



Douglas Partners

Geotechnics • Environment • Groundwater

Integrated Practical Solutions

REPORT

on

PRELIMINARY CONTAMINATION ASSESSMENT

**CORNER OF CLEVELAND, ABERCROMBIE,
HART AND HUDSON STREETS
CHIPPENDALE**

Prepared for

HUDSON SQUARE PTY LTD

C/- DEVELOTEK PROPERTY GROUP

Project 45784

September 2008



Douglas Partners

Geotechnics • Environment • Groundwater

**REPORT
on
PRELIMINARY CONTAMINATION ASSESSMENT**

**CORNER OF CLEVELAND, ABERCROMBIE,
HART AND HUDSON STREETS
CHIPPENDALE**

**Prepared for
HUDSON SQUARE PTY LTD
C/- DEVELOTEK PROPERTY GROUP**

**Project 45784
September 2008**

*Douglas Partners Pty Ltd
ABN 75 053 980 117*

*96 Hermitage Road
West Ryde NSW 2114
Australia*

*PO Box 472
West Ryde NSW 1685*

*Phone (02) 9809 0666
Fax (02) 9809 4095
sydney@douglaspartners.com.au*



EXECUTIVE SUMMARY

This report details the methodology and results of a Preliminary Contamination Assessment undertaken by Douglas Partners Pty Ltd (DP) at the above site. The investigation was commissioned by Hudson Square Pty Ltd on behalf of Develotek Property Group.

The site is located within an established mixed residential and commercial area. It is understood that the existing structures (two commercial buildings and a cement rendered residential unit block) will be demolished and that the site will form part of a mixed commercial and residential redevelopment. It is further understood that the proposed development will include the excavation of one basement level. The objectives of the current Preliminary Contamination Assessment were to assess the potential for the contamination of site based on past and present site usage, and to evaluate the likely nature of this contamination, if any.

The scope of the current assessment comprised:

- A site history review (based on historical aerial photograph records, historical title deeds, WorkCover records on NSW Dangerous Goods Database, Council records search, Council Section 149(2) certificates and a Groundwater Bore search;
- A site walk-over inspection; and
- Preparation of this Preliminary Contamination Assessment report.

No intrusive sampling was undertaken as part of the current assessment.

At the time of the investigation the site was occupied by three buildings all of which were occupied by Bursill Sportswear with the exception of the upper levels of the apartment building in the western portion, which was occupied by residential units. The site was completely occupied by buildings and concrete paved. No visual evidence of activities likely to have resulted in contamination of the site were noted, however there is a potential for asbestos to be present in the buildings.

In overall terms, given the commercial nature of the site structures, the potential for contamination associated with the site is considered to be low to moderately low, although

the previous commercial uses, particularly the Parker Pan factory may result in moderate contamination potential.

In view of the age of the two large commercial buildings, it is likely that hazardous building materials, such as asbestos cement sheeting and lead based paints, may have been used in their construction and/or renovation/extension over the years. It is therefore prudent that the demolition of the all existing structures should be undertaken properly such that there will be no cross contamination of the subsoils.

Whilst filling materials could have been used in the site formation processes, it is envisaged that these will mainly be used to level the site. It is also possible that debris from the demolition of the former buildings could have been retained in the filling placed over the site. The likely extent of filling is expected to be minimal, and mostly restricted to the surficial horizon.

It should be noted that as no intrusive sampling was undertaken as part of the current assessment, no detailed comments can be made with regard to the actual levels of subsoil contamination.

Based on the available information, the proposed development is considered to be generally compatible with the landuse of the area. Intrusive investigation would be required to verify the actual degree and/or extent of contamination of the site. Having said this, the current information suggests that contamination, if any, would most likely be localised and confined to the near surface, it is therefore considered that the site can be made suitable for the proposed development.

As the proposed development involves the excavation of a basement level, bulk excavation and off-site disposal of soil would be required. Any contaminated filling would, therefore, be removed as part of the proposed basement construction.

Prior to the off-site disposal of any excavated material, an appropriate material classification assessment should be conducted by a qualified environmental consultant in accordance with NSW DECC's (Department of Environment and Climate Change) *Waste Classification Guidelines* (2008).

TABLE OF CONTENTS

	Page
1. INTRODUCTION	1
2. SITE DESCRIPTION	2
2.1 Site Location	2
2.2 Site Condition	3
3. GEOLOGY, TOPOGRAPHY AND HYDROGEOLOGY	3
5. SITE HISTORY	4
5.1 Aerial Photographic Record	4
5.2 Historical Title Deeds Search	5
5.3 WorkCover NSW Dangerous Goods Database	6
5.4 Council Records	7
5.5 Council 149(2) Certificates	7
5.6 Groundwater Bore Search	7
6. POTENTIAL CONTAMINANTS	8
7. CONCLUSIONS AND RECOMMENDATIONS	8
8. LIMITATIONS OF THIS REPORT	10
 APPENDIX A Site Drawing Site Photographs	
 APPENDIX B Aerial Photographs	
 APPENDIX C Historical Information	

JMD:jlb

Project 45784

18 September 2008

REPORT ON
PRELIMINARY CONTAMINATION ASSESSMENT
CORNER OF CLEVELAND, ABERCROMBIE, HART AND HUDSON STREETS,
CHIPPENDALE

1. INTRODUCTION

This report details the methodology and results of a Preliminary Contamination Assessment undertaken by Douglas Partners Pty Ltd (DP) at the above site. The investigation was commissioned by Hudson Square Pty Ltd on behalf of Develotek Property Group.

The site is located within an established mixed residential and commercial area. It is understood that the existing structures (two commercial buildings and a cement rendered residential unit block) will be demolished and that the site will form part of a mixed commercial and residential redevelopment. It is further understood that the proposed development will include the excavation of one basement level. The objectives of the current Preliminary Contamination Assessment were to assess the potential for the contamination of site based on past and present site usage, and to evaluate the likely nature of this contamination, if any.

The scope of the current assessment comprised:

- A site history review (based on historical aerial photograph records, historical title deeds, WorkCover records on NSW Dangerous Goods Database, Council records search, Council Section 149(2) certificates and a Groundwater Bore search;
- A site walk-over inspection; and
- Preparation of this Preliminary Contamination Assessment report.

No intrusive sampling was undertaken as part of the current assessment.

This report documents each of these tasks and provides comments on the potential for contamination of the subsurface soils and the related suitability of the site for the proposed mixed residential and commercial redevelopment.

2. SITE DESCRIPTION

2.1 Site Location

The subject site is located on the corner of Cleveland, Abercrombie, Hudson and Hart Streets (known as 157-163 Cleveland Street, Redfern) and is currently occupied by two large brick commercial buildings and smaller cement rendered building facing Abercrombie Street. Within the smaller building are residential units fronting Abercrombie, Hudson and Cleveland Streets.

The site occupies an area of approximately 3348 m² (0.335 ha) and comprises Lot 50 DP 826153 (area 660 m²), Lot 11 DP 531788 (area 1227 m²) and Lot 1 DP 449699 (area 1461 m²).

The surrounding site uses include:

- North – Cleveland Street and further commercial and residential properties.
- East – Hart Street, further commercial and residential properties and the railway line.
- South – Hudson Street and further commercial and residential properties.
- West – Abercrombie Street and further commercial and residential properties.

2.2 Site Condition

A site inspection was conducted by DP on 9 September 2008. At the time of the inspection, most of the site was occupied by three buildings as mentioned in Section 2.1. Bursill Sportsgear occupied the entire ground level of the three buildings which were being used as a mixture of showrooms, storage/warehousing and offices (refer to Site Drawing and Photographs 1 - 4, Appendix A). The second and third levels of the building in the western portion of the site were occupied by residential units and associated car parking (refer to Photograph 2, Appendix A). The residential units were not accessible for inspection by DP.

During the inspection, the current owner (Graham Bursill) informed DP that he has occupied the site since 1986 and before that; the site was occupied by the Parker Pen Factory. He also informed DP the apartments in the western portion of the site were built in 1996 and comprised eight residential units with an internal car park area.

The site was completely covered by buildings and the surface concrete paved. The pavement appeared to be in reasonable condition and no stains were noted.

No visual evidence of activities likely to have resulted in contamination of the site was noted, however there is a potential for asbestos to be present in the buildings, due to the age of the buildings (refer to Section 5).

3. GEOLOGY, TOPOGRAPHY AND HYDROGEOLOGY

Reference to the Sydney 1:100 000 Series Geological Sheet indicates that the site is underlain by medium to fine "marine" sand with podsols and shelly layers.

4. ACID SULPHATE SOILS

A review of the Botany *Acid Sulphate Soils Risk Map* (Edition 2, DLWC, 1997) indicated that the site is located within an area of no known occurrences of acid sulphate soil materials. The map indicates that ASS are not known or expected to occur in the area.

5. SITE HISTORY

A review of site history was conducted based on historical aerial photos, historical title deeds, a WorkCover NSW Dangerous Goods Database search, a Council records search, a review of Council Section 149(2) certificate and a Groundwater Bore search.

5.1 Aerial Photographic Record

Historical aerial photographs for the years 1930, 1951, 1961 and 1994 were obtained from the NSW Department of Lands Office. The 2008 photograph was obtained from Google Earth. These photographs were studied in order to identify the likely past uses of the site, particularly those of a potentially contaminating nature. The findings are summarised below and provided in Appendix B.

1930 – The site appears to be occupied by commercial buildings. However, due to the poor quality of the photograph, the detailed site conditions are difficult to ascertain. The surrounding land use appears to be mixed commercial and residential with the railway line located to the south-east of the site.

1951 - The site appears to be occupied by two large commercial buildings, with three smaller buildings in the north-western portion. The surrounding land use appears unchanged from the 1930 photograph.

1961 - The site and surrounding area appear similar to the 1951 aerial photograph.

1994 – The site appears to be occupied by the same two large commercial buildings compared to the 1951 and 1961 aerial photographs. However, there appears to be a number of small commercial buildings in the north-west portion of the site, although, it is difficult to ascertain the site conditions due to the poor quality of the photograph. The surrounding area appears unchanged from the 1961 aerial photograph, apart from there being an increase in commercial development to the south.

2008 (current layout) – The site appears to be occupied by the same two large commercial buildings compared to the 1994 aerial photograph. However, a smaller building occupies the remainder of the north-west portion of the site. The smaller building appears to comprise residential units (the balconies are visible) fronting Abercrombie and Cleveland Streets. The layout of the residential unit block appears to be similar to the residential building observed on-site during the inspection.

Overall, the aerial photographs indicate the site has been occupied by commercial buildings from 1930 until present. The residential unit block noted in the 2008 photograph was not observed in the 1994 photograph. This is in agreement with the anecdotal information obtained from the site.

5.2 Historical Title Deeds Search

A historical title deeds search was undertaken for the site. The following Table 1 summarises the reported title deed information and a full copy is given in Appendix C.

Table 1 – Title Deed Records for the site

Date	Owner/Occupier	Possible Site Use
Title Deed Records for the whole site		
20.01.1915	Mary Ann Hudson (<i>Widow</i>)	Residential
16.05.1923	Herbert Charles Hudson (<i>Master Builder</i>) James George Alexander (<i>Engineer</i>) Charles George Hudson (<i>Works Manager</i>)	Residential / Commercial
30.12.1926	Chippendale Estate Pty Ltd	Residential / Commercial
Title Deed Records for Lot 11 DP 531788 and Lot 1 DP 449699		
12.01.1987	Bursill Sportsgear Pty Limited	Commercial
08.12.1988	# Graham John Bursill	Commercial

Title Deed Records for Lot 50 DP 826153		
28.11.1968	Dredge and Evans Pty Limited	Commercial
27.11.1970	Moorebank Hotels Pty Limited	Commercial
30.09.1971	Engineering Properties Pty Limited	Commercial
10.02.1972	Glenpams Pty Limited	Commercial
29.07.1975	Aboriginal Hostels Limited	Commercial / Residential
03.03.1982	Aboriginal Development Commission	Commercial / Residential
28.01.1987	Aboriginal Legal Service Ltd	Commercial
31.07.1987	Commissioner for Main Roads	Commercial
22.06.1993	Samuel William Bursill	Commercial
20.01.1995	# Graham John Bursill	Commercial / Residential

Current Registered Proprietor

The title deeds are generally consistent with the aerial photos, with the site title for the most part (post 1930s) being held by commercial owners. Since 1968, the various parts of the site have been sold by Chippendale Estate Pty Ltd to various proprietors.

Lot 11 DP 531788 and Lot 1 DP 449699 were owned by the current owner from 1987. The remainder of the site (Lot 50 DP 826153) was owned by various commercial organisations before it was purchased by current owners (1995). This is consistent with the information provided by the current owner during the site inspection (refer to Section 2.2). However, it is unclear from the title deeds when the site was occupied by the Parker Pen Factory (refer to Section 2.2).

5.3 WorkCover NSW Dangerous Goods Database

A search of the NSW WorkCover dangerous goods database did not locate any records for the site, indicating that there were no registered dangerous goods storage depots at the subject site. WorkCover search documentation is attached in Appendix C.

5.4 Council Records

The subject site is located within the City of Sydney Council. The council of the City of Sydney informed DP, by telephone on 29th of August 2008, that the council does not hold any records for the site.

5.5 Council 149(2) Certificates

The Section 149(2) Planning Certificate was obtained from the City of Sydney Council and is dated 9 September 2008 (provided in Appendix C). 157-163 Cleveland Street, Redfern is zoned Business Zone – Mixed Use. The subject site is not reported to be affected by matters arising under the Contaminated Land Management Act, 1997.

5.6 Groundwater Bore Search

A groundwater bore search of the Department of Water and Energy website database (previously held by the Department of Natural Resources) was conducted on 5 September 2008. Two groundwater bores were located within in a 2 km radius of the site. There was a work summary available for only one of the bores (GW 105938 located approximately 750 m south of the site) and is provided in Appendix C. The bore is noted to be used for domestic purposes.

