Stage I & II Environmental Site Assessment
396 Lane Cove Road & 1 Giffnock Avenue
Macquarie Park, NSW

22 June 2006

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Stage I & II Environmental Site Assessment
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Macquarie Park, NSW

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This document was prepared for the purpose described in our proposal dated 4 May 2006.

From a technical perspective, the subsurface environment at any site may present substantial uncertainty. It is a heterogeneous, complex environment, in which small subsurface features or changes in geologic conditions can have substantial impacts on water and chemical movement. Uncertainties may also affect source characterisation assessment of chemical fate and transport in the environment, assessment of exposure risks and health effects, and remedial action performance.

HLA's professional opinions are based upon its professional judgement, experience, and training. These opinions are also based upon data derived from the testing and analysis described in this document. It is possible that additional testing and analysis might produce different results and/or different opinions. HLA has limited its investigation to the scope agreed upon with its client. HLA believes that its opinions are reasonably supported by the testing and analysis that have been done, and that those opinions have been developed according to the professional standard of care for the environmental consulting profession in this area at this time. That standard of care may change and new methods and practices of exploration, testing, analysis and remediation may develop in the future, which might produce different results. HLA's professional opinions contained in this document are subject to modification if additional information is obtained, through further investigation, observations, or validation testing and analysis during remedial activities.

CONTENTS

EXECUTIVE SUMMARY **ES1**

1 INTRODUCTION 1

2 OBJECTIVES 2

3 SCOPE OF WORK 3

4 SITE IDENTIFICATION 5

5 SITE HISTORY & BACKGROUND INFORMATION 6

5.1 Current Land Use 6

5.2 Section 149 Certificates 6

5.3 Historical Certificates of Title 6

5.4 Aerial Photographs 7

5.5 Dangerous Goods 9

5.6 DEC (NSW EPA) Register 9

5.7 Previous Environmental Reports 9

5.8 Anecdotal Information 9

6 SITE CONDITION AND SURROUNDING ENVIRONMENT 10

6.1 Site Location & Topography 10

6.2 Condition of Site Boundary 10

6.3 Surface Water and Flood Potential 11

6.4 Proximity to Local Sensitive Environments 11

6.5 Geology & Hydrogeology 11

6.6 Site Inspections 12

6.6.1 396 Lane Cove Road 12

6.6.2 1 Giffnock Aveue 13

7 AREAS OF ENVIRONMENTAL CONCERN (AEC) 14

8 CONTAMINANTS OF POTENTIAL CONCERN (COPC) 15

9 SAMPLING AND ANALYSIS PLAN AND SAMPLING METHODOLOGY 16

10 QUALITY ASSURANCE AND CONTROL 17

10.1 Field QC 17

10.2 Laboratory DQO's 19

10.3 Assessment 19

11 BASIS FOR ASSESSMENT CRITERIA 20

11.1 Soils 20

11.2 Groundwater 21

12 SITE CHARACTERISATION 22

12.1 Soils 22
12.2 Groundwater 22
12.3 Conceptual Site Model 23
13 RESULTS 24
13.1 Soil Results 24
13.1.1 On-site VOC Screening 24
13.1.2 Metals & pH 24
13.1.3 TPH & BTEX 25
13.1.4 PAH 25
13.1.5 VHC 26
13.1.6 OCP, OPP, PCB 26
13.1.7 Asbestos 26
13.1.8 Waste Classification 26
13.2 Groundwater Results 26
14 DISCUSSION 27
15 CONCLUSION & RECOMMENDATIONS 28
16 REFERENCES 29

TABLES

1. Summary of Soil and Groundwater Analyses
2. Soil Sample Analytical Results (Metals, pH)
3. Soil Sample Analytical Results (TPH, BTEX, PAH, VHC)
4. Soil Sample Analytical Results (OCP, OPP, PCB)
5. Soil Sample Analytical Results (Asbestos)
6. Soil Sample Analytical Results (TCLP)

FIGURES

1. Site Location Plan
2. Site Layout and Sampling Location Plan
3. Aerial Photograph, 1930
4. Aerial Photograph, 1961
5. Aerial Photograph, 1986
6. Aerial Photograph, 2005

PLATES

1-11. Site Photographs

APPENDICES

A. Background Information (Stage 1 ESA)

B. QA/QC and Data Validation
C. Laboratory Analytical Reports
D. Borehole Logs

EXECUTIVE SUMMARY

Introduction

HLA-Envirosciences Pty Limited (HLA) was engaged by Winten Property Group on behalf of Australand Industrial No.122 Pty Ltd (AI 122) to undertake a Stage I & II Environmental Site Assessment (ESA) of the properties located at 396 Lane Cove Road and 1 Giffnock Avenue, Macquarie Park, NSW (the Site). The Site is currently owned by Dick Smith Investments Pty Ltd and is occupied by office/warehouse space and a mechanics workshop. The ESA was undertaken to evaluate for the presence of potential soil and groundwater contamination, which may represent a potential environmental liability to Ausltraland Industrial N0.122 Pty Ltd, and to classify soils for future off-site disposal.

Site Setting

The Site is located within a commercial/industrial area. Adjacent commercial/industrial properties are considered to represent a low risk of contamination to the Site.

Geology & Hydrogeology

Subsurface conditions encountered at the Site comprised filling materials extending to an approximate average depth of 0.45 metres below ground surface (m bgs), overlying clay soils derived from the underlying shale bedrock. Bedrock was encountered at an approximate average approximate depth of 1.5 m bgs. Groundwater has not been encountered at the Site to the maximum depth of the investigation of 5.0 m bgs.

Site History

Reviewed available information relating to past use of the Site indicated that the Site was agricultural land until the early 1980s when the Site was developed to its present state.

Potential Contamination Sources

The reviewed site history information, discussions with site employees and observations made during site inspections identified the following areas of potential concern:

- Possible use/application of pesticides associated with former agricultural activities;
- Possible use of imported fill materials for raising and levelling of the Site;
- UST and associated infrastructure;
- Demolition of former (agricultural) buildings; and
- Mechanics Workshop.

Results

Twenty two soil bores were completed to depths ranging between 0.3 and 5.0 m bgs and two surface grab samples were collected. This soil sampling density is in general accordance with NSW EPA (1995) requirements. Four groundwater monitoring wells were installed however groundwater did not accumulate and was therefore not sampled. Soil samples were obtained for analytical testing to evaluate concentrations of identified contaminants of potential concern (COPC). The COPC comprised: total petroleum hydrocarbons (TPH); benzene, toluene, ethylbenzene and xylenes (BTEX); orgaono-chlorine and organo-phosphate pesticides (OCP and OPP); polychlorinated biphenyls (PCB); polycyclic aromatic hydrocarbons (PAH); volatile halogenated compounds (VHC); asbestos; and metals.

Analysis of soil samples indicated concentrations of toluene, ethylbenzene and xylenes in soil marginally above NSW EPA (1994) assessment criteria adjacent to the UST on the 396 Lane Cove Road property. This impact is not considered to preclude site suitability for continued

commercial/industrial land use. Concentrations of other soil COPC were below the site assessment criteria in all remaining sample locations tested. Asbestos fibres were identified within cement sheeting fragments and underlying soil material on the south west boundary of the 396 Lane Cove Road property. Based on site observations, the area affected with asbestos is limited and is not considered to preclude site suitability for ongoing commercial/industrial land use.

Toxicity Characteristic Leaching Procedure (TCLP) analyses were undertaken on samples with the highest detected concentrations of selected metals (arsenic, cadmium, chromium, lead and nickel). Results of TCLP analyses indicated that the soil material on the Site is classifiable as 'Inert' waste in accordance with the NSW DEC (2004) *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes*.

This Inert Waste classification is consistent with HLA's interpretation of Table 1 of the NSW DEC (2004) Guidelines, which state that inert waste includes Virgin Excavated Natural Material (VENM), such as clay, gravel, sand, soil and rock, that is not mixed with any other waste and that has been excavated from areas that are not contaminated and do not contain sulphidic ores or soils.

Groundwater was not encountered on the Site.

Conclusions and Recommendations

The results of this investigation indicate that:

- The Site is suitable for continued commercial/industrial land use; and
- For the purpose of off-site disposal, soils would be considered VENM which according to the NSW DEC (2004) Guidelines meets the classification of Inert Waste, with the exception of soils in the vicinity of the UST and the expected small area of asbestos impact.

To reduce potential environmental liability to AI 122, HLA recommends that:

- The UST be decommissioned by removal, if possible, which would allow for the excavation of impacted soils (if any), and appropriate sampling of the UST pit excavation to validate removal of contaminated soil. Excavated contaminated soils could be remediated through on-site landfarming techniques. The remediated soil could then be returned to the excavation. Alternatively, the excavated soil could be disposed off-site to an NSW EPA licensed facility. Additional sampling and analysis would be required to evaluate the waste classification of materials associated with the UST; and
- ACM and associated impacted soils located on the south west boundary of the 396 Lane Cove Road property be removed from site by appropriately licensed asbestos removal contractors.

1 INTRODUCTION

HLA-Envirosciences Pty Limited (HLA) was engaged by Australand Industrial No.122 Pty Ltd (AI 122) to undertake a Stage I & II Environmental Site Assessment (ESA) of the properties located at 396 Lane Cove Road and 1 Giffnock Avenue, Macquarie Park, NSW (the Site).The location of the Site is shown on Figure 1, and the Site layout is shown on Figure 2.

The Site is currently owned by Dick Smith Investments Pty Ltd (Dick Smith) and is occupied by several companies including but not limited to MAN B&W Diesel Australia Pty Ltd, Fulfilnet Australia Pty Ltd and DLink Australia Pty Ltd, and comprises an area of approximately 1.63 hectares. The Site is utilised for warehousing and distribution, office space, and a mechanics workshop.

HLA understands that AI 122 may purchase the Site. The findings of the ESA will be used to evaluate site suitability for future land use consistent with the City of Ryde land use zoning (Business Special - Employment), in which the Site is located. In general, this zoning pertains to commercial/industrial land use, however, subdivision and development for the purpose of child care centre and recreational use is permissible with development consent.

The ESA was completed with reference to NSW EPA and State Environmental Planning Policy 55 (SEPP55) requirements. AI 122 has advised HLA that there are currently no specific redevelopment plans for the Site, however, redevelopment into a multi-storey commercial premise with underground basement car-parking is contemplated.

2 OBJECTIVES

The objectives of the ESA were to:

- Evaluate the Site history;
- Describe the current Site conditions;
- Evaluate the potential sources and types of contamination at the Site;
- Evaluate for the presence of potential soil and groundwater contamination at the Site, to assess the extent of remediation required to render the Site suitable for continued commercial/industrial land use; and
- Provide an indication of the waste classification of soil materials.

3 SCOPE OF WORK

To achieve the project objectives, the scope of work completed was in accordance with HLA's Proposal of 4 May 2006 (the Proposal). Based on Site observations, works in addition to the scope specified within the Proposal were also completed.

Works included an assessment of historical and current activities conducted on the Site to identify past and present potentially contaminating activities that may have occurred. Upon completion of the historical review and identification of potential areas and contaminants of concern, an intrusive investigation comprising sampling and analysis was designed and undertaken.

In summation, the following scope of work was undertaken during the ESA:

- A review of historical and Site background information, including:
  - Review of Land Title Office records to evaluate previous site owners and possible land use;
  - Review of published geological and soil maps for the local area to gain an understanding of expected sub-surface conditions;
  - Review of available Department of Natural Resources (DNR) historic and current aerial photographs to gain an understanding of land use changes over time;
  - Review of DNR's database for registered groundwater bores in the Site's vicinity, to evaluate expected hydrogeological conditions;
  - Review of WorkCover NSW database for the storage of dangerous goods at the Site; and
  - Site inspections with Dick Smith personnel, including an evaluation of surrounding land uses.
- Sampling of soil from 22 exploratory soil bores (BH01 to BH17 and HA01 to HA05) and two surface grab sample (SS01 and MS01) locations across the Site;
- Installation of four groundwater monitoring wells (MW01 to MW04) and the gauging of the monitoring wells to assess the presence of groundwater;
- Laboratory analysis of soil samples using National Association of Testing Authorities (NATA) registered methods; and
- Preparation of this report detailing the methodologies used, reviewing the results obtained and providing conclusions regarding the land use suitability of the Site.

Investigative work was conducted with reference to the following applicable guidelines:

- *Sampling Design Guidelines* (NSW EPA, 1995) – were considered during design of the sampling and analysis plan;
- *Guidelines for the Site Auditor Scheme* (NSW DEC, 2006) – provided the soil assessment criteria and were used to apply the NSW EPA decision processes for assessing redevelopment of urban sites;
- *Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 1997) – were followed throughout the investigation and during preparation of this report;
- *Environmental Guidelines*: *Assessment, Classification and Management of Liquid and Non-liquid Wastes* (NSW DEC, 2004) – were utilised to assess the waste classification of soil materials;
- *National Environmental Protection (Assessment of Site Contamination) Measure (NEPC 1999)* – was considered throughout the entire investigation;
- *Guidelines for the Laboratory Analysis of Contaminated Soils (NEPM Schedule B(3))* – were used to ensure laboratory analysis of samples

obtained from the Site was undertaken using appropriate methods to acceptable levels of accuracy and precision;

- *Managing Land Contamination: Planning Guidelines SEPP55 – Remediation of Land (DUAP, 1998)* – stages outlined in this document were followed in order to provide any planning authorities the information required to carry out their planning functions.

4 SITE IDENTIFICATION

Site Owner	Dick Smith Investments Pty Ltd
Site Address	396 Lane Cove Road and 1 Giffnock Avenue, Macquarie Park
Lot and DP Number	Lot 1 DP 1069715 and Lot 21 DP 602327
County / Parish	Cumberland / Hunters Hill
Local Government Authority	Ryde
Current Zoning	Business Special - Employment
Distance from Sydney CBD	Approximately 12km north-west
Site Area	1.628ha
Site Elevation	Approximately 55 m
Coordinates	326500 E, 6255900 N
Locality Map	Refer to Figure 1
Site Layout	Refer to Figure 2

Notes:

(1) Elevation is approximate and relative to Australian Height Datum (AHD), per Parramatta River 1:25000 Topographic Map 9130-3-N

(2) Coordinates sourced from UBD Digital Street Directory Version 2.0

(3) Site area based on Survey Drawings completed by Michael S. Dunn Surveying (December 2005)

(4) Site coordinates relate to the corner of Lane Cove Road and Waterloo Street

5 SITE HISTORY & BACKGROUND INFORMATION

The following sections summarise the information obtained during the Stage I ESA, site inspection observations and discussions with site employees undertaken during completion of the Stage II ESA. The information includes but is not limited to, an evaluation of current and historical site use.

5.1 Current Land Use

The Site is utilised as mixed office space, warehousing and distribution, mechanical repairs, car parking areas and landscaped garden areas.

5.2 Section 149 Certificates

A copy of the Planning Certificates from the City of Ryde Council, issued under Section 149 of the Environmental Planning and Assessment Act 1979 were obtained for both properties. No indication of contaminating activities, investigation orders or remediation orders was included in the certificates.

Annexure A of the Certificate indicated that other permissible land use under the zoning may include child care centres and recreational use. Other information contained within the certificate stated the following:

- *"The land does not include or comprise critical habitat under the Ryde Planning Scheme;*
- *"The land is not affected by Sections 38 or 39 of the Coastal Protection Act, 1979;*
- *The land is not affected by Section 15 of the Mine Subsidence Compensation Act, 1961, proclaiming land to be a Mine Subsidence District;*
- *The Site is affected by a Tree Preservation Order;*
- *The Site is not affected by road widening or re-alignment; and*
- *Council has not adopted a policy to restrict development of the Site by reason of the likelihood of land slip, flooding, bushfire, tidal inundation, subsidence, acid sulphate soil or any other risk".*

Copies of the certificates are included in Appendix A.

5.3 Historical Certificates of Title

A review of Certificates of Title through the Land Titles Office was undertaken to provide details of historical ownership and possible use of the Site, as summarised below.

396 Lane Cove Road

- 1981 to date: MIFF Pty Ltd (including a lease to the Sydney County Council of substation No. 5395);
- 1981-1993: Lease to Dick Smith (Wholesale) Pty Ltd;
- 1980-1981: Dick Smith (Wholesale) Pty Ltd;
- 1979-1980: Local Government Superannuation Board;
- 1975-1979: Eutectic (Australia) Pty Ltd;
- 1920s-1975 (approximately): during this period, the Lane Cove property comprised four separate titles, herein denoted as A to D (refer Appendix A), as summarised below:
  - **A**: 1947-1975: members of the Papallo family. The titles records indicated that occupations of the Papallo family included: motor mechanic, manager, storeman, boot maker. 1943-1947: Joseph Phillip Harrington (electrician). 1920-1943: Bridget Harrington (wife of

electrician). 1916-1920: Robert Holmes (machinist). 1914-1916: Philippa Werner (married woman);
  - **B**: 1920-1975: members of the Gall family (builders foreman, supervisor and carter). 1916-1920: Robert Holmes (machinist). 1914-1916: Philippa Werner (married woman);
  - **C**: 1947-1975: Papallo family (see above). 1918-1947: Joseph Phillip Harrington (electrician). 1914-1918: Philippa Werner (married woman);
  - **D**: various owners, including: 1966-1973 (Sanjan No. 2 Pty Ltd); 1943-1966 (Maud Walters, widow); 1938-1943 (Arthur Redding, labourer); 1919-1938 (Bartolo Butta, fruiterer); 1916-1919 (Iguazio Allotta, orchardist) and; 1914-1916 (Antonio Caffarella, fruiterer)
- 1887-1914: John Schweikert (orchardist).

1 Giffnock Avenue

- 1984 to date: MIFF Pty Ltd;
- 2002 to date: (Lease to D Link Australia Pty Limited);
- 1984-1988: *(Lease to Samuelson Film Services (Australia) Pty Limited);*
- 1980-1984: *(Lease to Second Low Land Australia Pty Limited);*
- 1979-1984: Local Government Superannuation Board;
- 1975-1979: Eutectic (Australia) Pty Ltd;
- 1974-1975: Canalete Pty Limited;
- 1973-1974: I.C.D Traders Pty Limited;
- 1966-1973: Sanjan No.2 Pty Limited;
- 1943-1966: Maud Elizabeth Walters, widow;
- 1938-1943: Arthur William Redding, labourer;
- 1919-1938: Bartolo Butta, fruiterer;
- 1916-1919: Iguazio Allotta, orchardist;
- 1914-1916: Antonio Caffarella, fruiterer; and
- 1887-1914: John Schweikert (orchardist).

In summary, and based on the titles information reviewed, the properties appeared to comprise agricultural (orchards) and residential land until the late 1970s. After this, the Site appears to have been purchased by investment companies and then developed in the early 1980s. This appears to be consistent with anecdotal information provided by Mr Cres James, General Manager Dick Smith Investments (DSI), who indicated that the Site was undeveloped, former orchards when DSI purchased the Site in the early 1980s.

5.4 Aerial Photographs

The following information was derived from reviewing historical aerial photographs for the Site and the surrounding area. Enlarged sections of selected aerial photographs are included as Figures 3 to 6.

Photograph Details	Description
March 1930 Map 3424 Black and White (Figure 3)	Site: comprises agricultural land (orchards) and approximately eight small buildings. The buildings are assumed to comprise residence/s and structures associated with the orchard activities. Small, apparently unpaved, access tracks are present. Surrounds: generally comprise agricultural land, although bushland is present to the south-east (opposite side of Land Cove Road).

Photograph Details	Description
May 1951 Map 472-41 Run 8 Black and White	Site & Surrounds: no significant changes to site or surrounding properties visible from 1930 photograph.
1961 Map 1049-5191 Run 28E Black and White (Figure 4)	Site: comprises agricultural land, which appears to be paddock and orchards. A residential-type building and two smaller buildings front onto Lane Cove Road and two residential-type buildings and sheds front onto Waterloo Road. Surrounds: agricultural land present to the north, west and south. A drive-in theatre present to the south-east. A service station facility appears to be located approximately 200 m to the north.
July 1970 Map 1911-5148 Run 13 Black and White	Site: no significant changes to site visible from 1961 photograph Surrounds: lands immediately to the south, west and north appear to be vacant and undeveloped. In general, significant developments (commercial and/or industrial) are present in the site vicinity, although are typically located down-topographic gradient of the site.
April 1978 Map 2707-85 Run 12 Black and White	Site: remains undeveloped. Surrounds: increase in commercial/industrial-type developments in the site vicinity. Land immediately to the south-west (currently vacant as of date of this report) has a warehouse type building. Coolinga Street and Giffnock Avenue are now present.
August 1986 Map 3529 Run 18 Colour (Figure 5)	Site: is developed, with layout appearing similar to current features. Surrounds: increase in commercial/industrial-type developments in the site vicinity. Building immediately to the south-west is still visible. Drive-in theatre has been replaced by a commercial-type building.
October 1994 Map 4244 Run 8 Colour	Site & Surrounds: no significant changes to site or surrounding properties visible from the 1986 photograph, with the exception that the building immediately to the south-west has been removed.
March 2002 Map 4724 Run 8 Colour	Site & Surrounds: no significant changes to site or surrounding properties visible from the 1994 photograph.
December 2005 Map 4938 Run 8 Colour (Figure 6)	Site & Surrounds: no significant changes to site or surrounding properties visible from the 2002 photograph, with the exception that the south-east corner of the site is occupied the works compound associated with the construction of the underground railway station.

