

WALKER CORPORATION



Preliminary Site Investigation

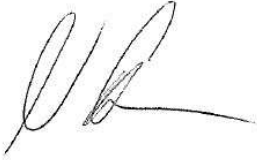

55 - 67 Parramatta Road, Homebush NSW

REPORT DISTRIBUTION

**Preliminary Site Investigation
55 - 67 Parramatta Road, Homebush**

EI Report No.: E23375 E01_rev0
Date: 5 July 2017

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EXECUTIVE SUMMARY

Background and Objectives

Mr Jason Crannage of Walker Corporation ("the Client") engaged EI Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for the property located at address 55 - 67 Parramatta Road, Homebush ('the site'). This environmental assessment was completed as part of a development application package to Strathfield Council for redevelopment of the site.

At the time of this assessment, the site was occupied by a cleared land and a vacant theatre that was constructed in the 1920s. The site covered a total area of 0.76 hectares.

The main objective of this investigation was to characterise the environmental conditions of the site by a desktop study of historical land uses, anecdotal and documentary evidence and site inspection of possible pollutant sources.

Key Findings

- Historical records indicated that commercial/residential properties occupied the majority of the site from around the 1940s, with the remainder of the site being occupied by a theatre complex, built in the 1920s. The site commercial/residential properties were removed between 1986 and 1994. The theatre building remains at the time of writing.
- The site and surrounding properties are not reported as being subject to regulation in relation to environmental impacts, as documented in the NSW EPA/OEH public registers;
- A WorkCover NSW Authority data search of records relating to historical storage of dangerous goods on the site revealed no records pertaining to the site were held;
- A search of Council records relating to previous development applications, complaints and other information pertaining to previous activities at site revealed no previous contaminating activities;
- The site walkover identified the flooded basement as a possible area of environmental concern due to potential impact to groundwater and the unknown contents of the basement; and
- The site walkover inspection did not identify additional areas of environmental concern; however, previous use of fill of unknown origin for site levelling, potential burial of ACM from demolished residential structures and former use of the theatre building as an ice skating rink were considered to present a potential risk of exposure to impacted materials during redevelopment and future use.

Conclusions and Recommendations

Based on the findings of this report and with consideration of the Statement of Limitations (**Section 11**), EI conclude that a Detailed Site Investigation (DSI) is required to characterise any possible contamination. It is therefore recommended that:

- A detailed site investigation (DSI) is completed including:
 - Soil sampling and laboratory testing to assess fill and soils that may be subject to contamination; and
 - Install and sample groundwater monitoring wells to characterise possible groundwater contamination;

The above recommendations should be implemented prior to the commencement of any site redevelopment works involving the disturbance of, or contact with site soils; such as, trench excavations for the installation of new underground services.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	I
1. INTRODUCTION	1
1.1 BACKGROUND AND PURPOSE	1
1.2 PROPOSED DEVELOPMENT	1
1.3 REGULATORY FRAMEWORK	1
1.4 PROJECT OBJECTIVES	1
1.5 SCOPE OF WORKS	1
2. SITE DESCRIPTION	3
2.1 PROPERTY IDENTIFICATION, LOCATION AND PHYSICAL SETTING	3
2.2 LOCAL LAND USE	3
2.3 REGIONAL SETTING	4
2.4 GROUNDWATER BORE RECORDS AND LOCAL GROUNDWATER USE	4
2.5 SITE WALKOVER INSPECTION	5
3. SITE HISTORY AND SEARCHES	7
3.1 SITE LAND TITLES INFORMATION / HISTORIC AERIAL REVIEW	7
3.2 SURROUNDING LANDS HISTORICAL AERIAL PHOTOGRAPHY REVIEW	16
3.3 COUNCIL INFORMATION	16
3.4 WORKCOVER NSW AUTHORITY DANGEROUS GOODS REGISTER RECORDS	16
3.5 EPA ONLINE RECORDS	16
4. CONCEPTUAL SITE MODEL	18
4.1 OVERVIEW	18
4.2 POTENTIAL CONTAMINATION SOURCES	18
4.3 CONTAMINANTS OF POTENTIAL CONCERN	18
4.4 POTENTIAL SOURCES, RECEPTORS AND EXPOSURE PATHWAYS	18
5. ASSESSMENT	20
5.1 OVERVIEW	20
5.2 HISTORICAL SITE USE AND GENERIC RISKS	20
5.3 TOXICITY OF HAZARDOUS MATERIALS	21
5.4 RISK OF SIGNIFICANT SPILLAGE/PRODUCT RELEASE	21
5.5 RISK OF SOIL, SOIL VAPOUR AND GROUNDWATER CONTAMINATION	21
5.6 DATA GAPS	21
6. CONCLUSIONS	23
7. RECOMMENDATIONS	24
8. STATEMENT OF LIMITATIONS	25

REFERENCES

ABBREVIATIONS

TABLES (In Text)

TABLE 2-1	SITE IDENTIFICATION, LOCATION AND ZONING	3
TABLE 2-2	LOCAL LAND USE	3
TABLE 2-3	TOPOGRAPHICAL, GEOLOGICAL, SOIL LANDSCAPE AND HYDROGEOLOGICAL INFORMATION	4
TABLE 2-4	SUMMARY OF REGISTERED WATER BORES WITHIN 500 M OF THE SITE	5
TABLE 3-1	SUMMARY OF OWNERS AND HISTORICAL AERIAL PHOTOGRAPHY	7
TABLE 3-2	SUMMARY OF AERIAL PHOTOGRAPH REVIEW	16
DRAWING 4-1 NSW.	CONCEPTUAL SITE MODEL FOR 55 – 67 PARRAMATTA ROAD, HOMEBUSH	19

FIGURES

- Figure 1 Locality Plan
Figure 2 Site Layout Plan

APPENDICES

APPENDIX A NR ATLAS GROUNDWATER BORE SEARCH

APPENDIX B SITE PHOTOGRAPHS

APPENDIX C HISTORICAL PROPERTY TITLES SEARCH

APPENDIX D WORKCOVER NSW AUTHORITY SEARCH

1. INTRODUCTION

1.1 BACKGROUND AND PURPOSE

Mr Jason Crannage of Walker Corporation engaged EI Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) of the land parcel with street address 55 - 67 Parramatta Road, Homebush (herein referred to as the 'the site').

The site is located approximately 11km west of the Sydney Central Business District, within the Local Government Area of Strathfield Council (see **Figure 1**). The land parcel is also identified as Lot B, C, D and E in DP14460, Lot C in DP381982, Lot 1, 2 and 3 in DP303540, Lot 19 in Section 22 DP477, Lot A, B and C in DP311068 and Lot B in DP310960, and covers a total area of approximately 0.76 ha, as depicted in the site plan presented as **Figure 2**.

EI understand that this assessment is required to appraise the environmental condition of the site as part of a development application (DA) to Strathfield Council for proposed redevelopment.

1.2 PROPOSED DEVELOPMENT

No development plans were provided by the client. It is understood that any future developments would involve the demolition of the existing structures on site.

1.3 REGULATORY FRAMEWORK

The following regulatory framework and guidelines were considered during the preparation of this report:

- DEC (2006) *Guidelines for the NSW Site Auditor Scheme* (2nd Edition);
- NEPC (2013) Schedule B(2) *Guideline on Site Characterisation*;
- *Contaminated Land Management Act* 1997;
- State Environment Protection Policy 55 (SEPP 55) *Remediation of Land* under the Environmental Planning and Assessment Act 1997;
- OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*, NSW Office of Environment and Heritage (OEH), August 2011; and
- EPA (2014) *Waste Classification Guidelines - Part 1 Classifying Waste* under the Protection of the Environment Operations Act and *POEO (Waste) Regulation 2014*.

1.4 PROJECT OBJECTIVES

The primary objectives of this PSI is to provide a qualitative assessment of the environmental conditions of the site by appraising the potential for site contamination on the basis of field observations, historical land uses, anecdotal and documentary evidence.

1.5 SCOPE OF WORKS

To achieve the above objectives, the following scope of work was undertaken:

1.5.1 Desktop Study

- A review of relevant topographical, geological, hydrogeological, soil landscape and acid sulfate soil maps for the project area;

- Search of historical aerial photographs archived at NSW Land and Property Information in order to review previous site use and the historical sequence of land development in the neighbouring area;
- A land titles search, also conducted through NSW Land and Property Information for information relating to site ownership;
- Site history survey involving a detailed search of Strathfield Council records for information relating to operational site history and/or relevant environmental incidents;
- A search through the NSW EPA / OEH Land Information records to confirm that there are no statutory notices current on the site under the Contaminated Land Management Act (1997) or Protection of the Environment Operations Act (1997);
- A review of existing underground services in the vicinity of the site; and
- An inspection of the site and surrounding lands.

1.5.2 Data Analysis and Reporting

Following the desktop assessment and site inspection, this PSI report was prepared generally in accordance with the OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*. This report discusses the findings with respect to potential risks to human health, the environment and the aesthetic enjoyment of the land and provides recommendations regarding further assessment to enable mitigation/management of any identified risks.

2. SITE DESCRIPTION

2.1 PROPERTY IDENTIFICATION, LOCATION AND PHYSICAL SETTING

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure 1**.

Table 2-1 Site Identification, Location and Zoning

Attribute	Description
Street Address	55 - 67 Parramatta Road, Homebush
Location Description	Approx. 11 km west of Sydney CBD, a roughly rectangular shaped block bound by Powell Street to the north, Parramatta Road to the south, an open bitumen carpark to the east and residential and commercial properties to the west. The site comprises of vacant land. North eastern corner of site: GDA94-MGA56 Easting: 322872.526, Northing: 6251291.73 (Source: http://maps.six.nsw.gov.au).
Site Area	Approx. 0.76 ha
Lot and Deposited Plan (DP)	Lot B, C, D and E in DP14460, Lot C in DP381982, Lot 1, 2 and 3 in DP303540, Lot 19 Section 22 D.P. 477, Lot A, B and C in DP311068 and Lot B in DP 310960
State Survey Marks	Three State Survey (SS) marks are situated in close proximity to the site: SS114928 (north-east of the site) on Powell St, SS114927 (north-west of the site) on Powell St and SS26656D (south of the site) on the corner of Parramatta Rd and Knight St. (Source: http://maps.six.nsw.gov.au).
Local Government Authority	Strathfield Council
Parish	Concord
County	Cumberland
Current Zoning	B4 – Mixed Use (Strathfield Local Environment Plan, 2012)

2.2 LOCAL LAND USE

The site is situated within an area of mixed uses on surrounding land as described in **Table 2-2**. The local sensitive receptors within close proximity to the site are also identified.

Table 2-2 Local Land Use

Direction	Land Use Description	Sensitive Receptors (& distance from site)
North	Powell Street followed by individual residential dwellings and cleared land.	Powells Creek (200m)
South	Parramatta Road followed by individual residential dwellings.	Pre-Uni New College High School (250m).
East	Commercial properties including an automotive mechanic and multi-storey residential apartments currently under development.	Powells Creek (200m)

Direction	Land Use Description	Sensitive Receptors (& distance from site)
West	Carpark then commercial properties.	-

2.3 REGIONAL SETTING

Local topography, geology, soil landscape and hydrogeological information are summarised in **Table 2-3**.

