



**Aargus**

Environmental - Remediation - Engineering - Laboratories - Drilling

# PRELIMINARY SITE INVESTIGATION

**2 Percy Street,  
Auburn NSW**

*Prepared for*

**Architecture Design Studio**

6<sup>th</sup> June 2019

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## TABLE OF CONTENTS

<b>TABLE OF CONTENTS</b> .....	<b>3</b>
<b>LIST OF TABLES</b> .....	<b>4</b>
<b>LIST OF FIGURES</b> .....	<b>4</b>
<b>LIST OF APPENDICES</b> .....	<b>5</b>
<b>ABBREVIATIONS</b> .....	<b>6</b>
<b>EXECUTIVE SUMMARY</b> .....	<b>7</b>
<b>1 INTRODUCTION</b> .....	<b>9</b>
1.1 BACKGROUND .....	9
1.2 OBJECTIVE .....	9
1.3 SCOPE OF WORKS .....	10
<b>2 SITE IDENTIFICATION AND DESCRIPTION</b> .....	<b>11</b>
2.1 SITE IDENTIFICATION .....	11
2.2 SITE INSPECTION .....	12
2.3 TOPOGRAPHY AND SURFACE WATER DRAINAGE .....	13
2.4 SURROUNDING LAND USES .....	14
<b>3 SITE HISTORY</b> .....	<b>15</b>
3.1 LAND TITLES .....	15
3.2 AERIAL PHOTOGRAPHS .....	16
3.3 EPA RECORDS .....	18
3.3.1 CLM Act 1997 .....	18
3.3.2 POEO Register .....	18
3.4 WORKCOVER NSW RECORDS .....	19
3.5 SECTION 149 CERTIFICATES .....	20
3.6 COUNCIL SEARCH RECORDS .....	20
3.7 INDUSTRIAL PROCESSES AND PRODUCTS MANUFACTURED .....	20
3.8 PRODUCT SPILL & LOSS HISTORY .....	21
3.9 HISTORICAL USE OF ADJACENT LAND .....	21
3.10 DISCUSSION AND SUMMARY OF SITE HISTORY .....	22
<b>4 ENVIRONMENTAL SETTING</b> .....	<b>23</b>
4.1 SENSITIVE ENVIRONMENTAL RECEPTORS .....	23
4.2 GEOLOGY .....	23
4.3 ACID SULPHATE SOILS .....	23
4.4 HYDROGEOLOGY .....	24
<b>5 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN</b> .....	<b>26</b>
<b>6 PRELIMINARY CONCEPTUAL SITE MODEL</b> .....	<b>29</b>
6.1 CONCEPTUAL SITE MODEL .....	29
6.1.1 Data Gaps .....	31
<b>7 CONCLUSION AND RECOMMENDATIONS</b> .....	<b>32</b>
<b>LIMITATIONS</b> .....	<b>34</b>
<b>REFERENCES</b> .....	<b>36</b>

## LIST OF TABLES

Table 1: Site Identification.....	11
Table 2: Surrounding Land Uses .....	14
Table 3: Land Title Information .....	15
Table 4: Summary of Historical Aerial Photos.....	17
Table 5: Summary of Registered Groundwater Bore Records .....	24
Table 6: Summary of Potential Areas and Contaminants of Concern .....	26
Table 7: Conceptual Site Model .....	30

## LIST OF FIGURES

Figure 1:	Site Locality
Figure 2:	Site Lot and DP Numbers
Figure 3:	Site Features



## **LIST OF APPENDICES**

- APPENDIX A: SITE PLANS
- APPENDIX B: DIAL BEFORE YOU DIG PLANS
- APPENDIX C: SITE PHOTOGRAPHS
- APPENDIX D: LAND TITLE INFORMATION
- APPENDIX E: CURRENT AND HISTORICAL AERIAL PHOTOGRAPHS
- APPENDIX F: NSW EPA RECORDS
- APPENDIX G: NSW WORKCOVER SEARCH RECORDS
- APPENDIX H: GROUNDWATER BORE SEARCH
- APPENDIX I: IMPORTANT INFORMATION ABOUT YOUR REPORT

## ABBREVIATIONS

AIP	Australian Institute of Petroleum Ltd
ADWG	Australian Drinking Water Guidelines
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethyl benzene and Xylene
COC	Chain of Custody
DQOs	Data Quality Objectives
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
HIL	Health-Based Soil Investigation Level
LGA	Local Government Area
NEHF	National Environmental Health Forum
NEPC	National Environmental Protection Council
NHMRC	National Health and Medical Research Council
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PID	Photo Ionisation Detector
PQL	Practical Quantitation Limit
PSH	Phase Separated Hydrocarbon
QA/QC	Quality Assurance / Quality Control
RAC	Remediation Acceptance Criteria
RAP	Site Remediation Plan
RPD	Relative Percentage Difference
SAC	Site Assessment Criteria
SMP	Site Management Plan
SVC	Site Validation Criteria
TCLP	Toxicity Characteristics Leaching Procedure
TPH	Total Petroleum Hydrocarbons
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
VHC	Volatile Halogenated Compounds

## EXECUTIVE SUMMARY

Aargus Pty Ltd (Aargus) was appointed by Architecture Design Studio (the client) to undertake a Preliminary Site Investigation (PSI) for the property located at 2 Percy Street, Auburn NSW (the site). The site is proposed for an additional permitted use on the site for an educational establishment.

A PSI was requested by the client to determine the potential for onsite contamination. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

At the time of the inspection (23<sup>rd</sup> April 2014), the site was used for an administration building and a warehouse for training purposes. A car parking area was located in the western portion of the site. The site was approximately 90% sealed with concrete, with an unsealed area near the northern site boundary and in the garden area in the southern corner of the site.

The land title information provided suggested that the site was privately owned since at least 1823. The majority of the site was then privately owned until 1925 when the entire site was occupied by Tanner & Peters Limited (timber merchant). The site was owned by companies and organisations including Australian Plaster Industries, The Commissioner for Railways, Australian General Electrical Proprietary Limited, Repco Limited (manufacturing company) and Energy Australia from 1925 onwards. The current owner of the site is The Master Plumbers and Mechanical Contractors Association.

Land use of the site appeared to have been industrial/warehouse from at least 1930 to 1951. Between 1951 and 1972, the building structures were demolished and the northern portion of the site was likely to be used as car parking area. Sometime between 1972 and 1994, a new warehouse building was constructed in the eastern portion of the site. An office building adjoining to the warehouse to the south was constructed after 2005.

The findings of the assessment indicated the following areas of potential environmental concern:

- Potential importation of uncontrolled fill that may contain various contaminants;
- Current or past use of pesticides;
- Chemicals used for training purposes;
- Substation area within the warehouse;
- Metal degradation in storage area;
- Car park areas where leaks and spills from cars may have occurred;
- Former historical activities (multiple industrial processes); and
- Previous potential asbestos based building materials.

The contaminants that may be present in some of these areas were considered to be of low to moderate significance in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed additional permitted use on the site for an educational establishment and to address the data gaps identified.

Based on the information collected during this investigation and in reference to Clause 7 of SEPP 55, the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed educational establishment.

# 1 INTRODUCTION

## 1.1 Background

Aargus Pty Ltd (Aargus) was appointed by Architecture Design Studio Pty Ltd ('the client') to undertake a Preliminary Site Investigation (PSI) within the property located at 2 Percy Street, Auburn NSW ('the site'). The location of the property is presented in Figure 1 of Appendix A.

It is understood that the site is proposed for an additional permitted use on the site for an educational establishment.

A PSI was requested by the client to determine the potential for onsite contamination. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

## 1.2 Objective

The primary objectives of this PSI are as follows:

- Identify potential areas where contamination may have occurred from current and historical activities;
- Identify potential contaminants associated with potentially contaminating activities;
- Assess the potential for soils and groundwater to have been impacted by current and historical activities; and
- Assess the suitability of the site to be used for the purpose of an educational establishment.

### 1.3 Scope of Works

The scope of works for this PSI includes:

- Review of the physical site setting and site conditions based on a site inspection, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc. (where applicable);
- Research and review of the information available, including previous environmental investigations, current and historical titles information, review of aerial photographs, groundwater bore searches, EPA notices, council records, anecdotal evidence, site survey and site records on waste management practices;
- Development of a preliminary Conceptual Site Model (CSM) to demonstrate the interactions between potential sources of contamination, exposure pathways and human/ecological receptors identified; and
- Recommendations for additional investigations should any data gaps be identified or possible strategies for the management of the site, where relevant.

This report was prepared with reference to the NSW Environment Protection Authority (EPA) "*Guidelines for Consultants Reporting on Contaminated Sites*" (2011).

## 2 SITE IDENTIFICATION AND DESCRIPTION

### 2.1 Site Identification

Site identification information and land use is summarised in the table below.

**Table 1: Site Identification**

<b>Lot and DP Number (Address)</b>	Lot 14-21 in Section 1 of DP 2647, Lot 1 in DP 721683 and Lot 1 in DP 76735 (2 Percy Street)
<b>Coordinates (SE corner)*</b>	Latitude: 33°51'18.15"S, Longitude: 151°02'14.89"E
<b>Approx. Site Area</b>	7,325m <sup>2</sup>
<b>Local Government Area</b>	Auburn
<b>Parish</b>	Liberty Plains
<b>County</b>	Cumberland
<b>Current Land Zoning**</b>	IN2 – Light Industrial
<b>Proposed Land Use</b>	Mixed Use
<b>Current Site Owner</b>	The Master Plumbers and Mechanical Contractors Association
<b>Site End Users</b>	Workers, Visitors, Teaching Staff and Students

Notes: \* refer to <http://maps.six.nsw.gov.au/>

\*\* refer to Auburn Land Zoning Map published in

[http://143.119.201.4/map/0200\\_COM\\_LZN\\_002\\_010\\_20130205.pdf?id=e6b8ce3b-00fe-45d4-91a8-ec4665380211](http://143.119.201.4/map/0200_COM_LZN_002_010_20130205.pdf?id=e6b8ce3b-00fe-45d4-91a8-ec4665380211)

The site boundary and Lot and DP numbers are presented in Figure 2 of Appendix A.

## 2.2 Site Inspection

A site visit was carried out on Wednesday 23<sup>rd</sup> April 2014 by Aargus field scientists to inspect the site for any potential sources of contamination and document any observations made regarding the current site conditions. Potential areas of concern were targeted based on the site history review and desktop review of available information, where relevant. At the time of the site inspection, the following observations were made:

- The site was irregular in shape and being used for commercial purposes.
- The site comprised an office building in Lot 20 and Lot 21 in DP 2647, a warehouse building in Lot 14 to Lot 19 in DP 2647, and a car park area in Lot 1 in DP 76735 and Lot 1 in DP 721683.
- Approximately 90% of the site surface was sealed by concrete.

Lot 20-21 in DP 2647:

- The two-storey office building with a front garden yard is located at the southern corner of the site.
- The office building is constructed with concrete and is the main entrance to the site.

Lot 14-19 in DP 2647:

- The warehouse building is adjacent to the office building to the north which occupies approximately 50% of the site area. The warehouse building was recently renovated and used for training purposes.
- The warehouse contains a workshop area, classrooms, offices, storage area (timber and metal), storage rooms (for files, chemicals and equipment), a sand pit, and four large above ground detention tanks.
- The warehouse building is entirely sealed by a concrete slab with no cracks and staining observed on the surface.
- An electrical substation was attached to the northern wall of warehouse building.
- The northern portion of the warehouse is potentially infilled based on the topography of the site area. On site drainage line is located along the northern boundary of the site at the bottom of the site slope.
- The area adjacent to the drainage line was unsealed.



Lot 1 in DP 76735 and Lot 1 in DP 721683:

- The lots were located in the western portion of the site.
- The area was used for car park, outdoor training and storage purposes.
- Caravans and boats were observed within the area.
- Three sedimentation basins were located along the northern boundary of the area.
- The majority of the area is concrete sealed with a minor garden bed area observed along the northern and western boundary of this area.
- Minor cracks and staining were noticed on the concrete surface

Entire Site:

- No surface standing water was noticed at the site.
- No fibre-cement materials were noticed within the building structures.

The site features are presented in Figure 3 of Appendix A. Site photographs are included in Appendix C.

### **2.3 Topography and Surface Water Drainage**

The following observations were made during the site inspection carried out on the 23<sup>rd</sup> April 2014:

- The site topography is generally flat, with slightly sloping towards the northeast at approximately 10% slope.
- Stormwater runoff from the site is expected to be collected by the stormwater drainage located along the northern boundary of the site and eventually discharge into Haslams Creek located approximately 1km north east of the site.

Existing stormwater and sewer drainage plans can be found in Appendix B.

## 2.4 Surrounding Land Uses

The surrounding land uses identified are described in the table below:

**Table 2: Surrounding Land Uses**

<b>Orientation</b>	<b>Description</b>
North	Low Density Residential
East	Percy Street, then Parramatta Auburn Netball Association and Wyatt Park
South	Railway then warehouse/industrial
West	Gelibolu Parade, then Railway then warehouse/industrial

### 3 SITE HISTORY

#### 3.1 Land Titles

A review of historical documents held at the NSW Department of Lands offices was undertaken to identify the current and previous land owners, and potential land uses. The results of the title search are summarised in the following table.

**Table 3: Land Title Information**

Year	Lot 14-21 in Section 1 of DP2647, Lot 1 in DP721683 and Lot1 in DP76735 (2 Percy Street, Auburn NSW)
	<b>Consolidated to Vol:5861, Fol:129</b>
2010-current	The Master Plumbers and Mechanical Contractors Association
1998-2010	Energy Australia (Lease)
1994-1998	Unilever Pension Trust Properties Limited
1991-1994	ALH Holdings Limited (lease)
1989-1991	Unilever Pension Trust Properties Limited
1986-1989	The Sydney County Council (Lease) RepcO Limited (Lease)
1984-1986	Unilever Pension Trust Properties Limited
1981-1984	The Sydney County Council (Lease) RepcO Limited (Lease)
1979-1981	Unilever Pension Trust Properties Limited
1951-1979	Australian General Electrical Proprietary Limited
1948-1951	Australia Plaster Industries Pty Ltd
	<b>Prior: Vol:3591, Fol:47</b>
1943-1948	Australia Plaster Industries Pty Ltd
1941-1943	Charles Albert Harry
1928-1941	Tanner Middleton Limited
1923-1928	Tanner & Peters Limited
	<b>Prior: Vol:1967, Fol:182</b>
1948-1951	The Commissioner for Railways
1943-1948	Australia Plaster Industries
1941-1943	Charles Albert Harry
1928-1941	Tanner Middleton Limited
1920-1928	Tanner & Peters Limited
1914-1920	Angus and Tanner Limited
1913-1914	Palmen & Son Limited
1909-1913	Chales Palmen
	Prior: Vol:1014, Fol:180
1891-1909	Alfred Samuel Lovendye John Jane Kennedy
	Prior: PA8226

1890-1891	James Belford Elphinston
1882-1890	NSW Brick Manufacturing Company Limited
1881-1882	John Yeleton Louis
1823-1881	Thomas Tunner
	<b>Prior: Vol:3790, Fol:34</b>
1943-1948	Australian Plaster Industries
1941-1943	Charles Albert Harry
1928-1941	Tanner Middleton Limited
1925-1928	Tanner & Peters Limited
	Prior: PA26735
1923-1925	Tanner & peters Limited Alexander Sweet & Henry Towle Leslie Roy Purdue
1888-1922	Marian Allen George Boyce Allen Reginald Charles Allen James Balfour Elphnston Robert Martin
1823-1888	Thomas Turner

In summary, the land title information provided suggested that the site was privately owned since at least 1823. The majority of the site was then privately owned until 1925 when the entire site was occupied by Tanner & Peters Limited (timber merchant). The site was owned by companies and organisations including Australian Plaster Industries, The Commissioner for Railways, Australian General Electrical Proprietary Limited, Repco Limited (manufacturing company) and Energy Australia from 1925 onwards. The current owner of the site is The Master Plumbers and Mechanical Contractors Association.

A copy of the historical land titles information obtained by Aargus can be found in Appendix D.

### 3.2 Aerial Photographs

Selected aerial photographs obtained from the NSW Department of Lands were reviewed to describe the site features and surrounding areas at various timelines. A summary of the review is presented in the table below.

**Table 4: Summary of Historical Aerial Photos**

Year	Site	Surrounding areas
1930	The resolution of the photo is poor. However, the majority of the site appeared to be vacant, with the exception of two warehouse/retail buildings structures located along the northern boundary of the site.	N: Low density residential S: Railway then warehouse/industrial. E: Percy Street then industrial W: Railway then industrial
1951	The site comprised a number of structures in the northern portion that appeared to be used for warehouse/industrial purpose. One large warehouse building was located in the north-east portion of the site. The southern portion of the site remains vacant.	No significant change appears to the land usage of surrounding area: N: Low density residential S: Railway then warehouse/industrial. E: Percy Street then industrial W: Railway then industrial/warehouse
1972	The site appears to be unsealed vacant area with the northern portion of the site is likely to be used as a car park.	No significant change appears to the land usage of surrounding area: N: Low density residential S: Railway then warehouse/industrial. E: Percy Street then industrial W: Railway then industrial/warehouse
1994	The eastern portion of the site was occupied by a large rectangular warehouse building with open space, possibly yards and landscaping, at the southern and western portions of the site.	N: Low density residential S: Railway then warehouse/industrial. E: Percy Street then sports ground W: Railway then industrial/warehouse
2005	The site layout appeared to be similar to that observed in the 1994 photo.	No significant change appears to the land usage of surrounding area.
2014	The site layout appeared to be similar to that observed in the 2004 photo with the exception a building extension that occupies the vacant area in the southern portion of the site.	No apparent changes were observed from the previous photo: N: Low density residential S: Railway then warehouse/industrial. E: Percy Street then sports ground W: Railway then industrial/warehouse

In summary, land use of the site appeared to have been industrial/warehouse from at least 1930 to 1951. Between 1951 and 1972, the building structures were demolished and the northern portion of the site was likely to be used as car parking area.

Sometime between 1972 and 1994, a new warehouse building was constructed in the eastern portion of the site. An office building adjoining to the warehouse to the south was constructed after 2005.

The general land use of the immediate site vicinity seems to have been consistently warehouse/industrial to the south and western portion of the site and low density residential to the north direction of the site from 1930 to current. Land to the east direction of the site was previously used for industrial purpose and was changed to recreational sports ground sometime between 1972 and 1994.

Copies of current and historical aerial photographs are presented in Appendix E.

### **3.3 EPA Records**

#### **3.3.1 CLM Act 1997**

The NSW EPA publishes records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. However, it should be noted that the EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

A search of the EPA database revealed that the subject site is not listed. One site was listed within the Auburn area. However, the listed site was approximately 3km away and was unlikely to pose an adverse impact on the study site.

Copies of the EPA records are included in Appendix F.

#### **3.3.2 POEO Register**

A search of the POEO Register revealed that the site was not listed. A copy of the POEO register search is included in Appendix F.

### 3.4 WorkCover NSW Records

A search of the Stored Chemical Information Database (SCID) for licences to keep dangerous goods at the site was submitted to the Work Cover NSW on 27<sup>th</sup> May 2014 after authorization.

