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# **GFM Investment Group Pty Ltd atf GFM Home Trust Subtrust No. 2**



## **Preliminary Site Investigation**

524-542 Pacific Highway, St Leonards NSW

Report E23213 AA\_Rev7  
22 September 2023

# REPORT DISTRIBUTION

## Preliminary Site Investigation 524-542 Pacific Highway, St Leonards NSW

EI Report No.: E23213 AA\_Rev7  
Date: 22 September 2023

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## EXECUTIVE SUMMARY

### Background and Objectives

GFM Investment Group Pty Ltd atf GFM Home Trust Subtrust No. 2 (“the Client”) engaged EI Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for the property located at address 524-542 Pacific Highway, St Leonards NSW (“the site”). This environmental assessment was completed as part of a proposed re-zoning of the site for future mixed commercial & residential development.

At the time of this assessment, the site was occupied by a telecommunications exchange facility and retail outlets. The site covered a total area of approximately 1,670 m<sup>2</sup>.

The main objective of this investigation was to preliminary characterise the environmental conditions of the site on the basis of historical land uses, anecdotal and documentary evidence of possible pollutant sources.

### Key Findings

- Historical records indicated that the current retail outlets have been present in the western part of the site since the 1920’s, and the telecoms exchange building has been present in the eastern part site since the 1960’s. Prior to the telecoms exchange, the eastern part of the site was unoccupied (1940’s – 1960’s) and may have formerly been residential use prior to the 1940’s.
- The site is not reported as being subject to regulation in relation to environmental impacts, as documented in the NSW EPA/OEH public registers. The closest site notified to the EPA is located >1 km from the site and is currently under assessment;
- A qualitative assessment, based on site history review findings and site inspection observations, was conducted in order to evaluate the potential risk of exposure to contamination during and after the proposed site development. Considerations were given to different exposure scenarios specific to different stages of site redevelopment. The assessment identified following contamination sources that will likely have complete exposure pathways during and after the site redevelopment process:
  - Fill of unknown origin and quality placed at the site;
  - Weathering of exposed building structures including, painted surfaces, and metallic objects and cement-fibre sheeting;
  - Hazardous building materials within existing site structures;
  - Long-term application of pesticides across the site;
  - Impacts from historical on site processes (Hydrocarbons from the telephone exchange, leakage from grease traps in the restaurants)
  - Migration of contamination onto the site from adjoining land; and
  - Deeper, natural soils containing residual impacts, representing potential secondary sources of contamination.

### Conclusions and Recommendations

Based on the findings of this report and with consideration of the Statement of Limitations (**Section 8**), EI conclude that site contamination is unlikely to prevent the site from being redeveloped into any future land use including more sensitive uses than the existing land use.

The following recommendations are provided for any future redevelopment based on the findings of this PSI:

- With the consideration that the site is completely covered by structure and any drilling needs to be carefully considered given the amount of underground services. It is recommended that a detailed site investigation (DSI) to be carried out following the demolition to characterise site soils and groundwater to provide data for the evaluation of any remedial and management requirements that may be necessary to allow the site to be made suitable for the proposed development.
- The findings of the DSI should be reported in accordance with EPA (2001) to provide the data to confirm that the site is either suitable for its proposed use, or (should contamination be identified) to inform a remedial action plan (RAP) to make the site suitable for the proposed use.

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# 1. INTRODUCTION

## 1.1 BACKGROUND AND PURPOSE

GFM Investment Group Pty Ltd atf GFM Home Trust Subtrust No. 2 engaged EI Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for site characterisation purposes of the land parcel with street address 524-542 Pacific Highway, St Leonards NSW (herein referred to as the 'the site').

As shown in **Figure 1**, the site is located approximately 4.5km north of the Sydney Central Business District, within the Local Government Area of Lane Cove Council. The site is also identified as Lots 7, 8, & 9 in D.P.3175; Lots A, B, C, & D in D.P.377423; and Lot 1 in D.P.433297, covering a total area of approximately 1,670 m<sup>2</sup>, as depicted in the site plan presented as **Figure 2**.

This investigation was required in support of the corresponding Planning Secretary's Environmental Assessment Requirements (SEARs) and this PSI will be submitted to the Department of Planning and Environment (DPE) in support of a concurrent State Led Rezoning and State Significant Development Application (SSDA, application number: SSD-35631707) for a new mixed-use development, comprising build-to-rent housing, commercial and retail land uses at the Telstra Exchange Site at the site. EI understand that this assessment is required to appraise the environmental condition of the site as part of a proposed rezoning of the site for future mixed commercial & residential development.

## 1.2 REGULATORY FRAMEWORK

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

- *Contaminated Land Management Act 1997* (the CLM Act 1997);
- *Protection of the Environment Operations Act 1997* (the POEO Act 1997);
- *Environmental Planning and Assessment Act 1979* (the EP&A Act 1979);
- *State Environmental Planning Policy (Resilience and Hazards) 2021*;
- NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Amendment Measure*;
- EPA (2017) *Guidelines for the NSW Site Auditor Scheme*; and
- EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*

## 1.3 PROJECT OBJECTIVES

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

## 1.4 SCOPE OF WORKS

In order to achieve the above objectives and in keeping the project cost-effective while generally complying with the OEH (2011) guidelines for consultants reporting on contaminated sites, the scope of works was as follows:

### 1.4.1 Desktop Study

- A review of relevant topographical, geological, hydrogeological, soil landscape and Acid Sulfate Soil maps for the project area;

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

#### **1.4.2 Data Analysis and Reporting**

The final task of this assessment involved the preparation of a PSI report to document investigation works, with discussion of search findings in regards to potential risks to human health, the environment and the aesthetic enjoyment of the land.



## 2. SITE DESCRIPTION

### 2.1 PROPERTY IDENTIFICATION, LOCATION AND PHYSICAL SETTING

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

**Table 2-1 Site Identification, Location, and Zoning**

Attribute	Description
Street Address	524-542 Pacific Highway, St Leonards NSW
Location Description	Approx. 4.5km north of Sydney CBD, a trapezoidal shaped block bound by the Pacific Highway to the north, Christie Street to the west, and multi-storey office buildings to the east and south. The site comprises of a large combined two and five storey brick telecommunications exchange building located in the east of the site, and a three storey brick building used for retail outlets in the west of the site. A number of small concrete access areas are also present on site (occupying <5% of the site area). North eastern corner of site: GDA94-MGA56 Easting: 333069.495, Northing: 6255950.651 (Source: <a href="http://maps.six.nsw.gov.au">http://maps.six.nsw.gov.au</a> ).
Site Area	Approx. 1,670 m <sup>2</sup>
Lot and Deposited Plan (DP)	Lots 7, 8, & 9 in D.P.3175; Lots A, B, C, & D in D.P.377423; and Lot 1 in D.P.433297
State Survey Marks	Four State Survey (SS) marks are situated in close proximity to the site: SS61948) on the site boundary in the north-west corner of the site, SS86488 (north-east of the site) on the Pacific Highway, SS51543D (south-east of the site) on Friedlander Place, and SS86485 (south-west of the site) on Christie Street. (Source: <a href="http://maps.six.nsw.gov.au">http://maps.six.nsw.gov.au</a> ).
Local Government Authority	Lane Cove Council
Parish	Willoughby
County	Cumberland
Current Zoning	B3 – Commercial Core (Lane Cove Local Environment Plan, 2009)

### 2.2 LOCAL LAND USE

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

**Table 2-2 Local Land Use**

Direction	Land Use Description	Sensitive Receptors (& distance from site)
North	Offices, Apartments, Public House	Apartments (60m)
South	Offices, College	-
East	Offices, Car Park	-
West	Offices, Public House, Commercial Units	-

## 2.3 REGIONAL SETTING

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

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

Attribute	Description
Topography	<p>The majority of the site is occupied by buildings. The small concrete access areas appear to have been modified, with irregular slopes and small retaining walls present.</p> <p>The local topography gently sloped to the west and south-west.</p> <p>The regional topography is described as gently undulating rises (Ref: Chapman and Murphy, 2002).</p>
Site Drainage	<p>Stormwater is likely to be collected by pit and pipe drainage, and drain to the municipal stormwater system.</p>
Regional Geology	<p>The site is underlain by Ashfield Shale (Rwa) which is characterised as black to dark grey shale and laminite (Rwa). Ref. 1:100 000 scale Geological Series Sheet 9130 (Sydney).</p> <p>Previous investigations by EI in the vicinity of the site have indicated a ground profile of fill (varying thickness) overlying thin (typically &lt;1.0m) clay deposits with sandstone or shale bedrock.</p>
Soil Landscapes	<p>The Soil Conservation Service of NSW Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 2002) indicates that The site overlies a <i>Residual Landscape - Blacktown (bt)</i>.</p> <p>This geology comprises of Wianamatta Group rocks including Ashfield Shale (laminite and siltstone) and Bringelly Shale (shale with occasional calcareous claystone, laminite, and coal).</p> <p>Soils are identified as moderately deep (&lt;100cm) red and brown Podzolic soils on crests, upper slopes, and well drained areas; and deep (150-300cm) yellow Podzolic soils and soloths on lower slopes and in areas of poor drainage.</p> <p>Limitations are identified as moderately reactive highly plastic subsoil, low soil fertility, and poor soil drainage.</p>
Acid Sulfate Soil Risk	<p>The Lane Cove LEP 2009 Acid Sulfate Soils Map (Sheet ASS_004) shows the site to be within an area where ASS are not known or expected to exist.</p>
Nearest Surface Water Feature	<p>Berry's Creek located 700m to the south-west.</p>
Anticipated Groundwater Flow Direction	<p>South-west towards the Berry's Creek</p>

## 2.4 GROUNDWATER BORE RECORDS AND LOCAL GROUNDWATER USE

An online search of registered groundwater bores was conducted by EI on 23 November 2016 through the NSW Department of Primary Industries Office of Water database (Ref. <http://allwaterdata.water.nsw.gov.au/water.stm>).

There were two registered bores within a 1 km radius of the site, located 500m north and 810m north-west. The boreholes recorded a standing water level of 35.00m bgl and 48.00m bgl respectively; and were both for domestic usage.

The groundwater bore map downloaded from the Primary Industries Office of Water is attached in **Appendix A**.

## 2.5 SITE WALKOVER INSPECTION

Site observations were recorded during a site walkover inspection of the site on 29 November 2016. A summary of site observations are detailed below and site photographs taken during the inspection are presented in **Appendix B**.

### 2.5.1 General Site Observations

Site observations indicated that:

- The site was in use as retail outlets (massage business, real estate agent, restaurant, and clothes retailer) and as a telecommunications exchange facility. The majority of the site was occupied by these buildings with small areas of concrete as access and parking covering the remainder of the site. Site structures were observed to be well maintained and generally in good condition. However, a number of cracks and repairs were observed in the external concrete areas (**Photo 2**);
- Staining was noted to the concrete in the area of waste cooking oil storage to the rear of the restaurant (**Photo 3**). No other staining was noted throughout the inspected site area.
- A small area in the west of the site was under soft cover as landscaping. The trees in this area looked to be in good condition (**Photo 8**), however bare soil patches were present;
- No suspicious odours were observed in any part of the site;
- A metal barrel with a flammable liquid warning label was present within the telecommunications exchange compound (**Photo 7**). It was not possible to confirm its contents due to restricted access.
- Warning labels for corrosive materials and non-flammable non-toxic gas were present near doors in the telecommunications exchange (**Photo 5**).
- A number of service pipes (both active and decommissioned) were present within the telecommunications exchange compound. Possible decommissioned pumps were also noted (**Photo 6**).
- No evidence indicative of underground petroleum storage systems (UPSS) was observed on any parts of the site.
- A substation was present in the eastern area of the site (**Photo 9**).
- The telecommunications building was not inspected internally due to access restrictions.