The drillers logs for the bore was not provided. No information was given on the depth to groundwater. Given the distance of the bores from the site, the sub surface information may not be relevant to the site.

6. POTENTIAL CONTAMINANTS

Based on the available site information, the potential for contamination associated with the subject site is assessed to be low to moderately low, although some uncertainties / data gaps exist with regard to the commercial uses prior to occupation by Bursill Sportsgear. Identified during the site history review and brief site inspection are:

- *Previous commercial activities.* Impacts may be related to the historical commercial use of the site. The historical aerial photograph record shows that the site has been occupied by commercial buildings from at least 1930 until present. The previous occupation of the site by Parker Pens is of some concern.
- *Use of contaminated filling to form/level the site.* Filling materials could have been used in the site formation processes. It is envisaged that filling would have mainly been used to level the site. The likely extent of filling is expected to be minimal, and mostly restricted to the surficial horizon.
- *Building materials.* In view of the age of the two large commercial buildings, it is likely that hazardous building materials, such as asbestos cement sheeting and lead based paints, may have been used in their construction and/or renovation/extension over the years. Demolition of previous buildings may also result in the burial of asbestos waste beneath the site. It is therefore prudent that the demolition of the all existing structures should be undertaken properly such that there will be no cross contamination of the subsoils.

7. CONCLUSIONS AND RECOMMENDATIONS

At the time of the investigation the site was occupied by three buildings all of which were occupied by Bursill Sportswear with the exception of the upper levels of the apartment building in the western portion, which was occupied by residential units. The site was completely occupied by buildings and concrete paved. No visual evidence of activities likely to have resulted in contamination of the site were noted, however there is a potential for asbestos to be present in the buildings.

In overall terms, given the commercial nature of the site structures, the potential for contamination associated with the site is considered to be low to moderately low, although the previous commercial uses, particularly the Parker Pan factory may result in moderate contamination potential.

In view of the age of the two large commercial buildings, it is likely that hazardous building materials, such as asbestos cement sheeting and lead based paints, may have been used in their construction and/or renovation/extension over the years. It is therefore prudent that the demolition of the all existing structures should be undertaken properly such that there will be no cross contamination of the subsoils.

Whilst filling materials could have been used in the site formation processes, it is envisaged that these will mainly be used to level the site. It is also possible that debris from the demolition of the former buildings could have been retained in the filling placed over the site. The likely extent of filling is expected to be minimal, and mostly restricted to the surficial horizon.

It should be noted that as no intrusive sampling was undertaken as part of the current assessment, no detailed comments can be made with regard to the actual levels of subsoil contamination.

Based on the available information, the proposed development is considered to be generally compatible with the landuse of the area. Intrusive investigation would be required to verify the actual degree and/or extent of contamination of the site. Having said this, the current information suggests that contamination, if any, would most likely be localised and confined to the near surface, it is therefore considered that the site can be made suitable for the proposed development.

As the proposed development involves the excavation of a basement level, bulk excavation and off-site disposal of soil would be required. Any contaminated filling would, therefore, be removed as part of the proposed basement construction.

Prior to the off-site disposal of any excavated material, an appropriate material classification assessment should be conducted by a qualified environmental consultant in accordance with

NSW DECC's (Department of Environment and Climate Change) *Waste Classification Guidelines* (2008).

8. LIMITATIONS OF THIS REPORT

The scope of the desktop assessment and consulting services undertaken by DP were limited to those detailed in the proposal dated 4 February 2008 and accepted by Develotek Property Group on behalf of Hudson Square Pty Ltd in an email dated 28 August 2008.

DP's assessment is necessarily based upon the result of a historical review which was set out in the proposal. DP cannot provide unqualified warranties with regards to contamination nor does DP assume any liability for site conditions not observed or accessible during the time of the investigations.

Despite all reasonable care and diligence, the ground conditions encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. In addition, site characteristics may change over time due to activities such as spillages of contaminating substances. These changes may occur subsequent to DP's investigations and assessment.

This report, its associated documentation and the information herein have been prepared solely for the use of Develotek Property Group on behalf of Hudson Square Pty Ltd. Any reliance assumed by third parties on this report shall be at such parties' own risk.

DOUGLAS PARTNERS PTY LTD

Reviewed by:


Jessica Derrien
Environmental Scientist
Ronnie Tong
Principal

APPENDIX A
Site Drawing
Site Photographs

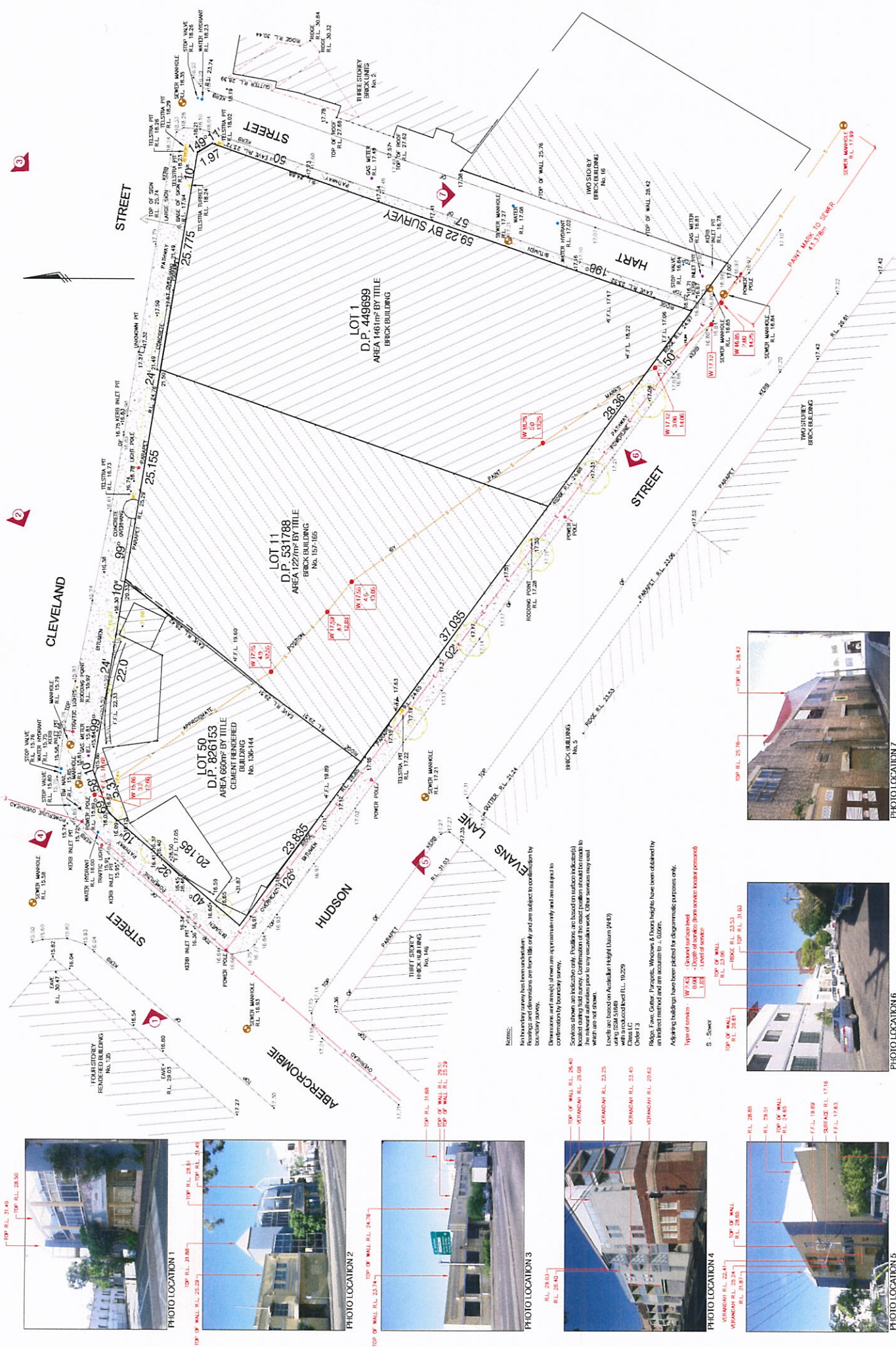


PHOTO LOCATION 7

PHOTO LOCATION 6

PHOTO LOCATION 5

PHOTO LOCATION 5

	LAWRENCE group Surveyors & Development Consultants Head Office: 100, Victoria Road, Suite 11, 1500-05-305 Tel: 888-546-5111 / 416-463-7876 Fax: 416-463-7876 Email: info@lawrencegroup.com Website: www.lawrencegroup.com	Date: 25/06/08 Project: 2500008 Client: 2500008 Title: 2500008 Location: 2500008 Date: 25/06/08 Title: 2500008 Location: 2500008	Legend 1 - POSITION OF PHOTO CAPTURED.	Client: UNIVOLLOK HIGH RYTH GROUP Project: No. 157-161 CLARKSON STREET & 136-144 ABERDEEN STREET, CHAPTENDALE Title: 50, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 8
---	--	---	---	---



PHOTO 1: Within Bursill Sportsgear warehousing area.



PHOTO 2: Residential Units along Hudson Street. Metal grates on building identify the car park area.

**PRELIMINARY CONTAMINATION
ASSESSMENT**
CORNER OF CLEVELAND, ABERCROMBIE,
HART AND HUDSON STREETS
REDFERN

PROJECT
45784

dp Douglas Partners
Geotechnics • Environment • Groundwater



PHOTO 3: Site looking toward the north-east (along Hudson Street)



PHOTO 4: Site looking toward the north (corner of Hudson and Hart Streets)

**PRELIMINARY CONTAMINATION
ASSESSMENT**
CORNER OF CLEVELAND, ABERCROMBIE,
HART AND HUDSON STREETS
REDFERN

PROJECT
45784

 **Douglas Partners**
Geotechnics • Environment • Groundwater

APPENDIX B
Aerial Photographs



PHOTO 1: 1930 Aerial Photograph



PHOTO 2: 1951 Aerial photograph

**PRELIMINARY CONTAMINATION
ASSESSMENT**
CORNER OF CLEVELAND, ABERCROMBIE,
HART AND HUDSON STREETS
REDFERN

PROJECT
45784

 **Douglas Partners**
Geotechnics • Environment • Groundwater

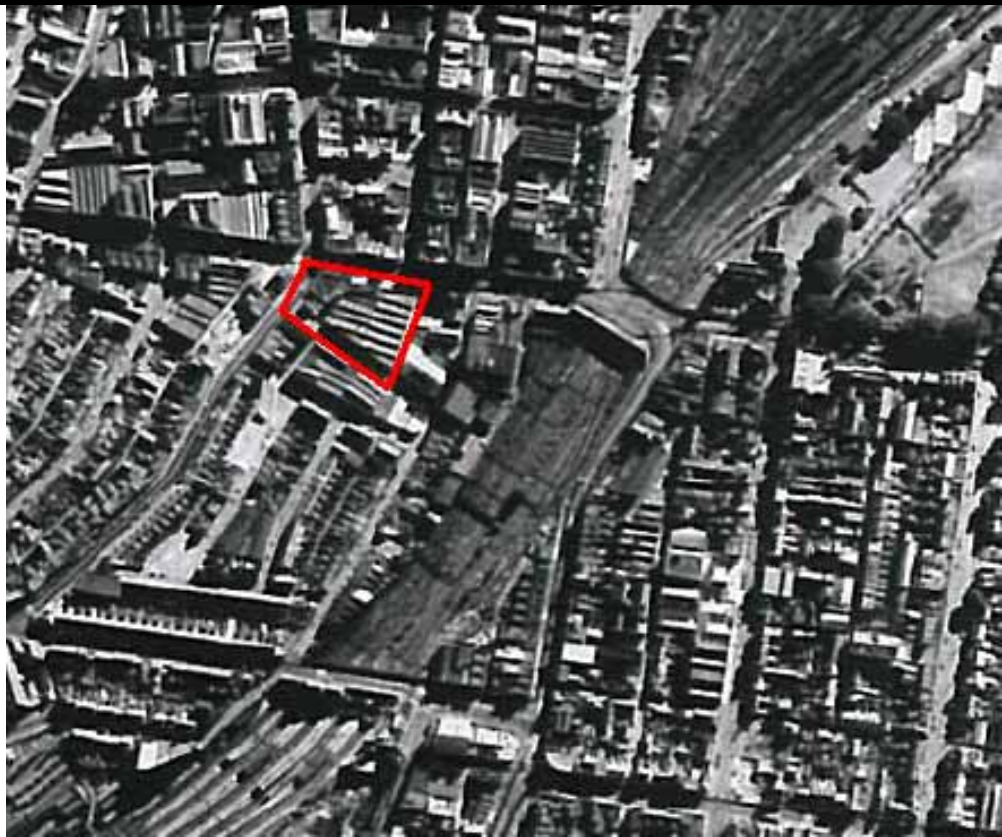


PHOTO 3: 1961 Aerial Photograph



PHOTO 4: 1994 aerial photograph

**PRELIMINARY CONTAMINATION
ASSESSMENT**
CORNER OF CLEVELAND, ABERCROMBIE,
HART AND HUDSON STREETS
REDFERN

PROJECT
45784

dp Douglas Partners
Geotechnics • Environment • Groundwater



PHOTOS 5 AND 6: 2008 Aerial Photograph

**PRELIMINARY CONTAMINATION
ASSESSMENT**
CORNER OF CLEVELAND, ABERCROMBIE,
HART AND HUDSON STREETS
REDFERN

PROJECT
45784

 **Douglas Partners**
Geotechnics • Environment • Groundwater

APPENDIX C
Historical Information

ACN: 093 398 611
ABN: 61 093 412 474

Peter S. Hopley Pty Limited
Legal Searchers

1 Boronia Avenue
Mount Annan , NSW , 2567
Mobile: 0412 199 304
Fax 9233 4590 (Attn Box 29)

SUMMARY AS TO OWNERS.