The search was conducted by WorkCover NSW on the 11<sup>th</sup> June 2014 and located the following microfiche records pertaining to the site:

- 5<sup>th</sup> June 1996 – The Distribution Group Pty Ltd applied for a licence to keep the following dangerous goods:
  - “Petroleum Gases Liquefied” 120kg in a Cylinder
  - “Paint-Related Material” 150L in an Flammable Liquid Cabinet
- 6<sup>th</sup> May 1998 – The Distribution Group Pty Ltd applied for a renewal licence to keep the following dangerous goods:
  - “Petroleum Gases Liquefied” 120kg in a Cylinder
  - “Paint-Related Material” 150L in an Flammable Liquid Cabinet
- 17<sup>th</sup> July 2000 – The Distribution Group Pty Ltd applied for a renewal licence to keep the following dangerous goods:
  - “Petroleum Gases Liquefied” 120kg in a Cylinder
  - “Paint-Related Material” 150L in an Flammable Liquid Cabinet
- 4<sup>th</sup> July 2002 – The Cumberland Industries applied for a licence to keep the following dangerous goods:
  - “Petroleum Gases Liquefied” 180kg in a Cylinder

Copies of the WorkCover search documentation are attached in Appendix G.

### **3.5 Section 149 Certificates**

The Planning Certificate – Section 149 (2) of the Environmental Planning & Assessment Act 1979 for the site was not available during the investigation.

### **3.6 Council Search Records**

The Auburn Council database was accessed in order to disclose file records relating to the site and the search revealed the following:

- In 2008, DA237/2011 submitted to council indicates that the site was currently vacant warehouse building with a two storey office building at the southern portion of the site.
- In 2010, a Waste Classification Assessment was conducted by Environmental Investigation Services. The report revealed that the site is current a warehouse building and is proposed for an internal refurbishment of an existing warehouse and excavation of sandpits. The report also indicates that elevated PAH concentrations were observed in natural soil and both fill and natural material shall be classified as General Solid Waste.
- In 2011, Traffic Parking Assessment was conducted by Thompson Stanbury Associates. The report revealed that the site was previously used for manufacturing of confectionary and proposed amendments will be carried out to both administration building and skills centre.
- In 2013, Construction Certificate 13/4646-2 was issued for the alternations and additions to existing warehouse including use and fit out as a training facility and administration centre for Master Plumber and Mechanical Contractors Association of NSW.

### **3.7 Industrial Processes and Products Manufactured**

Based on the site interview with the client, the site was previously occupied by a lolly factory. Potential chemicals may be used during the manufacturing process.



### **3.8 Product Spill & Loss History**

It was indicated by the client, that to their knowledge no serious land or water contamination had occurred.

The majority of the site is currently either occupied by a building and/ or sealed surfaces. At the time of the inspections, the sealed surfaces of the concrete slab were in generally good condition with only minor cracks observed in the car park area. In addition, there were no visible signs of oil and/or chemical staining, indicating that any surface spills (if they did occur at all) were cleaned up immediately and did not appear to penetrate the existing slab.

### **3.9 Historical Use of Adjacent Land**

It was indicated by the client that to their knowledge, the adjacent lands to the western direction of the site were previously used for industrial purpose and now have been used for warehouse purpose.

### 3.10 Discussion and Summary of Site History

Based on available information, the site historical usage is summarised as follows:

- Land title information provided suggested that the site was privately owned since at least 1823. The majority of the site was then privately owned until 1925 when the entire site was occupied by Tanner & Peters Limited (timber merchant). The site was owned by companies and organisations including Australian Plaster Industries, The Commissioner for Railways, Australian General Electrical Proprietary Limited, Repco Limited (manufacturing company) and Energy Australia from 1925 onwards. The current owner of the site is The Master Plumbers and Mechanical Contractors Association.
- The site was predominantly occupied by warehouse/light industrial building structures after 1930. The most recent warehouse building structure was constructed between 1972 and 1994 and the office building extension in the southern portion of the site was constructed after 2005 before 2008.
- From 1996 to 2002, Petroleum Gases Cylinder and Cabinet of Paint-related materials were storage on site. New licence was submitted for the storage of Petroleum gas cylinder only in 2002.
- The site is currently used for administration and training purpose by the Master Plumbers and Mechanical Contractors Association of NSW. The previous site usage before was for manufacturing of confectionary.

## 4 ENVIRONMENTAL SETTING

### 4.1 Sensitive Environmental Receptors

The nearest down-gradient watercourse is Haslams Creek, approximately 1km north-east of the site, that eventually discharges into the Parramatta River.

The nearest recreational area is the Wyatt Park, located right adjacent to the site across Percy Street to the east. Lidcombe Oval and a Velodrome is also located 200m southeast of the site.

### 4.2 Geology

The Geological Map of Sydney (Geological Series Sheet 9130, Scale 1:100,000, 1983), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain by Triassic Age Shale of the Wianamatta Group, comprising black to dark grey shale and laminite.

The Soil Landscape Map of Sydney (soil Landscape Series Sheet 9130, Scale 1:100,000, 2002), prepared by the Soil Conservation Service of NSW, indicates that the site is located within the Blacktown landscape area and typically consists of highly plastic and relatively impermeable residual soil.

### 4.3 Acid Sulphate Soils

To determine whether there is a potential for acid sulphate soils to be present at the site, reference was made to the NSW Department of Land & Water Conservation (DLWC) *Acid Sulphate Soil Risk Maps* (Edition Two, December 1997, Scale 1:250,000), specifically Map No. 90 – “Parramatta - Prospect”. A review of the map indicated that there is “no known occurrence” of acid sulphate soil materials at the site.

#### 4.4 Hydrogeology

Based on available information, our desktop study indicates that groundwater from site is likely to be flowing towards the Haslams Creek (approximately 1km north-east of the site) that eventually discharges into the Parramatta River.

A search of the Department of Natural Resources (DNR) borehole database information revealed nine (9) groundwater bores within a 1.5km radius of the site.

A summary of the relevant information provided by the registered groundwater bore record search is provided in the following table:

**Table 5: Summary of Registered Groundwater Bore Records**

GW Bore ID	Approximate Location	Intended Purpose	Depth (m bgl)	Standing Water Level (m bgl)	Water Bearing Zones	Salinity (µS/cm)
GW112800	1.5km NW	Monitoring	6.00	-	-	-
GW112801	1.4km NW	Monitoring	6.50	-	-	-
GW112802	1.5km NW	Monitoring	5.00	-	-	-
GW112803	1.0km NW	Monitoring	6.00	-	-	-
GW112804	1.2km NW	Monitoring	6.00	1.50	-	-
GW100682	1.5km NW	Monitoring	8.90	6.77	-	-
GW113354	1.5km NW	Monitoring	7.80	-	-	-
GW113355	1.5km NW	Monitoring	10.00	-	-	-
GW111940	1.1km SE	Monitoring	6.10	2.71	CLAY	-

The registered groundwater bores within a 1.5km radius of the site were used for monitoring purposes, and were unlikely to be used for human consumption since the site is not located within the SEPP boundary for the Sydney Drinking Water Catchment.

Based on the bore record with data on the water bearing zone (GW111940), groundwater is likely to be present at shallow to moderate depths above or within the more permeable clay soils in the area. Perched groundwater may be present above clay soils. However, a semi-confined or confined aquifer may be present within the weathered shale underlying the site with low recharge rates during heavy rainfall events.

No information was provided regarding salinity records, however, groundwater is likely to be fresh or brackish based on other site investigations conducted by Aargus in the area.

A copy of the groundwater bore search records can be found in Appendix H.

## 5 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Based on the site inspection, site history, previous reports and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoC) for the site were identified. These are summarised in the following table.

**Table 6: Summary of Potential Areas and Contaminants of Concern**

Potential AEC	Potentially contaminating activity	Potential CoCs	Likelihood of Site Impact	Justification
Entire site	Importation of fill material from unknown origin	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos	Moderate	Based on the site observations and site topography, the site is likely to be slightly filled along the northern and eastern boundary of the warehouse building structure.
	Potential for pesticides to have been sprayed or injected on or underneath concrete slabs	OCP	Low	The site is not known for having been used for agricultural purposes from the 1950s when OCPs were first introduced into Australia. If use of OCPs has occurred, the impact is likely to have been localised and limited to the topsoil layer.
	Previous site activities – Timber works by Tanner & Peters Limited/Tanner Middleton Limited	Copper, Chromate, Arsenic, OCP, PCB, Phenols, PAH	Moderate	Based on historical information, the site has previously been occupied by timber merchant. Potential timber fabrication and storage activities could happen on site.
	Previous site activities – Australia Plaster Industries Pty Ltd	Metals, Acids/Bases, TPH, PAH, VOC	Moderate	Based on historical information, the site was previously occupied by the Australia Plaster Industries. Manufacturing and storage of plaster may potentially occur on site.
	Previous site activities – NSW Brick Manufacturing Company Limited	Metals, TPH, PAH, PCB, VOC	Moderate	Based on historical information, the site was previously occupied by the NSW Brick Manufacturing Company Limited.
	Previous site activities – the Commissioner of Railways	Metals, TPH, BTEX, PCB, asbestos	Low	Based on historical information, the site has previously been occupied by the Commissioner of

Potential AEC	Potentially contaminating activity	Potential CoCs	Likelihood of Site Impact	Justification
				Railways. Also since the site is located adjacent to the railways, it was potentially being used for railway yards.
	Previous site activities – Australian General Electrical Proprietary Limited	Metals, PCB	Moderate	Based on historical information, the site has previously been occupied by Australian General Electrical Proprietary Limited. Potential electrical work could be carried out on site.
	Previous site activities – Repco Limited	Metals, TPH, BTEX, Acids, PAH, PCB	Moderate	Based on historical information, the site was previously leased out to Repco Limited which manufactured automotive parts and conducted mechanical work.
Warehouse building	Potential chemicals use for training purpose	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides	Low	Minor unknown chemicals were stored inside the warehouse. However, the warehouse is entirely sealed by concrete slab with excellent condition. No spills or staining were observed around the storage area.
	Substation	PCB	Low	Concrete within and adjacent to substation area was in excellent condition with no staining and cracks observed.
Car park area	Leaks from vehicles.	Metals, TPH, BTEX, PAH	Low	Concrete surface in the car park area was generally in good condition.
	Leaks from facilities attached to the underground sedimentation basins	Metals, TPH, BTEX, PAH	Low	Sedimentation basins were likely to collect the stormwater runoff from car park area. However, the basins were well preserved and cleaned regularly.
	Storage of metals, timbers, petroleum gas cylinders and empty painting drums	Metals (copper, chromate, arsenic and lead), TPH, BTEX	Low to moderate	The storage area is located at relatively up-gradient of the site. Contaminants are likely to migrate through the site area. However, the majority of the site is concrete sealed and the surface is in good condition.
Building Structures	Potential Asbestos/Fibro Features	Asbestos	Low	Warehouse building was recently renovated. Site interview indicates that no fibro features were noticed within building structure. Office building was constructed

Potential AEC	Potentially contaminating activity	Potential CoCs	Likelihood of Site Impact	Justification
				after 2005 when asbestos material is not likely to be used in construction.
Onsite drainage line	Leaks from drainage infrastructure	Metals, TPH, BTEX, PAH,	Low to moderate	The drainage line was located along the northern boundary of the site in the relative down-gradient area. Surface near the drainage line was unsealed.



## 6 PRELIMINARY CONCEPTUAL SITE MODEL

### 6.1 Conceptual Site Model

The Preliminary Conceptual Site Model (CSM) presented in the table below provides a representation of the potential risks associated with the linkages between the following elements:

- Potential contamination sources and their associated contaminants of concern identified in Section 5. Only potential areas of concern with a significance rating of low to high were included;
- Potential human receptors that may be impacted by site contamination are current and future end-users, construction workers and the general public within the immediate vicinity;
- Potential environmental receptors identified in Section 4;
- Potential exposure pathways; and
- Whether each source-pathway-receptor pollution linkage are complete, limited or not present, based on current and future site conditions.

**Table 7: Conceptual Site Model**

Potential Sources	Potential Receptor	Potential Exposure Pathways	Complete Linkages	Risk	Justification
<p>Hydrocarbon spills and leakages from vehicles</p> <p>Metal degradation and chemical storage</p> <p>PCBs from Substation</p> <p>Contaminated soil from placement of uncontrolled fill across the site.</p> <p>Use of OCPs.</p> <p>Previous site activities</p>	Site users or the general public	Dermal contact, inhalation or ingestion of exposed impacted soils	Limited (Current)	Low to Moderate	<p>Direct contact with impacted soils is limited to the grassed areas at the north and south portion of the site.</p> <p>However, some potential impacts from volatile compounds that may have been generated during previous site activities may pose a risk to existing site users within the building footprint.</p>
			Unknown (Future)	Low to Moderate	<p>Due to the various industries that were present on site, potential risks to future site users may be present if not remediated appropriately. No obvious signs of contamination were observed during the site inspection. However, sub-surface contamination may be present beneath the site.</p>
	The aquatic ecosystems at Haslams Creek.	Migration of impacted groundwater and surface water run-off	Yes (Current)	Moderate	Wyatt Park is adjacent to the site and down-gradient of the site. Potential sources of contamination were observed on site that could migrate off site with surface water run-off. Also, historical site activities may also have had potential impact to the surrounding ecosystems.
			No (Future)	Low	If present, contaminated soils and groundwater is likely to be remediated and any remaining residual contamination would be at acceptable concentrations upon reaching any of the ecosystems.
	The terrestrial ecosystem at Wyatt park, Lidcombe Oval and Velodrome.				
	Underlying Bedrock Aquifer	Leaching and migration of contaminants through groundwater infiltration	Limited (Current)	Negligible to Low	Depending on the thickness of the expected confining clay layer and leachability of metals and organic compounds, vertical migration of contaminants may be limited. Furthermore, concrete slabs on site were in good condition with minor cracks and staining observed.

Potential Sources	Potential Receptor	Potential Exposure Pathways	Complete Linkages	Risk	Justification
			No (Future)	Low	If present, contaminated soils and groundwater is likely to be remediated and any remaining residual contamination would likely be at acceptable concentrations upon reaching the underlying aquifer
Previous potential asbestos usage in the building structure	Site workers	Inhalation	No (Current)	Low	The current building structure is concrete and metal constructed. Based on site interview, the site is not likely to contain asbestos material in the current building structures. However, asbestos may be used in previous demolished buildings that may have impacted the underlying soil material.
			No (Future)	Low	If asbestos was detected within soil material, the contaminated soil will be remediated and removed.

### 6.1.1 Data Gaps

Based on the CSM, the following data gaps were identified with respect to the pollution linkages identified:

- The presence and thickness of imported fill material, if any.
- Confirmation if contamination has occurred from current and historical site activities through collection and laboratory analysis of soil.
- The presence and quality of groundwater is currently unknown and may be impacted by contaminated fill and historical leakages from previous light industrial activities.

## 7 CONCLUSION AND RECOMMENDATIONS

The findings of the assessment indicated the following areas of potential environmental concern:

- Potential importation of uncontrolled fill that may contain various contaminants;
- Current or past use of pesticides;
- Chemicals used for training purpose;
- Substation area within the warehouse;
- Metal degradation in storage area;
- Car park areas where leaks and spills from cars may have occurred;
- Former historical activities (multiple industrial processes); and
- Previous potential asbestos based building materials.

The contaminants that may be present in some of these areas were considered to be of low to moderate significance in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed additional permitted use on the site for an educational establishment and to address the data gaps identified.

Based on the information collected during this investigation and in reference to Clause 7 of SEPP 55, the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed educational establishment.

Thank you for the opportunity to undertake this work. We would be pleased to provide further information on any aspects of this report.

For and on behalf of

**Aargus Pty Ltd**

**Written by:**



**Ningye Zhang**

Environmental Engineer

**Reviewed By:**



**Mark Kelly**

Principal Environmental Consultant

## LIMITATIONS

The Aargus assessment is based on the result of limited site investigations and sample testing. Neither Aargus, nor any other reputable consultant, can provide unqualified warranties nor does Aargus assume any liability for site conditions not observed or accessible during the time of the investigations.

Despite all reasonable care and diligence, the materials encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions, truck movement or contractor movement of soils and other events, e.g. groundwater movement and or spillages of contaminating substances. These changes may occur subsequent to Aargus investigations and assessment.

This report and associated documentation and the information herein have been prepared solely for the use of the client and interested parties at the time of writing the report and is valid (for the purposes of management or transport of material) for a period of one month only from the date of issue. Any other reliance assumed by third parties on this report shall be at such parties' own risk. Any ensuing liability resulting from use of the report by third parties cannot be transferred to Aargus.

Whilst this report provides a review of site conditions encountered at sampling locations within the investigation, it should be noted that if materials are proposed to be moved from site - Part 5.6, Section 143 of the Protection of the Environment Operations (POEO) Act 1997 states that it is an offence for waste to be transported to a place that cannot lawfully be used as a facility to accept that waste. It is the duty of the owner and transporter of the waste to ensure that all material removed from a site must be accompanied by an appropriate waste classification report and materials are disposed of appropriately. An environmental or validation report does not constitute a waste classification report and results are treated

differently. Aargus accepts no liability for the unlawful disposal of waste materials from any site. Aargus does not accept any responsibility for the material tracking, loading, management, transport or disposal of waste from the site. If material is to be removed from a site, before disposal of any material to a licensed landfill is undertaken, the site owner must ensure an appropriate waste classification exists for all materials on the site planning to be removed, the waste producer will need to obtain prior consent from the licensed landfill/recycler. The receiving site should check to ensure that the material received matches the description provided in the report.

Opinions are judgements, which are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

Appendix I – Important information about your environmental site report should also be read in conjunction with this report.

## REFERENCES

This report was prepared with reference to the following guiding documents:

- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra;
- ANZECC National Water Quality Management Strategy “Australian Water Quality Guidelines for Fresh and Marine Waters”, 1992.
- CRC Care Technical Report No. 13 – Soil Vapour Assessment (August 2009);
- Department of Urban Affairs and Planning – EPA (1998) “Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land”;
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1);
- NSW DEC, “Guidelines for the Assessment and Management of Groundwater Contamination” (March 2007);
- NSW DEC “Guidelines for the NSW Site Auditor Scheme” (2006, 2<sup>nd</sup> edition). NSW Environment Protection Authority, Sydney;
- NSW DECC (2009) – “Waste Classification Guidelines, Part 1: Classifying Waste”;
- NSW DECCW, “Vapour Intrusion: Technical Practice Note”, (September 2010);
- NSW EPA “Guidelines for Assessing Service Station Sites” (1994). NSW Environment Protection Authority, Sydney;
- NSW EPA “Guidelines for Consultants Reporting on Contaminated Sites” (2011). NSW Environment Protection Authority, Sydney;
- NSW EPA “Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997” (2009). NSW Environment Protection Authority, Sydney;
- NSW EPA “Sampling Design Guidelines” (1995). NSW Environment Protection Authority, Sydney.