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

### 3. SITE HISTORY AND SEARCHES

#### 3.1 SITE LAND TITLES INFORMATION / HISTORIC AERIAL REVIEW

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

- 1943: Six Maps (<https://maps.six.nsw.gov.au/>) 1943 Imagery – NSW Department of Finance and Services
- 1951: May 1951, Run 10, B/W, NSW 468-83 Lands Photo;
- 1961: B/W, NSW 1050-5069
- 1982: NSW 3240-55
- 1991: NSW 6187
- 2002: 16 October 2002, Google Earth
- 2016: 03 May 2016, Google Earth

**Table 3-1 Summary of Owners and Historical Aerial Photography**

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
<b>Lot 7, 8, &amp; 9 D.P. 3175</b>			
29.07.1911 (1911 to 1944)	Private Owners	<b>1943:</b> Land was unoccupied with a number of small trees/bushes present	
17.04.1944 (1944 to 1985)	The Commonwealth of Australia	<b>1951:</b> Land was still unoccupied but vegetation had been cleared. Small storage containers were present in the centre of the site. <b>1961:</b> The site became occupied by a multi-storey rectangular building in the centre and north-west of the site, a small rectangular building in the south-east of the site, and a courtyard in the south-west and north-east of the site. A ramp and retaining walls were present in the south-western corner which provided access to the site from Christie Street to the west. <b>1982:</b> The smaller building had been extended laterally and vertically; across the former courtyard in the south-west and was multiple storeys high.	Telecoms Exchange

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
<b>Lot 1 D.P. 433297</b>			
23.10.1915 (1915 to 1928)	Michael Minogue (Railway Signalman)		
21.11.1928 (1928 to 1948)	Assurance and Thrift Associated Limited	<b>1943:</b> Land was unoccupied	
29.12.1948 (1948 to 1985)	The Commonwealth of Australia	<b>1951:</b> In use as access to the lots to the east (Lots 7, 8, & 9 D.P. 3175) <b>1961:</b> Unchanged <b>1982:</b> Due to the oblique angle of the photo the majority of the lot was not visible, though from what can be seen the land use appeared unchanged.	
<b>Lot 7, 8, &amp; 9 D.P. 3175 and Lot 1 D.P. 433297</b>			
29.11.1985 (1985 to Date)	# Australian Telecommunications Commission <i>Now</i> # Telstra Corporation Ltd	<b>1991:</b> Unchanged <b>2002:</b> Unchanged <b>2016:</b> Unchanged	Telecoms
<b>Lot A, B, C, &amp; D D.P. 377423</b>			
23.10.1915 (1915 to Date)	# Private Owners & Small Businesses	<b>1943:</b> Trapezoidal building occupied the north of the site area, with vacant land to the south. <b>1951:</b> Unchanged <b>1961:</b> A small rectangular structure was present in the centre of the previously vacant area of site <b>1982:</b> Smaller structure had been extended laterally and vertically, and connected to the main building in the north of the area. <b>1991:</b> Unchanged <b>2002:</b> Unchanged <b>2016:</b> Unchanged	Retail & Restaurants
30.06.1971 (1971 to 1985)	Commonwealth of Australia <i>[Lot D only]</i>		

Notes: # Denotes Current Registered Proprietor

In summary, review of land titles records and historic aerial photography showed that the current retail outlets have been present in the west of the site since the 1920's, and the telecoms exchange building has been present in the east site since the 1960's. Prior to the telecoms exchange, the east of the site was unoccupied (1940's – 1960's) and may have formerly been under residential use prior to the 1940's.

Ramps and retaining walls have been identified on the historical photographs indicating that earthworks and potential import of fill have occurred on site.

### 3.2 SURROUNDING LANDS HISTORICAL AERIAL PHOTOGRAPHY REVIEW

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

**Table 3-2 Summary of Aerial Photograph Review**

Aerial Photograph	Surrounding land uses based on historical aerial photographs
1943	The site was surrounded in all directions by residential dwellings and retail outlets. Approximately 175m to the east of the site were two sheds which appeared industrial in nature. A railway line was located approximately 110m to the west to the site.
1951	Surrounding land use remained primarily unchanged from the 1943 aerial photograph. Additional industrial sheds were constructed approximately 130m east and 165m north-west of the site.
1961	A large industrial building was constructed 60m to the north-west. A number of residential dwellings to the east had been redeveloped. Service stations were identified approximately 30 north-east and 130m to the south-east of the site.
1982	A number of residential dwellings and retail outlets to the north, east (including those directly adjacent to the east of the site), and south-west had been redeveloped into multi-storey office blocks. The service station to the south-east of the site had been demolished and was being redeveloped.
1991	The large industrial building to the north was demolished and replaced with a multi-storey office block and a small park. A large excavation for a basement was also located adjacent to these new structures to the west. The service station to the north-east had been demolished and replaced with multi-storey offices. The former service station to the south-east was now occupied by multi-storey offices, as were a number of the residential dwellings to the south.
2002	Primarily unchanged from the 1991 aerial photograph. Multi-storey offices and apartments had been constructed 70m to the north-west of the site.
2016	Relatively unchanged from the 2002 aerial photograph.

### 3.3 COUNCIL INFORMATION

An application to access records held by Lane Cove Council was initiated on 22 November 2016. The Council advised of only one record on file, which related to a change of use application for a proposed massage business submitted in 2007.

The council indicated that there may be further files related to the site stored in an off-site facility. If any pertinent information is identified upon review of any additional council records, an addendum to the PSI will be prepared and issued.

### 3.4 WORKCOVER NSW AUTHORITY DANGEROUS GOODS REGISTER RECORDS

A search of WorkCover NSW Authority records relating to the site was requested by EI on 22 November 2016; however, a response was still pending as at the time of report writing. Should

pertinent information be identified upon receipt of the WorkCover records, an addendum to the PSI will be prepared and issued.

### 3.5 EPA ONLINE RECORDS

On 24 November 2016, an on-line search of the contaminated land public record of NSW Environment Protection Authority (EPA) Notices was conducted. This search confirmed that the NSW OEH had no regulatory involvement in relation to the area of investigation, or properties in proximity to the site. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act);
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the EPA has not been revoked;
- Site Audit Statements provided to the EPA under Section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of any documentation formerly required to be part of the public record; and
- Actions taken by the EPA under Sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985.

A search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 2008 was also conducted on 24 November 2016. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the EPA. The site has not been notified as contaminated to the EPA. The closest notified site is shown in **Table 3-3** below.

**Table 3-3 NSW Contaminated Sites notified to the EPA**

Suburb	Description and Address	Distance and direction from site	Activity that caused contamination	EPA site management class
Crows Nest	Caltex Service Station 111-121 Falcon Street	1.06 km SE	Service Station	Under Assessment

A search of the Protection of the Environment Operations (POEO) Act public register, regarding environmental protection licences, applications, notices, audits, pollution studies, and reduction programmes, did not identify any record for the site. Records for adjacent sites are shown in **Table 3-4** below.

**Table 3-4 POEO public register entries**

Suburb	Description and Address	Distance and direction from site	Activity type	POEO Records
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St Leonards	Royal North Shore Hospital Pacific Highway	370 m NW	Hazardous, Industrial, or Group A Waste Generation or Storage	<ul style="list-style-type: none"> <li>• POEO License (no longer in force)</li> <li>• License variations</li> </ul>
St Leonards	Ventia Utility Services PLT Limited Royal North Shore Hospital	370 m NW	Generation of electrical power from gas	<ul style="list-style-type: none"> <li>• POEO License</li> <li>• License Variations</li> </ul>
St Leonards	Ramsey Health Care Australia Pty Ltd 3 Westbourne Street <i>[Private Hospital]</i>	600 m NW	Hazardous, Industrial, or Group A Waste Generation or Storage	<ul style="list-style-type: none"> <li>• POEO License (no longer in force)</li> <li>• License variations</li> </ul>
St Leonards	Mockridge Bulmer 2 Frederick Street <i>[Printers]</i>	850 m NW	Hazardous, Industrial, or Group A Waste Generation or Storage	<ul style="list-style-type: none"> <li>• POEO License (surrendered)</li> </ul>
St Leonards	Transport for New South Wales <i>[Rail Construction]</i>	<i>Unknown</i>	Railway Systems Activities	<ul style="list-style-type: none"> <li>• POEO License (surrendered)</li> <li>• License variations</li> </ul>



## 4. CONCEPTUAL SITE MODEL

### 4.1 OVERVIEW

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

### 4.2 POTENTIAL CONTAMINATION SOURCES

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

- Fill of unknown origin and quality placed at the site;
- Weathering of exposed building structures including, painted surfaces, and metallic objects and cement-fibre sheeting;
- Hazardous building materials within existing site structures;
- Long-term application of pesticides across the site;
- Impacts from historical on site processes (Hydrocarbons from the telephone exchange, leakage from grease traps in the food related outlets)
- Migration of contamination onto the site from adjoining land including former service stations; and
- Deeper, natural soils containing residual impacts, representing potential secondary sources of contamination.

### 4.3 CONTAMINANTS OF POTENTIAL CONCERN

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

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

### 4.4 POTENTIAL SOURCES, RECEPTORS AND EXPOSURE PATHWAYS

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

**Table 4-1 Preliminary Conceptual Site Model**

Potential Sources	Potential Contaminants	Media	Migration & Exposure Pathways	Receptors	Potential Risk of Complete Exposure Pathway
Imported Fill	HM, TRH, BTEX, VOC, PAH, Asbestos	Soil	Direct contact, inhalation, ingestion	Site workers, future site users, adjacent site users	<b>Moderate</b> Any fill on site will be encountered during redevelopment of the site. In view of the expected age of any fill (potentially 1950's – 1960's) the presence of deleterious constituents cannot be ruled out.
			Leaching	Groundwater	<b>Low to Moderate</b> Superficial deposits of clay are expected below the site which would limit infiltration. However, the clay is expected to be relatively thin and, as such, may have been penetrated by foundation / services excavations; creating pathways for leachable contaminants.
Weathering of on-site structures	HM, Asbestos	Soil	Direct contact, inhalation, ingestion	Site workers, future site users, adjacent site users	<b>Low to Moderate</b> Any contamination from this source is expected to be extremely localised and at low concentrations
Building materials within the existing on site development	Asbestos	Building fabric	Inhalation	Site workers, adjacent land users	<b>Moderate</b> Any asbestos containing materials (ACM) within the existing building may be disturbed during demolition.
			Inhalation	Future site users	<b>Very Low</b> Any ACM within the existing building will be removed / remediated prior to future use of the site.
Pesticide application	OCP/OPP	Soil	Direct contact, inhalation, ingestion	Site workers, future site users, adjacent site users	<b>Moderate</b> Pesticides may be present beneath site structures as a result of termiticide applications

Potential Sources	Potential Contaminants	Media	Migration & Exposure Pathways	Receptors	Potential Risk of Complete Exposure Pathway
			Leaching	Groundwater	<p><b>Low to Moderate</b></p> <p>Superficial deposits of clay are expected below the site which would limit infiltration. However, the clay is expected to be relatively thin and, as such, may have been penetrated by foundation / services excavations; creating pathways for leachable contaminants.</p>
Historical Site Processes (Telecommunications Exchange / Restaurants)	TRH, PAH, PCB	Soil	Direct contact, inhalation, ingestion	Site workers, future site users, adjacent site users	<p><b>Low to Moderate</b></p> <p>The site has been used for an extended period of time by businesses with associated potentially contaminative processes. Contaminants from accidental spills / leakages may have accumulated within soils.</p>
			Leaching	Groundwater	<p><b>Low to Moderate</b></p> <p>Superficial deposits of clay are expected below the site which would limit infiltration. However, the clay is expected to be relatively thin and, as such, may have been penetrated by foundation / services excavations; creating pathways for leachable contaminants.</p>
Adjacent land uses	HM, TRH, PCB, VOC	Groundwater	Direct contact, ingestion	Site workers, future site users	<p><b>Low</b></p> <p>Any current potentially contaminative adjacent land uses are at a significant distance from the site (service station 1 km distance) and any historical potentially contaminative adjacent land uses have been redeveloped (i.e. removal of source).</p>

## 5. ASSESSMENT

### 5.1 OVERVIEW

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

For the purposes of producing a qualitative assessment of risk, the degree of contamination risk at this site is indicated in this section with due regard for site contamination experienced on typical sites in the Sydney metropolitan area.