Table 2-3 Topographical, Geological, Soil Landscape and Hydrogeological Information

Attribute	Description
Topography	The local topography was generally flat with a downward slope to the west.
Site Drainage	Site drainage is likely to be consistent with the general slope of the site. Stormwater is likely to discharge onto Parramatta Road and drain to the municipal stormwater system then ultimately Parramatta River.
Regional Geology	The site is likely to be underlain by black to dark grey shale and laminite (Rwa). Ref. 1:100 000 scale Geological Series Sheet 9130 (Sydney).
Soil Landscapes	The Soil Conservation Service of NSW Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 2002) indicates that The site overlies a <i>Disturbed Terrain Landscape (xx)</i> .
Acid Sulfate Soil Risk	<p>With reference to the 1:25 000 scale Prospect/Parramatta Acid Sulfate Soils Risk Map – Edition Two (Ref. Murphy, 1997), the subject and lies within the map class description of <i>No Known Occurrence</i>. In such cases, acid sulfate soils (ASS) are not known or expected to occur and “land management activities are not likely to be affected by ASS materials”.</p> <p>Strathfield LEP 2012 Acid Sulfate Soils Map (Sheet ASS_004) shows the site to be within areas mapped as Class 5 Acid Sulfate Soils (ASS). Class 5 require development consent for works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land</p> <p>The risk from ASS was low. An ASS investigation was not required</p>
Nearest Surface Water Feature	Powells Creek located 200m to the north east.
Anticipated Groundwater Flow Direction	North-east towards Powells Creek

2.4 GROUNDWATER BORE RECORDS AND LOCAL GROUNDWATER USE

An online search of registered groundwater bores was conducted by EI on the 17th of May 2016 through the NSW Office of Water (Ref. <http://allwaterdata.water.nsw.gov.au/water.stm>). There were three registered bores within 500 m of the site. A summary of the registered is presented with selected details in **Table 2-4**. A bore location plan and detailed information regarding the listed bores is attached in **Appendix A**.

Table 2-4 Summary of Registered Water Bores within 500 m of the site

Bore No.	Date Drilled	Drilled Depth (m)	SWL*/Salinity/Yield	Bore Purpose
GW111479	12/02/2011	4.50	0.90/577.00/0.200	Monitoring Bore
GW111480	12/02/2011	6.00	3.07/6.87/0.100	Monitoring Bore
GW111481	12/02/2011	5.90	2.71/-/0.100	Monitoring Bore

Notes:

- Data not recorded;
* SWL – Standing water level measured in m BGL,
Salinity – units unspecified,
Yield – measured in L/s.

All listed registered bores are indicated to have been monitoring wells. The drilled bore depths ranged between 4.50 m and 6.00 mBGL, with water table (as indicated by recorded standing water levels, SWL) being between 0.90m and 3.07 mBGL.

The registered water bores are generally located west of the site, opposite the inferred direction of groundwater flow. The wells are not used for domestic purposes.

The bores are not expected to be impacted by any possible onsite contamination due to the suspected groundwater flow direction and the lack of domestic use.

2.5 SITE WALKOVER INSPECTION

Site observations were recorded during a site walkover inspection of the site on 27 June 2017. A summary of site observations is detailed below and site photographs taken during the inspection are present in **Appendix B**.

2.5.1 General Site Observations

Site observations indicated that:

- The site is occupied by an old two storey brick theatre building with metal roofing. The building occupies approximately 20% of the site footprint (Photo 1, Photo 2). Grass and some asphalt cover the remainder of the site (Photo 3);
- A basement area was identified within the building during the site walkover, however it was flooded (Photo 6). The extent of the basement was not known by the site owner, plans were not available. The owner informed field staff that a pump is used to dewater the basement (however the pump appeared to be malfunctioning);
- The site building interior comprised plaster ceilings (Photo 4) and brick walls with concrete floors covered in carpet (Photo 5);
- Site building structures were observed to be in poor to very poor condition with ceilings collapsing (Photo 7), railings missing, holes in walls and signs of vandalism common ;
- Asphalt in open areas was in poor condition with cracks and grass/weeds growing through (Photo 3);
- The grassed area was generally well maintained, with short grass and vegetation showing little sign of distress (Photo 3). A small patch of recently impacted grass was observed – this was likely due to surface preparation for installation of poles for signage;

- A small pile of domestic waste consisting of mattresses was observed in the north east corner of the site;
- No suspicious odours were observed in any part of the site;
- No evidence indicative of underground petroleum storage systems (UPSS) was observed on any parts of the site; and
- There was a mechanical workshop located directly to the east of the site on Powell Street.

The location of site buildings discussed above is presented in **Figure 2**.

3. SITE HISTORY AND SEARCHES

3.1 SITE LAND TITLES INFORMATION / HISTORIC AERIAL REVIEW

A historical land titles search was conducted through Legal Liaison Searching Services Pty Ltd. Copies of relevant documents resulting from this search are presented in **Appendix C**. A summary of all the previous and current registered proprietors along with information obtained from the available historical aerial photographs, in relation to past potential land uses are presented in **Table 3-1**. The historical aerial photographs reviewed as part of this PSI included:

- 1930: 6 March 1930, Map 3424, B/W, NSW Lands Photo
- 1943: Six Maps (<https://maps.six.nsw.gov.au/>) 1943 Imagery – NSW Department of Finance and Services
- 1951: May 1951, Run 13, B/W, NSW 467 - 92 Lands Photo;
- 1986: 3 August 1986, Run 22, NSW 3528 – Land and Property Information NSW;
- 1994: 4 October 1994, Run 10, NSW 4244 – Land and Property Information NSW;
- 2002: 16 March 2002, Run 10, NSW 4724 - Land and Property Information NSW; and
- 2015: Google Earth, imagery dated: 16/10/2015.

Table 3-1 Summary of Owners and Historical Aerial Photography

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
Lot C D.P. 381982 (eastern half)			
01.09.1915 (1915 to 1921)	John Hurley (Stock Dealer) (or John Dennis Hurley)		
21.12.1921 (1921 to 1952)	John Henry Cross (Gentleman)	1930- Lot is obscured in Aerial photo by clouds. 1943- Lot is occupied by individual residential dwelling fronting onto Powell St with associated back yard. 1951- Lot resembles previous aerial photo.	Residential
Lot C D.P. 381982 (western half)			
03.04.1919 (1919 to 1952)	John Henry Cross (Gentleman)	1930- Lot is obscured in Aerial photo by clouds 1943- Lot is occupied by individual residential dwellings fronting onto Powell St with associated back yard. 1951- Lot resembles previous aerial photo.	Residential

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
Lot C D.P. 381982			
06.08.1952 (1952 to 1953)	Helenor Cross (Widow) (Transmission Application not investigated)		
28.07.1953 (1953 to 1979)	E.J. Ashcroft & Sons Pty Limited Now E.J. Ashcroft & Sons Limited		
26.02.1979 (1979 to 1980)	Matznor Midwest Meat Company Pty Limited		
02.09.1980 (1980 to 1989)	Mervyn Arthur Edwin Perry (Retired) Doreen Lila Perry (Married Perry)	1986- Lot resembles previous aerial photo.	
21.07.1989 (1989 to date)	#Oretone Pty Limited	1994- Lot is cleared of structures. Lot appears as it is at the time of writing. 2002- Lot resembles previous aerial photo. 2015- Lot resembles previous aerial photo.	Cleared land
Lot B D.P. 14460			
01.09.1915 (1915 to 1921)	John Hurley (Stock Dealer) (or John Dennis Hurley)		
21.12.1921 (1921 to 1951)	John Henry Cross (Gentleman)	1930- Lot is obscured in Aerial photo by clouds. 1943- Lot is occupied by a commercial property. 1951- Lot resembles previous aerial photo.	Commercial
05.04.1951 (1952 to 1964)	Helenor Cross (Widow) (Transmission Application not investigated)		
06.03.1964 (1964 to 1970)	G & G Stores Pty Limited		
12.08.1970 (1970 to 1988)	Ferguson Export Pty Limited	1986- Lot resembles previous aerial photo.	
07.07.1988 (1988 to 1989)	Tammy Stoneham		
31.05.1989 (1989 to date)	# Oretone Pty Limited	1994- Lot is cleared of structures. Lot appears as it is at the time of writing. 2002- Lot resembles previous aerial photo. 2015- Lot resembles previous aerial photo.	Cleared land

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
Lot C D.P. 14460			
01.09.1915 (1915 to 1921)	John Hurley (Stock Dealer) (or John Dennis Hurley)		
21.12.1921 (1921 to 1949)	John Henry Cross (Gentleman)	1930- Lot is obscured in Aerial photo by clouds. 1943- Lot is occupied by a commercial property.	Commercial
15.12.1949 (1949 to 1958)	Helenor Cross (Widow) (Transmission Application not investigated)	1951- Lot resembles previous aerial photo.	
25.07.1958 (1958 to 1972)	Caneloro Mangravili (Shop Keeper)		
05.12.1972 (1972 to 1987)	Joseph Mangravili (Fruiterer) Norman Mangravili (Clerk) (Section 93 Application not investigated)	1986- Lot resembles previous aerial photo.	
21.01.1987 (1987 to 1989)	Lavadina Pty Limited		
20.03.1989 (1989 to date)	# Oretone Pty Limited	1994- Lot is cleared of structures. Lot appears as it is at the time of writing. 2002- Lot resembles previous aerial photo. 2015- Lot resembles previous aerial photo.	Cleared land
Lot D D.P. 14460			
01.09.1915 (1915 to 1921)	John Hurley (Stock Dealer) (or John Dennis Hurley)		
21.12.1921 (1921 to 1937)	John Henry Cross (Gentleman)	1930- Lot is obscured in Aerial photo by clouds.	
30.12.1937 (1937 to 1972)	Caneloro Mangravili (Fruiterer)	1943- Lot is occupied by a commercial property. 1951- Lot resembles previous aerial photo.	Commercial
05.12.1972 (1972 to 1987)	Joseph Mangravili (Fruiterer) Norman Mangravili (Clerk) (Section 93 Application not investigated)	1986- Lot resembles previous aerial photo.	

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
21.01.1987 (1987 to 1989)	Lavadina Pty Limited		
20.03.1989 (1989 to date)	# Oretone Pty Limited	1994- Lot is cleared of structures. Lot appears as it is at the time of writing. 2002- Lot resembles previous aerial photo. 2015- Lot resembles previous aerial photo.	Commercial
Lot E D.P. 14460			
01.09.1915 (1915 to 1921)	John Hurley (Stock Dealer) (or John Dennis Hurley)		
21.12.1921 (1921 to 1937)	John Henry Cross (Gentleman)	1930- Lot is obscured in Aerial photo by clouds.	
30.12.1937 (1937 to 1972)	Caneloro Mangravili (Fruiterer)	1943- Lot is occupied by a commercial property. 1951- Lot resembles previous aerial photo.	Commercial
05.12.1972 (1972 to 1987)	Joseph Mangravili (Fruiterer) Norman Mangravili (Clerk) (Section 93 Application not investigated)	1986- Lot resembles previous aerial photo.	
21.01.1987 (1987 to 1989)	Lavadina Pty Limited		
20.03.1989 (1989 to date)	# Oretone Pty Limited	1994- Lot is cleared of structures. Lot appears as it is at the time of writing. 2002- Lot resembles previous aerial photo. 2015- Lot resembles previous aerial photo.	Cleared land
Lot C D.P. 311068			
02.02.1925 (1925 to 1925)	William James Gale (Business Manager)		

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
27.07.1925 (1925 to 1964)	Alan Graham Ryan (Labourer)	1930- Lot is obscured in Aerial photo by clouds. 1943- Lot is occupied by individual residential dwelling fronting onto Powell St with associated back yard. 1951- Lot resembles previous aerial photo.	
08.12.1964 (1964 to 1965)	Hazel Lillian Buttel (Married Woman) (Section 94 Application not investigated)		
19.02.1965 (1965 to 1965)	Leo Shumsky (Salesman)		
19.02.1965 (1965 to 2014)	Alexander Yarinovsky (Labourer)	1986- Lot resembles previous aerial photo. 1994- Lot is cleared of structures. Lot appears as it is at the time of writing. 2002- Lot resembles previous aerial photo.	
23.08.2013 (2013 to 2014)	Jeanette Lucy Rath Margaret Edwards (Executors of the Estate of Alexander Yarinovsky)		
13.01.2014 (2014 to 2014)	Omar Abdul-Rahman		
28.01.2014 (2014 to date)	# Oretone Pty Limited	2015- Lot resembles previous aerial photo.	
Lot B D.P. 311068			
02.02.1925 (1925 to 1925)	William James Gale (Business Manager)		
07.10.1925 (1925 to 1955)	Albert Edward Seymour Blundell (Hotel Proprietor)	1930- Lot is obscured in Aerial photo by clouds. 1943- Lot is occupied by individual residential dwelling fronting onto Powell St with associated back yard. 1951- Lot resembles previous aerial photo.	Residential
07.03.1955 (1955 to 1965)	Eva Jane Ryan (Married woman)		