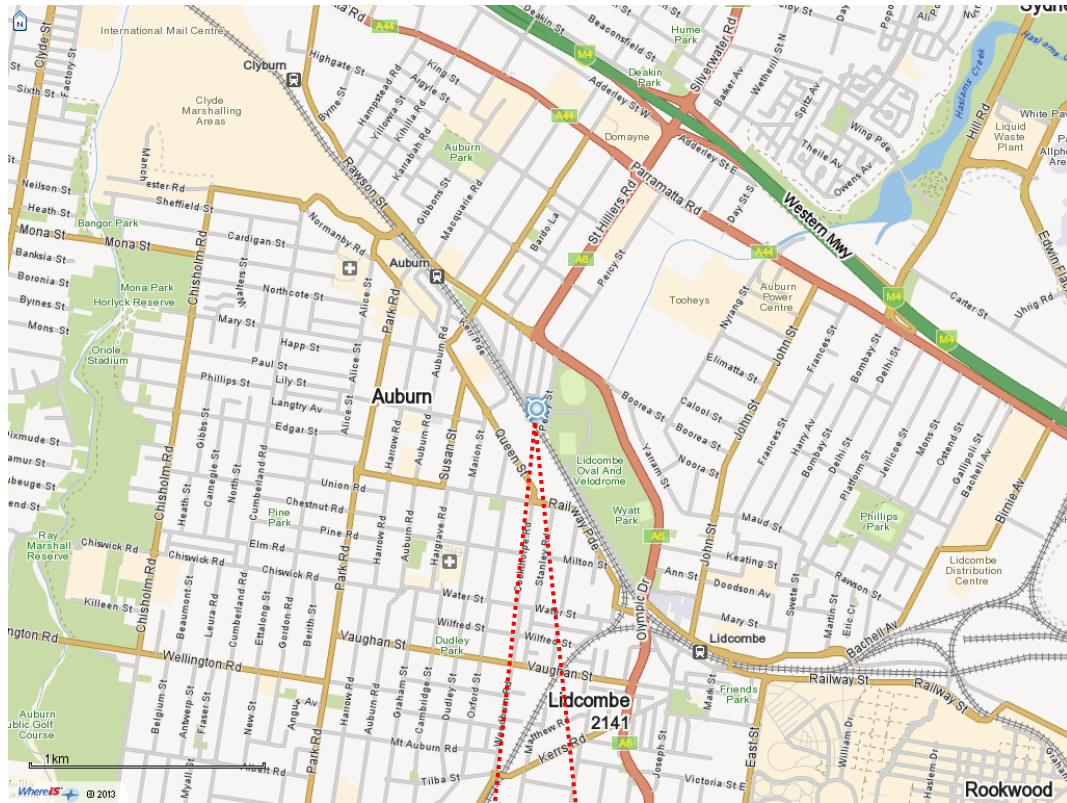
# APPENDIX A

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## LOCALITY MAP & SITE PLANS



# Site Locality Map

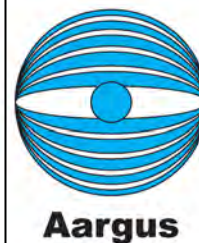


Reference Whereis.com (2013)

## Aargus Environmental- Remediation- Engineering- Drilling - Laboratories

Drawn	NZ
Approved	MK
Date:	08/05/2014
Scale:	Shown

**Preliminary Site Investigation**  
**Architecture Design Studio**  
**2 Percy Street,**  
**Auburn NSW**

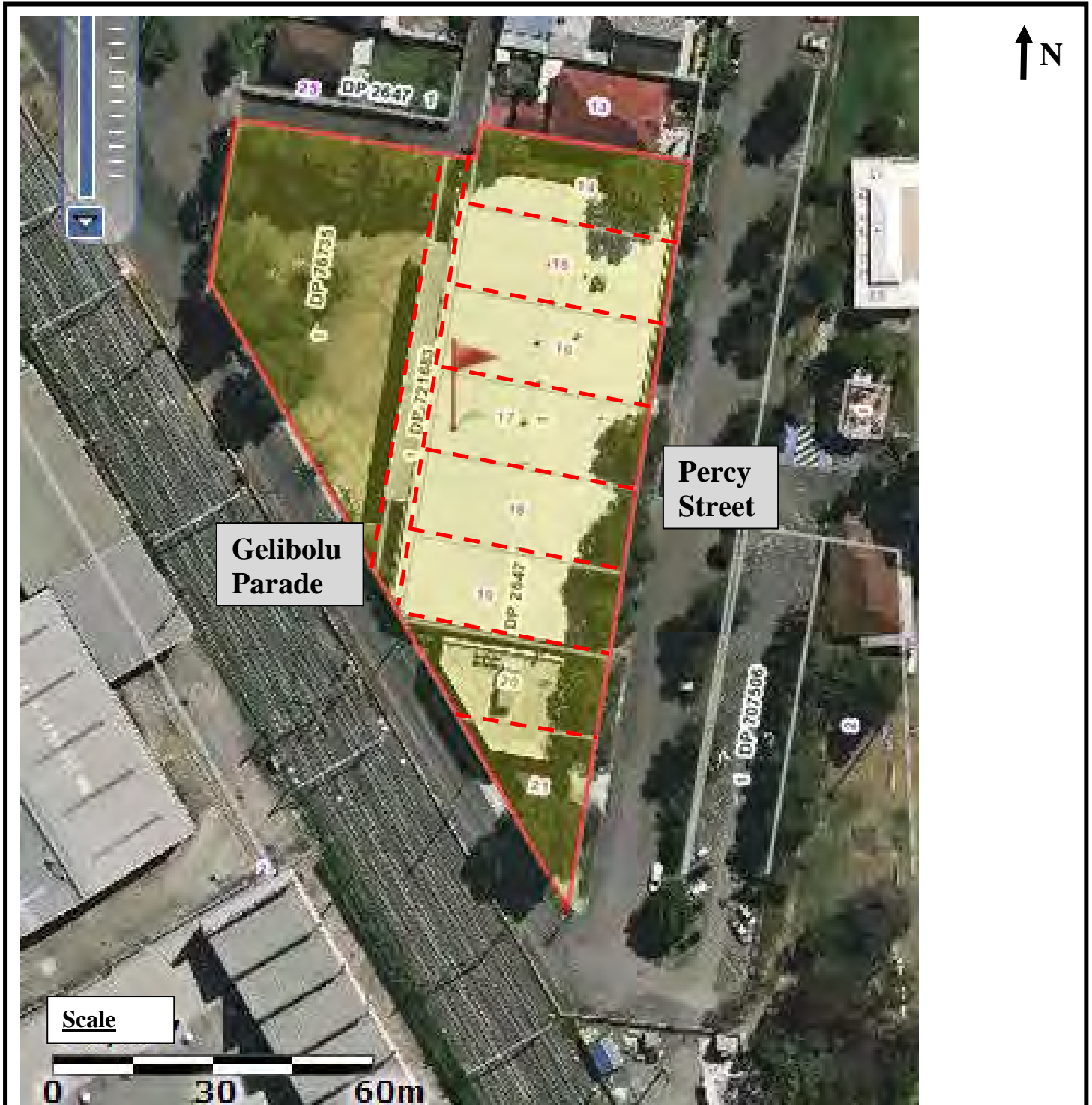


Figure

**1**

Job No: ES5840

# SITE PLAN – Lot and DP

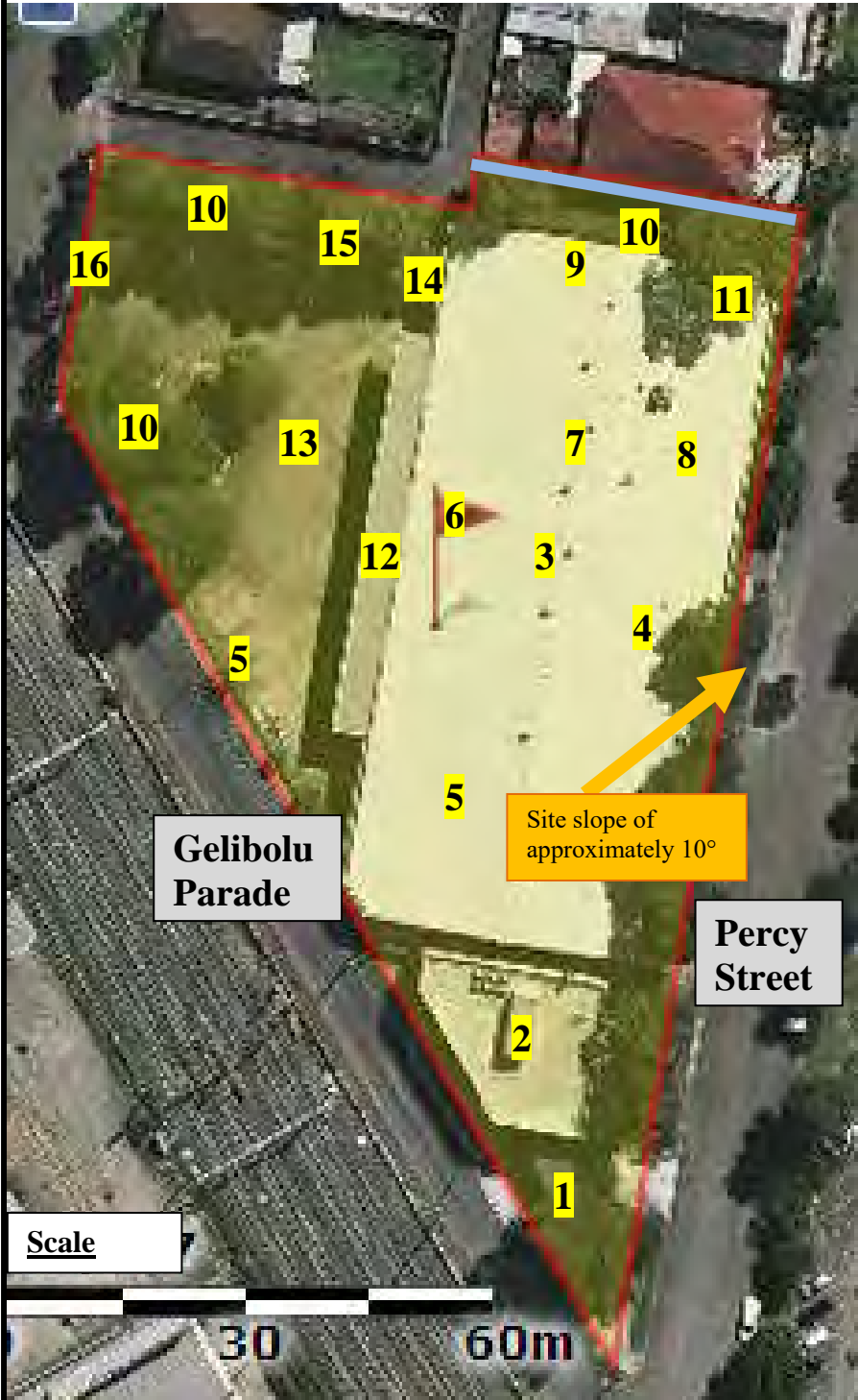


Legend	
	Site boundary
	Lot boundary

Reference: Google Australia (2013)

ABN 75 050 212 710		Aargus Pty Limited		Environment – Remediation – Geotechnical Engineering	
Drawn:	NZ	<b>Preliminary Site Investigation</b> <b>Architecture Design Studio Pty Ltd</b> <b>2 Percy Street,</b> <b>Auburn NSW</b>		 <b>Aargus</b>	Figure
Approved:	MK				<h1>2</h1>
Date:	08.05.14				
Scale:	as shown				

# SITE PLAN – Site Features



## Legend

- Site boundary
- 1 Site Features
- Onsite stormwater drainage line

No.	Site Features
1	Front yard with garden beds
2	Concrete office building
3	Concrete warehouse building
4	Minor chemical storage area
5	Timber & Metal storage area
6	Timber & Metal building models
7	Concrete sealed sand pit
8	Classrooms and offices
9	Detention tanks
10	Grassed area
11	Electrical substation
12	Gas cylinder storage
13	Concrete sealed car park
14	Water/Oil separator
15	Sedimentation basins
16	Main entry to car park and warehouse

Reference: Google Australia (2013)

ABN 75 050 212 710

**Aargus Pty Limited**

Environment – Remediation – Geotechnical Engineering

Drawn:	NZ
Approved:	MK
Date:	08.05.14
Scale:	as shown

**Preliminary Site Investigation  
Architecture Design Studio Pty Ltd  
2 Percy Street,  
Auburn NSW**



**Aargus**

Figure

**3**

Job No: ES5840

# APPENDIX B

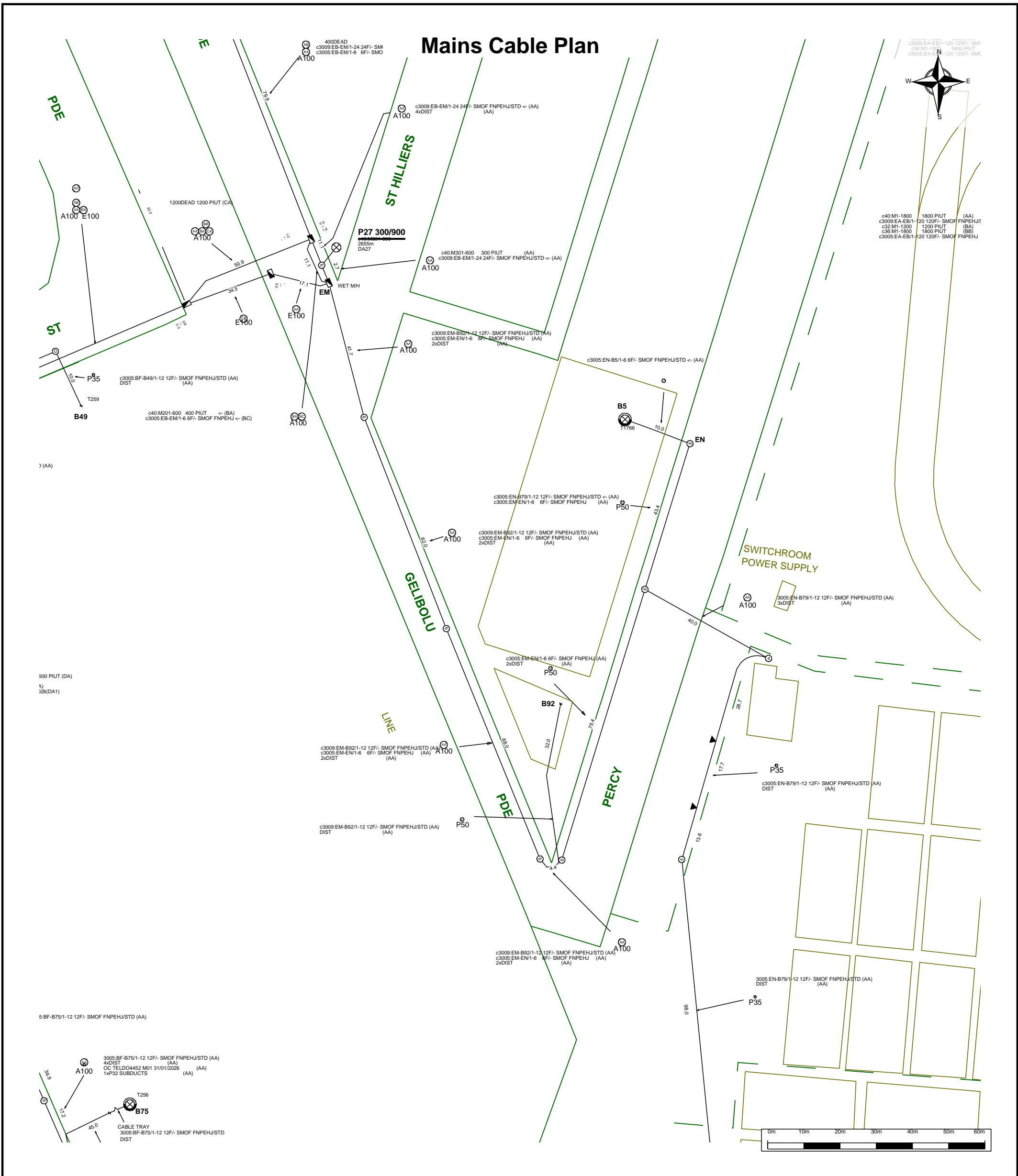
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**DIAL BEFORE YOU DIG PLANS**









	For all Telstra DBYD plan enquiries - email - <a href="mailto:Telstra.Plans@team.telstra.com">Telstra.Plans@team.telstra.com</a> For urgent onsite contact only - ph 1800 653 935 (bus hrs)
TELSTRA CORPORATION LIMITED A.C.N. 051 775 556	
Generated On 26/05/2014 13:05:25	

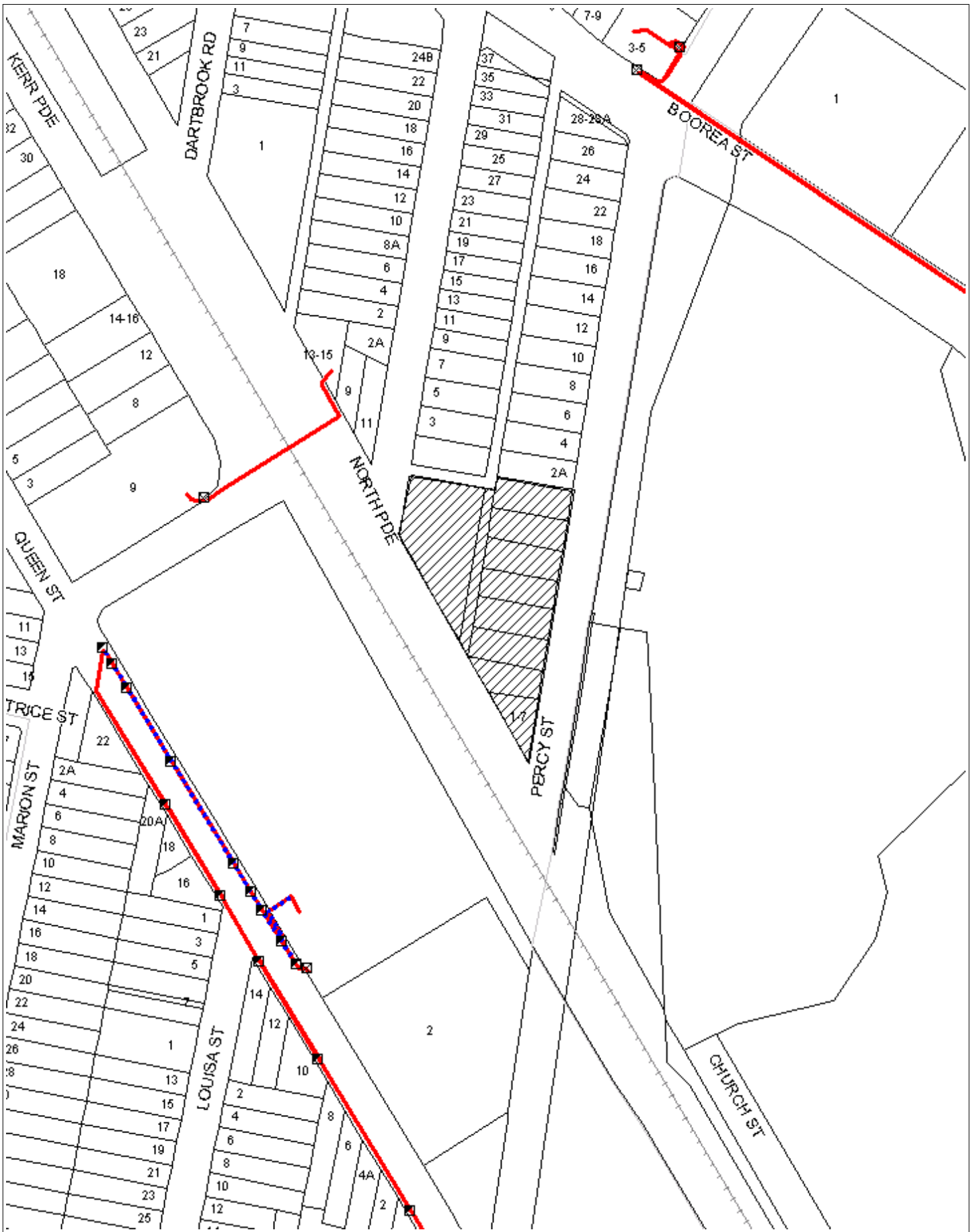
Sequence Number: 34188570
<b>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</b>