Based on reviewed information, the Site was utilised for agricultural purposes from the 1930's until the early 1980's when Dick Smith Wholesale Pty Ltd took ownership of the Site. Based on aerial photographs, the Site was developed to its present state between 1980 and 1986.

5.5 Dangerous Goods

HLA requested WorkCover NSW to undertake a search of the Stored Chemical Information Database to identify if historical dangerous goods license information was available for the Site. WorkCover information (refer Appendix A) indicated that:

- Dangerous goods license was held at the 1 Giffnock Avenue property until 18 January 2001. The dangerous goods stored included Sodium Hydroxide, Hydrochloric Acid, Terpene Hydrocarbons, Ethanol, Carbon Disulfide, Diethyl Ether, Hexanes, Acetonitrile, Methanol, Toluene and 2-Butanol. The Class 3 dangerous goods were stored in WorkCover approved cabinets indoors. The Class 8 dangerous goods were stored in 20 L kegs in plastic bunded trays of sufficient capacity. Given the dangerous goods were stored in approved, suitable containers, and the good condition of the concrete surface in the warehouse, the potential for spills to have affected the subsurface is considered to be low; and
- No license to store dangerous goods was found for the 396 Lane Cove Road property. However on underground storage tank (UST) is located on the property based on the existence of a vent pipe and anecdotal information obtained from Mr Cres James.

5.6 DEC (NSW EPA) Register

The NSW EPA register did not contain notices relating to the Site or nearby sites under the provisions of the Contaminated Land Management Act 1997 (refer Appendix A).

5.7 Previous Environmental Reports

Groundwater Wells were observed within the helipad and within the carpark area of the south eastern portion of the Site suggesting that previous investigations have been undertaken. HLA accessed one of the monitoring wells. Groundwater was not encountered to the maximum depth of the available measuring tape of 8 m bgs. No previous environmental investigation reports have been provided for review.

5.8 Anecdotal Information

Anecdotal information provided by Cres James (Dick Smith) indicates that an underground storage tank (UST) located on the 396 Lane Cove Road property is relatively small and was installed to provide petrol during periods of low supply.

6 SITE CONDITION AND SURROUNDING ENVIRONMENT

The following section details site-related information. The information includes, identification of topographical features, review of published geological and hydrogeological data, site inspection findings and surrounding land uses. The data were gathered to provide an indication of the potential contamination issues at the Site.

6.1 Site Location & Topography

The Site is located within the Macquarie Park business district.
Review of the Parramatta River 1:25 000 Topographic Map 9130-3-N indicated that the Site is located on a north trending, broad 'spur'. The Lane Cove River is located to the north (1.25 km) and the east (1.6 km) of the Site. The elevation of the area is approximately 55 m AHD.
HLA's site inspection indicated that the Site surface falls gently to the north west within the north western portion of the 396 Lane Cove Road property and 1 Giffnock Avenue property and to the northeast within the south eastern portion of the 396 Lane Cove Road property. The 1 Giffnock Avenue property is approximately 2 m lower than the 396 Lane Cove Road property.

6.2 Condition of Site Boundary

Land use surrounding the Site includes:

- Northeast: Waterloo Street with commercial/industrial properties beyond. A Mobil Service Station is located topographically down gradient to the north east of the Site beyond Waterloo Street;
- Southeast: Lane Cove Road with a work site for the Chatswood to Epping Tunnel on the opposite corner of Lane Cove Road and Waterloo Street;
- Southwest: Vacant property, carpark area and commercial properties; and
- Northwest: Giffnock Avenue with commercial properties beyond.

Based on local and regional topography, the potential for impact to the subject site from surrounding properties is considered to be low.

The Site boundaries were largely unfenced, with garden areas along the property boundaries with the exception of the following:

- South eastern boundary of the 1 Giffnock Avenue property is bound by a cyclone fence;
- The south western boundary of the 396 Lane Cove Road property is bound by a cyclone fence; and
- A works compound for the Chatswood – Epping tunnel is located in the south eastern corner of the 396 Lane Cove Road property.

No visible evidence of soil erosion was observed at the boundaries, nor were there any observed encroachments to the Site from adjoining lands. The potential for activities currently undertaken on off-site properties to be sources of contamination to the subject Site, based on our observations of current activities, is considered to be low.

6.3 Surface Water and Flood Potential

No surface water was present on the Site at the time of inspection. Based on topography and elevation, the potential for flooding is considered to be low.

6.4 Proximity to Local Sensitive Environments

Identified sensitive environmental receptors of contamination potentially sourced from the Site include tributaries of the Lane Cove River located to the north east and north west of the Site. Reference to historical aerial photography indicates commercial developments have been built over these drainage lines and as such the nearest surface water is likely to be a tributary of the Lane Cove River approximately 1 km to the north west of the Site.
The potential for contamination to the identified receptors from current site activities is considered to be low, based on our observations of site conditions.

6.5 Geology & Hydrogeology

Geology
Review of published information indicates that the Site is situated in a location where:

- Bedrock is expected to be representative of Triassic aged Wianamatta Group shales (Ashfield Shale) comprising black to dark grey shale with laminate;
- Soils above shale bedrock are expected to be representative of the Glenorie Erosional Soil Landscape Group and would likely be shallow to moderately deep (<100cm) clay soils (Soil Conservation Service NSW *Sydney 1:100,000 Soil Landscape Series Sheet 9130*); and
- There is no known occurrence of acid sulphate soils within the Site according to the Acid Sulfate Soil Risk Map: *Prospect/Parramatta River*, Edition 2, December 1997.

Limited inspection of excavation works located on Giffnock Avenue to the west of the Site indicated a very shallow clay horizon overlying shale bedrock. No groundwater seepage was noted in the excavation walls.

Based on HLA's experience and observation of road cuttings associated with the M2 Motorway, there is a potential for the shale to be interbedded with sandstone.

Hydrogeology

A search of the Department of Natural Resources (DNR) indicated that no registered groundwater bores are located within a 0.5 km radius of the Site (refer Appendix A).

It is anticipated that shallow intermittent groundwater may exist at the Site, generally at the interface between clay soils and shale bedrock. Based on local topography, groundwater is expected to flow to the north west in the north western and western portions of the Site and to the north east in the north eastern portion of the Site.

6.6 Site Inspections

An HLA Associate Environmental Scientist (Alex Latham) undertook an initial site inspection on 19 May 2006 to assess the current use and conditions of the Site. The initial site inspection was undertaken in the company of Mr Stuart Vaughan (WPG) and Mr Cres James (Dick Smith Investments). Additional site inspections were undertaken by Ben Pearce (Project Environmental Scientist) during completion of the Stage II ESA.
Photographs taken during the site inspections are presented in the Plates section of this report. Observed site conditions are summarised below and pertinent information relating to facilities are shown on Figure 2.

6.6.1 396 Lane Cove Road

396 Lane Cove Road was occupied by MAN B&W Diesel Australia Pty Ltd, fulfilNET Australia Pty Ltd and AW Edwards at the time of the investigation. Pertinent site features are detailed below:

- An office and mechanics work shop building occupies the south western portion of the property. The eastern and western portions of the building comprise office space while the centre portion of the building houses a warehouse and a mechanics workshop for MAN B&W (Plate 1);
- The concrete floor within the MAN B&W workshop area was noted to be in good condition and was covered with an epoxy sealant (Plate 2);
- Oils drums were observed within the MAN B&W workshop. No staining of the floor of the workshop was observed and operations within the workshop appear to be clean;
- A basement level car park exists at the north western end of the Site building;
- A vent pipe suggesting the presence of a UST was observed adjacent to the air conditioning plant along the north eastern boundary of the building. No evidence of UST fill or dip points were observed (Plate 3);
- A raised helipad was observed in the north western portion of the Site. The helipad was surfaced with turf and appeared to be constructed from soil fill material to a level approximately 4 m above grade (Plate 4). Inspection of the criblock retaining wall fronting Coolinga Street indicated materials comprised clay, shale and crushed sandstone. The source of fill material in the helipad is not known, however it is potentially sourced from the Site as a result of cut and fill operations associated with the construction of the underground basement car park;
- A works compound for the Chatswood to Epping Tunnel project occupies the north eastern portion of the Site. Access to the compound was not obtained HLA;
- An electrical substation lies midway along the north eastern site boundary. No staining was observed around the substation;
- An asphalt paved carpark area adjacent to the north eastern edge of the building appears in good condition (Plate 5);
- Gardens areas line the south eastern and north eastern site boundary. No signs of stressed vegetation were observed;
- A layer (up to 500 mm) of road base fill was noted beneath the car park area. Approximately 100 mm of crushed sandstone fill was noted beneath the concrete slab in the warehouse area;
- No unusual odours were observed emanating from drains or any other on site features;

- The MAN B&W Diesel operations include a spray painting booth, a diesel engine testing facility, a research and development facility and general diesel engine repair workshop;
- An Above Ground Storage Tank (AST) is located midway along the south western edge of the building (Plate 6). Based on anecdotal information (Cres James), this structure was installed approximately one year ago. The AST is located on a concrete pad. No visible evidence of leaks or spills were noted. The AST appeared to be in good condition; and
- Possible asbestos containing material fragments were observed within a limited area midway along the south western boundary of the Site (Plate 7).

6.6.2 1 Giffnock Aveue

1 Giffnock Avenue was occupied by D Link Australia Pty Ltd at the time of the investigation. Pertinent site features and observations are detailed below:

- A warehouse and distribution building constructed from concrete panels and glass is located centrally in the north eastern portion of the Site. The concrete floor of the warehouse was noted to be in good condition (Plate 8);
- The warehouse is used to store electrical communication products. No manufacturing was observed on Site;
- An asphalt paved carpark area adjacent to the north west and south west edge of the building appears in good condition (Plate 9) ;
- Garden areas beyond border the south east, north west and south west boundaries of the Site. No signs of stressed vegetation were observed (Plate 10);
- A steep embankment along the south eastern boundary indicates the majority of the Site, including the area occupied by the building, has been excavated (Plate 11);
- No unusual odours were observed emanating from drains or any other on site features;
- A thin layer (approx 200 mm) of road base fill was noted beneath the car park area. Approximately 300 mm of crushed sandstone fill was noted beneath the concrete slab in the warehouse area; and
- No potential asbestos containing material was observed on Site.

7 AREAS OF ENVIRONMENTAL CONCERN

Based on the site history information, inspection of the Site and surrounding land uses, identified potentially contaminating activities and areas of environmental concern (AEC) were:

- Possible use/application of pesticides associated with former agricultural activities undertaken at the Site;
- Possible use of imported fill materials for raising and levelling of the Site, particularly in the helipad and beneath the building on the 396 Lane Cove Road property and beneath the building at 1 Giffnock Avenue;
- UST and associated infrastructure. Data obtained to date indicated that one UST is present at the 396 Lane Cove Road property which was utilised for the storage of petroleum motor spirits (leaded and potentially unleaded fuels). No information regarding the status or size of the UST was made available to HLA;
- Demolition of former (agricultural) buildings;
- Electrical transformer located on the north eastern boundary of the 396 Lane Cove Road property;
- MAN B&W mechanics workshop; and
- Area of broken potential asbestos containing fragments located on the south western boundary of the 396 Lane Cove Road property.

8 CONTAMINANTS OF POTENTIAL CONCERN (COPC)

COPC related to the areas described in Section 7 include:

- Total petroleum hydrocarbons (TPH) – associated with storage and use of fuels and oils (eg: USTs and former AST) and may be present in fill materials;
- Benzene, toluene, ethylbenzene and xylenes (BTEX) – associated with storage and use of fuels and solvents and may be present in fill materials;
- Polycyclic aromatic hydrocarbons (PAHs) – associated with oils, creosote, tar, diesel fuels and the incomplete combustion of materials (eg: ash, slag etc) and may be present in fill materials;
- Heavy metals, principally arsenic (As), cadmium (Cd), chromium (Cr), copper (Cu), mercury (Hg), nickel (Ni), lead (Pb) and zinc (Zn) – potentially associated with waste oil, maintenance activities and may be present in fill materials;
- Organochlorine and organophosphate pesticides (OCP, OPP) – potentially associated with application of insecticides/termiticides and may be present in fill materials;
- Polychlorinated biphenyls (PCB) – historically present in electrical equipment (e.g. transformers) and potentially associated with fill materials;
- Volatile Halogenated Compounds (VHC) – associated with degreasers potentially utilised at the Site (eg: workshop) and may be present fill materials; and
- Asbestos – historically used in pre 1980's building materials. Often found in fill materials containing building demolition spoil.

9 SAMPLING AND ANALYSIS PLAN AND SAMPLING METHODOLOGY

The Stage II ESA comprised the completion of 17 soil borings (BH01 to BH17), five hand augers (HA01 to HA05) and two surface samples (MS01 and SS01) locations at the Site, on a grid to provide site coverage and targeted to AEC. In addition, four groundwater monitoring wells (MW01 to MW04) were installed. Hand auger HA03 was exploratory only and as such no samples were submitted for analysis from this location.

The Site covers an area of approximately 1.6 hectares and the number of sample locations (24) is in general accordance with the NSW EPA (1995) minimum requirements for site characterisation (25 locations).

The analytical testing program was limited to the COPC (as presented in Section 8) and is summarised in Table 1.

Details of the predetermined field and laboratory data quality objectives (DQOs) and field procedures undertaken during the soil investigation are included in Appendix B. Laboratory reports are included in Appendix C.

10 QUALITY ASSURANCE AND CONTROL

Quality Assurance (QA) and Quality Control (QC) measures were adopted during the completion of the field and laboratory analysis programs to ensure that the results obtained were reliable and representative of site conditions at the locations sampled.

To achieve the objectives of the ESA, HLA adopted the following Data Quality Objectives (DQOs) adopted from NSW DEC (2006):

- **Statement of Purpose of the ESA**: the intrusive soil investigation and soil and groundwater sampling and analysis was undertaken to evaluate the contamination status of the Site and Site suitability for continued commercial/industrial land use;
- **Identification of Decisions to be Made**: this was achieved by a statement of the objectives of the investigation program;
- **Identification of the Decision Inputs**: this was achieved by reference to areas of potential environmental concern and contaminants of potential concern (COPC) and reference to appropriate assessment criteria for the COPC;
- **Definition of Boundaries of the Investigation**: this was achieved by stating the Site address, producing appropriate figures, based on survey diagrams that identified the Site. The boundary of the Site at depth considered the fill material, natural soil and shallow groundwater;
- **Development of Decision Rules**: this was achieved by clear definition of the data quality required, including field sampling methodology, sampling and sample preservation and the quality of data required from the commercial laboratories utilised for the sample analyses, so that reliable comparison could be made with the Site assessment criteria;
- **Specification of the Acceptable Limits on Decision Errors**: this was achieved by reference to Data Quality Indicators (DQIs), as discussed in detail in the Data Quality Validation Appendix; and
- **Optimisation of the Design of the Collection of Data**: this was achieved by development and implementation of an appropriate sampling and analytical program, which was reviewed and refined, where necessary, during the course of the investigation by assessment of field observations and analytical results.

Data Quality Objectives (DQO's) utilised for the investigation comprised:

10.1 Field QC

- Appropriately trained personnel to undertake soil and groundwater investigation activities;
- Use of written Standard Operating Procedures;
- Definition of the field program: up to 22 soil bores and two surface sample locations were to be completed, including the installation of four groundwater monitoring wells. As previously discussed in Section 9, 22 soil bores and two surface grab samples were completed;
- Definition that soil bores were to be completed using the following:
  - Truck-mounted drill rig utilising continuous push-tube sampling techniques to at least 0.5 m into natural soils (wherever possible). This technique has the benefits of retrieving undisturbed soil samples within a clear polyethylene (PET) tube, allowing for visual inspection

of the soil profile, use of samples for analysis for volatile compounds and also, minimising the area of surface disturbance;
  - Truck-mounted drill rig equipped with 100mm diameter solid stem augers to complete bores in the vicinity of identified potential contamination sources (eg: USTs, workshop area) and to facilitate installation of 50mm internal diameter groundwater monitoring wells. These bores were to be completed to a maximum of 5 m depth, or prior refusal on bedrock;
  - 50mm diameter stainless steel auger, where drill rig access was not possible.
- Soil samples were to be collected at the surface (0-0.2 m), from 0.5 m and 1 m and 1 m intervals thereafter and at changes in lithology to the full depth of the bore at each bore location;
- Samples were to be collected directly from the PET tube or from the hand auger cutting head. A new pair of disposable sampling gloves were worn for each sample collection event to minimise the risk of cross-contamination;
- Additional soil were to be placed in a sealed plastic bag for field screening purposes. The bagged samples were to be allowed to stand for approximately 10 to 15 minutes at ambient temperature before being screened with a calibrated photoionisation detector (PID), for volatile organic compounds (VOCs);
- Detailed lithological logs of the soil boreholes were to be completed in the field. Soil logs were to be completed in accordance with AS1726-1993 and other appropriate Australian and international standards. Soils were classified in accordance with the Unified soil Classification System (USCS). Detailed inspection of soils from each sample for the presence of anthropogenic material (i.e. ash, asbestos-cement sheeting etc) was undertaken;
- All bores, except those converted to groundwater monitoring wells, were to be backfilled with the drilling spoil and reinstated to original surface levels and condition;
- Four groundwater monitoring wells were to be installed. Groundwater monitoring wells were to be constructed of 50mm internal diameter, Class 18 uPVC factory slotted (0.4mm) and blank casing (riser) with flush threaded joiners. Monitoring well installation, development and sampling procedures were to include the following:
  - Reaming of the bores to the target depth via drill rig utilising solid flight augers to approximately 2m beyond encountered groundwater level (where applicable) and measurement and cutting of screen and riser to accommodate the depth of the bore. The screen was to be placed so that approximately 2m extends below the encountered water level and 1m above it. The base of the well was to be sealed by a PVC plug;
  - Suspend the monitoring well within the bore and then pour filter pack (2-3 mm graded sand) around the outside of the well to approximately 0.5m above the level of the screen. Place bentonite pellets above the filter pack to form a sanitary seal, which will extend for a minimum height of 0.5m. The top of the well was to be capped with an expandable locking cap. Finish the well flush with the existing ground surface with a traffic rated steel roadbox cover, which was to be grouted into position;
- Develop well by a combination of surging the accumulated water and removal of up to approximately 10 well volumes of water as applicable, to ensure connectivity with the aquifer. Development was to be undertaken by

either a new disposable Teflon bailer for each monitoring well or submersible pump;

- Measurement of standing water levels within the monitoring wells and evaluation for the presence of phase separated hydrocarbons by an electronic depth-to-water/interface meter. The meter probe head was to be thoroughly cleaned in phosphate-free detergent solution and rinsed with potable water prior to use and between each measurement event;
- Purging of up to three well volumes of water (via new, disposable bailer);
- After recharge of 'fresh' groundwater (determined by either bailing wells dry or by obtaining three consecutive water physio-chemical parameter readings within 10% of each other), collect groundwater samples using a new disposable Teflon bailer (for each well) and decant into laboratory supplied and prepared sample containers. A new pair of disposable sampling gloves were to be worn for each monitoring well location.
- Soil and groundwater samples were to be collected into appropriately (laboratory) prepared sample receptacles and immediately placed on ice within an insulated container (esky);
- Chain of custody documentation was to be utilised;
- Field duplicate samples were to be collected at a rate of 1 per 10 primary samples and inter-laboratory duplicate samples at a rate of 1 per 20 samples;
- Appropriate equipment decontamination procedures were to be utilised to minimise the potential for cross contamination. Rinsate samples were to be collected and analysed to verify the adequacy of decontamination procedures; and
- Field equipment was to be calibrated prior to use and during site activities.

