



**Phase 1 Environmental Site Assessment**

**Proposed Walsh Bay Arts Precinct  
Redevelopment  
Walsh Bay Wharves  
Dawes Point NSW**

**23 June 2014  
43329-56537 (Revision 2)  
JBS&G Pty Ltd**

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## List of Abbreviations

A list of the common abbreviations used throughout this report is provided below.

- AST - Aboveground Storage Tank
- bgs - below ground surface
- BTEX - Benzene, Toluene, Ethylbenzene and Xylenes
- COPC - Chemicals of Potential Concern
- DME - Department of Minerals and Energy
- DNR - Department of Natural Resources
- DQI - Data Quality Indicator
- DQO - Data Quality Objective
- EPA - Environment Protection Authority
- LNAPL - Light Non-Aqueous Phase Liquid
- NSW - New South Wales
- PAHs - Polycyclic Aromatic Hydrocarbons
- PID - Photo-ionisation Detector
- PPE - Personal Protective Equipment
- PSH - Phase Separated Hydrocarbon
- QA/QC - Quality Assurance/Quality Control
- SAQP - Sampling, Analysis and Quality Plan
- TPH - Total Petroleum Hydrocarbons
- UCL - Upper Confidence Level
- UST - Underground Storage Tank

## Executive Summary

### Introduction and Background

JBS&G (NSW & WA) Pty Ltd (JBS&G) was engaged by Arts NSW Pty Ltd (the ) to prepare a Phase 1 Environmental Site Assessment (ESA) of the area of the proposed Walsh Bay Arts Precinct (WBAP). The Walsh Bay Arts Precinct, herein defined as ‘the site’ is legally defined as:

- Pier 2/3 - Lot 11 DP 1138931;
- Pier 2/3 Shore Sheds – Lot 24 DP 1071597;
- Wharf 4/5 - Lot 65 in DP 1048377; and
- The area of water included in the Precinct redevelopment, with title description is Lot 12 in DP 1138931.

It is understood that the client is seeking Concept Design approval for the proposed WBAP, and this Phase 1 ESA report is required to address the requirements of ‘State Environmental Planning Policy 55 – Remediation of Land’ (SEPP 55).

The objectives of this Phase 1 ESA are to characterise potential contamination at the site through:

- documenting the history of the site to identify areas of potential environmental concern and contaminants of potential concern associated with the current and former landuses;
- conducting a detailed inspection of current site conditions and surrounding land uses to identify potential on and off-site sources of site contamination; and
- drawing conclusions regarding the likely suitability of the site from a contamination viewpoint, for the proposed land use, or make recommendations to enable such conclusions to be drawn.

The investigation was conducted in general accordance with relevant guidelines made or endorsed by the NSW Environment Protection Authority (NSW EPA).

### Summary of Findings

- Historical information indicates that the existing Pier 2/3, Wharf 4/5 and shore shed buildings were constructed circa 1910, however the alignment of the existing built structures and seawall are consistent with earlier versions of the Walsh Bay wharves in operation as early as 1890.
- While current use of the site is considered to have negligible potential for contamination of land and sea, the site was previously used as part of the Walsh Bay Wharves shipping facility. This former use, in combination with the location of the site in the central inner city indicated that heavy metals, organochlorine pesticides (OCPs), polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH) and asbestos were contaminants of potential concern (COPCs) in soil and sediments;
- Limited soil sampling results were available from the land based area of the site adjacent to Pier 2/3 (HLA 1996) which encountered a 1m thick layer of fill in this location underlying the surface concrete slab (600 mm thick). Laboratory analysis of fill from this location was reported to contain low concentrations of TPH, PAHs, heavy metals and OCPs.

- These conditions suggest that while the presence of contaminated fill in the surrounding area has been widely documented, the potential for contamination in fill materials on the site is low.
- With respect to contaminated sediments in the seabed, review of current studies has indicated that impacts present in sediments across the Sydney Harbour area include heavy metals, PAHs, TPH, OCPs and PCBs. These impacts would be expected within the seabed portion of the site, however the impacts are considered not to be attributable to the current use of the site.
- Seawater in the vicinity of the site is likely to be impacted with heavy metals and bacteriological contaminants however this consistent within impacts across the entire the Sydney Harbour and are considered not to be attributable to the current use of the site.

### **Conclusions and Recommendations**

Based on the information available to JBS&G at this time, and subject to the Limitations in **Section 6**, the following conclusions are drawn.

Potential contaminants in soil at the site do not appear to represent a potential human health risk for continued commercial use of the site, and associated arts/cultural uses.

While the surrounding area is known to be underlain by fill that is potentially impacted with a range of common urban contaminants, the available sample results have indicated fill at the southern end of the site is not impacted. Furthermore the site is not founded wholly on land but is largely supported on piers installed into the seabed. As such the site is considered suitable without the need for further assessment or remediation.

With respect to harbor sediments, given that disturbances to the seabed based on the proposed pile installation method are anticipated to be minimal, it is also considered that no direct exposure pathways to potentially contaminated sediments will exist following site redevelopment. Harbour sediment will remain separated from site users under a water column of at least 6m.

With respect to potential exposure to seawater, as associated with use of the proposed Water Steps, it is considered that general exposure to harbor water is safe, subject to adherence to standard NSW EPA guidance on swimming after rainfall, and current NSW fisheries advice relating to fishing in Sydney Harbour.

Based on the above findings, from a contaminated site perspective, there appears to be no unacceptable risk with use of the site for continued commercial use, and associated arts/cultural use, under the proposed Concept Design.

It is however considered that completion of the proposed redevelopment works may provide the opportunity for construction site personnel to be exposed to fill, sediment and seawater at the site. It is therefore recommended that a CEMP is prepared for implementation during the redevelopment works. The CEMP should be cognisant of the harbourside location of the works and should be adequate to protect the health and safety of the construction site staff and the surrounding marine environment.

Subject to implementation of the CEMP during any redevelopment works in line accordance with the recommendations of this report the site is considered suitable for the proposed Concept Design and use under the associated Master Plan.

## **1. Introduction**

### **1.1 Introduction and Background**

JBS&G (NSW & WA) Pty Ltd (JBS&G) was engaged by Arts NSW Pty Ltd (the client) to prepare a Phase 1 Environmental Site Assessment (ESA) of the area of the proposed Walsh Bay Arts Precinct.

The client is proposing to develop a new arts precinct at Walsh Bay which will expand and strengthen the existing cluster of cultural institutions and attractions along Sydney's "Arts and Cultural Ribbon". The arts precinct includes Wharf 4/5, Pier 2/3 and Sydney Theatre. The concept provides for an integrated performing arts and cultural precinct within an enhanced public domain at Walsh Bay. It is envisaged that the arts and cultural program within the Walsh Bay Arts Precinct (WBAP) will complement the other cultural initiatives in surrounding areas, including those proposed at nearby Barangaroo (currently under development).

The WBAP, herein defined as 'the site' is legally defined as:

- Pier 2/3 - Lot 11 DP 1138931;
- Pier 2/3 Shore Sheds – Lot 24 DP 1071597;
- Wharf 4/5 - Lot 65 in DP 1048377; and
- the area of water included in the Precinct redevelopment, with title description is Lot 12 in DP 1138931.

It is understood that the client is seeking Concept Design approval for the proposed WBAP, and this Phase 1 ESA report is necessary to address the requirements of 'State Environmental Planning Policy 55 – Remediation of Land' (SEPP 55). SEPP 55 requires that development consent is not granted unless contamination has been considered and, if required, remediated.

### **1.2 Objectives**

The objectives of this Phase 1 ESA are to characterise potential contamination at the site through:

- documenting the history of the site to identify areas of potential environmental concern (AECs) and contaminants of potential concern (COPC) associated with the current and former landuses;
- conducting a detailed inspection of current site conditions and surrounding land uses to identify potential on and off-site sources of site contamination;
- drawing conclusions regarding the likely suitability of the site from a contamination viewpoint, for the proposed land use, or make recommendations to enable such conclusions to be drawn.

The investigation was conducted in general accordance with relevant guidelines made or endorsed by the NSW Environment Protection Authority (NSW EPA).

### **1.3 The Proposed Development**

The Concept Design more than doubles the arts and cultural offerings at Walsh Bay, with new and upgraded production, rehearsal, studio and performance venues. It remains a working arts precinct, with complimentary commercial opportunities

Following the Master Plan, the Concept Design has responded to stakeholder feedback and greater design investigation, resulting in a more resolved concept, with the following key differences from the Master Plan:

- Floating pontoons and connecting bridge have been removed;
- Heritage impacts have been interrogated and minimised;
- Internal planning has been further articulated to meet arts tenants requirements; and
- A stage area canopy has been introduced into the waterfront square.

The main features of the development of Pier 2/3 include:

- New homes for Bell Shakespeare, Australian Chamber Orchestra and the Australian Theatre for Young People, including office accommodation, rehearsal space and performance spaces; and
- Retention of raw heritage space for a range of events and functions, with some improved ancillary facilities.

The proposed refurbishment of Wharf 4/5 ground floor includes:

- Upgraded facilities for Bangarra Dance Theatre and Sydney Dance Company (Sydney Theatre Company facilities are not included in this proposed development)
- Several arts organisations - Accessible Arts, Regional Arts, and the choirs are to relocate from this building

The proposed modifications to Wharf 4/5 Shore Sheds include the provision of upgraded choirs office accommodation and rehearsal space, and new commercial spaces.

The Waterfront Square has been further developed from the public domain proposed in the Master Plan to include a central square for events, festivals, markets and public art. As noted above, the pontoons and bridges have been removed and a shade structure/canopy has been introduced over the notional stage area of the Waterfront Square.

## 2. Site Condition & Surrounding Environment

### 2.1 Site Identification

The site location of the site is shown on **Figure 1**. The available site details are summarised in **Table 2.1** and described in detail in the following sections.

**Table 2.1: Summary of Works Required for Redevelopment**

<b>Pier 2/3</b>	
Lot/DP	Lot 11 DP 1138931
Address	Pier 2/3, 13A Hickson Road, Dawes Point, NSW 2000
Local Government Authority	City of Sydney Council
Site Zoning	-
Approximate co-ordinates of the centre of the site	Latitude: -33.854464501 Longitude: 151.206717161
Current Use	-
Previous Use	Berths for international and inter-state shipping
Site Area	Approximately 7,950 m <sup>2</sup>
<b>Pier 2/3 Shore Sheds</b>	
Lot/DP	Lot 24 DP 1071597
Address	Pier 2/3 Shore Sheds, 13 Hickson Road, Dawes Point, NSW 2000
Local Government Authority	City of Sydney Council
Site Zoning	-
Approximate co-ordinates of the centre of the site	Latitude: -33.855729685 Longitude: 151.20670107
Current Use	Commercial activities including restaurants, bars, shops and offices. Also Australian Theatre for Young People rehearsal studio.
Previous Use	Berths for international and inter-state shipping
Site Area	Approximately 2,700 m <sup>1</sup>
<b>Wharf 4/5</b>	
Lot/DP	Lot 65 DP 1048377
Address	Wharf 4/5, 15 Hickson Road, Dawes Point, NSW 2000
Local Government Authority	City of Sydney Council
Site Zoning	-
Approximate co-ordinates of the centre of the site	Latitude: -33.855030272 Longitude: 151.205756933
Current Use	Occupied by the Sydney Theatre Company, Australian Theatre for Young People, Bangarra Dance Theatre and other arts organizations
Previous Use	Berths for international and inter-state shipping
Site Area	Approximately 9,500 m <sup>2</sup>

### 2.2 Site Description

The site forms part of the Walsh Bay Wharves (**Figure 1**) which are located adjacent to Sydney Harbour within the suburb of Dawes Point. The current formation of the Walsh Bay Wharves comprises ten berths constructed between 1908 and 1922 for international and inter-state shipping, as follows:

- Pier 1 currently occupied by the Sebel Pier One Sydney Hotel;
- Pier 2/3 (part of site) currently used for cultural purposes, temporary arts events and some commercial events;
- Wharf 4/5 (part of site) which is occupied by the Sydney Theatre Company, Australian Theatre for Young People, Bangarra Dance Theatre and other arts organisations.
- Pier 6/7 recently redeveloped and currently used for residential apartments and associated boat marina;
- Pier 8/9 recently redeveloped and currently used for commercial purposes; and

- Shore Sheds (sections of which fall within the site boundary) currently used for retail commercial purposes such as offices, bars and dining.

The recent redevelopment works mentioned above are understood to have occurred between 1997 and 2004 by the NSW Government in conjunction with the Walsh Bay Partnership. The areas of recently development at the Walsh Bay Wharves are external to the boundaries of the site.

A detailed inspection of the site was conducted on 19 February 2014 which included inspection of the nearby surrounding infrastructure. The site layout is shown on **Figure 2**. Entry to Pier 2/3 (and associated shore sheds) and Wharf 4/5 was through vehicle driveways and pedestrian access points (i.e. breezeways) along Hickson Road. Wharf 4/5 was occupied by a large rectangular four storey timber building, extending from the landward end at Hickson Road, to the northern end of the wharf. Pier 2/3 consisted of a wharf occupied by a vacant heritage-listed two-storey warehouse building. Shore sheds, comprising two storey warehouse buildings, were present at the land ward end of Pier 2/3, currently occupied by a café/restaurant and small performing arts studio. Land between these buildings and to the edges of the Piers comprised a concrete apron which provided public access to the foreshore.

Additionally visible sections of the seawall were present at the southeastern end of the site. Access stairs to sea level between Pier 2/3 and Wharf 4/5 allowed for observation of foundations underlying the Shore Shed buildings. Timber piles were visible under the concrete apron of the wharf and parts of the Shore Sheds. **Figure 3** shows the approximate position of the seawall under the site based on these locations. Based on this position it is considered that at least half of the shore shed building is supported on timber footings. The client's representative, present during the site inspection, confirmed that only the southern end of the Shore Sheds is founded on land.

Anecdotal information provided during the site inspection from the client's representative indicated that Pier 2/3 is the last wharf structure within the Walsh Bay Wharves remaining in its original state. The following features were observed upon inspection of the Pier 2/3 building:

- structural columns present throughout the building;
- a stairway located towards the central portion of the warehouse building, providing access from the ground floor to the second storey level;
- an elevator lift noted within proximity of the stairway;
- several sections of the building were barricaded, including a small section on the ground level in the western portion of building, and on the second storey towards the central to northern portion of the upper building area was barricaded. These barricaded areas contained several heritage items, including construction material and metal works owned by RMS; and
- basic utility services were present in the building comprising electricity mains and sewer system located on the ground level and storm water conduits located on top of the roof. Observations were also made of new roof insulation installed through the warehouse building.

Anecdotal information provided by the clients representative indicated that several columns will be removed (replaced by steel trusses) to facilitate the proposed arts and cultural development plans. Additionally it was indicated that the heritage materials observed in the building may potentially be incorporated into the Concept Design.

The Shore Sheds were observed to consist of a row of double-storey (double brick and timber) warehouse sheds, located at the landward end of Pier 2/3. Observations of the Shore Sheds noted that they are currently occupied by commercial tenancies (ground level) and arts and cultural organisations (performing arts studios). Due to the current occupancy of the Shore Sheds, a detailed site inspection was unable to be completed within these buildings. The client's representative confirmed that the general structure of the Shore Sheds will be retained as part of the Master Plan, with any upgrade works restricted to internal refurbishment.

The Wharf 4/5 building was occupied by the Sydney Theatre Company, Australia Theatre for Young People, Bangarra Dance Theatre and other arts organisations at the time of the inspection. A café/restaurant was also located at the southern end of the Wharf 4/5 building. The client's representative confirmed that the Concept Design did not propose any change to the exterior of the Wharf 4/5 building, with works limited to an internal realignment of the existing performance areas, foyers and rehearsal spaces. The third level of the building (towards the central to southern portion of the building) consisted of the stage design/prop workshop. According to Arts NSW, no change was proposed to the workshop as part of the Concept Design. Observations noted that various painting and oil chemicals were used in the workshop in the construction of stage performance props. A staff member from the Sydney Theatre Company confirmed that an oil and waste recycling drainage system was installed in the building. Furthermore, air filtration systems were installed within the workshop area to reduce inhalation exposure to chemicals for employees.

During the inspection of Wharf 4/5, JBS&G field staff were informed that the rooftop of the building is installed with 'green' pipework which collects rainwater as part of the 'Greening the Wharf' project for the City of Sydney Council, a harvesting, storage and reticulation system which supplies non-potable water for all Pier 4/5 amenities. It is also understood that solar panels were also installed to the rooftop of the building on Wharf 4/5 as part of the 'Greening the Wharf' project.

### **2.3 Surrounding Landuse**

The current landuse of adjacent properties or properties across adjacent roads is summarised below.

- North – immediately north is Sydney Harbour.
- East – to the east is Sydney Harbour Bridge, The Rocks, Circular Quay and Sydney Opera House.
- South – to the south are a series of smaller property lots which appear to be used for either residential or commercial purposes. South of the site is Sydney's CBD.
- West – to the west are Walsh Bay wharves (Piers 6/7 and Piers 8/9), Millers Point and Sydney Harbour. South-west of the site is the Barangaroo redevelopment precinct.

Inspection of the surrounding properties was beyond the scope of this Phase 1 ESA, however based only on the external viewing of these areas and review of aerial photography, there did not currently appear to be any significant potential offsite contamination sources located in the properties around the site.