**WARNING -** Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



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Sequence Number: 34188571

Date Generated: 26/05/2014

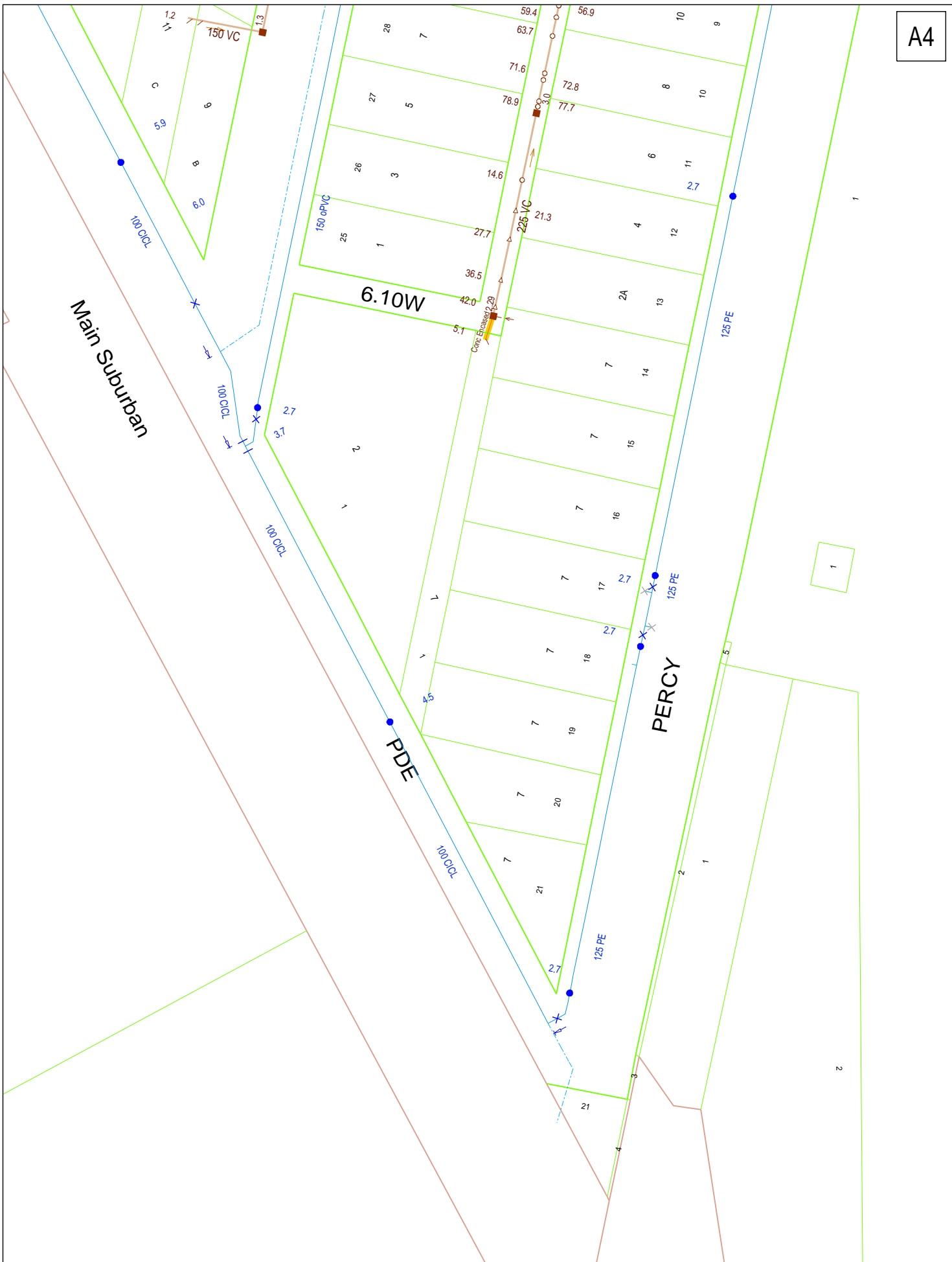


For all Optus DBYD plan enquiries –  
 Email: [Fibre.Locations@optus.net.au](mailto:Fibre.Locations@optus.net.au)  
 For urgent onsite assistance contact 1800 505 777  
 Optus Limited ACN 052 833 208









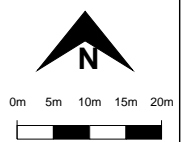
DBYD Address:  
 2 Percy Street  
 Auburn NSW 2144

DBYD Job No: 7458764  
 DBYD Sequence No: 34188573

Copyright Reserved Sydney Water 2014  
 No warranty is given that the information shown is complete or accurate.

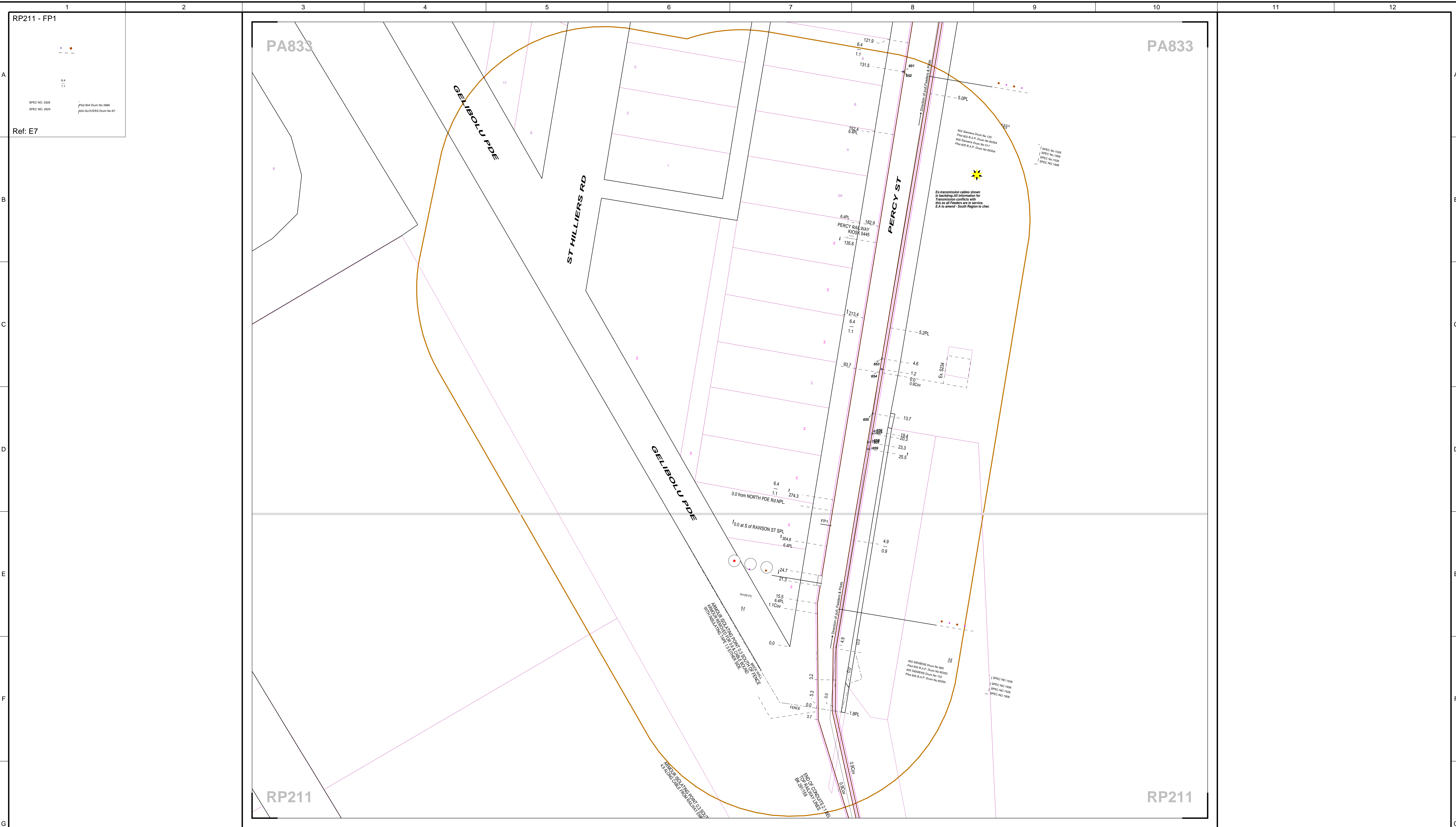
SYDNEY WATER CORPORATION  
 Scale: 1:1000

Date of Production: 26/05/2014  
 Plan 1 of 1





You are working near Transmission Cables. You must contact Ausgrid on (02) 4951 9200 at least two weeks before work commences. See Ausgrid Network Standard NS156.



RP211 - FP1  
SPEC NO. 2008  
SPEC NO. 2009  
Ref: E7  
Plan 604 Dism No 2008  
604 GLOVERS Dism No 87

No.	R/P	LOC.	DATE
201	201-01	6:00/00	NA
202	201-02	6:00/00	NA
203	201-03	6:00/00	NA
204	201-04	4:00/00	NA
205	201-05	6:00/00	NA
206	201-06	4:00/00	NA
207	201-07	6:00/00	NA
208	201-08	6:00/00	NA
209	201-09	6:00/00	NA

**WARNING**  
Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to asset alignment, fence or buildings. The cables shown on this plan are only valid information on this plan only valid for 14 days from issue date.

**NOTICE:** You must keep this plan on site during excavation works and have on site a person trained to read this plan.

**GMLAO**  
**Transmission - 34188569**  
Page 1 of 1  
26 May 2014  
1:418  
25 metres  
**Ausgrid**

# APPENDIX C

---

## SITE PHOTOGRAPHS



# SITE PHOTOGRAPHS

<b>Client:</b>	Architecture Design Studio Pty Ltd
<b>Project:</b>	Preliminary Site Investigation
<b>Site Location:</b>	2 Percy Street, Auburn
<b>Job No.:</b>	ES5840
<b>Photos Taken By:</b>	GA



**Photograph N° 1**



View of: Office building and site entrance  
Looking west  
Inspected on 23.04.14

**Photograph N° 2**



View of: Workshop area inside the warehouse  
Looking south  
Inspected on 23.04.14

**Photograph N° 3**



View of: Storage room inside warehouse  
Looking north  
Inspected on 23.04.14

**Photograph N° 4**



View of: Storage room inside warehouse  
Looking east  
Inspected on 23.04.14

**Photograph N° 5**



View of: Sand pit area inside warehouse  
Looking east  
Inspected on 23.04.14

**Photograph N° 6**



View of: Storage area  
Looking south  
Inspected on 23.04.14



## SITE PHOTOGRAPHS

<b>Client:</b>	Architecture Design Studio Pty Ltd
<b>Project:</b>	Preliminary Site Investigation
<b>Site Location:</b>	2 Percy Street, Auburn
<b>Job No.:</b>	ES5840
<b>Photos Taken By:</b>	GA



**Photograph N° 7**



View of: Training area  
Looking west  
Inspected on 23.04.14

**Photograph N° 8**



View of: 4 large detention tanks  
Looking north  
Inspected on 23.04.14

**Photograph N° 9**



View of: Substation area  
Looking north  
Inspected on 23.04.14

**Photograph N° 10**



View of: Back entry of the warehouse  
Looking southeast  
Inspected on 23.04.14

**Photograph N° 11**



View of: Stormwater drainage line  
Looking east  
Inspected on 23.04.14

**Photograph N° 12**



View of: Car park area  
Looking west  
Inspected on 23.04.14

## SITE PHOTOGRAPHS

<b>Client:</b>	Architecture Design Studio Pty Ltd
<b>Project:</b>	Preliminary Site Investigation
<b>Site Location:</b>	2 Percy Street, Auburn
<b>Job No.:</b>	ES5840
<b>Photos Taken By:</b>	GA



**Photograph N° 13**



View of: Car park area  
Looking south  
Inspected on 23.04.14

**Photograph N° 14**



View of: Sedimentation basins  
Looking west  
Inspected on 23.04.14

**Photograph N° 15**



View of: Gas storage outside the warehouse  
Looking east  
Inspected on 23.04.14

**Photograph N° 16**



View of: Timber metal storage area  
Looking west  
Inspected on 23.04.14

# APPENDIX D

---

## LAND TITLE INFORMATION







# TITLE SEARCH

Computer Folio Certificate issued under Section 96D of the Real Property Act 1900

No. 74

Search certified to:

13/5/2014 10:01 AM

COMPUTER FOLIO REFERENCE	
AUTO CONSOL 5861-129	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
13	22/7/2013

LAND

----

LAND DESCRIBED IN SCHEDULE OF PARCELS

LOCAL GOVERNMENT AREA AUBURN

PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND

TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

-----

THE MASTER PLUMBERS AND MECHANICAL CONTRACTORS ASSOCIATION

OF NSW

(T AF262541)

SECOND SCHEDULE (8 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS WITHIN LOT 1 IN DP721683 - SEE CROWN GRANT
- 3 F148313 COVENANT
- 4 F576413 COVENANT
- 5 6046427 LEASE TO ENERGYAUSTRALIA OF SUBSTATION NO.5445  
TOGETHER WITH RIGHT OF WAY & EASEMENT FOR ELECTRICITY  
PURPOSES 1.15, 1.18, 1.25, 1.27 & 34.32 WIDE SHOWN IN  
PLAN WITH 6046427. EXPIRES: 31/10/2048.
- 6 AF401414 MORTGAGE TO STATE OF NEW SOUTH WALES
- 7 AG993293 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 8 AH888742 POSITIVE COVENANT

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

END OF PAGE 1 - CONTINUED OVER

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

\* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE  
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.





# TITLE SEARCH

Computer Folio Certificate issued under Section 96D of the Real Property Act 1900

No. 74

Search certified to:

13/5/2014 10:01 AM

COMPUTER FOLIO REFERENCE	
AUTO CONSOL 5861-129	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
13	22/7/2013

SCHEDULE OF PARCELS

TITLE DIAGRAM

LOTS 14-21 SEC. 1 IN DP2647	DP2647
LOT 1 IN DP76735	DP76735
LOT 1 IN DP721683	DP721683.

\*\*\* END OF SEARCH \*\*\*

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

\* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE  
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

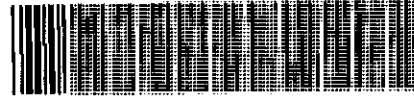


①

Form: OIT  
Release: 3.6  
www.lands.nsw.gov.au

# TRANSFER

New South Wales  
Real Property Act 1900



## AF262541W

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

**STAMP DUTY**

Office of State Revenue use only	Office of State Revenue NSW Treasury Quantity: 2337774 584 Date: 10-00 Value: 269 3859 Actual date:
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**(A) TORRENS TITLE**

Auto Consol 5861-129
----------------------

**(B) LODGED BY**

Document Collection Box Westpac 37Y	Name, Address or DX, Telephone, and Customer Account Number if any Westpac Banking Corporation 1 KING ST CONCORD WEST 2138 IBN35 (02) 8767 3120 Reference: 2. 19545234 LLPN: T23839X37Y	CODES T JT TJ TW
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**(C) TRANSFEROR**

CUMBERLAND INDUSTRIES LIMITED (LIQUIDATOR APPOINTED) ACN 002 534 6702
---

**(D) CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 4,600,000.00 and as regards

**(E) ESTATE** the above land transfers to the transferee an estate in fee simple

**(F) SHARE TRANSFERRED**

**(G)** Encumbrances (if applicable):

**(H) TRANSFEE**

THE MASTER PLUMBERS AND MECHANICAL CONTRACTORS ASSOCIATION OF NSW ABN 64 040 939 175	S
<b>TENANCY:</b>	

**DATE** DO NOT DATE

**(J)** I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

witness to sign + complete

Signature of witness:

*[Signature]*  
Name of witness: **ANDREW EDWARDS**  
Address of witness: **30 MARTIN PLACE SYDNEY**

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer:

*[Signature]*  
Authorised officer's name: **Peter James Hedge**  
Authority of officer: **Liquidator Appointed**  
Signing on behalf of: **Cumberland Industries Limited (Liquidator Appointed)**

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

Signature:

*[Signature]*

Signatory's name: **Thomas Damien Boyce**  
Signatory's capacity: **transferee's solicitor**

Form: 97-07L  
Licence: 10V/0058/95  
Edition: 9804

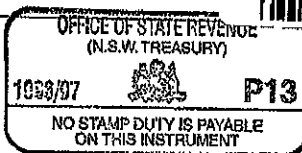
**LEASE**  
New South Wales  
Real Property Act 1900

6046427B



**STAMP DUTY**

Office of State Revenue use only



**(A) TORRENS TITLE**

Property leased: if appropriate, specify the part or premises  
Certificate of Title Auto Consol 5861-129 PART being the premises shown on the plan hereto annexed marked "B" and thereon described as "Substation Premises No 5445" hereinafter called the "demised premises" together with right of way and easement referred to in Clauses 1 and 2 of Annexure "C" hereto.

**(B) LODGED BY**

LTO Box	Name, Address or DX and Telephone	CODE
605M	LEGALITIES Pty LTD Reference (optional): BP/WLP 98 2237	L

**(C) LESSOR**

KINGSMEDDE PTY LIMITED ACN 054 526 635 AND PAMIERS PTY LTD ACN 010 650 236

The lessor leases to the lessee the property referred to above.

**(D)**

Encumbrances (if applicable): 1. 2. 3.

**(E) LESSEE**

ENERGYAUSTRALIA

**(F)**

TENANCY:

OFF L 2773020

- (G) 1. TERM:** 50 years at a rental of 10c per annum payable at the expiration of the said term (if  
**2. COMMENCING DATE:** 1 November 1998  
**3. TERMINATING DATE:** 31 October 2048  
~~4. With an OPTION TO RENEW~~ for a period of \_\_\_\_\_ set out in ~~(SP)~~ *W*  
~~5. With an OPTION TO PURCHASE~~ set out in ~~(SP)~~ *W*  
**6.** Together with and reserving the RIGHTS set out in Annexure "C" hereto  
**7.** Incorporates the provisions set out in ANNEXURE "C" hereto.  
**8.** Incorporates the provisions set out in MEMORANDUM filed in the Land Titles Office as No. W578000

All handwriting must be in block capitals.  
A set of notes on this form (97-07L-2)  
is available from the Land Titles Office.