10.2 Laboratory DQO's

- Sample analyses to be undertaken using National Association of Testing Authorities (NATA) registered methods in accordance with ANZECC (1996) and NEPC (1999) guidelines by primary and secondary laboratories;
- Samples to be analysed within technical holding times;
- Laboratory method blank analyses results required to be below the practical quantitation limits (PQLs);
- PQL's to be less than the assessment criteria;
- Laboratory internal duplicate analyses to be undertaken;
- Laboratory matrix spike samples to be analysed, where appropriate; and
- Laboratory control samples or certified reference samples to be analysed.

10.3 Assessment

The assessment of field and laboratory QA/QC data is presented in Appendix B and the Laboratory Reports in Appendix C. Based on the results of the assessment, the field investigation procedures and reported analytical results are considered to have produced valid and representative concentrations of the COPC at the sample locations tested.

11 BASIS FOR ASSESSMENT CRITERIA

11.1 Soils

The current assessment criteria used in NSW to evaluate soil analytical results are based on the NSW DEC (2006) *Guidelines for the NSW Site Auditor Scheme*, NSW EPA (1994) *Guidelines for Assessing Service Station Sites* and the National Environment Protection (*Assessment of Site Contamination*) Measure (NEPC, 1999). These guidelines present a range of Health-Based Soil Investigation Levels (SILs), provisional Phytotoxicity-Based Investigation Levels (PBILs), Ecological Investigation Levels (EILs), sensitive land use thresholds and expected background concentration ranges for urban redevelopment sites in NSW. Application of these guidelines is briefly described below.

SILs

The SILs described in the NSW EPA (1998) and NEPC (1999) guidelines are based on the National Environmental Health Forum (NEHF) levels devised by Imray and Langley (1996). A series of guideline levels are provided for various substances for the protection of human health based on four specific land use and exposure scenarios including:

SIL_1 Residential with gardens and accessible soil (home-grown produce contributing less than 10% fruit and vegetable intake; no poultry), including children's day care centres, preschools and primary schools, or town houses or villas.

SIL_2 Residential with minimal access to soil access, includes dwellings with fully and permanently paved yard space such as high-rise apartments and flats.

SIL_3 Parks, recreational open space, playing fields including secondary schools.

SIL_4 Commercial or industrial.

PBILs & EILs

The PBILs (NSW EPA, 2006) and EILs (NEPC, 1999) have been devised for the protection of plant health, and are designed to be applied as a single number criteria indicative of environmental effect, are provisional and relate only to sandy loam soils at pH 6-8. Their use has significant limitations since phytotoxicity depends on soil and species parameters that are not fully understood, therefore they are intended to be applied as a screening guide only.

The NSW EPA (2006) decision process for assessing urban redevelopment sites stipulates that the PBILs need to be considered on land used for sensitive purposes, including residential, parks, recreational open space and secondary schools. On this basis, the PBILs and EILs are not considered relevant to this investigation.

NSW EPA (1994) Sensitive Land Use Guidelines

For the assessment of petroleum hydrocarbon contamination, the NSW EPA (2006) guidelines refer to the use of the NSW EPA (1994) *Guidelines for Assessing Service Station Sites*. These guidelines contain threshold concentrations for contaminants in soil and provide for the protection of human and environmental health assuming a sensitive land use.

SILs specifically for the lower volatility aliphatic and aromatic petroleum hydrocarbon components are provided in NEPC (1999) for the various land use scenarios described above.

USEPA (2004) Region 9 Preliminary Remediation Goals

Where the NSW EPA do not specify numerical criteria for the assessment of contaminant concentrations in soil and/or groundwater, for the purpose of this assessment, reference is made to the United States Environment Protection Agency Region 9 Preliminary Remediation Goals (USEPA Region 9 PRGs).

Specifically, USEPA Region 9 PRGs (Version 9, October 2004) have been adopted for the evaluation of VHC concentrations in soil. HLA notes that these criteria have not been endorsed by NSW EPA and are used herein as screening values only.

NSW DEC (2004) Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-liquid Waste

To assess the waste classification of soil materials on the Site, concentrations of COPC are compared to the NSW DEC (2004*) Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-liquid Waste* (waste classification guidelines).

Aesthetic Impact

The NSW EPA (1998) guidelines require that the potential for soils to generate odours be addressed on sites used for commercial/industrial purposes.

Adopted Site Soil Assessment Criteria

Given that the Stage II ESA was undertaken to evaluate site suitability for continued commercial/industrial land use and to provide an indication of the waste classification of soil, the following Assessment Criteria have been utilised:

- NSW EPA (1994) for TPH and BTEX;
- NSW DEC (2006) SIL_4 for metals, PAH, OCP and PCB;
- US EPA (2004) Region IX PRGs for VHCs; and
- NSW DEC (2004) waste classification guidelines.

There are no current NSW EPA endorsed numerical criteria for asbestos in soil however, the NSW EPA advised the NSW Site Auditors (1 March 2000) that "*no asbestos in soil at the surface is permitted*". It is also noted that there are no current NSW EPA endorsed numerical criteria for OPP in soil.

Site criteria adopted for soils are included in Tables 2 to 6.

11.2 Groundwater

Groundwater was not encountered on-site.

12 SITE CHARACTERISATION

12.1 Soils

The stratigraphy encountered during the completion of bores across the Site is described in detail on the borehole logs in Appendix D. Bores were completed to depths ranging from 0.3 metres below ground surface (m bgs) to 5.0 m bgs, with an average depth of 1.55 m bgs. The following table provides a summary of typical soil conditions encountered during the completion of the bores:

Average Depth (m bgs)	Description
0.0-0.15	Bitumen Pavement or concrete
0.0-0.45(and/or 0.15-0.45)	Fill: mixtures of sand, clay, silt, blue metal gravel and crushed sandstone.
0.45-1.3	Silty clay with ironstone
1.4 +	Weathered shale grading to shale bedrock with depth.

The maximum depth of the soil investigation was 5.0 m bgs in borehole BH11.

Fill materials greater than the average depth of 0.45 m bgs were encountered within the following boreholes:

- BH3, BH04, BH05, BH06, BH11 and BH12: fill present to 0.8 m bgs present as road base material;
- BH17: fill present to 0.5 m bgs, beneath the building on the 1 Giffnock Avenue Property;
- BH13: fill present to 0.6 m bgs, located within the garden area on the north western boundary of the 1 Giffnock Avenue property;
- HA01 and HA02: fill present in the Helipad; and
- HA04 and HA05: fill present in the garden areas on the 396 Lane Cove Road property.

No asbestos containing materials were identified in the fill materials at the locations investigated. Asbestos containing materials identified on site is described in Sections 7 and 13.

Conditions encountered on the Site were similar to the expected conditions identified from the Site background review, with natural clay soils over shale bedrock. A relatively thin layer of fill material was present over the clay soils.

12.2 Groundwater

No free groundwater was encountered during completion of the soil bores.

Despite not encountering free groundwater, HLA installed and gauged four monitoring wells (MW01 to MW04), the locations of which are shown on Figure 2. Gauging of the groundwater monitoring wells indicated that shallow groundwater was not present at the Site during completion of field activities.

12.3 Conceptual Site Model

Based on the information obtained to date, the Site comprised a relatively thin veneer of fill materials over the majority of the Site (with the exception of the helipad area), overlying residual clay soils derived from the weathering of the underlying shale bedrock. Groundwater was not identified in the natural soils to the depth of investigation.

Contamination of soil would be likely to be confined to impacted fill materials, leakage from the UST and associated facilities, spills of oils/solvents within the MAN B&W workshop and from discarded possible asbestos containing material.

Contamination of groundwater would likely be confined to perched water within fill materials and in natural soils and be restricted to locations close to sources because of the generally impermeable nature of the clay soils.

Contamination of groundwater deep within the shale bedrock would be expected only if substantial leakage from a major structure, such as the UST, had taken place.

13 RESULTS

13.1 Soil Results

The results of the laboratory analysis of soil samples are compared to the assessment criteria in Tables 2 to 6. Figure 2 shows the sample locations.

13.1.1 On-site VOC Screening

Volatile organic compound (VOC) vapour concentrations within the headspace of field sub-samples were measured in the field by a calibrated photoionisation detector (PID). PID calibration records are included in Appendix B. VOC concentrations above 30 ppm, regarded as typical of background concentrations, were identified in the following locations and are shown on the borelogs in Appendix D:

- BH01(42.6), BH02 (36.6), BH04 (44.7), BH05 (63.5), BH08 (44.5), BH09 (32.7), BH14 (30.9) and BH15 (32.9). The reason for the elevated PID responses in these borings is not clear as the bores are not located near the UST and no apparent odours were noted in the soil. Analyses of soil samples with elevated PID readings for TPH, BTEX and/or VOC did not identify concentrations of these compounds elevated above laboratory practical quantitation limits. The elevated PID measurements may be a reflection of water vapour in the soil sub-samples.;
- BH16: from 2.0 m to 3.0 m bgs, with VOC's measured at concentrations from 112 ppm to 26 ppm. Bore located approximately 5 m down gradient of the UST;

13.1.2 Metals & pH

Thirty eight soil samples (including three duplicates and two inter-laboratory duplicates) were submitted for analysis for metals. Laboratory analysis results are summarised on Table 2 and indicated that reported metal concentrations below the Site assessment criteria in all samples analysed.

Seven samples were submitted for analysis for pH. Analytical results indicated that the pH in road base fill and the fill beneath the building at 1 Giffnock Avenue was alkaline, with levels ranging between 8.9 and 9, whilst the pH in natural clays and fill material beneath the building at 396 Lane Cove Road and within the garden area of 1 Giffnock Avenue was acidic, with levels ranging from 4.3 to 5.4.

Nickel was detected in at concentrations within the 'Industrial' waste classification in samples BH01_0.05-0.2, BH02_0.05-0.15, BH06_0.05-0.15, BH11_0.05-0.15 and HA04_0.0-0.1.

Lead was detected at concentrations within the 'Industrial' waste classification in sample HA05_0.0-0.1.

Chromium was detected at concentrations within the 'Solid' waste classification in samples BH01_0.05-0.2, BH02_0.05-0.15, BH02_0.4-0.5, BH04_0.05-0.15, BH04_0.8-1.0, BH05_0.05-

0.15, BH06_0.05-0.15, BH08_0.16-0.25, BH08_0.6-0.8, BH09_0.17-0.3, BH11_0.05-0.15, BH11_0.6-0.8, BH12_0.0-0.3, BH13_0.0-0.1, BH13_0.5-0.6, BH14_0.05-0.25, BH16_2.9-3.0, HA01_0.0-0.1, HA04_0.0-0.1 and HA05_0.0-0.1.

Arsenic was detected at concentrations within the 'Solid' waste classification in samples BH08_0.6-0.8, BH09_0.17-0.3 and BH16_0.1-0.3.

13.1.3 TPH & BTEX

Twenty soil samples (including one duplicate and two inter-laboratory duplicates) were submitted for laboratory analysis for TPH and BTEX. Analytical results are presented on Table 3 and summarised below:

- Toluene was detected at concentrations marginally above the assessment criteria of 1.4 mg/kg in samples DUP04 (3 mg/kg) and TRIP02(1.7 mg/kg) which are duplicate and interlaboratory duplicate of BH16_1.9-2.0 respectively;
- Ethylbenzene was detected at a concentration marginally above the assessment criteria of 3.1 mg/kg in sample DUP04 (3.5 mg/kg);
- Total xylenes were detected at concentrations above the assessment criteria of 14 mg/kg in samples DUP04 (22.6 mg/kg) and TRIP02 (20.6 mg/kg);
- TPH (C_6-C_9) fractions were detected at concentrations above laboratory practical quantitation limits (PQLs) but below the assessment criteria in BH16_1.9-2.0, DUP04 and TRIP02; and
- TPH (C_6-C_9) and BTEX were not detected at concentrations above the laboratory PQLs in all other samples analysed.

TPH (C_{10}-C_{36}) fractions were detected at concentrations above laboratory PQLs but below the assessment criteria in samples BH06_0.05-0.15, BH16_1.9-2.0 and DUP04. TPH (C_{10}-C_{36}) was not detected at concentrations above laboratory PQLs in all other samples analysed. TPH and BTEX were not detected in sample BH16_2.9-3.0 obtained from deeper within the boring.

13.1.4 PAH

Seventeen soil samples (including two duplicates and two inter-laboratory duplicates) were submitted for laboratory analysis for PAH (refer Table 3).

Naphthalene was detected at a concentration above laboratory PQLs in samples BH16_1.9-2.0 and its duplicate sample DUP04. No assessment criteria are defined for Naphthalene. Total PAH concentrations were below the assessment criteria in these samples.

Phenanthrene was detected at a concentration at the laboratory PQL in bitumen sample BIT02 obtained from the car park material at the Site at 396 Lane Cove Road. Total PAH concentrations were below the assessment criteria in this sample.

A bitumen sample was obtained from both properties. PAHs were not detected at concentrations above the laboratory PQLs with the exception of phenanthrene which was detected at the laboratory PQL in sample BIT02.

PAH compounds were not detected at concentrations above laboratory PQLs in all other samples analysed.

PAH concentrations were within the 'Inert' waste classification.

13.1.5 VHC

Two soil samples were submitted for laboratory analysis for VHC (refer Table 3). VHC were not detected at concentrations above the laboratory PQLs.

13.1.6 OCP, OPP, PCB

Ten soil samples (including one duplicate and inter-laboratory duplicate) were analysed for OCP compounds (refer Table 4). OCP were not detected at concentrations above laboratory PQLs in all samples analysed.

Nine soil samples (including one duplicate and inter-laboratory duplicate) were analysed for OPP compounds (refer Table 4). Whilst there are no current NSW EPA endorsed assessment criteria for OPP compounds, it is noted that OPP compounds were not detected at concentrations above laboratory PQLs in the samples analysed.

Eleven soil samples (including one duplicate and inter-laboratory duplicate) were analysed for PCB compounds (refer Table 4). PCB was not detected at concentrations above laboratory PQLs in the samples analysed.

13.1.7 Asbestos

Three soil samples were submitted for asbestos analysis (refer Table 5). There are no current NSW EPA endorsed soil assessment criteria for asbestos. Analysis results indicated the following:

- Asbestos fibres were detected in the cement sheeting sample (MS01) and the surface soil sample (SS01) obtained from the base of the earth embankment on the south west boundary of the 396 Lane Cove Road property; and
- Asbestos fibres were not detected in the soil sample obtained from the Helipad (HA02_0.5-0.6).

13.1.8 Waste Classification

Toxicity Characteristic Leaching Procedure (TCLP) analyses were undertake on samples with the highest detected concentrations of selected metals (arsenic, cadmium, chromium, lead and nickel). Results of TCLP analyses indicated that the soil materials on the Site are classifiable as 'Inert' waste in accordance with NSW DEC (2004) Waste Classification Guidelines.

13.2 Groundwater Results

Groundwater was not present at the Site and therefore not sampled or analysed.

14 DISCUSSION

Based on the results of the Stage II ESA obtained to date, the contamination issues and/or potential environmental liabilities to AI 122 identified at the Site are discussed below.

Underground Storage Tank

Based on site observations, anecdotal information and the results of the intrusive investigation it is considered likely that a UST exists beneath the air conditioning plant in the north east portion of the 396 Lane Cove Road property. The exact location, size and contents of the UST are not known. Although concentrations of COPC were generally below the assessment criteria, the presence of petroleum hydrocarbon impacted soil in borehole BH16 at a depth of 2.0 m bgs indicates that the integrity of the UST may have been compromised. As such, the existence of the UST presents a potential future environmental liability to AI 122.

Asbestos in Soil

Analytical results confirm that the fragments of cement sheeting on the 396 Lane Cove Road property contain asbestos. The fragments appear in reasonable condition and cover an area of approximately 2m x 2m.

Asbestos fibres were identified in soil accumulated at the base of the embankment adjacent to the south western boundary of the 396 Lane Cove Road block. The extent of this impact appears to be limited and current (and likely future) use of this portion of the Site is of limited and transient nature. As such, this impact is unlikely to preclude site use for future commercial/industrial land use.

Waste Classification

Toxicity Characteristic Leaching Procedure (TCLP) analyses were undertaken on samples with the highest detected concentrations of selected metals (arsenic, cadmium, chromium, lead and nickel). Results of TCLP analyses indicated that the soil material on the Site is classifiable as 'Inert' waste in accordance with the NSW DEC (2004) *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes*.

This Inert Waste classification is consistent with HLA's interpretation of Table 1 of the NSW DEC (2004) Guidelines, which state that inert waste includes Virgin Excavated Natural Material (VENM), such as clay, gravel, sand, soil and rock, that is not mixed with any other waste and that has been excavated from areas that are not contaminated and do not contain sulphidic ores or soils.

It is reasonable to expect UST backfill material and adjacent natural soils to be impacted with petroleum hydrocarbons at concentrations above 'Inert' waste criteria.

15 CONCLUSION & RECOMMENDATIONS

The results of this investigation indicate that:

- The Site is suitable for continued commercial/industrial land use; and
- For the purpose of off-site disposal, soils would be considered VENM which according to the NSW DEC (2004) Guidelines meets the classification of Inert Waste, with the exception of soils in the vicinity of the UST and the expected small area of asbestos impact.

To reduce potential environmental liability to AI 122, HLA recommends that:

- The UST be decommissioned by removal, if possible, which would allow for the excavation of impacted soils (if any), and appropriate sampling of the UST pit excavation to validate removal of contaminated soil. Excavated contaminated soils could be remediated through on-site landfarming techniques. The remediated soil could then be returned to the excavation. Alternatively, the excavated soil could be disposed off-site to an NSW EPA licensed facility. Additional sampling and analysis would be required to evaluate the waste classification of materials associated with the UST; and
- ACM and associated impacted soils located on the south west boundary of the 396 Lane Cove Road property be removed from the Site by appropriately licensed asbestos removal contractors.

The approximate cost for the removal of the UST is estimated to be in the order of $25000 to $35000. This assumes the following:

- UST is between 5000 L to 10000 L capacity;
- The air conditioning plant has been removed enabling unrestricted access to the UST; and
- Removal and off-site disposal to a landfill facility of a nominal volume of 50 to 75 m^3 hydrocarbon contaminated soils as solid waste.

Removal and off-site disposal to a landfill facility of a nominal volume of 50 to 75 m^3 hydrocarbon contaminated soils as solid waste.

The cost for the removal and disposal of the ACM and impacted soil is estimated to be approximately $5000.