Property: - Abercrombie Street, Chippendale

Description: Lot 50 D.P. 826153, Lot 11 D.P. 531788 & Lot 1 D.P. 449699

As regards the whole of the subject lands

20.01.1915	Mary Ann Hudson (<i>Widow</i>)	Vol 2547 Fol 235
16.05.1923	Herbert Charles Hudson (<i>Master Builder</i>) James George Alexander (<i>Engineer</i>) Charles George Hudson (<i>Works Manager</i>)	Vol 3960 Fol 221
30.12.1926	Chippendale Estate Pty Limited	Vol 7042 Fol 130, Vol 10961 Fol 173 & Vol 10961 Fol 174

Search continued as regards Lot 11 D.P. 531788 & Lot 1 D.P. 449699

12.01.1987	Bursill Sportsgear Pty Limited	Vol 7042 Fol 130 & 11/531788
08.12.1988	# Graham John Bursill	1/449699 & 11/531788

Current Registered Proprietor

Search continued as regards Lot 50 D.P. 826153

28.11.1968	Dredge & Evans Pty Limited	Vol 10961 Fol 173
------------	----------------------------	-------------------

ACN: 093 398 611
ABN: 61 093 412 474

Peter S. Hopley Pty Limited
Legal Searchers

1 Boronia Avenue
Mount Annan , NSW , 2567
Mobile: 0412 199 304
Fax 9233 4590 (Attn Box 29)

27.11.1970	Moorebank Hotels Pty Limited	Vol 10961 Fol 173
30.09.1971	Engineering Properties Pty Limited	Vol 10961 Fol 173
10.02.1972	Glepams Pty Limited	Vol 10961 Fol 173
29.07.1975	Aboriginal Hostels Limited	Vol 10961 Fol 173
03.03.1982	Aboriginal Development Commission	Vol 10961 Fol 173
28.01.1987	Aboriginal Legal Service Ltd	Vol 10961 Fol 173
31.07.1987	Commissioner for Main Roads	50/826153
22.06.1993	Samuel William Bursill	50/826153
20.01.1995	# Graham John Bursill	50/826153

Current Registered Proprietor

Requested Parcel : Lot 50 DP 826153

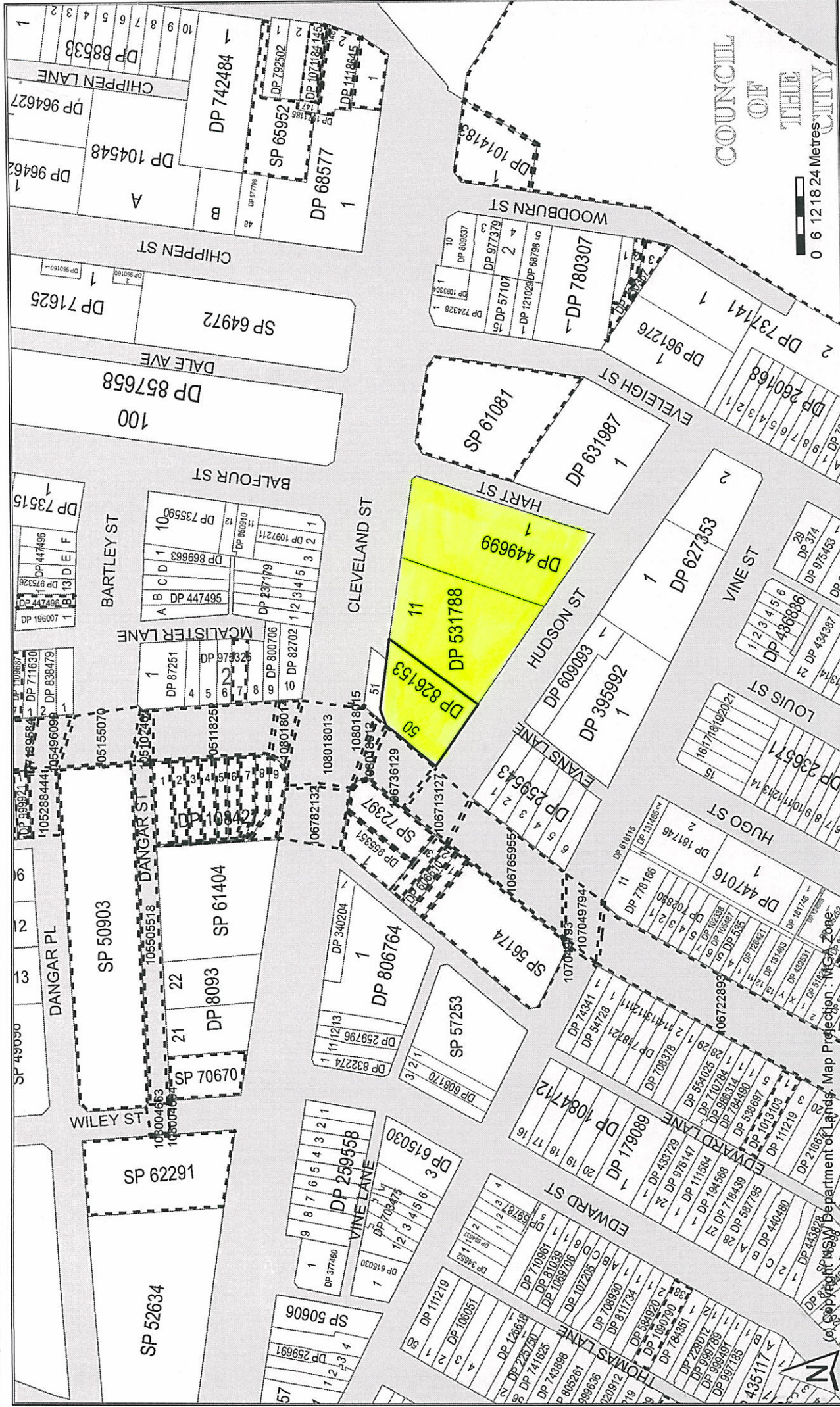
Identified Parcel : Lot 50 DP 826153


Locality : REDFERN

LGA : SYDNEY

Parish : ALEXANDRIA

County : CUMBERLAND



<div style="display: flex; justify-content: space-between;"> <div> <p>This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 9th November 1992</p> </div> <div>  </div> </div>	<table border="1"> <tr> <td>10</td> <td>20</td> <td>30</td> <td>40</td> <td>50</td> <td>60</td> <td>70</td> <td>Table of mm</td> <td>110</td> <td>120</td> <td>130</td> <td>140</td> </tr> </table>	10	20	30	40	50	60	70	Table of mm	110	120	130	140
10	20	30	40	50	60	70	Table of mm	110	120	130	140		

F237383

Plan Form 11 (For transfers, leases, etc.)

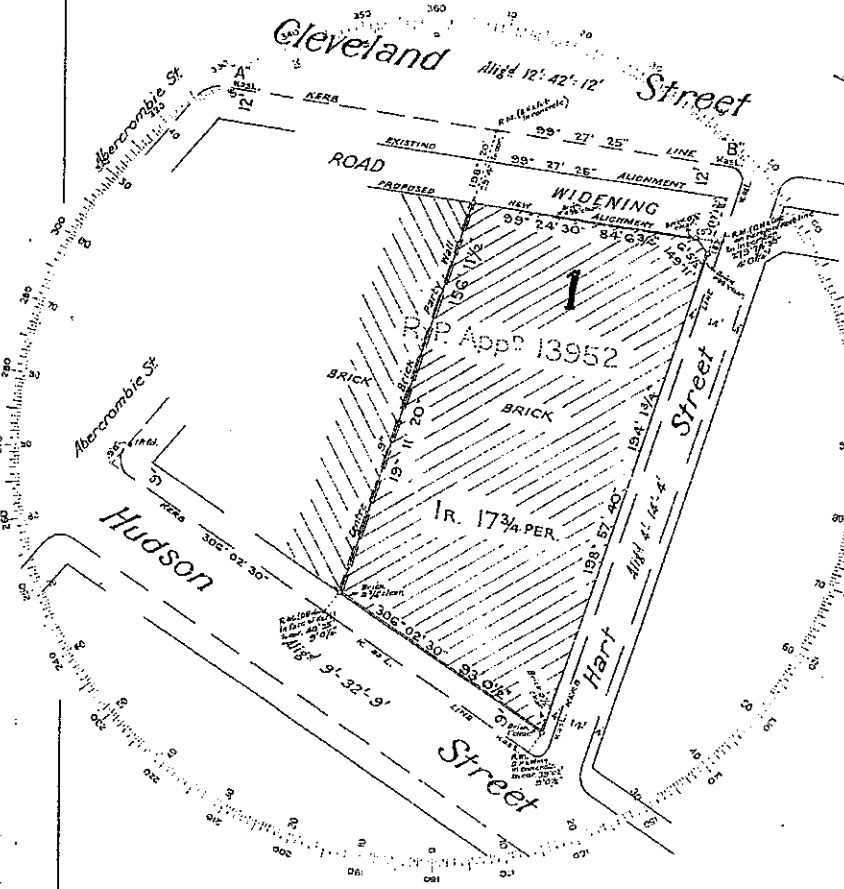
Municipality of
Shire of
City of Sydney

PLAN

DP 449699

of survey of part of land in Cert. of Title Vol. 5038 Fol. 249
Parish of Alexandria County of Cumberland

Scale 40 feet to an Inch.



Approved by Council and covered by Council
Clerks Certificate

Re...

Council Clerk

Subscribed and declared before me at Sydney
this 30th day of September 1913 AS

Richard Davies
Registrar General

I Hubert Vivian Alexander Larcombe of 129 Pitt Street, Sydney
a Surveyor registered under the Surveyors Act, 1922, do hereby solemnly and sincerely
declare (a) that all boundaries and measurements shown on this plan are correct,
(b) that all survey marks found and relevant physical objects on or adjacent to the
boundaries are correctly represented, (c) that all physical objects indicated actually exist
in the positions shown, (d) that the whole of the material facts in relation to the land
are correctly represented, (e) that the survey represented in this plan has been made
in accordance with the Survey Practice Regulations, 1922 (1) by me (2) and/or my
superior, the ~~entire~~ ~~entire~~ extent of which was acquired by the Survey Practice
Regulations, 1922, and was completed on - 10th September 1913 and the reference
marks have been placed as shown herein.

And I make this solemn declaration conscientiously believing the same to be true, and
by virtue of the provisions of the Oaths Act, 1900

(Signature) *Hubert Vivian Alexander Larcombe*

Surveyor registered under the Surveyors Act, 1922.

Datum Line of Azimuth, A.B.

This is the plan marked "A" referred to in the instrument of transfer of the land in this margin.
Dated 1st October 1913
Richard Davies
Registrar General

I, Bruce Richard Davies, Registrar General for New South Wales, certify
that this negative is a photograph made as a permanent record of a
document in my custody this 31st day of July, 1980

AMENDMENTS AND/OR ADDITIONS NOTED ON
PLAN IN REGISTRAR GENERAL'S OFFICE.



CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

FEET	INCHES	METRES
0	3/8	0.013
0	1/2	0.013
0	3/4	0.019
0	1	0.025
0	1 1/2	0.038
1	0	0.305
1	1	0.305
1	2	0.305
2	0	0.610
2	1	0.610
2	2	0.610
3	0	0.914
3	1	0.914
3	2	0.914
4	0	1.219
4	1	1.219
4	2	1.219
5	0	1.524
5	1	1.524
5	2	1.524
6	0	1.829
6	1	1.829
6	2	1.829
7	0	2.134
7	1	2.134
7	2	2.134
8	0	2.438
8	1	2.438
8	2	2.438
9	0	2.743
9	1	2.743
9	2	2.743
10	0	3.048
10	1	3.048
10	2	3.048
11	0	3.353
11	1	3.353
11	2	3.353
12	0	3.658
12	1	3.658
12	2	3.658
13	0	3.963
13	1	3.963
13	2	3.963
14	0	4.268
14	1	4.268
14	2	4.268
15	0	4.573
15	1	4.573
15	2	4.573
16	0	4.878
16	1	4.878
16	2	4.878
17	0	5.183
17	1	5.183
17	2	5.183
18	0	5.488
18	1	5.488
18	2	5.488
19	0	5.793
19	1	5.793
19	2	5.793
20	0	6.098
20	1	6.098
20	2	6.098
21	0	6.403
21	1	6.403
21	2	6.403
22	0	6.708
22	1	6.708
22	2	6.708
23	0	7.013
23	1	7.013
23	2	7.013
24	0	7.318
24	1	7.318
24	2	7.318
25	0	7.623
25	1	7.623
25	2	7.623
26	0	7.928
26	1	7.928
26	2	7.928
27	0	8.233
27	1	8.233
27	2	8.233
28	0	8.538
28	1	8.538
28	2	8.538
29	0	8.843
29	1	8.843
29	2	8.843
30	0	9.148
30	1	9.148
30	2	9.148
31	0	9.453
31	1	9.453
31	2	9.453
32	0	9.758
32	1	9.758
32	2	9.758
33	0	10.063
33	1	10.063
33	2	10.063
34	0	10.368
34	1	10.368
34	2	10.368
35	0	10.673
35	1	10.673
35	2	10.673
36	0	10.978
36	1	10.978
36	2	10.978
37	0	11.283
37	1	11.283
37	2	11.283
38	0	11.588
38	1	11.588
38	2	11.588
39	0	11.893
39	1	11.893
39	2	11.893
40	0	12.198
40	1	12.198
40	2	12.198
41	0	12.503
41	1	12.503
41	2	12.503
42	0	12.808
42	1	12.808
42	2	12.808
43	0	13.113
43	1	13.113
43	2	13.113
44	0	13.418
44	1	13.418
44	2	13.418
45	0	13.723
45	1	13.723
45	2	13.723
46	0	14.028
46	1	14.028
46	2	14.028
47	0	14.333
47	1	14.333
47	2	14.333
48	0	14.638
48	1	14.638
48	2	14.638
49	0	14.943
49	1	14.943
49	2	14.943
50	0	15.248
50	1	15.248
50	2	15.248
51	0	15.553
51	1	15.553
51	2	15.553
52	0	15.858
52	1	15.858
52	2	15.858
53	0	16.163
53	1	16.163
53	2	16.163
54	0	16.468
54	1	16.468
54	2	16.468
55	0	16.773
55	1	16.773
55	2	16.773
56	0	17.078
56	1	17.078
56	2	17.078
57	0	17.383
57	1	17.383
57	2	17.383
58	0	17.688
58	1	17.688
58	2	17.688
59	0	17.993
59	1	17.993
59	2	17.993
60	0	18.298
60	1	18.298
60	2	18.298
61	0	18.603
61	1	18.603
61	2	18.603
62	0	18.908
62	1	18.908
62	2	18.908
63	0	19.213
63	1	19.213
63	2	19.213
64	0	19.518
64	1	19.518
64	2	19.518
65	0	19.823
65	1	19.823
65	2	19.823
66	0	20.128
66	1	20.128
66	2	20.128
67	0	20.433
67	1	20.433
67	2	20.433
68	0	20.738
68	1	20.738
68	2	20.738
69	0	21.043
69	1	21.043
69	2	21.043
70	0	21.348
70	1	21.348
70	2	21.348
71	0	21.653
71	1	21.653
71	2	21.653
72	0	21.958
72	1	21.958
72	2	21.958
73	0	22.263
73	1	22.263
73	2	22.263
74	0	22.568
74	1	22.568
74	2	22.568
75	0	22.873
75	1	22.873
75	2	22.873
76	0	23.178
76	1	23.178
76	2	23.178
77	0	23.483
77	1	23.483
77	2	23.483
78	0	23.788
78	1	23.788
78	2	23.788
79	0	24.093
79	1	24.093
79	2	24.093
80	0	24.398
80	1	24.398
80	2	24.398
81	0	24.703
81	1	24.703
81	2	24.703
82	0	25.008
82	1	25.008
82	2	25.008
83	0	25.313
83	1	25.313
83	2	25.313
84	0	25.618
84	1	25.618
84	2	25.618
85	0	25.923
85	1	25.923
85	2	25.923
86	0	26.228
86	1	26.228
86	2	26.228
87	0	26.533
87	1	26.533
87	2	26.533
88	0	26.838
88	1	26.838
88	2	26.838
89	0	27.143
89	1	27.143
89	2	27.143
90	0	27.448
90	1	27.448
90	2	27.448
91	0	27.753
91	1	27.753
91	2	27.753
92	0	28.058
92	1	28.058
92	2	28.058
93	0	28.363
93	1	28.363
93	2	28.363
94	0	28.668
94	1	28.668
94	2	28.668
95	0	28.973
95	1	28.973
95	2	28.973
96	0	29.278
96	1	29.278
96	2	29.278
97	0	29.583
97	1	29.583
97	2	29.583
98	0	29.888
98	1	29.888
98	2	29.888
99	0	30.193
99	1	30.193
99	2	30.193
100	0	30.498
100	1	30.498
100	2	30.498



Form 1

OFFICE USE ONLY.

PLAN OF

SUBDIVISION OF LAND IN C.T.VOL.7042 FOL.129
AND PART OF C.T.VOL.6871 FOL.104

Mun./Shire/City SYDNEY

Town or Locality CHIPPENDALE

Parish ALEXANDRIA

County CUMBERLAND

Scale 30 feet to an inch

D.P.531788 1/2 (E)

Registered: 12/11/1968

C.A. 45/1968 of 25.11.1968

Title System: Torrens

Purpose: Subdivision

Ref. Map: Redfern Sheet 5*

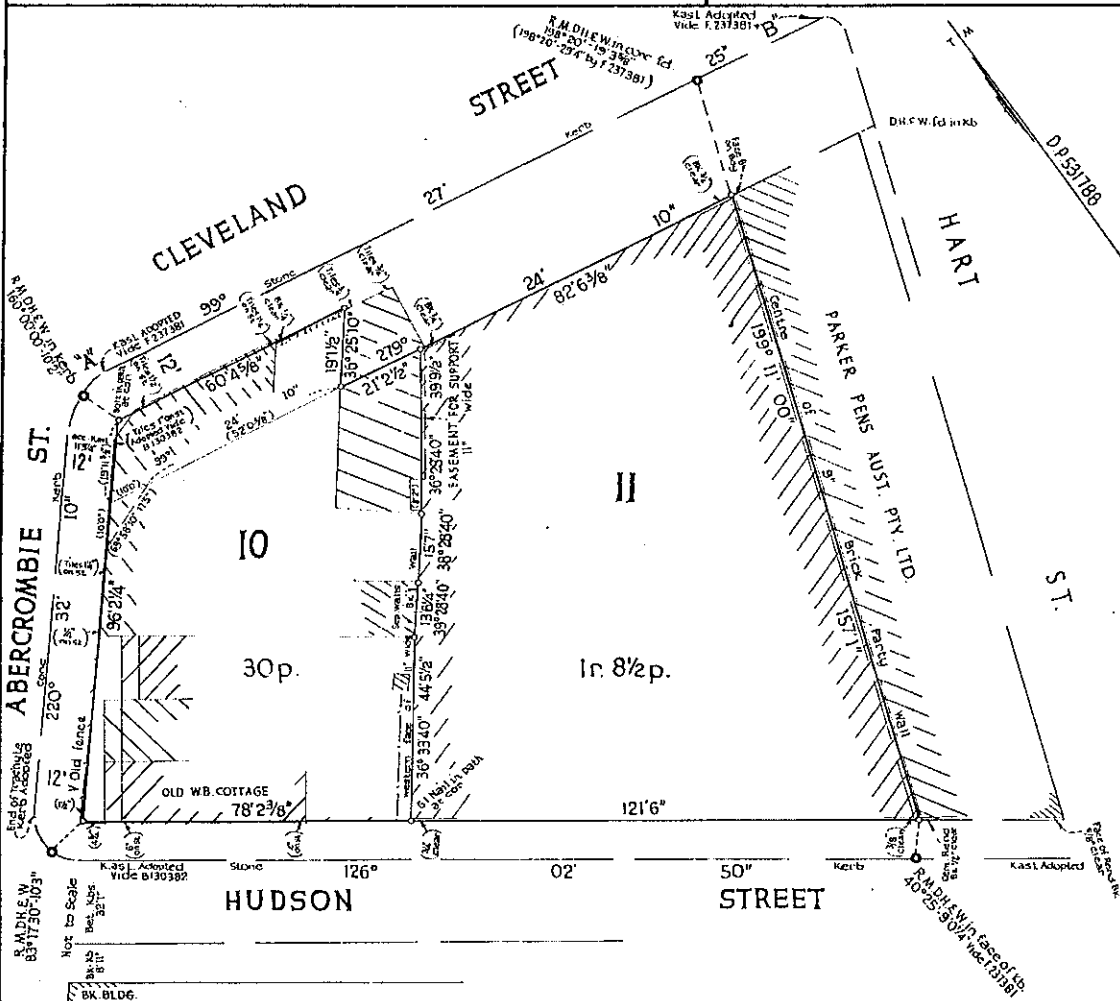
Last Plan: 1221 (L)

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 531788

FEET INCHES	METRES
0 1/4	0.006
0 3/8	0.010
0 1/2	0.013
0 5/8	0.016
0 3/4	0.019
1	0.025
1 1/4	0.032
1 1/2	0.038
1 3/4	0.043
2	0.051
2 1/4	0.061
2 1/2	0.069
2 3/4	0.079
3	0.091
3 1/4	0.102
3 1/2	0.112
3 3/4	0.121
4	0.128
4 1/4	0.137
4 1/2	0.146
4 3/4	0.155
5	0.163
5 1/4	0.173
5 1/2	0.180
5 3/4	0.188
6	0.198
6 1/4	0.208
6 1/2	0.216
6 3/4	0.224
7	0.238
7 1/4	0.250
7 1/2	0.259
7 3/4	0.268
8	0.283
8 1/4	0.294
8 1/2	0.303
8 3/4	0.312
9	0.320
9 1/4	0.330
9 1/2	0.338
9 3/4	0.347
10	0.354
10 1/4	0.364
10 1/2	0.372
10 3/4	0.381
11	0.390
11 1/4	0.400
11 1/2	0.408
11 3/4	0.417
12	0.427
12 1/4	0.437
12 1/2	0.444
12 3/4	0.452
13	0.461
13 1/4	0.471
13 1/2	0.478
13 3/4	0.487
14	0.496
14 1/4	0.506
14 1/2	0.513
14 3/4	0.521
15	0.530
15 1/4	0.540
15 1/2	0.547
15 3/4	0.556
16	0.564
16 1/4	0.574
16 1/2	0.581
16 3/4	0.590
17	0.598
17 1/4	0.608
17 1/2	0.615
17 3/4	0.624
18	0.632
18 1/4	0.642
18 1/2	0.649
18 3/4	0.658
19	0.666
19 1/4	0.676
19 1/2	0.683
19 3/4	0.692
20	0.700
20 1/4	0.710
20 1/2	0.717
20 3/4	0.726
21	0.734
21 1/4	0.744
21 1/2	0.751
21 3/4	0.760
22	0.768
22 1/4	0.778
22 1/2	0.785
22 3/4	0.794
23	0.802
23 1/4	0.812
23 1/2	0.819
23 3/4	0.828
24	0.836
24 1/4	0.846
24 1/2	0.853
24 3/4	0.862
25	0.870
25 1/4	0.880
25 1/2	0.887
25 3/4	0.896
26	0.904
26 1/4	0.914
26 1/2	0.921
26 3/4	0.930
27	0.938
27 1/4	0.948
27 1/2	0.955
27 3/4	0.964
28	0.972
28 1/4	0.982
28 1/2	0.989
28 3/4	0.998
29	1.006
29 1/4	1.016
29 1/2	1.023
29 3/4	1.032
30	1.040
30 1/4	1.050
30 1/2	1.057
30 3/4	1.066
31	1.074
31 1/4	1.084
31 1/2	1.091
31 3/4	1.100
32	1.108
32 1/4	1.118
32 1/2	1.125
32 3/4	1.134
33	1.142
33 1/4	1.152
33 1/2	1.159
33 3/4	1.168
34	1.176
34 1/4	1.186
34 1/2	1.193
34 3/4	1.202
35	1.210
35 1/4	1.220
35 1/2	1.227
35 3/4	1.236
36	1.244
36 1/4	1.254
36 1/2	1.261
36 3/4	1.270
37	1.278
37 1/4	1.288
37 1/2	1.295
37 3/4	1.304
38	1.312
38 1/4	1.322
38 1/2	1.329
38 3/4	1.338
39	1.346
39 1/4	1.356
39 1/2	1.363
39 3/4	1.372
40	1.380
40 1/4	1.390
40 1/2	1.397
40 3/4	1.406
41	1.414
41 1/4	1.424
41 1/2	1.431
41 3/4	1.440
42	1.448
42 1/4	1.458
42 1/2	1.465
42 3/4	1.474
43	1.482
43 1/4	1.492
43 1/2	1.499
43 3/4	1.508
44	1.516
44 1/4	1.526
44 1/2	1.533
44 3/4	1.542
45	1.550
45 1/4	1.560
45 1/2	1.567
45 3/4	1.576
46	1.584
46 1/4	1.594
46 1/2	1.601
46 3/4	1.610
47	1.618
47 1/4	1.628
47 1/2	1.635
47 3/4	1.644
48	1.652
48 1/4	1.662
48 1/2	1.669
48 3/4	1.678
49	1.686
49 1/4	1.696
49 1/2	1.703
49 3/4	1.712
50	1.720
50 1/4	1.730
50 1/2	1.737
50 3/4	1.746
51	1.754
51 1/4	1.764
51 1/2	1.771
51 3/4	1.780
52	1.788
52 1/4	1.798
52 1/2	1.805
52 3/4	1.814
53	1.822
53 1/4	1.832
53 1/2	1.839
53 3/4	1.848
54	1.856
54 1/4	1.866
54 1/2	1.873
54 3/4	1.882
55	1.890
55 1/4	1.900
55 1/2	1.907
55 3/4	1.916
56	1.924
56 1/4	1.934
56 1/2	1.941
56 3/4	1.950
57	1.958
57 1/4	1.968
57 1/2	1.975
57 3/4	1.984
58	1.992
58 1/4	2.002
58 1/2	2.009
58 3/4	2.018
59	2.026
59 1/4	2.036
59 1/2	2.043
59 3/4	2.052
60	2.060
60 1/4	2.070
60 1/2	2.077
60 3/4	2.086
61	2.094
61 1/4	2.104
61 1/2	2.111
61 3/4	2.120
62	2.128
62 1/4	2.138
62 1/2	2.145
62 3/4	2.154
63	2.162
63 1/4	2.172
63 1/2	2.179
63 3/4	2.188
64	2.196
64 1/4	2.206
64 1/2	2.213
64 3/4	2.222
65	2.230
65 1/4	2.240
65 1/2	2.247
65 3/4	2.256
66	2.264
66 1/4	2.274
66 1/2	2.281
66 3/4	2.290
67	2.298
67 1/4	2.308
67 1/2	2.315
67 3/4	2.324
68	2.332
68 1/4	2.342
68 1/2	2.349
68 3/4	2.358
69	2.366
69 1/4	2.376
69 1/2	2.383
69 3/4	2.392
70	2.400
70 1/4	2.410
70 1/2	2.417
70 3/4	2.426
71	2.434
71 1/4	2.444
71 1/2	2.451
71 3/4	2.460
72	2.468
72 1/4	2.478
72 1/2	2.485
72 3/4	2.494
73	2.502
73 1/4	2.512
73 1/2	2.519
73 3/4	2.528
74	2.536
74 1/4	2.546
74 1/2	2.553
74 3/4	2.562
75	2.570
75 1/4	2.580
75 1/2	2.587
75 3/4	2.596
76	2.604
76 1/4	2.614
76 1/2	2.621
76 3/4	2.630
77	2.638
77 1/4	2.648
77 1/2	2.655
77 3/4	2.664
78	2.672
78 1/4	2.682
78 1/2	2.689
78 3/4	2.698
79	2.706
79 1/4	2.716
79 1/2	2.723
79 3/4	2.732
80	2.740
80 1/4	2.750
80 1/2	2.757
80 3/4	2.766
81	2.774
81 1/4	2.784
81 1/2	2.791
81 3/4	2.800
82	2.808
82 1/4	2.818
82 1/2	2.825
82 3/4	2.834
83	2.842
83 1/4	2.852
83 1/2	2.859
83 3/4	2.868
84	2.876
84 1/4	2.886
84 1/2	2.893
84 3/4	2.902
85	2.910
85 1/4	2.920
85 1/2	2.927
85 3/4	2.936
86	2.944
86 1/4	2.954
86 1/2	2.961
86 3/4	2.970
87	2.978
87 1/4	2.988
87 1/2	2.995
87 3/4	3.004
88	3.012
88 1/4	3.022
88 1/2	3.029
88 3/4	3.038
89	3.046
89 1/4	3.056
89 1/2	3.063
89 3/4	3.072
90	3.080
90 1/4	3.090
90 1/2	3.097
90 3/4	3.106
91	3.114
91 1/4	3.124
91 1/2	3.131
91 3/4	3.140
92	3.148
92 1/4	3.158
92 1/2	3.165
92 3/4	3.174
93	3.182
93 1/4	3.192
93 1/2	3.199
93 3/4	3.208
94	3.216
94 1/4	3.226
94 1/2	3.233
94 3/4	3.242
95	3.250
95 1/4	3.260
95 1/2	3.267
95 3/4	3.276
96	3.284
96 1/4	3.294
96 1/2	3.301
96 3/4	3.310
97	3.318
97 1/4	3.328
97 1/2	3.335
97 3/4	3.344
98	3.352
98 1/4	3.362
98 1/2	3.369
98 3/4	3.378
99	3.386
99 1/4	3.396
99 1/2	3.403
99 3/4	3.412
100	3.420