Checked by (LTO-USE)

(238N)



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

DATE: 6/5/99

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

Signature of witness:

Signature of lessor:

Name of witness: See Annexure "A" for signatures of the Lessors

Address of witness:

Where applicable, complete the statutory declaration below

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

~~Signature of witness:~~

~~Signature of lessee:~~

~~Name of witness:~~ SIGNED SEALED AND DELIVERED for and on behalf  
of ENERGYAUSTRALIA by JOHN EISENHUTH

~~Address of witness:~~ Its duly constituted Attorney pursuant to Power of  
Attorney registered Book 4197 No 593

~~W. Weekley~~

~~Witness~~

S. Eisenhuth  
Attorney 6/5/99

STATUTORY DECLARATION

WARWICK WEEKLEY

I solemnly and sincerely declare that—

1. The time for the exercise of option to renew/option to purchase in expired lease No.
2. The lessee under that lease has not exercised the option:
3. A variation of lease extending the term has not been entered into.

has ended;

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

Made and subscribed at \_\_\_\_\_ in the State of \_\_\_\_\_ on \_\_\_\_\_  
in the presence of—

Signature of witness:

Signature of lessor:

Name of witness:

Address of witness:

Qualification of witness:

**THIS IS THE ANNEXURE MARKED "A" REFERRED TO IN LEASE BETWEEN  
KINGSMED PTY LIMITED ACN 054 526 635 AND PAMIERS PTY LTD ACN 010  
650 236 AS LESSOR AND ENERGYAUSTRALIA AS LESSEE**

THE COMMON SEAL of )  
KINGSMED PTY LIMITED ACN )  
054 526 635 was hereunto affixed by )  
~~its duly authorised officer in the~~ )  
~~presence of~~ Andrew Potter as )  
Sole Director & Secretary

) *AP*



SOLE Director & SECRETARY.

*AP*  
.....  
Secretary/Director

Signed by Andrew Potter as  
attorney for

~~THE COMMON SEAL~~ of PAMIERS )  
PTY LTD ACN 010 650 236 was )  
hereunto affixed by its duly )  
authorised officer in the presence of )  
as landlord under power of attorney Director  
registered book 4148 no. 406.

) *AP*

.....  
Secretary/Director

*AP*

witness : JOHN GARLAND.






**ANNEXURE "C" TO MEMORANDUM OF LEASE**  
**MADE THE 6th DAY OF MAY 1999**  
**BETWEEN KINGSMED PTY LIMITED ACN 054 526 635 AND PAMIERS PTY LTD ACN**  
**010 650 236 AS LESSOR**  
**and ENERGIAUSTRALIA AS LESSEE**

The Lessee shall have the benefit of the following rights and liberties;

1. The Lessee shall have full right and liberty for its officers servants workmen agents and contractors with or without tools materials plant and other apparatus and vehicles to pass and repass at all times of the day or night during the term hereby created over the land marked "Right of Way and Easement for electricity purposes 1.27 wide, 1.18 wide, 1.25 wide and 1.15 wide" on the plan hereto annexed marked "A" (hereinafter referred to as "right of way") and during such times as the Lessee considers necessary to park vehicles upon the said right of way PROVIDED HOWEVER that access for the Lessor its agents tenants or licensees is not unnecessarily impeded.
2. The Lessee shall have full right liberty and licence for its officers servants workmen agents and contractors during the term hereby created to construct lay down dismantle replace repair renew and maintain underground/overhead electricity cables through beneath or over the land marked "Right of Way and Easement for electricity purposes 1.27 wide, 1.18 wide, 1.25 wide and 1.15 wide and Easement for electricity purposes 34.32 wide" on the plan hereto annexed marked "A" (hereinafter referred to as "easement") AND ALSO free and uninterrupted passage of electricity through the cables within the said easement.
3. Clause 10 of Memorandum W578000 is amended by the deletion of the words "and air ducting".
4. Clause 11 of Memorandum W578000 is deleted.
5. Notwithstanding anything hereinbefore contained should the Lessor in its absolute and uncontrolled discretion require the demised premises for the purpose of redevelopment or reconstruction (or both) of the land of which the demised premises form part then:
  - (a) The Lessor may give to the Lessee not less than 12 months notice of the proposed redevelopment and/or reconstruction.
  - (b) At the expiration of such period of notice (or otherwise as agreed between the Lessor and the Lessee) the Lessee shall thereafter within a reasonable period remove from the demised premises such of its fixtures, fittings and equipment as the Lessee thinks fit. Nothing in this clause shall oblige the Lessee to remove from the premises all or any part of its fixtures, fittings or equipment.
  - (c) On the Lessee having removed such fixtures, fittings and equipment the Lessee shall notify the Lessor of such fact and shall notify the Lessor of its

SIGNED FOR AND ON BEHALF OF  
KINGSMED PTY LIMITED ACN 054 526  
635 AND PAMIERS PTY LTD ACN 010 650  
236



SIGNED FOR AND ON BEHALF OF  
ENERGIAUSTRALIA





**Costs of Relocation.** The Lessor shall pay to the Lessee the Lessee's costs of relocation forthwith upon service of such notice.

- (d) On the Lessor paying to the Lessee the Lessee's Costs of Relocation the Lessee shall thereupon execute a surrender of the Lease without payment of further compensation.
- (e) The provision of services by the Lessee to the Lessor's land after any redevelopment and/or reconstruction thereon shall be governed by the provisions of the Electricity Act, the Regulations thereunder, and any other relevant legislation and the Lessee's Service and Installation Rules.

For the purposes of this clause the Lessee's Costs of Relocation as referred to above shall be the Lessee's reasonable estimate of costs incurred by it arising from removal of its equipment from the demised premises prior to the expiration of the term of the Lease together with its reasonable costs in effecting such removal and relocation, such costs to be determined by the Lessee from time to time in accordance with its standard practices. A certificate signed by any General Manager, Assistant General Manager or internal auditor of the Lessee as to the Costs of Relocation shall be prima facie evidence of such costs.



8. The Lessor shall pay any rates and taxes which may be levied in respect of the demised premises or of the premises of which the demised premises forms part.

9. The Lessor shall maintain in a serviceable condition any right of way (and/or any Right of Way and Easement) referred to on the plan annexed to the Lease and any drainage system which may affect the demised premises.

10. The Lessor shall take all reasonable precautions to ensure any ventilation and any air ducting provided for the demised premises are not obstructed or impaired.

11. The Lessor shall maintain in a satisfactory condition the building structure which encloses or forms part of the demised premises including any external doors, gates ventilation panels and external finishes and shall take all necessary action to ensure dry wall and floor conditions and structural stability. The Lessee will carry out cleaning and painting within the substation.

12. The Lessor shall not alter existing ground levels on or adjacent to the demised premises or any easement created in connection therewith or permit the erection of any structure on above or below such easement without first obtaining the written consent of the Lessee.

THE STANDARD  
MARGIN QUANTITY  
OF PAPER ACCORDING  
TO PRESCRIPTIONS  
REGULATED BY THE  
REAL PROPERTY  
ACT REGULATORY  
1970 SHOULD BE  
MAINTAINED IN  
THIS FORM AND  
ANY ANNEXURES





# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

No. 77

Search certified to: 13/5/2014 10:05AM

Computer Folio Reference: 1/721683

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

Prior Title(s): VOL 5861 FOL 129

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
4/7/1986	DP721683	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
6/9/1996		CONVERTED TO AUTO CONSOL 5861-129	CONSOL CREATED CT NOT ISSUED

\*\*\* END OF SEARCH \*\*\*





# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

No. 79

Search certified to: 13/5/2014 10:54AM

Computer Folio Reference: 14/1/2647

Page 1

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

Prior Title(s): VOL 5861 FOL 129

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
4/9/1996	DP2647	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
6/9/1996		AMENDMENT: PARISH-COUNTY	
6/9/1996		CONVERTED TO AUTO CONSOL 5861-129	CONSOL CREATED CT NOT ISSUED

\*\*\* END OF SEARCH \*\*\*





# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

No. 78

Search certified to: 13/5/2014 10:54AM

Computer Folio Reference: 1/76735

Page 1

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

Prior Title(s): VOL 5861 FOL 129

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
3/9/1996	DP76735	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
6/9/1996		CONVERTED TO AUTO CONSOL 5861-129	CONSOL CREATED CT NOT ISSUED

\*\*\* END OF SEARCH \*\*\*









\* Deed dated 28<sup>th</sup> November 1949 made by Australian Plaster Industries Pty. Limited with Vanner Middleton Pty. Limited contains a covenant as set out in the said deed (which is annexed to Reg. No. F148313) affecting the land within described.

Dated 14<sup>th</sup> June 1950  
Vide Hs. F148313  
J. H. Wells  
Registrar General

No. F576413 TRANSFER dated 19<sup>th</sup> November 1951 from the said Australian Plaster Industries Proprietary Limited to Australian General Electrical Proprietary Limited and within described.  
Produced and entered 26<sup>th</sup> November 1951 at 12 o'clock in the noon.  
J. H. Wells  
REGISTRAR GENERAL.

The within mentioned instrument of transfer No. F576413 contains a restrictive covenant. Dated 26<sup>th</sup> November, 1951

J. H. Wells  
Registrar General

No. G552270 MORTGAGE dated 3<sup>rd</sup> May 1956 Australian Electrical Industries Pty Limited (formerly styled the said Australian General Electric Proprietary Limited) Australian Mutual Provident Society.  
Produced and entered 2<sup>nd</sup> July 1956 at 12 o'clock in the noon.  
J. H. Wells  
REGISTRAR GENERAL.

MORTGAGE No. G522726 has been discharged  
No. F383318 Entered 17<sup>th</sup> July 1957  
J. H. Wells  
REGISTRAR GENERAL.

CHARGE PARTIAL BY COVENANT DEBENTURES  
Produced  
Registered 15-2-1979  
J. H. Wells  
REGISTRAR GENERAL.

TRANSFER NO. R274272 Danleer Pension Trust Proprietary Ltd Limited  
now the registered proprietor of the land within described  
Registered 26-6-1979  
J. H. Wells  
REGISTRAR GENERAL.

LEASE R88805 to Repco limited of ~~land~~ ~~with rights with acquisition of ground~~  
Date of expiry 11-11-1984. Registered 25-6-1980  
J. H. Wells  
REGISTRAR GENERAL.

R880805 land S756839 head 6 74  
Sydney County Council being Transport Director  
Substation premises 5445 and plan number 17  
Registered with rights of easement 10-11-1984. Registered 10-11-1984.  
J. H. Wells  
REGISTRAR GENERAL.

W152731 Lease to Repco Limited. Expires 11-11-1989.  
Option of Renewal for 5 years. Registered 28-1-1986.  
J. H. Wells  
REGISTRAR GENERAL.

W152731 Lease W195171 Lease to The Sydney County Council of substation premises No. 5445 together with and reserving rights, a right of way and easement for electricity purposes as shown in plan with S756839. Expires 10-11-1989. Registered 15-4-1986.  
J. H. Wells  
REGISTRAR GENERAL.

W1921444 Lease to ACH Holdings Limited. Expires 11-11-1994. Option of Renewal 5 years. Registered 8-10-1991.  
J. H. Wells  
REGISTRAR GENERAL.

NO FURTHER  
DEALINGS TO BE REGISTERED.

Handwritten notes and signatures on the right side of the page, including names like 'W152731', 'W1921444', and 'J. H. Wells'.





New South Wales.

(A.)

No 8226

Class 8. 6. 8 APPLICATION TO BRING LANDS UNDER THE PROVISIONS OF TILE REAL PROPERTY ACT (26 VICTORIA NO. 9).

Cert 1. 0. 0  
Adv 1. 10. 0  
Comp 2. 10. 0  
£13. 6. 8

Canvey - Applicant - I am reminded that by Section 132, the penalties of perjury are attached to a false declaration concerning any procedure under the Act, and that the utmost care is therefore necessary in framing (or reading over, if the form be filled by an attorney) every particular statement herein. It is further provided by Section 117, that any applicant procuring a Certificate through any fraud, error, omission, misrepresentation, or will, without standing the issue of such Certificate, remains liable for damages to any person thereby prejudiced, and any person who fraudulently procures, assists in fraudulently procuring, or is privy to the fraudulent procurement of any Certificate of Title, is declared guilty of a misdemeanour, and liable to a penalty not exceeding \$500, or imprisonment not exceeding three years, and any Certificate thereby procured is rendered void as between all parties or parties to the fraud.

FEE SIMPLE\*

I, James Wilson Elphinstone of the title near Sydney and sincerely declare, that I am entitled for an Estate in fee simple of the several pieces or parcels of land situate at Auburn North in the Parish of Liberty Plains County of Cumberland and shown upon the plan hereto annexed and therein edged red, and being the whole of the lands described in the Survey's descriptions hereto annexed and marked respectively A, B, C, D, E, F, G and H

obtained for leasehold.

Here state Christian and Secular in full, with residence and occupation.

of the "C.D." of (as the case may be.)

Here give description of the property to be dealt with, and consist of Crown Grant taken from the Survey Office must be in full and of a parcel of 2s. 6d. acre, being the applicant's title will be of land through the Land Title Department.

If the land comprised in the application is only a Grant, an application must be made to the Registrar-General.

If there be any rights or easements affecting the premises, the particulars should be stated.

If the space for description may be insufficient, it may be completed by an annex, which must, however, be identified as part of the declaration, by memorandum signed by the declarant and attending Officer.

If this valuation be in dispute or doubtful, the applicant will be referred to the Registrar-General for an official valuation under Section 27.

State whether "the whole" or "part."

Insert Attachment with reference to number and section on plan, if any, or if not, number of acres granted.

Name of Grantee.

Name of Applicant.

If there be any lease, here state particulars, if none, strike out the words within brackets.

If an exception here state particulars: if none, strike out the words of reference within brackets.

Box No: NONBOX82  
Ticket No: C129182  
Request No: PA008226  
Date: 13/05/2014

which land (including all improvements) is of the value of Four thousand pounds and no more, and is part of eighty acres originally granted to Thomas Sumner by Crown grant, under the name of Sir Thomas Brisbane Governor of the Colony, dated the 11th day of June 1823.

And I further declare, that I verily believe there does not exist any lease or agreement for lease of the said land for any term exceeding a tenancy for one year, or from year to year

Also, that there does not exist any mortgage, lien, writ of execution, charge or encumbrance, will or settlement, or any deed or writing, contract, or dealing (other than the usual lease or tenancy) giving any right, claim, or interest in or to the said land, or any part thereof, to any other person than myself ~~except as follows~~ Mortgage dated 1st March 1881 made between Sir Thomas Brisbane and Mrs. Elizabeth Douglas of other part 1100 & certain conditions for sale of a portion of the said land made and entered by and in the presence of the said Sir Thomas Brisbane



and I further declare, that there is no person in possession or occupation of the said lands adversely to my Estate or interest therein, and that the said land is now *unoccupied*

k Insert "unoccupied," or "in the occupation of," adding names and addresses of tenants in full.

l State also nature of tenancy, if not under some lease before mentioned.

all the adjacent lands with the exception of those and that ~~owners and occupiers of adjacent lands are as follows: On the north on the East now in the occupation and possession of the Sydney Meat Freezing Company Limited are unoccupied and the names of the owners ~~are~~ <sup>occupiers</sup> thereof upon the said plan annexed hereto ~~occupiers~~ on the<sup>m</sup>~~

m If no insert names and residences of adjacent owners and occupiers on each side.

n Insert the like particulars as to the other sites of the property.

And I further declare that I was married to my present wife on the fourth day of November 1884.

o Here insert "am unmarried," or "was married to my present wife on the \_\_\_\_\_ day of \_\_\_\_\_ 18\_\_" as the fact may be.

And I further declare, that the annexed Schedule, to which my signature is affixed, and which is to be taken as part of this Declaration, contains a full and correct list of all settlements, deeds, documents, or instruments, maps, plans, and papers relating to the land comprised in this application, so far as I have any means of ascertaining the same, distinguishing such as being in my possession or under my control, are herewith lodged, and indicating where or with whom, so far as known to me, any others thereof are deposited: Also, that there does not exist any fact or circumstance whatever material to the title, which is not hereby fully and fairly disclosed to the utmost extent of my knowledge, information, and belief; and that there is not, to my knowledge and belief, any action or suit pending affecting the said land, nor any person who has or claims any estate, right, title, or interest therein, or in any part thereof, otherwise than by virtue and to the extent of some lease or tenancy hereby fully disclosed ~~except as follows~~ is

p If any exception, state particulars; if none, strike out the words within brackets.

And I make this solemn Declaration, conscientiously believing the same to be true.

DATED at Sydney this 4<sup>th</sup> day of October 1890.

Made and subscribed by the abovenamed

James Rufus Elphinstone } Signature of Applicant } James R. Elphinstone

this          day of          1890,

in the presence of Rejnaca L. Aun } Phillip Street  
Notary Public 167 } Sydney

q The declaration must be attested by the Registrar General or Deputy, or by a Notary Public, or by a Justice of the Peace.

r If the signature be by mark, the attestation must state that it was read over to the declarant, that he appeared fully to understand the contents. This applies also to the subject direction, particularly if a different person be nominated to receive certificate.

To the Registrar General,  
I, James Rufus Elphinstone the above declarant, do hereby apply to have the land described in the above declaration brought under the provisions of the Real Property Act, and request you to issue the Certificate of Title in the name of         

James Rufus Elphinstone

DATED at Sydney this          day of          1890.

Witness to Signature—

Rejnaca L. Aun } Signature of Applicant } James R. Elphinstone

s. B.—The annexed Schedule, and the Certificate indorsed thereon, should both be also signed.



SCHEDULE REFERRED TO.\*

(TO BE SIGNED BY APPLICANT.)

4<sup>th</sup> March 1881 - Conveyance - John Yelverton Lull of one part & J. B. Elphinstone of one part and Sir E. H. Allen and H. R. Douglas of other part

4<sup>th</sup> March 1881 - Mortgage -

21<sup>st</sup> March 1881 - Conveyance - J. B. Elphinstone of one part New South Wales Brick Manufacturing Company Limited of other part

4<sup>th</sup> November 1882 - Conveyance - New South Wales Brick Manufacturing Company Limited of one part and J. B. Elphinstone of other part

13<sup>th</sup> July 1890 - Contract for Sale - L. J. Roper with J. B. Elphinstone of portion in Chesham bore to amended

Witness -

Reginald Allen

And also Mrs for purpose of discharge Allen & Allen

Robert Allan

J. 4. 91

We Norman Allen of Sydney and John Elphinstone of Sydney being the same person (last named in part beyond the sea) Sullivan Registrar General of Sydney of said Sydney the Registrar General and Justices under the Will of Richard Sir George Megraw Allen the last surviving Mortgagee named in the above mentioned Mortgage of the 13<sup>th</sup> day of March 1881. Do hereby cause to be before within application subject to the execution by the said James Robert Elphinstone of a Mortgage of the lands therein expressed under the provisions of the Real Property Act. in substitution for the said above mentioned Mortgage. Dated this 4<sup>th</sup> day of August 1891

Witness  
 Robert Allan

Personal Service

We undertake to effect personal service of all Notices herein

Allen & Allen

\* For the best evidence which this Schedule must contain, the following Declaration, completed, directed, as any omission or error hereon will render the applicant liable to penalization.

Such of the deeds and documents as are in applicant's possession or control, must be deposited with the application.

Counterpart copies must be included, but these will be returned, if required.

