



11 August 2017

Mr Raymond Raad  
Hallmark Construction Pty Ltd  
2A Gregory Place  
Parramatta NSW 2150

Sent via email to: [ray@hmc.com.au](mailto:ray@hmc.com.au)

**Attention:** Mr Raad  
**Subject:** Preliminary Contamination Investigation at 30 and 46 Auburn Road, Regents Park NSW

## Introduction

Sullivan Environmental Sciences Pty Ltd (Sullivan-ES) was engaged by Hallmark Construction Pty Ltd to conduct a Preliminary Contamination Investigation at 30 and 46 Auburn Road, Regents Park NSW.

## Objective

The investigation was commissioned to assess the suitability of the site in respect of high-rise residential use, considering provisions for contaminated land in State Environmental Planning Policy No. 55 (SEPP55) for land rezoning proposals.

## Scope of Work

The following scope of work was conducted:

- Reviewing reports and report extracts pertaining to the former Email property at 30 Auburn Road, including:
  - Woodward-Clyde survey report (Nov 1997)
  - Executive Summary of Woodward-Clyde Phase 2 report (Apr 1998)
  - Woodward-Clyde tank removal validation report (Dec 1998)
  - Douglas Partners letter review report of the Woodward-Clyde Phase 2 report (Sept 2002).
- Obtaining historical aerial photos for #30 and #46 Auburn Road dating back to 1940s.
- Obtaining historical land titles for #46 dating back to the 1940s.

- Reviewing records on lessee/operations/development works on the site between 1998 – 2017.
- Conducting a detailed site inspection of the entire site including the former Email property and 46 Auburn Road.
- Preparing a Preliminary Contamination Investigation report in accordance with SEPP55.

## Site Identification

The site comprises adjoining properties located at 30 and 46 Auburn Road, Regents Park. The site is identified as Lot 1 DP 656032 (#30) and Lot 2 DP 433938 (#46). The site is located in the City of Canterbury Bankstown Local Government Area (LGA) (formerly Bankstown LGA) and is currently zoned R4 High Density Residential under Bankstown Local Environmental Plan (LEP) 2015.

The site has an approximate total area of 20,500m<sup>2</sup> (#30 = 18,000m<sup>2</sup> and #46 = 2,500m<sup>2</sup>).

## Review of Relevant Historical Reports

The following section presents a review of previous reports.

### *Environmental Survey of Email Air Handling Facilities (Woodward-Clyde, Nov 1997)*

Sullivan-ES was provided with a 10-page extract from this report to review. The extract was only relevant to the site at 30 Auburn Road. The full report covered the Regents Park site along with other Email Ltd owned or leased properties in Sydney, Melbourne and Brisbane.

The purpose of the survey was part of a due diligence exercise prior to divestment of the site to identify issues of material significance. The following information is summarised from the report extract:

- The Regents Park site was the main manufacturing facility for Email Ltd.
- Email Ltd had occupied the site for approximately 40 years (before 1997). Prior to that the site was used as an industrial facility for metal fabrication and warehousing.
- Three factory buildings and a smaller canteen building existed onsite. Construction materials included asbestos-containing fibro sheet walls. Roofs of the three factory buildings were replaced in 1990. The canteen building roof is suspected asbestos-cement sheeting.
- The northern portion of the site was vacant grassed land (approximately one third of the site).
- Land surrounding the site was either commercial/industrial or railway corridor land.
- The site was used by Email Ltd to manufacture filtration and ventilation products from sheet metal and filter material. Warehousing, product testing, maintenance and administration were also conducted.
- Chemicals used include commercial cleaners, paints, glues, gel sprays, carbon, polyurethane foam, and methylene chloride cleaner.
- A Pollution Control Licence (#002811) was held at the site issued by the EPA. Trade wastes included paint and foam which were removed from the site under EPA regulation (Certificate of Registration #P24087).
- The site held a Dangerous Goods licence issued by WorkCover NSW for storage of unleaded petrol, paints, argon, LPG, diesel, nitrogen, acetylene, and kerosene.
- A wash bay was previously operated at the western site boundary outside Building 3. Wastewater from the washbay was pumped to two settling pits at the eastern end of Building 2 and removed by contractor.

- Black staining was observed on the grassed area proximal to vent pipes on the southern side of Building 3 from the vent exhaust of activated carbon.
- Liquid wastes included paints, isocyanate foams, and waste oil. Paints and foams were removed offsite by a licenced contractor. Records of waste oil management were not reviewed.
- An Aboveground Storage Tank (AST) was located in a bunded area at the southern site boundary. Spillage of diesel was observed on the grassed surfaces around the AST.
- Spillage and chemical stains on the floor of Building 3 (gelling rigs) and along the outside gutter were noted.
- No dedicated storage area was noted for methylene chloride (a Class 6 Poison) used in the cleaning process of foam parts.
- An Underground Storage Tank (UST) with 10,000 litre capacity and bowser was located outside the main offices. The UST contained unleaded petrol for refuelling of company vehicles and had been present for greater than 10 years.
- Another UST and bowser had been removed approximately 4 years ago from outside the northeast corner of Building 2. The UST was used to store leaded (super) petrol. No records of tank decommissioning or validation was reviewed.
- A flammable goods store was located at the southern site boundary. Paints, thinners, acidic cleaner and a bag of trisodium phosphate was observed.
- Other chemicals identified included Corflex (di-2-ethyl hexyl phthalate), and historical used of oil in heaters, but now removed and not used for many years.
- A waste bin used to collect PCB-containing fluorescent light fittings was located on the grassed rear storage area. It was recommended that the bin be made liquid tight to prevent leakage of PCB material from the bin.
- Woodward-Clyde considered that the potential for soil and groundwater contamination was medium given the long industrial use of the site. Potential high-risk areas were considered to be unsealed waste storage areas, the diesel AST area, and the existing UST.
- Historical activities were also considered to pose potential contamination risks including imported fill materials.

Woodward-Clyde concluded *“The potential for soil contamination from the existing unleaded petrol UST and the recently removed super petrol UST is the only potential materially significant issue that was identified during the walk over survey of the site.”*

#### *Phase 2 Investigation – 30 Auburn Road, Regents Park (Woodward-Clyde, Apr 1998)*

Sullivan-ES was provided with a 3-page extract of the Executive Summary of this report to review. The report was only relevant to the site at 30 Auburn Road. The following information is summarised from this report extract:

- The investigation was conducted to address recommendations made in the previous survey report (Woodward-Clyde Nov 1997) to evaluate liabilities associated with potential contamination at the site. The investigation included a sampling program of soil and groundwater targeted at locations identified as potential major issue areas.
- Eighteen (18) sampling locations were used to investigate the site. It was acknowledged that this number of locations did not meet the number of locations recommended by the NSW EPA to assess a site with an area of 1.9 hectares (i.e. 30 sampling locations). It was stated that the investigation was preliminary and adequate for the site given the continued use for industrial activities.

- Three (3) groundwater monitoring wells were installed proximal to former/existing USTs and other areas identified as groundwater risks.
- An asbestos survey and CCTV stormwater drain inspection was also conducted by others at the time of the Phase 2.
- Hydrocarbon odours and staining was observed at soil sample location BH2 and analytical results confirmed detections of hydrocarbon contaminants.
- Concentrations of heavy metals in several soil samples located in and between Building 3 and Building 2 were below the adopted soil criteria for industrial land use.
- Organic contaminants were not detected in soil samples collected from identified probable high-risk site areas which indicated that organic contaminants would not be prevalent across the site.
- Detectable concentrations of heavy metals in groundwater samples was considered to be indicative of background quality and not caused by activities onsite.
- The operation of USTs onsite had not caused detrimental impacts to groundwater because no organic contaminants were detected in groundwater samples.
- Asbestos containing materials were present in building materials.