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
25.05.1965 (1965 to 1965)	Hazel Lillian Buttel (Married Woman) (Section 94 Application not investigated)		
06.07.1965 (1965 to 1967)	John Stassinopoulos (Plumber) Toula Saradopolou (Dress Maker)		
04.12.1967 (1967 to 1994)	Nick Stassinopoulos	1986- Lot resembles previous aerial photo. 1994- Lot is cleared of structures. Lot appears as it is at the time of writing.	
08.12.1994 (1994 to date)	# Oretone Pty Limited	2002- Lot resembles previous aerial photo. 2015- Lot resembles previous aerial photo.	
Lot A D.P. 311068			
04.04.1914 (1914 to 1932)	Daniel Buffier (Grazier)	1930- Lot is obscured in Aerial photo by clouds.	
31.08.1932 (1932 to 1950)	John Gatty (Laborer)	1943- Lot is occupied by individual residential dwelling fronting onto Powell St with associated back yard.	
14.04.1950 (1950 to 1950)	Elizabeth Jean Gatty (Widow) (Transmission Application not investigated)		
24.08.1950 (1950 to 1959)	Sydney Potts (Labourer) Dorothy Valda Potts (Married Woman)	1951- Lot resembles previous aerial photo.	
10.08.1959 (1959 to 1987)	Dorothy Valda Potts (Married Woman) Now Dorothy Valda Lindsay (Married Woman)	1986- Lot resembles previous aerial photo.	
23.11.1987 (1987 to 1991)	Lavadina Pty Limited		
08.11.1991 (1991 to date)	# Oretone Pty Limited	1994- Lot is cleared of structures. Lot appears as it is at the time of writing. 2002- Lot resembles previous aerial photo. 2015- Lot resembles previous aerial photo.	Cleared land
Lot 19 Section 22 D.P. 477			
11.05.1910 (1910 to 1924)	Mary Ann Edmonds (Married Woman)		

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
08.02.1924 (1924 to 1978)	Leopold Bernard Henorq (Carpenter)	1930- Lot is obscured in Aerial photo by clouds. 1943- Lot is occupied by individual residential dwelling fronting onto Powell St with associated back yard. 1951- Lot resembles previous aerial photo.	
04.07.1978 (1978 to 1978)	Hilda Mary Henorq (Widow) (Transmission Application not investigated)		
27.10.1978 (1978 to 1985)	Rosella Diana Martens (Education Lecturer)		
23.12.1985 (1985 to 1989)	Doepras Pty Limited	1986- Lot resembles previous aerial photo.	
20.03.1989 (1989 to date)	# Oretone Pty Limited	1994- Lot is cleared of structures. Lot appears as it is at the time of writing. 2002- Lot resembles previous aerial photo. 2015- Lot resembles previous aerial photo.	Cleared land
Lot 1 D.P. 303540			
24.04.1922 (1922 to 1956)	Charles King (Plasterer)	1930- Lot is obscured in Aerial photo by clouds. 1943- Lot is occupied by individual residential dwelling fronting onto Powell St with associated back yard. 1951- Lot resembles previous aerial photo.	Residential
01.08.1956 (1956 to 1957)	John Charles Fitch (Telephone Technician)		
02.12.1957 (1957 to 1960)	Stefan Lau (Retired Labourer) Marie Lau (Married Woman)		
21.03.1960 (1960 to 1982)	Marie Lau (Widow)		
14.07.1982 (1982 to 1989)	Vonda Theresa Osburg (Transmission Application not investigated)	1986- Lot resembles previous aerial photo.	

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
10.04.1989 (1989 to date)	# Oretone Pty Limited	1994- Lot is cleared of structures. Lot appears as it is at the time of writing. 2002- Lot resembles previous aerial photo. 2015- Lot resembles previous aerial photo.	Cleared land
Lot 2 D.P. 303540			
19.04.1922 (1922 to 1929)	Harry Muddle (Clerk)		
15.04.1929 (1929 to 1952)	John Henry Cross (Builder)	1930- Lot is obscured in Aerial photo by clouds. 1943- Lot is occupied by individual residential dwelling fronting onto Powell St with associated back yard. 1951- Lot resembles previous aerial photo.	Residential
10.04.1952 (1952 to 1952)	Helenor Cross (Widow) (Transmission Application not investigated)		
24.03.1952 (1952 to 1980)	Ludwig Supe (Process Worker) Lilija Supe (Married Woman)		
30.01.1980 (1980 to 1988)	Ludwig Supe (Pensioner)	1986- Lot resembles previous aerial photo.	
04.10.1988 (1988 to date)	# Oretone Pty Limited	1994- Lot is cleared of structures. Lot appears as it is at the time of writing. 2002- Lot resembles previous aerial photo. 2015- Lot resembles previous aerial photo.	Cleared land
Lot 3 D.P. 303540			
13.05.1922 (1922 to 1931)	Mare Dorotheu Steigerwald (Married Woman)	1930- Lot is obscured in Aerial photo by clouds.	
03.03.1931 (1931 to 1938)	Henry Frank Christian (Steigerwald (Piano Tuner) (Transmission Application not investigated)		

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
14.11.1938 (1938 to 1957)	Walter Scott McNaught (Mechanic)	1943- Lot is occupied by individual residential dwelling fronting onto Powell St with associated back yard. 1951- Lot resembles previous aerial photo.	Residential
23.11.1957 (1957 to 1989)	John Joseph Donohoe (Fireman)	1986- Lot resembles previous aerial photo.	
17.04.1989 (1989 to date)	# Oretone Pty Limited	1994- Lot is cleared of structures. Lot appears as it is at the time of writing. 2002- Lot resembles previous aerial photo. 2015- Lot resembles previous aerial photo.	Cleared land
Lot B D.P. 310960			
(1925 to 1930)	Homebush Cinema Ltd.	1930- Lot is obscured in Aerial photo by clouds.	-
(1930 to 1944)	Western Suburbs Cinemas Ltd.	1943- Lot is occupied by large theatre building. Lot appears as it is at the time of writing.	Commercial (theatre)
(1944 to 1989)	Hoyts Pty Ltd	1951- Lot resembles previous aerial photo. 1986- Lot resembles previous aerial photo.	Commercial (theatre)
(1989 to date)	# Oretone Pty Limited	1994- Lot resembles previous aerial photo. 2002- Lot resembles previous aerial photo. 2015- Lot resembles previous aerial photo.	Commercial (theatre)

Notes: # Denotes Current Registered Proprietor

The majority of the site currently consists of cleared land, with the only remaining structure being the Midnight Star theatre building.

In summary, review of land titles records and historic aerial photography showed that the northern half of the site was primarily residential and the southern half of the site was primarily commercial shop fronts from at least the 1940s until sometime between 1986 and 1994. After this time, structures were removed and the land remained cleared until present day.

The building on the property identified as Lot B D.P. 310960 was constructed in the 1920's and remains standing at the time of writing. The building was originally constructed as a movie theatre and continued to operate until December 1959. After this time the theatre was converted into an ice skating rink. The rink operated until 1971, while also being used for concerts occasionally. The rink officially closed in 1980. After the closure of the ice skating rink, the theatre was reopened as a restaurant while also being used to present movies and theatre (Jones, 2010). The site ceased

operations in 1996. From 2002 the theatre was often used to stage unauthorised concerts and rallies by squatters (Wayne, 2012).

3.2 SURROUNDING LANDS HISTORICAL AERIAL PHOTOGRAPHY REVIEW

As part of the Site Land Titles Information / Historic Aerial Review, an assessment of surrounding land uses using historical aerial photographs sourced from NSW Land and Property Information was carried out. A summary of the pertinent information identified at surrounding land parcels from the reviewed photographs is presented in **Table 3-2**.

Table 3-2 Summary of Aerial Photograph Review

Aerial Photograph	Surrounding land uses based on historical aerial photographs
1930 6 March 1930	Site is bound by Powell Street to the north and east and Parramatta Road to the south, as it is at the time of writing. Individual residential dwellings are present to the north, south, east and west.
1943 Six Maps 1943 Imagery https://maps.six.nsw.gov.au/	Surrounding land use remained primarily unchanged from the 1930 aerial photograph.
1951 May 1951	Surrounding land use remained primarily unchanged from the 1943 aerial photograph.
1986 3 August 1986	The western motorway now runs to the north of site. Commercial building/warehouses appear to the east and west.
1994 4 October 1994	Surrounding land use remained primarily unchanged from the 1986 aerial photograph.
2002 16 March 2002	Surrounding land use remained primarily unchanged from the 1994 aerial photograph.
2015 16 October 2015	East of the site has been cleared and is occupied by a development (in progress).

3.3 COUNCIL INFORMATION

A search of records held at Strathfield Council was completed on 27 June 2017. No documents pertaining to any contaminating activities were found.

3.4 WORKCOVER NSW AUTHORITY DANGEROUS GOODS REGISTER RECORDS

A search of WorkCover NSW Authority records relating to the site was requested by EI, on behalf of the client. Correspondence dated 14 June 2017 from the Dangerous Goods Licensing Section received by EI (**Appendix F**), confirmed that a search of Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover was conducted and revealed that no records pertaining to the premises were held.

3.5 EPA ONLINE RECORDS

On 17 May 2017, an on-line search of the contaminated land public record of NSW Environment Protection Authority (EPA) Notices was conducted. This search confirmed that the NSW OEH had no regulatory involvement in relation to the area of investigation, or properties in proximity to the site. The contaminated land public record 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 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 any documentation formerly required to be part of the public record; and
- Actions taken by the EPA under Sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985.

A search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 2008 was also conducted on 17 May 2017. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the EPA. The site has not been notified as contaminated to the EPA.

A search of the Protection of the Environment Operations (POEO) Act public register, regarding environmental protection licences, applications, notices, audits, pollution studies, and reduction programmes, did not identify any record for the site.

4. CONCEPTUAL SITE MODEL

4.1 OVERVIEW

In accordance with NEPM (2013) *Schedule B2 – Guideline on Site Characterisation* and to aid in the assessment of data collection for the site, EI developed a preliminary conceptual site model (CSM) assessing plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for identifying data gaps in the existing site characterisation and future site assessments. Potential contamination sources, exposure pathways and receptors that were considered relevant for this assessment are summarised along with a qualitative assessment of the potential risks posed by complete exposure pathways in **Drawing 4-1**.

4.2 POTENTIAL CONTAMINATION SOURCES

On the basis of the PSI findings potential contamination sources are as follows:

- Fill of unknown origin and quality placed at the site;
- Weathering of exposed building structures including, painted surfaces and metallic objects and cement-fibre sheeting;
- Use of the theatre building as an ice skating rink (refrigerants, water additives);
- Long-term application of pesticides across the site;
- Contents of basement area and possible contaminated liquid waste from extensive flooding;
- Hazardous building materials within existing site structures;
- Migration of contamination onto the site from adjoining lands (i.e. auto mechanic); and
- Deeper, natural soils containing residual impacts, representing potential secondary sources of contamination.