### **2.4 Topography**

Survey plans provided indicate that the area of the site is flat and present at a relative level of 2.5m above Australian Height Datum (m AHD) which is level with the adjacent Hickson Road. Site observations noted large sandstone rockfaces are present opposite the site at

the southern end of Hickson Road, and that the site is some 10 to 20m below the ground level along Pottinger Street and areas located further south.

## 2.5 Hydrology

The site is adjacent to, and is in part suspended above, Walsh Bay which forms part of Sydney Harbour. The site is predominantly sealed, covered in concrete footpaths, over which surface water generated by heavy or prolonged rainfall is likely to be run directly into the harbour.

## 2.6 Geology

Review of the regional geological map (DMR 1983) indicated the site is located in an area of Middle Triassic Hawkesbury Sandstone, part of the Wianamatta Group. The Wianamatta Group comprises medium to coarse-grained quartz sandstone, very minor shale and laminite lenses.

Review of the regional soil map (SCS NSW 1989) indicated that the site is located on the GyMEA residual soil landscape group. The typical GyMEA landscape is characterised by undulating to rolling rises and low hills on Hawkesbury Sandstone. GyMEA soils are shallow to moderately deep Yellow Earths and Earthy Sands on crests and inside of benches; shallow Siliceous Sands on leading edges and benches; localised Gleyed Podzolic Soils and Yellow Podzolic Soils on shale lenses; shallow to moderately deep Siliceous Sands and Leached Sands along drainage lines. Limitations of soils in the GyMEA group are localised steep slopes, high soil erosion hazard, rock outcrop, shallow highly permeable soil, very low soil fertility.

Review of the Natural Resource Atlas (DNR website) indicated that the site is located in an area of potential acid sulphate soils (ASS).

## 2.7 Hydrogeology

Registered groundwater bore information obtained from the Natural Resources Atlas database identified 36 groundwater bores within one km of the site. Details registered for these bores is included in **Appendix A** and summarised in **Table 2.2** below.

All bores on the database within 1km of the site have been registered for use as monitoring wells. The monitoring wells are installed to depths of between 3 and 17 m, with standing water levels reported for only two wells at depths of approximately 2.5m below ground level (m bgl).

Where the geology encountered was reported, it consisted of clay, silty sand or gravel fill.

It is anticipated that groundwater in the vicinity of the site would migrate in a northerly direction towards Darling Harbour. As such, and noting that the site borders Darling Harbour, it is considered that the monitoring wells listed in **Table 2.2** would not be influenced by activities at the site.

**Table 2.2: Groundwater Bores Summary Details**

Bore ID	Location (approximate)	Intended Purpose	Drilled Depth (m bgl)	Standing Water Level (m bgl)
GW109085	660 m west of site, property of Sydney water	Monitoring	5.68	N/A
GW109086	661 m west of site, property of Sydney water	Monitoring	5.68	N/A
GW109087	662 m west of site, property of Sydney water	Monitoring	8.50	N/A
GW111570	201 m west of site, within Barangaroo Headland	Monitoring	6.00	2.72
GW111571	200 m west of site, within Barangaroo Headland	Monitoring	6.00	2.65
GW112871	520 m south east of site, within Sydney Opera House premises	Monitoring	20.00	N/A
GW112872	510 m south east of site, within Sydney Opera House	Monitoring	20.12	N/A

	premises			
GW112873	510 m south east of site, within Sydney Opera House premises	Monitoring	15.10	N/A
GW113553	260 m west of site, within Barangaroo Headland	Monitoring	5.20	N/A
GW113554	310 m west of site, within Barangaroo Headland	Monitoring	5.00	N/A
GW113555	351 m south west of site, within Barangaroo Headland	Monitoring	14.00	N/A
GW113556	350 m south west of site, within Barangaroo Headland	Monitoring	14.00	N/A
GW113557	400m south west of site, within Barangaroo Headland	Monitoring	12.00	N/A
GW113558	410 m south west of site, within Barangaroo Headland	Monitoring	14.00	N/A
GW113559	450 m south west of site, within Barangaroo Headland	Monitoring	4.00	N/A
GW113560	460 m south west of site, within Barangaroo Headland	Monitoring	3.60	N/A
GW113561	480 m south west of site, within Barangaroo Headland	Monitoring	4.50	N/A
GW113562	500 m south west of site, within Barangaroo Headland	Monitoring	10.70	N/A
GW113563	530 m south south-west of site, within Barangaroo Headland	Monitoring	11.70	N/A
GW113564	550 m south south-west of site, within Barangaroo Headland	Monitoring	7.00	N/A
GW113565	540 m south south-west of site, within Barangaroo Headland	Monitoring	4.00	N/A
GW113566	530 m south south-west of site, within Barangaroo Headland	Monitoring	3.00	N/A
GW113596	510 m west of site, within Barangaroo Headland	Monitoring	14.10	N/A
GW113597	510 m west of site, within Barangaroo Headland	Monitoring	9.50	N/A
GW113598	520 m west of site, within Barangaroo Headland	Monitoring	13.20	N/A
GW113599	560 m west of site, within Barangaroo Headland	Monitoring	13.50	N/A
GW113602	550 m west of site, within Barangaroo Headland	Monitoring	17.00	N/A
GW113603	555 m west of site, within Barangaroo Headland	Monitoring	14.50	N/A
GW113604	540 m west of site, within Barangaroo Headland	Monitoring	8.20	N/A
GW113605	535 m west of site, within Barangaroo Headland	Monitoring	3.00	N/A
GW113606	545 m west of site, within Barangaroo Headland	Monitoring	13.00	N/A
GW113607	530 m west of site, within Barangaroo Headland	Monitoring	7.20	N/A
GW113608	520 m west of site, within Barangaroo Headland	Monitoring	13.00	N/A
GW113610	525 m west of site, within Barangaroo Headland	Monitoring	12.20	N/A
GW113611	550 m west of site, within Barangaroo Headland	Monitoring	7.50	N/A
GW113612	520 m west of site, within Barangaroo Headland	Monitoring	13.00	N/A

## 2.8 Detailed Consideration of Proposed Redevelopment

A summary of the works associated with the development as described in The Master Plan by Arts NSW is presented in **Table 2.3** along with the anticipated built form and landscape modifications required.

**Table 2.3: Summary of Works Required for Redevelopment**

Proposed Change in Land Use	Anticipated Built Form or Landscape Change
The transformation of Pier 2/3 building to accommodate the Australian Chamber Orchestra, Bell Shakespeare and Australian Theatre for Young People. The retention of a large 'raw' space in Pier 2/3 for events, festivals and functions.	Removal of internal columns within the Pier 2/3 building
A major upgrade of ground floor facilities at Wharf 4/5, allowing Bangarra to confirm its place as the premier Indigenous performing arts company and maximise new tourist and engagement opportunities	Removal of internal columns within the Wharf 4/5 building, repair of the external Wharf 4/5 building walls
The expansion of creative and commercial activities along the shore sheds offering cafes, restaurants, retail and commercial activities to further enhance the visitor experience	New tenancies to be established in Pier 2/3 and Wharf 4/5 shore shed buildings but no changes of note to building structures
A new north facing waterfront square supported with new boardwalks which will significantly increase public open space and create a central platform for activity,	Construction of a new floating platform (the Waterfront Square and the Wings) with retractable roofing and construction of the Water Steps which connect the Waterfront Square to the harbour

Proposed Change in Land Use	Anticipated Built Form or Landscape Change
collaborative outdoor performances, events, festivals and public art	

The works described in **Table 2.3** will be completed within, or will connect to, the original Walsh Bay commercial wharves which are close to 100 years old. JBS&G has been provided with ‘*Walsh Bay Arts Precinct, Conceptual Structural Design Report*’ prepared by Taylor Thomas Whiting and dated February 2014 (TTW 2014) for the proposed works. A copy of TTW (2014) including copies of the proposed redevelopment footprint is provided as **Appendix B**. In assessing the current condition of structures at the site TTW (2014) confirmed that Pier 2/3 and Wharf 4/5 are all timber wharves comprising turpentine timber piles with hardwood pile caps, beams and decking. Some of the exposed apron decks were reportedly replaced with thin concrete slabs in the 1930s.

The wharves were reported to be present in typically 6 to 15 metres depth of water, but the seabed was considered to be extremely soft, with the depth to founding materials in excess of 20m below seabed level at some locations. Apron deck levels were reported to be typically between 4 and 6m above m AHD.

It was also reported that the supporting structure for the proposed WBAP will be constructed with reinforced concrete headstocks and beams with hardwood timber bearers supporting the deck planks. All concrete would be reinforced with V-rod reinforcing (glass fibre reinforced deformed plastic) to avoid chloride attack on steel reinforcing.

It was further assumed that piles would all be spirally wound steel tube piles driven to foundation levels below the deep marine muds. The seabed between Piers 3 and 4 was considered to comprise deep, very soft overburdens overlying Hawkesbury Sandstone, which in turn is typically characterised by a number of buried “cliffs”.

TTW (2014) reported that the original timber piles at Walsh Bay are set out on a 10ft by 10ft grid in the Piers. In the previous upgrades and repairs carried out on the Piers, many of the piles were regarded as redundant and not repaired as the live load for the recent use was considered to be much less than the original design loads as part of a cargo wharf. It was considered that for the proposed Master Plan, the opportunity exists to add jack-up piles in these redundant pile locations to provide extra footing capacity to support the additional loads intended for Pier 2/3.

It was also noted that routine rehabilitation of existing piles under Pier 2/3 and Wharf 4/5 has been occurring over the last decade, understood to comprise the replacement of between 5 and 10 piles per year based on the severity of degradation. It is understood that the routine maintenance works replace the existing timber piles with ‘jack-up’ piles or pile segments through exposing the existing timber pile, cutting (or splicing) the pile to the sounds timber stump, cleaning of the stump, inserting a steel collar at the stump and insert a new pile segment through the collar. TTW (2014) estimated that approximately 180 new jack-up piles are anticipated to be required for the Pier2/3 building. Approximately 4 new jack-up piles were estimated as required for the Wharf 4/5 building.

TTW (2014) reported that structural support for the new waterfront square and water steps will comprise new steel tube piles driven into the seabed and founded on sandstone bedrock.

### 3. Site History

#### 3.1 Aerial Photographs

Copies of aerial photographs obtained from the Department of Lands are included in **Appendix C**. Relevant information from the aerial photograph review is summarised below.

- 1930: The quality of the 1930 image is poor which prevented a detailed viewing of the site area. Wharf structures consistent with the current (i.e. 2014) configuration are visible at Pier 2/3 and Wharfs 4/5. Smaller buildings are visible between Pier 2/3 and Wharf 4/5 and the southern end and to the southwest of Wharf 4/5 consistent with the current (i.e. 2014) configuration of the shore sheds. Large shipping vessels are visible adjacent to Piers 2 and 3, consistent with use of this area ship berthing, associated activities and other commercial operations.

At the eastern end of the site Pier 1 is visible, and the western end of the site Piers 6/7 and 8/9 are visible, also with large shipping vessels adjacent to each structure.

- 1951: The site and surrounding areas appear generally similar to the previous aerial image. Shipping vessels are visible in Darling Harbour adjacent on all piers and wharfs forming the Walsh Bay Wharves. Large buildings are also clearly visible on the 1951 image adjacent to all piers and wharfs forming the Walsh Bay Wharves.

The road network visible in the area to the south of the Walsh Bay Wharves appears to have undergone significant redevelopment since the previous image.

- 1961: The site appears generally similar to the previous aerial image. The road network visible in the area to the south of the Walsh Bay Wharves appears to have undergone significant redevelopment since the previous image.
- 1970: The site and surrounding areas appear to be generally similar to the previous aerial image.
- 1986: The site and surrounding areas appear to be generally similar to the previous aerial image.
- 1999: The roofing material on the Wharf 4/5 building and the shore sheds on the site appear to have been upgraded, however the shape and nature of these buildings appears to be unchanged. Apart from this minor difference, the site and surrounding areas appear to be generally similar to the previous aerial image.
- 2011: The roofing material on the all buildings on the site appears to have been changed since the 1999 image, however the shape and nature of these buildings appears to be unchanged. Apart from this minor difference, the site and surrounding areas appear to be generally similar to the previous aerial image.

#### 3.2 EPA Records

A search of the EPA's public register under the Protection of the Environment Operations Act 1997 was undertaken (**Appendix D**). The search identified that, for the site, there were:

- No prevention, clean-up or prohibition notices;
- No transfer, variation, suspension, surrender or revocation of an environment protection licence.

A search was also undertaken through the EPA's public contaminated land register (**Appendix D**). The search identified that there have been no notices issued under the Contaminated Land Management Act 1997 (CLM Act) for the site.

The site has not been notified to the EPA as containing significant contamination. It is noted that the nearby site of the former Millers Point gasworks on Hickson Road was subject to several notices (2 current and 2 former) in which the EPA states the former gasworks may be contaminated with the following substances: polycyclic aromatic hydrocarbons (PAHs); benzene, toluene, ethylbenzene and xylene (BTEX); copper; cyanide; lead; and phenol. The latest entry with respect to the former gasworks indicates that the notice has been lifted by the EPA and the former gasworks is no longer subject to regulation by the EPA.

The site is considered not to have been impacted by the former Millers Point gasworks.

### 3.3 Title Details

A historical title search was conducted for Pier 2/3 (Lot 11 in DP 1138931), Pier 2/3 shore sheds (Lot 24 in DP 1071597) and Wharf 4/5 (Lot 65 in DP 1048377). Copies of title records are included in **Appendix E**.

The property lots which comprise the site are incorporated within the Sydney Harbour and foreshores title. Numerous leases and easements have been registered over the subject land, however detailed investigation of this complex title is beyond the current scope of works. In lieu of this detailed analysis of title the following information was obtained from the basic historical title search:

- The site is currently registered to the Maritime Authority of New South Wales, and has been in the ownership of the Maritime Authority of New South Wales (currently Roads and Maritime Services) or its predecessors since around 1900; and
- Both Pier 2/3 and Wharf 4/5 are occupied under various leases with the NSW Minister for the Arts including leases registered for Lot 65 in DP 1048377 for the Bangarra Dance company, Australian Dance Council, Australian Theatre for Young People.

### 3.4 Council Records

The zoning certificate for the site was obtained from Sydney City Council, and is included in **Appendix F**. Relevant information for the site (Lot 11 in DP 1138931, Lot 24 in DP 1071597 and Lot 65 in DP 1048377) is summarised below:

- Pier 2/3 (Lot 11 DP 1138931) is zoned in Zone 1-Walsh Bay Conservative Zone–Sydney Regional Environment Plan 16 and Zone 2–Walsh Bay Waterway Zone–Sydney Regional Environmental Plan No 16
- Pier 2/3 Shore sheds (Lot 24 DP 1071597) and Wharf 4/5 (Lot 65 DP 1048377) are zoned in Zone 1-Walsh Bay Conservative Zone-Sydney Regional Environmental Plan 16
- The land does not include or comprise critical habitat. The property has been identified within a Heritage Conservation Area and has been identified of state heritage significance, and entered on the State Heritage Register.
- The land has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.
- The land is not a declared investigation area or remediation site, or the subject of an investigation order or remediation order under the CLM Act 1997. The land is not

the subject of a voluntary investigation or remediation proposal or a site audit statement within the meaning of the CLM Act 1997.

### 3.5 WorkCover Dangerous Goods Licence Database

A search of the NSW WorkCover Stored Chemical Information Database (SCID) was conducted, and the results are included in **Appendix G**. WorkCover records show that a licence for the storage of up to 250L of flammable goods has been obtained by the Sydney Theatre Company as part of their operations on Wharf 4/5. The flammable good registered for the site ethylmethyl ketone, isopropanol, turpentine substitute and have been listed as being required for production of live performances. Sketches of the storage are submitted as part of the licence show these items stored within a flammable gas cupboard within the ground floor props workshop and also within a roofed store. The last renewal of this licence was dated 2006 and is understood to be current.

### 3.6 Heritage Listings

A heritage assessment of the proposed development was undertaken on the site was documented in the report '*Walsh Bay Arts Precinct; Heritage Assessment Report*', Design 5 Architects, dated February 2014, (Design 5 2014).

Design 5 (2014) included an assessment of items of national, state and local heritage significance that may be present at the site. It was noted that the entire Walsh Bay Wharves Precinct is listed on the State Heritage Register (SHR).

With respect to history of the Walsh Bay Precinct the following was noted:

- Upon colonisation, the first industry in the area included windmills and quarrying.
- As import/export trades prospered this increased the value of waterfront areas for merchants and private wharves were constructed in the area. Continued wealth from the Gold Rush during the 1850s boosted Sydney's local economy and the larger sailing vessels of the 1860s and 1870s prompted the expansion of private wharves, and the building of jetties and wharves. By 1900 there were fourteen finger wharves in Walsh Bay (**Figure 4**). The original shoreline through some areas of Walsh Bay was extended through land reclamation, and the building of parallel wharves to reach out to the deep waters where large vessels were berthed commenced.
- Private ownership of the wharves prior to 1900 reportedly resulted in makeshift developments and poor conditions. The outbreak of the Bubonic Plague in 1900 acted as a catalyst for the creation of the Sydney Harbour Trust and the resumption of the wharves by the Government. The construction of the present configuration wharves in Walsh Bay was made possible at that time.
- Sydney Harbour Trust oversaw development of the current timber-pile wharves, two longshore wharves, shore sheds, a low level roadway and an upper level road. Renewal projects commenced in 1909 with the construction of the low-level Hickson Road. This progress was critical to the redevelopment of the area, providing shoreline access to the wharves as well as connectivity to the railway yards at Darling Harbour and the wharves at the Pyrmont peninsula.
- In 1910, as a response to the general panic prompted by the plague, the Sydney Harbour Trust developed an innovative rat-proof sea wall constructed of reinforced concrete, spanning from the head of Darling Harbour to Millers Point. Overhead bridges connecting the Walsh Bay Wharves to Pottinger Street commenced in 1913.