Woodward-Clyde made a number of recommendations to address various issues including:

- Removal of the UST and AST and validation of residual surrounding soils.
- Further sampling across the site should the site be rezoned for more sensitive land uses, such as residential, and at to establish baseline conditions for end of tenancy periods.
- Implementing an asbestos management plan in conjunction with a risk assessment of asbestos containing materials.
- Investigation of oil and diesel impacts to the stormwater system as well as cleaning stormwater sumps and improving stormwater pit access.
- An annual inspection of the site to document tenant activities pertaining to potential contamination risks.

*Underground Storage Tank Removal and Validation Sampling (Woodward-Clyde, Dec 1998)*

Sullivan-ES was provided with a covering letter and 6-page letter report to review (excluding any tables or figures appendices). The report presents the works conducted for removal and validation of the remaining UST documented in the previous Phase 2 (Apr 1998) at 30 Auburn Road. The following information is summarised from this report:

- The work was conducted in accordance with relevant codes of practice at that time (e.g. AIP CP22 Dec 1994).
- The UST was pumped of 6,400 litres of fuel product prior to excavation.
- The UST was a 15,000-litre capacity tank and removed from the ground outside the north side of the Canteen Building.
- Soil validation was conducted in accordance with relevant guidelines at that time (e.g. EPA 1994).
- Soil validation results met relevant criteria at that time (e.g. NEHF 1996 and EPA 1994).
- Woodward-Clyde concluded that soil contaminants were below the land use criteria in both excavated areas and backfill material and considered suitable for ongoing commercial/industrial land use.

*Review of Phase 2 Soil and Groundwater Assessment Report (Douglas Partners, Sept 2002)*

Sullivan-ES was provided with a 5-page letter report prepared by Douglas Partners Pty Ltd (DP) pertaining to a review of the Phase 2 assessment (Apr 1998); the purpose of which was to provide an independent opinion in consideration of the site to be rezoned from industrial to residential land use to meet redevelopment aspirations; as well as to identify areas of potential environmental liability and to provide actions to render the site suitable for the rezoned land. Sullivan-ES consider that DP did not have the benefit of reviewing the previous UST removal report (Dec 1998) in making specific statements regarding onsite tanks. The following information is summarised from the DP review:

- DP stated that 46 Auburn Road was not covered in the Phase 2 investigation.
- DP stated that the Phase 2 was generally able to identify areas of concern and provided an evaluation of the suitability of the site for its intended industrial land use.
- DP identified a deficiency in sampling locations compared to NSW EPA (1995) recommended densities for specific land sizes, however stated that the sampling density was considered appropriate as a Phase 1 preliminary assessment to evaluate the general potential contamination risk.
- DP stated that the criteria values selected for assessing soil and groundwater were appropriate and adopted from relevant guidelines endorsed at that time (1998).
- DP identified hydrocarbon impacts at sampling location TP5 (not BH2 as reported in the Phase 2), and TP6, albeit as localised presence. DP also agreed that given the low permeable clay soils and depth to groundwater at 5.5m below ground, the risk of migration of impacts from surface layers to groundwater would be low.
- DP identified that methylene chloride was not analysed in the Phase 2, although identified as a target contaminant. After considering the sampling pattern followed in the Phase 2 that focussed on likely “high risk” locations and the analytical tests performed for other organic contaminants, DP concurred that potential chlorinated solvent impacts would be low.
- DP agreed that detection of heavy metals in the groundwater was due to background conditions.
- DP agreed that the operation of USTs on the site had not had a detrimental effect on groundwater quality.
- DP agreed that remediation of asbestos-containing materials was straight forward.
- DP agreed with the conclusions and recommendations of the Phase 2.
- In light of the proposed residential rezoning, DP conducted a review of all Phase 2 sampling results against assessment criteria for residential sites (with minimal access to soils, such as for apartment buildings), concluding that all soil results met the more sensitive land use criteria. DP noted that some metal concentrations exceeded ecologically-based phytotoxic levels. DP stated that, all things considered, with the proposed development to effectively cover the site with hardstand layers, the exceedance of ecological criteria would not be a major issue.

DP made the following conclusions from their review of the Phase 2 report:

- Hydrocarbon impacts were generally localised and remediation of those areas would be relatively straight forward.
- Woodward-Clyde had identified site areas of concern requiring further investigation and/or remediation.
- The potential for extensive contamination of the site was low.

- The site could be practically remediated and rendered suitable for the proposed residential use.
- Further investigation may also be prudent at the time after building demolition to access soils to fully characterise the site for contamination.

## Historical Aerial Photographs

The table below presents the details of observations made from each aerial photograph reviewed. Historical aerial imagery is presented in **Attachment A**.

Year	Details
1943 (black & white)	<p>The site is undeveloped containing dense vegetation with numerous tracks winding across the site.</p> <p>The rail line is present along the western boundary and Auburn Rd appears as a dirt road along the eastern boundary. A small creek is visible north of the site. All other surrounding areas are undeveloped. One residential house exists across Auburn Rd.</p>
1956 (black & white)	<p>A large sawtooth warehouse/factory building (Building #1?) has been constructed on #30 along with a smaller building (Canteen?) in the eastern portion and a shed structure to the west (part of Building #3?). Some site activities or storage appears to be occurring in the western area of #30. This may have been around the time Email began operating the site.</p> <p>#46 remains as undeveloped grassed land as does the greater northern portion of #30.</p> <p>Surrounding land appears undeveloped apart from the railway and some associated structures. More residential homes are visible across Auburn Road.</p>
1965 (black & white)	<p>On #30 a large new building (Building #2?) has been constructed north alongside the existing sawtooth factory, as well as another large building at the western end (Building #3?). Activities a visible around the building particularly in the western area of the site. The northern grassed area remains largely undeveloped.</p> <p>On #46 there is one central main building and two sheds of various sizes and rows of stored materials is apparent along the boundary fence of #30 to the north.</p> <p>A few more homes have appeared across Auburn Road.</p>
1975 (black & white)	<p>This image is very grainy and difficult to view clearly.</p> <p>On #30 an extension is visible to Building #1 along its southern side. The northeast area is now used as an employee car park. All other areas remain relatively unchanged.</p>

Year	Details
	<p>On #46 the site remains relatively unchanged apart from additional stored material along boundary fences.</p> <p>Surrounding lands appear relatively unchanged. A car park is visible to the north of the creek.</p>
<p>1986 (colour)</p>	<p>The site buildings appear unchanged apart from an extension to the eastern end of Building #2. Much of the operational area ground surface and car park are bitumen. A large area at the western end of #30 shows storage of materials and very poor housekeeping or stockpiling of waste. A dozen or so soil stockpile mounds are also visible in this area. The roof materials appear to be asbestos cement sheeting. A single shed stands alone in the centre of the grassed northern portion.</p> <p>#46 shows clear racks of storage along boundary areas with storage sheds around the site and the central main building. The site resembles a depot or storage yard. The ground surface is assumed gravel. The rear of this property remains grassed.</p> <p>Surrounding land remain undeveloped other than the railway and the houses across Auburn Road.</p>
<p>1994 (colour)</p>	<p>No obvious changes have occurred on #30. The norther area remains grassed.</p> <p>#46 has undergone significant changes with a large building constructed across the central and north site area covering approximately 50% of the site. Storage racks of brown timber of visible in the east and predominately western areas and a concrete car park is present off Auburn Road, assumed to be customer parking.</p> <p>The property to the north has been constructed over the creek area.</p>
<p>2007 – Google Earth (colour)</p>	<p>All roof material appears to have changed on #30. A large area of bare earth is visible on the northern boundary, assumed to be the detention pond excavation. All stored material appears to have been removed.</p> <p>#46 shows all stored material have been removed from site. Buildings remain unchanged.</p> <p>Additions to the property to the north are visible.</p>
<p>2014 – Google Earth (colour)</p>	<p>Crane parts are visible in the northwest corner of #30 that appears to be gravelled over the former grassed area.</p> <p>No obvious changes have occurred on either #30 or #46 other than some small demountable sheds near the Canteen on #30.</p>

## Land Titles

Sullivan-ES conducted a review of land title holders for #46 Auburn Road given that no previous assessments have been conducted on the property. The review was to assess the likelihood of potential contamination from the activities of past site owners. Title search information is provided in **Attachment B**. The following summarises the title information relevant to potential contamination issues:

**1949 – 1954** owned by an ice manufacturer, indicating the site may have been used for this purpose, however aerial images show the land was not developed during this time.