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Tables

Table 1 - Phase I and II ESA, Summary of Soil Analyses

Sample Location & Depth (mbgs)	Sample Type	PID (ppm)	Rationale	Analyses										
				Metals	vTPH/BTEX	TPH C10-C36	PAH	VHC	pH	OCC	OPP	PCB	Asbestos	TCLP - Metals (acid pH)
ON-SITE (Soils)														
BH01_0.05-0.2	Fill	28.4	SC	1										
BH02_0.05-0.15	Fill	ND	SC	1										
BH02_0.4-0.5	Silty Clay	36.6	SC	1										
BH03_0.15-0.25	Fill	IS	SC	1										
BH04_0.05-0.15	Fill	42.8	SC	1	1	1	1		1	1	1	1		
BH04_0.8-1.0	Silty Clay	44.7	SC	1										
BH05_0.05-0.15	Fill	43.2	SC	1										
BH06_0.05-0.15	Fill	3.8	UST	1	1	1	1		1					
BH06_1.0-1.1	Silty Clay	4.1	UST	1	1	1	1		1			1		
BH07_0.15-0.3	Fill	28	MAN B&W	1	1	1								
BH08_0.16-0.25	Fill	IS	MAN B&W	1	1	1		1	1					
BH08_0.6-0.8	Silty Clay	44.5	MAN B&W	1	1	1								
BH09_0.17-0.3	Fill	30	MAN B&W	1	1	1		1	1	1		1		
BH10_0.16-0.3	Fill	10.4	DLINK - SC	1										
BH11_0.05-0.15	Fill	IS	SC	1			1							
BH11_0.6-0.8	Silty Clay	20.9	SC	1										
BH12_0.0-0.3	Silt	17.8	SC	1						1	1	1		
BH13_0.0-0.1	Fill	4.5	SC	1	1	1	1		1	1	1	1		
BH13_0.5-0.6	Fill	1.9	SC	1										
BH14_0.05-0.25	Fill	IS	SC	1	1	1	1							
BH15_0.15-0.35	Fill	11.9	MAN B&W	1	1	1								
BH15_0.6-0.8	Silty Clay	32.9	MAN B&W	1										
BH16_0.1-0.3	Fill	15.1	UST	1										
BH16_0.6-0.8	Silty Clay	12.6	UST		1	1								
BH16_1.9-2.0	WS	115	PID	1	1	1	1							
BH16_2.9-3.0	WS	26	VE	1	1	1	1							
BH17_0.17-0.3	Fill	15.3	DLINK - SC	1	1	1	1		1					
BH17_0.4-0.6	Silty Clay	27.2	DLINK - SC	1										
HA01_0.0-0.1	Fill	0	Helipad	1										
HA01_0.5-0.6	Fill	0	Helipad	1	1	1	1			1	1	1		
HA02_0.5-0.6	Fill	0	Helipad	1	1	1	1			1	1	1	1	
HA04_0.0-0.1	Fill	0	Garden - UST	1						1	1	1		
HA05_0.0-0.1	Fill	3.8	Garden - SC	1						1	1	1		
SS01	Fill	-	Targeted AS										1	
QC Soil Duplicates														
Duplicates														
DUP02	Duplicate of BH19_0.18-0.3			1										
DUP03	Duplicate of BH21_0.4-0.5			1			1			1	1	1		
DUP04	Duplicate of BH17_1.4-1.5			1	1	1	1							
Inter-laboratory Duplicates														
TRIP02	Duplicate of BH24_0.9-1.2				1	1	1							
TRIP03	Duplicate of BH25_0.9-1.1				1	1	1			1	1			
Sub Total - Soil QC Duplicate Samples				3	3	3	4	0	0	2	2	1	0	0
Total - Soil Samples				35	19	19	15	2	7	10	9	10	2	0
QC Soil Sampling Equipment Rinsate Samples														
QW01	Collected from Hand Auger cutting head (29-May-06)			1	1	1	1							
Total - Soil Sampling Equipment Rinsate Samples				1	1	1	1	0	0				0	0

Notes:

SC = Site coverage

VE = Assess Vertical Extent

UST = Underground Storage Tanks

ND = Not Detected

MAN B&W = within MAN B&W workshop

WS = Weathered Shale

PID = elevated photoionisation detector result

IS = Insufficient Sample

Table 2 - Soil Sample Analytical Results (Metals and pH)

Sample Location	NSW EPA (1998) Guidelines	NSW EPA (1999) Waste Classification Guidelines		BH01	BH02	BH02	BH03	BH04	BH04	BH05	BH06	BH06	BH07	BH08	BH08	BH09	BH10	BH11	BH11	BH12	DUP02	RPD	BH13	DUP03	TRIP03	RPD	RPD
Sample Depth (mbgs)				0.05-0.2	0.05-0.15	0.4-0.5	0.15-0.25	0.05-0.15	0.8-1.0	0.05-0.15	0.05-0.15	1.0-1.1	0.15-0.3	0.16-0.25	0.6-0.8	0.17-0.3	0.16-0.3	0.05-0.15	0.6-0.8	0.0-0.3	-	BH12_0.0-0.3 and DUP02	0.0-0.1	-	-	BH13_0.0-0.1 & DUP03	BH13_0.0-0.1 & TRIP03
Sample Type				Fill	Fill	Silty Clay	Fill	Fill	Silty Clay	Fill	Fill	Silty Clay	Fill	Fill	Silty Clay	Fill	Fill	Fill	Silty Clay	Silt	Duplicate		Fill	Duplicate	Triplicate		
Date Sampled	(SIL_4)	Inert	Solid	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	30/05/06	30/05/06	30/05/06	30/05/06		30/05/06	30/05/06	30/05/06		
Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	%	mg/kg	mg/kg	mg/kg	%	%
pH	-	-	-	-	-	-	-	9.0	-	-	9.0	4.3	-	4.9	-	4.9	-	-	-	-	-	*nc*	5.4	-	-		
Arsenic	500	10	100	1	<1	8	1	4	**11**	3	<1	5	3	7	**13**	**12**	1	<1	8	4	4	*0*	3	3	6	*0*	*67*
Cadmium	100	2	20	<0.1	0.1	<0.1	<0.1	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.1	0.1	*0*	0.1	0.1	<1	*0*	*nc*
Chromium	500*	10*	100*	**17**	**15**	**15**	5	**11**	**16**	**11**	**12**	5	7	**15**	**17**	**22**	5	**14**	**22**	**17**	**16**	*6*	**11**	10	**14**	*10*	*24*
Copper	5000	-	-	68	85	4	2	30	12	43	85	8	2	2	3	11	3	94	4	6	6	*0*	9	8	11	*12*	*20*
Nickel	3000	4	40	100	120	<1	<1	**25**	4	**37**	100	2	<1	<1	<1	2	3	130	1	1	2	*67*	4	3	**5**	*29*	*22*
Lead	1500	10	100	4	4	**14**	<2	**24**	**17**	**18**	3	7	**13**	**13**	**11**	**25**	9	3	**19**	**24**	**25**	*4*	**37**	**35**	**42**	*6*	*13*
Zinc	35000	-	-	58	61	<5	<5	43	11	*55*	54	<5	<5	5	<5	38	12	61	<5	27	32	*17*	33	29	34	*13*	*3*
Mercury	75	0.4	4	<0.05	<0.05	0.06	<0.05	0.11	<0.05	0.07	<0.05	<0.05	<0.05	0.06	<0.05	0.05	<0.05	0.05	0.05	0.11	0.1	*10*	0.1	0.1	<0.1	*0*	*nc*

Notes:

mg/kg = milligrams per kilogram.

(mbgs) = metres below ground surface

µg/l = micrograms per litre

< # = analyte not detected above laboratory

RPD = Relative Percent Difference

practical quantitation limit (PQL).

* = CrVI Guideline (ie: no level specified for total Cr)

NSW EPA (1999) Waste Classification without Leachate (TCLP) tests

BOLD = concentrations > Solid Waste criteria

Shaded = concentrations > Industrial Waste criteria

BOX = concentration > SIL_4 criteria

- = Not analysed and/or no assessment criteria

Table 2 - Soil Sample Analytical Results (Metals and pH)

Sample Location	NSW EPA (1998) Guidelines	NSW EPA (1999) Waste Classification Guidelines		BH13	BH14	BH15	BH15	BH16	BH16	DUP04	TRIP02	RPD	RPD	BH16	BH17	BH17	HA01	HA01	HA02	HA02	HA04	HA05	QW01
Sample Depth (mbgs)				0.5-0.6	0.05-0.25	0.15-0.35	0.6-0.8	0.1-0.3	1.9-2.0	-	-			2.9-3.0	0.17-0.3	0.4-0.6	0.0-0.1	0.5-0.6	0.0-0.1	0.5-0.6	0.0-0.1	0.0-0.1	-
Sample Type				Fill	Fill	Fill	Silty Clay	Fill	Weathered Shale	Duplicate	Triplicate	BH16_1.9-2.0 & DUP04	BH16_1.9-2.0 & TRIP02	Weathered Shale	Fill	Silty Clay	Fill	Fill	Fill	Fill	Fill	Fill	Rinsate
Date Sampled	(SIL_4)	Inert	Solid	30/05/06	30/05/06	30/05/06	30/05/06	30/05/06	30/05/06	30/05/06	30/05/06			30/05/06	30/05/06	30/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06
Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	%	%	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	ug/L
pH	-	-	-	-	-	-	-	-	-					-	8.9	-	-	-	-	-	-	-	-
Arsenic	500	10	100	6	5	2	2	**15**	7	6	9	*15*	*25*	9	1	4	4	2	2	3	3	6	<1
Cadmium	100	2	20	0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<1	*nc*	*nc*	<0.1	<0.1	<0.1	0.2	<0.1	0.2	0.1	**16**	0.4	<0.1
Chromium	500*	10*	100*	**23**	**22**	9	8	10	8	8	10	*0*	*22*	**12**	6	10	**15**	8	9	9	**24**	**23**	<1
Copper	5000	-	-	19	18	2	<2	20	23	23	29	*0*	*23*	46	<2	5	13	5	11	9	76	30	<1
Nickel	3000	4	40	3	**16**	2	<1	**19**	<1	<1	<2	*nc*	*nc*	**17**	2	2	2	1	**5**	2	46	**10**	<1
Lead	1500	10	100	**45**	**16**	8	**14**	**63**	**12**	**15**	**18**	*22*	*40*	**14**	9	**17**	**36**	**17**	**27**	**14**	**97**	150	<1
Zinc	35000	-	-	23	14	15	<5	13	6	6	6	*0*	*0*	83	17	16	40	26	40	57	850	120	<5
Mercury	75	0.4	4	0.13	0.09	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	*nc*	*nc*	0.11	<0.05	<0.05	0.11	0.05	0.09	0.05	0.19	0.25	<0.1

Notes:

mg/kg = milligrams per kilogram.

(mbgs) = metres below ground surface

µg/l = micrograms per litre

< # = analyte not detected above laboratory

RPD = Relative Percent Difference

practical quantitation limit (PQL).

* = CrVI Guideline (ie: no level specified for total Cr)

NSW EPA (1999) Waste Classification without Leachate (TCLP) tests

BOLD = concentrations > Solid Waste criteria

Shaded = concentrations > Industrial Waste criteria

BOX = concentration > SIL_4 criteria

- = Not analysed and/or no assessment criteria

Table 3 - Soil Sample Analytical Results (TPH, BTEX, PAH, VHC)

	Sample Location	Assessment Criteria	NSW EPA (1999) Waste Classification Guidelines		BH04	BH06	BH06	BH07	BH08	BH08	BH09	BH11	BH13	DUP03	TRIP03	RPD	RPD	BH14	BH15	BH16	BH16	DUP04	TRIP02	RPD	RPD	BH16	BH17	HA01	HA02	BIT01	BIT02	QW01
	Sample Depth (mbgs)				0.05-0.15	0.05-0.15	1.0-1.1	0.15-0.3	0.16-0.25	0.6-0.8	0.17-0.3	0.05-0.15	0.0-0.1					0.05-0.25	0.15-0.35	0.6-0.8	1.9-2.0	-	-			2.9-3.0	0.17-0.3	0.5-0.6	0.5-0.6	-	-	-
	Sample Type				Fill	Fill	Silty Clay	Fill	Fill	Silty Clay	Fill	Fill	Fill	Duplicate	Triplicate	BH13_0.0-0.1 & DUP03	BH13_0.0-0.1 & TRIP03	Fill	Fill	Silty Clay	Weathered Shale	Duplicate	Triplicate	BH16_1.9-2.0 & DUP04	BH16_1.9-2.0 & TRIP02	Weathered Shale	Fill	Fill	Fill	Bitumen	Bitumen	Rinsate
	PID (ppm)				42.8	3.8	4.1	28	IS	44.5	30	IS	4.5	-	-			IS	11.9	12.6	115	-	-			26	15.3	NA	NA	NA	NA	-
	Date Sampled				29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	29/05/06	30/05/06	30/05/06	30/05/06	30/05/06			30/05/06	30/05/06	30/05/06	30/05/06	30/05/06	30/05/06			30/05/06	30/05/06	29/05/06	29/05/06	30/05/06	30/05/06	29/05/06
	Units	mg/kg	Inert mg/kg	Solid mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	%	%	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	%	%	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	ug/L
TPH	C_6 - C_9 Fraction	65	650	650	<10	<10	<10	<10	<10	<10	<10	-	<10	-	<2	*nc*	*nc*	<10	<10	<10	10	40	57	*120*	*140*	<10	<10	<10	<10	-	-	<50
TPH	C_{10} - C_{14} Fraction				<50	<50	<50	<50	<50	<50	<50	-	<50	-	<50	*nc*	*nc*	<50	<50	<50	50	90	<50	*57*	*nc*	<50	<50	<50	<50	-	-	<50
TPH	C_{15} - C_{28} Fraction	1000	5000	10000	<100	<100	<100	<100	<100	<100	<100	-	<100	-	<100	*nc*	*nc*	<100	<100	<100	<100	<100	<100	*nc*	*nc*	<100	<100	<100	<100	-	-	<200
TPH	C_{29} - C_{36} Fraction				<100	160	<100	<100	<100	<100	<100	-	<100	-	<100	*nc*	*nc*	<100	<100	<100	<100	<100	<100	*nc*	*nc*	<100	<100	<100	<100	-	-	<50
BTEX	Benzene	1	1	10	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	-	<0.2	-	<0.2	*nc*	*nc*	<0.2	<0.2	<0.2	<0.2	0.3	<0.2	*nc*	*nc*	<0.2	<0.2	<0.2	<0.2	-	-	<1
BTEX	Toluene	1.4 (130)	28.8	288	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	-	<0.2	*nc*	*nc*	<0.5	<0.5	<0.5	1	3	1.7	*100*	*52*	<0.5	<0.5	<0.5	<0.5	-	-	<1
BTEX	Ethylbenzene	3.1 (50)	60	600	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	-	<0.2	*nc*	*nc*	<0.5	<0.5	<0.5	1.4	3.5	2.8	*86*	*67*	<0.5	<0.5	<0.5	<0.5	-	-	<1
BTEX	meta & para Xylene	-	-	-	<1	<1	<1	<1	<1	<1	<1	-	<1	-	<0.2	*nc*	*nc*	<1	<1	<1	7	16	15.1	*78*	*73*	<1	<1	<1	<1	-	-	<2
BTEX	ortho Xylene	-	-	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	-	<0.2	*nc*	*nc*	<0.5	<0.5	<0.5	2.8	6.6	5.5	*81*	*65*	<0.5	<0.5	<0.5	<0.5	-	-	<1
BTEX	Xylenes	14 (25)	100	1000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.8	22.6	20.6	*79*	*71*	-	-	-	-	-	-	
PAH	Naphthalene	-	-	-	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	1.1	1.9	<0.5	*53*	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
PAH	Acenaphthylene	-	-	-	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	<0.5	<0.5	<0.5	nc	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
PAH	Acenaphthene	-	-	-	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	<0.5	<0.5	<0.5	nc	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
PAH	Fluorene	-	-	-	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	<0.5	<0.5	<0.5	nc	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
PAH	Phenanthrene	-	-	-	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	<0.5	<0.5	<0.5	nc	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	0.5	<1
PAH	Anthracene	-	-	-	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	<0.5	<0.5	<0.5	nc	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
PAH	Fluoranthene	-	-	-	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	<0.5	<0.5	<0.5	nc	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
PAH	Pyrene	-	-	-	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	<0.5	<0.5	<0.5	nc	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
PAH	Benz(a)anthracene	-	-	-	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	<0.5	<0.5	<0.5	nc	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
PAH	Chrysene	-	-	-	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	<0.5	<0.5	<0.5	nc	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
PAH	Benzo(b)&(k)fluoranthene	-	-	-	<1	<1	<1	-	-	-	-	<1	<1	<1	<1	*nc*	*nc*	<1	-	-	<1	<1	<0.5	nc	*nc*	<1	<1	<1	<1	<1	<1	<2
PAH	Benzo(a) pyrene	5	0.08	0.8	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	<0.5	<0.5	<0.5	nc	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
PAH	Indeno(1,2,3-c,d)pyrene	-	-	-	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	<0.5	<0.5	<0.5	nc	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
PAH	Dibenz(a,h)anthracene	-	-	-	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	<0.5	<0.5	<0.5	nc	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
PAH	Benzo(g,h,i)perylene	-	-	-	<0.5	<0.5	<0.5	-	-	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	-	-	<0.5	<0.5	<0.5	nc	*nc*	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
PAH	Sum of reported PAHs	100	200	200	-	-	-	-	-	-	-	-	-	-	-	*nc*	*nc*	-	-	-	1.1	1.9	-	*53*	*nc*	-	-	-	-	-	0.5	
VHC	Dichlorodifluoromethane				-	-	-	-	<5	-	<5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Chloromethane				-	-	-	-	<5	-	<5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Vinyl chloride	0.75	0.4	4	-	-	-	-	<5	-	<5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Bromomethane	13	-	-	-	-	-	-	<5	-	<5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Chloroethane	6.5	-	-	-	-	-	-	<5	-	<5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Trichlorofluoromethane	2000	-	-	-	-	-	-	<5	-	<5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,1-dichloroethene	413	-	-	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	trans-1,2-dichloroethene				-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,1-dichloroethane	1738	-	-	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	cis-1,2-dichloroethene				-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	2,2-dichloropropane				-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Chloroform	0.47	12	120	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,1,1-trichloroethane	1200	60	600	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,2-dichloroethane	0.6	1	10	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,1-dichloropropene				-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Carbon tetrachloride	0.55	1	10	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Trichloroethene (TCE)	0.11	1	10	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,2-dichloropropane	0.74	-	-	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Dibromomethane				-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Bromodichloromethane	1.8	-	-	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	cis-1,3-dichloropropene				-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	trans-1,3-dichloropropene				-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,1,2-trichloroethane	1.6	2.4	24	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,3-dichloropropane	360	-	-	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Chlorodibromomethane				-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Tetrachloroethene (PCE)	1.3	1.4	14	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,2-dibromoethane	0.073	-	-	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Chlorobenzene	530	200	2000	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,1,1,2-tetrachloroethane	7.3	20	200	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Bromoform	218	-	-	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,1,2,2-tetrachloroethane	0.93	2.6	26	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,2,3-trichloropropane	0.076	-	-	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,3-dichlorobenzene	600	-	-	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,4-dichlorobenzene	7.9	15	150	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,2-dichlorobenzene	600	8.6	86	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	1,2-dibromo-3-chloropropane	2	-	-	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-
VHC	Hexachlorobutadiene	22	-	-	-	-	-	-	<0.5	-	<0.5	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	*nc*	*nc*	-	-	-	-	-	-	-

Notes:

mg/kg = milligrams per kilogram.

(mbgs) = metres below ground surface

µg/l = micrograms per litre

RPD = Relative Percent Difference

< # = analyte not detected above laboratory PQL

Assessment Criteria:

TPH, BTEX = NSW EPA (1994) Guidelines for Assessing Service Station Sites

(50) = Human health and ecollogically based protection level

PAH = NSW EPA (2006) Guidelines for the NSW Site Auditor Scheme, SIL 4

VHC = US EPA Region IX, Preliminary Remediation Goals, October 2004

Box = result > Assessment Criteria

Shading = result > human health and ecollogically based protection level (for toluene, ethylbenzene and xylenes)

Bold = result > Solid Waste Classification Criteria

- = Not analysed and/or no assessment criteria

Total PAHs = sum of individual compounds

Table 4 - Soil Sample Analytical Results (OCP, OPP, PCB)

	Sample Location	NSW EPA (2006) Guidelines (SIL_4)	NSW EPA (1999) Guidelines	BH04	BH06	BH09	BH12	BH13	DUP03	TRIP03	RPD	RPD	HA01	HA02	HA04	HA05
	Sample Depth (mbgs)			0.05-0.15	1.0-1.1	0.17-0.3	0.0-0.3	0.0-0.1	-	-	BH13_0.0-0.1 & DUP03	BH13_0.0-0.1 & TRIP03	0.5-0.6	0.5-0.6	0.0-0.1	0.0-0.1
	Material Type		Inert	Fill	Silty Clay	Fill	Fill	Fill	Duplicate	Triplicate			Fill	Fill	Fill	Fill
	Date Sampled			29/05/06	29/05/06	29/05/06	30/05/06	30/05/06	30/05/06	30/05/06			29/05/06	29/05/06	29/05/06	29/05/06
	Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
OCP	alpha-BHC	-	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	Hexachlorobenzene (HCB)	-	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	beta-BHC	-	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	gamma-BHC	-	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	delta-BHC	-	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	Heptachlor	50	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	Aldrin	50*	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	Heptachlor epoxide	-	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	trans-Chlordane	250***	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	Endosulfan I	-	-	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	cis-Chlordane	250***	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	Dieldrin	50*	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	4.4'-DDE	1000**	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	Endrin	-	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	Endosulfan II	-	-	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	4.4'-DDD	1000**	<2	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	Endosulfan sulfate	-	-	<0.05	-	<0.05	<0.05	<0.5	<0.5	<0.05	*nc*	*nc*	<0.05	<0.05	<0.05	<0.05
OCP	4.4'-DDT	1000**	<2	<0.2	-	<0.2	<0.2	<2	<2	<0.2	*nc*	*nc*	<0.2	<0.2	<0.2	<0.2
OCP	Methoxychlor	-	-	<0.2	-	<0.2	<0.2	<2	<2	<0.2	*nc*	*nc*	<0.2	<0.2	<0.2	<0.2
OPP	Dichlorvos	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Mevinphos (Phosdrin)	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Demeton (total)	-	-	<1	-	-	<1	<1	<1	<0.5	*nc*	*nc*	<1	<1	<1	<1
OPP	Ethoprop	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Monocrotophos	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.2	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Phorate	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Dimethoate	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Diazinon	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Disulfoton	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Methyl parathion	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Ronnel	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Fenitrothion	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Malathion	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Fenthion	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Chlorpyrifos	75	0.4	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Parathion	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.2	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Stirofos	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Prothiofos	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Azinophos methyl	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
OPP	Coumaphos	-	-	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
PCB	Arochlor 1016			<0.5	<0.5	<0.5	<0.5	<5	<5	-	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
PCB	Arochlor 1232			<0.5	<0.5	<0.5	<0.5	<5	<5	-	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
PCB	Arochlor 1242			<0.5	<0.5	<0.5	<0.5	<5	<5	-	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
PCB	Arochlor 1248			<0.5	<0.5	<0.5	<0.5	<5	<5	-	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
PCB	Arochlor 1254			<0.5	<0.5	<0.5	<0.5	<5	<5	-	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
PCB	Arochlor 1260			<0.5	<0.5	<0.5	<0.5	<5	<5	-	*nc*	*nc*	<0.5	<0.5	<0.5	<0.5
	Total PCBs	50	2	-	-	-	-	-	-	<0.1	*nc*	*nc*	-	-	-	-

Notes:

mg/kg = milligrams per kilogram.