- Pier 2/3 was reportedly commenced in 1912, completed in 1922 and leased to the Adelaide Steamship Company. Pier 2/3 was also reportedly used as a general cargo wharf for overseas vessels from 1925 to the 1970s.
- Wharf 4/5 was reportedly commenced in 1913, completed in 1923, and leased to the Maritime Services Board until 1928;
- By the 1960s Pier 2/3 was reported to be in a deteriorating state and required repairs, including the replacement of the timber apron with concrete, and the renewal of the piles and deck in 1974. By the 1970s the Walsh Bay wharves, unable to accommodate container freight, ceased functioning as commercial wharfage. By the early 1980s the wharves were reported to be severely neglected, and faced ‘the very real danger of collapse’; and
- In the 1980s Pier 4/5 was secured by the Sydney Theatre Company which marked the transition of the area into a cultural use space.

### **3.7 Previous Investigations**

#### **3.7.1 Soil and Groundwater Investigations**

JBS&G has been provided with a copy of ‘*Initial Contamination Assessment, Walsh Bay Redevelopment Project, Sydney NSW*’ Prepared by HLA-Envirosciences Pty Limited and dated August 1996 (HLA 1996). HLA (1996) documents a historical review and limited soil sampling program undertaken across the Walsh Bay Wharves including Hickson Road, but excluding Wharf 4/5. Nine soil bores were drilled in areas considered likely to be underlain by fill and/or in areas likely to require excavation as part of any future Walsh Bay upgrade.

Of relevance to the site, was the drilling of one location, BH-7, which was placed at the southern end of Pier 2/3 and just inside the sea wall. The profile encountered at this location comprised concrete to 0.4m, overlying brown silty sand fill to 1.7m and then weathered sandstone. Refusal in BH-7 was encountered on competent sandstone at 2.5m below ground level. A sample of the fill material at 1 to 1.5 metres from BH-7 was submitted for analysis. While the full set of laboratory results was not summarised in the copy of HLA (1996) provided for review, the tabulated results for this location reported a total polycyclic aromatic hydrocarbons (PAHs) concentration of 23 mg/kg, a concentration of mercury, cadmium and all total petroleum hydrocarbons (TPH) fractions less than the laboratory detection limit and arsenic, lead, copper and zinc concentrations less than 50mg/kg.

While HLA (1996) did not provide detailed assessment or discussion of these results, the report generally concluded that the investigation came across some areas of soil and groundwater contamination that should be considered in the planning of Walsh Bay. However it was considered that none of the identified contamination was significant enough to affect the feasibility of proposed Walsh Bay redevelopment.

As part of the report review JBS&G has compared the results reported in HLA (1996) to the Health based Investigation Levels (HILs), outlined in NEPC 2013<sup>1</sup>, for commercial/industrial land use (HIL-D) and public open space use (HIL-C). Concentrations in the BH-7 1-1.5m sample were all less than the current HIL-C and HIL-D criteria applicable to the site. This indicates that fill material under the site, if present, is not likely to be grossly impacted.

#### **3.7.2 Sediment Quality Investigations**

JBS&G has been provided with a copy of ‘*Walsh Bay Redevelopment, Master Plan Development Application Marine Report*’ Prepared by Patterson Britton Pty Limited dated

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<sup>1</sup> National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013), NEPC 2013, Canberra.

1996 (PB 1996). The report summarises the marine environment at Walsh Bay and assessment of how the marine environment would be affected by the 1996 Master Plan.

In characterising the marine environment at Walsh Bay PB (1996) noted that:

- the piers associated with the existing Walsh Bay Wharves encroach some 40m into Port Jackson;
- water depths ranged between 6m (in shore areas) to 15m moving west across the wharves;
- the top of the seabed floor under Walsh Bay ranges from RL-3m to RL -15m. Recently deposited surficial silts and clayey silts overly older marine sediments consisting of interbedded clays, sands and clayey sands. The profile near the seawall is extremely shallow consisting of several metres of recently deposited silts overlying sandstone. The profile towards the ends of the wharves typically consists of up to 8m of recently deposited very soft silts and clayey silts overlying approximately 15 m of loose to medium dense sands and clayey sands, approximately 20m of soft marine clay and then sandstone; and
- the top of the sandstone bedrock under Walsh Bay ranges from RL-5m near the seawall end to RL -51m at the end of the wharves. Sandstone bedrock ranges from extremely weathered to very strong and fresh;

With respect to the effects of the development on the marine environment PB (1996) concluded that:

- repairs of replacement of piles will cause no material disturbance of the seabed while divers are cutting off the top of the pile just above the seabed in order to insert a jacket over the top of the timber stub. It was also noted that such pile replacements works are carried out on a continuous basis at Walsh Bay, and that the completion of such works even in areas of high contamination of seabed material is considered not to cause any deleterious effects due to the localised areas of works and the short time period required for the seabed to subsequently stabilise and recover.
- installation of new piles by driving tubular steel piles were considered to have an almost imperceptible disturbance of seabed materials or re-suspension of sediments during these operations.

With respect to potential contaminants in sediments JBS&G understand that no sampling has been undertaken in the vicinity of the Walsh Bay Wharves. In the absence of any readily available documentation regarding sediment quality at the site, JBS&G has undertaken review of sediment quality data available for the general Port Jackson area including sediments within Darling Harbour and adjacent to the nearby Barangaroo development site. The following has been noted:

- a recent study of sediment toxicity in the 50km<sup>2</sup> area of the Sydney Harbour (Birch et al. 2008 ) reported that sediments collected from the central embayment of Sydney Harbour, which includes Walsh Bay, were contaminated with heavy metals, polychlorinated aromatic hydrocarbons (PAHs), organochlorine pesticides (OCPs) and polychlorinated biphenyls (PCBs). While sources of these impacts were not discussed in detail they were generally attributed to urban runoff and discharges.
- With respect to Darling Harbour and the vicinity of Barangaroo, sediments in these areas have also been reported as impacted with heavy metals, PAHs, OCPs and PCBs in addition to petroleum hydrocarbons. The source of these impacts has been reported to be the dumping of fuel and waste from ships and shipping associated

operations, discharges from former gasworks, and other commercial operations, directly into the local stormwater network, leaching of antifouling paints, and other land based discharges into Darling Harbour and other areas of Port Jackson.

### **3.7.3 Building Assessments**

JBS&G has been provided with a copy of '*Hazardous Materials Re-Assessment, Wharf 4-5 Hickson Road Walsh Bay NSW*' Prepared by Prensa Pty Limited and dated September 2012 (Prensa 2012). Prensa (2012) documented and inspection of the interior and exterior of the Wharf building during which bonded asbestos, lead containing paint, synthetic mineral fibres and polychlorinated biphenyls were all identified as present within the fabric of the current structure. Prensa (2012) included recommendations for management of these items during the proposed redevelopment including nominating conditions which would trigger the need for an Occupational Hygienist to be present during redevelopment works.

## 4. Evaluation of Land Suitability

### 4.1 Potential Areas of Environmental Concern

Based on the history review and observations of the site, areas of environmental concern (AECs) and associated COPCs have been identified and are presented in **Table 4.1**. AECs in **Table 4.1** are based only on the known historical activities undertaken at the site.

**Table 4.1 Areas of Environmental Concern and Associated Contaminants of Potential Concern**

Area of Environmental Concern	Nature of Environmental Concern	Contaminants of Potential Concern
AEC 1: Shore shed building southern end 3m strip of fill/soil inside seawall –	Use of potentially contaminated imported material as fill	Heavy metals, TPH, BTEX, PAHs, OCP/OPPs, PCBs, asbestos
AEC 2: All site area with the exception of the land based portion of site (mentioned above)	Potential contaminants in seabed sediments	Heavy metals, TPH, BTEX, PAHs, OCP/OPPs, PCBs, asbestos
AEC 3: Areas of potential access to seawater -	Potential contaminants in seawater	Heavy metals, TPH, BTEX, PAHs, OCP/OPPs, viruses/bacteria/pathogens
AEC 4: Pier 2/3, Wharf 4/5 and Shore Shed building exteriors and interiors	Use of hazardous materials in building construction	Asbestos, lead based paint, SMF, PCBs

Notes: BTEX = Benzene, Toluene, Ethylbenzene and Xylene

Heavy metals = 8 priority heavy metals (arsenic, cadmium, chromium, copper, lead, nickel, mercury and zinc)

OCPs = organochlorine pesticides

OPPs = organophosphorus pesticides

PAHs = polycyclic aromatic hydrocarbons

PCBs = polychlorinated biphenyls

TPH = Total Petroleum Hydrocarbons

In addition to the specific AECs, widescale filling has previously occurred in land to the south of Hickson Road, and as noted in **Section 3.2**, the Millers Point gasworks was operational in the general vicinity of the site between 1841 and 1921. As such it is likely that impacted fill from the surrounding area has been historically used in neighbouring land to the south of the site. This may include fill material as sourced from the gasworks. However noting that development of Walsh Bay occurred as part of the shipping use of the area and the alignment of the initial wharves suggest that limited filling was required as part of the wharf construction, it is considered that use of imported fill near the site, if at all, was likely to have been highly localised. It is also considered unlikely that gasworks waste or significant volumes of other fill materials were imported onto the site. Should small volumes of imported fill have been used on the site then the range of contaminants potentially present would be consistent with those listed in **Table 4.1**.

### 4.2 Potentially Contaminated Media

Potentially contaminated media present at the site were listed in **Table 4.1** and comprised:

- Potential fill materials present in the small land based area of the site present inside the seawall. This has been included in **Table 4.1** for completeness, however based on consideration of the HLA (1996) results relevant to the site, it is considered that the potential for fill under the site to be contaminated is very low. With respect to potential impacts in fill, the area of the site likely to be subject to filling is low. Additionally given the position of fill (between the geotechnical sensitive structures of the Wharf seawall, Hickson Road and beneath a 0.6m ground slab) means that material inside the seawall is likely to remain generally inaccessible. Potentially contaminated fill materials are therefore no longer considered an AEC for the site.

- Hazardous materials present in the building fabric and that have the potential to be released during the proposed building upgrades. It is however considered that if the works on the building are completed (and validated) in accordance with the recommendations of the hazardous materials assessment (Prensa 2012) then these exposures pathways will be rendered incomplete for future users of the site. Hazardous materials are therefore no longer considered an AEC for the site.
- Seabed sediments impacted by urban runoff and other emissions from the surrounding foreshore area.
- Seawater potentially impacted by urban runoff and other emissions from the surrounding foreshore area.

The magnitude of potential impacts in sediments and seawater (if any) is not known. Impacts to these media are influenced by the dynamic tidal system and not readily quantifiable. As such while these media have been identified as potentially contaminated their effect on suitability of the proposed redevelopment of the site has been assessed based on whether the pathways to these potentially contaminated media are complete.

**Table 4.2** summarises the potential exposure pathways associated with the identified AECs.

**Table 4.2: Potential Exposure Pathways for Long Term Users Following Redevelopment of the site**

AEC	Population	Exposure Pathways Post Construction During Long Term Use (Complete or Not Complete?)			
		Inhalation - Particulates	Inhalation – Vapour	Oral	Dermal
1 – potentially impacted sediment seabased portion of site	Commercial Site worker	N	N	N	N
	Site Patron	N	N	N	N
2 – potential contaminated seawater	Commercial Site worker	N	N	C	C
	Site Patron	N	N	C	C

Notes:

C = potentially complete exposure pathway

NC = exposure pathway incomplete

- = exposure pathway not applicable for user group

While seabed sediment underlying the site may be contaminated, review of **Table 4.2** confirms that future users will have no complete exposure pathways to this material. Sediments will remain below a minimum depth of 6m of water, and advice provided in the assessment of maritime conditions (**Section 3.7.2**) has confirmed that the proposed pile construction methods are likely to result in only minor and localised disruptions to the seabed.

The construction of the water steps as part of the development will provide future site users with access to sea water at the site. It is noted that the NSW EPA Beachwatch Monitoring Program reports that Sydney Harbour is generally safe for swimming. There is only one general precaution provided by Beachwatch for recreational use of Sydney Harbour as based on bacterial contamination. This precaution states that swimming in Sydney Harbour should be avoided for up to three days following rainfall or for as long as stormwater is present. Similarly Fisheries NSW advises that recreational boating activities, swimming and fishing in the Harbour is safe, but consumption of seafood caught in the harbour should be limited to recommended maximum values based on the potential for sea organisms to have consumed contaminated sediments. Based on these assessments of safe recreational use of the Harbour, the risks from exposure to seawater for users of the proposed Water Steps are considered to be negligible.

## 5. Conclusions and Recommendations

### 5.1 Findings

- The site is located within the Walsh Bay Conservation Zone, with a surrounding locality comprised of residential, commercial and public domain land uses.
- The site, which comprises the Walsh Bay Pier 2/3 and Wharf 4/5 structures, the adjacent Shore Shed buildings and associated wharf aprons, is estimated to have an approximate area of 2 hectares. The proposed redevelopment will also extend approximately 40m into Port Jackson, through construction of a floating platform supported on timber piles driven into the seabed.
- Historical information indicates that the existing Pier 2/3, Wharf 4/5 and shore shed buildings were constructed circa 1910, however the alignment of the existing built structures and seawall are consistent with earlier versions of the Walsh Bay wharves in operation as early as 1890.
- At the time of the site inspection completed as part of this assessment the entire site surface comprised a concrete ground slab, with the exception of the area of the proposed floating platform into Port Jackson. The site was being used as a commercial performing arts centre with public foreshore access external to the existing buildings. The existing Pier 2/3 and Wharf 4/5 buildings were observed to be fully suspended structures founded on timber piles driven into the seabed. Based on observations made during the inspection it would appear that more than 70% of the shore shed buildings are similarly founded on timber piles driven in the seabed. Less than 30% of the existing shore shed buildings are founded on a seawall and possible fill material.
- While current use of the site is considered to have negligible potential for contamination of land and sea, the site was previously used as part of the Walsh Bay Wharves shipping facility. This former use, in combination with the location of the site in the central inner city suggested that heavy metals, OCPs, PCBs, PAHs, PCBs, TPH and asbestos were contaminants of potential concern in soil and sediments;
- Limited soil sampling results were available from the land based area of the site adjacent to the Pier 2/3 building (HLA 1996) which encountered a 1m thick layer of fill in this location underlying the surface concrete slab (600 mm thick). Laboratory analysis of fill from this location was reported to contain low concentrations of TPH, PAHs, heavy metals and OCPs. The soil analytical results were assessed against the Health based Investigation Levels (HILs), outlined in NEPC 2013, for commercial/industrial land use (HIL-D) and public open space use (HIL-C). Concentrations in the BH-7 1-1.5m sample were all less than the current criteria applicable to the site.
- These results suggest that while the presence of contaminated fill in the surrounding area has been widely documented, the potential for contamination in fill materials on the site is low.
- With respect to contaminated sediments in the seabed, review of current studies has indicated that impacts present in sediments across the Sydney Harbour area include heavy metals, PAHs, TPH, OCPs and PCBs. These impacts would be expected to be present within the seabed portion of the site, however the impacts are considered not to be attributable to the current use of the site.

- similarly seawater in the vicinity of the site is likely to be impacted with heavy metals and bacteriological contaminants, however this consistent within impacts across the entire the Sydney Harbour and are considered not to be attributable to the current use of the site.

## 5.2 Conclusions

Potential contaminants in soil at the site do not appear to represent a potential human health risk for continued commercial use of the site and associated arts/cultural use.

While the surrounding area is known to be underlain by fill that is potentially impacted with a range of common urban contaminants, the available sample results have indicated fill at the southern end of the site is not impacted. Furthermore the site is not founded wholly on land but is largely supported on piers installed into the seabed. As such the site is considered suitable without the need for further assessment or remediation.

With respect to harbor sediments, given that disturbances to the seabed based on the proposed pile installation method are anticipated to be minimal, it is also considered that no direct exposure pathways to potentially contaminated sediments will exist following site redevelopment. Harbour sediment will remain separated from site users under a water column of at least 6m.

With respect to potential exposure to seawater, as associated with use of the proposed Water Steps, it is considered that general exposure to harbor water is safe, subject to adherence to standard NSW EPA guidance on swimming after rainfall, and current NSW fisheries advice relating to fishing in Sydney Harbour.

Based on the findings of this ESA and subject to the recommendations provided below, the site is considered suitable for the proposed Concept Design and use under the associated Master Plan.

## 5.3 Recommendations

It is considered that completion of the proposed redevelopment works may provide the opportunity for construction site personnel to be exposed to fill, sediment and sweater at the site. It is therefore recommended that a Construction Environmental Management Plan (CEMP) is prepared for implementation during the redevelopment works. The CEMP should be cognisant of the harbourside location of the works and should be adequate to protect the health and safety of the construction site staff and the surrounding marine environment.