**1960 – 1987** owned by ABC Timbers Pty Ltd, indicating timber yard related activities. Potential contaminants include CCA (copper chromium arsenic), cresols, insecticides, and metals. The site activities more than likely evolved into the hardware outlet documented in the Phase 2 (Apr 1998).

## Tenancy Records

Tenancy records were provided for review to fill information gaps relevant to site activities since the time of the previous DP report (Sept 2002) and summary of contamination issues at that time. Refer to the annotated figure presented in **Attachment C** for reference to site areas. The following information was obtained.

### *#30 Auburn Road*

- The site was purchased in September 2000.
- The entire site was occupied by Email Ltd until September 2001.
- Building 1 has been continuously occupied by a wholesaler of furniture since March 2006. It is utilised for storage and distribution only.
- Building 2 was leased by a paper recycling business from April 2010 to November 2010. The activities did not include any chemical treatment.
  - Subsequent to this, Building 2 was occupied in its entirety by a construction training school inclusive of area 2.
  - Since August 2017, the eastern half of Building 2 and the external awning on the eastern end has been occupied for formwork storage, inclusive of area 2.
- Building 3 has been continuously occupied by a manufacturer of timber furniture since February 2006.
- Area 1 was leased out as a formwork storage yard from September 2007 until April 2011.
  - Area 1 was subsequently leased out as a parking area for the construction training school.
- Area 3 has been utilised by the land owner as a storage yard of containers and demountable buildings since July 2016. No activities occurred on this area prior to this.
- Area 5 has been utilised by a crane company since October 2007 as a storage yard, which then evolved into a construction training school. Since that time, their tenancy has grown to incorporate area 4, area 5, area 6, area 7, and areas 1 & 2 as noted above. All the areas listed were vacant prior to their occupation by the training school.

### *#46 Auburn Road*

- The site was purchased in May 2002.
- ABC Timber & Supplies was the occupant at the time of settlement (they were a subsidiary of the vendor) and remained in the property until September 2002.

- A timber furniture manufacturer occupied the entire property from August 2005 until August 2008.
- An excavation company has occupied the entire site since January 2014 for the parking of trucks and excavation machinery.
- The property was vacant between the periods listed above.

## Site Inspection

Sullivan-ES conducted an inspection of the site on 2 August 2017. The inspection was conducted by Mr Adam Sullivan, Principal Scientist of Sullivan-ES. The following information was documented.

### #30 Auburn Road

- The vent pipe from the former super UST was present attached to the northeast corner of Building #2.
- A groundwater monitoring well cover was observed north of the Canteen building, which is evidence that this was the location of the former unleaded UST.
- Building 1 was primarily used for storage warehousing.
- Building 2 was predominately empty other than used as office space for the construction training school area.
- Building 3 was a timber furniture workshop and assembly area.
- Evidence of the former AST was observed at the southwest corner of Building 1 along with the flammable goods shed.
- The rear area of Building 3 along the rail fence line showed small piles of suspected asbestos-cement fibro sheeting.
- Building walls of all buildings are predominately suspected asbestos-cement fibro sheeting. Down pipes are also suspected asbestos containing, while some are broken.
- The detention basin was observed at the northern site boundary.

### #46 Auburn Road

- Site buildings are constructed of metal cladding material.
- The site appears to be used for storage of various mechanical truck parts including batteries and engines. There is a stockpile of refuse waste materials on the southern boundary.
- The central drainage grate shows a minor sheen on the water surface. No odours were noted.
- Numerous spare tyres have been stockpiled along the northern fence line. It is understood that the tyres are used by the tenant when moving heavy machinery across the concrete forecourt area to prevent damage to the concrete surface.

## Proposed Development

Sullivan-ES were provided with conceptual plans of proposed building works on the site (**Attachment D**). It is understood that the development will include an expansive basement level car park covering approximately 75% of the site, therefore at least the upper 3 metres of soil will be removed across the majority of the site and effectively removing any potential impacts documented in previous reports in those areas subject to excavation.

In this regard, existing soils will require sampling and testing for waste classification purposes such that surplus soils can be removed offsite.

## Conclusions

Sullivan-ES make the following conclusions based on the findings of this Preliminary Contamination Investigation:

- This Preliminary Contamination Investigation has been conducted in consideration of the provisions in SEPP55 for rezoning planning proposals.
- Background searches indicate that the main activities relating to potential contamination is operation of the site by Email Ltd (on #30) and timber yard/hardware store operations (on #46).
- Sullivan-ES concur with the previous reports that priority high-risk areas at #30 Auburn Road have been identified and targeted for sampling. However, previous sampling should be supplemented with additional sampling under and around site buildings and filled areas to achieve sufficient site coverage and recommended sampling densities (NSW EPA, 1995). Further sampling can be conducted at a later stage once demolition of the existing buildings has occurred. Analytical tests should include general contaminants as well as asbestos impacts.
- Supplementary sampling on #30 should extend across the entire area of #46 to assess soil conditions at specific locations around drains and waste piles and generally across all site areas. Analytical tests should include general contaminants as well as contaminants related to timber storage or treatment. Piles of waste should be assessed for waste classification and removal offsite.
- We also consider that the former super UST and diesel AST areas on #30 should be targeted for sampling given that it is not known if validation sampling was conducted and no validation records were reviewed.
- Additional areas to target on #30 include the former wash bay and settling pits identified in the Phase 2 (Apr 1998), and general filled areas in the northern portion of the site.
- Supplementary groundwater sampling is recommended given the size of the site (including both #30 and #46) and limited previous sampling. Site boundary conditions should be targeted for this purpose.
- The proposed site redevelopment will remove the majority of the top 3m of soil across the site to construct basement parking. As such, any supplementary sampling recommended above should consider the need for removal of surplus soil offsite as a waste or otherwise as recovered resource material if proven so (e.g. Virgin Excavated Natural Material - VENM).
- Any site areas where existing soils are to be retaining and not subject to bulk excavations should be sampled after demolition of existing buildings and assessed against current health-based soil investigation criteria in accordance with Schedule B1 of the National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM 2013).
- Sullivan-ES conclude that the site can be made suitable for the proposed residential use subject to the findings of previous reports, further sampling of soils and groundwater at an appropriate later stage, and if necessary; considerate of existing results and any new information; performing remediation works to remove any unacceptable human or environmental health risks.

## Report Limitations

Sullivan-ES has prepared this report in accordance with the usual care and thoroughness of the consulting profession for the use of Hallmark Construction and only those third parties who have been authorised in writing by Sullivan-ES to rely on this Report.

It is based on generally accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this Report.

Where this Report indicates that information has been provided to Sullivan-ES by third parties, Sullivan-ES has made no independent verification of this information except as expressly stated in the Report. Sullivan-ES assumes no liability for any inaccuracies in or omissions to that information.

This Report was prepared between 2 August and 11 August 2017 and is based on the conditions encountered and information reviewed at the time of preparation. Sullivan-ES disclaims responsibility for any changes that may have occurred after this time.

Investigations undertaken in respect of this Report are constrained by the particular site conditions, such as the location of buildings, services and vegetation. As a result, not all relevant site features and contamination may have been identified in this Report. Subsurface conditions can vary across a particular site and cannot be exhaustively defined by the investigations described in this Report.

This Report should be read in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties. This Report does not purport to give legal advice. Except as required by law, no third party may use or rely on this Report unless otherwise agreed by Sullivan-ES.

To the extent permitted by law, Sullivan-ES expressly disclaims and excludes liability for any loss, damage, cost or expenses suffered by any third party relating to or resulting from the use of, or reliance on, any information contained in this Report. Sullivan-ES does not admit that any action, liability or claim may exist or be available to any third party.