(mbgs) = metres below ground surface

< # = analyte not detected above laboratory PQL

RPD = Relative Percent Difference

nc = not calculated (results<PQL)

* = combined criteria for aldrin+dieldrin

** = combined criteria for DDT+DDD+DDE

*** = combined criteria for cis+trans chlordane

- = no criteria and/or sample not analysed

Data Entry: BP
Data Review: AL
HLA-Envirosciences Pty Ltd

Table 5 - Soil Sample Analytical Results (Asbestos)

Sample ID Depth (mbgs) Material Type Date Sampled	Adopted Site Criteria	MS01* Surface AC Sheeting 30/05/06	SS01 0.0-0.05 Soil 30/05/06	HA02 0.5-0.6 Soil 29/05/06
Asbestos	No detected asbestos in surface soil	Chysotile asbestos detected	Chrysotile and amosite asbestos detected	No asbestos detected

Notes:

(mbgs) = metres below ground surface

No current EPA endorsed criteria, although the NSW EPA advised the NSW Site Auditors (1 March 2000) that "*no asbestos in soil at the surface is permitted*"

* = present as a fragment

Table 6 - TCLP Analytical Results (Metals)

Sample ID	NSW EPA (1999) Waste Classification									HA04		HA05		BH11		BH16	
Depth (mbgs)										0.0-0.1		0.0-0.1		0.05-0.15		0.1-0.3	
Material Type	Inert			Solid			**Industrial**			TCLP	Fill	TCLP	Fill	TCLP	Fill	TCLP	Fill
Date Sampled										29/05/06		29/05/06		30/05/06		30/05/06	
Units	CT1 mg/kg	TCLP1 (mg/L)	SCC1 mg/kg	CT2 mg/kg	TCLP2 (mg/L)	SCC2 mg/kg	CT3 mg/kg	TCLP3 (mg/L)	SCC3 mg/kg	mg/L	mg/kg	mg/L	mg/kg	mg/L	mg/kg	mg/L	mg/kg
As	10	1	500	100	5	500	400	20	2000	-	-	-	-	-	-	<0.01	15
Cd	2	0.1	100	20	1	100	80	4	400	0.010	16	-	-	-	-	-	-
Cr (VI)	10	0.5	1900	100	5	1900	400	20	7600	<0.005	24	-	-	-	-	-	-
Ni	4	0.2	1050	40	2	1050	160	8	4200	-	-	-	-	0.150	130	-	-
Pb	10	0.5	1500	100	5	1500	400	20	6000	-	-	0.020	150	-	-	-	-

Notes:

mg/kg = milligrams per kilogram.

mg/L = milligrams per litre

µg/l = micrograms per litre

(mbgs) = metres below ground surface

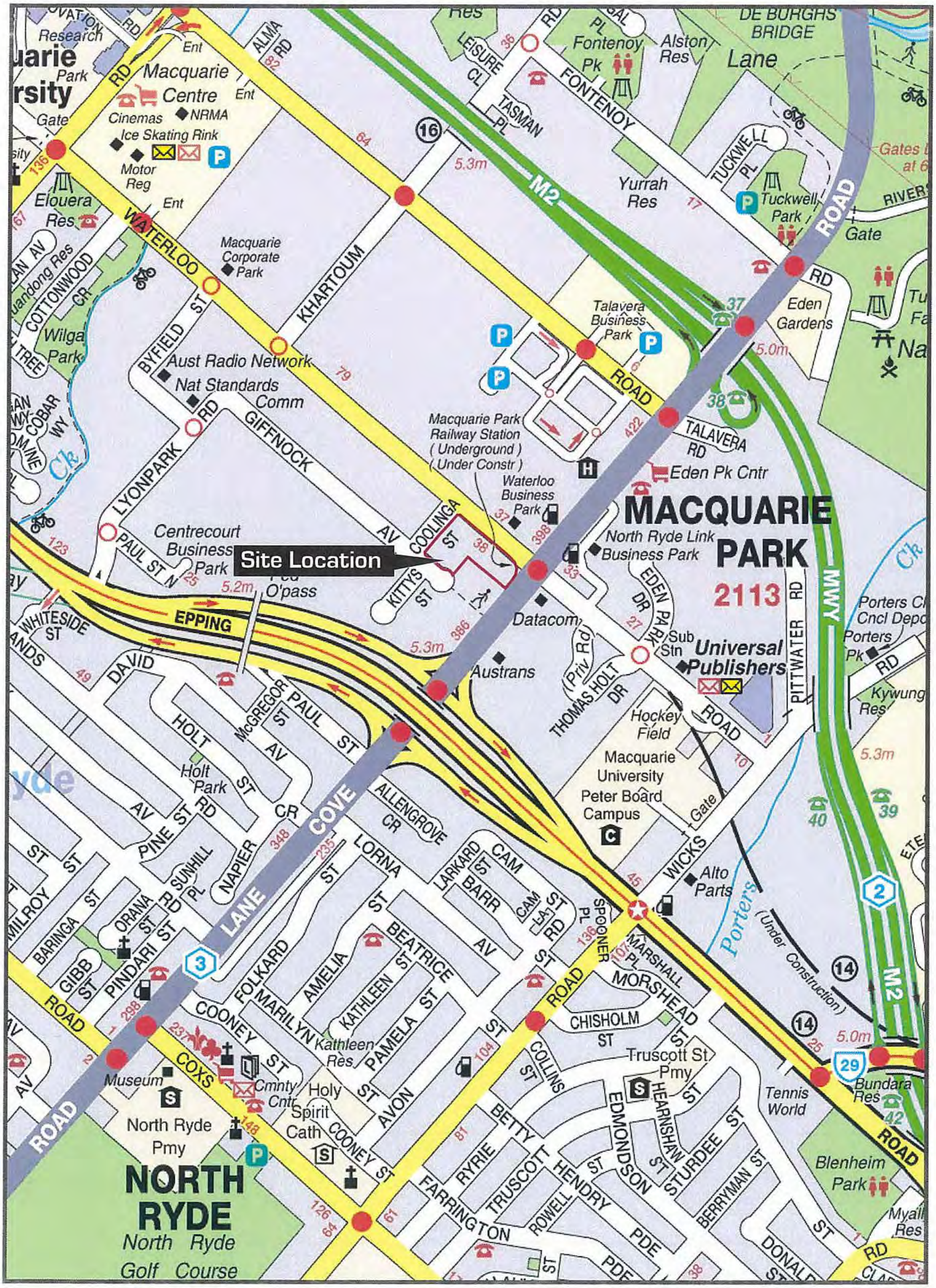
< = not detected above PQL

* = Cr (Total) value

- = not analysed and/or no criteria

Bold and Box denotes result = Hazardous Waste

Figures



Site Location

Australand Industrial No.122 Pty Ltd

Corner 396 Lane Cove Road & 1 Giffnock Avenue

Macquarie Park NSW 2113

Phase I & II Environmental Site Investigation

N

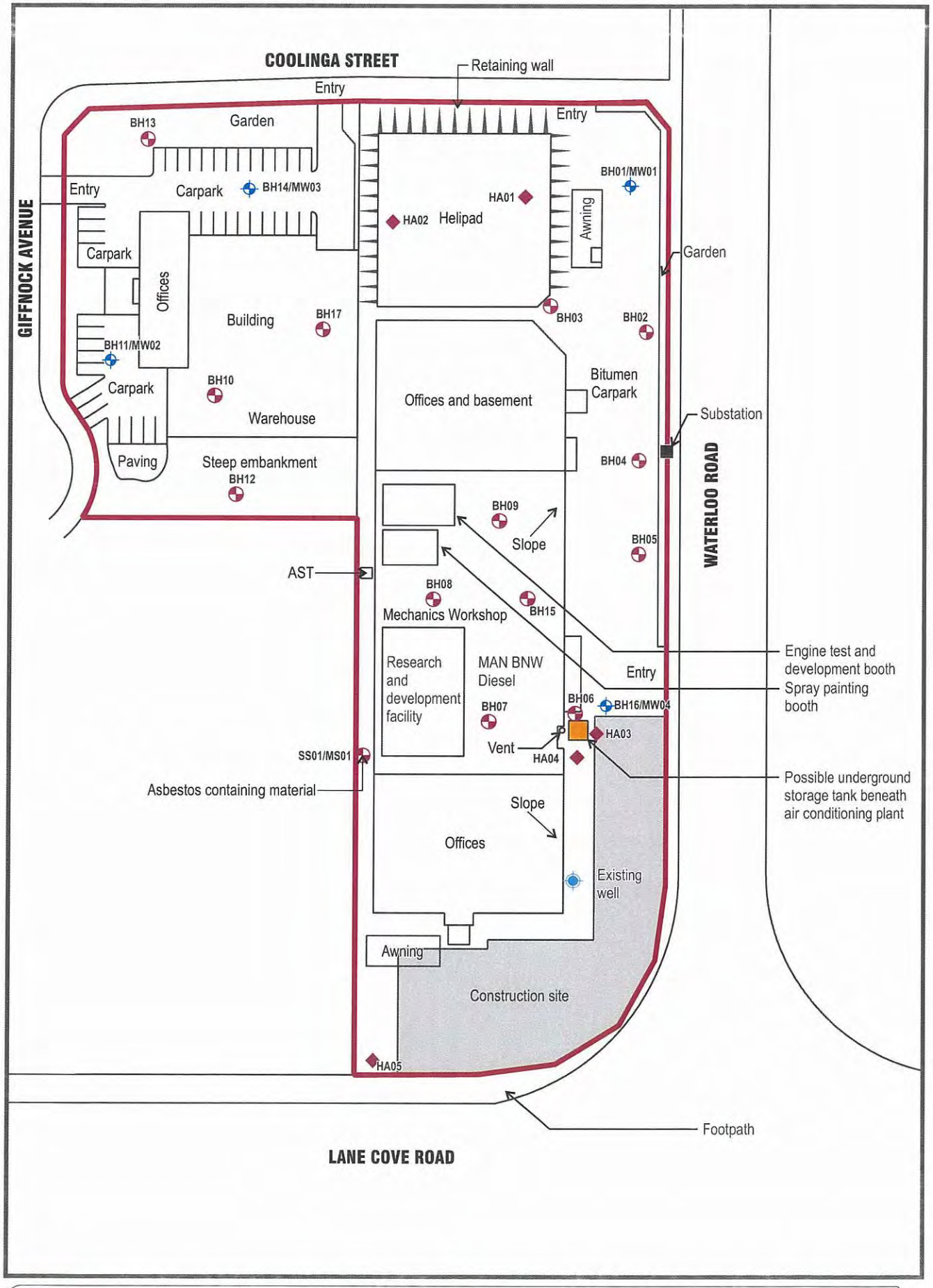
0 200m

Approximate

FIGURE

1

PROJECT-FILE NAME	S40628/01 - CA030186 F1	DATE	5 June 2006	DRAWN	DM	APPROVED	BP



HLA

Site Layout
Australand Industrial No.122 Pty Ltd
Corner 396 Lane Cove Road & 1 Giffnock Avenue
Macquarie Park NSW 2113
Phase I & II Environmental Site Investigation

Site boundary
Borehole/monitoring well location
Borehole location
Hand auger location

0 20m
Approximate

FIGURE 2

PROJECT-FILE NAME S40628/01 - CA030186 F2 DATE 5 June 2006 DRAWN DM APPROVED BP

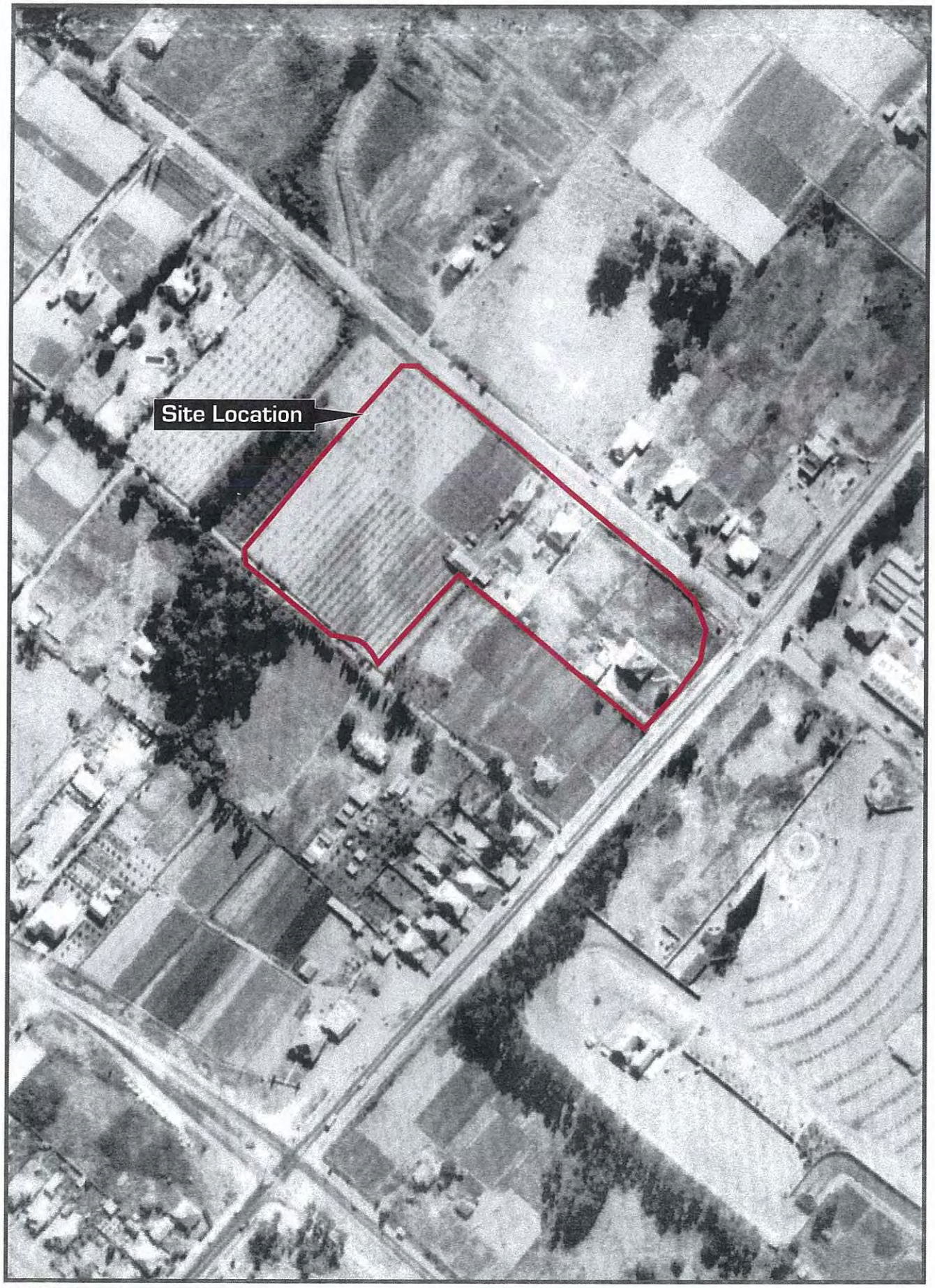
HLA

1930 Aerial Photograph
Australand Industrial No.122 Pty Ltd
Corner 396 Lane Cove Road & 1 Giffnock Avenue
Macquarie Park NSW 2113
Phase I & II Environmental Site Investigation

Not to Scale

FIGURE
3

PROJECT-FILE NAME S40628/01 - CA030186 F3 DATE 5 June 2006 DRAWN DM APPROVED BP



HLA

1961 Aerial Photograph
Australand Industrial No.122 Pty Ltd
Corner 396 Lane Cove Road & 1 Giffnock Avenue
Macquarie Park NSW 2113
Phase I & II Environmental Site Investigation

Not to Scale

FIGURE
4

PROJECT-FILE NAME S40628/01 - CA030186 F4 DATE 5 June 2006 DRAWN DM APPROVED BP

HLA

1986 Aerial Photograph
Australand Industrial No.122 Pty Ltd
Corner 396 Lane Cove Road & 1 Giffnock Avenue
Macquarie Park NSW 2113
Phase I & II Environmental Site Investigation

Not to Scale

FIGURE
5

PROJECT-FILE NAME S40628/01 - CA030186 F5 DATE 5 June 2006 DRAWN DM APPROVED BP

HLA

2005 Aerial Photograph
Australand Industrial No.122 Pty Ltd
Corner 396 Lane Cove Road & 1 Giffnock Avenue
Macquarie Park NSW 2113
Phase I & II Environmental Site Investigation

Not to Scale

FIGURE
6

PROJECT-FILE NAME S40628/01 - CA030186 F6 DATE 5 June 2006 DRAWN DM APPROVED BP

Plates

PLATE 1
Site building at 396 Lane Cove Road property.

PLATE 2
MAN B&W Diesel workshop

PLATE 3

Vent pipe above air conditioning compound in north east corner of 396 Lane Cove Road property.

PLATE 4

Helipad embankment in south western corner of 396 Lane Cove Road property.

PLATE 5
Bitumen covered car park area on 396 Lane Cove Road property.

PLATE 6
Above Ground Storage Tank on south eastern boundary of 396 Lane Cove Road property.

PLATE 7

Asbestos containing material on south western boundary of 396 Lane Cove Road property.

PLATE 8

Office/warehouse building at 1 Giffnock Avenue property

PLATE 9
Bitumen covered car park area at 1 Giffnock Avenue property.

PLATE 10
Garden area 1 Giffnock Avenue property

PLATE 11

Embankment on south eastern boundary of 1 Giffnock Avenue property

Appendix A

Ben Pearce

From: Alex Syriatowicz
Sent: Monday, 22 May 2006 3:38 PM
To: Anthony Davis; Ben Pearce; Alex Latham
Subject: FW: bore search - North Ryde

From: SSC Bore Data SSC Bore Data [mailto:SSCboredata@dipnr.nsw.gov.au]
Sent: Monday, 22 May 2006 3:11 PM
To: Alex Syriatowicz
Subject: bore search - North Ryde

Hi Alex, I have completed your 0.5km bore search at North Ryde. There were no bores within this radius.

Minimum charge applies

Regards
Sofie Tanner

Locked Bag 2069, North Ryde NSW 1670
DX 8403 Ryde
Facsimile 9952 8070
Telephone 9952 8222

City of Ryde

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Cert No: 19202
Date: 22/05/2006
Receipt No: 943413
Reference: J28123

Applicant: HLA - Envirosciences Pty Ltd
PO Box 726
PYMBLE NSW 2073

24 MAY 2006

Property: 2 Coolinga Street, MACQUARIE PARK
Description: LOT: 21 DP: 602327

Ppty Ref: 35790

INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT.

1. NAMES OF RELEVANT LOCAL ENVIRONMENTAL PLANS, DRAFT LOCAL ENVIRONMENTAL PLANS, DEVELOPMENT CONTROL PLANS, STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLYING TO THE LAND

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Ryde Planning Scheme - 1 June 1979 as amended

b) DRAFT LOCAL ENVIRONMENTAL PLANS as exhibited under Section 66(1) (b) of the Act

Nil.

c) DEVELOPMENT CONTROL PLANS

Development Control Plan No. 14 - Child Care Centres.