The CEMP should be prepared by a suitably qualified environmental consultant and should as a minimum address the following:

- Implementation of works in the vicinity of asbestos, lead based paint, SMF and PCBs within the existing buildings in accordance with the Hazardous Materials Assessment (Prensa 2012);
- Minimising the potential exposure of construction site workers to fill and sediments through use of appropriate personal protection equipment (PPE) throughout the redevelopment works;
- Requirements for installation of sediment and erosions controls on land (silt fences, hay bales etc.) and sea (silt fences, booms) prior to the commencement of any works. Sediment and erosion controls should be consistent with the requirements of *'Managing Urban Stormwater; Soils and Construction – Volume 1 – 4th Edition'* Landcom NSW Government 2004 (Landcom 2004);

- Procedures to minimise the potential for disturbance of acid sulfate soils during proposed pile replacement works and installation of new piles;
- Procedures to prevent the generation of dust and odours within and external to the construction site;
- Procedures to prevent discharges from the construction site directly into the Harbour;
- A monitoring program to ensure that uncontrolled releases to the environment are not occurring and exposure to the construction site workforce are acceptable; and
- Contingencies in the event that the monitoring results indicate that the redevelopment activities may result in adverse impacts to humane health or the environment.

## 6. Limitations

This advice is provided for use by the client who commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties. The advice has been prepared specifically for the client for the purposes of the commission. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this advice by any third party.

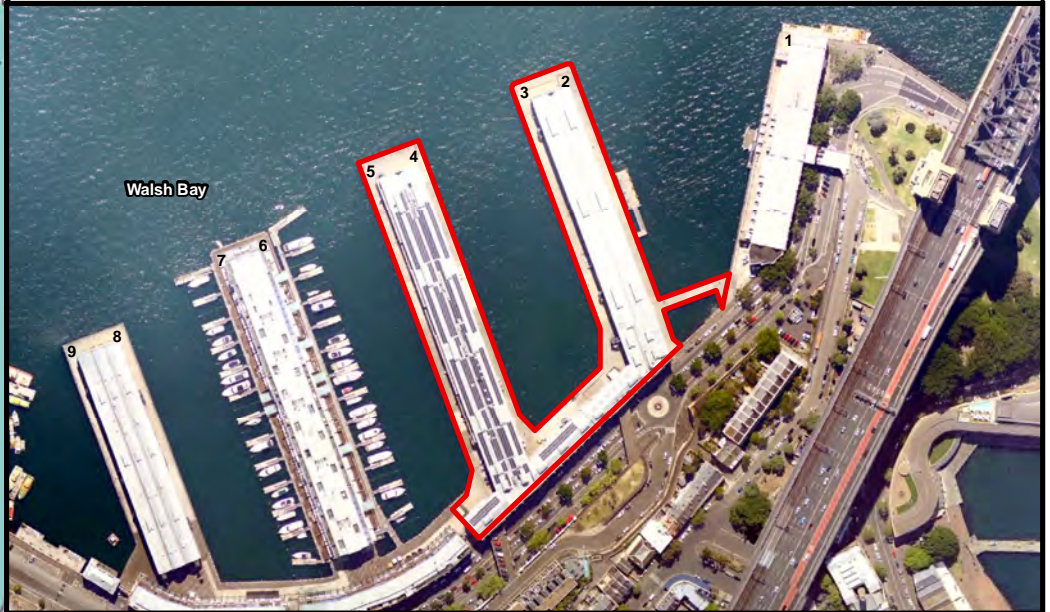
The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G.

Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, that were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the advice provided herein, through natural processes or through the intentional or accidental addition of contaminants. The advice is based on the information obtained or available at the time the advice is provided.

This advice is not a complete assessment of the status of the site, and it is limited to the scope of works commissioned. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the advice in the context of the additional information.

## Figures




0 200 400 800  
m  
Scale:1:20,000

Source: Base Image - © SIX Maps www.maps.six.nsw.gov.au, accessed 17-03-2014

0 50 100 200  
m  
Scale:1:4,750

Source: Base Image - © NearMap www.nearmap.com, imagery date 19-0-2013, accessed 17-03-2014

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Legend:  
 Approximate Site Boundary

Datum: GDA 1994 MGA Zone 56 - AHD			
A4			
A	Original Issue - R01	SE	17-03-2014
Rev	Description	Dm.	Date:

 **Figure 1: Site Location**

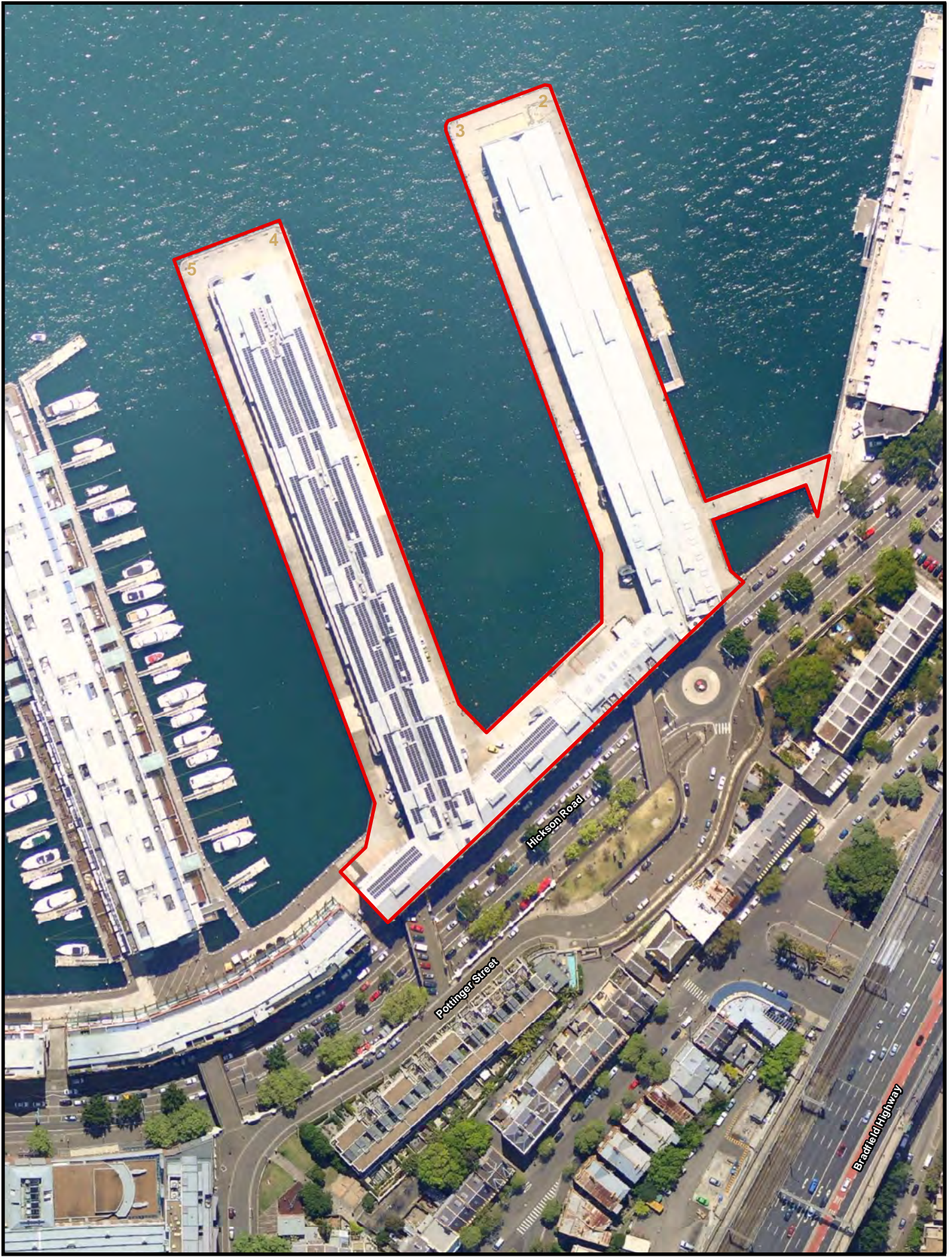
Client: ARTS NSW

Project: Walsh Bay Preliminary Site Assessment

Job No: 43329

File Name: 43329\_01





Source: Base Image - © www.nearmap.com.au - Imagery Date September 19, 2013

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0 15 30 60 m			
Scale: 1:1,800			
Datum: GDA 1994 MGA Zone 56 - AHD			
A4			
A	Original Issue - R01	RF	17-03-2014
Rev	Description	Drn.	Date:

Legend:  
 Approximate Site Boundary

**JBS&G** Figure 2: Site Layout

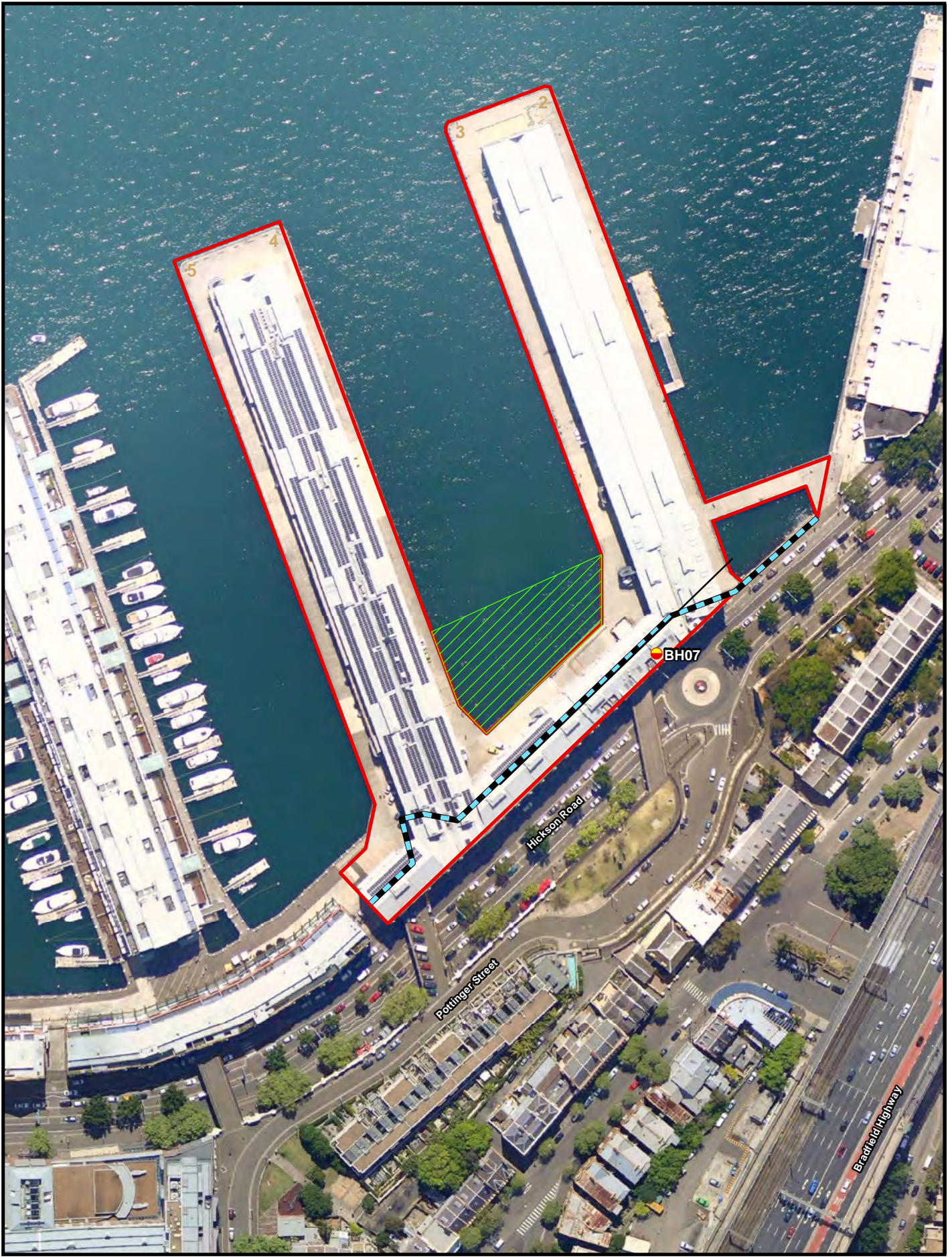
Client: ARTS NSW

Project: Walsh Bay Preliminary Site Assessment

Job No: 43329

File Name: 43329\_02





Source: Base Image - © www.nearmap.com.au - Imagery Date September 19, 2013

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0 15 30 60 m			
Scale: 1:1,800			
Datum: GDA 1994 MGA Zone 56 - AHD			
A4			
A	Original Issue - R01	RF	17-03-2014
Rev	Description	Drn.	Date:

- Legend:**
- Former Soil Sampling Location (HLA 1996)
  - Approximate Location of Seawall
  - Approximate Site Boundary
  - Approximate Extent of Waterfront Square, The Wings and The Watersteps



**Figure 3: Proposed Building Envelope**

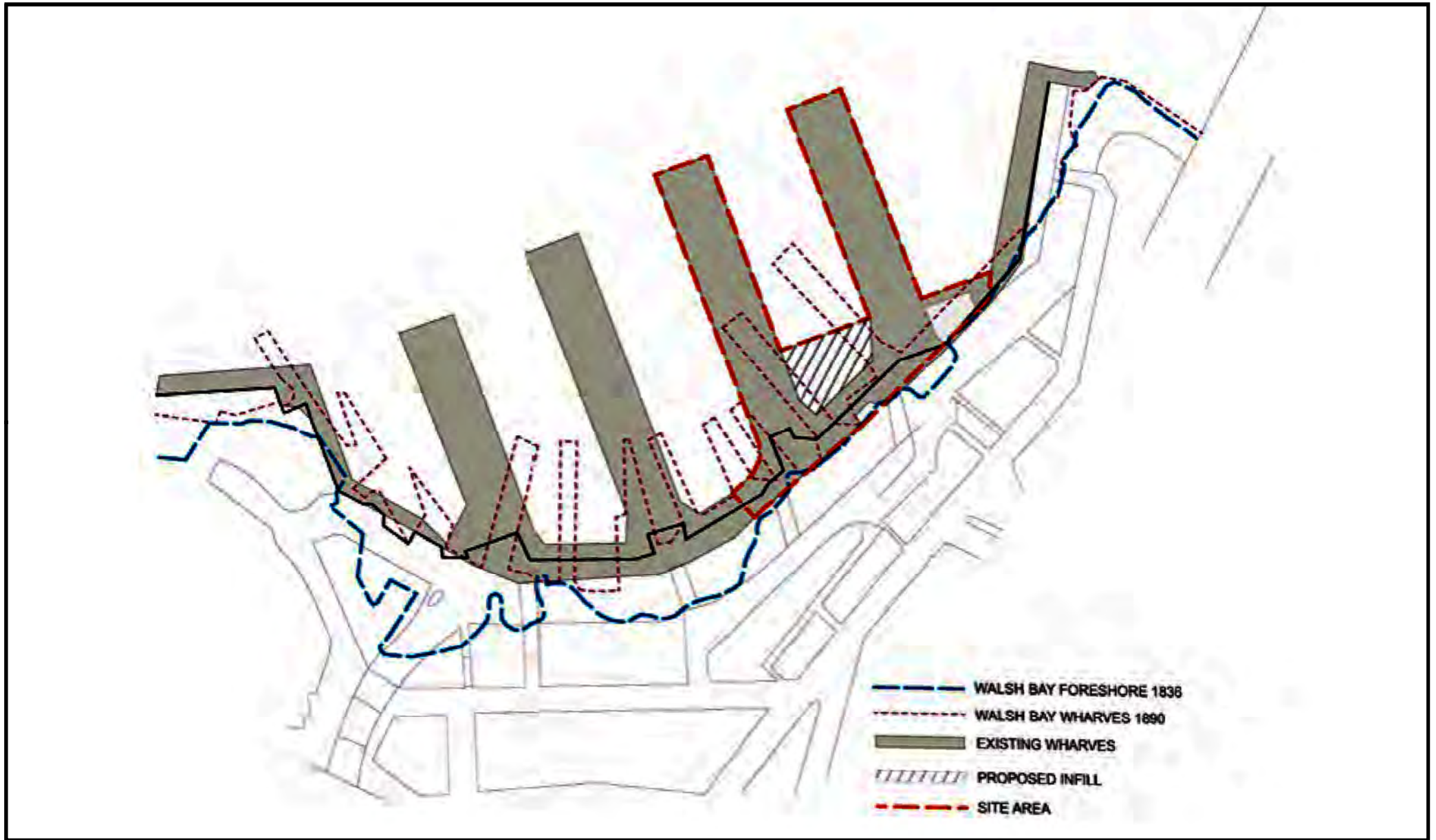
Client: ARTS NSW

Project: Walsh Bay Preliminary Site Assessment

Job No: 43329

File Name: 43329\_03





Source: Base Image - Design 5 Architects, 2014. Walsh Bay Arts Precinct, Heritage Assessment Report DRAFT.