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

- Information obtained from the site history searches in relation to previous & surrounding land uses and anecdotal findings relating to operational activities, the type of materials handled on the site and their packaging;
- Site surface conditions, as deduced from visual observations;
- The geological and hydrological setting of the site; and
- Professional judgement based on previous experience on similar sites.

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

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

### 5.2 HISTORICAL SITE USE AND GENERIC RISKS

The available historical information indicates that there are low to moderate risks associated with the historical retail and telecommunications site use (since the 1920s and 1960's respectively).

The assessment of these risks in relation to this site is outlined in **Table 5-1**.

**Table 5-1 Assessment of contamination risk from potential sources**

Potential Contamination Source	Assessed Risk
Presence of contaminated fill which was imported onto the site	Low to Moderate risk
Weathering of on-site structures	Low to Moderate risk
Presence of asbestos fibres in building structures or burial of previously demolished residential structures	Moderate risk
Presence of residues derived from organochlorine pesticides used for termite control	Low to Moderate risk
Presence of localised hydrocarbons derived from on-site processes	Low to Moderate risk
Migration of contamination from adjacent land	Low risk

### 5.3 TOXICITY OF HAZARDOUS MATERIALS

Historical and current land uses have been identified that involve the use or storage of hazardous materials:

- Telecommunications exchange & ancillary equipment (possibly including electrical substations)
- Retail food outlets / restaurants (Grease Traps)

The existing premises were operational at the time of the site walkover and internal areas of the buildings were not accessible. As such, it was not possible to confirm the presence or absence of toxic material processes on site or the condition of such equipment / machinery.

### 5.4 RISK OF SIGNIFICANT SPILLAGE/PRODUCT RELEASE

In view of the historical uses of the site, the risk of significant spillage or product release on site is considered to be low. It is considered more likely that minor spillages / leakages may have occurred associated with historical on site processes, and that contaminants may have accumulated within the soil profile.

### 5.5 RISK OF SOIL, SOIL VAPOUR, AND GROUNDWATER CONTAMINATION

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

**Table 5-2 Risk of Contamination**

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

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

### 5.6 DATA GAPS

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

- Uncertainty in regards to contaminant levels in imported fill materials, which are of unknown origin and quality;
- Uncertainty in regards to potential for ACM's within the existing site structures;
- Uncertainty in regards to the impact from weathering of structures and application of termiticides;
- Uncertainty in regards to the magnitude of leakage / spillages from historical site processes; and
- Uncertainty in regards to potential groundwater impacts from offsite contamination sources.

## 6. CONCLUSIONS

The property located at 524-542 Pacific Highway, St Leonards NSW was the subject of a Preliminary Site Investigation. The investigation was performed as part of a rezoning application for future mixed commercial & residential development; and to evaluate potential for on-site contamination associated with current and former land uses.

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

- Historical records indicated that the current retail outlets have been present in the west of the site since the 1920's, and the telecoms exchange building has been present in the east site since the 1960's. Prior to the telecoms exchange, the east of the site was unoccupied (1940's – 1960's) and may have formerly been under residential use prior to the 1940's. Service stations were identified from historical records situated on land adjacent to the site, although they have since been demolished.
- The site is not reported as being subject to regulation in relation to environmental impacts, as documented in the NSW EPA/OEH public registers. The closest site notified to the EPA is located >1 km from the site and is currently under assessment;
- The site walkover inspection identified evidence of potential environmental impact to the site; although the associated risk is expected to be low. Internal areas of the existing development were not accessible during the survey;
- The Lane Cove LEP 2009 Acid Sulfate Soils Map (Sheet ASS\_004) shows the site to be within an area where ASS are not known or expected to exist.
- The preliminary CSM and qualitative risk assessment identified general low to moderate potential risks to receptors during and post-development of the site.

Based on the conceptual site model developed for the site and the findings presented above, EI provide the preliminary overall conclusion that there is a potential for contamination to be present on the site. A soil and groundwater sampling program, as well as a hazardous materials survey, are warranted as part of any future re-development of the site to quantify any contamination risks and to inform the selection and implementation of remedial risk mitigation measures, if required.

## 7. RECOMMENDATIONS

In view of the proposed re-zoning of the site, it is possible that future redevelopment of the site may include more sensitive land uses than the present uses. As such, intrusive on-site investigations of soil and groundwater are required to quantify potential contamination that may be present.

It is therefore recommended that as part of any future redevelopment:

- With the consideration that the site is completely covered by structure and any drilling needs to be carefully considered given the amount of underground services. It is recommended that a detailed site investigation (DSI) to be carried out following the demolition to characterise site soils and groundwater to provide data for the evaluation of any remedial and management requirements that may be necessary to allow the site to be made suitable for the proposed development.
- The findings of the DSI should be reported in accordance with EPA (2001) to provide the data to confirm that the site is either suitable for its proposed use, or (should contamination be identified) to inform a remedial action plan (RAP) to make the site suitable for the proposed use.

EI consider that any potential contamination will be able to be managed and the site can be made suitable for more sensitive land uses than the present uses; subject to the appropriate implementation of the above recommendations in accordance with the State Environmental Planning Policy 55 (SEPP55).

## 8. STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of GFM Investment Group Pty Ltd atf GFM Home Trust Subtrust No. 2, who is the only intended beneficiary of EI's work. The scope of the investigations carried out for the purpose of this report is limited to those agreed with GFM Investment Group Pty Ltd atf GFM Home Trust Subtrust No. 2 on 17<sup>th</sup> November 2016.

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

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

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

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

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

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



## REFERENCES.

Chapman, G.A. and Murphy, C.L. (1989) Soil Landscapes of the Sydney 1:100 000 sheet, Soil Conservation Service of NSW, Sydney, September 1989.

DEC (2006) Soil Investigation Levels for Urban Development Sites in NSW, in Guidelines for the NSW Site Auditor Scheme, 2nd Edn., NSW Dept. of Environment and Conservation, DEC 2006/121, April 2006.

DMR (1987) Sydney 1:100,000 Geological Series Sheet 9131 & 9132 (Edition 1). Geological Survey of New South Wales, Department of Mineral Resources.

EPA (2014) *Waste Classification Guidelines – Part 1: Classifying Waste*, Environment Protection Authority of New South Wales, EPA 2014/0796, November 2014.

EPA (2017) *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme* (3rd Edition), NSW EPA, October 2017.

EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*, Environment Protection Authority of New South Wales, EPA 2020P2233, April 2020.

Murphy CL (1997) Acid Sulfate Soil Risk of the Botany Bay Sheet Department of Land and Water Conservation, Sydney, Second Edition. Supplied by the Sydney South Coast, Geographical Information Systems Unit.

NEPM (2013) Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 Guideline on site-specific health risk assessments, National Environmental Protection (Assessment of Site Contamination) Measure 1999, National Environmental Protection Council, December 1999, Amendment 2013;

NEPC (1999) *National Environmental Protection (Assessment of Site Contamination) Measure 1999*, National Environmental Protection Council, December 1999

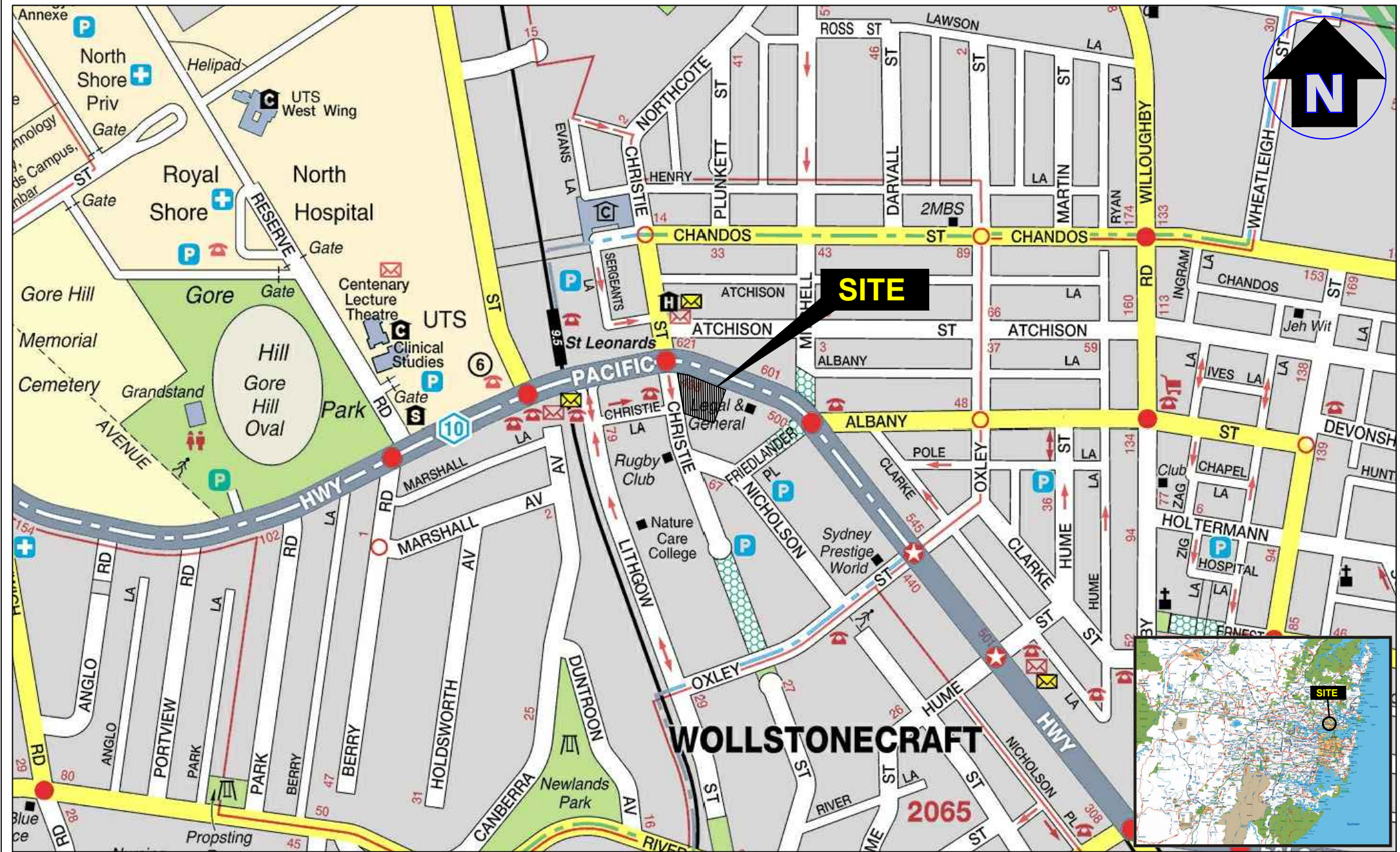
NEPC (2013) *Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 Guideline on Site-Specific Health Risk Assessments*, from the *National Environmental Protection (Assessment of Site Contamination) Amendment Measure*, National Environment Protection Council, April 2013.