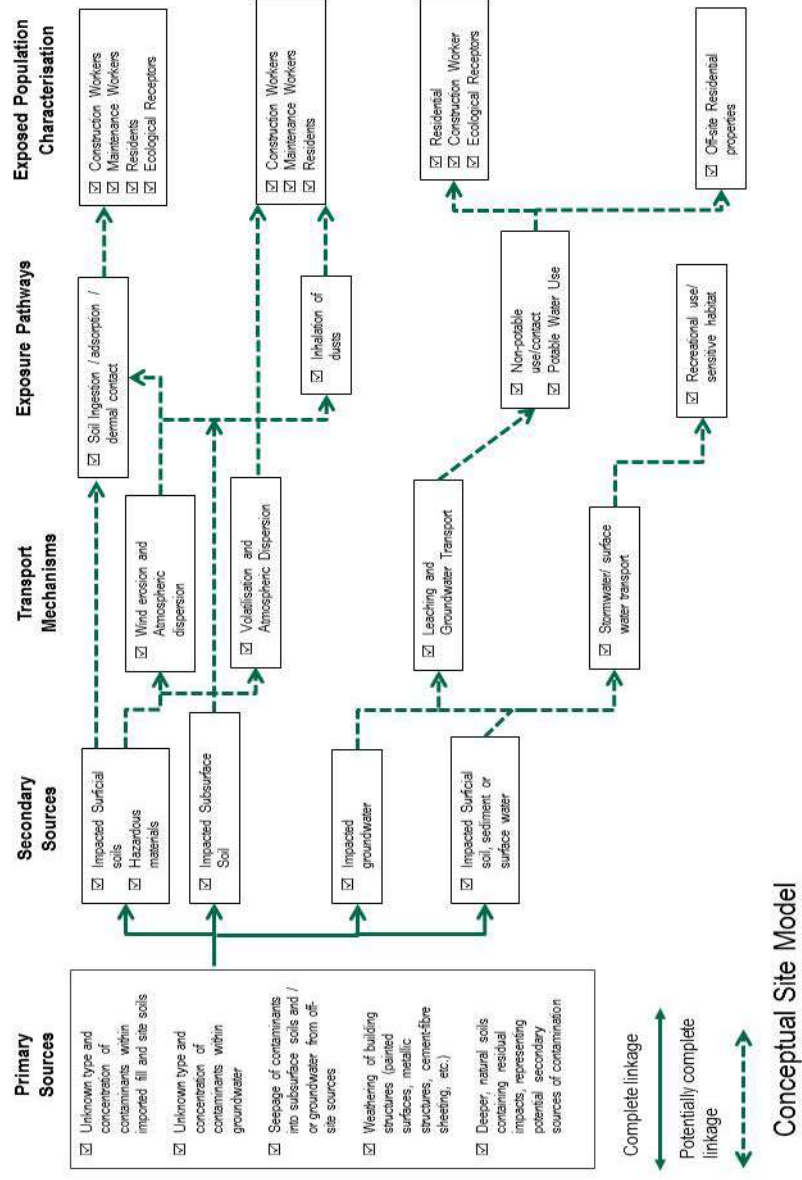
4.3 CONTAMINANTS OF POTENTIAL CONCERN

Based on the findings of the PSI, the chemicals of concern at the site are considered to be:

- Soil - heavy metals (HM), total recoverable hydrocarbons (TRH), the monocyclic aromatic hydrocarbon compounds *benzene*, *toluene*, *ethyl-benzene* and *xylenes* (BTEX), volatile organic compounds (VOC) including chlorinated VOCs (refrigerants), polycyclic aromatic hydrocarbons (PAH), organochlorine and organophosphorous pesticides (OCP/ OPP), polychlorinated biphenyls (PCB) and asbestos.
- Groundwater - HM, TRH, BTEX, PAH and volatile organic compounds (VOC).

4.4 POTENTIAL SOURCES, RECEPTORS AND EXPOSURE PATHWAYS

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised in **Drawing 4-1**.



Drawing 4-1 Conceptual Site Model for 55 – 67 Parramatta Road, Homebush NSW.

5. ASSESSMENT

5.1 OVERVIEW

The primary purpose of this assessment is to evaluate the environmental and human-health risks associated with potential contamination at the site. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour or groundwater contamination, which may require that the site be remediated prior to any redevelopment, particularly where more sensitive land uses are proposed.

For the purposes of producing a qualitative assessment of risk, the degree of contamination risk at this site is indicated in this section with due regard for site contamination experienced on typical commercial/industrial sites in the Sydney metropolitan area, and is normalised relative to the value of the site.

Since this assessment is based on the findings of a preliminary site investigation, which did not involve sampling and analysis of soils, soil vapours or groundwater, risks have been assessed on the basis of:

- Information gleaned from the site history searches in relation to previous land uses and anecdotal findings relating to operational activities, the type of materials handled on the site and their packaging;
- Site surface conditions, as deduced from visual observations;
- Anecdotal evidence regarding management practices on the site, as revealed during interviews with the current owner/manager;
- The geological and hydrological setting of the site (published literature/maps); and
- Professional judgement based on previous experience on similar commercial/industrial sites.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site.

Nevertheless, the information provided in this report may be sufficient to make a decision as to the risks associated with potentially impacted soils, soil and groundwater at the site.

5.2 HISTORICAL SITE USE AND GENERIC RISKS

The available historical information indicates that there are low to moderate risks associated with the historical commercial/residential site use (since the 1940s). The theatre building has been present without major modification since the 1920's and there is no documented historical presence of underground chemical storage, which decreases the inherent possibility of prolonged leakage and/or spillage events.

No development information has been provided however it is understood that the proposed existing site structure will be demolished. A number of generic risks affect nearly all commercial sites where operations have continued for several decades. The assessment of these risks in relation to this site is outlined in **Table 5-1**.

Table 5-1 Assessment of contamination risk from potential sources

Potential Contamination Source	Assessed Risk
Presence of residues derived from organochlorine pesticides used for termite control	Low risk
Presence of residues (refrigerants, water additives) from former ice skating rink	Medium risk
Presence of contaminated fill which was imported onto the site	Medium risk
Presence of asbestos fibres in existing building structure or burial of previously demolished residential structures	Medium risk
Presence of localised hydrocarbon fuel and oil leakages from parked vehicles	Medium risk
Presence of impacted groundwater	Medium risk

5.3 TOXICITY OF HAZARDOUS MATERIALS

No records or other evidence were identified to indicate the previous or present handling or storage of hazardous materials on the site. As observed in the site walkover inspection (**Section 2.5**), basement was identified in the theatre structure, however extensive flooding prevented inspection.

5.4 RISK OF SIGNIFICANT SPILLAGE/PRODUCT RELEASE

The flooded basement with unknown contents poses a potential risk for significant product release into ground water. The neighbouring Auto mechanic also poses concern for potential contaminant migration.

5.5 RISK OF SOIL, SOIL VAPOUR AND GROUNDWATER CONTAMINATION

The risk of significant soil, soil vapour and groundwater contamination being present is assessed in **Table 5-2** in terms of the remediation costs relative to the value of the site.

Table 5-2 Risk of Contamination

Level of Contamination (soil / groundwater)	Assessed Risk
Minor contamination (remediation costs less than 5 per cent of site value)	Medium risk
Significant contamination (remediation costs up to 25 per cent of site value)	Low risk
Severe contamination (remediation costs more than 25 per cent of site value)	Low risk

Risks have been assessed with consideration of the identified potential contamination sources described above.

5.6 DATA GAPS

Based on the CSM derived for the site (**Section 4**) and the above qualitative assessment of risks, the following data gaps have been identified, which are considered to warrant closure by limited additional investigation:

- Uncertainty in regards to contaminant levels in imported fill materials, which are of unknown origin and quality;
- Uncertainty in regards to potential burial of ACM resulting from onsite demolition of former residential structures: and

- Uncertainty in regards to potential groundwater impacts from offsite, contamination sources from commercial use (refrigerants and water additives for ice skating rink) and the impact of the flooded basement.

6. CONCLUSIONS

The property located at 55 - 67 Parramatta Road, Homebush was the subject of a Preliminary Site Investigation. The investigation was performed as part of a DA for proposed redevelopment of the site and to evaluate potential for on-site contamination associated with current and former land uses.

Based on the findings of this assessment, it is concluded that:

- Historical records indicated that commercial/residential properties occupied the majority of the site from around the 1940s, with the remainder of the site being occupied by a theatre complex, built in the 1920s. The site commercial/residential properties were removed in between 1986 and 1994. The theatre building remains at the time of writing.
- The site and surrounding properties are not reported as being subject to regulation in relation to environmental impacts, as documented in the NSW EPA/OEH public registers;
- A WorkCover NSW Authority data search of records relating to historical storage of dangerous goods on the site revealed no records pertaining to the site were held;
- A search of Council records relating to previous development applications, complaints and other information pertaining to previous activities at site revealed no previous contaminating activities;
- The site walkover identified the flooded basement as a possible area of environmental concern due to potential impact to groundwater and the unknown contents of the basement; and
- The site walkover inspection did not identify additional areas of environmental concern; however, previous use of fill of unknown origin for site levelling, potential burial of ACM from demolished residential structures and former use of the theatre building as an ice skating rink were considered to present a potential risk of exposure to impacted materials during redevelopment and future use.

Based on the conceptual site model developed for the site and the findings presented above, EI considers that the site requires further investigation before a conclusion can be made regarding whether the site is or can be made suitable for proposed use. It is expected that after further investigation and following recommendations (**Section 7**) the site will be able to be made suitable for proposed use.

7. RECOMMENDATIONS

It is recommended that:

- A detailed site investigation (DSI) is completed including:
 - Soil sampling and laboratory testing to assess fill and soils that may be subject to contamination; and
 - Install and sample groundwater monitoring wells to characterise possible groundwater contamination;

The above recommendations should be implemented prior to the commencement of any site redevelopment works involving the disturbance of, or contact with site soils; such as, trench excavations for the installation of new underground services.

8. STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of Walker Corporation, who is the only intended beneficiary of EI's work. The scope of the investigations carried out for the purpose of this report is limited to those agreed with Walker Corporation on 20th April 2017.