Development Control Plan No. 27 - Waste Minimisation and Management.

Development Control Plan No. 28B - Advertising Signs.

Development Control Plan No. 31 - Review of Determination

Development Control Plan No. 36 - Fencing.

Development Control Plan No 15B- Notification of Development Applications.

Development Control Plan No. 41 (Amendment No.1) - Stormwater Management

Development Control Plan No. 42 - Construction Activities

Development Control Plan No. 29A - Car Parking

Development Control Plan No. 48 - Installation of Satellite Dishes and MDS- Microwave Antennae

Development Control Plan No. 37 - Access For People With Disabilities

Development Control Plan No. 45A - Energy Smart - Water Wise

Development Control Plan No.34 - Exempt and Complying Development.

d) STATE AND REGIONAL ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS (includes Draft Policies)

The Minister for Infrastructure and Planning, Natural Resources has notified Council that the following State Environmental Planning Policies and Regional Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

State Environmental Planning Policy No. 1 - Development Standards.

State Environmental Planning Policy No. 4 - Development Without Consent and Miscellaneous Exempt and Complying Development.

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

State Environmental Planning Policy No. 8 - Surplus Public Land.

State Environmental Planning Policy No. 9 - Group Homes.

State Environmental Planning Policy No. 10 - Retention of Low Cost Rental Accommodation (as amended).

State Environmental Planning Policy No. 11 - Traffic Generating Developments.

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

State Environmental Planning Policy No. 21 - Caravan Parks.

State Environmental Planning Policy No. 32 - Urban Consolidation.

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

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

State Environmental Planning Policy No. 38 - Olympic Games and Related Projects - (as amended)

State Environmental Planning Policy No. 45 - Permissibility of Mining

State Environmental Planning Policy No. 48 - Major Putrescible Land Fill Sites

State Environmental Planning Policy No. 50 - Canal Estate Development.

State Environmental Planning Policy No. 55 - Remediation of Land.

State Environmental Planning Policy No. 58 - Protecting Sydney's Water Supply (Amendment No.3)

State Environmental Planning Policy No. 63 - Major Transport Projects

State Environmental Planning Policy No. 64 - Advertising and Signage.

State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development.

Draft State Environmental Planning Policy No. 66 - Integration of Land Use and Transport 2001

Draft State Environmental Planning Policy (Application of Development Standards)2004

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

State Environmental Planning Policy (ARTC Rail Infrastructure) Amendment 2005.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions)2004

State Environmental Planning Policy (Sydney Metropolitan Water Supply) 2004 (as amended)

State Environmental Planning Policy (Major Projects) 2005 (as amended)

Regional Environmental Plans

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

For each local environmental plan and deemed environmental planning instrument applying to the land that includes the land in any zone (however described):-

(a) ZONING

Business Special - Employment

(b) ZONING TABLE

The purposes for which development may or may not be carried out in accordance with the above Zone are as follows:-

Business Special - Employment
PURPOSES PERMISSIBLE WITHOUT CONSENT
Nil
PURPOSES PERMISSIBLE WITH CONSENT
Any purpose which involves (as an integral aspect of the purpose) the carrying out of scientific research and development on land within this zone or within Zone No.5 (c); child care centre; community services; commercial premises; film and television schools; hospitals; hotels; industries referred to in Schedule 6 of the Ordinance; laboratories; light industry; open space; public buildings; purposes set out in Schedule 12 of the Ordinance; research establishments; recreation areas; refreshment room; roads; serviced apartments; shops (not exceeding 250sqm) ; taverns; telecommunication facilities; universities; utility installations (other than gas holders or generating works); warehouses
PURPOSES PROHIBITED
Any other purpose.

(c) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE

The Ryde Planning Scheme Ordinance provides that a dwelling house shall not be erected on an allotment of land within any residential zone unless the allotment has a minimum area of 740sq.m (exclusive of access corridor) and a minimum 3m wide road frontage and access corridor width for hatchet-shaped allotments. A minimum area of 580sq.m, a minimum road frontage of 10m and a minimum width of 15m at a distance of 7.5m from the road alignment is required for other allotments.

(d) CRITICAL HABITAT

NO. The land does not include or comprise critical habitat under the Ryde Planning Scheme.

(e) CONSERVATION AREA (however described)

adoption by that authority being referred to in planning certificates issued by council, that restricts the development because of the likelihood of:

(i) landslip NO

(ii) bush fire NO

(iii) flooding NO

(iv) tidal inundation NO

(v) subsidence NO

(vi) acid sulphate soil NO

(vii) other risk NO

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument, deemed 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

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.

8. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

Section 94 Contribution Plan No. 1 (2003 Amendment)

9. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land as defined under the Environmental Planning and Assessment Act 1979.

ADDITIONAL INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

i) the purpose for which buildings, works or land may be erected, carried out or used;
ii) the extent of development permitted;
iii) minimum site requirements; and/or
iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

The land is subject to a Tree Preservation Order and Tree Management Policy, details of which are available at Council's Customer Service Centre.

There are exemptions from Council's Tree Preservation Order and Tree Management Policy relating to various species of trees; noxious trees; dying, dead or dangerous trees; and trees within three (3) metres of certain buildings.

Council has established a Significant Tree Register. Inclusion of a tree in the Register means that exemptions from the Tree Preservation Order will not apply to that tree.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas Reserved for County Road and County Open Space should be directed to the Roads and Traffic Authority and Department of Urban Affairs and Planning respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Department of Public Works and Services.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 149(5) OF THE ACT

The following Draft Development Control Plans apply to the land:-

City of Ryde Draft Development Control Plan 2006
Draft Development Control Plan No. 25 - Engineering Standards

Draft Development Control Plan No.55 - Macquarie Park Corridor, North Ryde.

Master Plan - Macquarie Park Corridor, North Ryde adopted 17 February 2004 applies to the land.

Subject to Sydney Water Requirements

The land is subject to a requirementthat arrangements satisfactory to Sydney Water are to be made for the pro vision of water and sewerage services to the land.

Sue Weatherley
Group Manager – Environment and Planning

Locked Bag 2069, North Ryde NSW 1670
DX 8403 Ryde
Facsimile 9952 8070
Telephone 9952 8222

City of Ryde

PLANNING CERTIFICATE UNDER SECTION 149 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Cert No: 19201
Date: 22/05/2006
Receipt No: 943414
Reference: J28124

Applicant: HLA - Envirosciences Pty Ltd
PO Box 726
PYMBLE NSW 2073

24 MAY 2006

Property: 36-42 Waterloo Road, MACQUARIE PARK
Description: LOT: 1 DP: 1069715

Ppty Ref: 48771

INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT.

1. NAMES OF RELEVANT LOCAL ENVIRONMENTAL PLANS, DRAFT LOCAL ENVIRONMENTAL PLANS, DEVELOPMENT CONTROL PLANS, STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLYING TO THE LAND

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Ryde Planning Scheme - 1 June 1979 as amended

b) DRAFT LOCAL ENVIRONMENTAL PLANS as exhibited under Section 66(1) (b) of the Act

Nil.

c) DEVELOPMENT CONTROL PLANS

Development Control Plan No. 14 - Child Care Centres.

Development Control Plan No. 27 - Waste Minimisation and Management.

Development Control Plan No. 28B - Advertising Signs.

Development Control Plan No. 31 - Review of Determination

Development Control Plan No. 36 - Fencing.

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Development Control Plan No. 42 - Construction Activities

Development Control Plan No. 29A - Car Parking

Development Control Plan No. 48 - Installation of Satellite Dishes and MDS- Microwave Antennae

Development Control Plan No. 37 - Access For People With Disabilities

Development Control Plan No. 45A - Energy Smart - Water Wise

Development Control Plan No.34 - Exempt and Complying Development.

d) STATE AND REGIONAL ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS (includes Draft Policies)

The Minister for Infrastructure and Planning, Natural Resources has notified Council that the following State Environmental Planning Policies and Regional Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

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State Environmental Planning Policy No. 4 - Development Without Consent and Miscellaneous Exempt and Complying Development.

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State Environmental Planning Policy No. 8 - Surplus Public Land.

State Environmental Planning Policy No. 9 - Group Homes.

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State Environmental Planning Policy No. 21 - Caravan Parks.

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State Environmental Planning Policy No. 50 - Canal Estate Development.

State Environmental Planning Policy No. 55 - Remediation of Land.

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State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development.

Draft State Environmental Planning Policy No. 66 - Integration of Land Use and Transport 2001

Draft State Environmental Planning Policy (Application of Development Standards)2004

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

State Environmental Planning Policy (ARTC Rail Infrastructure) Amendment 2005.

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions)2004

State Environmental Planning Policy (Sydney Metropolitan Water Supply) 2004 (as amended)

State Environmental Planning Policy (Major Projects) 2005 (as amended)

Regional Environmental Plans

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

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(a) ZONING

Business Special - Employment

(b) ZONING TABLE

The purposes for which development may or may not be carried out in accordance with the above Zone are as follows:-

Business Special - Employment
PURPOSES PERMISSIBLE WITHOUT CONSENT
Nil
PURPOSES PERMISSIBLE WITH CONSENT
Any purpose which involves (as an integral aspect of the purpose) the carrying out of scientific research and development on land within this zone or within Zone No.5 (c); child care centre; community services; commercial premises; film and television schools; hospitals; hotels; industries referred to in Schedule 6 of the Ordinance; laboratories; light industry; open space; public buildings; purposes set out in Schedule 12 of the Ordinance; research establishments; recreation areas; refreshment room; roads; serviced apartments; shops (not exceeding 250sqm) ; taverns; telecommunication facilities; universities; utility installations (other than gas holders or generating works); warehouses
PURPOSES PROHIBITED
Any other purpose.

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The Ryde Planning Scheme Ordinance provides that a dwelling house shall not be erected on an allotment of land within any residential zone unless the allotment has a minimum area of 740sq.m (exclusive of access corridor) and a minimum 3m wide road frontage and access corridor width for hatchet-shaped allotments. A minimum area of 580sq.m, a minimum road frontage of 10m and a minimum width of 15m at a distance of 7.5m from the road alignment is required for other allotments.

(d) CRITICAL HABITAT

NO. The land does not include or comprise critical habitat under the Ryde Planning Scheme.

(e) CONSERVATION AREA (however described)

NO. The land has not been identified as being within a heritage conservation area under the Ryde Planning Scheme.

(f) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

NO. An item of environmental heritage under the Ryde Planning Scheme is not situated on the land.

OTHER PRESCRIBED INFORMATION

3. COASTAL PROTECTION
Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Public Works

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

4. MINE SUBSIDENCE
Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

The land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

5. ROAD WIDENING AND ROAD REALIGNMENT
Whether or not the land is affected by any road widening

The land is not affected by any road widening or road realignment under:
(a) Division 2 of Part 3 of the Roads Act 1993,
(b) any environmental planning instrument
(c) any resolution of Council.

6. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
Whether or not the land is affected by a policy adopted by the council, or adopted by any other public authority and notified to the council for the express purpose of its

adoption by that authority being referred to in planning certificates issued by council, that restricts the development because of the likelihood of:

(i) landslip NO

(ii) bush fire NO

(iii) flooding NO

(iv) tidal inundation NO

(v) subsidence NO

(vi) acid sulphate soil NO

(vii) other risk NO

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7. LAND RESERVED FOR ACQUISITION

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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.

8. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

Section 94 Contribution Plan No. 1 (2003 Amendment)

9. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land as defined under the Environmental Planning and Assessment Act 1979.

ADDITIONAL INFORMATION PROVIDED UNDER SECTION 149(5) OF THE ACT

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i) the purpose for which buildings, works or land may be erected, carried out or used;
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iii) minimum site requirements; and/or
iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

The land is subject to a Tree Preservation Order and Tree Management Policy, details of which are available at Council's Customer Service Centre.

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Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas Reserved for County Road and County Open Space should be directed to the Roads and Traffic Authority and Department of Urban Affairs and Planning respectively.

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FURTHER ADDITIONAL INFORMATION UNDER SECTION 149(5) OF THE ACT

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Master Plan - Macquarie Park Corridor, North Ryde adopted 17 February 2004 applies to the land.

Subject to Sydney Water Requirements

The land is subject to a requirementthat arrangements satisfactory to Sydney Water are to be made for the pro vision of water and sewerage services to the land.

Sue Weatherley
Group Manager – Environment and Planning

NO. The land has not been identified as being within a heritage conservation area under the Ryde Planning Scheme.

(f) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

NO. An item of environmental heritage under the Ryde Planning Scheme is not situated on the land.

OTHER PRESCRIBED INFORMATION

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The land is not affected by any road widening or road realignment under:
(a) Division 2 of Part 3 of the Roads Act 1993,
(b) any environmental planning instrument
(c) any resolution of Council.

6. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS
Whether or not the land is affected by a policy adopted by the council, or adopted by any other public authority and notified to the council for the express purpose of its

WorkCover
NEW SOUTH WALES

Our Ref: D06/037465
Your Ref: S4062801

13 JUN 2006

8 June 2006

Attention: Mr Alex Latham
HLA Envirosciences
PO Box 726
PYMBLE NSW 2073

Dear Mr Latham

RE SITE: 396 Lane Cove Rd, Macquarie Park

I refer to your search request of 02 June 2006 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.

G. Wilsm

Gabriela Wilsmore
A/Team Leader
Dangerous Goods

WorkCover
NEW SOUTH WALES

Our Ref: D06/037466
Email: gabriela.wilsmore@workcover.nsw.gov.au
Your Ref: S4062801

8 June 2006

Attention: Mr Alex Latham
HLA Envirosciences
PO Box 726
PYMBLE NSW 2073

Dear Mr Latham

RE SITE: 1 Giffnock Ave, Macquarie Park

I refer to your search request of 02 June 2006 requesting information on a Licence to Keep Dangerous Goods on the above site.

Enclosed are copies of the documents, which WorkCover holds on Dangerous Goods Licence **35/034370** relating to the storage of dangerous goods at the above-mentioned premises as listed on the Stored Chemical Information Database (SCID).

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

Gabriela Wilsmore
Acting Team Leader
Dangerous Goods

CONTRACT PHARMACEUTICAL SERVICES OF AUSTRALIA PTY. LTD.
Contract Manufacturers and Technical Consultants to the Pharmaceutical and Allied Industries A.C.N. 003 131 548

18th December 2001

WorkCover Authority
OHS Licencing Unit
Dangerous Goods Licencing
GPO Box 5364
SYDNEY NSW 2001

Dear Sir,

Re: Renewal of Licence for the Keeping of Dangerous Goods Premises
At 1 Giffnock Avenue, North Ryde 2113
Licence No. 35/034370

The operations relating to the above premises will discontinue on the 18th January 2002. All hazardous materials will be held in adequate storage until the 31st January when the goods will be disposed of in accordance to current regulations. A letter confirming the closure and disposition will then be sent to WorkCover.

Attached, please find a spreadsheet outlining the current holding of hazardous materials in the various depots. You will note that the total amount in each category is below the licencable quantity.

Therefore, based on the above, renewal of the licence will not be required.

If you have any questions, please do not hesitate to contact the undersigned.

Kind Regards,

Lou Cattelan
Technical Services Manager

Copy: Sol Cohen

Telephone: (02) 9878 1628
PO Box 17 North Ryde 1670
44-48 Waterloo Road North Ryde NSW 2113
Facsimile: (02) 9888 7613
International Fax: 61 2 9888 7613

DANGEROUS GOODS HELD AT No.1 GIFFNOCK AS AT 12TH DECEMBER 2001

Depot No.	Depot Type	Goods Stored	Class	As at 7/12/00	As at 12/12/01	Licensable Quantity
1	Roofed Store	UN1824 Sodium Hydroxide Solution	8	200 L	Nil	500 Litres
2	Roofed Store	UN1789 Hydrochloric Acid	8	200 L	25 L	
					Total: 25 L	
3	Roofed Store	UN2319 Terpene Hydrocarbons, NOS	3	150L	Nil	
4	Flammable Liquids Cabinet	UN1170 Ethanol	3	600 L	100 L	1000 Litres
		UN1197 Extracts, Flavouring Liquid	3	60L	60 L	
					Total: 160 L	
5	Flammable Liquids Cabinet	UN1131 Carbon Disulfide	3	1 L	2.5L	100 Litres
		UN1155 Diethyl Ether	3	1 L	4 L	
		UN1170 Ethanol	3	10 L	2 L	
		UN1208 Hexanes	3	7.5 L	7.5 L	
		UN1648 Acetonitrile	3	10 L	5 L	
		UN1230 Methanol	3	4 L	5 L	
					Total: 26 L	
6	Flammable Liquids Cabinet	UN1155 Diethyl Ether	3	7.5 L	Nil	
		UN1230 Methanol	3	4 L	Nil	
7	Flammable Liquids Cabinet	UN2319 Terpene Hydrocarbons, NOS	3	2.5 L	7.5 L	
		UN1155 Diethyl Ether	3	12.5 L	5 L	
		UN1294 Toluene	3	Nil	4.5 L	
		UN1120 2-Butanol	3	Nil	2 L	
					Total: 19 L	

ChemCARE Consulting Pty Ltd 77A Copeland Road BEECROFT 2119 AUSTRALIA
Phone:02 9484 0506 Fax:02 9980 6555 Mobile:0419 333 900 e-mail: rolandc@chemcare.com.au

Chief Inspector of Dangerous Goods
WorkCover Authority NSW
GPO Box 5364
Sydney 2001

35/ New
Contract Pharmaceutical Services of Australia
1 Gifford Road North Ryde

Attention: Claire Rowlands

Dear Ms Rowlands

Please find herewith, the application for a site Dangerous Goods Storage Licence for the subject site. The site is not presently licensed.

As the application involves to storage of Class 3 DG only in indoor cabinets of approved type or in minor storage area and Class 8 DG in two minor storage areas, no stamped depot drawings have been attached.

The Class 3 indoor cabinet of 850 L capacity, bears the WorkCover approval Number N99001Q.

The two Class 8 depots are floor level locations in which 20 L kegs are kept in a plastic tray made from cut-down plastic IBCs. The bunding material is compatible with the liquids kept and each bund is of complying capacity.

Each depot is correctly placarded and a fire extinguisher of correct type is deployed so as to service all depots.

Please phone if you have need of further information and advise outcome of request as soon as possible.

Best regards,

Roland Churches.
Director
15 December, 1999

Attached: Application for licence

Site sketch

Signed application forms A and D

CLAIRE, I WILL RING TUESDAY NEXT WEEK TO OBTAIN LICENCE No. FOR CLIENT. THE LATTER NEEDS THE NUMBER TO ADVISE ROSEMUND SCHUMAN AT LINDFIELD.