AC RD P SQ M
- 30 758.8
- 1 8 1/2 1227



Signatures, Seals and Statements of intention to dedicate public roads or public reserves or create drainage reserves, easements or restrictions as to user.

It is intended to create, pursuant to Section 88B of the Conveyancing Act 1919-1964
Inst. filed as 1.252763
An easement for support

THE COMMON SEAL OF CHIPPENDALE TOWN COUNCIL
BY THE AUTHORITY OF THE COUNCIL
previously given and by the present
John Ian Moore and two of the Directors

John Ian Moore
John Ian Moore
John Ian Moore

I, William Lawrence Rein of Colwell, Jarcombe & Rein 129 Pitt St, Sydney
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that
the survey represented in this plan
is accurate and has been made by me (1) under my immediate supervision
in accordance with the Survey Practice Regulations, 1931, and was completed on
24.7.68
Datum Line of "A-B" Signature: W. L. Rein
Surveyor Registered under Surveyors Act, 1929, as amended.
*Strike out either (1) or (2). (Insert date of survey.

I hereby certify that— Town Council Clerk's Certificate.
(a) the requirements of the Local Government Act, 1919 (other than the require-
ments for the registration of plans), and
* (b) the requirements of section 348 of the Metropolitan Water, Sewerage, and
Drainage Act, 1924, as amended, (Hunter District Water, Sewerage, and
Drainage Act, 1938, as amended
have been complied with by the applicant in relation to the proposed Subdivision
Subdivision No. 45/1968 (Insert "new road" or "subdivision") set out herein.
Date: 25th July 1968
(Signature) [Signature] Town Council Clerk.
*This part of certificate to be deleted where the application is only for the
opening of a new road or where the land to be subdivided is wholly outside the areas
of operations of the Metropolitan Water Sewerage and Drainage Board and the
Hunter District Water Board.
Delete if inapplicable.

M.P.D.

SURVEYOR'S REFERENCE. No 134/68/D344

Y 0 0 2 A 7 A
WARNING: Plan Drawing only to appear in this space.
Amendment made to C.A. added in Reg Gen
Dept. 14-12-68.

Plan Form 1

PLAN OF

Subdivision of land in C.T. Vol. 7042 Fol. 129
and Part of C.T. Vol. 6871 Fol 104

Mun./Shire/City Sydney

Town or Locality Chippendale

Parish Alexandria

County Cumberland Scale 30 feet to an inch

D.P. 531788 2/2

Registered:  22-11-1968

C.A.:

Title System:

Purpose:

Ref. Map:

Last Plan:

OFFICE USE ONLY.

Annexure to accompany plan of survey, under my immediate supervision, dated 24th July 1968

WARNING. Plan Drawing only to appear in this space.

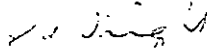
WARNING. Plan Drawing only to appear in this space.

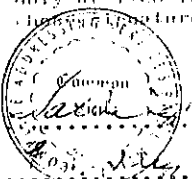
Signatures, Seals and Statements of intention to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to use.

WE MARY ELIZABETH CARROLL and CATHERINE MARGARET
HARRAHAN do hereby acknowledge as proprietors,



THE COMMON SEAL OF CREDITABLE ADVERTISING SERVICES
PTY. LIMITED was herewith duly affixed in the
presence of the Director whose signature is
set hereunder and of:


Secretary


Director

William Lawrence Rein of Calwell, Larcombe & Rein
of 129 Pitt St. Sydney.

a surveyor registered under the Surveyors Act, 1929, as amended,
hereby certify that the survey represented in this plan
is accurate and has been made
*by me (2) under my immediate supervision in accordance with
the Survey Practice Regulations, 1933, and was completed on
1-24-7-68.

Signature Wm L Rein
Surveyor Registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth.

*Strike out either (1) or (2). Insert date of survey.

Council Clerk's Certificate.

I hereby certify that—

- (a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
- * (b) the requirements of section 348 of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended, Hunter District Water, Sewerage, and Drainage Act, 1938, as amended,

have been complied with by the applicant in relation to the proposed
set out herein. (insert "new road" or "subdivision")

Subdivision No. 45/1968

Date 25th July 1968

(Signature)..... Council Clerk.

*This part of certificate to be deleted where the application is only
for the opening of a new road or where the land to be subdivided is
wholly outside the areas of operations of the Metropolitan Water
Sewerage and Drainage Board and the Hunter District Water Board.
Delete if inapplicable.

M.P.D.

SURVEYOR'S REFERENCE. 134/68/D344

LegalStream Australia Pty Ltd

ABN: 80 002 801 498
Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA * DX654, SYDNEY
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved
LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/9/2008 9:41PM

FOLIO: 1/449699

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7042 FOL 130

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/1/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/5/1997		AMENDMENT: LOCAL GOVT AREA	
8/5/2003	9577498	DEPARTMENTAL DEALING	
24/2/2004	AA443670	CAVEAT	
23/7/2007	AD271089	WITHDRAWAL OF CAVEAT	
22/11/2007	AD585093	CAVEAT	

*** END OF SEARCH ***

derrien

PRINTED ON 1/9/2008

LegalStream Australia Pty Ltd

ABN: 80 002 801 498
Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA * DX654, SYDNEY
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved
LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/449699

SEARCH DATE	TIME	EDITION NO	DATE
1/9/2008	9:41 PM	-	-

VOL 7042 FOL 130 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 449699
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP449699

FIRST SCHEDULE

GRAHAM JOHN BURSILL

(T X971809)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 W629696 MORTGAGE TO BANK OF NEW ZEALAND
- * 3 AD585093 CAVEAT BY HUDSON SQUARE PTY LIMITED

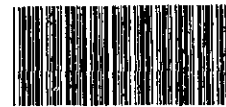
NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

derrien

PRINTED ON 1/9/2008



10961-174

Application No. 13952
Prior Titles Volume 6871 Folio 104
Volume 7042 Folio 129

Vol. **10961** Fol. **174**

ID

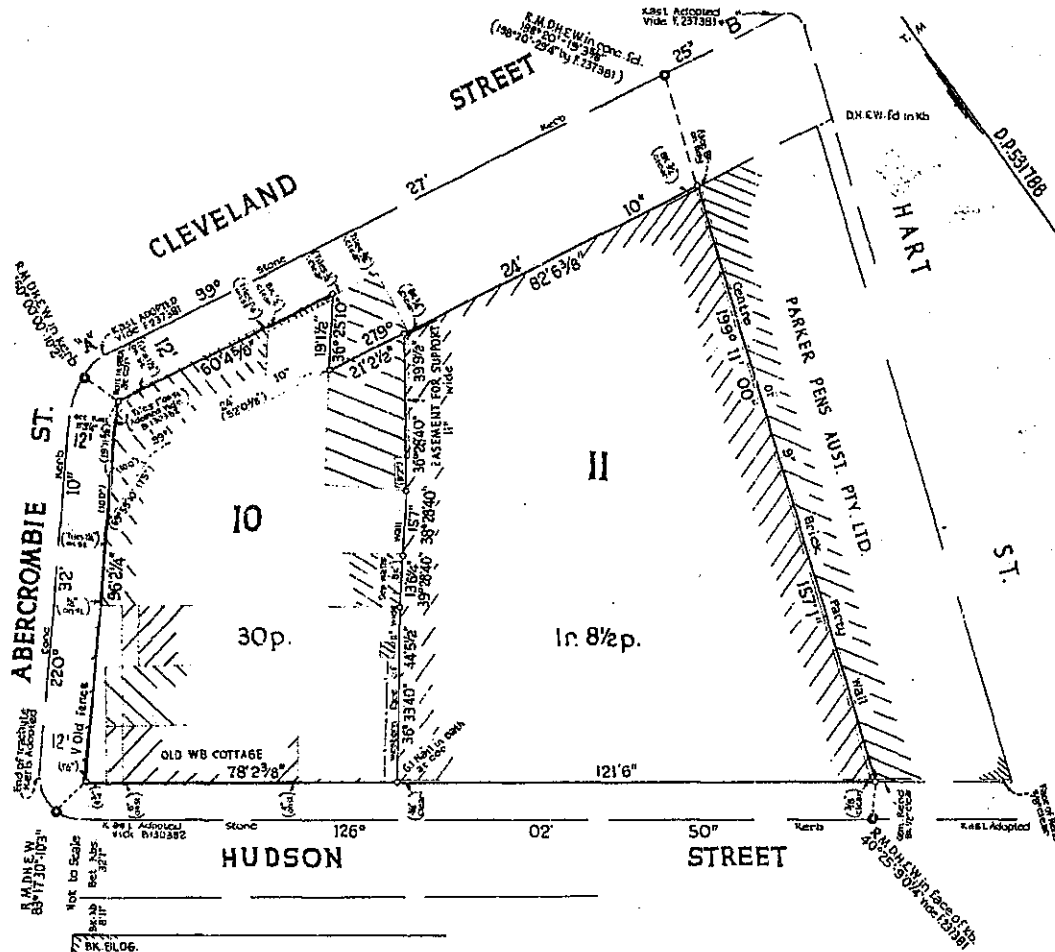
Edition issued 9-1-1969.

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

CANCELLED

Registrar General.

SEE AUTO FOLIOPLAN SHOWING LOCATION OF LANDESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 11 in Deposited Plan 531788 at Chippendale in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULECHIPPENDALE ESTATE PTY. LIMITED.SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Lease No. K404418 to Parker Eversharp (Australia) Pty. Limited of the part of the land within described shown edged red on plan annexed to Lease No. K404418 Entered 15-9-1966. Expiry 31-8-1971.
3. Lease No. K538964 to Complete Addressing Services Pty. Limited of the ground floor of premises erected on the land shown on plan annexed to Lease No. K538964 Entered 2-3-1967. Expiry 6-7-1971.
4. Easement for Support affecting the part of the land above described 11 inches wide shown in the plan hereon created by the registration of Deposited Plan 531788 See L252763.