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

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

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

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

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

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

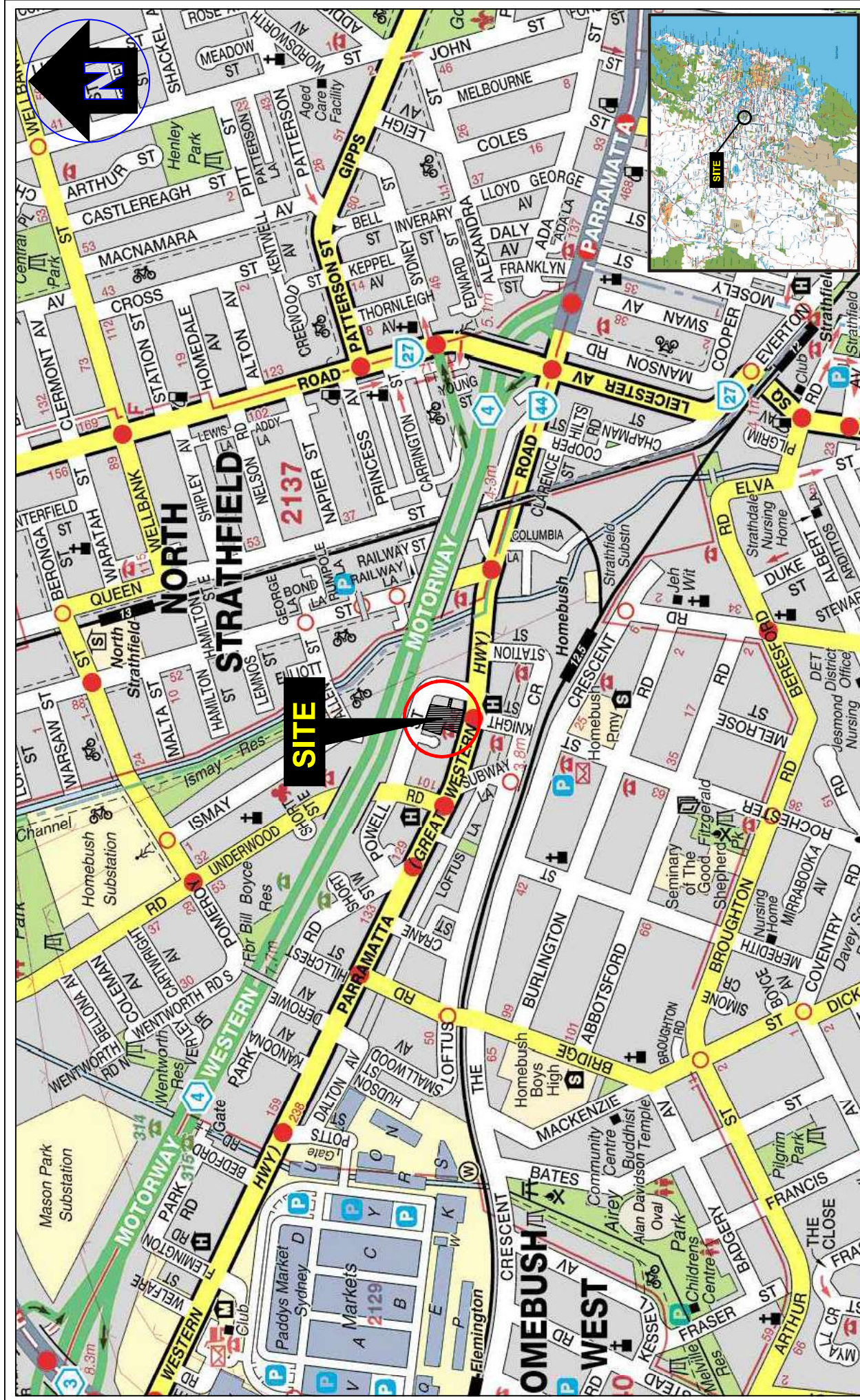
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ABBREVIATIONS

AHD	Australian Height Datum
ASS	Acid sulfate soils
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
DEC	Department of Environment and Conservation, NSW
DECC	Department of Environment and Climate Change, NSW (formerly DEC)
DA	Development Application
DP	Deposited Plan
EPA	Environment Protection Authority
km	Kilometres
m	Metres
mAHD	Metres relative to Australian Height Datum
NEPC	National Environmental Protection Council
NSW	New South Wales
OEH	Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
TPHs	Total Petroleum Hydrocarbons
TRHs	Total Recoverable Hydrocarbons
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

FIGURES



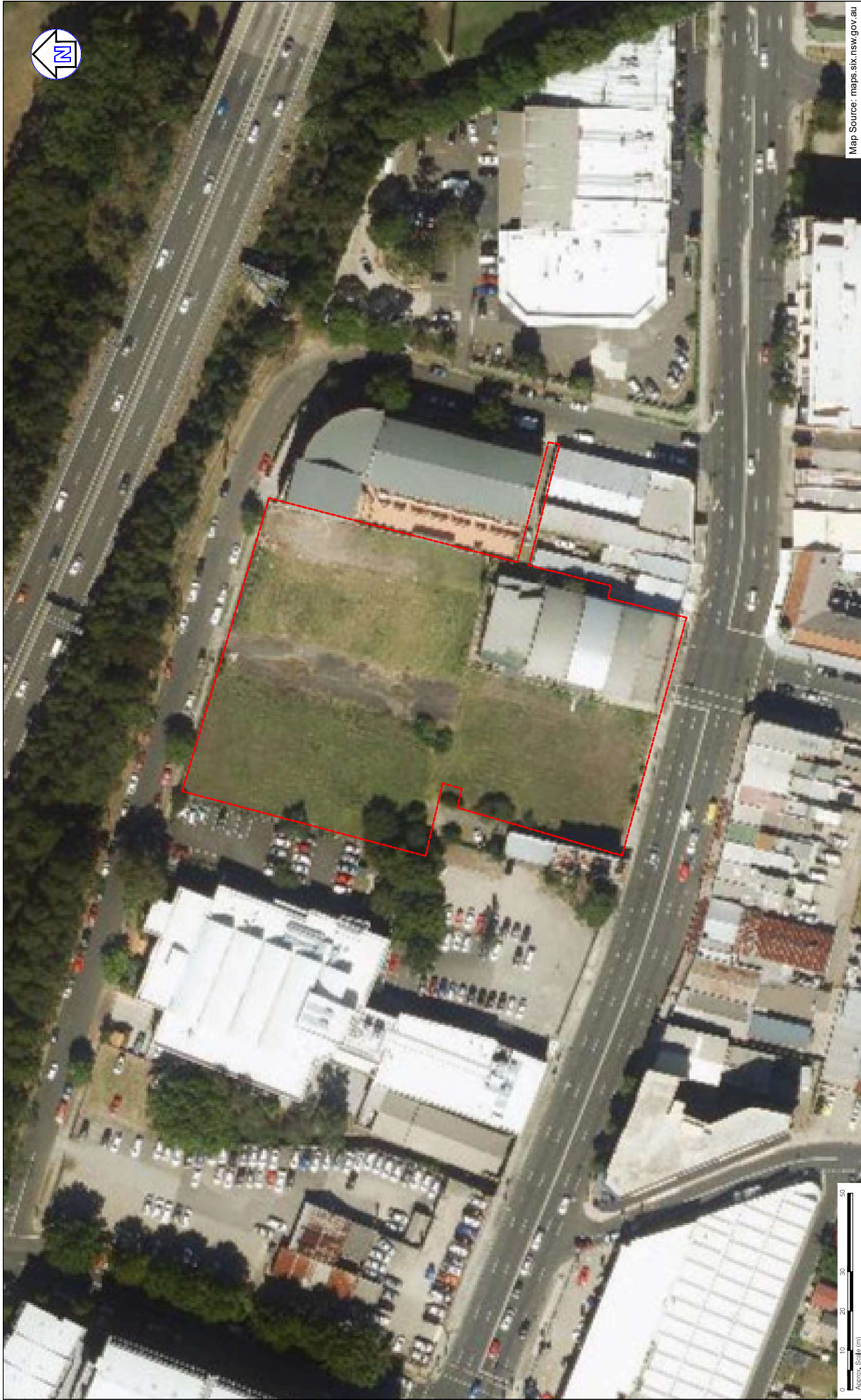


Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Figure: **1**

Walker Corporation
Preliminary Site Investigation
55 - 67 Parramatta Road, Homebush NSW
Site Locality Plan

Drawn:	N.G.	Approved:	G.B.
Date:	08-05-17	Scale:	Not To Scale



LEGEND

-- Approximate site boundary



eiaustralia
Contamination | Remediation | Geotechnical
 Suite 6.01, 55 Miller Street, PYRMONT 2009
 Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	N.G.
Approved:	G.B.
Date:	08-05-17

Walker Corporation
 Preliminary Site Investigation
 55 - 67 Parramatta Road, Homebush NSW
 Sampling Location Plan

Figure:

2

Project:
 E2337/5.E01_Ren0

APPENDIX A

NR Atlas Groundwater Bore Search

NSW Office of Water

Work Summary

GW111479

Licence: 10BL604478

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:

Completion Date: 12/02/2011

Final Depth: 6.00 m

Drilled Depth: 4.50 m

Contractor Name:

Driller: Daniel Giles Fox

Assistant Driller:

Property: SYDNEY HOLDINGS P / L 112 - 134
PARRAMATTA ROAD HOMEBUSH
2140 NSW

Standing Water Level: 0.900

GWMA:
GW Zone:Salinity:
Yield: 0.200

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:Parish
CUMBE.13Cadastre
2//934526

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: UnknownNorthing: 6251181.0
Easting: 322699.0Latitude: 33°51'53.3"S
Longitude: 151°04'59.6"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	6.00	0			Cable Tool
1		Annulus	Bentonite/Grout	0.20	1.00				
1		Annulus	Waterworn/Rounded	1.00	4.50				Graded
1	1	Casing	Pvc Class 18	0.00	1.50	50			Cemented, Screwed
1	1	Opening	Slots - Horizontal	1.50	4.50	50		1	Casing - Machine Slotted, PVC Class 18, Screwed

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
2.50	4.50	2.00	Unknown	0.90		0.20		00:10:00	577.00

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments

0.00	0.25	0.25	FILL,GREY GRAVELLY ROAD BASE	Fill	
0.25	1.20	0.95	CLAY,NATURAL BROWN,MOIST,PLASTIC	Clay	
1.20	2.50	1.30	CLAY RED WET PLASTIC,WATER AT 1.5M	Clay	
2.50	4.10	1.60	CLAY RESIDUL.GREY AND ORANGE MATERIAL	Clay	
4.10	4.50	0.40	SHALE,WEATHERED,GREY,CLAY CONTENT	Shale	

Remarks

*** End of GW111479 ***

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

NSW Office of Water

Work Summary

GW111480

Licence: 10BL604478

Licence Status: ACTIVE

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

Work Type: Bore

Work Status: Equipped

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:
Completion Date: 12/02/2011

Final Depth: 6.00 m
Drilled Depth: 6.00 m

Contractor Name:

Driller: Daniel Giles Fox

Assistant Driller:

Property: SYDNEY HOLDINGS P / L 112 - 134
PARRAMATTA ROAD HOMEBUSH
2140 NSW

Standing Water Level: 3.070

GWMA:
GW Zone:

Salinity:
Yield: 0.100

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.13

Cadastre
2//934526

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6251188.0
Easting: 322702.0

Latitude: 33°51'53.1"S
Longitude: 151°04'59.8"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	6.00	0			Cable Tool
1		Annulus	Bentonite/Grout	2.00	2.50				
1		Annulus	Waterworn/Rounded	2.50	6.00				Graded
1	1	Casing	Pvc Class 18	0.00	3.00	50			Cemented, Screwed
1	1	Opening	Slots - Horizontal	3.00	6.00	50		1	Casing - Machine Slotted, PVC Class 18, Screwed

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	6.00	1.00	Unknown	3.07		0.10		00:10:00	6.87

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
----------	--------	---------------	----------------------	---------------------	----------

0.00	0.30	0.30	FILL,GREY,GRAVELLY ROAD BASE	Fill	
0.30	0.50	0.20	CLAY FILL MOIST,BROWN,SOME GRAVEL	Clay	
0.50	1.30	0.80	CLAY NATURAL BROWN,MOIST,PLASTIC	Clay	
1.30	1.70	0.40	CLAY RED PLASTIC DRY	Clay	
1.70	3.40	1.70	CLAY GREY/RED,MOIST,M/PLASTICITY	Clay	
3.40	4.20	0.80	SHALE,BROWN,DRY,STIFF	Shale	
4.20	6.00	1.80	SHALE BROWN,DRY,STIFF GRADING TO GREY	Shale	

Remarks

*** End of GW111480 ***

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

NSW Office of Water

Work Summary

GW111481

Licence: 10BL604478

Licence Status: ACTIVE

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

Work Type: Bore

Work Status: Equipped

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:
Completion Date: 12/02/2011

Final Depth: 5.90 m
Drilled Depth: 5.90 m

Contractor Name:

Driller: Daniel Giles Fox

Assistant Driller:

Property: SYDNEY HOLDINGS P / L 112 - 134
PARRAMATTA ROAD HOMEBUSH
2140 NSW

Standing Water Level: 2.710

GWMA:
GW Zone:

Salinity:
Yield: 0.100

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.13

Cadastre
2//934526

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6251185.0
Easting: 322702.0

Latitude: 33°51'53.2"S
Longitude: 151°04'59.8"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.90	0			Cable Tool
1		Annulus	Bentonite/Grout	1.90	2.40				
1		Annulus	Waterworn/Rounded	2.40	5.90				Graded
1	1	Casing	Pvc Class 18	0.00	2.90	50			Cemented, Screwed
1	1	Opening	Slots - Horizontal	2.90	5.90	50		1	Casing - Machine Slotted, PVC Class 18, Screwed

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	6.00	1.00	Unknown	2.71		0.10		00:10:00	

Geologists Log

Drillers Log

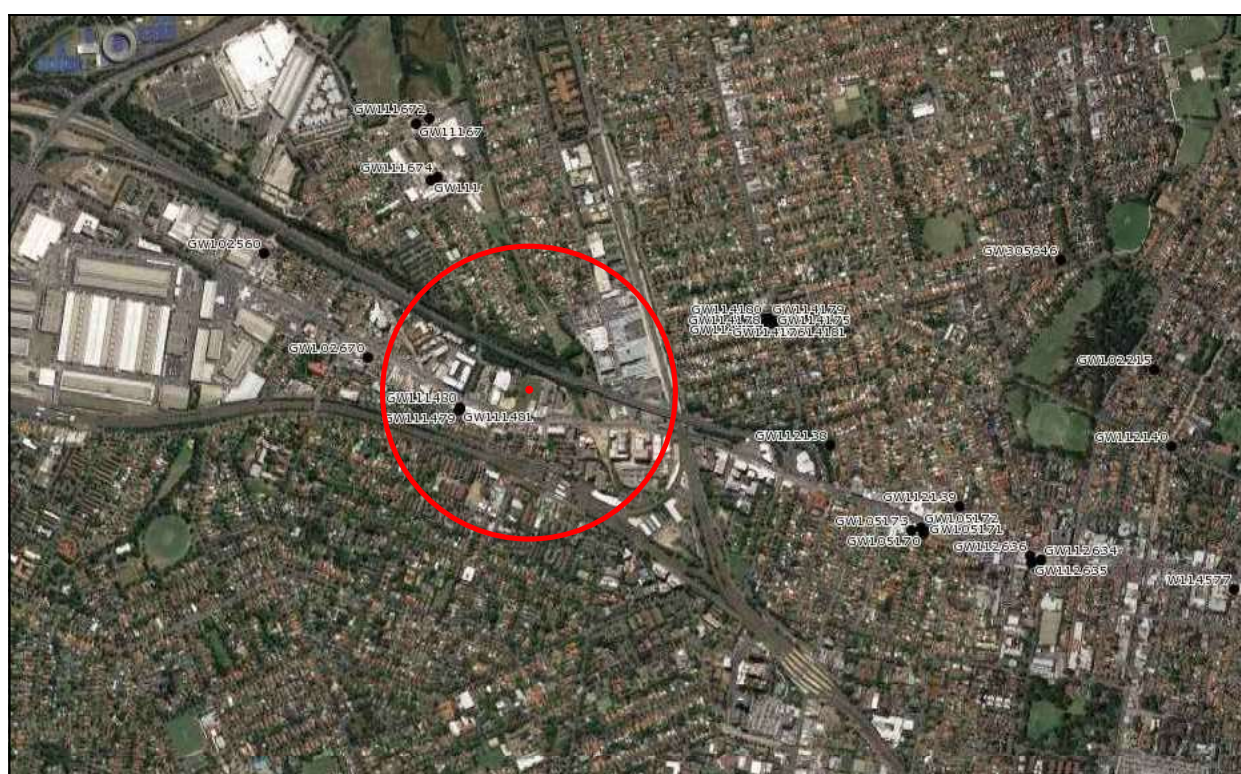
From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments

0.00	0.30	0.30	FILL,GREY,GRAVELLY ROAD BASE	Fill	
0.30	1.30	1.00	CLAY NATURAL BROWN,MOIST,PLASTIC	Clay	
1.30	2.60	1.30	CLAY RED, DRY, PLASTIC	Clay	
2.60	2.80	0.20	CLAY RESIDUL,GREY AND RED	Clay	
2.80	4.70	1.90	SHALE,WEATHERED,GREY,MINOR CLAY	Shale	
4.70	5.90	1.20	SHALE BROWN, DRY, HARD, BECOMING WET	Shale	

Remarks

*** End of GW111481 ***

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



APPENDIX B Site Photographs



Photograph 1: Front view of Midnight Star Theatre (looking north)



Photograph 2: Side view (looking south east) of theatre building.



Photograph 3: Outdoor cleared area showing extent of asphalt paving. Facing south.



Photograph 4: Internal view of second floor theatre area, looking north.



Photograph 5: Internal view of ground floor theatre area, looking north.



Photograph 6: Basement flooding, taken from ground floor kitchen/service area.



Photograph 7: Internal ceiling damage on second floor in main theatre area.

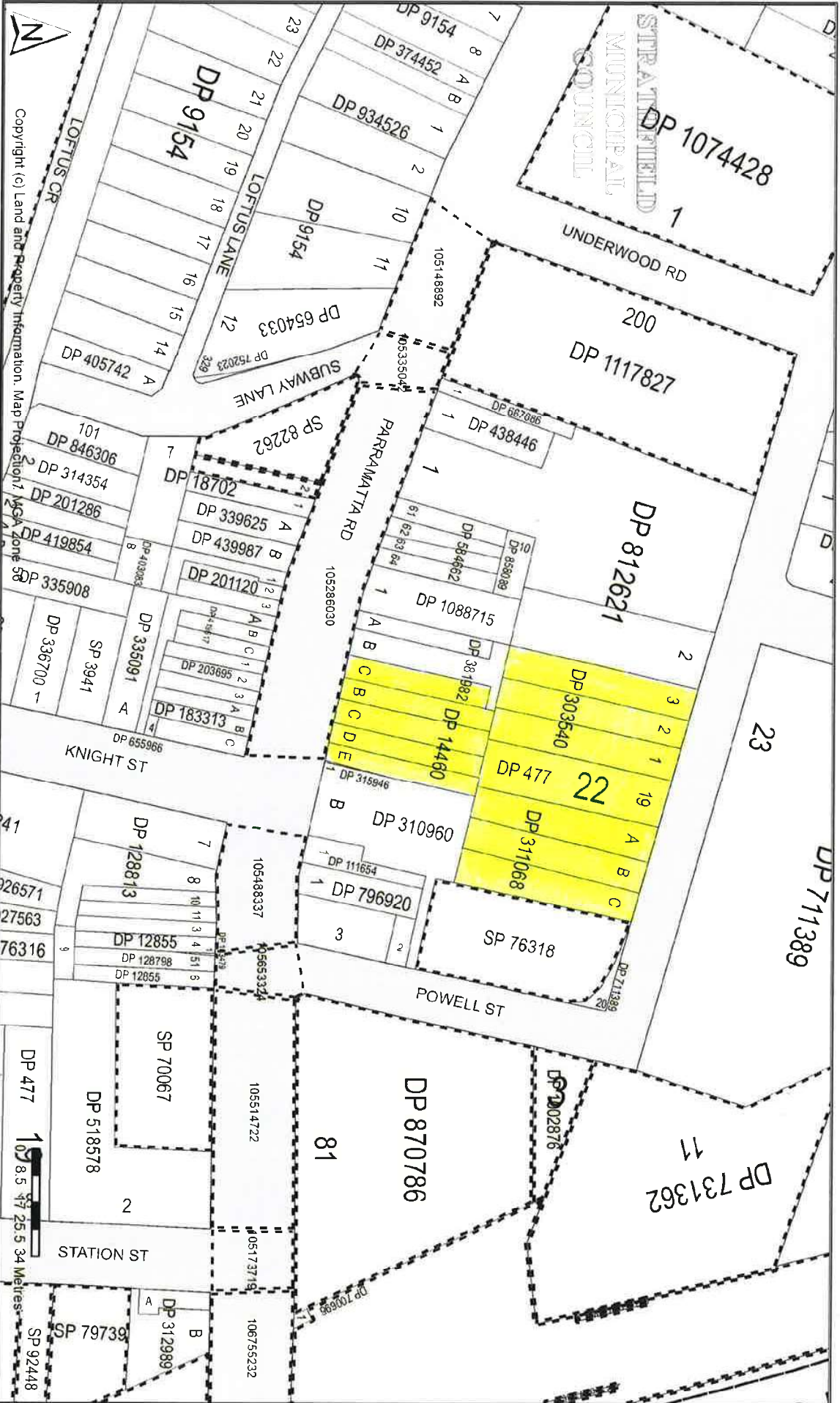
APPENDIX C

Historical Property Titles Search

Locality : HOMEBUSH

Cadastral Records Enquiry Report
Requested Parcel : Lot B DP 14460
LGA : STRATHFIELD
Parish : CONCORD

Identified Parcel : Lot B DP 14460
County : CUMBERLAND



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/5/2017 4:29PM

FOLIO: C/381982

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

Prior Title(s): VOL 6676 FOL 197

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/6/1995	O293945	DISCHARGE OF MORTGAGE	EDITION 1
22/6/2006	AC397372	DEPARTMENTAL DEALING	
20/3/2009	AE565531	MORTGAGE	EDITION 2
29/1/2014	AI337015	DISCHARGE OF MORTGAGE	
29/1/2014	AI337016	MORTGAGE	EDITION 3
4/5/2017	AM353072	DISCHARGE OF MORTGAGE	
4/5/2017	AM353073	MORTGAGE	
4/5/2017	AM353074	SUB-MORTGAGE	EDITION 4

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: C/381982

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	6:50 AM	4	4/5/2017

LAND

LOT C IN DEPOSITED PLAN 381982
AT HOMEBUSH
LOCAL GOVERNMENT AREA STRATHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP381982

FIRST SCHEDULE

ORETONE PTY LIMITED

(T Y265230)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F797725 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOTS C & B IN DP381982
- 3 F797725 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE
DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL
6676 FOL 197
- 4 AM353073 MORTGAGE TO WALKER FINANCE PTY LIMITED
AM353074 MORTGAGE OF MORTGAGE AM353073 TO AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

homebush

PRINTED ON 11/5/2017

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/5/2017 4:29PM

FOLIO: B/14460

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

Prior Title(s): VOL 4011 FOL 169

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/6/1995	0293942	DISCHARGE OF MORTGAGE	EDITION 1
20/3/2009	AE565531	MORTGAGE	EDITION 2
29/1/2014	AI337015	DISCHARGE OF MORTGAGE	
29/1/2014	AI337016	MORTGAGE	EDITION 3
4/5/2017	AM353072	DISCHARGE OF MORTGAGE	
4/5/2017	AM353073	MORTGAGE	
4/5/2017	AM353074	SUB-MORTGAGE	EDITION 4

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: B/14460

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	6:52 AM	4	4/5/2017

LAND

LOT B IN DEPOSITED PLAN 14460
LOCAL GOVERNMENT AREA STRATHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14460

FIRST SCHEDULE

ORETONE PTY LIMITED

(T Y265233)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F797725 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOTS A & B IN DP14460
- 3 AM353073 MORTGAGE TO WALKER FINANCE PTY LIMITED
AM353074 MORTGAGE OF MORTGAGE AM353073 TO AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

homebush

PRINTED ON 11/5/2017

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/5/2017 4:29PM

FOLIO: C/14460

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

Prior Title(s): VOL 15478 FOL 195

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/6/1995	0293941	DISCHARGE OF MORTGAGE	EDITION 1
20/3/2009	AE565531	MORTGAGE	EDITION 2
29/1/2014	AI337015	DISCHARGE OF MORTGAGE	
29/1/2014	AI337016	MORTGAGE	EDITION 3
4/5/2017	AM353072	DISCHARGE OF MORTGAGE	
4/5/2017	AM353073	MORTGAGE	
4/5/2017	AM353074	SUB-MORTGAGE	EDITION 4

*** END OF SEARCH ***

C **STATE OF TITLE**
PROPERTY ACT, 1900



15478195

NEW SOUTH WALES

Vol. **15478** Fol. **195**

First Title Old System

Prior Title Vol. 4011 Fol. 170



EDITION **16** 2 1987
ISSUED

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

CANCELLED
[Signature]
SEALING FOLIO
SE Registrar General.