If any deposited Deeds relate also to property not brought under the Act, they may be returned after partial cancellation, but of all these, abstracts or copies for retention should be furnished, and the desire for the return of the originals noted.

If the only object be to comply with covenant to produce, parties are reminded that by specially depositing them under the 25th Section of the Act, 22 Vic. No. 1, such covenant will be finally satisfied.



N.B.—Section 104 requires that the following Certificate be signed by the Applicant or his Solicitor, and renders liable any person falsely or fraudulently certifying, to a penalty of £50; also, to damages recoverable by the party aggrieved.

I certify that the within application is correct for the purposes of the Real Property Act.

(6) 18.1.91. [Signature]  
 with [Signature] to [Signature]  
 9. [Signature] [Signature] [Signature]  
 [Signature] [Signature] [Signature]  
 [Signature]

[Signature]  
 [Signature]

• If by Solicitor insert:—" And that I am the Solicitor of the within-named Applicant," and add his own address to his signature.

17. 16.2.91 [Signature] A. H. Conway  
 18. 14.2.91 " J. K. Edthamston

[Signature]  
 [Signature]  
 [Signature]

No [Signature]  
 [Signature]  
 [Signature]

**FEEES.**

**PAYMENT OF THESE MUST ACCOMPANY THE APPLICATION.**

1st.—Where the Applicant is the Original Grantee from the Crown.

New Certificate	...	...	...	£1	0	0
Sketch (unless furnished)	...	...	...	0	2	6
Add Assurance, 1d. in the pound on declared value	...	...	...	...	...	...

2nd.—Where the Applicant is not the Grantee from the Crown, or being the Grantee, the Property has been dealt with by any Registered Instrument.

If property is of the value of	Commissioners' Fee.		Advertisements.		New Certificate.		Total.
	£	s.	£	s.	£	s.	
of the value of £200 and under	50	10	0	0	0	0	53 0 0
300	1	0	0	1 10 0	0	0	3 10 0
400	1	10	0	1 10 0	0	0	4 0 0
500	2	0	0	1 10 0	0	0	4 10 0
Ditto above	2	10	0	1 10 0	0	0	5 0 0

In addition to the Assurance Fee of 1d. in the £ on the value; and 2s. 6d. for Sketch, if the whole of a Crown Grant.

State to whom all correspondence relating to this Application should be sent, with address, as under, viz.:

Name Allen and Allen.  
 Occupation Solicitors  
 Post Town 107 Phillip Street Sydney



REC'D - 1 MAY 1925 11:53 AM

No. 26735



APPLICATION TO BRING LANDS UNDER THE PROVISIONS OF THE REAL PROPERTY ACT, 1900.

This form may be modified to suit the case of a leasehold title.

FREDERICK JAMES BURCHER of Kogarah Company Director

Limited is

do solemnly and sincerely declare, that I, Tanner & Peters, seized for an Estate in fee simple of ALL THAT piece or parcel of land situate lying and being in the Parish of Liberty Plains in the County of Cumberland State of New South Wales as shown on plan lodged herewith

Assurance fee of 10/- overpaid hereon. Refund voucher for 10/- paid. R.P.A. 24/25.

Box No: NONBOX83
Ticket No: C129183
Request No: PA026735
Date: 13/05/2014

and is part of eighty acres of land (including all improvements) is of the value of Eight hundred and fifty pounds and no more, by Crown grant, under the hand of the Governor of the Colony, dated the thirtieth day of June 18 23

And I further declare, that I verily believe there does not exist any lease or agreement for lease of the said land, for any term exceeding a tenancy for one year, or from year to year, [except as follows]-

Also, that there does not exist any mortgage, lien, writ of execution, charge or encumbrance, will or settlement, or any deed or writing, contract, or dealing (other than such lease or tenancy as aforesaid), giving any right, claim, or interest in or to the said land, or any part thereof, to any other person than myself [except as follows]-

I further declare, that there is no person in possession or occupation of the said land or any part thereof adversely to my estate or interest therein, and that the said land is now in the occupation of Tanner & Peters Limited

and that the owners and occupiers of adjacent lands are as follows:-

Table with 3 columns: State whether on North, South, East, or West; Name; State whether owner or occupier; Address.

Handwritten signature and reference: Vol 3790 Fol 34



And I further declare, that the annexed Schedule, to which my signature is affixed, and which is to be taken as part of this Declaration, contains a full and correct list of all settlements, deeds, documents, or instruments, maps, plans and papers relating to the land comprised in this application, so far as I have any means of ascertaining the same, distinguishing such as being in my possession or under my control, are herewith lodged and indicating where or with whom, so far as known to me, any others thereof are deposited; Also, that there does not exist any fact or circumstance whatever material to the title, which is not hereby fully and fairly disclosed to the utmost extent of my knowledge, information, and belief; and that there is not, to my knowledge and belief, any action or suit pending affecting the said land, nor any person who has or claims any estate, right, title or interest therein, or in any part thereof, otherwise than by virtue and to the extent of some lease or tenancy hereby fully disclosed.

And I make this solemn Declaration, conscientiously believing the same to be true,  
this 19th day of April 1925

Made and subscribed by the abovenamed

this 19th day of April 1925

in the presence of  
W. J. J.

Signature of Applicant

1925

The declaration must be attested by the Registrar, General or Deputy, or by a Notary Public, or by a Justice of the Peace, or a Commissioner for Affidavits. If the signature be by mark, the attestation must state that it was read over to the declarant, and that he appeared fully to understand the contents. This applies also to the sub-joint direction, parolary if a different person be requested to receive certificate.

To the Registrar General,—

I, Frederick James Burcher above declaration brought under the provisions of the Real Property Act, and request you to issue the Certificate of Title in the name of Tanner & Peters Limited

the above declarant, do hereby apply to have the land described in the above declaration brought under the provisions of the Real Property Act, and request you to issue the Certificate of Title in the name of Tanner & Peters Limited

DATED at Rogarua this 19th day of April 1925.

Witness to Signature—

W. J. J.

Signature of Applicant

\*N.B.—The Schedule below and Certificate indorsed on fourth page should be also signed. In no case can any alterations, however trifling, be allowed to be made after the application has been once declared, unless all the parties re-sign and re-declare the same. If it is discovered that any alterations are necessary, the applicant may make a statutory declaration setting out in what manner he desires the application to be altered, which declaration will then (unless the Registrar General considers that a fresh application ought to be made) be read as one with the application.

SCHEDULE REFERRED TO.\*  
(TO BE SIGNED BY APPLICANT IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.)

To include not only Title Deeds, &c., but also Plan, if any, and Surveyor's Declaration verifying same.

30th March, 1888

CONVEYANCE Marian Allen, George Boyce Allen, &c., Reginald Charles Allen of the one part and James Balfour Elphinstone of the second part and Robert Marlin of Richmond of the third part.

28th February 1922

CONVEYANCE Alexander Sweet and Henry Towle both of the first part and Leslie Roy Purdue of the second part and Tanner & Peters Ltd of the third part.

22nd August 1923

CONVEYANT Alexander Sweet and Henry Towle of the one part and TANNER and PETERS Ltd of the other part  
Plan  
Power of Attorney, Tanner & Peters Limited to Frederick James Burcher

\* For the particulars which this Schedule must comprise, see concluding part of Declaration, by which particular attention is directed, as to transmission or withdrawal of the application to the Registrar of Title Deeds and Documents as by in application for copy of the application must be deposited with the Registrar. Concomitant fees must be indicated, if these will be required, if required.

After issue of the Certificate of Title, should delivery be desired of any of the documents to which the person lodging them is entitled, attested copies of such documents may be required. This does not apply to partially cancelled registered documents.

W. J. J.

Should any transaction affecting the land in this application be entered into subsequent to the date of the application, but prior to the issue of the Certificate of Title, the Registrar General should be informed immediately, and all documents evidencing such transaction should be lodged.



SCHEDULE REFERRED TO—(continued).\*

(TO BE SIGNED BY APPLICANT, IF UTILISED, IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.)

\* See marginal notes under asterisk on page 2.

- LA 25/39357 { 5. 1-7-25 Stat Dech. of Fredk. J. Burcher.
- 6. Certified copy of Memorandum of Articles of Association of James & Pettus Ltd.
- 7. 3-10-1896. Settlement: Robert Charlton & others cl. 5 Bk. 587.
- 8. 20-5-1914. Appointment of new trustee Robert Charlton & others cl. 919 Bk 1030.

Lt. 25/41546.

LA 58857 9 12.10.1925. Stat. Dech. of F. J. Burcher.

Also 708 may be delivered to Messrs Allan Allen & Co. by

LA 25/39357  
3.12.25

Recurring Documents 7 & 8

See also LA 58857

J. J. J.

A



152008  
 Robert

Section 117 requires that this Certificate be signed by Applicant or his Solicitor and renders liable any person, jointly or negligently certifying, to a penalty of £50; also, to damages recoverable by parties injured. If by Solicitor, he should insert:— "And that I am the Solicitor of the within-named Applicant," and should add his own address to his signature. The signature should be that of the Solicitor himself, and not of his firm.

I certify that the within application is correct for the purposes of the Real Property Act, 1900†.

*Robert*

(RULE UP ALL BLANKS BEFORE SIGNING, EXCEPT SPACE IN SCHEDULE BELOW APPLICANT'S SIGNATURE.)

F E E S.

PAYMENT OF THESE MUST ACCOMPANY THE APPLICATION.

1st.—Where the Applicant is the Original Grantee from the Crown, and no transactions have been registered.

New Certificate ... ..	£1 0 0
Add Assurance, ½d. in the £ on declared value ... ..	.....
Office Copy of Plan ... ..	0 5 0

2nd.—Where the Applicant is not the Grantee from the Crown, or being the Grantee, the property has been dealt with by any Registered Instrument.

Advertisement ... ..	£1 10 0
New Certificate ... ..	1 0 0
Office Copy of Plan ... ..	0 5 0
TOTAL ... ..	£2 15 0

In addition to the Assurance Fee of ½d. in the £ on the value.

State to whom all correspondence relating to this Application should be sent, with address, as under, viz:—

Name	Messrs. Salway & Primrose,
Occupation	Solicitors,
Post Town	84 Pitt Street, SYDNEY



# APPENDIX E

---

## CURRENT AND HISTORICAL AERIAL PHOTOGRAPHS



**AARGUS PTY LTD**  
**AERIAL PHOTOGRAPHS**  
**2 Percy Street,**  
**Auburn NSW**

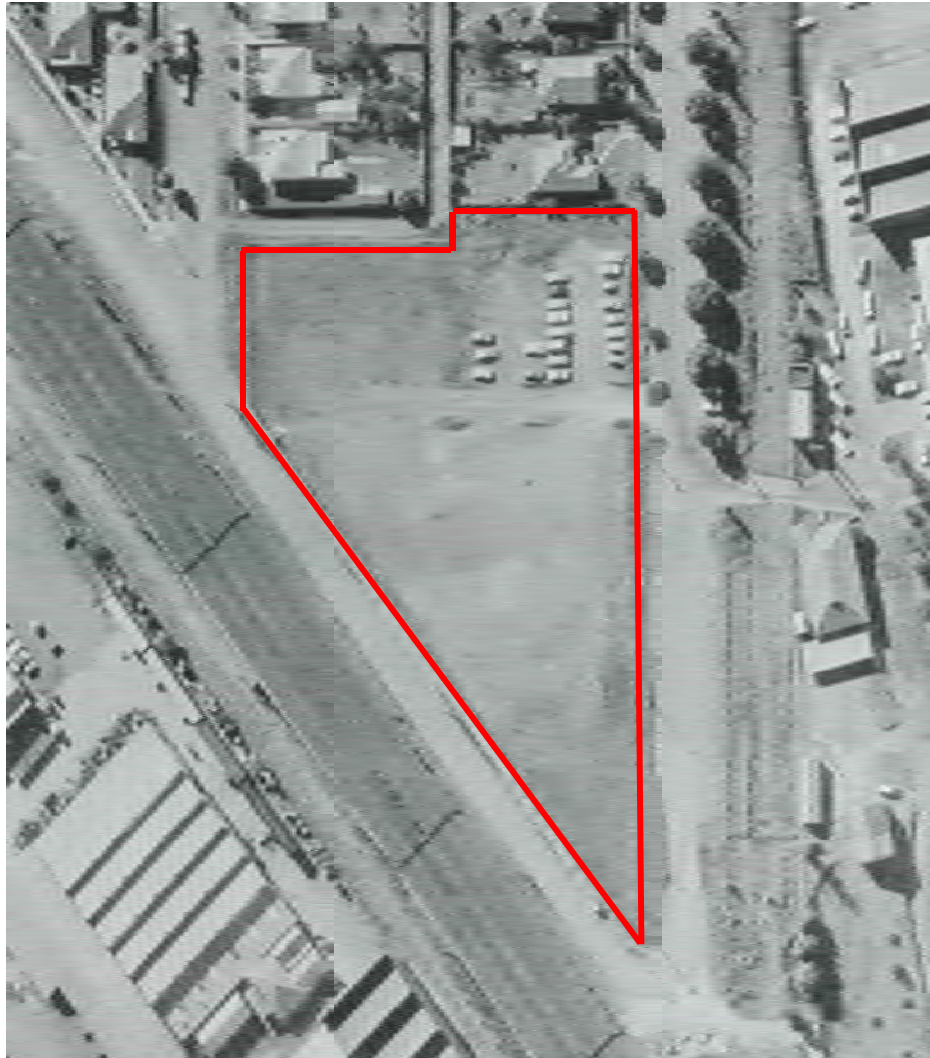
1930 Photograph



1951 Photograph



1972 Photograph



1994 Photograph





2005 Photograph



2014 Photograph





# APPENDIX F

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**NSW EPA RECORDS**





You are here: [Home](#) > [Contaminated land](#) > [Record of notices](#)

## Search results

Your search for: Suburb: Auburn

Matched 2 notices relating to 1 site.

[Search Again](#)

[Refine Search](#)

**Notices related to this site**

Suburb	Address	Site Name	Notices related to this site
Auburn	Short and Junction Streets	<a href="#">Ajax Chemical Factory</a>	2 former

Page 1 of 1

15 May 2014

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[NSW Government jobs.nsw](#)

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## Search results

Your search for: **General Search** with the following criteria

**Suburb - AUBURN**

returned 63 results

[Export to excel](#)

1 of 4 Pages

[Search Again](#)

Number Name	Location	Type	Status	Issued date
<a href="#">7414</a> AUBURN COUNCIL	AUBURN MUNICIPAL COUNCIL, AUBURN, NSW 2144	POEO licence	Surrendered	06 Sep 2000
<a href="#">1009593</a> AUBURN COUNCIL	AUBURN MUNICIPAL COUNCIL, AUBURN, NSW 2144	s.58 Licence Variation	Issued	03 Oct 2001
<a href="#">10935</a> AUBURN RECYCLING CENTRE PTY LTD	3-5 Duck Street, AUBURN, NSW 2144	POEO licence	Issued	01 Aug 2000
<a href="#">1035214</a> AUBURN RECYCLING CENTRE PTY LTD	3-5 Duck Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	09 Mar 2004
<a href="#">1041813</a> AUBURN RECYCLING CENTRE PTY LTD	3-5 Duck Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	22 Dec 2004
<a href="#">1081092</a> AUBURN RECYCLING CENTRE PTY LTD	3-5 Duck Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	04 Jan 2008
<a href="#">1096093</a> AUBURN RECYCLING CENTRE PTY LTD	3-5 Duck Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	23 Dec 2008
<a href="#">1111611</a> AUBURN RECYCLING CENTRE PTY LTD	3-5 Duck Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	17 Mar 2010
<a href="#">1114041</a> AUBURN RECYCLING CENTRE PTY LTD	3-5 Duck Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	18 Aug 2010
<a href="#">1501153</a> AUBURN RECYCLING CENTRE PTY LTD	3-5 Duck Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	01 Sep 2011
<a href="#">1505026</a> AUBURN RECYCLING CENTRE PTY LTD	3-5 Duck Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	08 Jun 2012
<a href="#">947</a> BORAL CEMENT LTD	PARRAMATTA ROAD, AUBURN, NSW 2144	POEO licence	Issued	08 Mar 2000
<a href="#">1017974</a> BORAL CEMENT LTD	PARRAMATTA ROAD, AUBURN, NSW 2144	s.58 Licence Variation	Issued	16 Oct 2002
<a href="#">1104958</a> BORAL CEMENT LTD	PARRAMATTA ROAD, AUBURN, NSW 2144	s.58 Licence Variation	Issued	02 Oct 2009
<a href="#">3694</a> CEMENT AUSTRALIA HOLDINGS PTY LTD	CNR RAWSON ROAD AND HIGHGATE STREET, AUBURN, NSW 2144	POEO licence	Issued	01 Nov 2000
<a href="#">1009304</a> CEMENT AUSTRALIA HOLDINGS PTY LTD	CNR RAWSON ROAD AND HIGHGATE STREET, AUBURN, NSW 2144	s.58 Licence Variation	Issued	19 Feb 2002
<a href="#">1105064</a> CEMENT AUSTRALIA HOLDINGS PTY LTD	CNR RAWSON ROAD AND HIGHGATE STREET, AUBURN, NSW 2144	s.58 Licence Variation	Issued	02 Oct 2009
<a href="#">1511499</a> CEMENT AUSTRALIA HOLDINGS PTY LTD	CNR RAWSON ROAD AND HIGHGATE STREET, AUBURN, NSW 2144	s.58 Licence Variation	Issued	27 Mar 2013
<a href="#">1069</a> CEMENT AUSTRALIA PACKAGED PRODUCTS PTY LIMITED	Highgate Street, AUBURN, NSW 2144	POEO licence	Issued	22 Aug 2000
<a href="#">1007648</a> CEMENT AUSTRALIA PACKAGED PRODUCTS PTY LIMITED	Highgate Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	11 Sep 2001

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Your search for: **General Search** with the following criteria

