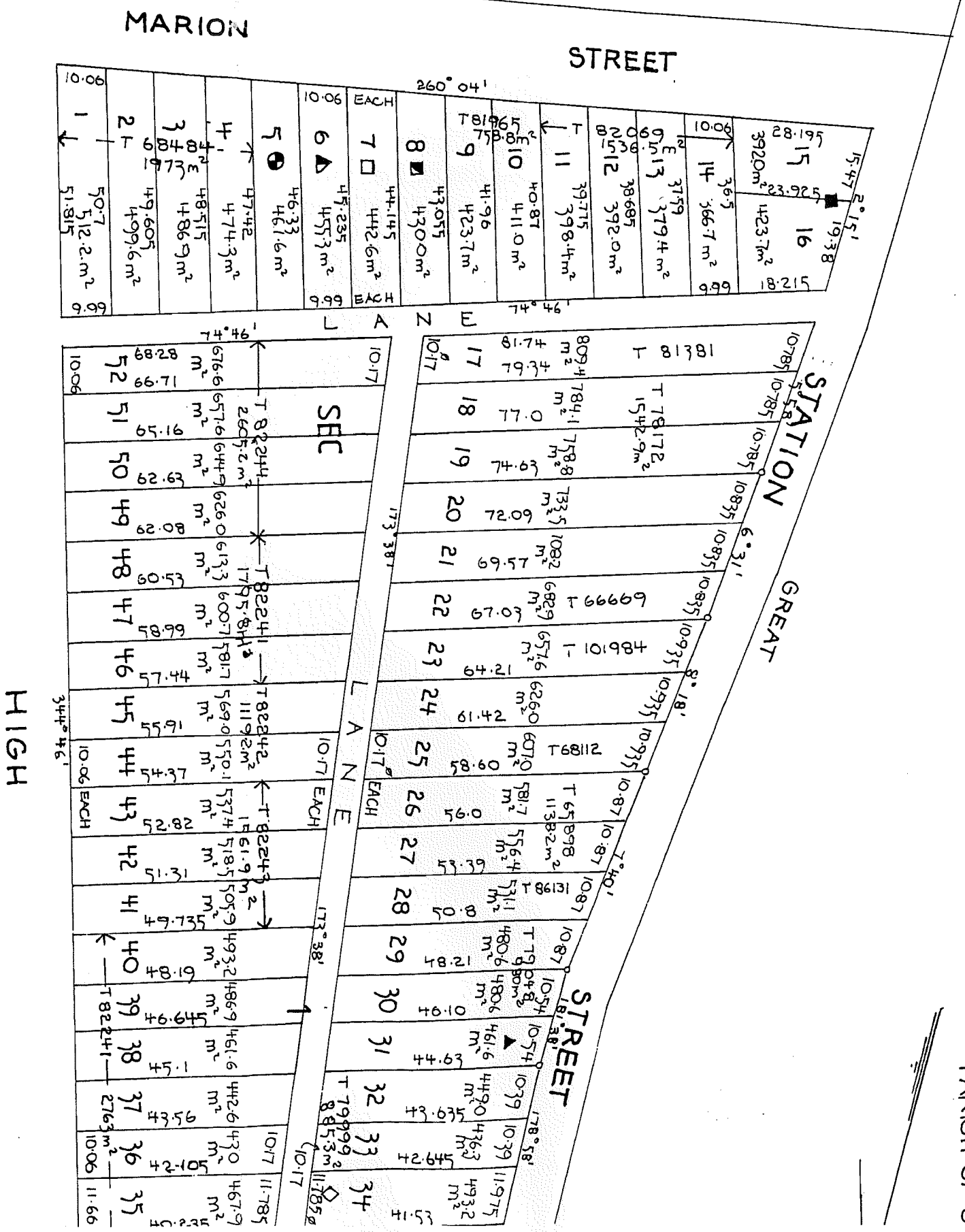
DP 976 (III)



THIS IS THE PLAN REFERRED TO IN
MY DECLARATION OF THIS DATE 17 OCT 1882
A. J. CAMPBELL L.S.

DP 976 (E)

RESUBDIVISION OF SECTION
AT
PARISH OF S



SCHEDULE		
△	T 85476	316.1m ²
○	T 106602	
●	T 70823	
▲	T 68566	
■	T 66029	815.7m ²
□	T 82241	
▣	T 75902	
▤	T 69129	
▥	T 105836	

PLAN AMENDED IN L.T.O. 19-9-1994 M.V.

AMERICAN

JOHN

10 & 12 of the Harris Park Estate

to John Harris 20th Febr. 1794.