It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.

Yours Sincerely

**Sullivan Environmental Sciences Pty Ltd**



**Adam Sullivan**

Principal Scientist

BSc; PG Cert. Env. Law



**Attachments:**

- A Historical Aerial Images
- B Land Title Documents
- C Tenancy Records
- D Development Plans

## **Attachment A:**

Historical Aerial Images

1943



1956



1965



1975



1986



1994



2007 – Google Earth



2014 – Google Earth



## **Attachment B:**

Land Title Documents

Requested Parcel : Lot 2 DP 433938

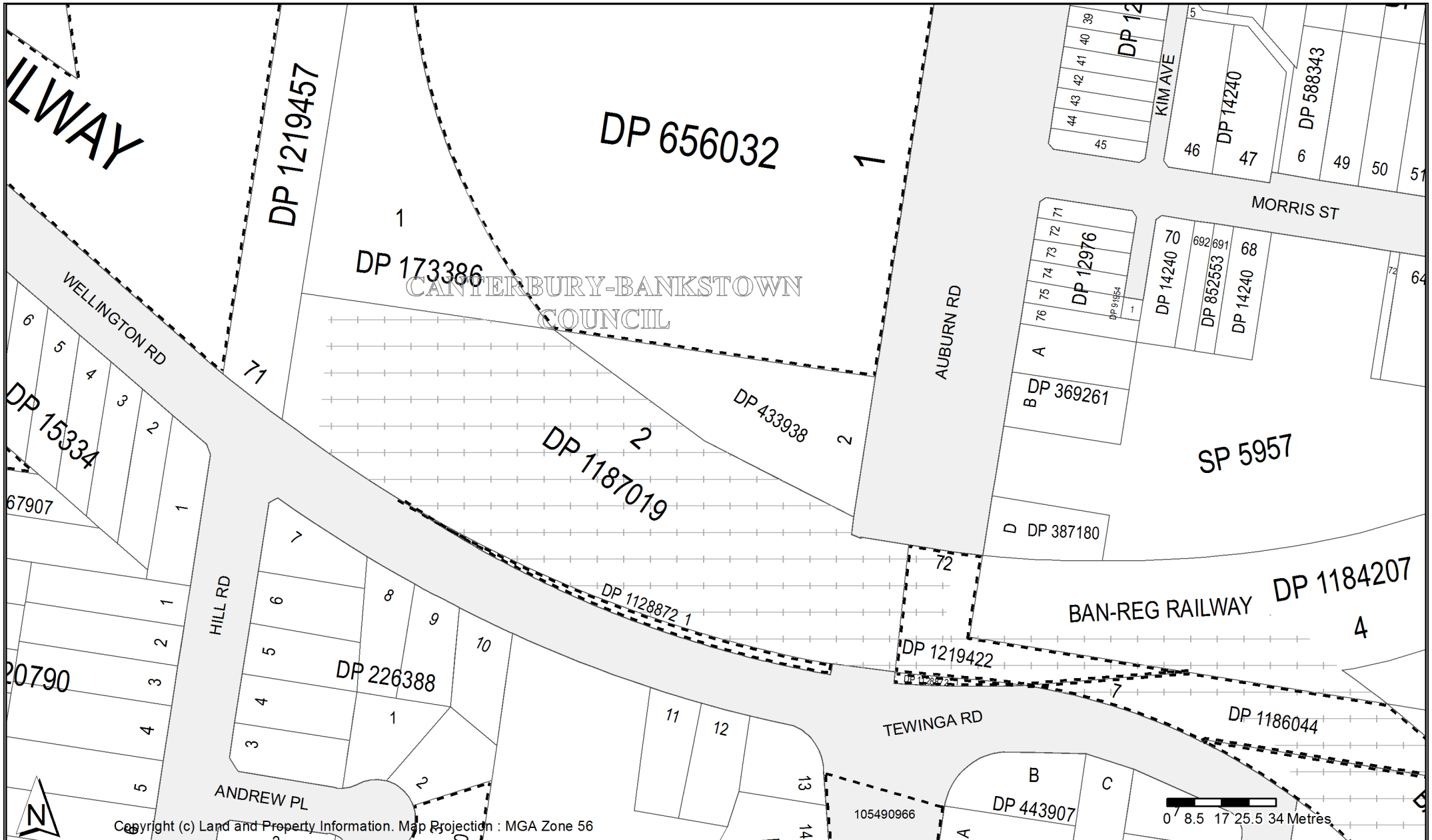
Identified Parcel : Lot 2 DP 433938

Locality : REGENTS PARK

LGA : CANTERBURY-BANKSTOWN

Parish : LIBERTY PLAINS

County : CUMBERLAND



Copyright (c) Land and Property Information. Map Projection : MGA Zone 56







**Requested Parcel :** Lot 2 DP 433938

**Identified Parcel :** Lot 2 DP 433938

**Locality :** REGENTS PARK

**LGA :** CANTERBURY-BANKS ... **Parish :** LIBERTY PLAINS

**County :** CUMBERLAND

	Status	Surv/Comp	Purpose
DP15334			
Lot(s): 10			
 DP1218007	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
DP228360			
Lot(s): 3			
 DP1227905	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
DP656032			
Lot(s): 1			
 DP1099658	REGISTERED	SURVEY	EASEMENT
DP1007007			
Lot(s): 12			
 DP715	HISTORICAL	COMPILATION	UNRESEARCHED
 DP171596	HISTORICAL	COMPILATION	UNRESEARCHED
 DP433389	HISTORICAL	COMPILATION	UNRESEARCHED
 DP787321	HISTORICAL	COMPILATION	SUBDIVISION
 DP808843	HISTORICAL	SURVEY	SUBDIVISION
DP1128872			
Lot(s): 1			
 NSW GAZ.	05-12-2008	Folio : 11845	
LOT 1 DP1128872 ACQUIRED FOR THE PURPOSES OF RAIL CORPORATION NEW SOUTH WALES			
 PA82702 - LOTS 4, 6, 8, 9, 12 AND 14 DP1129945, LOT 1 DP1130753, LOT 1 DP1131072, LOT 10 DP1131074 AND LOT 20 DP1132574			
DP1186044			
Lot(s): 7			
 CA167526 - LOTS 7-8 DP1186044			
DP1209120			
Lot(s): 100			
 DP12049	HISTORICAL	SURVEY	UNRESEARCHED
 DP179467	HISTORICAL	COMPILATION	UNRESEARCHED
 DP309330	HISTORICAL	SURVEY	UNRESEARCHED
 DP1182830	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP1186044	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 CA167526 - LOTS 7-8 DP1186044			
DP1219422			
Lot(s): 72			
 CA175748 - LOT 72 DP1219422			
Road			
Polygon Id(s): 105490966			
 DP1202061	REGISTERED	SURVEY	SURVEY INFORMATION ONLY

**Caution:** For all **ACTIVITY PRIOR to SEPT 2002** you must refer to the RGs Charting and Reference Maps.

## Cadastral Records Enquiry Report

Ref : sullivan - regents pk

**Requested Parcel** : Lot 2 DP 433938

**Identified Parcel** : Lot 2 DP 433938

**Locality** : REGENTS PARK

**LGA** : CANTERBURY-BANKS ... **Parish** : LIBERTY PLAINS

**County** : CUMBERLAND

Plan	Surv/Comp	Purpose
DP12976	SURVEY	UNRESEARCHED
DP14240	SURVEY	UNRESEARCHED
DP15334	SURVEY	UNRESEARCHED
DP20790	SURVEY	UNRESEARCHED
DP29650	SURVEY	UNRESEARCHED
DP91954	COMPILATION	DEPARTMENTAL
DP122420	COMPILATION	DEPARTMENTAL
DP173386	COMPILATION	UNRESEARCHED
DP226388	SURVEY	SUBDIVISION
DP228360	SURVEY	SUBDIVISION
DP367907	SURVEY	UNRESEARCHED
DP369261	SURVEY	UNRESEARCHED
DP387180	SURVEY	UNRESEARCHED
DP433938	SURVEY	UNRESEARCHED
DP437675	SURVEY	UNRESEARCHED
DP443907	COMPILATION	UNRESEARCHED
DP588343	COMPILATION	SUBDIVISION
DP656032	COMPILATION	DEPARTMENTAL
DP852553	SURVEY	SUBDIVISION
DP1007007	SURVEY	SUBDIVISION
DP1128872	SURVEY	RESUMPTION OR ACQUISITION
DP1184207	COMPILATION	DEPARTMENTAL
DP1186044	COMPILATION	LIMITED FOLIO CREATION
DP1187019	COMPILATION	DEPARTMENTAL
DP1209120	SURVEY	CONSOLIDATION
DP1219422	COMPILATION	LIMITED FOLIO CREATION
DP1219457	COMPILATION	DEPARTMENTAL
SP5957	COMPILATION	STRATA PLAN
SP43416	COMPILATION	STRATA PLAN