**Suburb - AUBURN**

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3 of 4 Pages

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Number	Name	Location	Type	Status	Issued date
<a href="#">20061</a>	Laing O'Rourke Australia Construction Pty Ltd	AUBURN, NSW 2144	POEO licence	Issued	11 May 2012
<a href="#">20282</a>	Laing O'Rourke Australia Construction Pty Ltd	East of Lidcombe Station to west of Granville Station, AUBURN, NSW 2144	POEO licence	Issued	26 Jun 2013
<a href="#">1515214</a>	Laing O'Rourke Australia Construction Pty Ltd	East of Lidcombe Station to west of Granville Station, AUBURN, NSW 2144	s.58 Licence Variation	Issued	01 Jul 2013
<a href="#">1521280</a>	Laing O'Rourke Australia Construction Pty Ltd	AUBURN, NSW 2144	s.80 Surrender of a Licence	Pending	03 Apr 2014
<a href="#">1901</a>	MANILDRA STARCHES PTY LTD	THE CRSCENT, AUBURN, NSW 2144	POEO licence	Surrendered	27 Dec 2000
<a href="#">12368</a>	SCHAEFFLER AUSTRALIA PTY LTD	Melissa St, AUBURN, NSW 2144	POEO licence	No longer in force	17 Aug 2005
<a href="#">6073</a>	SCIENTIFIC GAMES PRODUCTS (AUSTRALIA) PTY LTD	105 CARNARVON STREET, AUBURN, NSW 2144	POEO licence	Surrendered	19 Jan 2000
<a href="#">11662</a>	SILTECH INTERNATIONAL PTY LTD	58 Percy Street, AUBURN, NSW 2144	POEO licence	Surrendered	13 May 2002
<a href="#">5550</a>	SMORGON STEEL DISTRIBUTION PTY LTD	MANCHESTER ROAD WEST, AUBURN, NSW 2144	POEO licence	No longer in force	27 Mar 2000
<a href="#">1042854</a>	SMORGON STEEL DISTRIBUTION PTY LTD	MANCHESTER ROAD WEST, AUBURN, NSW 2144	s.58 Licence Variation	Issued	18 Feb 2005
<a href="#">1049625</a>	SMORGON STEEL DISTRIBUTION PTY LTD	MANCHESTER ROAD WEST, AUBURN, NSW 2144	s.58 Licence Variation	Issued	07 Jul 2005
<a href="#">1054498</a>	SMORGON STEEL DISTRIBUTION PTY LTD	MANCHESTER ROAD WEST, AUBURN, NSW 2144	s.58 Licence Variation	Issued	29 Mar 2006
<a href="#">6592</a>	ST. JOSEPH'S HOSPITAL LIMITED	NORMANBY ROAD, AUBURN, NSW 2144	POEO licence	No longer in force	31 Aug 2000
<a href="#">1018992</a>	ST. JOSEPH'S HOSPITAL LIMITED	NORMANBY ROAD, AUBURN, NSW 2144	s.58 Licence Variation	Issued	22 Oct 2002
<a href="#">1048388</a>	ST. JOSEPH'S HOSPITAL LIMITED	NORMANBY ROAD, AUBURN, NSW 2144	s.58 Licence Variation	Issued	02 Jun 2005
<a href="#">11683</a>	SYDNEY WEST AREA HEALTH SERVICE	NORVAL STREET, AUBURN, NSW 2144	POEO licence	No longer in force	19 Jun 2002
<a href="#">1041598</a>	SYDNEY WEST AREA HEALTH SERVICE	NORVAL STREET, AUBURN, NSW 2144	s.58 Licence Variation	Issued	19 Oct 2004
<a href="#">7444</a>	THE HANNA GROUP PTY LTD	68-80 ADDERLEY STREET, AUBURN, NSW 2144	POEO licence	Surrendered	07 Feb 2000
<a href="#">96</a>	UGL RAIL SERVICES PTY LIMITED	MANCHESTER ROAD, AUBURN, NSW 2144	POEO licence	No longer in force	31 Mar 2000
<a href="#">1048615</a>	UGL RAIL SERVICES PTY LIMITED	MANCHESTER ROAD, AUBURN, NSW 2144	s.58 Licence Variation	Issued	09 Jun 2005

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Number	Name	Location	Type	Status	Issued date
<a href="#">1026169</a>	CEMENT AUSTRALIA PACKAGED PRODUCTS PTY LIMITED	Highgate Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	28 May 2003
<a href="#">1093496</a>	CEMENT AUSTRALIA PACKAGED PRODUCTS PTY LIMITED	Highgate Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	12 Nov 2008
<a href="#">1104978</a>	CEMENT AUSTRALIA PACKAGED PRODUCTS PTY LIMITED	Highgate Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	17 Aug 2009
<a href="#">1511504</a>	CEMENT AUSTRALIA PACKAGED PRODUCTS PTY LIMITED	Highgate Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	26 Sep 2013
<a href="#">4933</a>	CONCRITE PTY LTD	CNR SHORT AND DUCK STREETS, AUBURN, NSW 2144	POEO licence	No longer in force	25 Feb 2000
<a href="#">2095</a>	DIC AUSTRALIA PTY LIMITED	323 CHISHOLM ROAD, AUBURN, NSW 2144	POEO licence	Issued	17 Nov 1999
<a href="#">1007646</a>	DIC AUSTRALIA PTY LIMITED	323 CHISHOLM ROAD, AUBURN, NSW 2144	s.58 Licence Variation	Issued	07 Feb 2003
<a href="#">1038962</a>	DIC AUSTRALIA PTY LIMITED	323 CHISHOLM ROAD, AUBURN, NSW 2144	s.58 Licence Variation	Issued	07 Sep 2004
<a href="#">1041428</a>	DIC AUSTRALIA PTY LIMITED	323 CHISHOLM ROAD, AUBURN, NSW 2144	s.58 Licence Variation	Issued	11 Nov 2004
<a href="#">1047195</a>	DIC AUSTRALIA PTY LIMITED	323 CHISHOLM ROAD, AUBURN, NSW 2144	s.58 Licence Variation	Issued	04 May 2005
<a href="#">1072485</a>	DIC AUSTRALIA PTY LIMITED	323 CHISHOLM ROAD, AUBURN, NSW 2144	s.58 Licence Variation	Issued	06 Jul 2007
<a href="#">1101908</a>	DIC AUSTRALIA PTY LIMITED	323 CHISHOLM ROAD, AUBURN, NSW 2144	s.58 Licence Variation	Issued	10 Jul 2009
<a href="#">1106471</a>	DIC AUSTRALIA PTY LIMITED	323 CHISHOLM ROAD, AUBURN, NSW 2144	s.58 Licence Variation	Issued	04 Nov 2009
<a href="#">1502382</a>	DIC AUSTRALIA PTY LIMITED	323 CHISHOLM ROAD, AUBURN, NSW 2144	Mandatory Environmental Audit	Complete	25 Nov 2011
<a href="#">11652</a>	GILBARCO AUSTRALIA LIMITED	20 Highgate Street, AUBURN, NSW 2144	POEO licence	No longer in force	30 Apr 2002
<a href="#">1041741</a>	GILBARCO AUSTRALIA LIMITED	20 Highgate Street, AUBURN, NSW 2144	s.58 Licence Variation	Issued	25 Oct 2004
<a href="#">1216</a>	HANSON CONSTRUCTION MATERIALS PTY LTD	4 - 10 FISHER STREET, AUBURN, NSW 2144	POEO licence	No longer in force	01 May 2000
<a href="#">7271</a>	HY-TEC INDUSTRIES PTY LTD	155-157 ADDERLEY ST, AUBURN, NSW 2144	POEO licence	No longer in force	04 Feb 2000
<a href="#">2107</a>	JAMES CUMMING & SONS PTY LTD	319 PARRAMATTA ROAD, AUBURN, NSW 2144	POEO licence	Surrendered	18 Jul 2000
<a href="#">20412</a>	JOHN HOLLAND PTY LTD	Clyde Marshalling Lands, AUBURN, NSW	POEO licence	Issued	25 Feb 2014

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Number	Name	Location	Type	Status	Issued date
<a href="#">1067614</a>	UGL RAIL SERVICES PTY LIMITED	MANCHESTER ROAD, AUBURN, NSW 2144	s.58 Licence Variation	Issued	11 Dec 2006
<a href="#">6953</a>	VIP PLASTIC PACKAGING PTY LTD	11-13 PERCY ST, AUBURN, NSW 2144	POEO licence	No longer in force	06 Jul 2000
<a href="#">1048733</a>	VIP PLASTIC PACKAGING PTY LTD	11-13 PERCY ST, AUBURN, NSW 2144	s.58 Licence Variation	Issued	07 Jul 2005

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15 May 2014

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# APPENDIX G

---

## NSW WORKCOVER SEARCH RECORDS





Our Ref: D14/073643  
Your Ref: Ningye Zhang

11 June 2014

Attention: Ningye Zhang  
Aargus Pty Ltd  
446 Parramatta Rd  
Petersham NSW 2049

Dear Mr Zhang,

**RE SITE: 2 Percy St Auburn NSW**

I refer to your site search request received by WorkCover NSW on 30 May 2014 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence 35/035545 & 35/031886 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

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

Yours Sincerely



Brent Jones  
Senior Licensing Officer  
Dangerous Goods Notification Team

# Application for Licence to Keep Dangerous Goods



Application for  new licence  amendment  transfer  renewal of expired licence

*dlr 15/09/02*  
**PART A - Applicant and site information**

1 Name of applicant

CUMBERLAND INDUSTRIES

2 Postal address of applicant

Suburb/Town Postcode

3 Trading name or site occupier's name

CUMBERLAND INDUSTRIES

4 Contact for licence inquiries

Phone 97491177 Fax 97491277 Name D. APPS

5 Previous licence number (if known)

35/035545

6 Previous occupier (if known)

7 Site to be licensed

No 1-7 Street ST HILLIERS Rd cnr. North Parade

Suburb / Town AUBURN Postcode

8 Main business of site

PACKING

9 Site staffing: Hours per day

80

Days per week

5

10 Emergency contact

Phone 0408678191 Name D. APPS

11 Major supplier of dangerous goods

2 GAS

12 If a new site or for amendments to depots

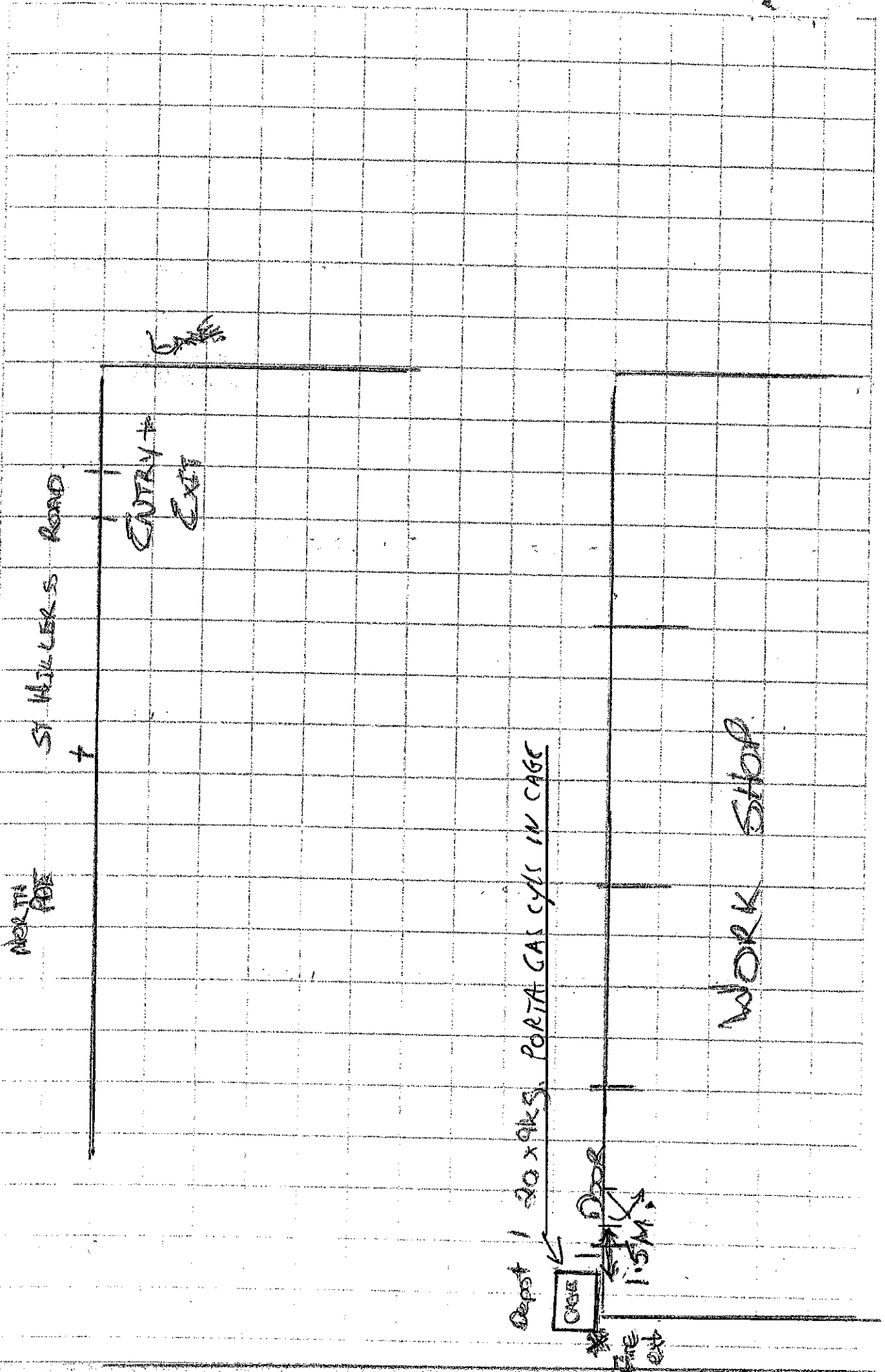
Plan stamped by: DONALD J ALLEN Name of Accredited Consultant Date stamped

I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.

13 Signature of applicant

Date 04/7/02

**Site Sketch** Please carefully read the instructions on page 3 of the guide before sketching the site.



35/035545

NORTH PARADE

ST HILLERS ROAD

ENTRY  
EXIT

PORTA GAS CYL CAGE



⊕  
FIRE EXTINGUISHER

⚡  
Door

WORK SHOPS

DONALD J. ALLEN  
DG CONSULTANT  
2.1, 2.2 CP(g)

Customer's name & address

CUMBERLAND INDUSTRIES

211 ST HILLERS NORTH PARADE

Scale

NTS

Date

6-9-03

Drawn by

DJA

REORANVN DJA

Drawing Title

LOCATION PORTA GAS CYL CAGE

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

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

*plan needed*

Depot Number	Type of depot	Depot Class	Maximum storage capacity
1	Cylinder STORE	2.1	20 x 9kg 360 litres.

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m <sup>3</sup>
1075	Petroleum gases liquefied	2.1	L.P. GAS	20 x 9kg	180kg

Depot Number	Type of depot	Depot Class	Maximum storage capacity

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m <sup>3</sup>

Depot Number	Type of depot	Depot Class	Maximum storage capacity

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m <sup>3</sup>

Depot Number	Type of depot	Depot Class	Maximum storage capacity

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m <sup>3</sup>






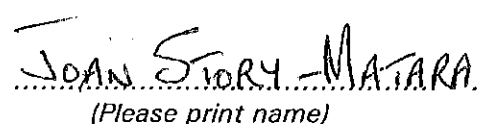
WorkCover New South Wales, 400 Kent Street, Sydney 2000. Tel: 9370 5000 Fax: 9370 5999 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001

Licence No. 35/031886

## APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

**DECLARATION:** Please renew licence number 35/031886 to 26/06/2001 . I confirm that all the licence details shown below are correct (amend if necessary).



 17.7.00  
 (Signature) (Please print name) (Date signed)  
 for: THE DISTRIBUTION GROUP P/L

**THIS SIGNED DECLARATION SHOULD BE RETURNED TO: (please do not fax)**

WorkCover New South Wales  
Dangerous Goods Licensing Section  
GPO BOX 5364  
SYDNEY 2001

Enquiries: ph (02) 9370 5187  
fax (02) 9370 6104

### Details of licence on 5 May 2000

**Licence Number** 35/031886      **Expiry Date** 26/06/2000  
**Licensee** THE DISTRIBUTION GROUP P/L ACN 009 091 930  
 TRADERS AUTO SPARES  
**Postal Address:** TRADERS AUTO SPARES BOX 280 P O AUBURN NSW 2144  
**Licence Contact** HAYDEN LAUGHLIN Ph. 9704 4356 Fax. 9646 5620  
**Premises Licensed to Keep Dangerous Goods**  
 THE DISTRIBUTION GROUP P/L TRADERS AUTO SPARES  
 1-7 PERCY ST & NORTH PDE AUBURN 2144  
**Nature of Site** MOTOR VEHICLE NEW PART DEALING  
**Major Supplier of Dangerous Goods** ELGAS  
**Emergency Contact for this Site** HAYDEN LAUGHLIN Ph. 02 9704 4356  
**Site staffing** 13 HRS 5 DAYS

### Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	DECANTING CYLINDER(S)	Class 2.1	190 KG
		UN 1075 PETROLEUM GASES, LIQUEFIED	120 KG
2	FLAMMABLE LIQUIDS CABINET	Class 3	250 L
		UN 1263 PAINT, (ZINC RICH KIT)	150 L

ATK



# APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

**DECLARATION:** Please renew licence number 35/031886 to 1999. I confirm that all the licence details shown below are correct (amend if necessary).

*[Signature]* ..... HAYDEN LAUSHLIN ..... 6/5/98  
(Signature) (Please print name) (Date signed)  
for: THE DISTRIBUTION GROUP P/L

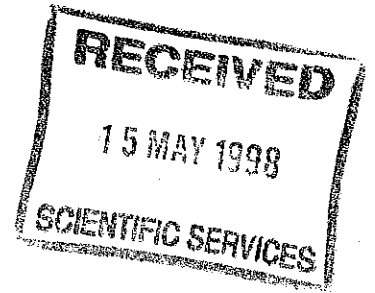
**THIS SIGNED DECLARATION SHOULD BE RETURNED TO:**

WorkCover New South Wales  
Dangerous Goods Licensing Section (Level 3)  
Locked Bag 10  
P O CLARENCE STREET 2000

Enquiries: ph (02) 9370 5187  
fax (02) 9370 6105

### Details of licence on 29 April 1998

Licence Number 35/031886 Expiry Date 27/06/98  
Licensee THE DISTRIBUTION GROUP P/L ACN 009 091 930  
TRADERS AUTO SPARES  
Postal Address BOX 280 P O, AUBURN 2144  
Licensee Contact *HAYDEN LAUSHLIN* Paul Cook Ph. 9704 4356 Fax. 9646 5620  
Premises Licensed to Keep Dangerous Goods  
1-7 PERCY ST & NORTH PDE  
AUBURN 2144

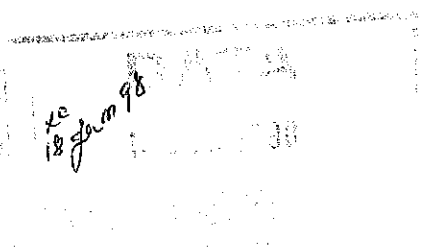
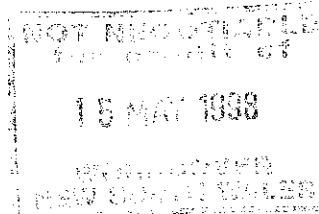


Nature of Site Motor Vehicle New Part Dealing Major Supplier of Dangerous Goods ELGAS  
Emergency Contact for this Site *HAYDEN LAUSHLIN* Paul Cook ph. 9704 4356  
Site staffing 13 hrs 5 days

### Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	DECANTING CYLINDER(S)	Class 2.1 UN 1075 PETROLEUM GASES, LIQUE	190 kg 120 kg
2	FLAMMABLE LIQUID CABINET	Class 3 UN 1263 PAINT RELATED MATERIAL	250 L 150 L