NSW (2021) *State Environmental Planning Policy (Resilience and Hazards) (2021) (formerly SEPP 55 – Remediation of Land)*, last modified 2 March 2022.

## ABBREVIATIONS

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

## FIGURES



**WOLLSTONECRAFT**

2065



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

Drawn:	C.S.
Approved:	T.G.
Date:	07-12-16
Scale:	Not To Scale

**Grocon Pty Ltd**  
 Preliminary Site Investigation  
 524-542 Pacific Highway, St. Leonards NSW  
 Site Locality Plan

Figure:  
**1**  
 Project: E23213 AA\_Rev1



0 5 10 20  
Approx. Scale (m)

Map Source: Six Maps, imagery dated 06.01.2014

**LEGEND**

- - - Approximate site boundary



Drawn:	C.S.
Approved:	T.G.
Date:	07-12-16

**Grocon Pty Ltd**  
Preliminary Site Investigation  
524-542 Pacific Highway, St. Leonards NSW  
Site Layout Plan

Figure:

**2**

Project: E23213 AA\_Rev1

# **APPENDIX A**

## **Groundwater Bore Search**



### Groundwater Bores

- Groundwater works
- ◆ Telemetered bores
- ▲ Logged bores
- Manual bores

### Monitoring Bore Types

- Alluvial
- Coastal Sands
- Fractured Rock
- Porous Rock
- Great Artesian Basin
- Discontinued

- Satellite
- Terrain
- Map
- Hybrid

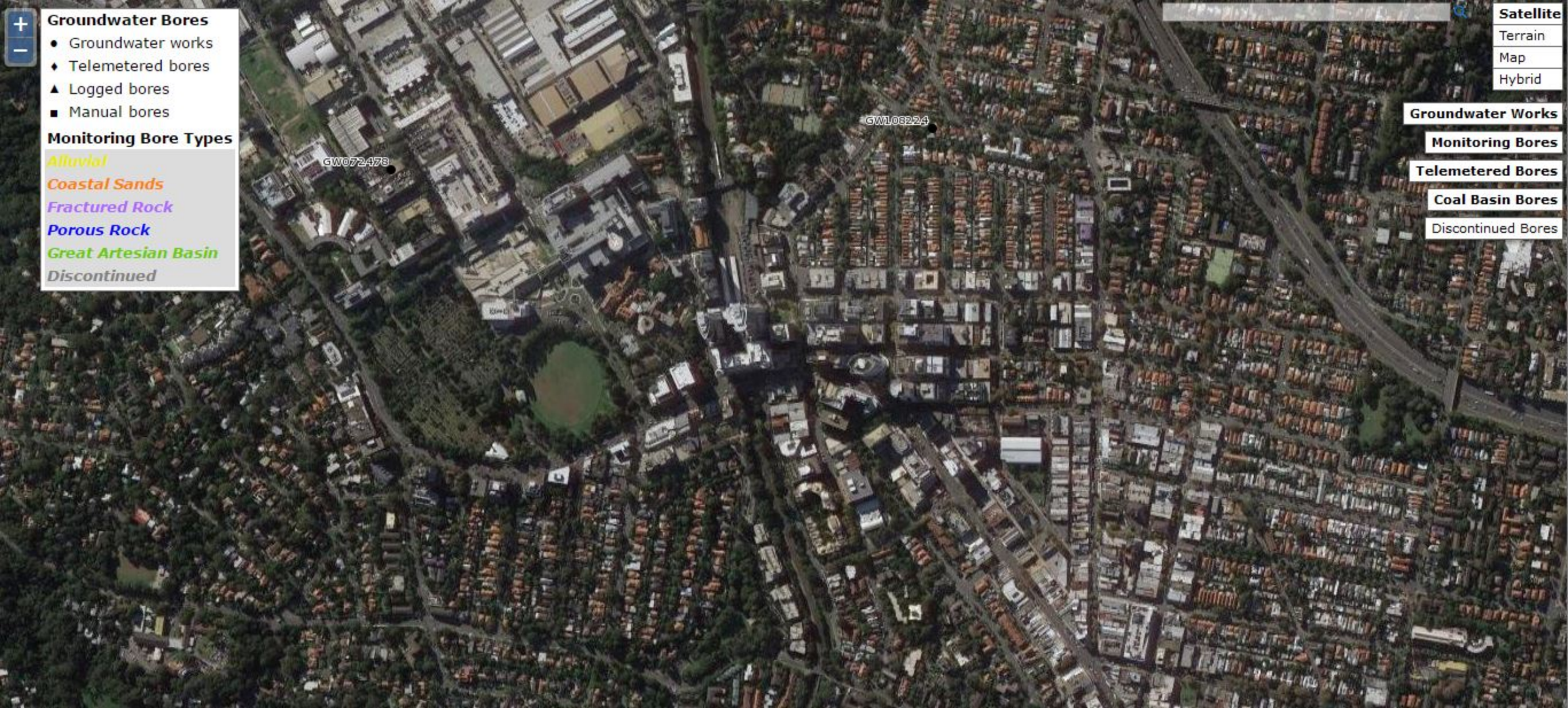
### Groundwater Works

#### Monitoring Bores

#### Telemetered Bores

#### Coal Basin Bores

#### Discontinued Bores



# NSW Office of Water

## Work Summary

**GW072478**

**Licence:**

**Licence Status:**

**Authorised Purpose(s):**  
**Intended Purpose(s):** DOMESTIC

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:** Rotary

**Owner Type:**

**Commenced Date:**

**Completion Date:** 10/01/1995

**Final Depth:** 180.50 m

**Drilled Depth:** 180.50 m

**Contractor Name:** INTERTEC DRILLING SERVICES

**Driller:** Richard Auld

**Assistant Driller:**

**Property:**

**Standing Water Level** 48.000 (m):

**GWMA:**

**Salinity Description:**

**GW Zone:**

**Yield (L/s):** 0.700

### Site Details

**Site Chosen By:**

**County Form A:** CUMBE  
**Licensed:**

**Parish:** CUMBE.57

**Cadastre:** 101//1075748

**Region:** 10 - Sydney South Coast

**CMA Map:** 9130-3N

**River Basin:** - Unknown

**Grid Zone:**

**Scale:**

**Area/District:**

**Elevation:** 0.00 m (A.H.D.)

**Northing:** 6256317.0

**Latitude:** 33°49'12.3"S

**Elevation Unknown Source:**

**Easting:** 332277.0

**Longitude:** 151°11'15.8"E

**GS Map:** -

**MGA Zone:** 0

**Coordinate Source:** Unidentified Location

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.40	210			Rotary
1		Hole	Hole	5.40	180.50	158			Rotary
1	1	Casing	Steel	-0.50	5.40	168	158		Driven into Hole



## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
29.70	30.10	0.40	Unknown			0.20	30.50		230.00
138.00	139.80	1.80	Unknown			0.30	142.50		270.00
143.80	144.50	0.70	Unknown	48.00		0.20	180.50		270.00

## Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.50	2.50	CONCRETE OVERBURDEN	Overburden	
2.50	5.10	2.60	MOIST CLAY	Clay	
5.10	28.70	23.60	L/G MED. GRAIN SANDSTONE	Sandstone	
28.70	30.10	1.40	LIGHT GREY MED. GRAIN S/STONE QUARTZ MATRIX	Sandstone	
30.10	35.90	5.80	L/GREY GRAIN SANDSTONE	Sandstone	
35.90	37.20	1.30	L/GREY MED GRAIN S/STONE QUARTZ MATRIX	Sandstone	
37.20	45.30	8.10	L/GREY MED GRAIN S/STONE	Sandstone	
45.30	54.30	9.00	DARK GREY SHALE	Shale	
54.30	72.40	18.10	L/GREY CEMENTED S/STONE	Sandstone	
72.40	75.40	3.00	DARK GREY SHALE	Shale	
75.40	109.70	34.30	L/GREY MED GRAIN S/STONE	Sandstone	
109.70	110.60	0.90	QUARTZ LAYER	Quartz	
110.60	121.80	11.20	L/GREY MED GRAIN S/STONE	Sandstone	
121.80	123.30	1.50	DARK GREY SHALE	Shale	
123.30	135.40	12.10	L/GREY MED GRAIN S/STONE	Sandstone	
135.40	138.00	2.60	L/GREY MED GRAIN S/STONE QUARTZ MATRIX	Sandstone	
138.00	139.80	1.80	WATER BEARING QUARTZ	Quartz	
139.80	143.80	4.00	L/GREY MED GRAIN S/STONE QUARTZ MATRIX	Sandstone	
143.80	144.40	0.60	WATER BEARING QUARTZ	Quartz	
144.40	154.10	9.70	L/GREY CEMENTED SANDSTONE	Sandstone	
154.10	163.70	9.60	L/GREY MED GRAIN S/STONE QUARTZ MATRIX	Sandstone	
163.70	166.90	3.20	QUARTZ LAYER	Quartz	
166.90	168.70	1.80	GREY MED GRAIN S/STONE	Sandstone	
168.70	180.50	11.80	L/GREY MED GRAIN SANDSTONE	Sandstone	

## Remarks

11/11/2009: Nat Carling, 11-Nov-2009: Updated coordinates as per IPW info, old cadastre was '8//233037'.  
19/03/2013: Nat Carling, 19-Mar-2013; Added rock type codes to driller's log & added missing information (based on existing data).

\*\*\* End of GW072478 \*\*\*

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

# NSW Office of Water

## Work Summary

GW108224

Licence: 10BL600442

Licence Status: CONVERTED

Authorised Purpose(s): DOMESTIC  
Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Down Hole Hammer

Owner Type: Private

Commenced Date:

Completion Date: 05/09/2006

Final Depth: 132.40 m

Drilled Depth: 132.40 m

Contractor Name: INTERTEC DRILLING SERVICES

Driller: Colin Leslie Barden

Assistant Driller:

Property: TINTILLY 1 ROSS LANE  
NAREMBURN 2065

GWMA:  
GW Zone:

Standing Water Level: 35.000

Salinity:  
Yield: 0.300

### Site Details

Site Chosen By:

Form A:	County	Parish	Cadastre
Licensed:	CUMBE	CUMBE.57	1 306386

Region: 10 - Sydney South Coast

River Basin: - Unknown

Area/District:

CMA Map:

Grid Zone:

Scale:

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

Elevation Source: Unknown

Northing: 6256404.0

Easting: 333214.0

Latitude: 33°49'10.0"S

Longitude: 151°11'52.3"E

GS Map: -

MGA Zone: 0

Coordinate Source: GIS - Geographic Information System

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.50	203			Down Hole Hammer
1		Hole	Hole	2.50	132.40	165			Down Hole Hammer
1		Annulus	Concrete	0.00	2.50	203			
1	1	Casing	Pvc Class 9	-0.40	71.60	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.40	2.60	165	155		Driven into Hole, Suspended in Clamps

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
29.00	35.00	6.00	Unknown			0.10		00:25:00	1750.00
98.00	100.00	2.00	Unknown			0.20		00:05:00	970.00