Release: 2.1  
www.lpi.nsw.gov.au

**TRANSFER**

New South Wales  
Real Property Act 1900



**8746677X**

PRIVACY NOTE: this information is legally required and will becc

**STAMP DUTY**

Office of State Revenue use only	NEW SOUTH WALES DUTY 05-07-2002 0001036146-001 SECTION 18(2) DUTY \$ *****2.00
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**(A) TORRENS TITLE**

Folio Identifier 2/433938
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**(B) LODGED BY**

Delivery Box <b>6L</b>	Name, Address or DX and Telephone Milad S Raad & Associates, Solicitors 2A Gregory Place PARRAMATTA NSW 2150 Reference: 46 Auburn Rd, Regents Pk	CODES <b>T</b> <b>TW</b> (Sheriff)
---------------------------	--	---

**(C) TRANSFEROR**

PETER JOHN AYSCOUGH & ELIZABETH WAVENEY AYSCOUGH
--

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 1,400,000.00 and as regards

**(E) ESTATE**

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

**(F) SHARE TRANSFERRED**

100%

**(G) ENCUMBRANCES**

Encumbrances (if applicable):

**(H) TRANSFEE**

30 AUBURN ROAD PTY LIMITED (ACN 088 534 963) 2A Gregory Place PARRAMATTA NSW 2150
<b>TENANCY:</b>

**(J) DATE**

21 MAY 2002

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.

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

Signature of witness:

X

Name of witness:  
Address of witness:

*Donna Ryan*  
8 STEPHENSON ST  
BIRRONG NSW

Signature of transferor:

X *PJA*  
X *EWA*  
*S. W. Ayscough*

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

Signature:

*Neil Graham Kerz*

Signatory's name: NEIL GRAHAM KERZ  
Signatory's capacity: transferee's solicitor

Fps.: 46/908546R.E.  
C.B.: 148/120  
F.B.: Misc. 2710

M. M.

Plan approved  
T. Approved. 6/5/48  
48 M. 299A for Registrar General

Mun<sup>y</sup> of Bankstown  
**D971540**

REGENTS PARK **FP433938**  
Plan of part of the land in C.T. Vol. 961 Fol. 240

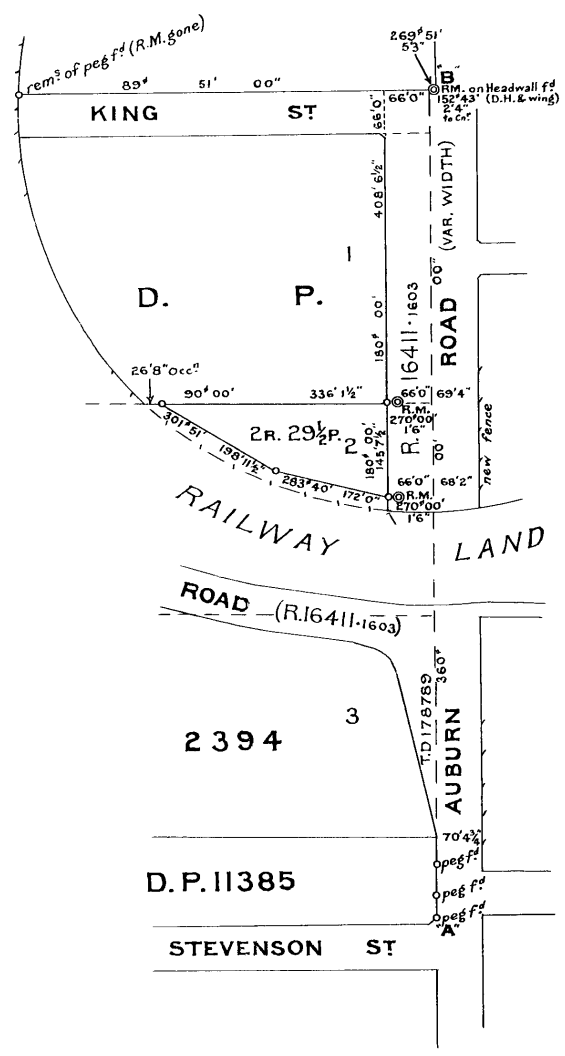
Parish of Liberty Plains County of Cumberland

SCALE: 200 FEET TO 1 INCH

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 433938

FEET	INCHES	METRES
1	6	0.457
2	4	0.711
5	3	1.600
26	8	8.128
66	-	20.117
66	2	20.169
68	2	20.777
69	4	21.133
70	4 3/4	21.457
145	7 1/2	44.387
172	-	52.426
198	11 1/2	60.643
336	1 1/2	102.451
408	6 1/2	124.524
AC	RD	p
-	2	29 1/2 2770



For and on behalf of The Commissioner for Railways

*[Handwritten signature]*

This is the plan referred to as annexure to the Transfer from The Commissioner for Railways to HORACE JOHN GREEN dated this 23<sup>rd</sup> day of March 1948.

Subscribed and declared before me at Sydney this 23<sup>rd</sup> day of March 1948

*Harold D. Keane J.P.*

Reference Marks are G.I. pipes  
Azimuth from AB

I, George Henry Martin, of the Department of Railways N.S.W., a Surveyor registered under the Surveyors Act, 1929, do hereby solemnly and sincerely declare that the survey represented in this plan has been made by me in accordance with the Survey Practice Regulations, 1933, and is correct and was completed on the 15<sup>th</sup> day of March 1948, and the Reference Marks have been placed as shown hereon.

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

*Geo. H. Martin*

Surveyor registered under the Surveyors Act, 1929.

# Advance Legal Searchers

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

-----  
28/7/2017 9:37AM

FOLIO: 2/433938

-----  
First Title(s): OLD SYSTEM  
Prior Title(s): VOL 5981 FOL 51

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
22/1/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/6/1992	E540434	DISCHARGE OF MORTGAGE	EDITION 1
4/10/1995	0580205	DISCHARGE OF MORTGAGE	
4/10/1995	0580206	MORTGAGE	EDITION 2
29/2/2000	6606046	DISCHARGE OF MORTGAGE	
29/2/2000	6606047	MORTGAGE	EDITION 3
5/7/2002	8746676	DISCHARGE OF MORTGAGE	
5/7/2002	8746677	TRANSFER	EDITION 4
13/9/2002	8951478	DEPARTMENTAL DEALING	EDITION 5
20/2/2006	AC126487	CHANGE OF NAME	
20/2/2006	AC126488	MORTGAGE	EDITION 6
7/3/2007	AC978540	LEASE	EDITION 7
18/5/2012	AG996132	CAVEAT	
29/10/2013	AI122279	DISCHARGE OF MORTGAGE	EDITION 8
15/1/2014	AI300055	WITHDRAWAL OF CAVEAT	

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

sullivan - regent

PRINTED ON 28/7/2017

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

# Advance Legal Searchers

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/433938

SEARCH DATE	TIME	EDITION NO	DATE
28/7/2017	9:35 AM	8	29/10/2013

LAND

LOT 2 IN DEPOSITED PLAN 433938  
AT AUBURN  
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN  
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP433938