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0 25 50 100 m			
Scale: 1:3,750			
Datum: GDA 1994 MGA Zone 56 - AHD			
A4			
A	Original Issue - R01	SE	17-03-2014
Rev	Description	Dm.	Date:



Figure 4: Approximate overlay of current wharves with early foreshore and early wharves

Client: ARTS NSW

Project: Walsh Bay Preliminary Site Assessment

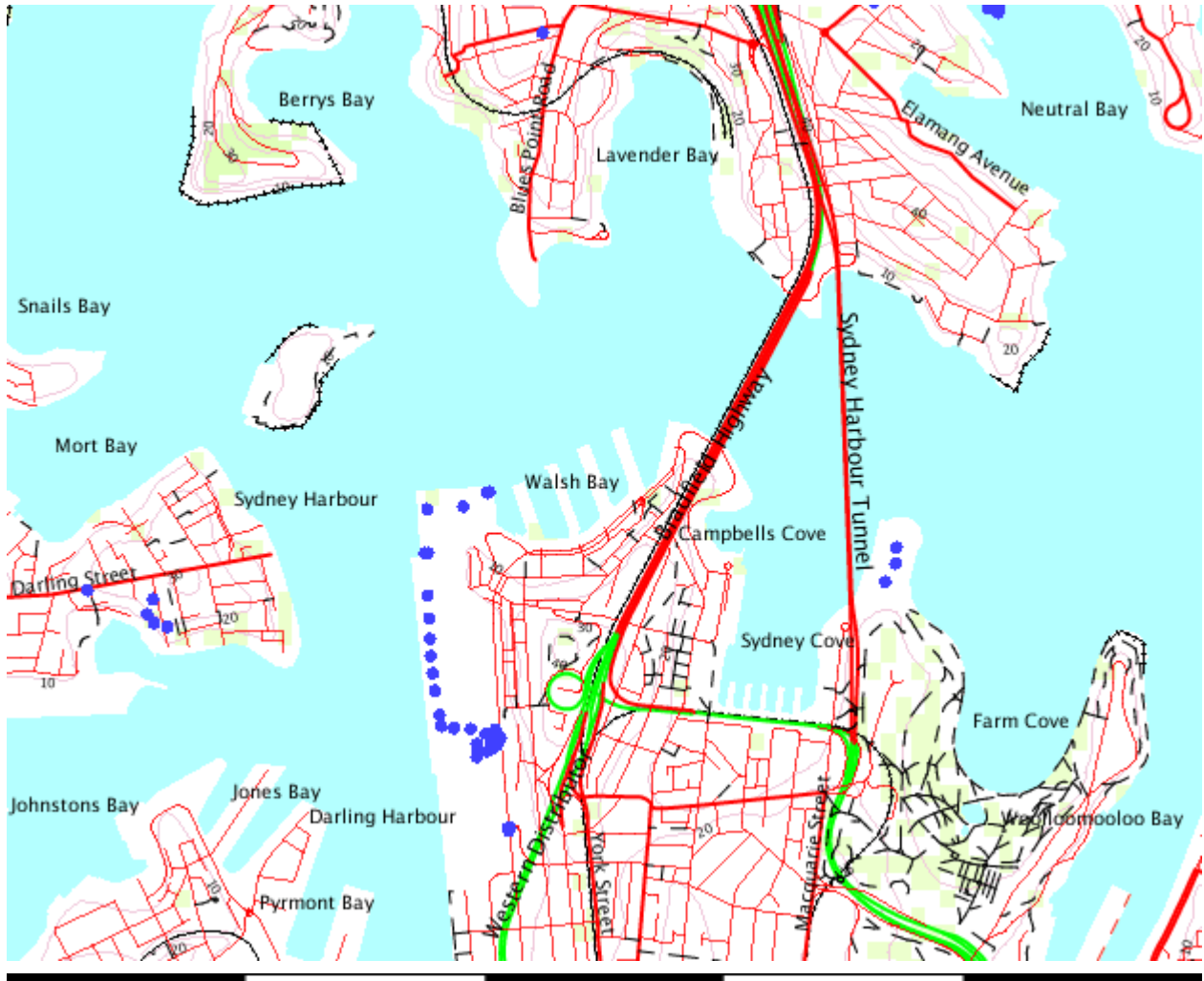
Job No: 43329

File Name: 43329\_04

## Appendix A Registered Groundwater Bore Search Results

43329

Map created with NSW Natural Resource Atlas - <http://www.nratlas.nsw.gov.au>  
 Wednesday, February 12, 2014



0 3 Km

**Legend**

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	
	Topographic base map	

# Groundwater Works Summary

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## Work Requested -- GW109085

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

GROUNDWATER NUMBER GW109085  
 LIC-NUM 10BL602334  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Other Govt  
 COMMENCE-DATE  
 COMPLETION-DATE 2008-07-22  
 FINAL-DEPTH (metres) 5.68  
 DRILLED-DEPTH (metres) 5.68  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY SYDNEY WATER  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251263.00  
 EASTING 333786.00  
 LATITUDE 33 51' 57"  
 LONGITUDE 151 12' 11"  
 GS-MAP

AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH ST PHILIP  
 PORTION-LOT-DP 1//87659

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

COUNTY CUMBERLAND  
 PARISH ST PHILIP  
 PORTION-LOT-DP 1 87659

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

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.68	120			
1	1	Casing	P.V.C.	0.00	3.20	40			

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.30	1.30	FILL,SILTY SAND MEDIUM TO COARSE		
1.30	2.10	0.80	FILL,SILT SAND CLAY MIXTURE		
2.10	2.20	0.10	FILL, SHINY GRAVEL ,BLACK SILT		
2.20	3.10	0.90	FILL,SILTY SAND BROWN RED		
3.10	4.00	0.90	FILL CLAY,GREY,BROWN,MOIST		
4.00	5.68	1.68	SAND,FINE TO MEDIUM		

---

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## Work Requested -- GW109086

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

GROUNDWATER NUMBER GW109086  
 LIC-NUM 10BL602334  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Other Govt  
 COMMENCE-DATE  
 COMPLETION-DATE 2008-07-22  
 FINAL-DEPTH (metres) 5.68  
 DRILLED-DEPTH (metres) 5.68  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY SYDNEY WATER  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251262.00  
 EASTING 333781.00  
 LATITUDE 33 51' 57"  
 LONGITUDE 151 12' 11"  
 GS-MAP

AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH ST PHILIP  
 PORTION-LOT-DP 1//87659

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

COUNTY CUMBERLAND  
 PARISH ST PHILIP  
 PORTION-LOT-DP 1 87659

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

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.80	120			
1	1	Casing	P.V.C.	0.00	3.20	40			

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.50	0.50	FILL,MEDIUM TO COARSE		
0.50	1.00	0.50	FILL,SILTY SAND		
1.00	1.80	0.80	FILL,CLAYEY SAND FINE GRAINED		
1.80	2.00	0.20	FILL,GRAVELLY SAND		
2.00	3.20	1.20	FILL,SAND WITH SOME SILT		
3.20	3.80	0.60	FILL SILTY SAND		
3.80	4.50	0.70	FILL CLAY SILT SAND MIXTURE		
4.50	5.68	1.18	SAND,FINE TO MEDIUM GRAINED		

---

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## Work Requested -- GW109087

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

GROUNDWATER NUMBER GW109087  
 LIC-NUM 10BL602334  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Other Govt  
 COMMENCE-DATE  
 COMPLETION-DATE 2008-07-22  
 FINAL-DEPTH (metres) 8.50  
 DRILLED-DEPTH (metres) 8.50  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY SYDNEY WATER  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251252.00  
 EASTING 333783.00  
 LATITUDE 33 51' 57"  
 LONGITUDE 151 12' 11"  
 GS-MAP

AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH ST PHILIP  
 PORTION-LOT-DP 1//87659

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

COUNTY CUMBERLAND  
 PARISH ST PHILIP  
 PORTION-LOT-DP 1 87659

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

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	8.50	120			
1	1	Casing	P.V.C.	0.00	3.20	40			

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

no details

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.00	1.00	FILL,CLAY MIXED WITH COARSE GRAVEL		
1.00	1.50	0.50	FILL SAND MEDIUM GRAINED		
1.50	2.20	0.70	FILL,SILTY SAND,MOIST,FIRM WITH GRAVEL		
2.20	3.50	1.30	FILL,SAND MEDIUM GRAINED,GREY/BROWN		
3.50	4.00	0.50	FILL,SILTY SAND,MOIST,LOOSE TO FIRM		
4.00	4.50	0.50	FILL,CRUSHED SANDSTONE		
4.50	5.90	1.40	SAND MEDIUM TO FINE ,SILT BROWN,CLAY		
5.90	7.00	1.10	CLAY,HIGH PLASTICITY,WET,SHELLS		
7.00	8.50	1.50	SAND,FINE TO MEDIUM GRAINED,BEIGE		

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## Work Requested -- GW109712

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

GROUNDWATER NUMBER GW109712  
 LIC-NUM 10BL163286  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Other Govt  
 COMMENCE-DATE  
 COMPLETION-DATE 2004-01-21  
 FINAL-DEPTH (metres) 5.80  
 DRILLED-DEPTH (metres) 5.80  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY MINISTER FOR POLICE  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL 2.64  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251938.00  
 EASTING 332788.00  
 LATITUDE 33 51' 35"  
 LONGITUDE 151 11' 33"  
 GS-MAP

AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH PETERSHAM  
 PORTION-LOT-DP 1//773671

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

COUNTY CUMBERLAND  
 PARISH PETERSHAM  
 PORTION-LOT-DP 1 812813

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

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

HOLE-NO	PIPE-NO	COMPONENT-CODE	COMPONENT-TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.80	100			
1	1	Casing	PVC Class 18	0.00	5.80	50			Screwed; Seated on Bottom
1		Annulus	Crushed Aggregate	0.00	0.00				Graded; GS: 1-5.8mm

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

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK-CAT-DESC	S-W-L	D-D-L	YIELD	TEST-HOLE-DEPTH (metres)	DURATION	SALINITY
0.00	5.80	5.80		2.64					

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.50	1.50	TOPSOIL AND FILL		
1.50	5.80	4.30	WEATHERED SANDSTONE, MEDIUM TO COARSE GRAINED		

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## Work Requested -- GW109713

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

GROUNDWATER NUMBER GW109713  
 LIC-NUM 10BL163286  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD Other  
 OWNER-TYPE Other Govt  
 COMMENCE-DATE  
 COMPLETION-DATE 2004-01-21  
 FINAL-DEPTH (metres) 6.00  
 DRILLED-DEPTH (metres) 6.00  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY MINISTER FOR POLICE  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL 2.52  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251951.00  
 EASTING 332750.00  
 LATITUDE 33 51' 34"  
 LONGITUDE 151 11' 31"  
 GS-MAP

AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH PETERSHAM  
 PORTION-LOT-DP 1//812813

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

COUNTY CUMBERLAND  
 PARISH PETERSHAM  
 PORTION-LOT-DP 1 812813

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

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	6.00	100			Other
1	1	Casing	PVC Class 18	0.00	6.00	50			Screwed
1		Annulus	Crushed Aggregate	0.00	0.00				Graded; GS: 1- 6mm

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

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
6.00	6.00	0.00		2.52					

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

FROM	TO	THICKNESS	DESC	GEO- MATERIAL	COMMENT
0.00	2.60	2.60	FILL		
2.60	6.00	3.40	SANDSTONE, WEATHERED, MEDIUM TO COARSE GRAINED/SOME CLAY		

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## Work Requested -- GW109714

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

GROUNDWATER NUMBER GW109714  
 LIC-NUM 10BL163286  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD Other  
 OWNER-TYPE Other Govt  
 COMMENCE-DATE  
 COMPLETION-DATE 2004-01-22  
 FINAL-DEPTH (metres) 5.90  
 DRILLED-DEPTH (metres) 5.90  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY MINISTER FOR POLICE  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL 2.55  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6252032.00  
 EASTING 332745.00  
 LATITUDE 33 51' 32"  
 LONGITUDE 151 11' 31"  
 GS-MAP

AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH PETERSHAM  
 PORTION-LOT-DP 1//812813

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

COUNTY CUMBERLAND  
 PARISH PETERSHAM  
 PORTION-LOT-DP 1 812813

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

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.90	100			Other
1	1	Casing	PVC Class 18	0.00	5.90	50			Screwed; Seated on Bottom
1		Annulus	Crushed Aggregate	0.00	0.00				Graded; GS: .5- 5.9mm

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

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
0.00	5.90	5.90		2.55					

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

FROM	TO	THICKNESS	DESC	GEO- MATERIAL	COMMENT
0.00	1.20	1.20	FILL		
1.20	5.90	4.70	SANDSTONE WEATHERED,MEDIUM TO COARSE,GRAINED,SOME CLAY		

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## Work Requested -- GW109715

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

GROUNDWATER NUMBER GW109715  
 LIC-NUM 10BL163286  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD Other  
 OWNER-TYPE Other Govt  
 COMMENCE-DATE  
 COMPLETION-DATE 2004-01-22  
 FINAL-DEPTH (metres) 5.90  
 DRILLED-DEPTH (metres) 5.90  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY MINISTER FOR POLICE  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL 4.40  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6252060.00  
 EASTING 332556.00  
 LATITUDE 33 51' 31"  
 LONGITUDE 151 11' 24"  
 GS-MAP

AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH PETERSHAM  
 PORTION-LOT-DP 1//812813

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

COUNTY CUMBERLAND  
 PARISH PETERSHAM  
 PORTION-LOT-DP 1 812813

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

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

HOLE-NO	PIPE-NO	COMPONENT-CODE	COMPONENT-TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.90	100			Other
1	1	Casing	PVC Class 18	0.00	5.90	50			Screwed; Seated on Bottom
1		Annulus	Crushed Aggregate	0.00	0.00				Graded; GS: 1-5.9mm

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

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK-CAT-DESC	S-W-L	D-D-L	YIELD	TEST-HOLE-DEPTH (metres)	DURATION	SALINITY
0.00	5.90	5.90		4.40					

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.20	1.20	FILL		
1.20	5.90	4.70	SANDSTONE WEATHERED MEDIUM TO COARSE GRAINED,CLAY SEAMS		

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# Groundwater Works Summary

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## Work Requested -- GW109716

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

GROUNDWATER NUMBER GW109716  
 LIC-NUM 10BL163286  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD Other  
 OWNER-TYPE Other Govt  
 COMMENCE-DATE  
 COMPLETION-DATE 2004-01-22  
 FINAL-DEPTH (metres) 6.00  
 DRILLED-DEPTH (metres) 6.00  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY MINISTER FOR POLICE  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL 1.79  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251981.00  
 EASTING 332729.00  
 LATITUDE 33 51' 33"  
 LONGITUDE 151 11' 30"  
 GS-MAP

AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH PETERSHAM  
 PORTION-LOT-DP 1//812813

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

COUNTY CUMBERLAND  
 PARISH PETERSHAM  
 PORTION-LOT-DP 1 812813

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

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

HOLE-NO	PIPE-NO	COMPONENT-CODE	COMPONENT-TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	6.00	100			Other
1	1	Casing	PVC Class 18	0.00	6.00	50			Screwed; Seated on Bottom
1		Annulus	Crushed Aggregate	0.00	0.00				Graded; GS: 1-5mm

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

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK-CAT-DESC	S-W-L	D-D-L	YIELD	TEST-HOLE-DEPTH (metres)	DURATION	SALINITY
0.00	6.00	6.00		1.79					

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	4.20	4.20	FILL		
4.20	5.80	1.60	MARINE SILT		
5.80	6.00	0.20	SANDSTONE		

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# Groundwater Works Summary

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## Work Requested -- GW111570

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

GROUNDWATER NUMBER	GW111570
LIC-NUM	10BL604689
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	Equipped - bore used for obs
CONSTRUCTION-METHOD	Auger - Solid Flight
OWNER-TYPE	Other Govt
COMMENCE-DATE	
COMPLETION-DATE	2011-06-27
FINAL-DEPTH (metres)	6.00
DRILLED-DEPTH (metres)	6.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	SYDNEY PORTS CORPORATION
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	2.72
SALINITY	
YIELD	1.00

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6252417.00
EASTING	333701.00
LATITUDE	33 51' 20"
LONGITUDE	151 12' 8"
GS-MAP	

AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH ST PHILIP  
 PORTION-LOT-DP 2//876514

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

COUNTY CUMBERLAND  
 PARISH ST PHILIP  
 PORTION-LOT-DP 2 876514

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

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	6.00	90			Auger - Solid Flight
1	1	Casing	PVC Class 18	0.00	2.00	61	51		Screwed; Seated on Bottom; End cap
1	1	Opening	Slots - Horizontal	2.00	5.80	61			PVC Class 18; Casing - Machine Slotted; SL: 40mm; A: .5mm; Screwed
1		Annulus	Bentonite/Grout	0.10	1.00				
1		Annulus	Crushed Aggregate	1.00	6.00				Graded; GS: 1-3mm

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

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D-L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
2.50	6.00	3.50		2.72	5.80	1.00			

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.20	0.20	CONCRETE		

0.20	1.00	0.80	FILL,CLAYEY SAND,YELLOW BROWN
1.00	6.00	5.00	FILL. SAND,YELLOW

---

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# Groundwater Works Summary

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## Work Requested -- GW111571

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

GROUNDWATER NUMBER	GW111571
LIC-NUM	10BL604689
AUTHORISED-PURPOSES	MONITORING BORE
INTENDED-PURPOSES	MONITORING BORE
WORK-TYPE	Bore
WORK-STATUS	Equipped - bore used for obs
CONSTRUCTION-METHOD	Auger - Solid Flight
OWNER-TYPE	Other Govt
COMMENCE-DATE	
COMPLETION-DATE	2011-06-27
FINAL-DEPTH (metres)	6.00
DRILLED-DEPTH (metres)	6.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	SYDNEY PORTS CORPORATION
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	2.65
SALINITY	
YIELD	1.00

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

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6252420.00
EASTING	333707.00
LATITUDE	33 51' 20"
LONGITUDE	151 12' 9"
GS-MAP	