## Geologists Log

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.60	0.60	clay, sandy	Clay	
0.60	2.80	2.20	sandstone, weathered	Sandstone	
2.80	3.10	0.30	clay	Clay	
3.10	25.50	22.40	sandstone, weathered	Sandstone	
25.50	27.00	1.50	sandstone, grey quartz	Sandstone	
27.00	29.00	2.00	shale	Shale	
29.00	35.00	6.00	sandstone, quartz grey	Sandstone	
35.00	41.00	6.00	shale	Shale	
41.00	52.00	11.00	sandstone, grey	Sandstone	
52.00	54.00	2.00	sandstone, quartz grey	Sandstone	
54.00	61.00	7.00	sandstone, grey	Sandstone	
61.00	65.00	4.00	shale	Shale	
65.00	81.00	16.00	sandstone, grey	Sandstone	
81.00	84.00	3.00	sandstone, grey quartz siltstone	Sandstone	
84.00	98.00	14.00	sandstone, grey	Sandstone	
98.00	100.00	2.00	sandstone, grey quartz	Sandstone	
100.00	106.50	6.50	sandstone, grey	Sandstone	
106.50	109.00	2.50	sandstone, dark brown	Sandstone	
109.00	110.50	1.50	sandstone, grey quartz	Sandstone	
110.50	112.00	1.50	siltstone	Siltstone	
112.00	132.40	20.40	sandstone, grey	Sandstone	

## Remarks

04/05/2010: updated from original form A

\*\*\* End of GW108224 \*\*\*

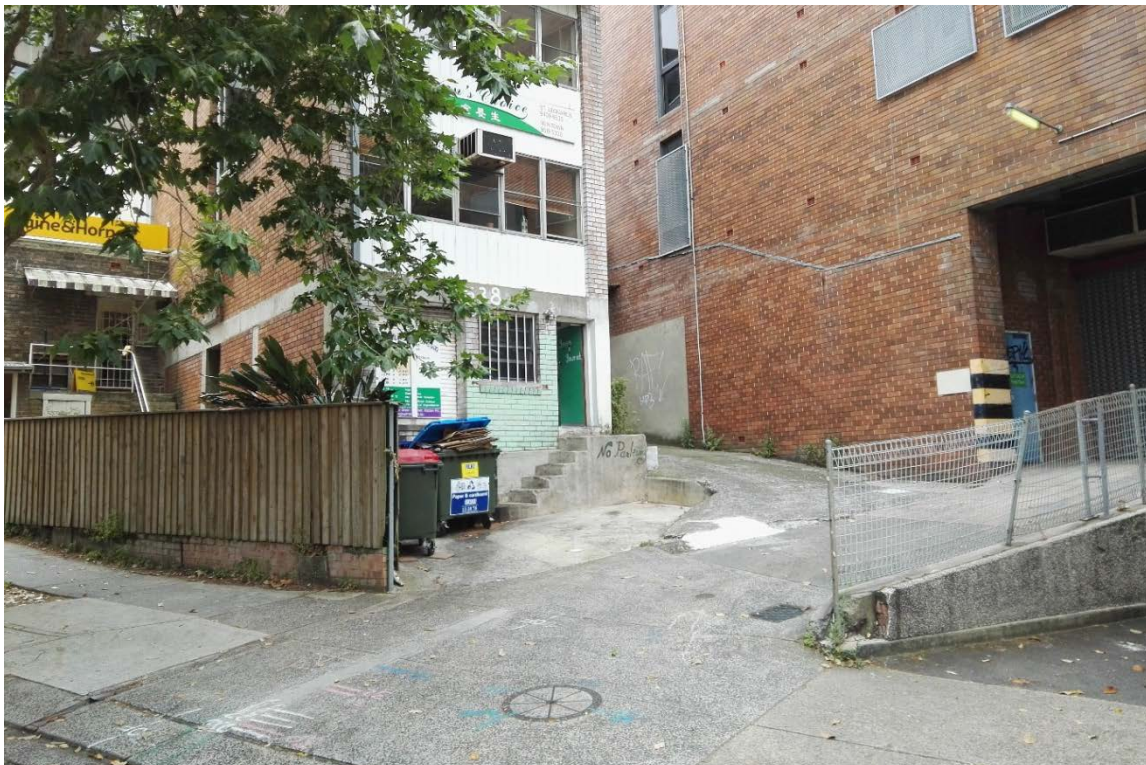
Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional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

## **APPENDIX B**

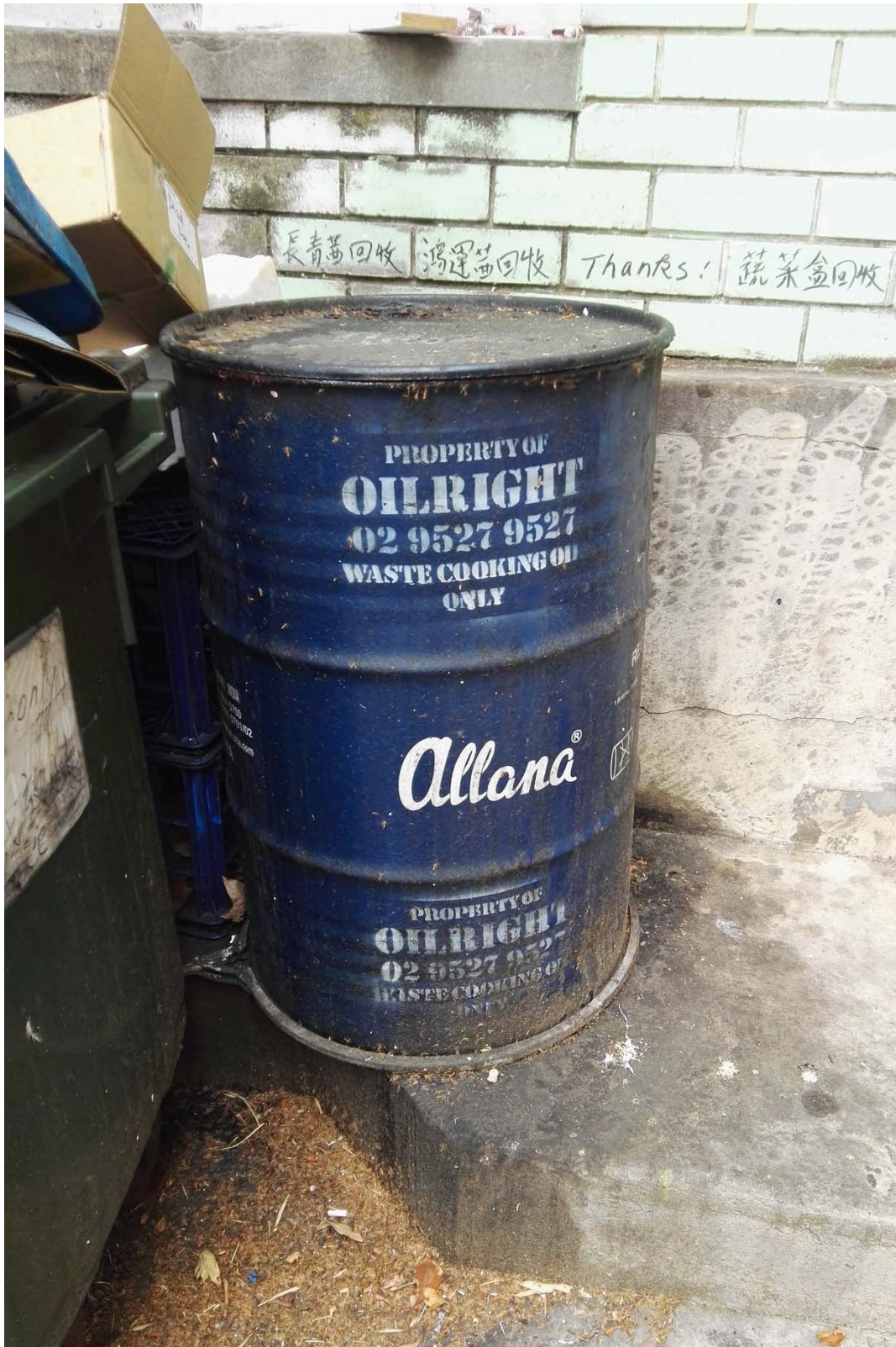
# **Site Photographs**



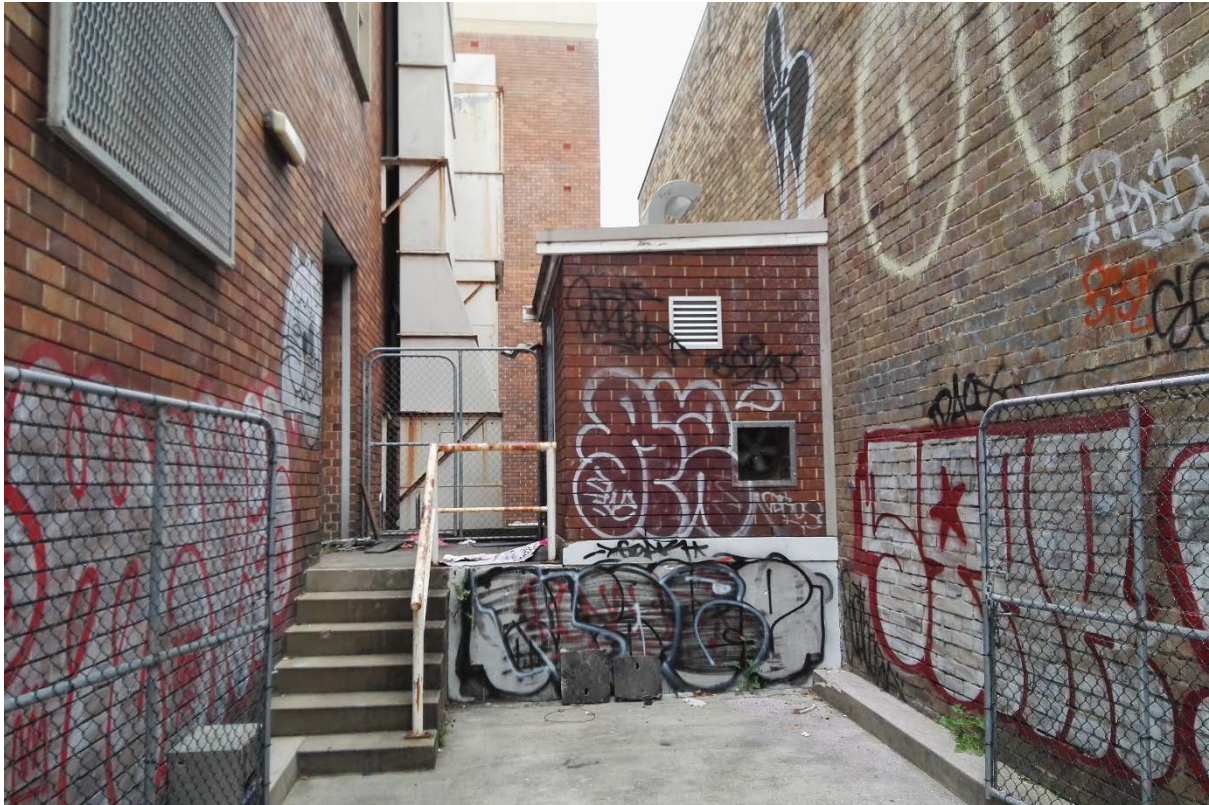
**Photograph 1:** Site area (looking south-east)