FIRST SCHEDULE

30 AUBURN RD PTY LIMITED (CN AC126487)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

sullivan - regent

PRINTED ON 28/7/2017

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

# **ADVANCE LEGAL SEARCHERS PTY LTD**

(ACN 147 943 842)  
ABN 82 147 943 842

18/36 Osborne Road,  
Manly NSW 2095

Telephone: +612 9977 6713  
Mobile: 0412 169 809  
Email: [search@alsearchers.com.au](mailto:search@alsearchers.com.au)

31<sup>st</sup> July 2017

**SULLIVAN ENVIRONMENTAL SCIENCES PTY LTD**  
**PO BOX 5248,**  
**TURRAMURRA, NSW 2074**

**Attention: Adam Sullivan,**

**RE:**

**46 Auburn Road,  
Regents Park**

## **Current Search**

Folio Identifier 2/433938 (title attached)  
DP 433938 (plan attached)  
Dated 28<sup>th</sup> July 2017  
Registered Proprietor:  
**30 AUBURN RD PTY LIMITED**

**Title Tree**  
**Lot 2 DP 433938**

Folio Identifier 2/433938

Certificate of Title Volume 5981 Folio 51

Certificate of Title Volume 961 Folio 240

\*\*\*\*

**Summary of Proprietor(s)  
Lot 2 DP 433938**

<b>Year</b>	<b>Proprietor(s)</b>
	<b>(Lot 2 DP 433938)</b>
2006 – todate	30 Auburn Rd Pty Limited <i>(formerly 30 Auburn Road Pty Limited)</i>
2002 – 2006	30 Auburn Road Pty Limited
1990 – 2002	Peter John Ayscough Elizabeth Waveney Ayscough
<i>(1990 – todate)</i>	<i>(various leases shown on Historical Folio 2/433938)</i>
	<b>(Part Lot 2 DP 2394 – Area 2 Roods 29 ½ Perches – CTVol 5981 Fol 51)</b>
1987 – 1990	Peter John Ayscough Elizabeth Waveney Ayscough, his wife
1960 – 1987	A.B.C Timbers Pty. Limited
1954 – 1960	Charles William Phillips, contactor Elsie Iris Phillips, spinster Florence May Speer, married woman Hazel Marie Murray, married woman
1949 – 1954	Horace John Green, ice manufacturer
	<b>(Lot 2 DP 2394 – Area 4 Acres 3 Roods 10 Perches – CTVol 961 Fol 240)</b>
1944 – 1949	The Commissioner for Railways
1926 – 1944	Railway Commissioners for New South Wales
1926 – 1926	Peter Mahony, dentist Septimius Owens, licensed victualler
1890 – 1926	Margaret Mahony, wife of John Mahony, hotelkeeper

\*\*\*\*\*

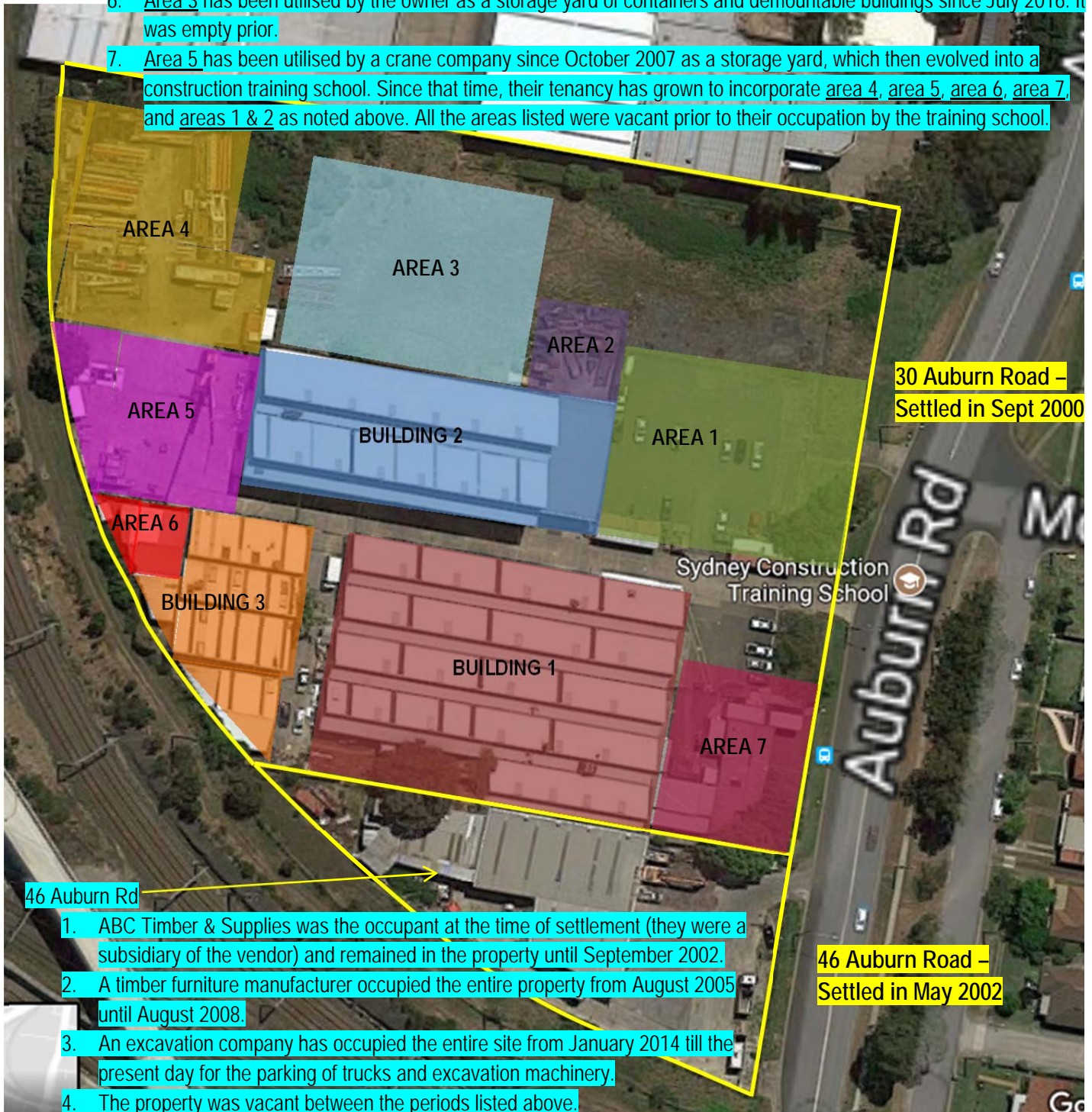
## **Attachment C:**

Tenancy Records

30 – 46 AUBURN ROAD, REGENTS PARK – OCCUPANCY POST PURCHASE

30 Auburn Rd

1. Entire site was occupied by the vendor until September 2001.
2. Building 1 has been continuously occupied by a wholesaler of furniture since March 2006. It is utilised for storage and distribution only.
3. Building 2 was leased out by a paper recycling business, which didn't undertake any chemical treatment, from April 2010 → November 2010.
  - a. Subsequent to this, it was occupied in its entirety by the Construction training school inclusive of area 2.
    - i. Since August 2017, the eastern half of the building and the external awning has been occupied for formwork storage, inclusive of area 2.
4. Building 3 has been continuously occupied by a manufacturer of timber furniture since February 2006.
5. Area 1 was leased out as a formwork storage yard from September 2007 till April 2011.
  - a. The area identified as Area 1 was subsequently leased out as a parking area by the construction training school.
6. Area 3 has been utilised by the owner as a storage yard of containers and demountable buildings since July 2016. It was empty prior.
7. Area 5 has been utilised by a crane company since October 2007 as a storage yard, which then evolved into a construction training school. Since that time, their tenancy has grown to incorporate area 4, area 5, area 6, area 7, and areas 1 & 2 as noted above. All the areas listed were vacant prior to their occupation by the training school.