DP976

DP976

276

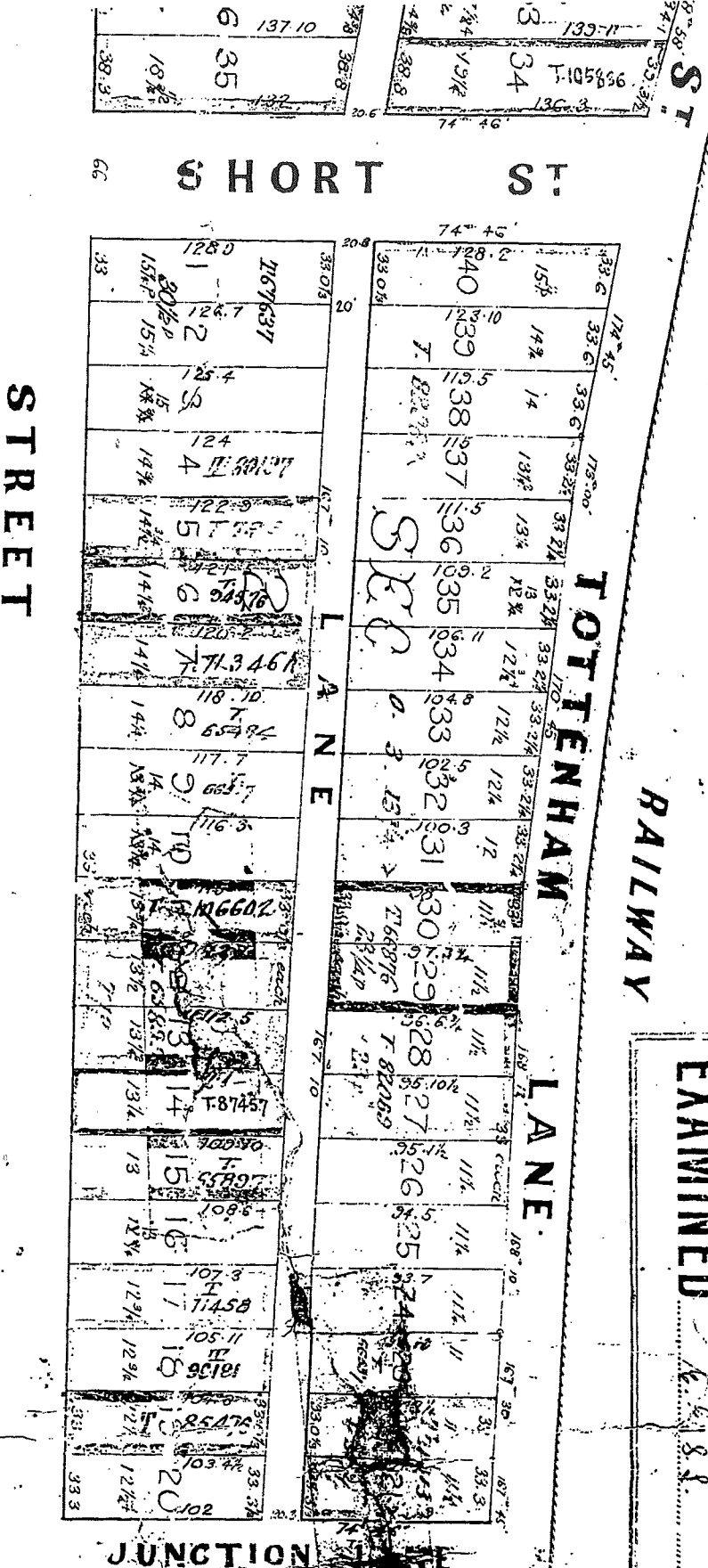
Scale 80 Feet to 1 inch

COPY MADE
EXAMINED

WESTERN

RAILWAY

COPY MADE
EXAMINED

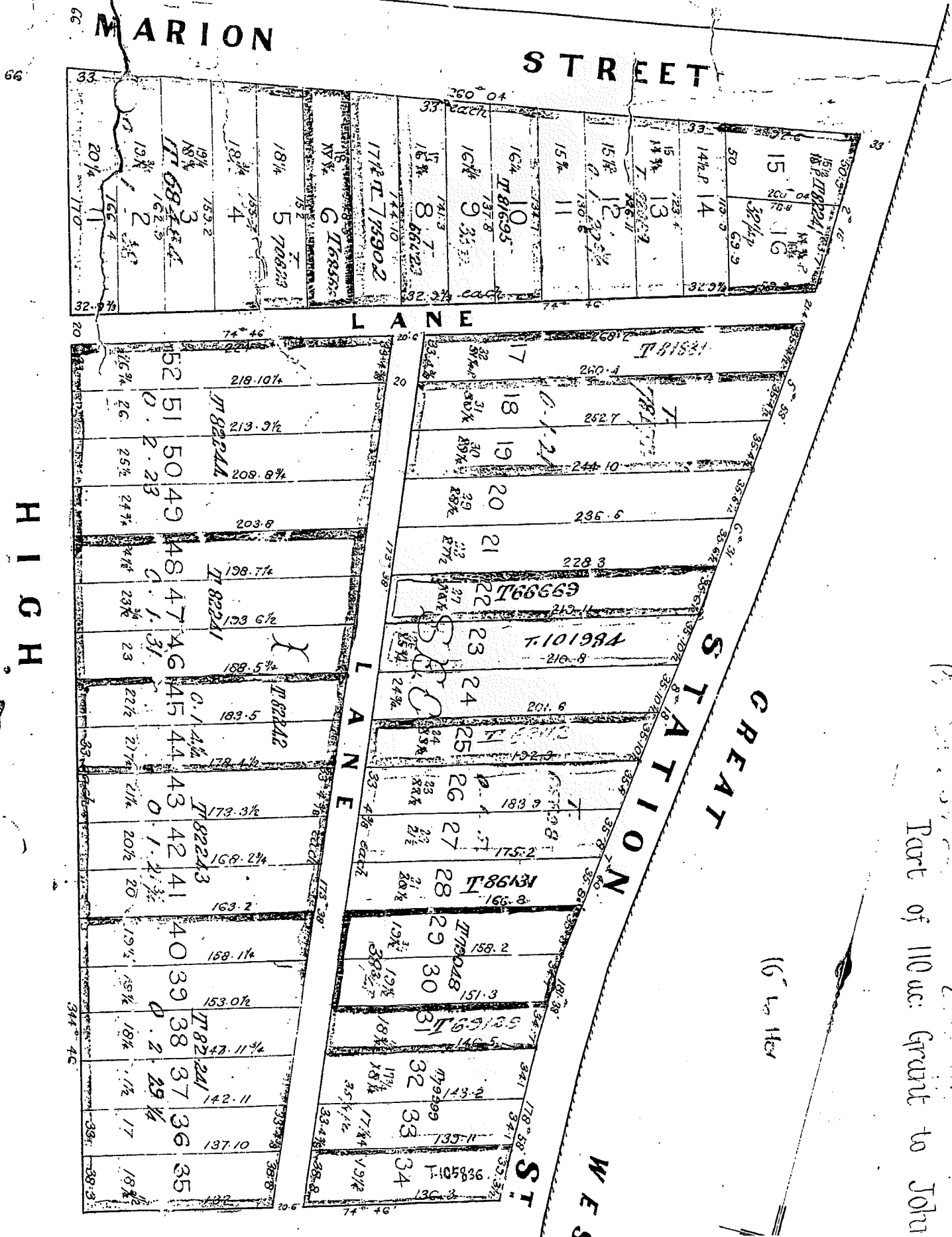


This is the plan referred to in my
Declaration of this date 17th Oct. 1882

W. Campbell
W. Campbell L.C.

DP976

Part of 110 ac: Grant to John



CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 976	FEET INCHES	METRES
11	1	3.38
14	5 3/4	4.415
16	8	5.08
20	-	6.095
20	3	6.17
20	6	6.25
20	8	6.3
21	4	6.5
26	0 3/8	7.935
28	3 1/8	8.615
32	7 1/4	9.94
32	9 1/4	9.99
32	9 3/8	10.01
32	10	10.06
33	-	10.06
33	0 1/8	10.065
33	0 1/4	10.07
33	0 1/2	10.115
33	2 1/4	10.12
33	2 1/2	10.135
33	3	10.145
33	3 1/2	10.17
33	4 3/8	10.21
33	6	10.39
34	1	10.54
34	7	10.78
35	4 1/2	10.835
35	6 1/2	10.87
35	8	10.935
35	10 1/2	11.66
38	3	11.785
38	8	11.975
39	3 1/2	11.975
50	-	15.24
50	6	15.39
50	9	15.47
59	9	16.21
59	16 1/2	16.21
63	7	19.38
63	7 1/2	20.115
66	-	21.26
69	9	21.26
76	6	23.925
83	9	25.525
91	9	27.965
92	6	28.195
92	8 1/4	28.25
92	10	28.525
93	7	28.525
94	5	28.78
95	1 1/4	28.99
95	1 1/2	28.995
95	10 1/2	29.225
96	6 3/4	29.43
97	3 3/4	29.56
98	-	29.87
100	3	30.555
102	-	31.09
102	5 1/2	31.215
103	4 1/2	31.51
104	8	31.9
105	11	32.285
105	11	32.59
107	3	32.69
107	5	33.045
108	5	33.07
109	2	33.275
109	10	33.475
109	1	33.86
111	5	33.96
111	5	34.265
112	8	34.34
113	8	35.05
115	-	35.435
116	3	35.84
117	7	36.22
118	10	36.4
119	5	36.4