**Photograph 2:** Concrete access area to the rear of the restaurant



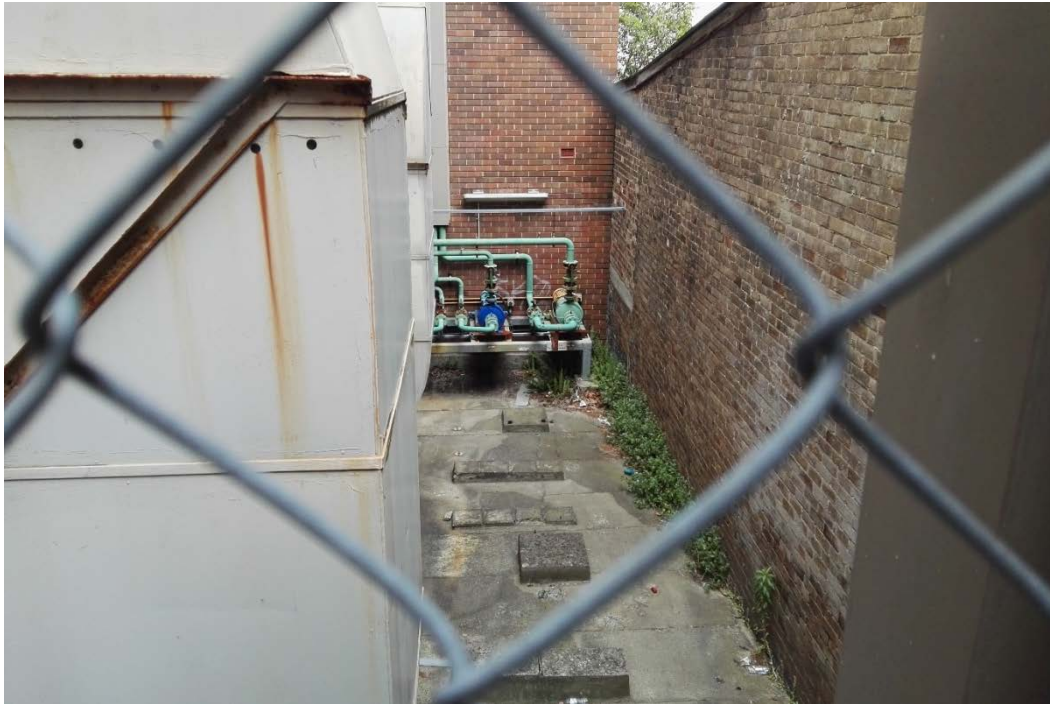
Photograph 3: Waste cooking oil barrel and staining to concrete at rear of restaurant



Photograph 4: Concrete access area between retail outlets and telecommunications exchange



Photograph 5: Warning labels on the telecommunications exchange building



**Photograph 6:** Secure concrete compound containing pipework. Signs indicated that the pipework was decommissioned.





**Photograph 7:** Barrel with flammable liquid warning label within the secure compound



**Photograph 8:** Concrete parking, landscaping, and trees in the easy of the site area



**Photograph 9:** Substation in the east of the site area

## **APPENDIX C**

# **Historical Property Titles Search**

ABN: 42 166 543 255  
Ph: 02 9099 7400  
Fax: 02 9232 7141  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

Summary of Owners Report

LPI

Sydney

Address: 530 - 542 Pacific Highway, St Leonards

Description: - Lots A, B, C & D D.P. 377423, Lots 7, 8 & 9 Section 17 D.P. 3175 & Lot 1 D.P. 433297

As regards Lots 7, 8 & 9 Section 17 D.P. 3175 & Lot 1 D.P. 433297

As regards the part tinted pink on the attached Cadastral

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.7.1911 (1911 to 1939)	David John Moore (Freeholder)	Vol 2167 Fol 236
20.6.1939 (1939 to 1944)	James Robert Moore (Storeman) William Henry Moore (Condiment Manufacturer) (Application by Transmission not investigated)	Vol 2167 Fol 236
17.4.1944 (1944 to 1985)	The Commonwealth of Australia	Vol 2167 Fol 236 Now Vol 6164 Fol 217

As regards the part tinted green on the attached Cadastral

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
30.8.1911 (1911 to 1939)	David John Moore (Freeholder)	Vol 2178 Fol 183
20.6.1939 (1939 to 1944)	James Robert Moore (Storeman) William Henry Moore (Condiment Manufacturer) (Application by Transmission not investigated)	Vol 2178 Fol 183
17.4.1944 (1944 to 1985)	The Commonwealth of Australia	Vol 2178 Fol 183 Now Vol 6164 Fol 217

As regards the part tinted blue on the attached Cadastral

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
30.1.1904 (1904 to 1911)	Hannah Board (Married Woman)	Vol 1514 Fol 145
2.6.1911 (1911 to 1914)	Arthur Hoskin (Sign Writer & Decorator)	Vol 1514 Fol 145
7.4.1914 (1914 to 1929)	Samuel Robert Smart (Bootmaker)	Vol 1514 Fol 145
187.11.1929 (1929 to )	Margaret Smart (Widow)	Vol 1514 Fol 145
18.11.1929 (1929 to 1944)	Michael Joseph Scanlan (Gentleman)	Vol 1514 Fol 145
17.4.1944 (1944 to 1985)	The Commonwealth of Australia	Vol 1514 Fol 145 Now Vol 6164 Fol 217

ABN: 42 166 543 255  
Ph: 02 9099 7400  
Fax: 02 9232 7141  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

As regards the part tinted purple on the attached Cadastral

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.10.1915 (1915 to 1928)	Michael Minogue (Railway Signalman)	Vol 2617 Fol 137 Now Vol 3505 Fol 160
21.11.1928 (1928 to 1948)	Assurance and Thrift Associates Limited	Vol 3505 Fol 160
29.12.1948 (1948 to 1985)	The Commonwealth of Australia	Vol 3505 Fol 160 Now Vol 6164 Fol 217

Continued as regards Lots 7, 8 & 9 Section 17 D.P. 3175 & Lot 1 D.P. 433297

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.11.1985 (1985 to Date)	# Australian Telecommunications Commission Now # Telstra Corporation Limited	Vol 6164 Fol 217 Now Auto Consol 6164-217

# Denotes Current Registered Proprietor

**Easements: -**

- 18.1.1949 (F328548) – Right of Carriageway

**Leases excluding building premises: -**

- 24.12.1993 (I682489) – Sydney Electricity of Substation Premises No. 7254 together with Rights of Way and Easement for Electricity Purposes – expires 30.9.2017

ABN: 42 166 543 255  
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Fax: 02 9232 7141  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
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DX 967 Sydney

**As regards Lot A D.P. 377423**

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.10.1915 (1915 to 1928)	Michael Minogue (Railway Signalman)	Vol 2617 Fol 137 Now Vol 3505 Fol 160
21.11.1928 (1928 to 1951)	Assurance and Thrift Associates Limited	Vol 3505 Fol 160 Now Vol 6303 Fol 233
21.8.1951 (1951 to 1952)	Stanley John Thompson (Estate Agent) John Eskbank Hall (Estate Agent)	Vol 6303 Fol 233 Now Vol 6425 Fol's 173 & 174
13.2.1952 (1952 to 1953)	Thomas Ewart Cadwallader (Engineer)	Vol 6425 Fol's 173 & 174 Now Vol 6532 Fol 189
17.3.1953 (1953 to 1955)	Clark Matting and Rubber Proprietary Limited	Vol 6532 Fol 189
22.9.1955 (1955 to 1960)	Australia and New Zealand Bank Limited	Vol 6532 Fol 189
8.6.1960 (1960 to 1973)	George Donald Innes (Surveyor)	Vol 6532 Fol 189
31.10.1973 (1973 to 1988)	Betty Florence Innes (Widow) Also, known as Florence Betty Innes (Widow) (Section 93 Application not investigated)	Vol 6532 Fol 189
21.1.1988 (1988 to 1997)	Konstantin Grein Annegret Grein	Vol 6532 Fol 189 Now A/377423
12.9.1997 (1997 to 1999)	Michael Chang Pty Limited	A/377423
28.4.1999 (1999 to 2003)	Walker Douglas Investments Pty Limited	A/377423
2.7.2003 (2003 to 2009)	Mijenzo Pty Limited	A/377423
30.10.2009 (2009 to Date)	# RL Thomson Pty Limited	A/377423

# Denotes Current Registered Proprietor

**Easements: -**

- 13.2.1952 (F620532) – Cross Easement

**Leases excluding building premises: -**

- Numerous Leases dated from 12.9.1997 to 18.3.2010 – expired or surrendered – not investigated
- 11.8.2016 (AK672583) – Suphalak Patulny – expires 27.2.2020 – option of renewal 5 years

ABN: 42 166 543 255  
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Fax: 02 9232 7141  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
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DX 967 Sydney

**As regards Lot B D.P. 377423**

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.10.1915 (1915 to 1928)	Michael Minogue (Railway Signalman)	Vol 2617 Fol 137 Now Vol 3505 Fol 160
21.11.1928 (1928 to 1951)	Assurance and Thrift Associates Limited	Vol 3505 Fol 160 Now Vol 6303 Fol 233
21.8.1951 (1951 to 1952)	Stanley John Thompson (Estate Agent) John Eskbank Hall (Estate Agent)	Vol 6303 Fol 233 Now Vol 6532 Fol's 191 & 192
10.10.1952 (1952 to 1963)	William Robert Ross (Retired)	Vol 6532 Fol's 191 & 192 Now Vol 6588 Fol 109
3.6.1963 (1963 to 1963)	Dorothy Elizabeth Moore (Married Woman) Lucy Edna Irene White (Married Woman) (Section 94 Application not investigated)	Vol 6588 Fol 109
27.6.1963 (1963 to Date)	# Harrie Murrell Pty Limited Now # H M Pty Limited	Vol 6588 Fol 109 Now B/377423

# Denotes Current Registered Proprietor

**Easements: -**

- 13.2.1952 (F620532) – Cross Easement (Erroneously omitted from the current title)
- 13.2.1952 (F633362) – Cross Easement

**Leases : -NIL**



ABN: 42 166 543 255

Ph: 02 9099 7400

Fax: 02 9232 7141

(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney

Sydney 2000

GPO Box 4103 Sydney NSW 2001

DX 967 Sydney

**As regards Lot C D.P. 377423**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
23.10.1915 (1915 to 1928)	Michael Minogue (Railway Signalman)	Vol 2617 Fol 137 Now Vol 3505 Fol 160
21.11.1928 (1928 to 1951)	Assurance and Thrift Associates Limited	Vol 3505 Fol 160 Now Vol 6303 Fol 233
21.8.1951 (1951 to 1952)	Stanley John Thompson (Estate Agent) John Eskbank Hall (Estate Agent)	Vol 6303 Fol 233 Now Vol 6425 Fol's 173 & 174
13.2.1952 (1952 to 1958)	Leonard White (Poultry Farmer)	Vol 6425 Fol's 173 & 174 Now Vol 6532 Fol 190
29.9.1958 (1958 to 1959)	Lum Wang (Restaurant Proprietor) Hana Wang (Married Woman)	Vol 6532 Fol 190
23.11.1959 (1959 to 1977)	Pak Chin Yip (Merchant)	Vol 6532 Fol 190
5.8.1977 (1977 to 2012)	Foondy Yip (Widow) & her deceased estate (Transmission application not investigated)	Vol 6532 Fol 190 Now C/377423
30.5.2012 (2012 to 2014)	Richard Yip (Executor of the Estate of Foondy Yip)	C/377423
23.4.2014 (2014 to Date)	# Colin Yiu-Kwing Fung	C/377423