30 Auburn Road –  
Settled in Sept 2000

46 Auburn Road –  
Settled in May 2002

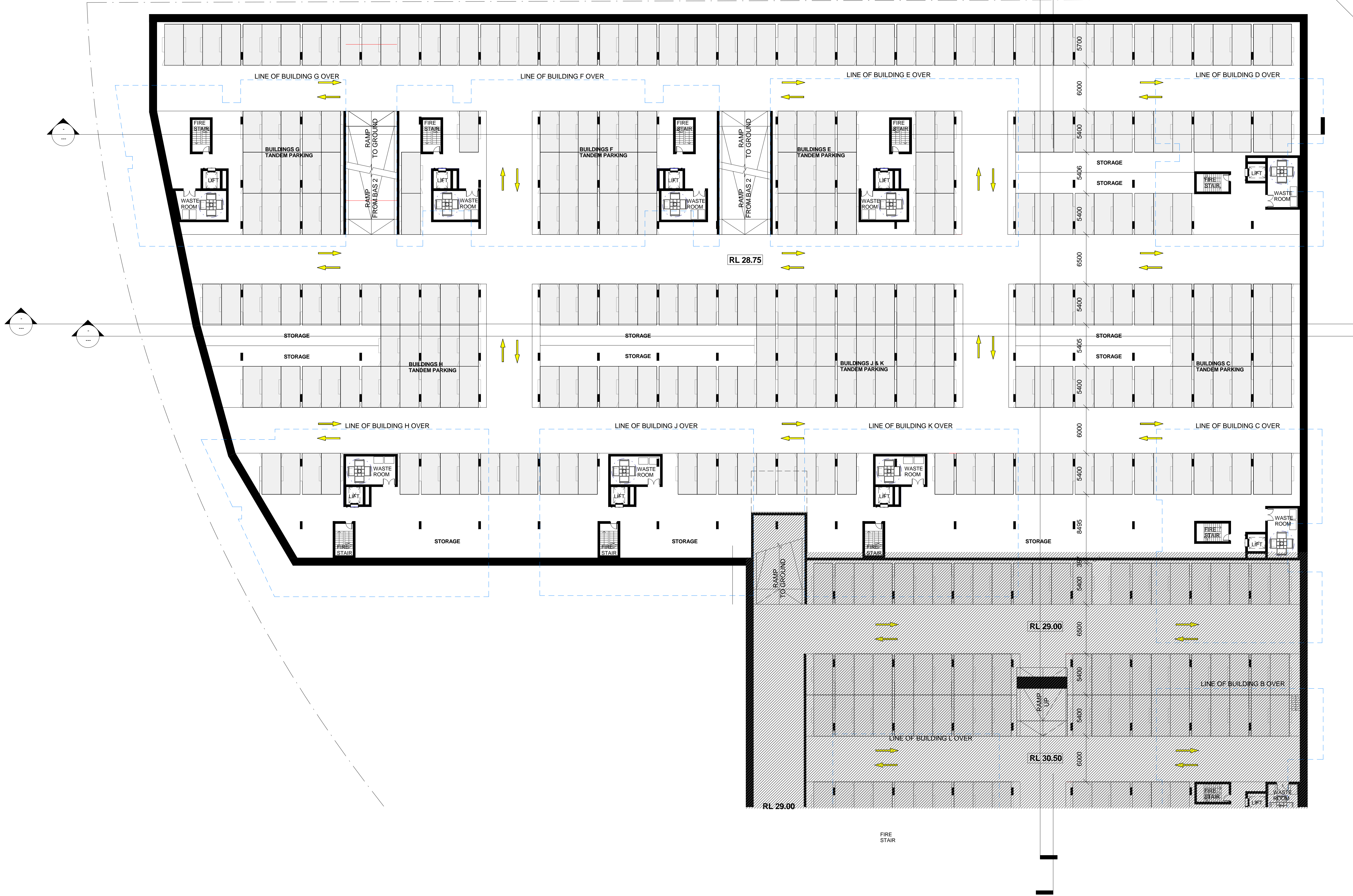
46 Auburn Rd

1. ABC Timber & Supplies was the occupant at the time of settlement (they were a subsidiary of the vendor) and remained in the property until September 2002.
2. A timber furniture manufacturer occupied the entire property from August 2005 until August 2008.
3. An excavation company has occupied the entire site from January 2014 till the present day for the parking of trucks and excavation machinery.
4. The property was vacant between the periods listed above.

NOTE 1: All areas are approximate only.  
NOTE 2: The identification of buildings and areas numerically are for the interpretation of this information only, and may not correlate with any other correspondence and or reports.