J. J. J. J.
Registrar General

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

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

B29

/Req: B458886

/Doc: CT 10961-174

/Prt: 28-Aug-2008


PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING

EH
(53)

LEON

(Page 1) Vol. **10961** Fol. **174**

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
<i>Quail Spentagon Pty Limited by Transfer W629695. Registered 12-1-1987</i>					
CANCELLED					
SEE AUTO FOLIO					

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
<i>Lease</i>	<i>M423351</i>	<i>23-12-1976</i>	<i>off being the ground floor of the premises situated in the plan annexed to the lease No. K538964 to Parker Pty Limited.</i>	<i>16-7-1977</i>	<i>James</i>	<i>Expired 10-10-1977</i>
<i>Lease</i>	<i>M401296</i>	<i>21-6-1971</i>	<i>of part of the land with the described plan, together with the premises being part of the ground floor shown on plan annexed to Lease K538964 and edged red, together with part of the land shown on plan marked A annexed to Lease K404118 to Parker Pty Limited (Australia) Pty Limited.</i>	<i>31-8-1971</i>	<i>James</i>	<i>Expired 10-10-1977</i>
<i>Lease</i>	<i>0353449</i>		<i>of premises being part of the ground floor shown on plan annexed to Lease K538964 and edged red, together with part of the land shown on plan marked A annexed to Lease K404118 to Parker Pty Limited (Australia) Pty Limited.</i>			
			<i>to Parker Pty Limited (Australia) Pty Limited.</i>	<i>10-10-1977</i>	<i>James</i>	<i>Expired 17-12-1982</i>
<i>Lease</i>	<i>1262241</i>		<i>Lease to Parker Pty Limited of premises being the ground floor of premises erected on the land shown on plan annexed to Lease No. K538964 and land shown on plan annexed to Lease No. K404118, together with and reserving right of way.</i>			
<i>Lease</i>	<i>W347251</i>		<i>Expiry 30-6-1982. Registered 17-12-1982.</i>			
<i>Lease</i>	<i>W5629696</i>		<i>to Bank of New Zealand. Registered 12-1-1987.</i>			

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

LegalStream Australia Pty Ltd

ABN: 80 002 801 498
Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA * DX654, SYDNEY
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved
LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/9/2008 9:41PM

FOLIO: 11/531788

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10961 FOL 174

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
4/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/12/1988	X971809	TRANSFER	EDITION 1
20/1/1995	U811097	REQUEST	
26/5/1997		AMENDMENT: LOCAL GOVT AREA	
8/5/2003	9577498	DEPARTMENTAL DEALING	
24/2/2004	AA443670	CAVEAT	
23/7/2007	AD271089	WITHDRAWAL OF CAVEAT	
22/11/2007	AD585093	CAVEAT	

*** END OF SEARCH ***

derrien

PRINTED ON 1/9/2008

LegalStream Australia Pty Ltd

ABN: 80 002 801 498
Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA * DX654, SYDNEY
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved
LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 11/531788

SEARCH DATE	TIME	EDITION NO	DATE
1/9/2008	9:41 PM	1	15/12/1988

LAND

LOT 11 IN DEPOSITED PLAN 531788
AT CHIPPENDALE
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP531788

FIRST SCHEDULE

GRAHAM JOHN BURSILL

(T X971809)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 W629696 MORTGAGE TO BANK OF NEW ZEALAND
- * 3 AD585093 CAVEAT BY HUDSON SQUARE PTY LIMITED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

derrien

PRINTED ON 1/9/2008

NEW SOUTH WALES

REGISTRATION OF TITLE
PROPERTY ACT, 1900, as amended.



1096173

Application No. 13952
Prior Title Volume 6871 Folio 104
104

Vol. **10961** Fol. **173**

Edition issued 9-1-1969.



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.

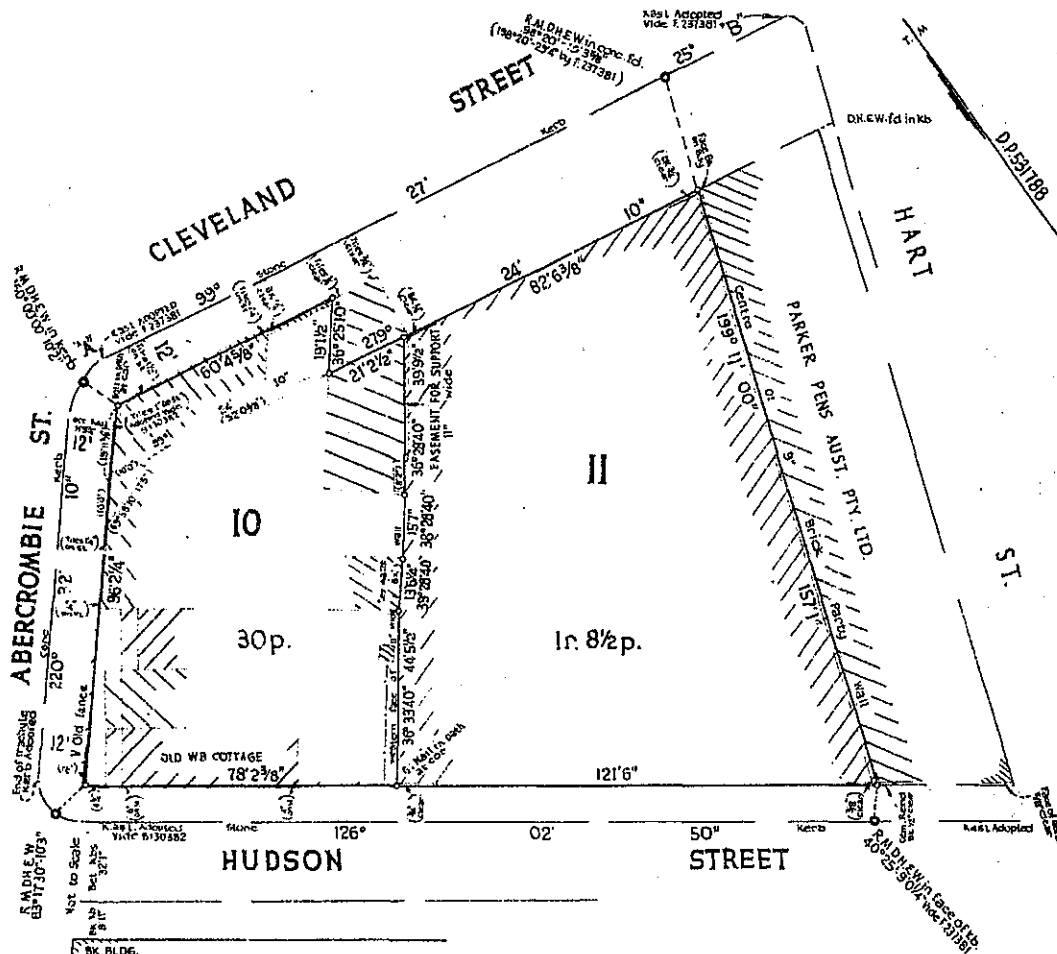
Witness *M. J. Flint*

CANCELLED

Registrar General.



PLAN SHOWING LOCATION OF LAND SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 10 in Deposited Plan 531788 at Chippendale in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE

~~CHIPPENDALE ESTATE PTY. LIMITED,~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for support appurtenant to the land above described created by the registration of Deposited Plan 531788. See L252763.

Lawson
Registrar General

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

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

B29

/Req: B458885
/Doc: CT 10961-173
/Prt: 28-Aug-2008

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING

EREON

10961 Vol. 173
(Page 1) Vol.

LegalStream Australia Pty Ltd

ABN: 80 002 801 498
Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA * DX654, SYDNEY
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved
LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/9/2008 9:54PM

FOLIO: 10/531788

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10961 FOL 173

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/11/1992	DP826153	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

derrien

PRINTED ON 1/9/2008

LegalStream Australia Pty Ltd

ABN: 80 002 801 498
Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA * DX654, SYDNEY
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved
LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/9/2008 9:41PM

FOLIO: 50/826153

First Title(s): OLD SYSTEM

Prior Title(s): 10/531788

Recorded	Number	Type of Instrument	C.T. Issue
4/11/1992	DP826153	DEPOSITED PLAN	FOLIO CREATED
		<i>SALE (S) ROADS + TRAFFIC ADVANTAGE</i>	EDITION 1
22/6/1993	I427172	TRANSFER	EDITION 2
20/1/1995	U811097	REQUEST	
20/1/1995	U811098	TRANSFER	EDITION 3
4/9/1997		AMENDMENT: LOCAL GOVT AREA	
8/5/2003	9577498	DEPARTMENTAL DEALING	
24/2/2004	AA443670	CAVEAT	
23/7/2007	AD271089	WITHDRAWAL OF CAVEAT	
22/11/2007	AD585093	CAVEAT	

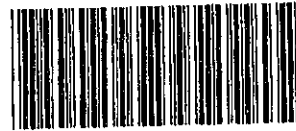
*** END OF SEARCH ***

derrien

PRINTED ON 1/9/2008

TRANSFER

Real Property Act, 1900



427172 L



B

OFFICE OF STATE REVENUE
1992/93 **S23**
DULY STAMPED
1ST REG. NO. 0015/4015

Office of State Revenue use only

010309



(A) LAND TRANSFERRED

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

Folio Identifier 50/826153

BY

L.T.O. Box

28A

Name, Address or DX and Telephone

Phone: 233-1011
DX 340.

Fax: 233-1011
L.T.O. Delivery only

REFERENCE (max. 15 characters): DWYER - BURSILL.

FOR

ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES

gives receipt of the consideration of \$270,000.00

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

the following ENCUMBRANCES

1.

2.

3.

(F) TRANSFEREE

T

SAMUEL WILLIAM BURSILL

as joint tenants/tenants in common

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

DATE 15th June 1993

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

Signature of Witness

WARREN JOHN FOX

Name of Witness (BLOCK LETTERS)

260 ELIZABETH ST. SURRY HILLS 2010.

Address of Witness

Signature of Transferor

EXECUTED PURSUANT TO DELEGATION
BOOK 4008 No. 809

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 Transferee

RICHARD E. YEO, SOLICITOR, SYDNEY

LegalStream Australia Pty Ltd

ABN: 80 002 801 498
Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA * DX654, SYDNEY
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved
LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 50/826153

SEARCH DATE	TIME	EDITION NO	DATE
1/9/2008	9:41 PM	3	20/1/1995

LAND

LOT 50 IN DEPOSITED PLAN 826153
AT CHIPPENDALE
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP826153

FIRST SCHEDULE

GRAHAM JOHN BURSILL

(T U811098)

SECOND SCHEDULE (1 NOTIFICATION)

* 1 AD585093 CAVEAT BY HUDSON SQUARE PTY LIMITED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

derrien

PRINTED ON 1/9/2008

LegalStream Australia Pty Ltd

ABN: 80 002 801 498
Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA * DX654, SYDNEY
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved
LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/9/2008 9:41PM

FOLIO: 51/826153

First Title(s): OLD SYSTEM

Prior Title(s): 10/531788

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
4/11/1992	DP826153	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
4/9/1997		AMENDMENT: LOCAL GOVT AREA	
8/5/2003	9577498	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

derrien

PRINTED ON 1/9/2008

LegalStream Australia Pty Ltd

ABN: 80 002 801 498

Level 15, 115 Pitt Street, SYDNEY NSW 2000, AUSTRALIA * DX654, SYDNEY
Tel: (02) 9231 0122 Fax: (02) 9233 6411 www.legalstream.com.au

An Approved
LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 51/826153

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
1/9/2008	9:41 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 51 IN DEPOSITED PLAN 826153

AT CHIPPENDALE

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP826153

FIRST SCHEDULE

ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES

SECOND SCHEDULE (1 NOTIFICATION)

* 1 DP531788 EASEMENT FOR SUPPORT APPURTENANT TO THE LAND ABOVE
DESCRIBED

NOTATIONS

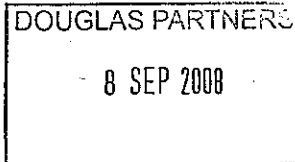
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

derrien

PRINTED ON 1/9/2008

Our Ref: D08/086742
Your Ref: Jessica Derrien



5 September 2008

Attention: Ms Derrien
Douglas Partners Pty Ltd
PO Box 472
West Ryde NSW 1685

Dear Ms Derrien

RE SITE: Cnr of Cleveland, Abercrombie, Hart & Hudson St Chippendale NSW 2008.

I refer to your search request of 2nd September 2008 requesting information on licences to Keep Dangerous Goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover has not located any records pertaining to the above-mentioned premises.

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



Brent Jones
Senior Licenceing Officer
Dangerous Goods

WorkCover. **Watching out for you.**

City of Sydney

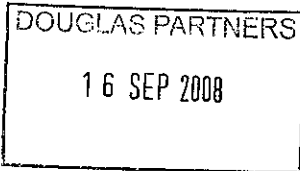
ABN 22 636 550 790

GPO Box 1591 Sydney NSW 2001 Australia

Town Hall House 456 Kent Street Sydney NSW 2000 Australia

Phone +61 2 9265 9333 Fax +61 2 9265 9222 TTY +61 2 9265 9276

council@cityofsydney.nsw.gov.au www.cityofsydney.nsw.gov.au



DOUGLAS PARTNERS PTY LTD
96 HERMITAGE RD
WEST RYDE NSW 2114

PLANNING CERTIFICATE

Under Section 149 of the Environmental Planning and Assessment Act, 1979

Applicant:	DOUGLAS PARTNERS PTY LTD
Applicant's reference:	45784
Address of property:	157-163 Cleveland Street , REDFERN NSW 2016
Owner (as per last valuation):	Mr Graham John Bursill
Description of land:	Lot 1 DP 449699, Lot 50 DP 826153, Lot 11 DP 531788
Area:	3348.0m2
Certificate No.:	2008306001
Certificate Date:	9/09/08
Receipt No:	3006958
Fee:	\$40.00
Paid:	9/09/08

Title information, description, dimensions and area of land are provided from data supplied by the Valuer General and shown where available.

Issuing Officer *H-C*
per **Monica Barone**
Chief Executive Officer

CERTIFICATE ENQUIRIES:

Ph: 9265 9333
Fax: 9265 9415

**PLANNING CERTIFICATE UNDER SECTION 149 (2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT, 1979**

**MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 -
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION, 2000, CLAUSES (1) - (2).**

DEVELOPMENT CONTROLS

The following information must be read in conjunction with and subject to all other provisions of the environmental planning instruments specified in this certificate. In addition to the controls listed below clause 29 of the Environmental Planning And Assessment (Savings And Transitional) Regulation 1998 sets out further circumstances where development consent will be required for particular development. These circumstances may include development that does not require development consent under the controls listed below. A copy of clause 29 is attached.

ZONING

Zoned Business Zone – Mixed Use - State Environmental Planning Policy (Major Projects) 2005 (Amendment 7)

Clause 10

- (2) Development for any of the following purposes is prohibited on land within the Business Zone- Mixed Use:
Bulky goods premises; depots; dual occupancies; dwelling house; hazardous industries; hazardous storage establishments; heavy industries; home occupations (sex services); industries; light industries; offensive industries; offensive storage establishments; restricted premises; sex services premises; transport depots; truck depots; vehicle body repair workshops; warehouses or distribution centres
- (3) Except as otherwise provided by this Policy, development is permitted with consent on land within the Business Zone – Mixed Use unless it is prohibited by Subclause (2).