AMG-ZONE 56  
 COORD-SOURCE  
 REMARK

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

COUNTY CUMBERLAND  
 PARISH ST PHILIP  
 PORTION-LOT-DP 2//876514

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

COUNTY CUMBERLAND  
 PARISH ST PHILIP  
 PORTION-LOT-DP 2 876514

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

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

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	6.00	90			Auger - Solid Flight
1	1	Casing	PVC Class 18	0.00	2.00	61	51		Screwed; Seated on Bottom; Open End
1	1	Opening	Slots - Horizontal	2.00	5.80	61			PVC Class 18; Casing - Machine Slotted; SL: 40mm; A: .5mm; Screwed
1		Annulus	Bentonite/Grout	0.10	1.00				
1		Annulus	Crushed Aggregate	1.00	6.00				Graded; GS: 1-3mm

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

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D-L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
2.50	6.00	3.50		2.65	5.80	1.00			

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

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.20	0.20	CONCRETE		

0.20	1.80	1.60	FILL,CLAYEY SAND,YELLOW BROWN
1.80	6.00	4.20	FILL,SAND YELLOW

---

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# Groundwater Works Summary

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## Work Requested -- GW112871

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

GROUNDWATER NUMBER GW112871  
 LIC-NUM 10BL604486  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-02-11  
 FINAL-DEPTH (metres) 20.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY SYDNEY OPERA HOUSE TRUST  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6252193.00  
 EASTING 334880.00  
 LATITUDE 33 51' 28"  
 LONGITUDE 151 12' 54"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST JAMES  
PORTION-LOT-DP 5//775888

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

COUNTY CUMBERLAND  
PARISH ST JAMES  
PORTION-LOT-DP 5 775888

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

no details

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

no details

---

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# Groundwater Works Summary

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## Work Requested -- GW112872

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

GROUNDWATER NUMBER GW112872  
 LIC-NUM 10BL604486  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-04-28  
 FINAL-DEPTH (metres) 20.12  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY SYDNEY OPERA HOUSE TRUST  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6252249.00  
 EASTING 334881.00  
 LATITUDE 33 51' 26"  
 LONGITUDE 151 12' 54"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST JAMES  
PORTION-LOT-DP 5//775888

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

COUNTY CUMBERLAND  
PARISH ST JAMES  
PORTION-LOT-DP 5 775888

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

no details

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

no details

---

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# Groundwater Works Summary

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## Work Requested -- GW112873

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

GROUNDWATER NUMBER GW112873  
 LIC-NUM 10BL604486  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-04-28  
 FINAL-DEPTH (metres) 15.10  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY SYDNEY OPERA HOUSE TRUST  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6252129.00  
 EASTING 334851.00  
 LATITUDE 33 51' 30"  
 LONGITUDE 151 12' 53"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST JAMES  
PORTION-LOT-DP 5//775888

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

COUNTY CUMBERLAND  
PARISH ST JAMES  
PORTION-LOT-DP 5 775888

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

no details

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

no details

---

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# Groundwater Works Summary

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## Work Requested -- GW113553

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

GROUNDWATER NUMBER GW113553  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 5.20  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6252368.00  
 EASTING 333632.00  
 LATITUDE 33 51' 21"  
 LONGITUDE 151 12' 6"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5//876514

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5 876514

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

no details

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

no details

---

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# Groundwater Works Summary

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## Work Requested -- GW113554

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

GROUNDWATER NUMBER GW113554  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 5.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6252357.00  
 EASTING 333529.00  
 LATITUDE 33 51' 21"  
 LONGITUDE 151 12' 2"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5//876514

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5 876514

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

no details

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

no details

---

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# Groundwater Works Summary

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## Work Requested -- GW113555

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

GROUNDWATER NUMBER GW113555  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 14.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6252205.00  
 EASTING 333533.00  
 LATITUDE 33 51' 26"  
 LONGITUDE 151 12' 2"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5//876514

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5 876514

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

no details

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

no details

---

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# Groundwater Works Summary

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## Work Requested -- GW113556

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

GROUNDWATER NUMBER GW113556  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 14.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6252205.00  
 EASTING 333524.00  
 LATITUDE 33 51' 26"  
 LONGITUDE 151 12' 1"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5//876514

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5 876514

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

no details

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

no details

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# Groundwater Works Summary

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## Work Requested -- GW113557

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

GROUNDWATER NUMBER GW113557  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 12.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6252060.00  
 EASTING 333535.00  
 LATITUDE 33 51' 31"  
 LONGITUDE 151 12' 2"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5//876514

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5 876514

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

no details

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

no details

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# Groundwater Works Summary

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## Work Requested -- GW113558

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

GROUNDWATER NUMBER GW113558  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 14.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251980.00  
 EASTING 333541.00  
 LATITUDE 33 51' 34"  
 LONGITUDE 151 12' 2"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5//876514

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5 876514

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

no details

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

no details

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## Work Requested -- GW113559

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

GROUNDWATER NUMBER GW113559  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 4.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251910.00  
 EASTING 333544.00  
 LATITUDE 33 51' 36"  
 LONGITUDE 151 12' 2"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5//876514

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5 876514

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

no details

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

no details

---

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## Work Requested -- GW113560

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

GROUNDWATER NUMBER GW113560  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 3.60  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251850.00  
 EASTING 333548.00  
 LATITUDE 33 51' 38"  
 LONGITUDE 151 12' 2"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
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### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5 876514

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

no details

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

no details

---

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## Work Requested -- GW113561

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

GROUNDWATER NUMBER GW113561  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 4.50  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251791.00  
 EASTING 333555.00  
 LATITUDE 33 51' 40"  
 LONGITUDE 151 12' 2"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5 876514

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

no details

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

no details

---

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## Work Requested -- GW113562

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

GROUNDWATER NUMBER GW113562  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 10.70  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251731.00  
 EASTING 333562.00  
 LATITUDE 33 51' 42"  
 LONGITUDE 151 12' 3"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
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PORTION-LOT-DP 5//876514

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5 876514

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

no details

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

no details

---

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## Work Requested -- GW113563

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

GROUNDWATER NUMBER GW113563  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 11.70  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251647.00  
 EASTING 333577.00  
 LATITUDE 33 51' 45"  
 LONGITUDE 151 12' 3"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5 876514

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

no details

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

no details

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## Work Requested -- GW113564

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

GROUNDWATER NUMBER GW113564  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 7.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251610.00  
 EASTING 333582.00  
 LATITUDE 33 51' 46"  
 LONGITUDE 151 12' 3"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5//876514

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5 876514

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

no details

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

no details

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## Work Requested -- GW113565

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

GROUNDWATER NUMBER GW113565  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 4.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251603.00  
 EASTING 333619.00  
 LATITUDE 33 51' 46"  
 LONGITUDE 151 12' 5"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5//876514

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

COUNTY CUMBERLAND  
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PORTION-LOT-DP 5 876514

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

no details

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

no details

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## Work Requested -- GW113566

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

GROUNDWATER NUMBER GW113566  
 LIC-NUM 10BL604425  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Bore  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2011-01-06  
 FINAL-DEPTH (metres) 3.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251601.00  
 EASTING 333667.00  
 LATITUDE 33 51' 46"  
 LONGITUDE 151 12' 7"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5//876514

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 5 876514

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

no details

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

no details

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## Work Requested -- GW113596

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

GROUNDWATER NUMBER GW113596  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2009-12-08  
 FINAL-DEPTH (metres) 14.10  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251591.00  
 EASTING 333741.00  
 LATITUDE 33 51' 46"  
 LONGITUDE 151 12' 9"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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PARISH ST PHILIP  
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### Licensed [\(top\)](#)

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 3 876514

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

no details

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

no details

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## Work Requested -- GW113597

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

GROUNDWATER NUMBER GW113597  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2009-12-07  
 FINAL-DEPTH (metres) 9.50  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251600.00  
 EASTING 333738.00  
 LATITUDE 33 51' 46"  
 LONGITUDE 151 12' 9"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 3//876514

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 3 876514

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

no details

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

no details

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# Groundwater Works Summary

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## Work Requested -- GW113598

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

GROUNDWATER NUMBER GW113598  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-02-10  
 FINAL-DEPTH (metres) 13.20  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251581.00  
 EASTING 333745.00  
 LATITUDE 33 51' 47"  
 LONGITUDE 151 12' 10"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 3//876514

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 3 876514

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

no details

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

no details

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## Work Requested -- GW113599

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

GROUNDWATER NUMBER GW113599  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-02-09  
 FINAL-DEPTH (metres) 13.50  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251505.00  
 EASTING 333687.00  
 LATITUDE 33 51' 49"  
 LONGITUDE 151 12' 7"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 3 876514

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

no details

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

no details

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## Work Requested -- GW113602

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

GROUNDWATER NUMBER GW113602  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-02-11  
 FINAL-DEPTH (metres) 17.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251531.00  
 EASTING 333727.00  
 LATITUDE 33 51' 48"  
 LONGITUDE 151 12' 9"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
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### Water Bearing Zones [\(top\)](#)

no details

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

no details

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## Work Requested -- GW113603

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

GROUNDWATER NUMBER GW113603  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-02-19  
 FINAL-DEPTH (metres) 14.50  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251525.00  
 EASTING 333717.00  
 LATITUDE 33 51' 49"  
 LONGITUDE 151 12' 9"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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PORTION-LOT-DP 5//876514

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 3 876514

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

no details

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

no details

---

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## Work Requested -- GW113604

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

GROUNDWATER NUMBER GW113604  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-02-23  
 FINAL-DEPTH (metres) 8.20  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251538.00  
 EASTING 333735.00  
 LATITUDE 33 51' 48"  
 LONGITUDE 151 12' 9"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 3 876514

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

no details

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

no details

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## Work Requested -- GW113605

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

GROUNDWATER NUMBER GW113605  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-02-23  
 FINAL-DEPTH (metres) 3.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251547.00  
 EASTING 333744.00  
 LATITUDE 33 51' 48"  
 LONGITUDE 151 12' 10"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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

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

no details

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

no details

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## Work Requested -- GW113606

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

GROUNDWATER NUMBER GW113606  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-03-04  
 FINAL-DEPTH (metres) 13.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251550.00  
 EASTING 333686.00  
 LATITUDE 33 51' 48"  
 LONGITUDE 151 12' 7"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 3 876514

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

no details

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

no details

---

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## Work Requested -- GW113607

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

GROUNDWATER NUMBER GW113607  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-02-22  
 FINAL-DEPTH (metres) 7.20  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251558.00  
 EASTING 333727.00  
 LATITUDE 33 51' 48"  
 LONGITUDE 151 12' 9"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 3 876514

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

no details

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

no details

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## Work Requested -- GW113608

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

GROUNDWATER NUMBER GW113608  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-03-02  
 FINAL-DEPTH (metres) 13.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251570.00  
 EASTING 333754.00  
 LATITUDE 33 51' 47"  
 LONGITUDE 151 12' 10"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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PORTION-LOT-DP 3 876514

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

no details

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

no details

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## Work Requested -- GW113610

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

GROUNDWATER NUMBER GW113610  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-02-26  
 FINAL-DEPTH (metres) 12.20  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251579.00  
 EASTING 333722.00  
 LATITUDE 33 51' 47"  
 LONGITUDE 151 12' 9"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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

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PARISH ST PHILIP  
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### Water Bearing Zones [\(top\)](#)

no details

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

no details

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## Work Requested -- GW113611

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

GROUNDWATER NUMBER GW113611  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-03-02  
 FINAL-DEPTH (metres) 7.50  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251539.00  
 EASTING 333687.00  
 LATITUDE 33 51' 48"  
 LONGITUDE 151 12' 7"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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

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

no details

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

no details

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## Work Requested -- GW113612

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

GROUNDWATER NUMBER GW113612  
 LIC-NUM 10BL604366  
 AUTHORISED-PURPOSES MONITORING BORE  
 INTENDED-PURPOSES MONITORING BORE  
 WORK-TYPE Well  
 WORK-STATUS  
 CONSTRUCTION-METHOD  
 OWNER-TYPE Private  
 COMMENCE-DATE  
 COMPLETION-DATE 2010-03-03  
 FINAL-DEPTH (metres) 13.00  
 DRILLED-DEPTH (metres)  
 CONTRACTOR-NAME  
 DRILLER-NAME  
 PROPERTY BARANGAROO DELIVERY AUTHORITY  
 GWMA -  
 GW-ZONE -  
 STANDING-WATER-LEVEL  
 SALINITY  
 YIELD

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

REGION 10 - SYDNEY SOUTH COAST  
 RIVER-BASIN  
 AREA-DISTRICT  
 CMA-MAP  
 GRID-ZONE  
 SCALE  
 ELEVATION  
 ELEVATION-SOURCE  
 NORTHING 6251585.00  
 EASTING 333710.00  
 LATITUDE 33 51' 47"  
 LONGITUDE 151 12' 8"  
 GS-MAP

AMG-ZONE 56  
COORD-SOURCE  
REMARK

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

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

COUNTY CUMBERLAND  
PARISH ST PHILIP  
PORTION-LOT-DP 3 876514

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

no details

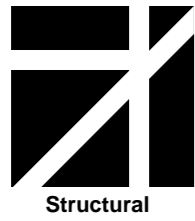
### Drillers Log [\(top\)](#)

no details

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## Appendix B Structural Concept Design Report (TTW 2014)



# Walsh Bay Arts Precinct Concept Structural Design Report

## for Bates Smart

26<sup>th</sup> February 2014

Job No. 131646

Taylor Thomson Whitting (NSW) Pty Ltd Consulting Engineers ACN113 578 377  
48 Chandos Street St Leonards NSW 2065 PO Box 738 Crows Nest 1585  
T 61 2 9439 7288 F 61 2 9439 3146 ttwsyd@ttw.com.au www.ttw.com.au

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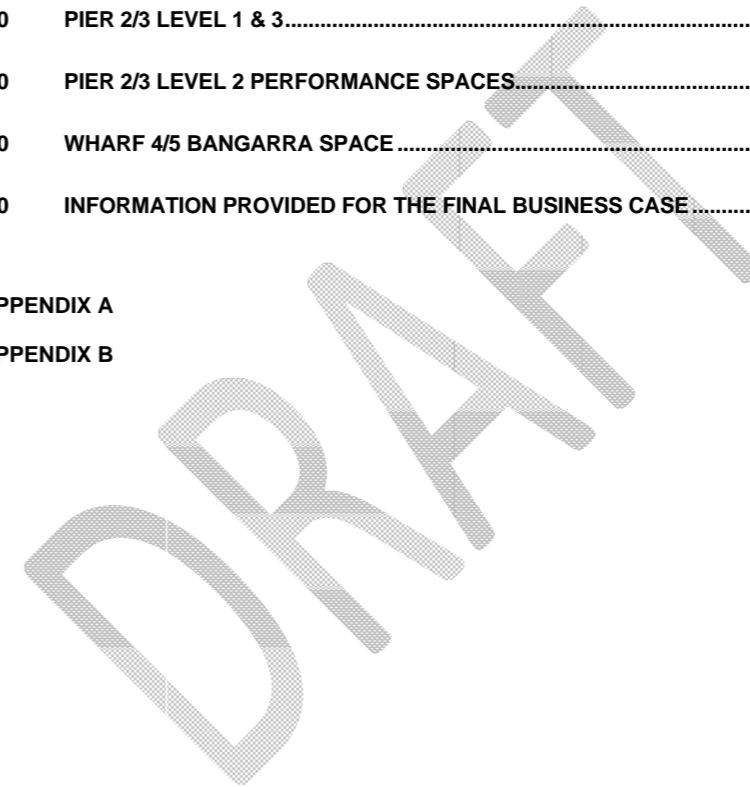


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APPENDIX A

APPENDIX B



**1.0 BACKGROUND**

The existing structures in the Walsh Bay Arts Precinct, namely Pier 2/3, Pier 4/5 and the Shore Sheds are all timber structures originally constructed in the 1920's as cargo wharfs and storage sheds. The original structures have undergone various alterations, upgrades and repairs.

The original two-level structures were built entirely from hardwood timber. They consist of a sub-structure of piles, headstocks and girders supporting a concrete deck around the perimeter of the Piers and a timber deck inside the building, and a superstructure consisting of floor trusses and roof trusses.

**2.0 STRUCTURAL ASSESSMENT & MAINTENANCE**

Detailed condition surveys and structural assessments of both Pier 2/3 and Wharf 4/5 have been carried over the last decade. This work has been carried out for NSW Public Works with TTW acting as their consultant for Pier 2/3 and GHD for Wharf 4/5. TTW issued their final "Preliminary Structural Assessment" report for Pier 2/3 on 24<sup>th</sup> November 2010. For both Pier 2/3 and Wharf 4/5 the results of the condition surveys of the sub-structure and super-structure has been used to carry out a structural analysis of the piers for gravity and lateral loads (wind and earthquake) for compliance with current Australian Standards. The results of the analysis and design checks has enabled repair work to be specified and prioritised. Technical Specifications have been prepared by TTW for Pier 2/3 (issued May 2013) and by GHD for Wharf 4/5 (issued November 2010).

The condition surveys consist of visual surveys plus termite monitoring and inspections. From 2011 until now detailed surveys of all of the piles, headstocks and storey posts have been carried out. Structural Maintenance specifications have been prepared for Pier 2/3 and Wharf 4/5 which detail the requirements for pile repair & replacement for piles, headstocks, girders, storey posts and other miscellaneous items.