## **Attachment D:**

Development Plans



**LEGEND**

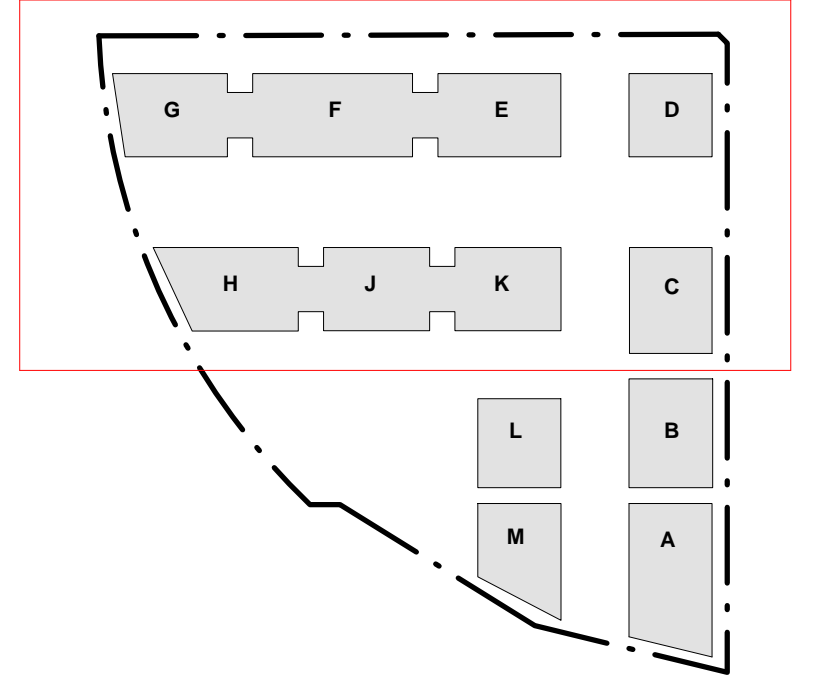
**BASEMENT 1**

STAGE 1: 292 CARSPACES

STAGE 2: 166 CARSPACES

SUB TOTAL: 458 CARSPACES

TOTAL: 1,154 CARSPACES

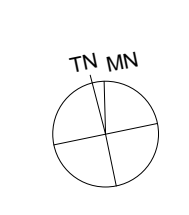


**1** Basement 1-STAGE 1  
1 : 250

issue	amendment	date	legend

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



client

scale bar

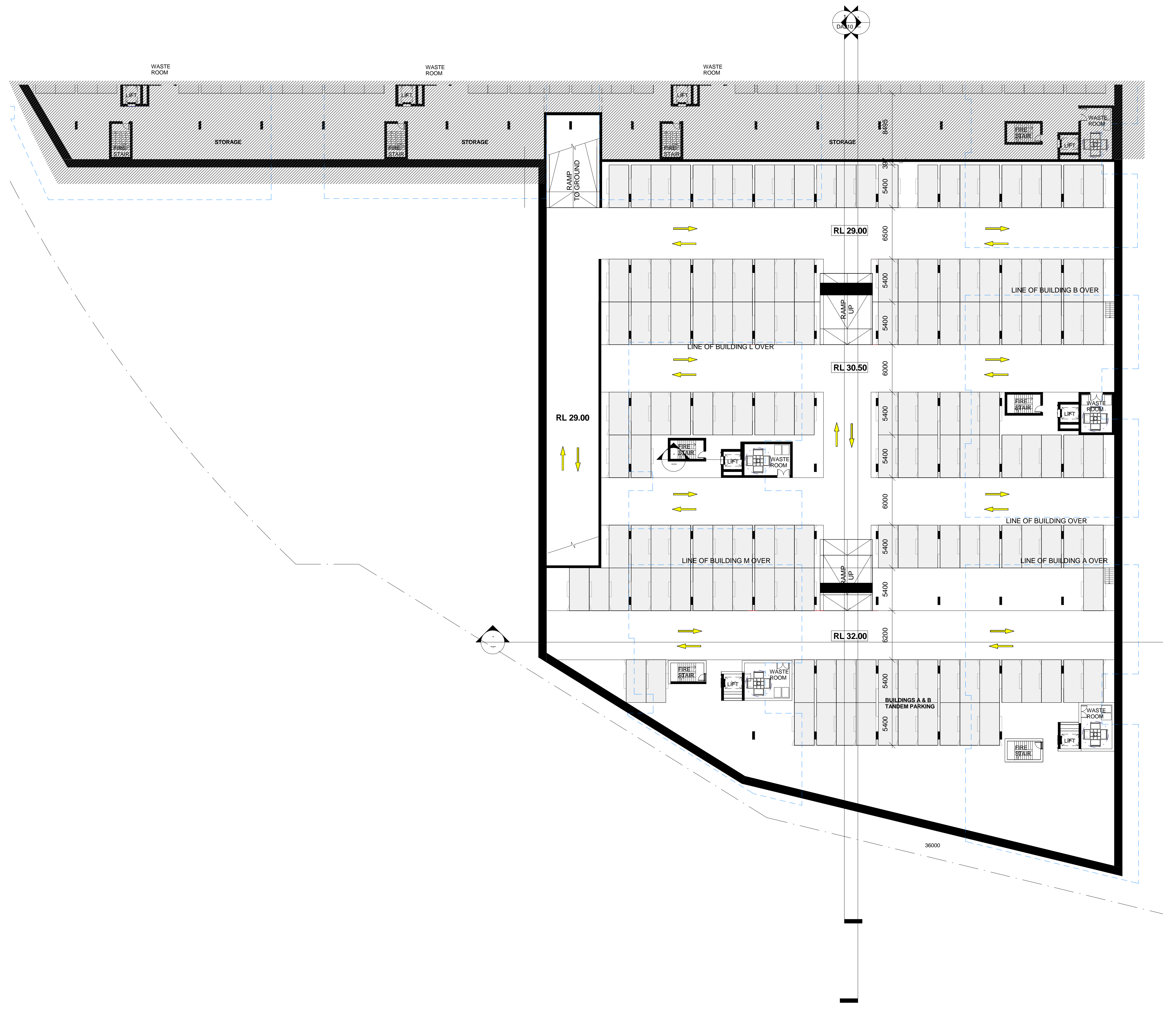
**stanisic architects** Level 2 243 Liverpool Street, East Sydney NSW 2010  
T (61 2) 9558 2588 www.stanisic.com.au ABN 11002633481

project **REGENTS PARK**  
30-46 AUBURN ROAD, REGENTS PARK

drawing **BASEMENT1 PLAN-STAGE 1**

checked **Checker** scale **As indicated@B1**  
drawn **Author** project no **13035** drawing no

issue **DA104**



**LEGEND**

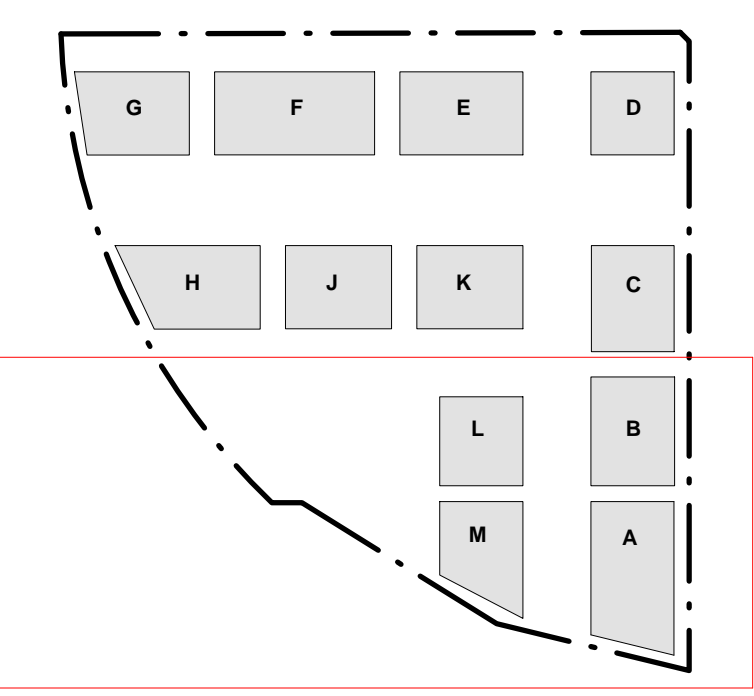
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SUB TOTAL: 458 CARSPACES

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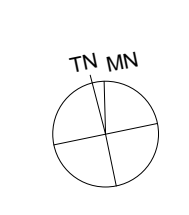


**1** Basement 1-STAGE 2  
1 : 250

issue	amendment	date	legend

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



scale bar

**stanisic architects**  
Level 2 243 Liverpool Street, East Sydney NSW 2010  
T (61 2) 9558 2588  
www.stanisic.com.au

checked: Checker  
drawn: Author  
scale: As indicated@B1  
project no: 13035

project: **REGENTS PARK**  
30-46 AUBURN ROAD, REGENTS PARK

drawing: **BASEMENT1 PLAN-STAGE 2**

issue: drawing no: **DA105**



## NOTES

1. Northern Community Area, refer to MP-1631-02
2. Central Community Area, refer to MP-1631-02
3. Park, refer to MP-1631-03
4. Communal gardens
5. Playground
6. Outdoor fitness equipment
7. Childcare centre
8. Cafe
9. Main pedestrian entry with bollards to restrict vehicular access
10. Secondary pedestrian entries
11. 2.5m wide shared path
12. Opportunity to connect into future cycleway
13. 6m wide emergency and service vehicular path
14. Driveway
15. New street trees
16. New pedestrian crossing
17. Green walls

## LEGEND

- - - - - Site Boundary
- — — — — Basement edge below



 Suite 91, L5, 330 Wattle St  
 Ultimo NSW 2007  
 T. 02 9211 3744  
 W. www.sturtnoble.com.au  
 landscape architecture  
 environmental & urban design

PROJECT  
**AUBURN ROAD, REGENTS PARK**

CLIENT  
**Hallmark Constructions Pty Ltd**

DRAWING  
**LANDSCAPE MASTERPLAN**

DRAWING No.	ISSUE	DRAWN	DATE
MP-1631-01	B	br	20.12.2016


 Scale: 0 4 20m  
 1:400@A1  
 1:800@A3

ACN: 164 245 514 ABN: 99 164 245 514  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS. COPYRIGHT OF THIS DRAWINGS IS VESTED IN STURT NOBLE ASSOCIATES PTY LTD.



issue	amendment	date	legend
1	ISSUE FOR REVIEW	21.12.16	
A	ISSUE FOR DEVELOPMENT APPLICATION	24.01.17	

client  
HALLMARK CONSTRUCTION PTY LTD

stanisic architects

Level 2, 243 Liverpool Street, East Sydney NSW 2010  
T (61 2) 9358 2588  
www.stanisic.com.au ABN 11002633481

project  
STAGED DA (MASTERPLAN)  
30-46 AUBURN ROAD, REGENTS PARK

drawing  
MASTERPLAN CONCEPT

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar



checked AH  
drawn DC

scale 1:500@A1  
1:1000@A3  
project no 13035

issue  
drawing no

M03