Clause 17 Exempt development

The following development is exempt development if it is carried out on land Within the Redfern – Waterloo Authority Sites, is of minimal environmental impact and complies with the criteria set out in the guidelines prepared by the Redfern – Waterloo Authority (and Approved by the Minister and made publicly available) for the purposes of this clause:

- (a) The temporary use of the land for community events that are open to the general public, including public gatherings, ceremonies, sporting events or outdoor exhibitions,
- (b) The erection and use of temporary structures, having minimal visual impact, for the purposes of, or in connection with, any such community event,
- (c) The erection and use of outdoor seating, tables and similar furniture located in the public domain and associated with cafes, restaurants, bars and other similar development,
- (d) The erection and use of public furniture, planter boxes, lighting, bus shelters, public telephone booths or post boxes, or the carrying out of street planing, footpath widening and related road works, undertaken by a public authority,
- (e) The erection and use of public furniture and the carrying out of landscaping associated with existing public recreation areas, such as the erection of shade structures, tables seats, children's play equipment, barbeques and toilets,

- (f) Development for the purposes of real estate signs,
- (g) The erection of a flagpole, if the maximum height of the flagpole is not more than 6 metres above existing ground level,
- (h) Erection of a side or rear boundary fence located behind the front wall of a building, if the fence does not exceed 1.8 metres in height and is not of masonry construction,
- (i) The use of premises for home business.

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

City of Sydney Signage and Advertising Structures Development Control Plan 2005 (commenced 28.03.2005) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown in Figure 1 within the DCP.

City of Sydney Visitor and Tourist Accommodation Development Control Plan 2006 (commenced 24.03.2006) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown in Figure 1 within the DCP.

City of Sydney Telecommunications and Radiocommunications Development Control Plan 2006 (commenced 14.08.2006) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown below in Figure 1 within the DCP.

City of Sydney Late Night Trading Premises Development Control Plan 2007 (commenced 01.01.2008) – This DCP applies to all land within the City of Sydney Local Government Area, the boundaries of which may change from time to time. An indicative map of the City of Sydney is shown in Figure 1 within the DCP.

HERITAGE

South Sydney Heritage Conservation Area

This property is located within a heritage conservation area under South Sydney Local Environmental Plan 1998.

State Heritage Register (Amendment To Heritage Act, 1977 Gazetted 2/4/99)

This property may be identified as being of state heritage significance, and entered on the State Heritage Register.

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on (02) 9873 8500 for an application form or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING CONTROLS

Clause 29 of the Environmental Planning and Assessment (Savings And Transitional) Regulation 1998 affects the provisions of certain state environmental planning policies and how they apply to the land. A copy of clause 29 is attached and should be read in conjunction with the State Environmental Planning Policies listed. Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au.

State Environmental Planning Policy No. 1 – Development Standards

This policy makes development standards more flexible. It allows Council to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No. 4 – Development without Consent and Miscellaneous Complying Development

This policy allows relatively simple or minor changes of land or building use and certain types of development by public authorities without the need for formal development applications. The types of development covered are outlined in the policy.

State Environmental Planning Policy No. 6 – Number of Storeys in a Building

This policy sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No. 10 – Retention of Low-Cost Accommodation

This policy aims to provide a mechanism for the retention of low-cost rental accommodation. The policy establishes criteria for determining a low-cost rental residential building (including boarding houses, hostels and low rental residential flat buildings), matters for Council consideration and requirements for development proposed under the policy.

State Environmental Planning Policy No. 19 – Bushland in Urban Areas

This is a policy to protect and preserve bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. This policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

State Environmental Planning Policy No. 22 – Shops and Commercial Premises

This policy allows, with the consent of Council, a change of use from a shop to another kind of shop or commercial premises, where the new use is prohibited under an environmental planning instrument.

State Environmental Planning Policy No. 32 – Urban Consolidation

This policy implements the principles of urban consolidation, including the orderly, economic use and development of land. The policy enables urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development.

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

This policy aims to amend the definitions of hazardous and offensive industries; to render ineffective any environmental planning instruments not defining hazardous or offensive as per this policy; to control development of hazardous and offensive industries.

State Environmental Planning Policy No. 34 – Major Employment Generating Industrial Development

This policy aims to promote and coordinate orderly and economic use of development land and facilitate certain types of major employment generating industrial development of state significance.

State Environmental Planning Policy No. 37 – Continued Mines and Extractive Industries

This policy aims to provide for certain existing mines and extractive industries to continue to operate subject to conditions during the three month registration period and the two year moratorium period.

State Environmental Planning Policy No. 55 – Managing Land Contamination

This policy provides planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

State Environmental Planning Policy No. 64 – Advertising and Signage

This policy aims to ensure that signage (including advertising):
Is compatible with the desired amenity and visual character of an area, and
Provides effective communications in suitable locations, and
Is of a high quality design and finish.

To this end the policy regulates signage (but not content) under Part 4 of the Act and provides limited time consents for the display of certain advertisements. The policy does not apply to signage that is exempt development under an environmental planning instrument. It does apply to all signage that can be displayed with or without consent and is visible from any public place or reserve, except as provided by the policy.

This policy should be read in conjunction with the Sydney Local Environmental Plan 2005, the City of Sydney Signage and Advertising Structures Development Control Plan 2003 and State Environmental Planning Policy No. 60 where these apply.

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings

This policy aims to improve the design quality of flats of three or more storeys with four or more self contained dwellings. The policy sets out a series of design principles for local councils to consider when assessing development proposals for residential flat development. The policy also creates a role for an independent design review panel and requires the involvement of a qualified designer in the design and approval process.

State Environmental Planning Policy (Seniors Living) 2004

This Policy does not apply to land described in Schedule 1 (Environmentally sensitive land), or land that is zoned for industrial purposes, or land to which an interim heritage order made under the *Heritage Act 1997* by the Minister administering that Act applies, or land to which a listing on the State Heritage Register kept under the *Heritage Act 1997* applies.

The Policy aims to encourage the provision of housing (including residential care facilities) that will increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and make efficient use of existing infrastructure and services, and be of good design.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Aims to ensure consistency in the implementation of the BASIX scheme throughout the State. This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.

State Environmental Planning Policy (Major Projects) 2005

This Policy aims to identify development of economic, social or environmental significance to the State or regions of the State so as to provide a consistent and comprehensive assessment and decision making process for that development.

NB: This SEPP also contains exempt & complying provisions

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

This Policy aims to ensure that suitable provision is made for ensuring the safety of persons using temporary structures or places of public entertainment.

State Environmental Planning Policy (Infrastructure) 2007

This Policy aims to facilitate the effective delivery of infrastructure across the state.

NB: This SEPP also contains exempt & complying provisions

DRAFT State Environmental Planning Policy No. 66 – Integrating Land Use and Transport

Aims to ensure that urban structure, building forms, land use locations, development designs, subdivision and street layouts help achieve planning objectives such as improved accessibility to housing, employment and services by walking, cycling and public transport.

DRAFT State Environmental Planning Policy (Application of Development Standards) 2004 (proposed to replace SEPP No.1)

Aims to provide an appropriate degree of flexibility in the application to particular development of a development standard specified in or under an environmental planning instrument, and to achieve better outcomes for and from development in the circumstances addressed in this Policy, and to promote good strategic planning practice by incorporating provisions allowing flexibility in local environmental plans.

REGIONAL PLANNING CONTROLS

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

This plan applies to land within the Sydney Harbour Catchment, as shown edged heavy black on the Sydney Harbour Catchment Map, being part of the Sydney Region declared by order published in Gazette No 38 of 7 April 1989 at page 1841.

This plan has the following aims with respect to the Sydney Harbour Catchment: to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected and maintained: as outstanding natural asset, and as a public asset of national and heritage significance, for existing and future generations; to ensure a healthy, sustainable environment on land and water; to achieve a high quality urban environment; to ensure a prosperous working waterfront and an effective transport corridor, to encourage a culturally rich and vibrant place for people; to ensure accessibility to and along Sydney Harbour and its foreshores; to ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity, to provide a consolidated, simplified and updated legislative framework for future planning.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 -
E. P. & A. REGULATION, 2000. CLAUSES (3) - (10)**

(3) Any development, or class of development, that is State Significant Development by virtue of a declaration that has been made by the Minister under section 76A(7)(b) of the Act and that applies to the land.

This item has been omitted from planning certificates vide Government Gazette No. 96 of 29/7/05.

(4) Coastal Protection Act, 1979

The council has not been notified by the department of public works that the land is affected by the operation of section 38 or 39 of the coastal protection act, 1979.

(5) Mine Subsidence District

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the mine subsidence compensation act, 1961.

(6) Road Widening and/or Road Realignment affected by (a) Division 2 of Part 3 of the Roads act 1993 or (c) any resolution of council or other authority.

This land **is not** affected by road widening and/or road realignment under section 25 of the Roads Act, 1993 and/or resolution of Council or any other authority.

(6) Road Widening and/or Road Realignment Affected by (b) any environmental planning instrument.

This land **is not** affected by any road widening or road realignment under any planning instrument.

(7) Council and other public authorities policies on hazard risk restrictions.

- (a) The land **is not** affected by a policy adopted by the Council that that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk; and
- (b) The land **is not** affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to on planning certificate issued by Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

(7A) Flood related development controls information.

The development on this land or part of this land is not subject to flood related development controls.

(8) Land reserved for acquisition

No environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

(9) Contribution plans

The following Contributions Plans apply to properties within the City of Sydney local government area. Contributions plans marked **YES** may apply to this property:

▪ Central Sydney Contributions (Amendment) Plan 2002 – in operation 16 th June 2003	NO
▪ Ultimo Pyrmont Section 94 Contributions Plan (approved C.S.P.C 15 th December 1994 and Council 19 th December 1994)	NO
▪ City of Sydney Development Contributions Plan 2006 – in operation 7 th April 2007	NO
▪ Redfern Waterloo Authority Contributions Plan 2006 – in operation 16 th May 2007	YES
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16 th May 2007	

(10) Matters arising under the Contaminated Land Management Act 1997

(a) The land to which the certificate relates **is not** within land declared to be an **investigation area** or **remediation site** under Part 3 of the Contaminated Land Management Act 1997.

(b) The land to which the certificate relates **is not** subject to an **investigation order** or a **remediation order** within the meaning of the Contamination Land Management Act 1997.

(c) The land to which the certificate relates **is not** the subject of a voluntary investigation proposal (or voluntary remediation proposal) the subject of the Environmental Protection Authority's agreement under section 19 or 26 of the Contaminated Land Management Act 1997.

(d) At the date of issue of this section 149 certificate, Council **has not** identified that a site audit statement has been received in respect of the land the subject of the certificate. Council is in the process of reviewing systems for the purpose of identifying whether a site audit statement has been received in respect of this land. Parties should make specific requisitions in relation to contamination to the owner of the land.

(11) Bush fire prone land

The land has not been identified as Bush fire prone land.

(12) Property vegetation plans

Not Applicable

(13) Orders under Trees (Disputes Between Neighbours) Act 2006

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

(14) Directions under Part 3A

Not Applicable.

PLANNING CERTIFICATE SECTION 149(2) INFORMATION:

Information provided in accordance with planning certificate section 149 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

For information regarding outstanding notices and orders a CERTIFICATE FOR OUTSTANDING NOTICES OF INTENTION AND/OR AN ORDER UNDER SECTION 735A OF THE LOCAL GOVERNMENT ACT, 1993 AND SECTION 121ZP OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 may be applied for at Sydney City Council.

Planning certificate section 149 (2), local planning controls are available for inspection at the following Council locations:

General Enquiries:

Telephone: 02 9265 9333

Facsimile: 02 9265 9415

Town Hall House

Level 2,

Town Hall House,

456 Kent Street,

Sydney.

8am – 6pm, Monday - Friday

Neighbourhood Service Centre Glebe Town Hall

Glebe Town Hall,

160 St. Johns Road,

Glebe

8.30am – 5.30pm, Monday - Friday

Neighbourhood Service Centre Kings Cross

50 Darlinghurst Road,

Potts Point

9am – 5pm, Monday – Friday

9am – 12pm, Saturday

Neighbourhood Service Centre Redfern

158 Redfern Street

Redfern

9am-5pm Monday – Friday

9am – 12 Noon Saturday

State planning controls are available for inspection at the following locations:

Sydney Harbour Foreshore Authority (former Sydney Cove Authority and Darling Harbour Authority),
Level 6,
66 Harrington Street,
The Rocks.

Department of Planning Information Centre
20 Lee Street,
Henry Dean Plaza,
Sydney NSW 2000

Where planning certificate section 149 (5) matters are supplied, complete details are available by writing to:

*Chief Executive Officer,
City of Sydney,
G.P.O. Box 1591,
Sydney, NSW 2000*

End of Document

ENVIRONMENTAL PLANNING AND ASSESSMENT (SAVINGS AND TRANSITIONAL) REGULATION 1998 - SECT 29

Certain activities require development consent under amended EP&A Act 1979

29 Certain activities require development consent under amended EP&A Act 1979

(1) This clause applies to development consisting of:

(a) a prescribed activity proposed to be carried out within the area of a council, or
(b) the subdivision of land within the area of a council, including development proposed to be carried out in connection with an existing use, but not including development referred to in subclause (2).