The structural maintenance work required for the piers has been documented by TTW and GHD including priorities on the importance of the repair work. A 10 year maintenance program is now in place which has both preventative and planned maintenance items. Preventative items include ongoing condition surveys (including pile surveys) every 4 years and termite control. Planned maintenance is the repair/replacement work documented by TTW and GHD. The majority of this work is the repair of timber piles and the replacement of timber piles with jack-up piles in cases where the pile has degraded beyond the point of being repairable. Other maintenance items in the 10 year program consist of repair/replacement of non-structural items such as drainage, doors & windows and weatherboards.

**3.0 SUB-STRUCTURE**

The original timber piles are set out on a 10ft by 10ft grid in the Piers. In the upgrades and repairs carried out on the Piers many of the piles have been regarded as redundant and not repaired as the live load for the recent use of the Piers is much less than the loads required for its original function as a cargo wharf. The opportunity now exists to add jack-up piles to in these redundant pile locations to provide extra footing capacity to support the additional loads intended for Pier 2/3 as described below.

The proposed new lifts in Pier 2/3 will require pits below deck level. There may also be new water storage tanks located under the deck. Both the lift pits and water tanks could be reinforced concrete structures supported on the timber piles. If required the base of the pits

and tanks could be below the water level.

**4.0 PIER 2/3 LEVEL 1 & 3**

The new mezzanine floor structures will need to be of lightweight construction to minimise the additional load applied to the existing columns and piles. The new mezzanine construction could be similar to those added to the Shore Sheds about 10 years ago which consisted of steel floor beams, steel joists and a topping slab. The drawings of the Shore Sheds mezzanine structure are enclosed in Appendix B.

**5.0 PIER 2/3 LEVEL 2 PERFORMANCE SPACES**

Acoustic requirements for the performance spaces will require new concrete jack-up slabs to be constructed over the existing L2 floor structure. The additional load from these concrete slabs will require additional jack-up piles to be installed. In addition where new mezzanines floors are being added resulting in increased column loads, additional jack-up piles will be required.

The existing central row of columns in Pier 2/3 supporting the roof trusses will need to be removed in the performance spaces. The plans enclosed in Appendix A show the locations of the columns to be removed. For both the Bell Rehearsal space and ACO Auditorium it is proposed to retain the existing timber trusses. A new steel supporting beam will be provided above the Bell Rehearsal space and a new steel truss above the ACO Auditorium.

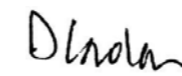
**6.0 WHARF 4/5 BANGARRA SPACE**

For Studio 2 it is proposed to remove an existing column at Ground level. A new steel beam and jack-up piles will be required as shown on the drawings in Appendix A.

**7.0 INFORMATION PROVIDED FOR THE FINAL BUSINESS CASE**

Information has been provided for costing of the structural items in the Final Business Case. This included advice regarding pile replacement; new mezzanine floor structure; performance space floor slab to achieve acoustic performance; typical truss design where columns are to be removed; and typical structure for waterfront square.

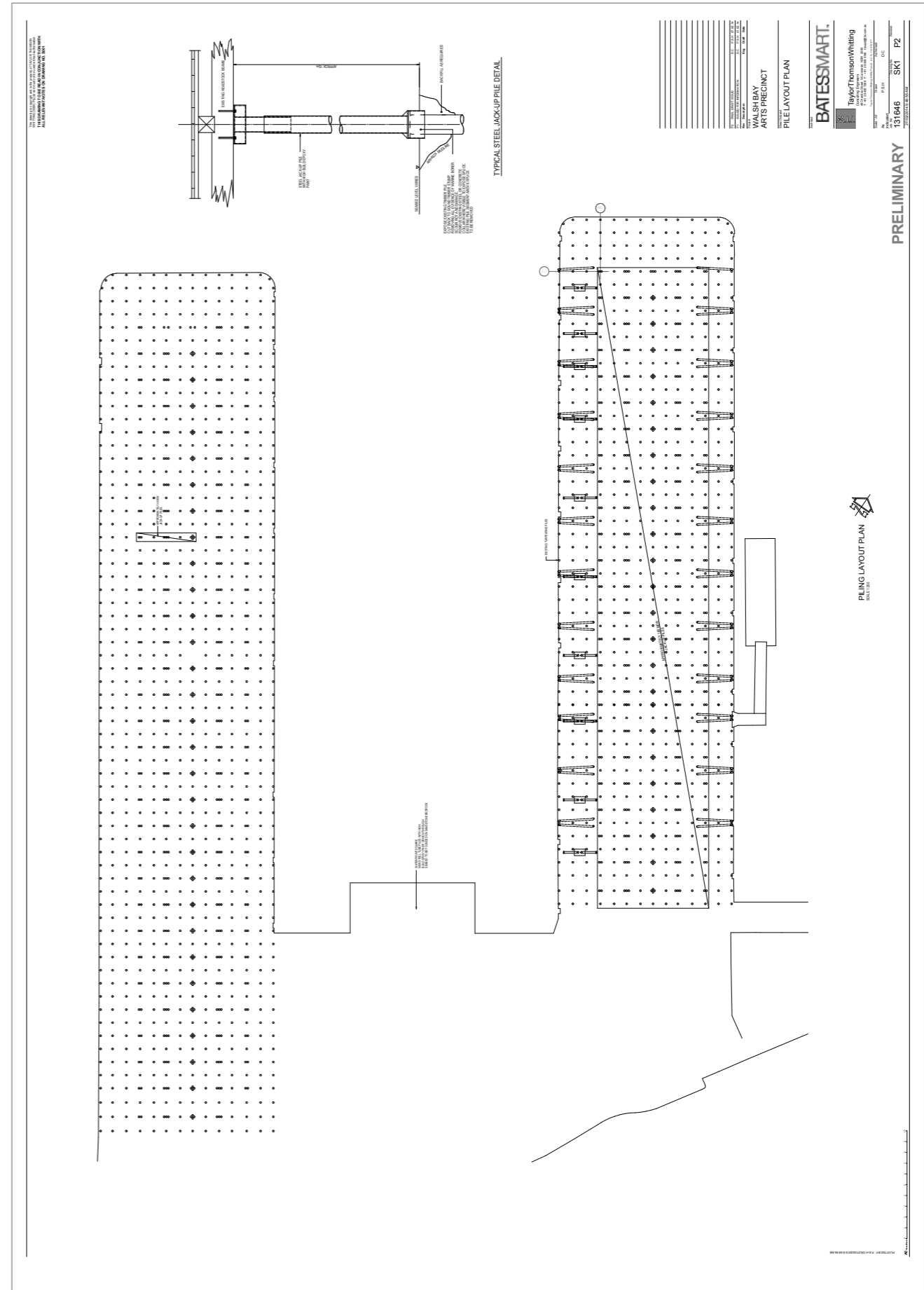
Authorised by:  
**TAYLOR THOMSON WHITTING (NSW) PTY LTD**

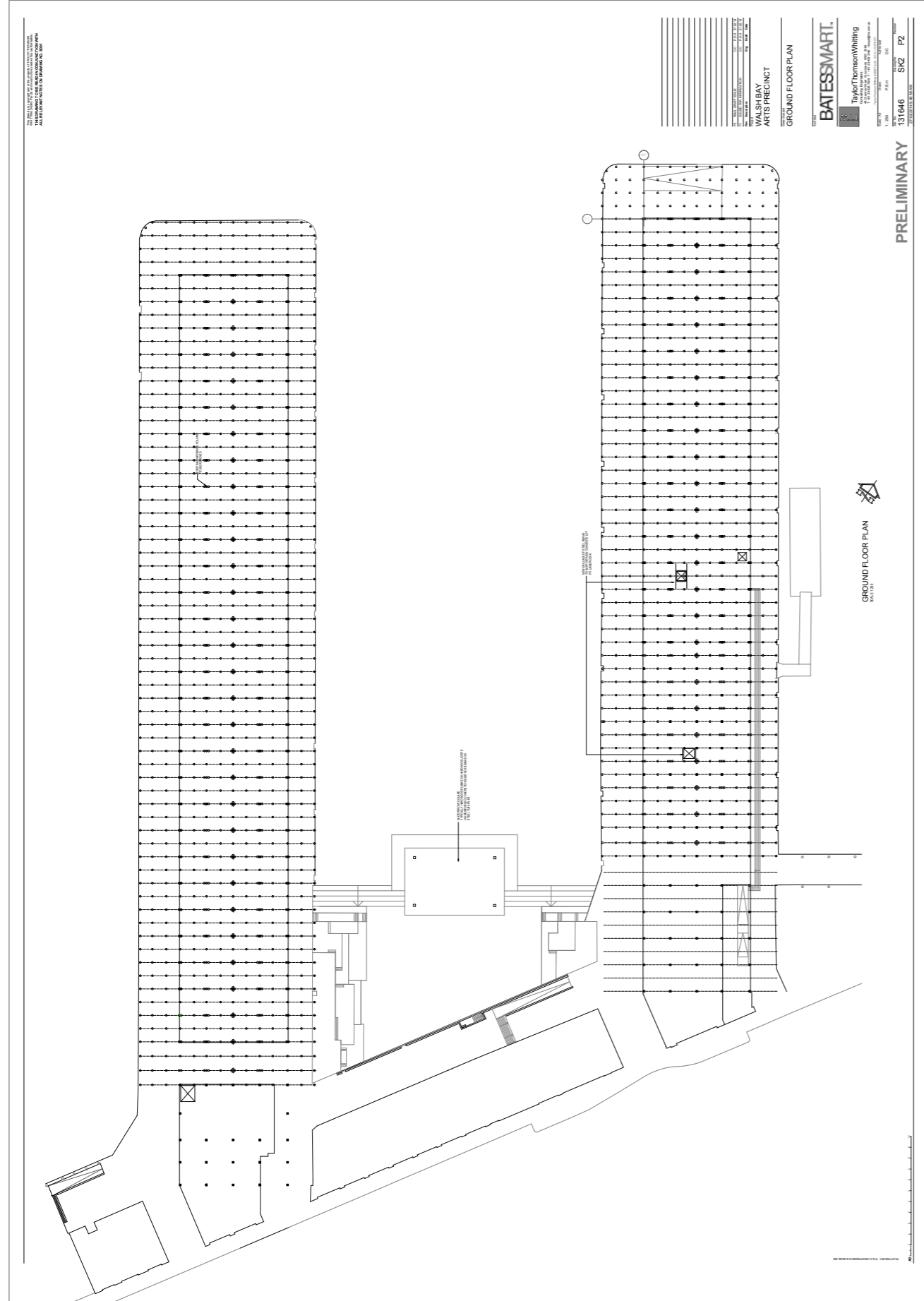


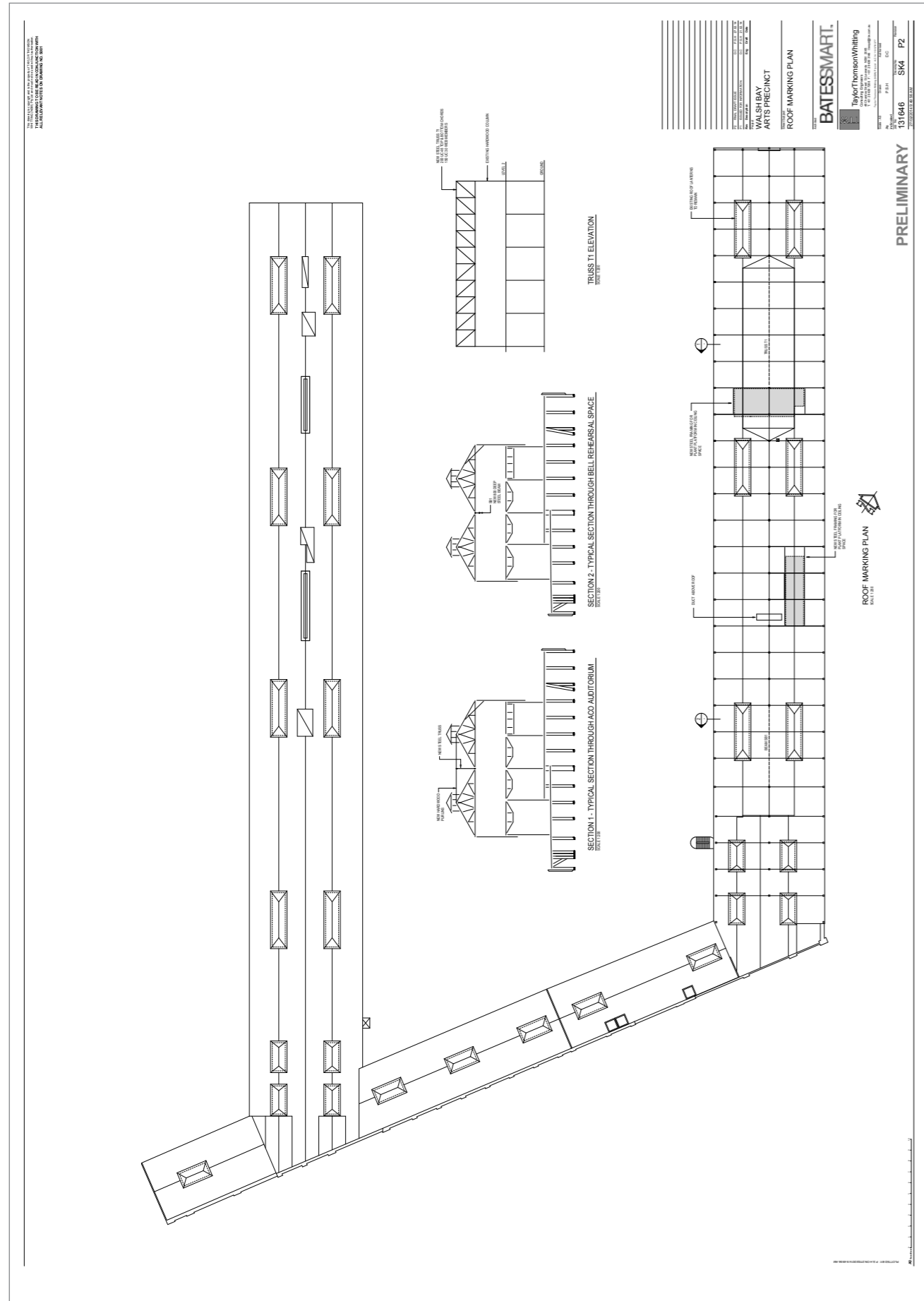
**David Carolan**  
Director

# Appendix A Structure Plans

DRAFT







## Appendix B Information for FBC

### Existing Shore Shed mezzanine drawings

DRAFT








## Appendix C Historical Aerial Images



Source: Base Image - © Department of Lands

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0 25 50 100 m			
Scale: 1:2,500			
Datum: GDA 1994 MGA Zone 56 - AHD			
A4			
0	Original Issue - Aerials	LL	26-02-2014
Rev	Description	Drn.	Date:

Legend:  
 Approximate Site Boundary

 **JBS&G** Figure: Walsh Bay - 1930

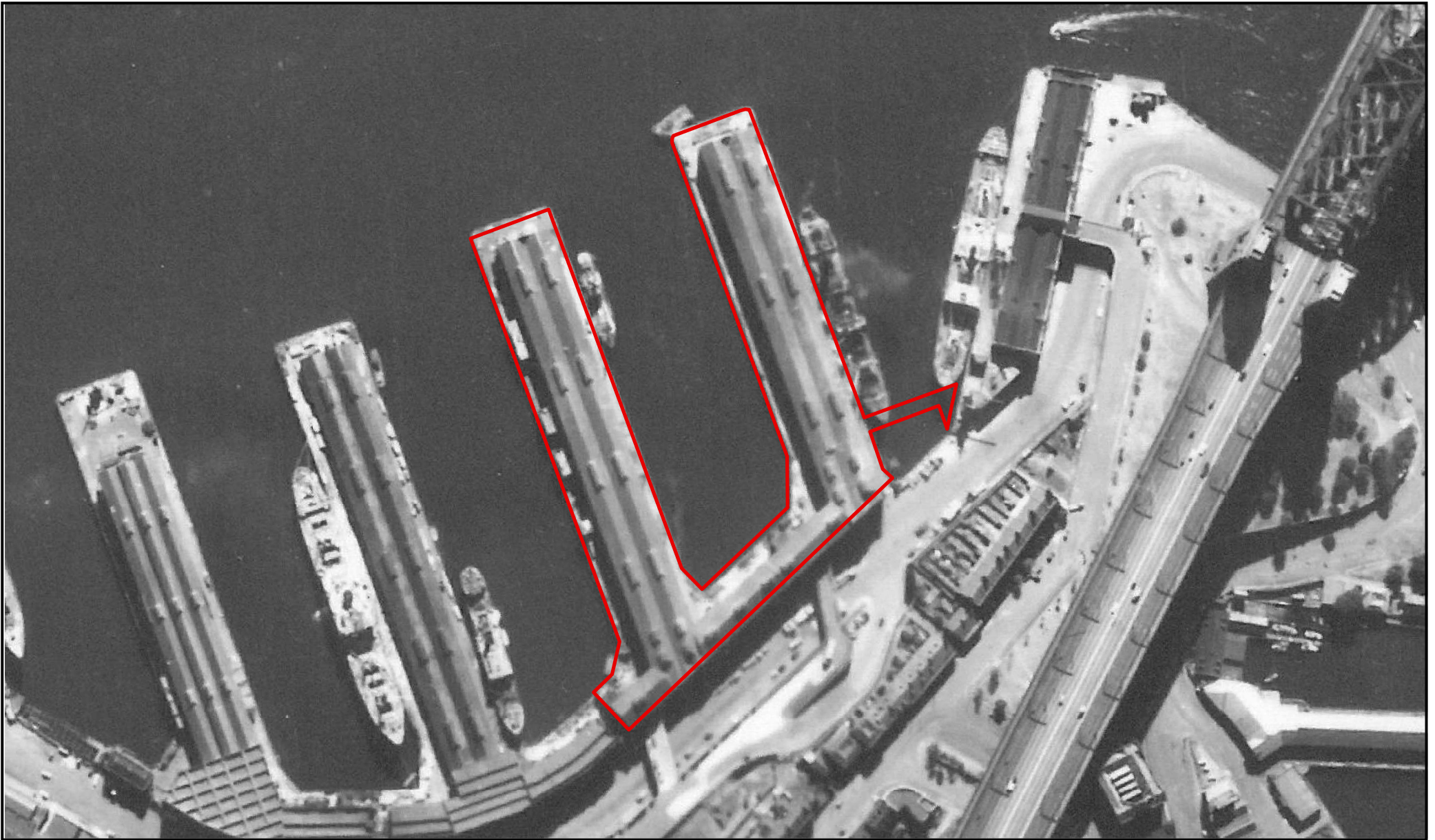
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Project: Walsh Bay Preliminary Site Assessment