LAND REFERRED TO

Lot C in DP14460 at Homebush in the Municipality of Strathfield Parish of Concord County of Cumberland.

Title Diagram: DP14460.

FIRST SCHEDULE

LAVADINA PTY. LIMITED

W684062

SECOND SCHEDULE

1. Reservations and conditions in the Crown grant.

2. ~~W684063 Mortgage to Roland Errol Grier~~

Y 245160

3. ~~W684064 Mortgage to Macquarie Bank Limited~~

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON
(Page 1) Vol. **15478** Fol. **195**

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: C/14460

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
11/5/2017	6:52 AM	4	4/5/2017

LAND

LOT C IN DEPOSITED PLAN 14460
AT HOMEBUSH
LOCAL GOVERNMENT AREA STRATHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14460

FIRST SCHEDULE

ORETONE PTY LIMITED

(T X245162)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM353073 MORTGAGE TO WALKER FINANCE PTY LIMITED
AM353074 MORTGAGE OF MORTGAGE AM353073 TO AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

homebush

PRINTED ON 11/5/2017

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/5/2017 4:29PM

FOLIO: D/14460

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

Prior Title(s): VOL 4011 FOL 171

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/6/1995	0293941	DISCHARGE OF MORTGAGE	EDITION 1
20/3/2009	AE565531	MORTGAGE	EDITION 2
29/1/2014	AI337015	DISCHARGE OF MORTGAGE	
29/1/2014	AI337016	MORTGAGE	EDITION 3
4/5/2017	AM353072	DISCHARGE OF MORTGAGE	
4/5/2017	AM353073	MORTGAGE	
4/5/2017	AM353074	SUB-MORTGAGE	EDITION 4

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: D/14460

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	6:50 AM	4	4/5/2017

LAND

LOT D IN DEPOSITED PLAN 14460
LOCAL GOVERNMENT AREA STRATHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14460

FIRST SCHEDULE

ORETONE PTY LIMITED

(T Y245162)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM353073 MORTGAGE TO WALKER FINANCE PTY LIMITED
AM353074 MORTGAGE OF MORTGAGE AM353073 TO AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

homebush

PRINTED ON 11/5/2017

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/5/2017 4:29PM

FOLIO: E/14460

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

Prior Title(s): VOL 4011 FOL 172

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/6/1995	0293941	DISCHARGE OF MORTGAGE	EDITION 1
20/3/2009	AE565531	MORTGAGE	EDITION 2
29/1/2014	AI337015	DISCHARGE OF MORTGAGE	
29/1/2014	AI337016	MORTGAGE	EDITION 3
4/5/2017	AM353072	DISCHARGE OF MORTGAGE	
4/5/2017	AM353073	MORTGAGE	
4/5/2017	AM353074	SUB-MORTGAGE	EDITION 4

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: E/14460

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	6:50 AM	4	4/5/2017

LAND

LOT E IN DEPOSITED PLAN 14460
LOCAL GOVERNMENT AREA STRATHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14460

FIRST SCHEDULE

ORETONE PTY LIMITED

(T Y245162)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM353073 MORTGAGE TO WALKER FINANCE PTY LIMITED
AM353074 MORTGAGE OF MORTGAGE AM353073 TO AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

homebush

PRINTED ON 11/5/2017

Historical Title

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/5/2017 4:29PM

FOLIO: C/311068

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

Prior Title(s): VOL 3690 FOL 151

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
4/7/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/6/1995	0321452	MORTGAGE	EDITION 1
19/11/1997	3594559	TRANSMISSION APPLICATION	EDITION 2
11/3/1998	3847822	TRANSFER OF MORTGAGE	EDITION 3
10/6/1998	5041853	TRANSFER OF MORTGAGE	
10/6/1998	5041854	VARIATION OF MORTGAGE	EDITION 4
18/8/1999	6103124	TRANSMISSION APPLICATION	EDITION 5
21/7/2000	6963323	TRANSFER OF MORTGAGE	
21/7/2000	6963324	VARIATION OF MORTGAGE	EDITION 6
20/7/2001	7788797	VARIATION OF MORTGAGE	EDITION 7
19/9/2002	8969237	VARIATION OF MORTGAGE	EDITION 8
15/7/2011	AG370083	DISCHARGE OF MORTGAGE	
15/7/2011	AG370084	MORTGAGE	EDITION 9
23/8/2013	AH967480	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 10
13/1/2014	AI276074	DISCHARGE OF MORTGAGE	
13/1/2014	AI253993	TRANSFER	EDITION 11
13/1/2014	AI259730	CAVEAT	
28/1/2014	AI332713	TRANSFER	EDITION 12
9/4/2014	A1498890	MORTGAGE	EDITION 13
4/5/2017	AM353071	DISCHARGE OF MORTGAGE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

8/5/2017 4:29PM

FOLIO: C/311068

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
4/5/2017	AM353073	MORTGAGE	
4/5/2017	AM353074	SUB-MORTGAGE	EDITION 14

*** END OF SEARCH ***

homebush

PRINTED ON 8/5/2017

**TRANSMISSION
APPLICATION**

New South Wales
Section 93 Real Property Act



3594559 X

Office of State Revenue use only

(A) **LAND**

Folio Identifier C/311068

(B) **REGISTERED DEALING**
If applicable

O321452

(C) **LODGED BY**

LTO Box

614L

Name, Address or DX and Telephone
BROCK PARTNERS, Solicitors
Level 4, 213 Clarence Street, Sydney 2000
DX 172, SYDNEY Tel: (02)9299 2931
Reference (15 character max): KR:970428

(D) **DECEASED
REGISTERED
PROPRIETOR**

MARGARET LORRAINE BIFFIN

(E) **APPLICANT**

TA

KEVIN MCMASTER RODGERS AND JOHN HENRY BIFFIN

(F) We, the applicants, being entitled as executors of the Will of the deceased registered proprietor (who died on 19 August 1997) pursuant to Probate No. 116115/97 granted on 24 October 1997 to KEVIN McMASTER RODGERS and JOHN HENRY BIFFIN, apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the registered dealing ~~land~~ specified above.

(G) Certified correct for the purposes of the Real Property Act 1900. DATE 13.11.97

Signed in my presence by the Applicants who are personally known to me.

T. Morganti
Signature of Witness

T. MORCANTI
Name of Witness (BLOCK LETTERS)

213 Clarence St, Sydney
Address of Witness

[Signature]
Signature of Applicants

Evidence sighted & returned (LTO use) *Base*

Checked by (LTO use) *91*

Form: 97-03TA
Licence: MID/0741/97

TRANSMISSION APPLICATION

New South Wales
Section 93 Real Property Act 1900

6103124F



Office of State Revenue use only

(A) **LAND**

Folio Identifier C/311068

(B) **REGISTERED DEALING**
If applicable

0321452

(C) **LODGED BY**

LTO Box

614L

Name, Address or DX and Telephone

BROCK PARTNERS, Solicitors
Level 4, 213 Clarence Street, Sydney 2000
DX 172, SYDNEY Tel: (02)9299 2931
Reference (15 character max) Brierley

(D) **DECEASED
REGISTERED
PROPRIETOR**

MARY MILLICENT BRIERLEY

(E) **APPLICANT**

TA

KEVIN McMASTER RODGERS

(F) I, KEVIN McMASTER RODGERS the applicant, being entitled as the Executor of the Will of the deceased registered proprietor (who died on 22 May 1999) pursuant to Probate No. 110444/99 granted on 28th July 1999 to me the said Executor hereby applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the land specified above.

(G) Certified correct for the purposes of the Real Property Act 1900. **DATE** 11 Oct ..August. ...1999.

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

P. Tomray
Signature of Witness

PATRICIA TOMRAY
Name of Witness (BLOCK LETTERS)

213 Clarence Street
Sydney.
Address of Witness

[Signature]
Signature of Applicant.

Evidence sighted & returned (LTO use)

Checked by (LTO use)

Form: 03AE
Licence: 01-05-051
Licensee: LEAP Legal Software Pty Limited
Firm name: Brock Partners

TRANSMISSION APPLICATION

by an Executor,
Administrator or Trustee
New South Wales
Section 93 Real Property Act 1900



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

(A) TORRENS TITLE	C/311068		
(B) REGISTERED DEALING	NUMBER	TORRENS TITLE	
(C) LODGED BY	DOCUMENT COLLECTION BOX 614L	NAME, ADDRESS OR DX, TELEPHONE, AND CUSTOMER ACCOUNT NUMBER IF ANY BROCK PARTNERS LAWYERS DX 172 SYDNEY PH: (02) 9229 2931 FAX: (02) 9229 7151 REFERENCE: KR:2013171	CODE AE
(D) DECEASED REGISTERED PROPRIETOR	ALEXANDER YARINOVSKY		
(E) APPLICANT	JEANETTE LUCY RATH AND MARGARET EDWARDS		

- (F) The abovementioned applicant, being entitled as executor of the will of the deceased registered proprietor (who died on 3rd June 2013) pursuant to Probate No. 2013/210772 granted on 13/08/2013 to Jeanette Lucy Rath and Margaret Edwards (a certified copy of which is lodged herewith) hereby applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land

DATE

- (G) I certify that I am an eligible witness and that the applicant signed this dealing in my presence.
[See note* below]

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

Signature of witness:

Signature of applicant:

Name of witness:

Address of witness:

- (H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS. The applicant certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 477487 Full name: KEVIN ROBERTSON Signature: [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.

Form: 01T
Release: 6-0

TRANSFER
New South Wales
Real Property Act 1900



AI253993K

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect and use information requested 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

Office of State Revenue	
NSW Treasury	
Client No: 109163208	2836
Duty: \$10-00	Trans No: 7402166
Assessment:	

(A) **TORRENS TITLE**

FOLIO IDENTIFIER C/311068

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any SYDNEY LEGAL AGENTS 392 C LLP : 128005 Y Reference: <u>PINTO / 85287</u>	CODES T TW
-------------------------	---	--------------------------------

(C) **TRANSFEROR**

JEANETTE LUCY RATH AND MARGARET EDWARDS AS EXECUTORS OF THE ESTATE OF THE LATE ALEXANDER YARINOVSKY

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 950,000.00 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**

OMAR ABDUL-RAHMAN

(I)

TENANCY:

DATE

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

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

Signature of witness:

[Handwritten signature]
Name of witness: Kevin Rodgers
Address of witness: 22 MARKER ST
AGSWAY

Signature of transferor:

[Handwritten signature]
J Rath
M Edwards

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

Signature:

Signatory's name:

Signatory's capacity:

JOSEPH PINTO
solicitor

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

eNOS ID No. 505831

Full name: JOSEPH PINTO

Signature: [Handwritten 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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: C/311068

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
11/5/2017	6:50 AM	14	4/5/2017

LAND

LOT C IN DEPOSITED PLAN 311068
AT HOMEBUSH
LOCAL GOVERNMENT AREA STRATHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP311068

FIRST SCHEDULE

ORETONE PTY. LIMITED (T AI332713)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM353073 MORTGAGE TO WALKER FINANCE PTY LIMITED
AM353074 MORTGAGE OF MORTGAGE AM353073 TO AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

homebush

PRINTED ON 11/5/2017

Historical Title

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/5/2017 4:29PM

FOLIO: B/311068

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

Prior Title(s): VOL 3690 FOL 150

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/7/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/11/1994	U771106	DISCHARGE OF MORTGAGE	EDITION 1
8/12/1994	U853508	TRANSFER	EDITION 2
20/3/2009	AE565531	MORTGAGE	EDITION 3
29/1/2014	AI337014	DISCHARGE OF MORTGAGE	
29/1/2014	AI337016	MORTGAGE	EDITION 4
4/5/2017	AM353072	DISCHARGE OF MORTGAGE	
4/5/2017	AM353073	MORTGAGE	
4/5/2017	AM353074	SUB-MORTGAGE	EDITION 5

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: B/311068

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	6:50 AM	5	4/5/2017

LAND

LOT B IN DEPOSITED PLAN 311068
AT HOMEBUSH
LOCAL GOVERNMENT AREA STRATHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP311068

FIRST SCHEDULE

ORETONE PTY LIMITED

(T U853508)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM353073 MORTGAGE TO WALKER FINANCE PTY LIMITED
AM353074 MORTGAGE OF MORTGAGE AM353073 TO AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

homebush

PRINTED ON 11/5/2017

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



13746073

Vol. **13746** Fol. **73**

73
13746
Fol.