# Denotes Current Registered Proprietor

**Easements: -**

- 13.2.1952 (F633362) – Cross Easement

**Leases: -NIL**

- 5.8.1977 (Q315127) – Kim Fung (Restaurateur) & Chuen Sing Ip (Restaurateur) – expired 19.2.1987
- 19.2.1987 (W752193) – Patrick Wong, Mutsuko Wong & Linda Wong – expired or surrendered – not investigated
- Numerous Leases dated from 12.7.1991 to 22.6.2007 – expired or surrendered – not investigated
- 17.10.2012 (AH305812) – Peter Meng Leong Wang & Doris Juat Eng Wong – expires 2.6.2017

ABN: 42 166 543 255  
Ph: 02 9099 7400  
Fax: 02 9232 7141  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

As regards Lot D D.P. 377423

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.10.1915 (1915 to 1928)	Michael Minogue (Railway Signalman)	Vol 2617 Fol 137 Now Vol 3505 Fol 160
21.11.1928 (1928 to 1951)	Assurance and Thrift Associates Limited	Vol 3505 Fol 160 Now Vol 6303 Fol 233
21.8.1951 (1951 to 1956)	Stanley John Thompson (Estate Agent) John Eskbank Hall (Estate Agent)	Vol 6303 Fol 233 Now Vol 6588 Fol's 110 & 111
24.7.1956 (1956 to 1959)	Yee Yat Hiu (Merchant) Yee Chung On (Merchant)	Vol 6588 Fol's 110 & 111 Now Vol 7203 Fol's 199 & 200
3.4.1959 (1959 to 1971)	Frank Shir – King (Fish Shop Proprietor) Gock Kin (Fish Shop Proprietor)	Vol 7203 Fol's 199 & 200
30.6.1971 (1971 to 1985)	The Commonwealth of Australia	Vol 7203 Fol's 199 & 200 Now Vol 11662 Fol 53
4.12.1985 (1985 to 2015)	Joseph Gollan & his deceased estate	Vol 11662 Fol 53 Now D/377423
25.6.2015 (2015 to Date)	# Lea Baron	D/377423

# Denotes Current Registered Proprietor

**Easements: -**

- 13.2.1952 (F633362) – Cross Easement

**Leases : -NIL**



Yours Sincerely  
James McDonnell  
24 November 2016

Cadastral Records Enquiry Report

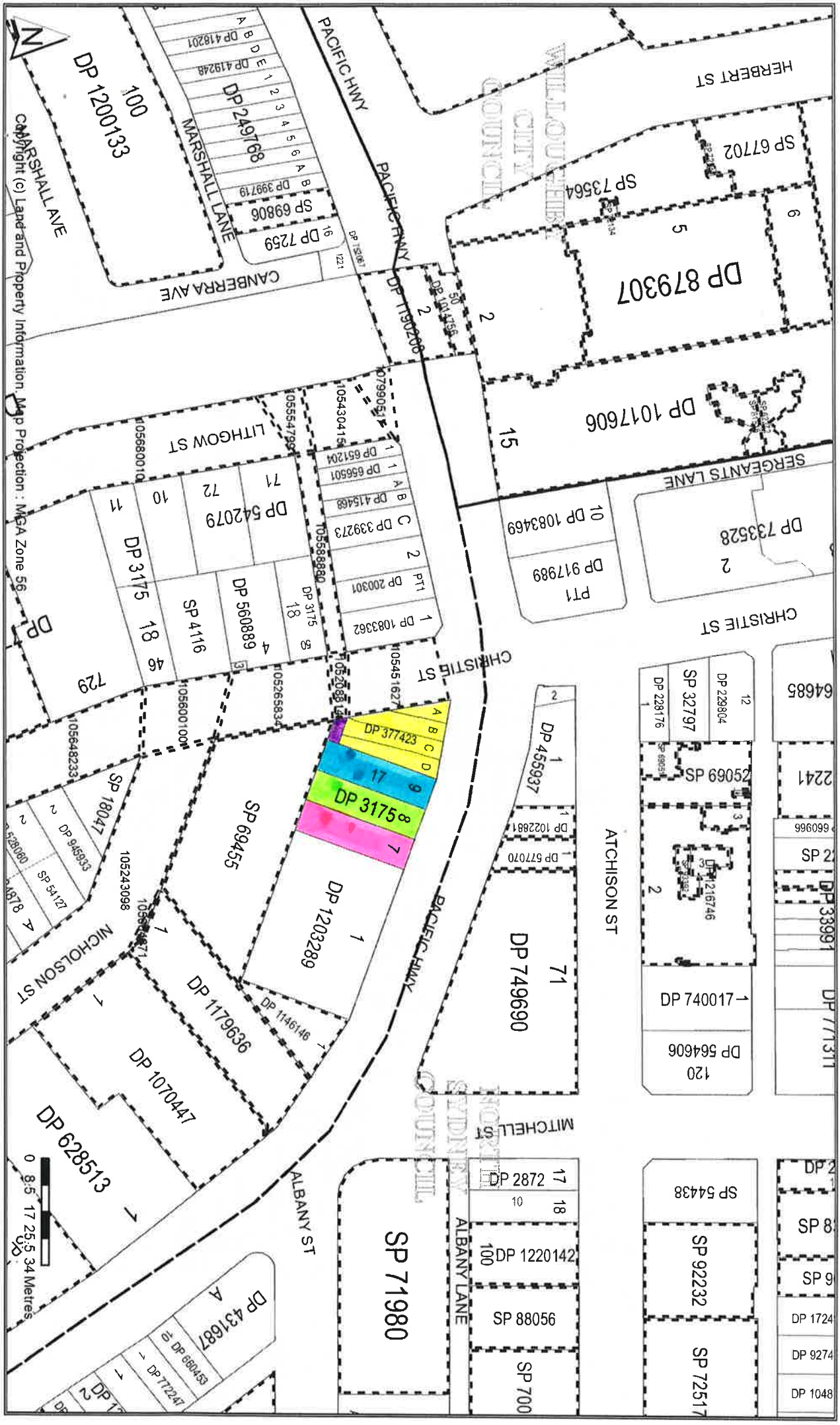
Locality : ST LEONARDS

Requested Parcel : Lot A DP 377423

Parish : WILLOUGHBY

County : CUMBERLAND

Ref : MARK



Report Generated 1:00:23 PM, 22 November, 2016  
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This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGS Charting and Reference Maps.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

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SEARCH DATE

22/11/2016 1:13PM

FOLIO: AUTO CONSOL 6164-217

---

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
24/11/1992		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 6164-217	

PARCELS IN CONSOL ARE:  
7-9/17/3175, 1/433297.

24/12/1993	I682489	LEASE	
24/12/1993	I884055	CHANGE OF NAME	EDITION 1

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

---

FOLIO: AUTO CONSOL 6164-217

SEARCH DATE	TIME	EDITION NO	DATE
23/11/2016	8:47 AM	1	24/12/1993

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS  
AT ST LEONARDS  
LOCAL GOVERNMENT AREA LANE COVE  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

TELSTRA CORPORATION LIMITED (CN I884055)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 F328548 RIGHT OF CARRIAGEWAY AFFECTING THE WHOLE OF LOT 1  
DP433297 WITHIN DESCRIBED
- 2 I682489 LEASE TO SYDNEY ELECTRICITY OF SUBSTATION PREMISES  
NO.7254 PACIFIC FRIEDLANDER TOGETHER WITH RIGHTS OF  
WAY AND EASEMENT FOR ELECTRICITY PURPOSES AS SHOWN IN  
PLAN WITH I682489. EXPIRES 30.9.2017

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

TITLE DIAGRAM

LOTS 7-9 SEC. 17 IN DP3175  
LOT 1 IN DP433297

DP3175  
DP433297.

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

st leonards

PRINTED ON 23/11/2016

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

22/11/2016 1:13PM

FOLIO: A/377423

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

Prior Title(s): VOL 6532 FOL 189

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
22/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/10/1991	Z995462	MORTGAGE	EDITION 1
28/2/1992	E289216	DISCHARGE OF MORTGAGE	
28/2/1992	E289217	MORTGAGE	
28/2/1992	E289218	POSTPONEMENT OF MORTGAGE	EDITION 2
30/12/1993	I914424	DISCHARGE OF MORTGAGE	
30/12/1993	I914425	DISCHARGE OF MORTGAGE	
30/12/1993	I914426	MORTGAGE	EDITION 3
23/10/1995	O603551	REQUEST	
10/7/1997	3220585	CAVEAT	
12/9/1997	3406941	WITHDRAWAL OF CAVEAT	
12/9/1997	3406942	DISCHARGE OF MORTGAGE	
12/9/1997	3406943	LEASE	
12/9/1997	3406944	LEASE	
12/9/1997	3406945	TRANSFER	EDITION 4
15/9/1997	3406946	MORTGAGE	EDITION 5
28/4/1999	5780848	DISCHARGE OF MORTGAGE	
28/4/1999	5780849	TRANSFER	EDITION 6
30/6/1999	5942547	MORTGAGE	EDITION 7
19/3/2003	9461836	LEASE	EDITION 8
20/5/2003	9623088	LEASE	EDITION 9
2/7/2003	9750309	DISCHARGE OF MORTGAGE	
2/7/2003	9750310	TRANSFER	EDITION 10

END OF PAGE 1 - CONTINUED OVER

Ref:st leonards /Src:M

Licence: AUS/0634/96

# TRANSFER

New South Wales  
Real Property Act 1900



3406945 X

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

Office of State Revenue use only
N.S.W. STAMP DUTY 200897 3613 04 002148637/03 0024

(A) **LAND TRANSFERRED**  
If appropriate, specify the  
share or part transferred.

A/377423
----------

(B) **LODGED BY**

LTO Box	Name, Address <b>NATIONAL AUSTRALIA BANK LIMITED</b> National Australia Bank Limited 255 George Street, Sydney 237-1111 FAX 237-1264 Reference (15 character maximum): 070C9405
---------	--

(C) **TRANSFEROR** ..... KONSTANTIN GREIN and ANNEGRET GREIN .....

(D) acknowledges receipt of the consideration of \$592,000.00  
and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) **TRANSFeree**

<b>T</b> <b>TS</b> (s713 LGA) <b>TW</b> (Sheriff)	<b>MICHAEL CHANG PTY LIMITED ACN 003 992 309</b>  <b>TENANCY:</b>
---	---

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** 28. 8. 97  
Signed in my presence by the transferor who is personally known to me.

D. Marucci  
Signature of Witness

DANIEL MARUCCI  
Name of Witness (BLOCK LETTERS)

1 CHANDOS ST. ST. LEONARDS  
Address of Witness

A. Grein  
  
Signature of Transferor

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

.....  
Signature of Witness

.....  
Name of Witness (BLOCK LETTERS)

.....  
Address of Witness

Peter Wise Signature of Transferee's Solicitor  
If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

Ref:st leonards /Src:M  
Form: 97-01T  
Licence: 026CN/0526/96

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

5780849B



nly

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

Office of State Revenue use only

00\*24 200499 7902 04 002419869/03  
N.S.W. STAMP DUTY

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

FOLIO IDENTIFIER A/377423

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
	REFERENCE (15 character maximum): Walker Douglas

(C) **TRANSFEROR MICHAEL CHANG PTY. LIMITED ACN ~~003-992-309~~**

(D) acknowledges receipt of the consideration of \$775,000.00  
and as regards the land specified above transfers to the transferee an estate in fee simple.  
(E) Encumbrances (if applicable) 1. 2. 3.