(2) This clause does not apply to development of the kind referred to in subclause (1) that consists of:

(a) any activity that, immediately before the appointed day, was specified in item 6 of Part A of the Table to section 68 of the unamended LG Act 1993 (relating to the use and occupation of uncompleted buildings), or

(b) any prescribed activity (other than an activity referred to in paragraph (a)) that, immediately before the appointed day, was exempted, excluded or suspended from the requirement for approval under the unamended LG Act 1993:

(i) by the *Local Government (Approvals) Regulation 1993*, as in force immediately before the appointed day, or

(ii) by a local approvals policy in force under the unamended LG Act 1993 (being a local approvals policy that is still in force at the time the development application for development consent is made), or

(iii) by or under the provisions of any Act, including the provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979, or

(c) any subdivision of land that, immediately before the appointed day, was exempted from the requirements for approval under the repealed LG Act 1919 by or under the provisions of that or any other Act, including the provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979, or

(d) any development:

(i) carried out by the Crown, or

(ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work, being development that, immediately before the appointed day, constituted an activity within the meaning of Part 5 of the unamended EP&A Act 1979,

(d1) any development consisting of the demolition of a building or work:

(i) carried out by the Crown, or

(ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work,

(d2) any development consisting of subdivision:

(i) carried out by the Crown, or

- (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work,
- (d3) any non-structural alterations to a building:
- (i) carried out by the Crown, or
- (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work,
- (e) any prohibited development, or
- (f) (repealed)
- (g) any activity within the meaning of Part 5 of the Act:
- (i) in respect of which an application for approval to a determining authority within the meaning of that Part has been made, but not finally determined, immediately before the appointed day, or
- (ii) which was approved by a determining authority within the meaning of that Part before the appointed day and that commences pursuant to that approval not later than 3 years after the appointed day.
- (3) Development to which this clause applies may not be carried out except with development consent.
- (4) Development consent may not be granted in relation to development for a prescribed activity that involves the erection of a building unless the requirements of Division 4 of Part 1 of Chapter 7 of the unamended LG Act 1993 have been complied with.
- (5) The requirements relating to the notification of proposed development under the amended EP&A Act 1979 (including any requirements applied by clause 32 (1)) do not apply to a development application for development for which the requirements referred to in subclause (4) are required to be complied with.
- (6) Subclauses (4) and (5) apply only if a local approvals policy (being a local approvals policy with respect to the notification of applications for approvals) is in force under the unamended LG Act 1993 at the time the development application for development consent is made.
- (7) This clause has effect:
- (a) despite the existing provisions of an existing EPI, and
- (b) despite any rezoning of land (whether effected by existing or new provisions of an existing EPI or otherwise),
- but is otherwise subject to the provisions of any new EPI and to any new provisions of an existing EPI.
- (7A) Nothing in this clause requires development consent to be obtained for any development for which development consent is required to be obtained otherwise than by operation of this clause.
- (8) The consent authority for the purposes of development to which this clause applies is the council unless, by or under the Act, some other person is the consent authority for the purposes of that development.
- (9) Despite Part 9 of the amended EP&A Regulation 1994, the fee for an application to carry out development of the kind to which this clause applies, being the erection of a building within the meaning of the unamended LG Act 1993, is the fee determined in accordance with an order under clause 33.
- (11) This clause ceases to have effect on 1 July 2001.

EXPLANATORY NOTES FOR A SECTION 149 CERTIFICATE

These notes provide further explanation of the information provided within each sub-section of the certificate and whom to contact should you require further assistance. They do not legally form part of the certificate.

Planning certificate under Section 149(2) of the EP&A Act, 1979

Zoning

Zoning controls are used to regulate permissible and prohibited land uses within different localities of a local council area. The title of the zone applicable to the subject property is provided within this section of the certificate and the details of permissible land uses are either listed below the title or attached as Annexure A.

Local Planning Controls

Under the NSW planning system are three tiers of planning controls – State, Regional and Local. Local Planning Controls are those controls administered by a local council and are generally known as Local Environmental Plans and Development Control plans. These planning controls regulate issues such as property zoning, building height, development density, heritage, privacy, energy efficiency and urban design issues.

Copies of the local planning controls can either be downloaded from the City's website at www.cityofsydney.nsw.gov.au or purchased from the One Stop Shop at level 2, Town Hall House, 456 Kent Street, Sydney.

State Planning Controls

State Planning Controls are known as State Environmental Planning Policies. These can apply to either specific sites, specific regions or to the state as a whole. For some development, the consent of the Minister for Infrastructure and Planning may be required. A brief summary of all the State Environmental Planning Policies applying to the City of Sydney is provided within the certificate; however, not all of these will be relevant to every property within the council area. A full copy of any of the State Environmental Planning Policies listed can be downloaded from the Department of Infrastructure, Planning and Natural Resources at www.planning.nsw.gov.au or purchased in hard copy from the Planning Bookshop at 20 Lee Street, Sydney.

Regional Planning Controls

Regional Environmental Planning Controls are controls which apply to specific regions within Sydney. There are three Regional Environmental Planning Controls which affect the City of Sydney; these are *Sydney Regional Environmental Plan No. 16 – Walsh Bay, Sydney*, *Regional Environmental Plan No. 23 – Sydney and Middle Harbours* and *Sydney Regional Environmental Plan No. 26 – City West*. In some cases, development consent of the Minister may be required. If a property is affected by one of these plans it will be listed within this subsection of the certificate. Full copies of the Regional Plans can be downloaded from www.planning.nsw.gov.au or purchased in hard copy from the Planning Bookshop at 20 Lee Street, Sydney.

State Significant Development

The Minister for Planning has declared certain developments as state significant. As these developments are important to the broader community, the Minister's consent is required before they can be built. Further details of what constitutes state significant development may be obtained from the Department of Infrastructure, Planning and Natural Resources at www.planning.nsw.gov.au

Coastal Protection Act

This legislation does not apply to any properties within the City of Sydney local area.

Mine Subsidence District

No properties within the City of Sydney are affected by mine subsidence.

Road Widening – Road Act 1993

If a property is affected by a road widening, details of the nature of the widening will be included in the certificate, eg for the purposes of a freeway. In most cases the property will not be affected by a road widening, however where the property is affected, further details can be obtained from Council by calling the Land Information Officer on 9265 9015.

Road Widening – Environmental Planning Instrument

Some properties transferred over from South Sydney City Council and Leichhardt Municipal Council are affected by a proposed road widening in a Local Environmental Plan. Where this is the case, details of the proposed widening can be obtained from the zoning map or alternatively please call Council's One Stop Shop on 1300 651 301.

Hazard Risk Restriction

Properties transferred over from South Sydney City Council and Leichhardt Municipal Council are subject to a Contaminated Land Development Control Plan which may restrict permissible development on the subject site. Where the subject property is subject to a policy adopted by Council a site assessment may be required before any works will be approved. Copies of either Contaminated Land Development Control Plan are available in hard copy from the One Stop Shop at level 2, Town Hall House, 456 Kent Street, Sydney.

Land reserved for Acquisition

Some properties transferred over from Leichhardt Municipal Council are reserved for land acquisition. These properties are noted on the Leichhardt Open Space and Recreation Contributions Plan. Where the subject property is affected by a Land Acquisition, please contact the Strategic Planning Department on 9265 9774.

Contributions Plans

Where new development is going to require the provision of, or increase the demand for, public amenities and public services a Section 94 contribution levy may be imposed on a developer. This is a levy charged by the consent authority to fund capital costs such as open space, child care facilities, landscaping traffic management measures and the like. Currently there are nine different contributions plans operating within the city of Sydney – One being a ministerial consent for Walsh Bay properties, one known as the Central Sydney Contributions (Amendment) Plan operating under the City of Sydney Act 1998 for CBD properties, one for the Pyrmont/Ultimo area and several different plans for the former South Sydney and Leichhardt Plans. The Plan/s applying to a property is nominated within this section of the certificate. Each different plan outlines how the contribution rate is calculated and what public works the contribution will be adding to. The Central Sydney Contributions (Amendment) Plan 2002 is available online at www.cityofsydney.nsw.gov.au all other contributions plans are available in hard copy at Council's One Stop Shop.

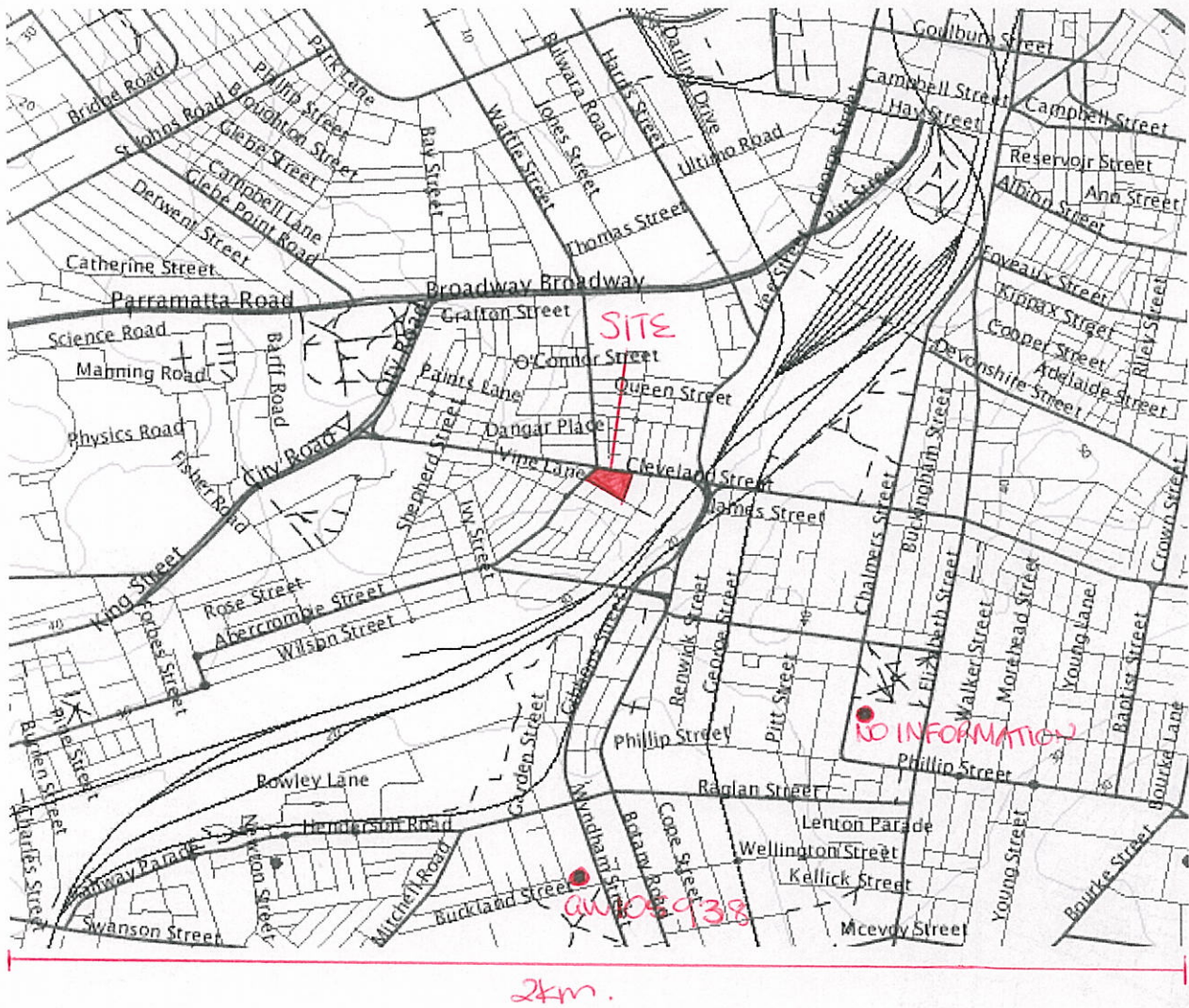
Contaminated Land Management Act, 1997

In most cases matters of contaminated land will be dealt with by a local council under State Environmental Planning Policy No. 55 – Contaminated Land. However in some cases where the Environmental Protection Authority (EPA) has reasonable grounds to believe that a site is contaminated and there is the potential for human harm it may become involved under the Contaminated Land Management Act, 1997.

Under the Contaminated Land Management Act, 1997 the Environmental Protection Authority (EPA) has the power to declare a piece of land an investigation area requiring an appropriate person or a public authority to investigate land and report on the nature and extent of the contamination. Where the land is found to be contaminated the EPA may declare the site to be a remediation site and thus order the appropriate person or authority to remediate the site. Further information on contaminated land issues can be obtained from the Environmental Protection Authority either online at www.epa.nsw.gov.au or by phone 9995 5000.

OTHER ADVICE FOR INTENDING PURCHASERS

This section of the 149 Certificate provides additional information which Council volunteers in good faith. Should you have any questions regarding the information provided please call the one Stop Shop on 1300 651 301.



Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Friday, September 5, 2008

[Print Report](#)

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

Work Requested -- GW105938

Works Details ([top](#))

GROUNDWATER NUMBER GW105938
LIC-NUM 10BL162977
AUTHORISED-PURPOSES DOMESTIC
INTENDED-PURPOSES
WORK-TYPE Bore
WORK-STATUS
CONSTRUCTION-METHOD
OWNER-TYPE
COMMENCE-DATE
COMPLETION-DATE 2005-05-20
FINAL-DEPTH (metres)
DRILLED-DEPTH (metres)
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY BRISCOE
GWMA - SYDNEY BASIN
GW-ZONE - MAIN FAN AREA PRIMARY RECHARGE
STANDING-WATER-LEVEL
SALINITY
YIELD

Site Details ([top](#))

REGION 10 - SYDNEY SOUTH COAST
RIVER-BASIN 213 - SYDNEY COAST - GEORGES RIVER
AREA-DISTRICT
CMA-MAP 9130-3S
GRID-ZONE 56/1
SCALE 1:25,000
ELEVATION
ELEVATION-SOURCE (Unknown)
NORTHING 6247637.00
EASTING 332733.00
LATITUDE 33 53' 54"
LONGITUDE 151 11' 28"
GS-MAP

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A ([top](#))

COUNTY CUMBERLAND
PARISH PETERSHAM
PORTION-LOT-DP 3 787010

Licensed ([top](#))

COUNTY CUMBERLAND
PARISH PETERSHAM
PORTION-LOT-DP 3 787010

Water Bearing Zones ([top](#))

no details

Drillers Log ([top](#))

no details

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