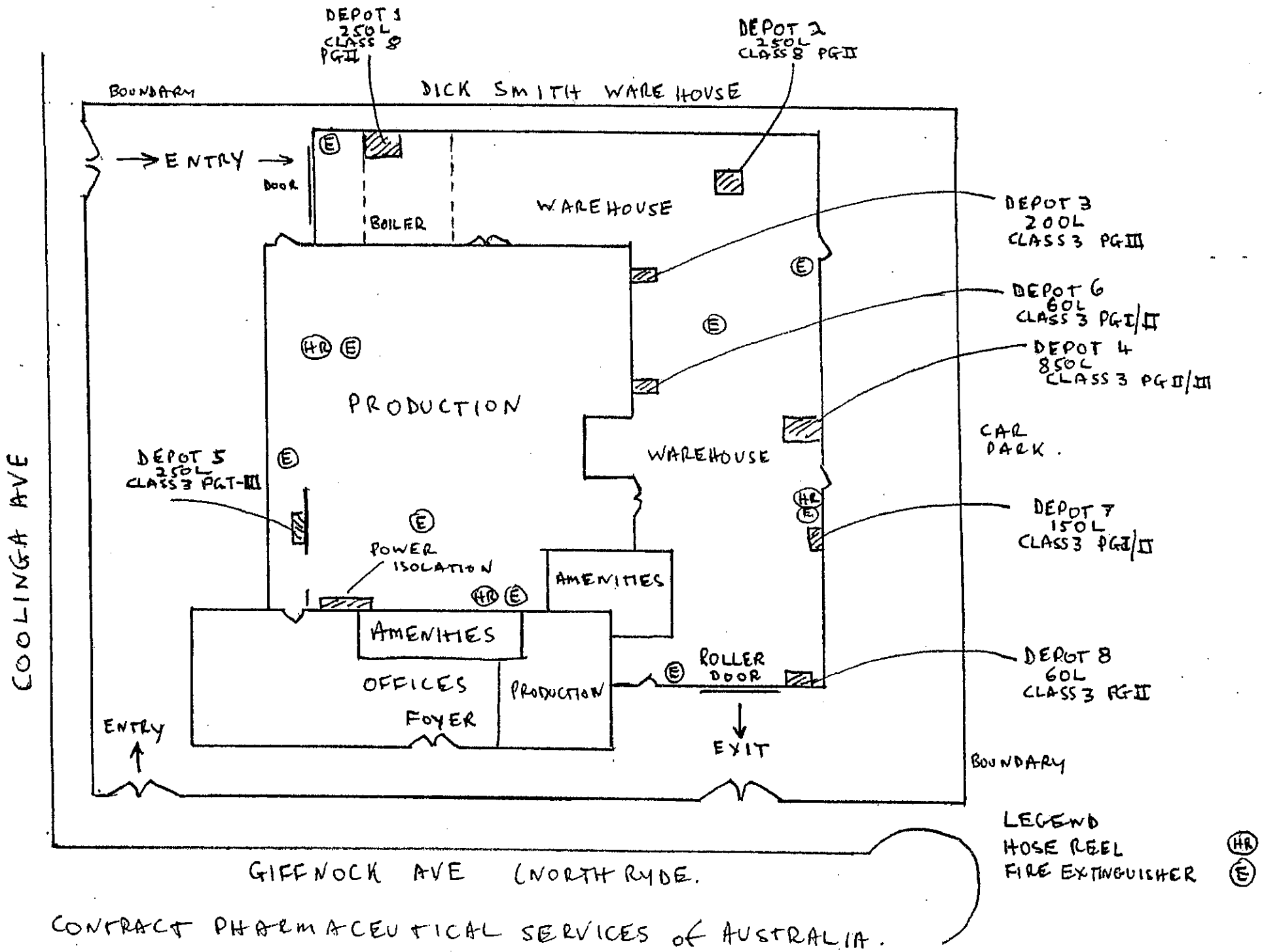
Application for Licence to Keep Dangerous Goods

WorkCover NEW SOUTH WALES

Application for ☑ new licence ☐ amendment ☐ transfer ☐ renewal of expired licence

PART A – Applicant and site information

RECEIVED


DEPOT 1
250L
CLASS 8
PGII
DEPOT 2
250L
CLASS 8 PGII
BOUNDARY
DICK SMITH WAREHOUSE
ENTRY
DOOR
BOILER
WAREHOUSE
DEPOT 3
200L
CLASS 3 PGIII
DEPOT 6
60L
CLASS 3 PGI/II
DEPOT 4
850L
CLASS 3 PGII/III
PRODUCTION
CAR
PARK.
WAREHOUSE
DEPOT 5
250L
CLASS 3 PGI-III
DEPOT 7
150L
CLASS 3 PGI/II
POWER
ISOLATION
AMENITIES
AMENITIES
OFFICES
FOYER
PRODUCTION
ROLLER
DOOR
DEPOT 8
60L
CLASS 3 PGII
ENTRY
EXIT
BOUNDARY
COOLINGA AVE
GIFFNOCK AVE (NORTH RYDE.
LEGEND
HOSE REEL
FIRE EXTINGUISHER
CONTRACT PHARMACEUTICAL SERVICES of AUSTRALIA.

What is a depot? See page 5 of the Guidance Notes.

PART C – Dangerous Goods Storage *Complete one section per depot.*

If you have more depots than the space provided, photocopy sufficient sheets first.

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity (L)
#1	ROOFED STORE	8	250L max.

UN Number	Proper Shipping Name	Class (I, II, III)	PG	Product or common name	Typical quantity	Unit e.g. L, kg, m
1824	SODIUM HYDROXIDE 60%	8	II	Sodium hydroxide 60%	200	L

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
#2	ROOFED STORE	8	250L

UN Number	Proper Shipping Name	Class (I, II, III)	PG	Product or common name	Typical quantity	Unit e.g. L, kg, m
1789	HYDROCHLORIC ACID	8	II	hydrochloric acid	200	L

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity (L)
#3	MINOR STORAGE ROOFED STORE	3	200 L

UN Number	Proper Shipping Name	Class (I, II, III)	PG	Product or common name	Typical quantity	Unit e.g. L, kg, m
2319	TERPENE HYDROCARBON	3	III	TEA TREE OIL	150	L

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity (L)
#4	INTERNAL CABINET	3	850L N9900

UN Number	Proper Shipping Name	Class (I, II, III)	PG	Product or common name	Typical quantity	Unit e.g. L, kg, m
1170	ETHANOL	3	II	Ethanol	600	L
1197	EXTRACTS AROMATIC LIQUID	3	III	Tea Tree Oil	60	L

What is a depot? See page 5 of the Guidance Notes.

PART C – Dangerous Goods Storage *Complete one section per depot.*

If you have more depots than the space provided, photocopy sufficient sheets first.

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
5	INTERNAL CABINET	3	250 L

UN Number	Proper Shipping Name	Class	PG I, II, III	Product or common name	Typical quantity	Unit e.g. L, kg, m³
1648	ACETONITRILE	3	II	ACETONITRILE	10	L
1208	HEXANES	3	II	hexanes	7½	L
1170	ETHANOL	3	II	Ethanol	10	L
1155	DIETHYLETHER	3	I	diethylether	1	L
1131	CARBON DISULPHIDE	3	I	carbon disulfide	1	L
				other small packs	20	L

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
6	INDOOR CABINET	3	60L

UN Number	Proper Shipping Name	Class	PG I, II, III	Product or common name	Typical quantity	Unit e.g. L, kg, m³
1155	DIETHYLETHER	3	I	diethylether	7½	L
1230	METHANOL	3	II	methanol	4	L

What is a depot? See page 5 of the Guidance Notes.

PART C – Dangerous Goods Storage *Complete one section per depot.*

If you have more depots than the space provided, photocopy sufficient sheets first.

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
07	INTERNAL CABINET	3	150 L

UN Number	Proper Shipping Name	Class	PG I, II, III	Product or common name	Typical quantity	Units e.g. L, kg, m³
1131	CARBON DISULPHIDE	3	I	carbon disulphide	2½	L
1155	DIETHYL ETHER	3	I	diethyl ether	12½	L
1648	ACETONITRILE	3	II	acetonitrile	8	L
1208	HEXANES	3	II	Hexanes	10	L

→ PTO (DEPOT 8)

What is a depot? See page 5 of the Guidance Notes.

PART C – Dangerous Goods Storage *Complete one section per depot.*

If you have more depots than the space provided, photocopy sufficient sheets first.

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity
#8	INTERNAL CABINET	3	60L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or common name	Typical quantity	Unit e.g. L, kg, m
1993	FLAMMABLE LIQUIDS	3	II	NON HALOGEN WASTE	16	L
—	—			—	—	—

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or common name	Typical quantity	Unit e.g. L, kg, m

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or common name	Typical quantity	Unit e.g. L, kg, m

Depot Number	Type of depot (see page 5)	Depot Class	Maximum storage capacity

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or common name	Typical quantity	Unit e.g. L, kg, m

ADVANCE LEGAL SEARCH PTY LIMITED

(ACN 077 067 068)
ABN 49 077 067 068

PO Box 149
Yagoona NSW 2199

Telephone: +612 9754 1590
Mobile: 0412 169 809
Facsimile: +612 9754 1364
Email: alsearch@optusnet.com.au

29 May 2006

HLA-ENVIROSCIENCES PTY LIMITED
P O Box 726
PYMBLE NSW 2073

Attention: Alex Syriatowicz

RE: **396 Lane Cove Road, Macquarie Park, & 1 Griffnock Avenue, North Ryde**
Purchase Order: 141141 ✓
Reference No: S4062801 ✓

Note 1: **Folio Identifier 1/1069715**
Note 2: **Folio Identifier 21/602327**

Note 1:

Current Search

Folio Identifier 1/1069715 (title attached)
DP 1069715 (plan attached)
Dated 22 May 2006
Registered Proprietor:
MIFF PTY LIMITED

Title Tree
Lot 1 DP 1069715

Folio Identifier 1/1069715

Folio Identifier 9/1044956 Folio Identifier 12/1044956

Folio Identifier 20/602327

Certificate of Title Volume 13892 Folio 111

(a)	(b)	(c)	(d)
CT 12711-169	CT 12786-17	CT 13433-247	CT 13448-199
CT 3125-165	CT 3106-242	CT 12726-163	CT 12639-110
CT 2676-35	CT 2676-35	CT 2868-151	CT 2522-148
CT 2529-146	CT 2529-146	CT 2529-146	CT 846-141
CT 846-141	CT 846-141	CT 846-141	****
****	****	****	

Summary of proprietors
Lot 1 DP 1069715

Year	Proprietor
	(Lot 1 DP 1069715)
2004 – todate	Miff Pty Limited
(2004 – todate)	*(Various Lease See Folio Identifier 1/1069715)*

(Lot 9 DP 1044956)	**(Lot 12 DP 1044956)**
2002 – 2004 Miff Pty Limited	2002 – 2004 Miff Pty Limited
	(2002 – 2004) *(Various Leases See Historical Folio 12/1044956 & Folio Identifier 1/1069715)*

	(Lot 20 DP 602327)
1988 – 2002	Miff Pty Limited
(1988 – 2002)	*(Various Leases See Historical Folio 20/602327)*
	(Lot 20 DP 602327- CT Vol 13892 Fol 111)
1981 – 1988	Miff Pty Limited
(1981 – 1993)	*(Lease to Dick Smith (Wholesale) Pty Limited)*
(1981 – todate)	*(Lease to The Sydney County Council of substation No.5395)*
1980 – 1981	Dick Smith (Wholesale) Pty Limited
1979 – 1980	Local Government Superannuation Board

See Notes (a), (b), (c) & (d)

Note (a)

	(Lot 1 DP 575223 - CT Vol 12711 Fol 169)
1979 – 1979	Local Government Superannuation Board
1975 – 1979	Eutectic (Australia) Pty Limited
1975 – 1975	Maria Josephine Teresa Papallo, widow Ben Papallo, motor mechanic John Papallo, manager Jack Papallo, boot maker Joseph Papallo, storeman
	(Part Lot 14 DP 7179 being Part Portion 139 Parish Hunters Hill - Area 1 Rood 32 ½ Perches - CT Vol 3125 Fol 165)
1972 – 1975	Maria Josephine Teresa Papallo, widow Ben Papallo, motor mechanic John Papallo, manager Jack Papallo, boot maker Joseph Papallo, storeman
1967 – 1972	Frank Papallo, boot maker Ben Papallo, motor mechanic John Papallo, manager Jack Papallo, boot maker Joseph Papallo, storeman
1955 – 1967	Mary Philomena Papallo
1947 – 1955	George Papallo, retired Mary Philomena Papallo
1943 – 1947	Joseph Phillip Harrington, electrician
1920 – 1943	Bridget Mary Harrington, wife of electrician
	(Part Lot 14 DP 7179 being part Portion 139 Parish Hunters Hill - Area 3 Roods 33 Perches - CT Vol 2676 Fol 35)
1916 – 1920	Herbert Wheatley Holmes, machinist
	(Lot 14 DP 7179 being Part Portion 139 Parish Hunters Hill - Area 1 Acres 3 Roods 39 Perches - CT Vol 2529 Fol 146)
1914 – 1916	Philippa Jane Werner, married woman
	(Part Portion 139 parish Hunters Hill - Area 16 Acres 1 Rood 36 Perches - CT Vol 846 Fol 141)
1887 – 1914	John George Schweikert, orchardist

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Note (b)

	(Lot 1 DP 576296 - CT Vol 12786 Fol 17)
1979 – 1979	Local Government Superannuation Board
1975 – 1979	Eutectic (Australia) Pty Limited
1975 – 1975	James Gall, builders foreman Gordon Gall, supervisor
1975 – 1975	William Gall, builders foreman Gordon Gall, supervisor James Gall, builders foreman
	(Part Lot 14 DP 7179 being Part Portion 139 Parish Hunters Hill - Area 2 Rood 0 ½ Perches - CT Vol 3106 Fol 242)
1966 – 1975	William Gall, Gordon Gall, carter James Gall, builders foreman
1957 – 1966	William Gall, carter
1920 – 1957	William Gall, carter Janet Gall
	(Part Lot 14 DP 7179 being part Portion 139 Parish Hunters Hill - Area 3 Roods 33 Perches - CT Vol 2676 Fol 35)
1916 – 1920	Herbert Wheatley Holmes, machinist
	(Lot 14 DP 7179 being Part Portion 139 Parish Hunters Hill - Area 1 Acres 3 Roods 39 Perches - CT Vol 2529 Fol 146)
1914 – 1916	Philippa Jane Werner, married woman
	(Part Portion 139 parish Hunters Hill - Area 16 Acres 1 Rood 36 Perches - CT Vol 846 Fol 141)
1887 – 1914	John George Schweikert, orchardist

*****

Note (c)

	(Lot 1 DP 591284 - CT Vol 13433 Fol 247)
1979 – 1979	Local Government Superannuation Board
1977 – 1979	Eutectic (Australia) Pty Limited
	(Lot 1 DP 575222- CT Vol 12726 Fol 163)
1975 – 1977	Eutectic (Australia) Pty Limited
1975 – 1975	Maria Josephine Teresa Papallo, widow Ben Papallo, motor mechanic John Papallo, manager Jack Papallo, boot maker Joseph Papallo, storeman
	(Part Lot 14 DP 7179 being Part Portion 139 Parish Hunters Hill - Area 1 Acre 0 Rood 6 Perches - CT Vol 2868 Fol 151)
1972 – 1975	Maria Josephine Teresa Papallo, widow Ben Papallo, motor mechanic John Papallo, manager Jack Papallo, boot maker Joseph Papallo, storeman
1968 – 1972	Frank Papallo, boot maker Ben Papallo, motor mechanic John Papallo, manager Jack Papallo, boot maker Joseph Papallo, storeman
1955 – 1968	Mary Philomena Papallo
1947 – 1955	George Papallo, retired Mary Philomena Papallo
1918 – 1947	Joseph Phillip Harrington, electrician
	(Lot 14 DP 7179 being Part Portion 139 Parish Hunters Hill - Area 1 Acres 3 Roods 39 Perches - CT Vol 2529 Fol 146)
1914 – 1918	Philippa Jane Werner, married woman
	(Part Portion 139 parish Hunters Hill - Area 16 Acres 1 Rood 36 Perches - CT Vol 846 Fol 141)
1887 – 1914	John George Schweikert, orchardist

*****

Note (d)

	(Lot 2 DP 591400 - CT Vol 13448 Fol 199)
1979 – 1979	Local Government Superannuation Board
1977 – 1979	Eutectic (Australia) Pty Limited
	(Lot 1 DP 573552- CT Vol 12639 Fol 110)
1975 – 1977	Eutectic (Australia) Pty Limited
1974 – 1975	Canalete Pty Limited
	(Lot 13 DP 7179 being Part Portion 139 Parish Hunters Hill - Area 3 Acres 0 Roods 0 ½ Perches - CT Vol 2522 Fol 148)
1974 – 1974	Canalete Pty Limited
1973- 1974	I.C.D Traders Pty Limited
1966 – 1973	Sanjan No.2 Pty Limited
1943 – 1966	Maud Elizabeth Walters, widow
1938 – 1943	Arthur William Redding, labourer
1919 – 1938	Bartolo Butta, fruiterer
1916- 1919	Iguazio Allotta, orchardist
1914 – 1916	Antonio Caffarella, fruiterer
	(Part Portion 139 parish Hunters Hill - Area 16 Acres 1 Rood 36 Perches - CT Vol 846 Fol 141)
1887 – 1914	John George Schweikert, orchardist

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Note 2:

Current Search

Folio Identifier 21/602327 (title attached)
DP 602327 (plan attached)
Dated 22 May 2006
Registered Proprietor:
MIFF PTY LIMITED

Title Tree
Lot 21 DP 602327

Folio Identifier 21/602327

Certificate of Title Volume 13892 Folio 112

Certificate of Title Volume 13448 Folio 199

Certificate of Title Volume 12639 Folio 110

Certificate of Title Volume 2522 Folio 148

Certificate of Title Volume 846 Folio 141

*****

Summary of proprietors
Lot 21 DP 602327

Year	Proprietor
	(Lot 21 DP 602327)
1988 – todate	Miff Pty Limited
(2002 – todate)	*(Lease to D Link Australia Pty Limited)*
(1988 – 2002	*(Various Leases See Historical Folio 21/602327)*
	(Lot 21 DP 602327- CT Vol 13892 Fol 112)
1984 – 1988	Miff Pty Limited
(1984 – 1988)	*(Lease to Samuelson Film Services (Australia) Pty Limited)*
(1980 – 1984)	*(Lease to Second Low Land Australia Pty Limited)*
1979 – 1984	Local Government Superannuation Board
	(Lot 2 DP 591400 - CT Vol 13448 Fol 199)
1979 – 1979	Local Government Superannuation Board
1977 – 1979	Eutectic (Australia) Pty Limited
	(Lot 1 DP 573552 - CT Vol 12639 Fol 110)
1975 – 1977	Eutectic (Australia) Pty Limited
1974 – 1975	Canalete Pty Limited
	(Lot 13 DP 7179 being Part Portion 139 Parish Hunters Hill - Area 3 Acres 0 Roods 0 ½ Perches - CT Vol 2522 Fol 148)
1974 – 1974	Canalete Pty Limited
1973- 1974	I.C.D Traders Pty Limited
1966 – 1973	Sanjan No.2 Pty Limited
1943 – 1966	Maud Elizabeth Walters, widow
1938 – 1943	Arthur William Redding, labourer
1919 – 1938	Bartolo Butta, fruiterer
1916- 1919	Iguazio Allotta, orchardist
1914 – 1916	Antonio Caffarella, fruiterer
	(Part Portion 139 Parish Hunters Hill - Area 16 Acres 1 Rood 36 Perches - CT Vol 846 Fol 141)
1887 – 1914	John George Schweikert, orchardist

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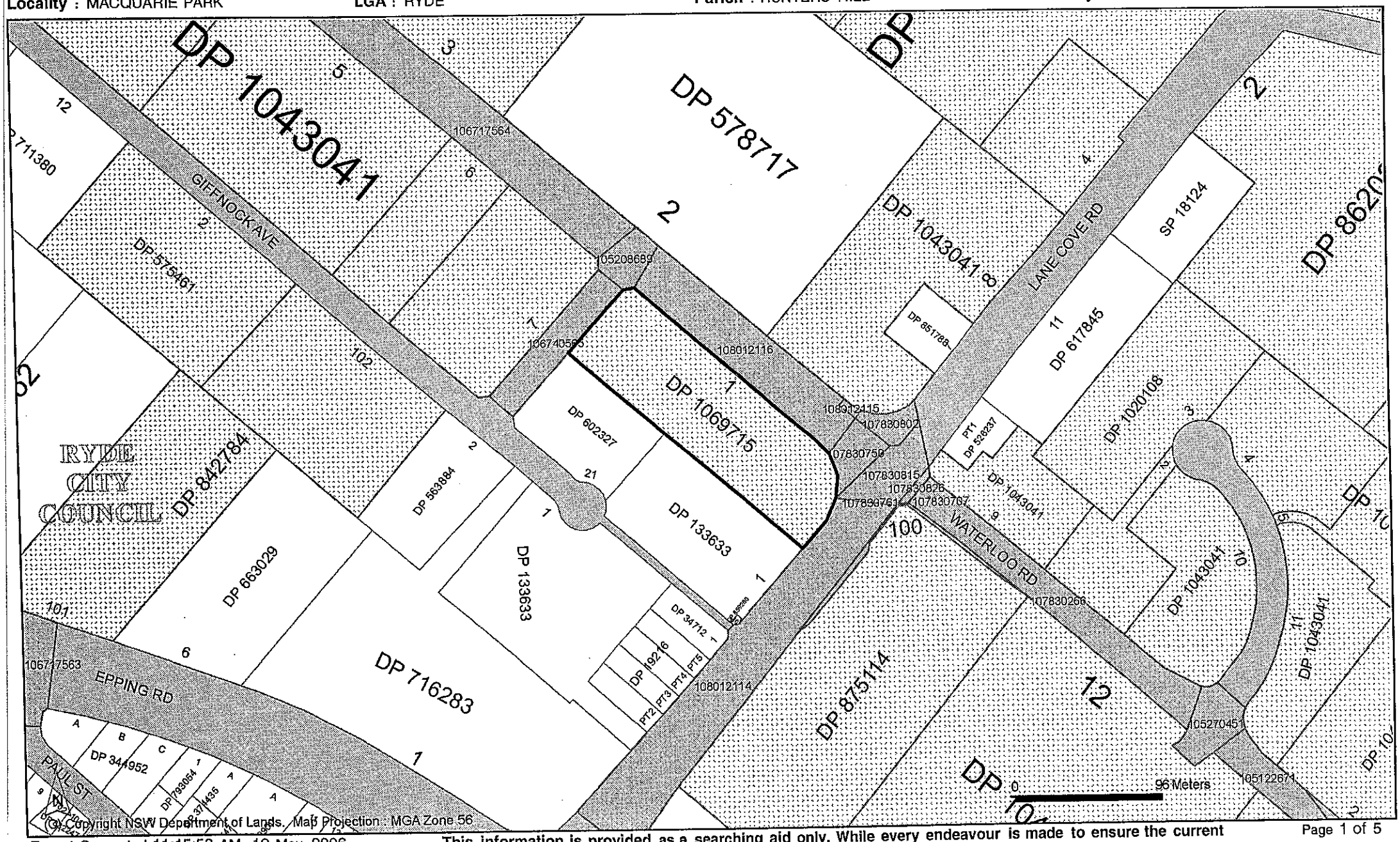
Department of Lands
Reliable from the ground up