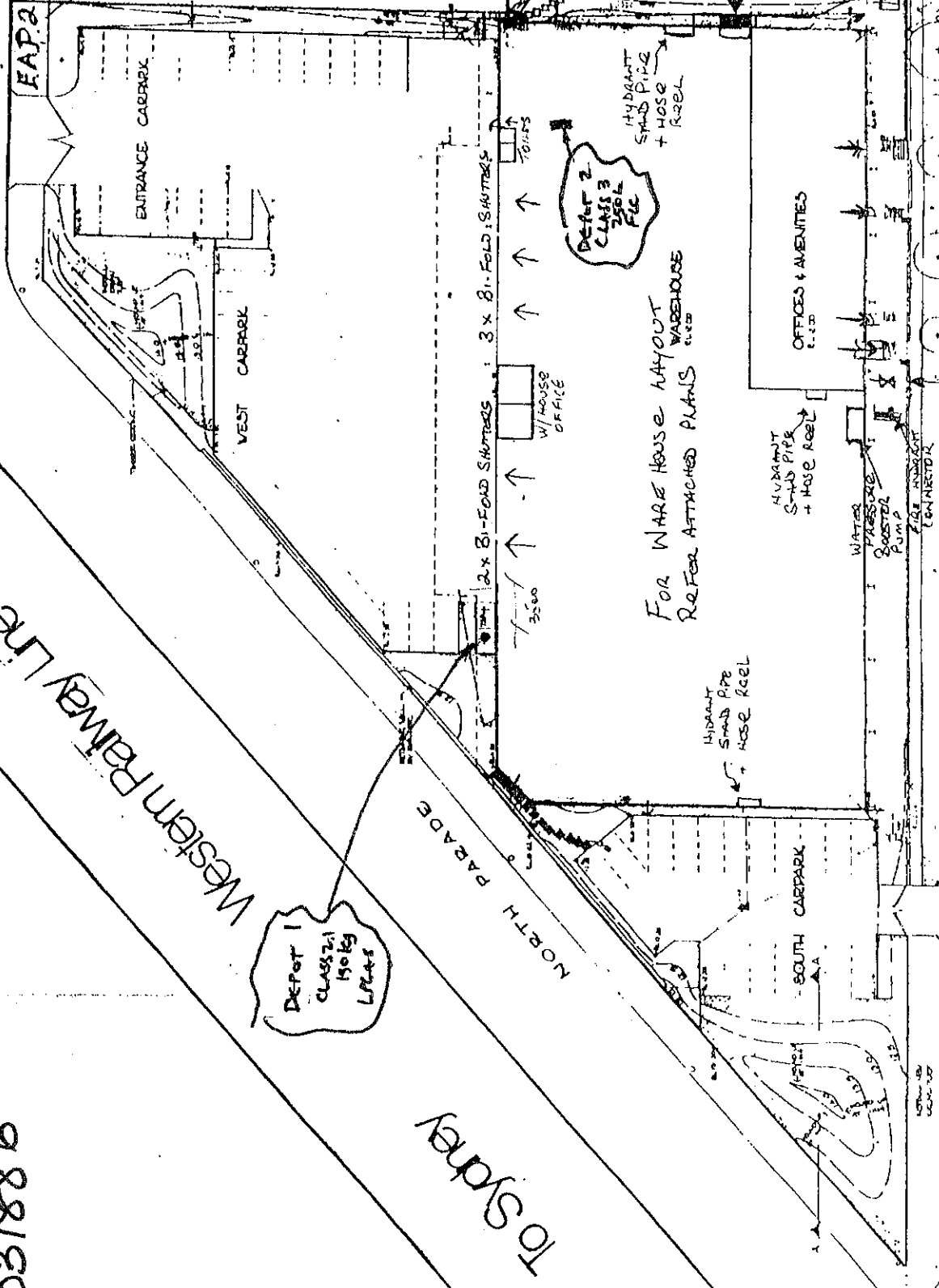
licence renewed on 5/10/1  
*SB*



SITE LAYOUT.

35/03/886

ST. HILLIERS ROAD



FAPA

ENTRANCE CARPARK

VEST CARPARK

NORTH PARADE

SOUTH CARPARK

PERCY STREET

TOWN WATER CONNECTION POINT

2 x 8-FOLD SHEDS

3 x 8-FOLD SHEDS

W/ HOUSE OFFICE

TOUR

DEPOT 2 CLASS 3 TROLLEY PUC

HYDRANT SMOKE PIPE + HOSE REEL

HYDRANT SMOKE PIPE + HOSE REEL

HYDRANT SMOKE PIPE + HOSE REEL

WATER PRESSURE BOOSTER PUMP

OFFICES + AMENITIES

FOR WAREHOUSE LAYOUT REFER ATTACHED PLANS

ELECTRICAL MAINS CONNECTOR

ELECTRICAL MAINS SUB STATION

Western Railway Line

DEPOT 1 CLASS 21 HOKEY LINE

To Sydney

FAPA

# Application for Licence to Keep Dangerous Goods



Application for  new licence  amendment  transfer  renewal of expired licence

*Not in PC Expiry: 27.6.97*

## PART A - Applicant and site information

1 Name of applicant ACN  
~~REPCO MERCHANTS~~ THE DISTRIBUTION GROUP P/L 009 091 930

2 Postal address of applicant Suburb/Town Postcode  
 P O Box 280 AUBURN 2144

3 Trading name or site occupier's name  
 TRADERS AUTO SPARES

4 Contact for licence inquiries  
 Phone Fax Name  
 (02) 646 5000 (02) 646 5620 GARENE SEYMOUR

5 Previous licence number (if known) 35/ 031886

6 Previous occupier (if known)

7 Site to be licensed  
 No  Street   
 1-7 ~~NORTH BRIDGE~~ MERCY STREET 9 NORTH PDE  
 Suburb/Town Postcode  
 AUBURN 2144

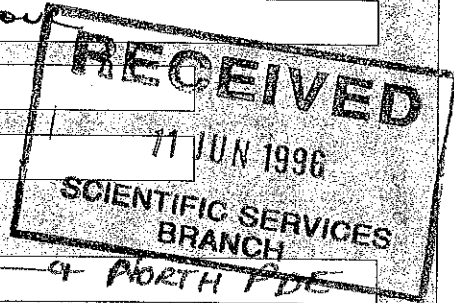
8 Main business of site AUTOMOTIVE PARTS WAREHOUSING & DISTRIBUTION

9 Site staffing: Hours per day Days per week  
 13 5 \*4623

10 Emergency contact  
 Phone Name  
 (02) 646 5000 GARENE SEYMOUR

11 Major supplier of dangerous goods ELGAS / SEPPOWE

12 If a new site or for amendments to depots  
 Plan stamped by: Name of Accredited Consultant Date stamped  
 ROSS UNDERWOOD (SETS. RL) 10/6/96



I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.

13 Signature of applicant Date  
*[Signature]* 5<sup>TH</sup> JUNE '96

Please send your application, marked CONFIDENTIAL, to:  
**Dangerous Goods Licensing, Level 3, Locked Bag 10, Clarence Street, SYDNEY NSW 2000**

*Handwritten initials and date: 10/6/96*

**PAR, 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	Depot Class	Maximum storage capacity
1	Decanting <del>IN-STAR-FIRE</del> CYLINDERS	2.1	190 kg

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m <sup>3</sup>
1075	PETROLEUM GASES LIQUEFIED	2.1	LP Gases	120	kg

Depot Number	Type of depot	Depot Class	Maximum storage capacity
2	FLAMMABLE LIQUID CABINETS	3	250 L

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m <sup>3</sup>
1263	PAINT-DILUTED MATERIAL	3	SEALING THINNERS	150	L

Depot Number	Type of depot	Depot Class	Maximum storage capacity

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m <sup>3</sup>

Depot Number	Type of depot	Depot Class	Maximum storage capacity

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m <sup>3</sup>



# APPENDIX H

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## GROUNDWATER BORE SEARCH



# Groundwater Works Summary

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

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

## Work Requested -- GW112800

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

GROUNDWATER NUMBER GW112800  
 LIC-NUM 10BL605158  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2012-05-07  
 FINAL-DEPTH (metres) 6.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY MAINTRAIN SITE  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6253605.00  
 EASTING 317070.00  
 LATITUDE 33 50' 31"  
 LONGITUDE 151 1' 23"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH LIBERTY PLAINS  
PORTION-LOT-DP 3802//1168594

**Licensed** ([top](#))

COUNTY CUMBERLAND  
PARISH LIBERTY PLAINS  
PORTION-LOT-DP 3801 1168594

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

no details

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

no details

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# Groundwater Works Summary

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## Work Requested -- GW112801

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

GROUNDWATER NUMBER GW112801  
 LIC-NUM 10BL605158  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2012-05-10  
 FINAL-DEPTH (metres) 6.50  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY MAINTRAIN SITE  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6253328.00  
 EASTING 316942.00  
 LATITUDE 33 50' 40"  
 LONGITUDE 151 1' 17"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH LIBERTY PLAINS  
PORTION-LOT-DP 3802//1168594

**Licensed** ([top](#))

COUNTY CUMBERLAND  
PARISH LIBERTY PLAINS  
PORTION-LOT-DP 3801 1168594

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

no details

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

no details

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# Groundwater Works Summary

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## Work Requested -- GW112802

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

GROUNDWATER NUMBER GW112802  
 LIC-NUM 10BL605158  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2012-05-09  
 FINAL-DEPTH (metres) 5.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY MAINTRAIN SITE  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6253514.00  
 EASTING 316958.00  
 LATITUDE 33 50' 34"  
 LONGITUDE 151 1' 18"  
 GS-MAP



AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH LIBERTY PLAINS  
PORTION-LOT-DP 3802//1168594

**Licensed ([top](#))**

COUNTY CUMBERLAND  
PARISH LIBERTY PLAINS  
PORTION-LOT-DP 3801 1168594

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

no details

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

no details

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# Groundwater Works Summary

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## Work Requested -- GW112803

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

GROUNDWATER NUMBER GW112803  
 LIC-NUM 10BL605158  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2012-05-10  
 FINAL-DEPTH (metres) 6.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY MAINTRAIN SITE  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6253207.00  
 EASTING 317405.00  
 LATITUDE 33 50' 44"  
 LONGITUDE 151 1' 35"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH LIBERTY PLAINS  
PORTION-LOT-DP 3802//1168594

**Licensed [\(top\)](#)**

COUNTY CUMBERLAND  
PARISH LIBERTY PLAINS  
PORTION-LOT-DP 3801 1168594

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

no details

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

no details

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# Groundwater Works Summary

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## Work Requested -- GW112804

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

GROUNDWATER NUMBER GW112804  
 LIC-NUM 10BL605158  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2012-05-10  
 FINAL-DEPTH (metres) 6.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY MAINTRAIN SITE  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL 1.50  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6253365.00  
 EASTING 317245.00  
 LATITUDE 33 50' 39"  
 LONGITUDE 151 1' 29"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH LIBERTY PLAINS  
PORTION-LOT-DP 3802//1168594

**Licensed ([top](#))**

COUNTY CUMBERLAND  
PARISH LIBERTY PLAINS  
PORTION-LOT-DP 3801 1168594

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

no details

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

no details

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# Groundwater Works Summary

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## Work Requested -- GW100682

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

GROUNDWATER NUMBER GW100682  
 LIC-NUM 10BL156675  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS (Unknown)  
 CONSTRUCTION-METHOD  
 OWNER-TYPE  
 COMMENCE-DATE  
 COMPLETION-DATE 1995-03-30  
 FINAL-DEPTH (metres) 8.90  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY N/A  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL 6.77  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6254064.00  
 EASTING 317571.00  
 LATITUDE 33 50' 17"  
 LONGITUDE 151 1' 42"  
 GS-MAP



AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH ST JOHN  
 PORTION-LOT-DP 1//851145

### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
 PARISH LIBERTY PLAINS  
 PORTION-LOT-DP 1 851145

### Construction [\(top\)](#)

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	8.90	50			(Unknown)
1	1	Casing	Concrete	0.00	8.90	50			
1	1	Opening	Screen	0.00	5.90	50			(Unknown); PVC Class 18; A: 1mm

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

no details

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

no details

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# Groundwater Works Summary

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## Work Requested -- GW113354

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

GROUNDWATER NUMBER GW113354  
 LIC-NUM 10BL603708  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-02-04  
 FINAL-DEPTH (metres) 7.80  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY XERUAL PTY LIMITED  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6254224.00  
 EASTING 318001.00  
 LATITUDE 33 50' 12"  
 LONGITUDE 151 1' 59"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST JOHN  
PORTION-LOT-DP 1//713708

**Licensed ([top](#))**

COUNTY CUMBERLAND  
PARISH ST JOHN  
PORTION-LOT-DP 1 713708

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

no details

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

no details

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# Groundwater Works Summary

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

## Work Requested -- GW113355

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

GROUNDWATER NUMBER GW113355  
 LIC-NUM 10BL603708  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-02-10  
 FINAL-DEPTH (metres) 10.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY XERUAL PTY LIMITED  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6254247.00  
 EASTING 317942.00  
 LATITUDE 33 50' 11"  
 LONGITUDE 151 1' 57"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST JOHN  
PORTION-LOT-DP 1//713708

**Licensed [\(top\)](#)**

COUNTY CUMBERLAND  
PARISH ST JOHN  
PORTION-LOT-DP 1 713708

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

no details

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

no details

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# Groundwater Works Summary

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## Work Requested -- GW111940

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

GROUNDWATER NUMBER GW111940  
 LIC-NUM 10BL605200  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2012-06-28  
 FINAL-DEPTH (metres) 6.10  
 DRILLED-DEPTH (metres) 6.10  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY MICKS AUTO PORT  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL 2.71  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6250984.00  
 EASTING 318959.00  
 LATITUDE 33 51' 57"  
 LONGITUDE 151 2' 34"  
 GS-MAP



AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

**Form-A (top)**

COUNTY CUMBERLAND  
 PARISH LIBERTY PLAINS  
 PORTION-LOT-DP C//946908

**Licensed (top)**

COUNTY CUMBERLAND  
 PARISH LIBERTY PLAINS  
 PORTION-LOT-DP C 946908

**Construction (top)**

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	0.15	150			
1		Hole	Hole	0.15	6.10	100			
1	1	Casing	PVC Class 18	0.10	1.60	60			Screwed; Seated on Bottom; End cap
1	1	Opening	Slots - Horizontal	1.60	6.10	60			PVC Class 18; Casing - Machine Slotted; SL: 135mm; A: 5mm; Screwed
1		Annulus	Crushed Aggregate	0.90	6.10				Graded; GS: 2-5mm

**Water Bearing Zones (top)**

no details

**Drillers Log (top)**

FROM	TO	THICKNESS	DESC	GEO-MATERIAL COMMENT
0.00	0.15	0.15	CONCRETE	
0.15	0.20	0.05	SAND BROWN, FILLING	
0.20	0.50	0.30	SILTY CLAY GREY SOFT	
0.50	1.30	0.80	CLAY STIFF, MOTTLED RED AND GREY	
1.30	5.50	4.20	CLAY SOFT TO FIRM, MOTTLED	

5.50 6.10 0.60 SHALE, LOW STRENGTH ,GREY, SHALE

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

# APPENDIX I

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**IMPORTANT INFORMATION  
ABOUT YOUR REPORT**





## **IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE ASSESSMENT**

These notes have been prepared by Aargus (Australia) Pty Ltd and its associated companies using guidelines prepared by ASFE (The Association) of Engineering Firms Practising in the Geo-sciences. They are offered to help you in the interpretation of your Environmental Site Assessment (ESA) reports.

### **REASONS FOR CONDUCTING AN ESA**

ESA's are typically, though not exclusively, carried out in the following circumstances:

- as pre-acquisition assessments, on behalf of either purchaser or vender, when a property is to be sold;
- as pre-development assessments, when a property or area of land is to be redeveloped or have its use changed for example, from a factory to a residential subdivision;
- as pre-development assessments of greenfield sites, to establish "baseline" conditions and assess environmental, geological and hydrological constraints to the development of, for example, a landfill; and
- as audits of the environmental effects of an ongoing operation.

Each of these circumstances requires a specific approach to the assessment of soil and groundwater contamination. In all cases however, the objective is to identify and if possible quantify the risks that unrecognised contamination poses to the proposed activity. Such risks may be both financial, for example, cleanup costs or limitations on site use, and physical, for example, health risks to site users or the public.

### **THE LIMITATIONS OF AN ESA**

Although the information provided by an ESA could reduce exposure to such risks, no ESA, however, diligently carried out can eliminate them. Even a rigorous professional assessment may fail to detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled,

or may migrate to areas which showed no signs of contamination when sampled.

### **AN ESA REPORT IS BASED ON A UNIQUE SET OF PROJECT SPECIFIC FACTORS**

Your environmental report should not be used:

- when the nature of the proposed development is changed, for example, if a residential development is proposed instead of a commercial one;
- when the size or configuration of the proposed development is altered;
- when the location or orientation of the proposed structure is modified;
- when there is a change of ownership
- or for application to an adjacent site.

To help avoid costly problems, refer to your consultant to determine how any factors, which have changed subsequent to the date of the report, may affect its recommendations.

### **ESA "FINDINGS" ARE PROFESSIONAL ESTIMATES**

Site assessment identifies actual subsurface conditions only at those points where samples are taken, when they are taken. Data derived through sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists who then render an opinion about overall subsurface conditions, the nature and extent of contamination, its likely impact on the proposed development and appropriate remediation measures. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than a report indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to help minimise its impact. For this reason owners should retain the services of their consultants

through the development stage, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

### **SUBSURFACE CONDITIONS CAN CHANGE**

Natural processes and the activity of man change subsurface conditions. As an ESA report is based on conditions, which existed at the time of subsurface exploration, decisions should not be based on an ESA report whose adequacy may have been affected by time. Speak with the consultant to learn if additional tests are advisable.

### **ESA SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND PERSONS**

Every study and ESA report is prepared in response to a specific brief to meet the specific needs of specific individuals. A report prepared for a consulting civil engineer may not be adequate for a construction contractor, or even some other consulting civil engineer. Other persons should not use a report for any purpose, or by the client for a different purpose. No individual other than the client should apply a report even apparently for its intended purpose without first conferring with the consultant. No person should apply a report for any purpose other than that originally contemplated without first conferring with the consultant.

### **AN ESA REPORT IS SUBJECT TO MISINTERPRETATION**

Costly problems can occur when design professionals develop their plans based on misinterpretations of an ESA. To help avoid these problems, the environmental consultant should be retained to work with appropriate design professionals to explain relevant findings and to review the adequacy of their plans and specifications relative to contamination issues.

### **LOGS SHOULD NOT BE SEPARATED FROM THE ENGINEERING REPORT**

Final borehole or test pit logs are developed by environmental scientists, engineers or geologists based upon their interpretation of field logs (assembled by site personnel) and laboratory evaluation of field samples. Only final logs customarily included in our reports. These logs should not under any circumstances be redrawn for inclusion in site remediation or other design drawings, because drafters may commit errors or omissions in the transfer process. Although photographic reproduction eliminates this problem, it does nothing to minimise the possibility of contractors misinterpreting the logs during bid preparation. When this occurs, delays, disputes and unanticipated costs are the all-too-frequent result.

To reduce the likelihood of boring log misinterpretation, the complete report must be available to persons or organisations involved in the project, such as contractors, for their use. Those who do not provide such access may proceed under the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing all the available information to persons and organisations such as contractors helps prevent costly construction problems and the adversarial attitudes that may aggravate them to disproportionate scale.

### **READ RESPONSIBILITY CLAUSES CLOSELY**

Because an ESA is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in transmittals. These are not exculpatory clauses designed to foist liabilities onto some other party. Rather, they are definitive clauses that identify where your consultant's responsibilities begin and end. Their use helps all parties involved recognise their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your ESA report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.