App'n No 3772

Prior Title Vol. 4546 Fol. 108



CANCELLED

EDITION ISSUED

SEE AUTO FOLIO

21 11 1979

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.

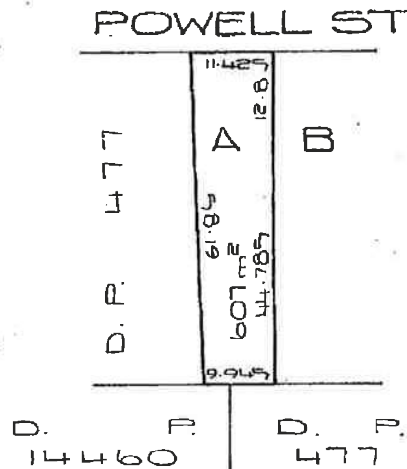
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



Q903887 *[Handwritten initials]*

REDUCTION RATIO 1 : 800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot A in Deposited Plan 311068 in the Municipality of Strathfield Parish of Concord and County of Cumberland being part of Portion 200 granted to Simeon Lord on 9-8-1803.

FIRST SCHEDULE

DOROTHY VALDA POULTON of Hombush, Married Woman.

SECOND SCHEDULE

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/5/2017 4:29PM

FOLIO: A/311068

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

Prior Title(s): VOL 13746 FOL 73

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/12/1989	Y597118	MORTGAGE	EDITION 1
31/10/1990	Z266999	VARIATION OF MORTGAGE	
31/10/1990	Z267000	VARIATION OF MORTGAGE	
31/10/1990	Z267001	VARIATION OF MORTGAGE	
31/10/1990	Z267002	VARIATION OF MORTGAGE	EDITION 2
4/12/1990	Z365995	CAVEAT	
6/11/1991	E42951	WITHDRAWAL OF CAVEAT	
6/11/1991	E42952	WITHDRAWAL OF CAVEAT	
6/11/1991	E42953	WITHDRAWAL OF CAVEAT	
6/11/1991	E42954	DISCHARGE OF MORTGAGE	
6/11/1991	E42955	DISCHARGE OF MORTGAGE	EDITION 3
8/11/1991	E42956	TRANSFER	EDITION 4
4/3/1993	I160564	MORTGAGE	EDITION 5
8/6/1995	O293939	DISCHARGE OF MORTGAGE	EDITION 6
20/3/2009	AE565531	MORTGAGE	EDITION 7
29/1/2014	AI337014	DISCHARGE OF MORTGAGE	
29/1/2014	AI337016	MORTGAGE	EDITION 8
4/5/2017	AM353072	DISCHARGE OF MORTGAGE	
4/5/2017	AM353073	MORTGAGE	
4/5/2017	AM353074	SUB-MORTGAGE	EDITION 9

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: A/311068

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	6:50 AM	9	4/5/2017

LAND

LOT A IN DEPOSITED PLAN 311068
LOCAL GOVERNMENT AREA STRATHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP311068

FIRST SCHEDULE

ORETONE PTY. LIMITED

(T E42956)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM353073 MORTGAGE TO WALKER FINANCE PTY LIMITED
AM353074 MORTGAGE OF MORTGAGE AM353073 TO AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

C **STATE OF TITLE**
PROPERTY ACT, 1900



15429160

NEW SOUTH WALES

Vol. **15429** Fol. **160**

First Title Old System

EDITION **20** 2 1986
ISSUED

Prior Title Vol. 1675 Fol. 195



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

CANCELLED

Registrar General.



SEE AUTO FOLIO

LAND REFERRED TO

Lot 19 of Section 22 in DP477 at North Strathfield in the Municipality of Concord Parish of Concord County of Cumberland.

Title Diagram: DP477.

FIRST SCHEDULE

~~DUPERAS PTY. LIMIT~~

~~W105054~~

SECOND SCHEDULE

- GRY 1. Reservations and conditions in the Crown grant.
2. ~~W105055 Mortgage to Forrest Knoll Nominees Pty. Ltd., Kitty Fischer, Margaret Neave, Bernard Rosen and Roland Errol Gidiger, as Joint Tenants, Vally Pfeiffer, as Tenants in Common for tenancy/lease dealing.~~

Discharged



3. ~~7-2-1986 Mortgage to National Australia Bank Limited.~~
~~Registered 20-3-1989.~~

W336343

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

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

40828-4036

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

~~Orestone Pty. Limited By Transfer X 245166. Registered 20-3-1989.~~



CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~W336344 Mortgage to Forrest Knoll Nominees Pty Limited Registered
30-5-1986~~

W336344 Mortgage W469418 Variation Registered 21-8-1986

~~W684061 Mortgage to Roland Errol Gridiger. Registered 12-12-1987.~~

~~W336344 Mortgage X221828 Variation. Registered 25-12-1987.~~

~~W684061 Mortgage X566614 Variation. Registered 25-12-1988.~~

~~W336344 Mortgage X566615 Variation. Registered 4-6-1988.~~

~~X441464p Current by Orestone Pty Limited Registered 27-12-1989~~

X 245167 Mortgage to National Australia Bank Limited.
Registered 20-3-1989.

MM



~~Y 245164~~
Y 245165
Y 245164
Y 245165
Y 245164
Y 245163

NOTATIONS AND UNREGISTERED DEALINGS

W336344 30/5/86
W469418 21/8/86
W684061 12/12/87
X221828 25/12/87
X566614 25/12/88
X441464 27/12/89
X245167 20/3/89

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/5/2017 4:34PM

FOLIO: 19/22/477

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

Prior Title(s): VOL 15429 FOL 160

Recorded	Number	Type of Instrument	C.T. Issue
9/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/6/1995	0293941	DISCHARGE OF MORTGAGE	EDITION 1
27/3/2001	7408114	DEPARTMENTAL DEALING	
8/5/2001	7590525	DEPARTMENTAL DEALING	
20/3/2009	AE565531	MORTGAGE	EDITION 2
29/1/2014	AI337015	DISCHARGE OF MORTGAGE	
29/1/2014	AI337016	MORTGAGE	EDITION 3
4/5/2017	AM353072	DISCHARGE OF MORTGAGE	
4/5/2017	AM353073	MORTGAGE	
4/5/2017	AM353074	SUB-MORTGAGE	EDITION 4

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 19/22/477

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	6:50 AM	4	4/5/2017

LAND

LOT 19 OF SECTION 22 IN DEPOSITED PLAN 477
AT NORTH STRATHFIELD
LOCAL GOVERNMENT AREA STRATHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP477

FIRST SCHEDULE

ORETONE PTY LIMITED

(T Y245166)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM353073 MORTGAGE TO WALKER FINANCE PTY LIMITED
AM353074 MORTGAGE OF MORTGAGE AM353073 TO AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/5/2017 4:29PM

FOLIO: 1/303540

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

Prior Title(s): VOL 3304 FOL 229

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
18/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
31/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/6/1995	0293937	DISCHARGE OF MORTGAGE	EDITION 1
20/3/2009	AE565531	MORTGAGE	EDITION 2
29/1/2014	AI337015	DISCHARGE OF MORTGAGE	
29/1/2014	AI337016	MORTGAGE	EDITION 3
4/5/2017	AM353072	DISCHARGE OF MORTGAGE	
4/5/2017	AM353073	MORTGAGE	
4/5/2017	AM353074	SUB-MORTGAGE	EDITION 4

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/303540

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	6:50 AM	4	4/5/2017

LAND

LOT 1 IN DEPOSITED PLAN 303540
AT HOMEBUSH
LOCAL GOVERNMENT AREA STRATHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP303540

FIRST SCHEDULE

ORETONE PTY LIMITED

(T Y265236)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM353073 MORTGAGE TO WALKER FINANCE PTY LIMITED
AM353074 MORTGAGE OF MORTGAGE AM353073 TO AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/5/2017 4:29PM

FOLIO: 2/303540

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

Prior Title(s): VOL 3303 FOL 206

Recorded	Number	Type of Instrument	C.T. Issue
18/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
31/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/6/1995	0293938	DISCHARGE OF MORTGAGE	EDITION 1
20/3/2009	AE565531	MORTGAGE	EDITION 2
29/1/2014	AI337015	DISCHARGE OF MORTGAGE	
29/1/2014	AI337016	MORTGAGE	EDITION 3
4/5/2017	AM353072	DISCHARGE OF MORTGAGE	
4/5/2017	AM353073	MORTGAGE	
4/5/2017	AM353074	SUB-MORTGAGE	EDITION 4

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/303540

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
11/5/2017	6:52 AM	4	4/5/2017

LAND

LOT 2 IN DEPOSITED PLAN 303540
AT HOMEBUSH
LOCAL GOVERNMENT AREA STRATHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP303540

FIRST SCHEDULE

ORETONE PTY LIMITED

{T X877859}

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM353073 MORTGAGE TO WALKER FINANCE PTY LIMITED
AM353074 MORTGAGE OF MORTGAGE AM353073 TO AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/5/2017 4:29PM

FOLIO: 3/303540

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

Prior Title(s): VOL 3312 FOL 184

Recorded	Number	Type of Instrument	C.T. Issue
18/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/12/1993		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/6/1995	O293936	DISCHARGE OF MORTGAGE	EDITION 1
20/3/2009	AE565531	MORTGAGE	EDITION 2
29/1/2014	AI337015	DISCHARGE OF MORTGAGE	
29/1/2014	AI337016	MORTGAGE	EDITION 3
4/5/2017	AM353072	DISCHARGE OF MORTGAGE	
4/5/2017	AM353073	MORTGAGE	
4/5/2017	AM353074	SUB-MORTGAGE	EDITION 4

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 3/303540

SEARCH DATE	TIME	EDITION NO	DATE
11/5/2017	6:50 AM	4	4/5/2017

LAND

LOT 3 IN DEPOSITED PLAN 303540
AT HOMEBUSH
LOCAL GOVERNMENT AREA STRATHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP303540

FIRST SCHEDULE

ORETONE PTY. LIMITED

(T Y265226)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM353073 MORTGAGE TO WALKER FINANCE PTY LIMITED
AM353074 MORTGAGE OF MORTGAGE AM353073 TO AUSTRALIA AND
NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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APPENDIX D

WorkCover NSW Authority Search



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D17/159836
Your Ref: Nicholas Grbich

14 June 2017

Attention: Nicholas Grbich
EI Australia
Suite 6.01
55 Miller St
Pymont NSW 2009

Dear Mr Grbich

RE SITE: 55-67 Parramatta Rd Homebush NSW

I refer to your site search request received by SafeWork NSW on 9 May 2017 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above mentioned premises.

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

Yours sincerely



Customer Service Officer
Customer Experience - Operations
SafeWork NSW