Cadastral Records Enquiry Report

Box : 97 **Reference** : hla–

Requested Parcel : Lot 1 DP 1069715 **Identified Parcel** : Lot 1 DP 1069715

Locality : MACQUARIE PARK **LGA** : RYDE **Parish** : HUNTERS HILL **County** : CUMBERLAND



Report Generated 11:15:53 AM, 19 May, 2006

This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided

Information Provided Through
Advance Legal Search Pty Ltd
Ph. 0297541590 *Fax.* 0297541364

Title Search

EziSearch
An Approved LPI *NSW*
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/1069715

SEARCH DATE	TIME	EDITION NO	DATE
22/5/2006	1:50 PM	3	14/3/2005

LAND

LOT 1 IN DEPOSITED PLAN 1069715
AT MACQUARIE PARK
LOCAL GOVERNMENT AREA: RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP1069715

FIRST SCHEDULE

MIFF PTY LIMITED

SECOND SCHEDULE (9 NOTIFICATIONS)

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN IN THE TITLE DIAGRAM
3. S331800 LEASE TO THE SYDNEY COUNTY COUNCIL OF SUBSTATION PREMISES NO. 5395 TOGETHER WITH R.O.W. & EASEMENT FOR ELECTRICITY PURPOSES OVER OTHER PART OF THE LAND WITHIN DESCRIBED EXPIRES 1-1-2030
4. 9420523 LEASE TO MAN B & W DIESEL AUSTRALIA PTY LIMITED OF PT OF GROUND FLOOR (TECHNICAL SPACE & WAREHOUSE), PLANT ROOM & LANDING AREA ON LEVEL 1, & PT OF OFFICE AT LEVEL 1, KNOWN AS 396 LANE COVE RD, NORTH RYDE SHOWN HATCHED IN PLAN (PAGE 22) WITH 9420523. EXPIRES: 31/3/2012. OPTION OF RENEWAL: 5 YEARS.
5. 9753724 LEASE TO FULFILNET AUSTRALIA PTY LIMITED OF OFFICE AREA 6, 1ST FLOOR, 396 LANE COVE RD, NORTH RYDE AS SHOWN HATCHED (PAGES 14 & 15) IN PLAN WITH 9753724. EXPIRES: 14/6/2008. OPTION OF RENEWAL: 5 YEARS.
6. 9753725 LEASE TO THE STATE RAIL AUTHORITY OF NEW SOUTH WALES OF OFFICE AREA 2 AT LEVEL 1 AND OFFICE 4 AT GROUND FLOOR, 396 LANE COVE ROAD, NORTH RYDE AS SHOWN HATCHED (PAGES 14 TO 16) IN PLAN WITH 9753725. EXPIRES: 31/12/2008.
7. AA200771 LEASE TO THE STATE RAIL AUTHORITY OF NEW SOUTH WALES OF THE PART OF THE LAND ABOVE DESCRIBED FORMERLY COMPRISED IN LOT 12 DP1044956 COMMENCES 1/1/2004. EXPIRES: 31/12/2008.
8. AB177885 LEASE TO AUSTRALIAN BUSINESS TELEPHONE CO PTY LIMITED OF OFFICE AREA 5 & WAREHOUSE 2, 396 LANE COVE ROAD, NORTH RYDE. EXPIRES: 31/12/2009. OPTION OF RENEWAL: 5

END OF PAGE 1 - CONTINUED OVER

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/1069715 PAGE 2

SECOND SCHEDULE (9 NOTIFICATIONS) (CONTINUED)

YEARS.

9. AB289018 LEASE TO ENERGYAUSTRALIA OF SUBSTATION PREMISES 8387 "WATERLOO COOLINGA NO 2" AS SHOWN IN PLAN WITH AB289018 TOGETHER WITH RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPPOSES OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED. EXPIRES: 31/12/2054.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

ALSP PRINTED ON 22/5/2006

PLAN FORM 2A (APPROVED FORM 8)

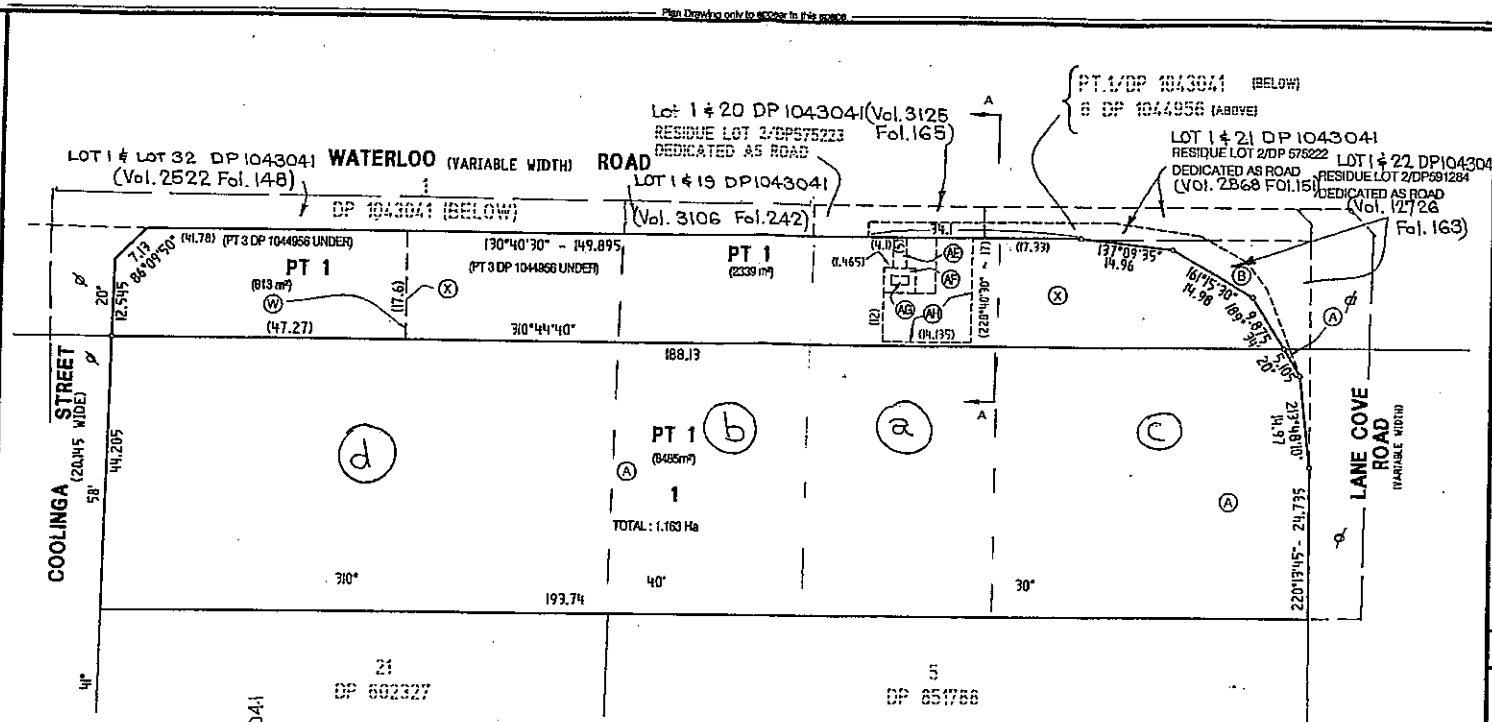
Plan Drawing only to appear in this space

SIGNATURES, AND SEALS ONLY

Common Seal
MIFF PTY. LIMITED A.C.N. 001 627 023

EAGLEWELL JAMES SECRETARY

PHILIPPA SMITH DIRECTOR



SECTION A-A
NOT TO SCALE

(AB) EASEMENT FOR ELECTRICITY PURPOSES 2.0 WIDE (S331800)

(AF) RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES 1.26 & 1.165 WIDE (S331800)

(AG) SUBSTATION PREMISES No.5395 LEASED TO SYDNEY COUNTY COUNCIL (S331800)

(AH) RIGHT OF WAY 6.0 & 8.0 WIDE (S331800)

NOTE:

PART OF LOT 1 IS A STRATUM LOT

(A) UNLIMITED HEIGHT AND DEPTH

(B) THE STRATUM OF LOT 6 DP 1044956 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL.53
THE STRATUM OF LOT 1 DP.1043041 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO RL.53

(W) THE STRATUM OF LOT 3 DP 1044956 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO RL.50
THE STRATUM OF LOT 1 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL.50

(X) THE STRATUM OF LOT 3 DP 1044956 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO RL.53
THE STRATUM OF LOT 1 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL.53

ALL RL'S IN AHD AS DEFINED BY DP 1044956

Department of Land and Water Conservation Aproval

I, ... In approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land shown hereon have been given.

Signature: .....
Date: .....
File Number: .....
Office: .....

Subdivision Certificate

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

* the proposed ..... set out hereinz and
(Insert subdivision or new road)

* this subdivision is for lease purposes in accordance with s.23H of the Conveyancing act 1919

.....
* Authorised Person/General Manager/Accredited Certifier

Consent Authority: .....
Date of Endorsement: .....
Accreditation no: .....
Subdivision Certificate no: .....
File no: .....

* Strike out inapplicable words.

If the plan is to be lodged electronically in the Land Titles Office it should include a signature in an electronic or digital format approved by the Registrar-General.
* Strike out if neither is inapplicable.

SURVEYORS REFERENCE: B310-016.dwg

20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 Table of mm

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP1069715

Registered: 13.07.2004

Title System: TORRENS

Purpose: CONSOLIDATION

Ref. Map: U0960-74

Last Plan: DP 1044956

PLAN OF COMPILATION OF LOTS 9 AND 12 DP 1044956

Lengths are in metres. Reduction Ratio 1: 500

L.G.A.: RYDE

Locality: MACQUARIE PARK

Parish: HUNTERS HILL

County: CUMBERLAND

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

Surveying Regulation, 2001

I, ... MR. GARRY KEATS .....
of ..... WHELANS DX 288, SYDNEY .....
a surveyor registered under the Surveying Act 2002, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying Regulation, 2001 and was completed on 2 MARCH 2004.
The Survey relates to ..... COMPILED PLAN ONLY .....
(Here specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Datum line: DP 1044956
Type: Urban / Rural

(Signature) ..... Surveyor registered under the Surveying Act 2002

Plans used in preparation of Survey/Compilation
DP 602 327
DP 1044 956

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

Information Provided Through
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Title Search

EziSearch
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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 21/602327

SEARCH DATE	TIME	EDITION NO	DATE
23/5/2006	7:10 PM	3	5/7/2002

LAND

LOT 21 IN DEPOSITED PLAN 602327
AT NORTH RYDE
LOCAL GOVERNMENT AREA: RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP602327

FIRST SCHEDULE

MIFF PTY LIMITED (T V222363)

SECOND SCHEDULE (2 NOTIFICATIONS)

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. 8745999 LEASE TO D-LINK AUSTRALIA PTY LIMITED EXPIRES: 31/7/2007. OPTION OF RENEWAL: FOUR YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

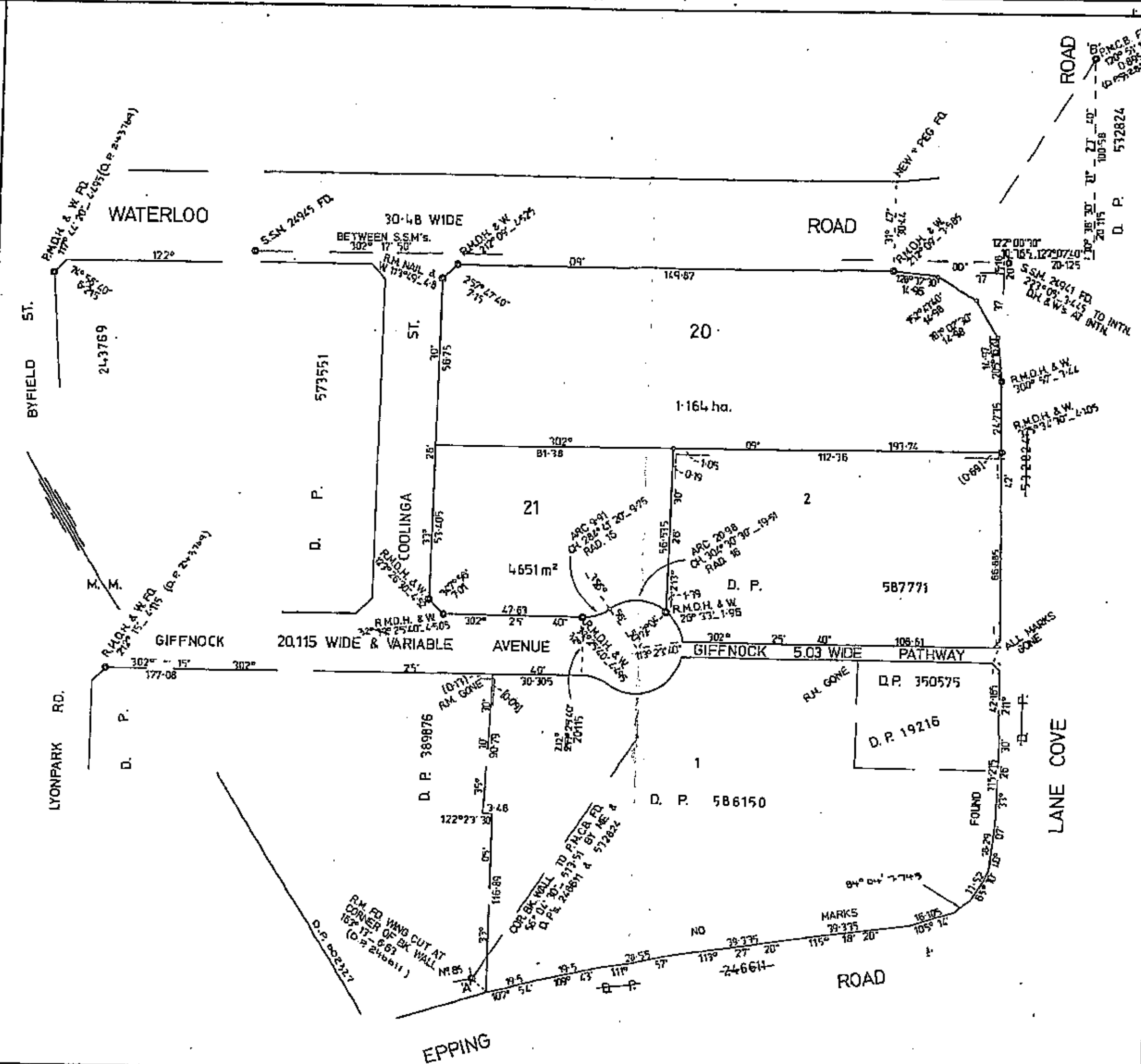
*** END OF SEARCH ***

PLAN FORM 2

Plan Drawing only to appear in this space

• OFFICE USE ONLY

Signatures and seals only.



D.P. 602327
Registered: 5·6·1979
C.A.: Nº 4358 OF 7·3·1979
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: RYDE SHT 50
Last Plan: D.P.575223 D.P.576296 D.P.591284 D.P.591400 (D.P. 7179*)

PLAN OF SUBDIVISION OF LOT 1 ON D.P. 591284 - LOT 1 ON D.P. 575223 - LOT 1 ON D.P. 576296 AND LOT 2 ON D.P. 591400

Reduction Ratio 1: 1000
Lengths are in metres.

Municipality/Shire/City: OF RYDE

Locality: NORTH RYDE

Parish: OF HUNTERS HILL

County: OF CUMBERLAND

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

I, STANLEY ARTHUR HUTCHINGS of 16 WILSON RD PENNANT HILLS 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 *(1) by me ~~(2) under my immediate supervision~~ in accordance with the Survey Practice Regulations, 1933, and was completed on † 12th FEBRUARY 1979.

Signature: S.A. Hutchings

Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth: A — B
*Strike out either (1) or (2). †Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

AMENDMENTS MADE IN REQ. AT SURVEYS REQUEST.

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 34B 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
(Insert "new road", "subdivision" or "consolidated lot") set out herein.

Subdivision No. 4358

Date 7/3/79

(Signature) Council Clerk

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

Table of mm

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE: 1135.5.79

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 6th day of June, 1979

DP602327

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Historical Search

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

22/5/2006 1:51PM

FOLIO: 1/1069715

First Title(s): OLD SYSTEM
Prior Title(s): 9/1044956 12/1044956

Recorded	Number	Type of Instrument	C.T. Issue
13/7/2004	DP1069715	DEPOSITED PLAN	FOLIO CREATED EDITION 1
13/7/2004	AA796482	DEPARTMENTAL DEALING	
2/2/2005	AB260647	DEPARTMENTAL DEALING	
3/2/2005	AB177885	LEASE	EDITION 2
14/3/2005	AB289018	LEASE	EDITION 3

*** END OF SEARCH ***

ALSP PRINTED ON 22/5/2006

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
22/5/2006 7:16PM

FOLIO: 9/1044956

First Title(s): OLD SYSTEM
Prior Title(s): 20/602327

Recorded	Number	Type of Instrument	C.T. Issue
20/12/2002	DP1044956	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
12/11/2003	AA151060	DEPARTMENTAL DEALING	FOLIO CREATED CT NOT ISSUED
12/11/2003	AA151164	DEPARTMENTAL DEALING	
14/11/2003	AA157889	DEPARTMENTAL DEALING	EDITION 1
13/7/2004	DP1069715	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
22/5/2006 7:17PM

FOLIO: 12/1044956

First Title(s): OLD SYSTEM
Prior Title(s): 20/602327

Recorded	Number	Type of Instrument	C.T. Issue
20/12/2002	DP1044956	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
12/11/2003	AA151060	DEPARTMENTAL DEALING	FOLIO CREATED CT NOT ISSUED
12/11/2003	AA151164	DEPARTMENTAL DEALING	
8/3/2004	9775407	REQUEST	
8/3/2004	AA443392	DETERMINATION OF LEASE	
8/3/2004	AA200503	LEASE	
8/3/2004	AA200771	LEASE	EDITION 1
13/7/2004	DP1069715	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
22/5/2006 7:17PM

FOLIO: 20/602327

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13892 FOL 111

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
28/6/1989	Y449562	TRANSFER OF MORTGAGE	EDITION 1
8/9/1989	Y583932	TRANSFER OF MORTGAGE	EDITION 2
12/4/1990	Y947295	DISCHARGE OF MORTGAGE	EDITION 3
16/12/1993	I863560	LEASE	EDITION 4
6/9/1996	2439919	LEASE	EDITION 5
15/1/1999	5526986	VARIATION OF LEASE	EDITION 6
20/12/2002	DP1044956	DEPOSITED PLAN	
19/5/2003	9620750	DEPARTMENTAL DEALING	
14/7/2003	9786144	DEPARTMENTAL DEALING	
25/7/2003	9420523	LEASE	
8/10/2003	9753724	LEASE	
8/10/2003	9753725	LEASE	
31/10/2003	9306130	REQUEST	
31/10/2003	9411705	REQUEST	
11/11/2003	9753726	REJECTED - LEASE	
11/11/2003	9433361	REQUEST	FOLIO CANCELLED

*** END OF SEARCH ***

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