(F) **TRANSFEEE**

<b>T</b> <b>TS</b> (s713 LGA) <b>TW</b> (Sheriff)	<b>WALKER DOUGLAS INVESTMENTS PTY. LIMITED ACN 076 917 087</b>
	<b>TENANCY:</b>

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 28 April 1999

Signed in my presence by the transferor who is personally known to me.  
*THE COMMON SEAL OF MICHAEL CHANG PTY. LIMITED was hereunto affixed by authority of the Board of Directors in the presence of:*



Name of Witness (BLOCK LETTERS)

*John Jan*

Address of Witness

**SECRETARY.**

Signature of Transferor

*Michael Chang*  
**DIRECTOR**

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of J M PAGE, solicitor for Transferee

*Michael Page*

CHECKED BY (LTO use)

*lp*



Ref:st leonards /Src:M

Form: 01T  
Release: 2.1  
www.lpi.nsw.gov.au

# TRANSFER

New South Wales  
Real Property Act 1900



## 9750310W

PRIVACY NOTE: this information is legally required and will become part of the public record

### STAMP DUTY

Office of State Revenue use only	
CLIENT No 3323749	STAMP No. 1192
STAMP DUTY \$2-	SIGNATURE <i>al</i>
TRANSACTION No. 1393146	DATE 9-5-03
ASSESSMENT DETAILS:	

### (A) TORRENS TITLE

A/377423

### (B) LODGED BY

Delivery Box	Name, Address or DX and Telephone <b>LEGALINK</b> <del>Larbalestier &amp; Co</del> PARALEGAL SUPPORT SERVICES GPO Box 3894 Sydney 2001 <b>LTO BOX 124E</b>	CODES <b>T</b> <b>TW</b> (Sheriff)
Reference:		

### (C) TRANSFEROR

Walker Douglas Investments Pty Limited ACN 076 917 087

### (D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 1,250,000.00 and as regards

### (E) ESTATE

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

### (F) SHARE TRANSFERRED

### (G) ENCUMBRANCES (if applicable):

### (H) TRANSFEREE

Mijenzo Pty Limited ACN 082 052 944

### (I) TENANCY:

### (J) DATE

Do not Date

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

Corporation: WALKER DOUGLAS INVESTMENTS PTY LIMITED

Authority: SECTION 127 OF THE CORPORATIONS ACT

Signature of authorised person: *[Signature]*

Signature of authorised person: *[Signature]*

Name of authorised person: RICHARD RANDOLPH PEARSON

Name of authorised person: BRYAN DAVID WEIR

Office held: DIRECTOR

Office held: DIRECTOR / SECRETARY

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

Signature:

*[Signature]*

Signatory's name: Paul Larbalestier  
Signatory's capacity: transferee's solicitor

*27*

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

22/11/2016 1:13PM

FOLIO: A/377423

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
10/10/2005	AB823916	TRANSFER OF LEASE	
11/1/2007	AC864880	SURRENDER OF LEASE	EDITION 11
8/8/2008	AE138801	REQUEST	EDITION 12
30/10/2009	AF83308	TRANSFER	EDITION 13
18/3/2010	AF370045	LEASE	EDITION 14
14/12/2015	AK66142	CAVEAT	
13/4/2016	AK352609	DEPARTMENTAL DEALING	
11/8/2016	AK672583	LEASE	EDITION 15

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

st leonards

PRINTED ON 22/11/2016

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

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FOLIO: A/377423

SEARCH DATE	TIME	EDITION NO	DATE
23/11/2016	8:47 AM	15	11/8/2016

LAND

LOT A IN DEPOSITED PLAN 377423  
AT ST LEONARDS  
LOCAL GOVERNMENT AREA LANE COVE  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP377423

FIRST SCHEDULE

RL THOMSON PTY LIMITED

(T AF83308)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F328548 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE  
DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL  
6532 FOL 189
- 3 F620532 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS A & B IN DP377423
- \* 4 AK66142 CAVEAT BY GROCON DEVELOPMENTS GROUP PTY LIMITED
- \* AK672583 CAVEATOR CONSENTED
- 5 AK672583 LEASE TO SUPHALAK PATULNY EXPIRES: 27/2/2020. OPTION  
OF RENEWAL: 5 YEARS.

NOTATIONS

AK352609 NOTE: DP243632 PROPOSED ROAD  
UNREGISTERED DEALINGS: NIL

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

st leonards

PRINTED ON 23/11/2016

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

22/11/2016 1:13PM

FOLIO: B/377423

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

Prior Title(s): VOL 6588 FOL 109

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/10/1995	0603551	REQUEST	
10/3/1999	5667400	CHANGE OF NAME	EDITION 1
24/9/2002	8980302	DISCHARGE OF MORTGAGE	EDITION 2
14/12/2015	AK66143	CAVEAT	
13/4/2016	AK352609	DEPARTMENTAL DEALING	

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

---

FOLIO: B/377423

SEARCH DATE	TIME	EDITION NO	DATE
23/11/2016	8:47 AM	2	24/9/2002

LAND

LOT B IN DEPOSITED PLAN 377423  
AT ST LEONARDS  
LOCAL GOVERNMENT AREA LANE COVE  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP377423

FIRST SCHEDULE

H M PTY LIMITED

(CN 5667400)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F328548 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 6588 FOL 109
- 3 F633362 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS B & C AND LOTS B & A IN DP377423
- \* 4 AK66143 CAVEAT BY GROCON DEVELOPMENTS GROUP PTY LIMITED

NOTATIONS

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

AK352609 NOTE: DP243632 PROPOSED ROAD  
UNREGISTERED DEALINGS: NIL

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

st leonards

PRINTED ON 23/11/2016

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

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SEARCH DATE

22/11/2016 1:13PM

FOLIO: C/377423

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 6532 FOL 190

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/12/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/7/1991	Z756061	LEASE	EDITION 1
23/10/1995	O603551	REQUEST	
1/12/1995	O732797	LEASE	EDITION 2
11/5/1998	3974305	TRANSFER OF LEASE	EDITION 3
7/1/2002	8248129	LEASE	EDITION 4
11/2/2004	AA409424	TRANSFER OF LEASE	
22/6/2007	AD209230	LEASE	EDITION 5
30/5/2012	AH19094	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 6
17/10/2012	AH305812	LEASE	EDITION 7
23/4/2014	AI525662	TRANSFER	
23/4/2014	AI525663	MORTGAGE	EDITION 8
14/12/2015	AK66144	CAVEAT	
13/4/2016	AK352609	DEPARTMENTAL DEALING	

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

Ref:st leonards /Src:M  
Form: 03AE  
Licence: 05-11-653  
Licensee: Softdocs  
Makinson & d'Apice Lawyers

# TRANSMISSION APPLICATION

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



## AH19094F

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

(A) TORRENS TITLE	C/377423		
(B) REGISTERED DEALING	Number	Torrens Title	
(C) LODGED BY	Delivery Box	Name, Address or DX and Telephone	umber if any
	124E	LLPN:123820V LEGALINX PTY LTD Level 3, 175 Castlereagh Street, Syc PO Box A250 Sydney South NSW 12 Ph: 02 9230 6900 MAK:245737	
			CODE <b>AE</b>
(D) DECEASED REGISTERED PROPRIETOR	FOONDY YIP		
(E) APPLICANT	RICHARD YIP		

(F) The applicant, being entitled as \_\_\_\_\_ executor of the will \_\_\_\_\_ of the deceased registered proprietor (who died on 29 October 2011 ) pursuant to \_\_\_\_\_ probate \_\_\_\_\_ No. 2012/82616  $\phi$  granted on 30 March 2012 to RICHARD YIP

( a certified copy of which is lodged herewith) apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land.

DATE 29 / 5 / 2012

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

Signature:

Signatory's name: Richard John William d'Apice  
Capacity: Solicitor for the applicant

(H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS. The applicant's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No.  Full Name: \_\_\_\_\_ Signature: \_\_\_\_\_

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

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FOLIO: C/377423

SEARCH DATE	TIME	EDITION NO	DATE
23/11/2016	8:47 AM	8	23/4/2014

LAND

LOT C IN DEPOSITED PLAN 377423  
AT ST LEONARD  
LOCAL GOVERNMENT AREA LANE COVE  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP377423

FIRST SCHEDULE

COLIN YIU-KWING FUNG

(T AI525662)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F328548 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF THE LAND SHOWN SO BURDENED IN VOL 6532 FOL 190
- 3 F633362 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS B & C AND C & D IN DP377423
- 4 AH305812 LEASE TO PETER MENG LEONG WONG & DORIS JUAT ENG WONG OF GROUND FLOOR RESTAURANT AND BASEMENT AREA AT 538 PACIFIC HIGHWAY, ST LEONARDS AND ONE CAR PARKING SPACE AT REAR. EXPIRES: 2/6/2017.
- 5 AI525663 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
- \* 6 AK66144 CAVEAT BY GROCON DEVELOPMENTS GROUP PTY LIMITED

NOTATIONS

AK352609 NOTE: DP243632 PROPOSED ROAD  
UNREGISTERED DEALINGS: NIL

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

st leonards

PRINTED ON 23/11/2016





11662

NEW SOUTH WALES

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.

Appln. No.3083

Prior Titles Vol.7203 Fols.199 & 200

Vol. **11662** Fol. **53**

Edition issued 7-9-1971

M344780

**CANCELLED**



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

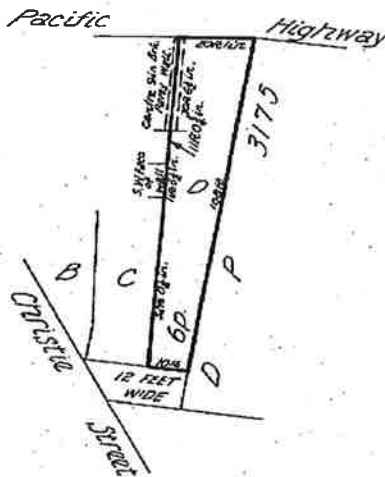
Witness *Barnes*

*Jawatson*  
Registrar General.

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND



Scale: 40 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot D in plan lodged with Transfer No.F620532 (filed as F.P.377423) at St. Leonards in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

FIRST SCHEDULE

~~THE COMMONWEALTH OF AUSTRALIA.~~

SECOND SCHEDULE

- GRY 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- RCZ 2. Right of Carriageway created by Transfer No.F328548 appurtenant to the land above described affecting the piece of land 12 feet wide shown in the plan hereon.
- CX 3. Cross Easements ( Section 181B Conveyancing Act 1919 ) created by Transfer No.F633362.P affecting the party wall on the common boundary of Lots C and D shown in the plan hereon.

*Jawatson*  
Registrar General


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

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

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

11662 Fol. 53  
(Page 1) Vol.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Joseph Gollan by Transfer W67906. Registered 4-12-1985					

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					

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

Vol. 11662 Fol 53  
Ref: R821925 /Doc:CT 11662-053 CT /Rev:21 /Dec-2010 /Sts:OK,OK /Pgs:ALL /Prt:23-Nov-2016 10:51 /Seq:2 of 2  
Ref: st leonards (Page 2 of 2 pages)

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

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SEARCH DATE

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22/11/2016 1:13PM

FOLIO: D/377423

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

Prior Title(s): VOL 11662 FOL 53

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
25/6/2015	AJ601775	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1
14/12/2015	AK66145	CAVEAT	

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

---

FOLIO: D/377423

SEARCH DATE	TIME	EDITION NO	DATE
23/11/2016	8:47 AM	1	25/6/2015

LAND

LOT D IN DEPOSITED PLAN 377423  
AT ST LEONARDS  
LOCAL GOVERNMENT AREA LANE COVE  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP377423

FIRST SCHEDULE

LEA BARON

(AE AJ601775)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F328548 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PIECE OF LAND 12 FEET WIDE SHOWN IN DP443297
- 3 F633362 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS C AND D IN DP377423
- \* 4 AK66145 CAVEAT BY GROCON DEVELOPMENTS GROUP PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

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