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 976	CONTINUED		
FEET	INCHES	METRES	
119	8 5/8	36.49	
119	9	36.5	
120	2	36.625	
121	5	37.01	
122	9	37.415	
123	4	37.59	
123	4	37.745	
124	-	37.795	
125	4	38.2	
126	7	38.585	
126	11	38.685	
128	-	39.015	
128	-	39.065	
128	2	39.775	
130	6	40.235	
132	-	40.87	
134	1	41.53	
136	3	41.96	
137	8	42.01	
137	10	42.645	
139	11	43.055	
141	3	43.56	
142	11	43.635	
143	2	44.145	
144	10	44.63	
146	5	45.105	
147	11 3/4	45.235	
148	5	46.1	
151	3	46.11	
151	3 3/8	46.33	
152	-	46.64	
153	0 1/4	46.64	
153	0 1/2	46.645	
155	7	47.42	
158	1 1/4	48.19	
158	2	48.21	
159	5	48.515	
162	5	49.505	
162	9	49.605	
163	2	49.735	
165	8	50.5	
166	4	50.7	
167	10	51.16	
168	2 3/4	51.28	
170	-	51.82	
173	3 1/2	52.82	
175	2	53.39	
176	4 1/2	54.37	
183	5	55.91	
183	9	56.01	
188	5 3/4	57.45	
192	3	58.6	
193	6 1/2	58.99	
198	7 1/4	60.53	
201	6	61.42	
203	8	62.08	
208	8 3/4	63.62	
210	8	64.21	
213	9 1/2	65.16	
218	10 1/4	66.71	
219	11	67.03	
219	11 3/8	67.04	
224	-	68.28	
226	3	69.57	
236	6	72.09	
244	10	74.63	
252	7	76.99	
260	4	79.35	
268	2	81.74	
333	3	101.57	
LINKS			METRES
198.6		39.95	
203.67		40.97	
208.73		41.99	
213.76		43	
218.85		44.025	

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 976	CONTINUED	LINKS	METRES
224		45.06	
244.83		49.25	
252.58		50.81	
260.33		52.37	
268.17		53.95	
AC RD P			
-	4 3/4	120.1	
-	11	278.2	
-	11 1/4	284.5	
-	11 1/2	290.9	
-	11 3/4	297.2	
-	12	303.5	
-	12 1/4	309.8	
-	12 1/2	316.2	
-	12 3/4	322.5	
-	13	328.8	
-	13 1/4	335.1	
-	13 1/2	341.5	
-	13 3/4	347.8	
-	14	354.1	
-	14 1/4	360.4	
-	14 1/2	366.7	
-	14 3/4	373.1	
-	15	379.4	
-	15 1/4	385.7	
-	15 1/2	392	
-	15 3/4	398.4	
-	16 1/4	411	
-	16 3/4	423.7	
-	17	430	
-	17 1/4	436.3	
-	17 1/2	442.6	
-	17 3/4	448.9	
-	18	455.3	
-	18 1/4	461.6	
-	18 1/2	467.9	
-	18 3/4	474.2	
-	19	480.6	
-	19 1/4	486.9	
-	19 1/2	493.2	
-	20 1/4	505.9	
-	20 1/2	512.2	
-	21	518.5	
-	21 1/4	531.1	
-	22	537.5	
-	22 1/2	556.4	
-	23	561.7	
-	23 3/4	607	
-	24	613.4	
-	24 1/4	619.7	
-	24 1/2	626	
-	25 1/2	645	
-	26	657.6	
-	26 3/4	676.6	
-	27	682.9	
-	28	708.2	
-	29	733.5	
-	30 1/2	771.4	
-	31	809.4	
-	32	815.7	
-	32 1/4	834.7	
-	1 9 1/2	1252	
-	1 20 3/4	1537	
-	1 21 3/4	1562	
-	1 31	1796	
-	1 38	1973	
-	2 29 1/4	2763	
-	3	3035	

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 976	CONTINUED	AC RD P	HA
110	-	-	44.52

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