Job No: 43329

File Name: 43329\_1930






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 Approximate Site Boundary

 **Figure: Walsh Bay - 1951**

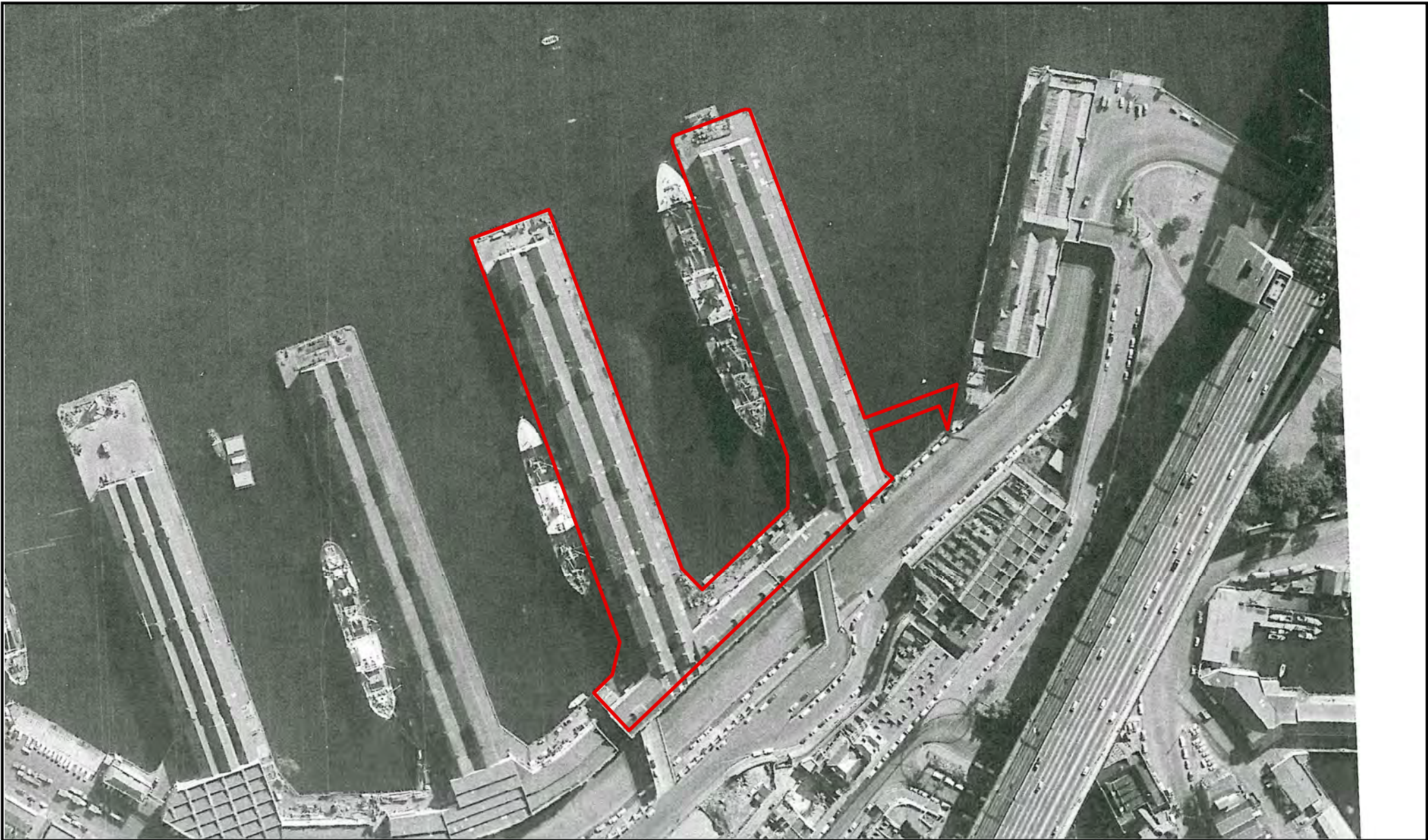
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Project: Walsh Bay Preliminary Site Assessment

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File Name: 43329\_1951





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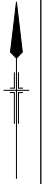
**JBS&G** Figure: Walsh Bay - 1961

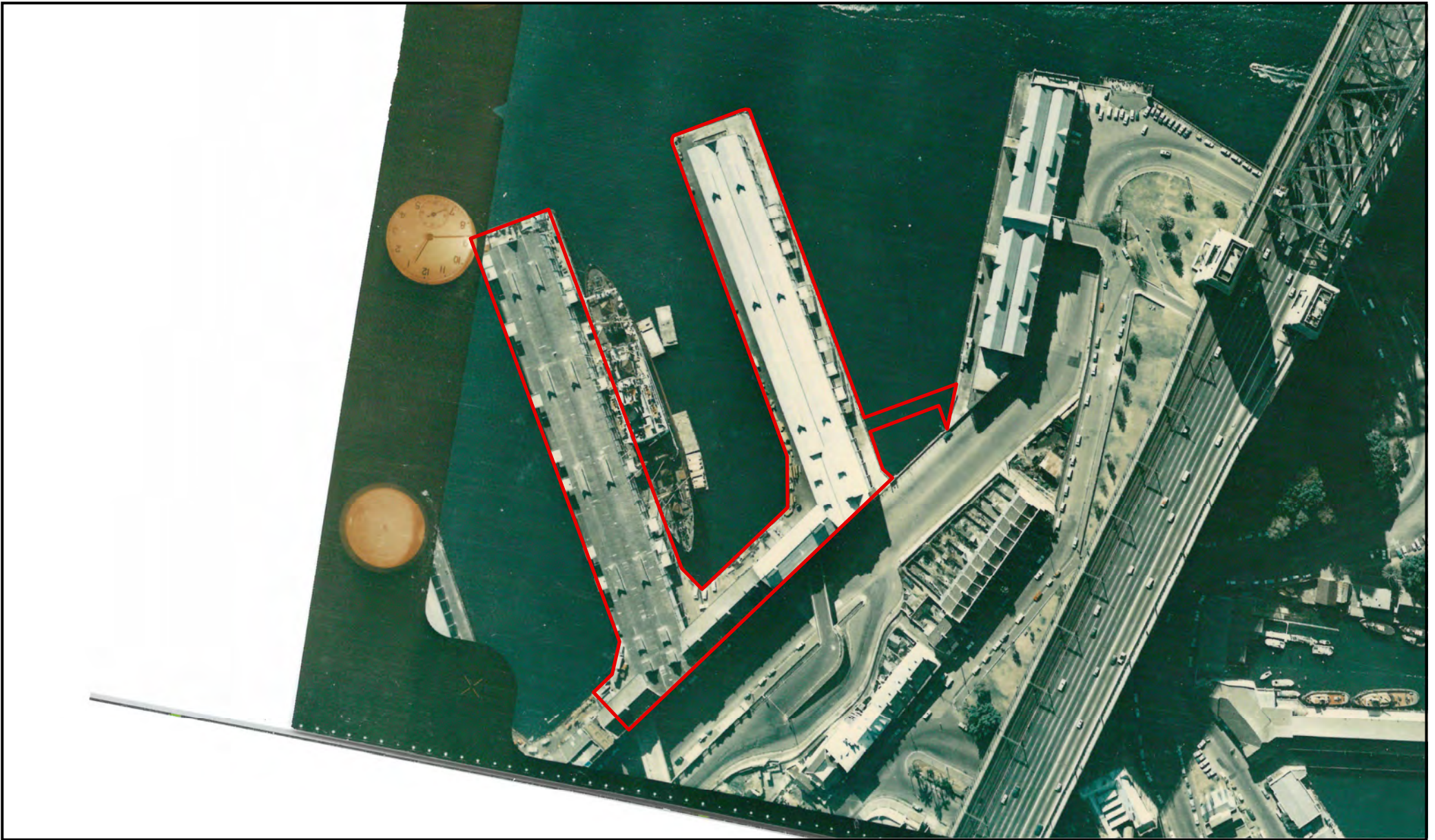
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Project: Walsh Bay Preliminary Site Assessment

Job No: 43329

File Name: 43329\_1961





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Legend:  
 Approximate Site Boundary

**JBS&G** Figure: Walsh Bay - 1970

Client: ARTS NSW  
 Project: Walsh Bay Preliminary Site Assessment  
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Legend:  
 Approximate Site Boundary

**JBS&G** Figure: Walsh Bay - 1986

Client: ARTS NSW

Project: Walsh Bay Preliminary Site Assessment

Job No: 43329

File Name: 43329\_1986





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Legend:  
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**JBS&G** Figure: Walsh Bay - 1999

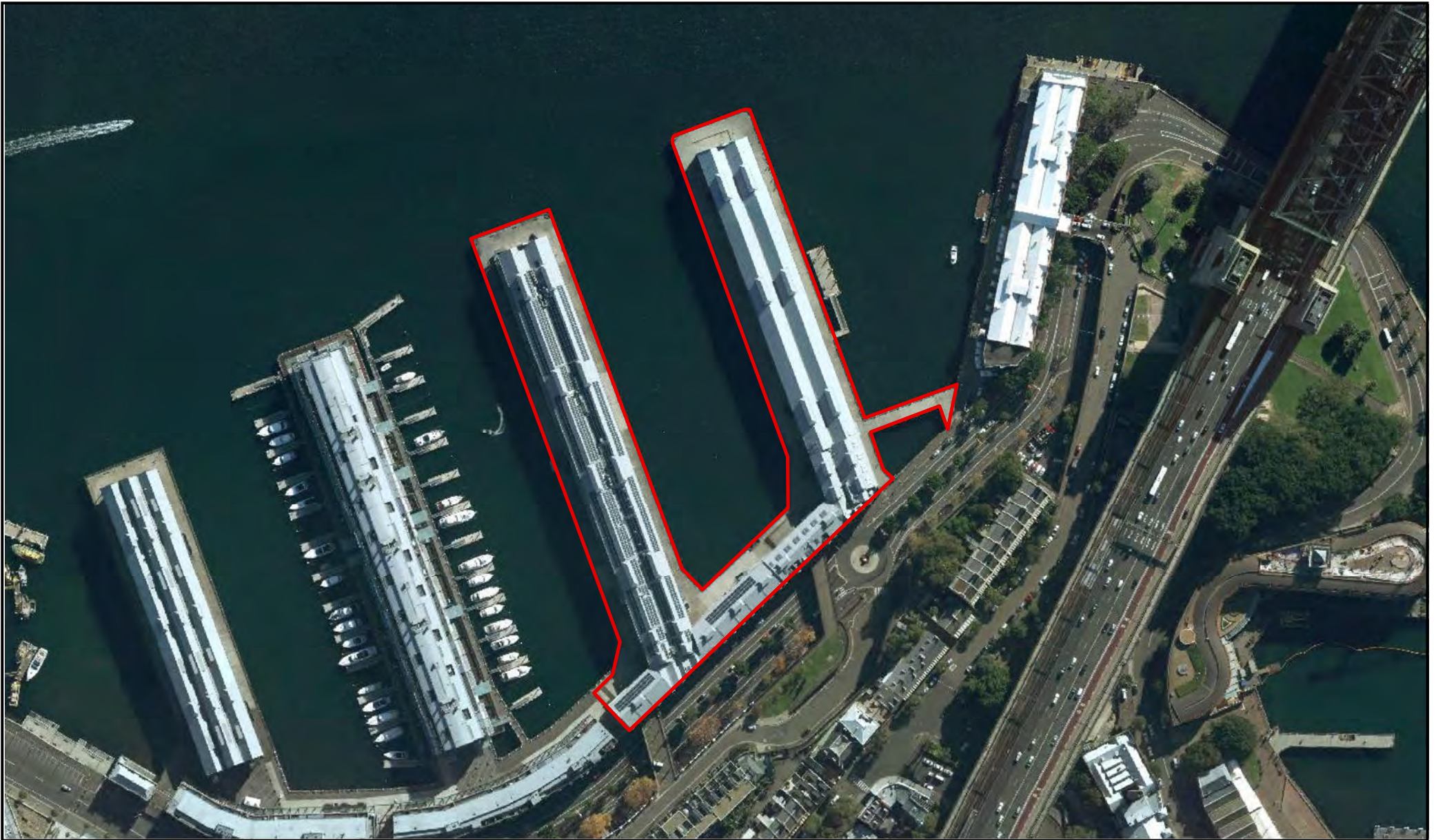
Client: ARTS NSW

Project: Walsh Bay Preliminary Site Assessment

Job No: 43329

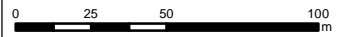
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Source: Base Image - © SIX Maps www.maps.six.nsw.gov.au, Imagery Date: 13/04/2011, Accessed: 26/02/2014

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Datum: GDA 1994 MGA Zone 56 - AHD

A4			

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**JBS&G** Figure: Walsh Bay - 2011

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Project: Walsh Bay Preliminary Site Assessment

Job No: 43329

File Name: 43329\_2011



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<a href="#">1045454</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	15 Mar 2005		
<a href="#">1045543</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	18 Mar 2005		
<a href="#">1046027</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	01 Apr 2005		
<a href="#">1046188</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	08 Apr 2005		
<a href="#">1046440</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	12 Apr 2005	Connect	Fee
<a href="#">1046466</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	15 Apr 2005		Wet
<a href="#">1046583</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	18 Apr 2005		Pub
<a href="#">1046924</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	21 Apr 2005		
<a href="#">1047498</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	11 May 2005		
<a href="#">1047630</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	25 May 2005		
<a href="#">1048418</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	16 Jun 2005		
<a href="#">1050424</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	04 Aug 2005		
<a href="#">1050625</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	19 Aug 2005		
<a href="#">1056208</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	17 Feb 2006		
<a href="#">1057565</a>	BILFINGER BERGER AG	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	17 Mar 2006		

[1234567](#)

14 February 2014



Healthy Environment, Healthy Community, Healthy Business

You are here: [Home](#) > [Environment protection licences](#) > [POEO Public Register](#) > [Search for licences, applications and notices](#)

## Search results

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

**Suburb - SYDNEY**

returned 137 results

[Export to excel](#)

6 of 7 Pages

[Search Again](#)

<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>		
<a href="#">1521</a>	CARLTON & UNITED BREWERIES (N S W) PTY LTD	26-98 BROADWAY, SYDNEY, NSW 2000	POEO licence	Surrendered	24 Mar 2000		
<a href="#">1012149</a>	CARLTON & UNITED BREWERIES (N S W) PTY LTD	26-98 BROADWAY, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	23 Nov 2001		
<a href="#">4310</a>	CEMENT AUSTRALIA HOLDINGS PTY LTD	SOMMERVILLE ROAD, SYDNEY, NSW 2000	POEO licence	Issued	29 Aug 2000		
<a href="#">1008194</a>	CEMENT AUSTRALIA HOLDINGS PTY LTD	SOMMERVILLE ROAD, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	11 Sep 2001		
<a href="#">1105088</a>	CEMENT AUSTRALIA HOLDINGS PTY LTD	SOMMERVILLE ROAD, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	02 Oct 2009		
<a href="#">3085763872</a>	JOHN HOLLAND PTY LTD	SYDNEY, NSW 2000	Penalty Notice	Withdrawn			
<a href="#">20079</a>	JOHN HOLLAND PTY LTD	SYDNEY, NSW 2000	POEO licence	Issued	02 Mar 2012		
<a href="#">1504855</a>	JOHN HOLLAND PTY LTD	SYDNEY, NSW 2000	s.58 Licence Variation	Issued	13 Mar 2012	Connect	Fee
<a href="#">1507027</a>	JOHN HOLLAND PTY LTD	SYDNEY, NSW 2000	s.58 Licence Variation	Issued	28 Jun 2012		Wet Pub
<a href="#">3085764606</a>	JOHN HOLLAND PTY LTD	SYDNEY, NSW 2000	Penalty Notice	Issued	03 Jul 2012		
<a href="#">4653</a>	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	-, SYDNEY, NSW 2000	POEO licence	Issued	06 Sep 2000		
<a href="#">1021590</a>	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	22 Nov 2002		
<a href="#">7180</a>	PATRICK STEVEDORES OPERATIONS PTY LIMITED	GATE 5 HICKSON ROAD, SYDNEY, NSW 2000	POEO licence	Surrendered	25 Feb 2000		
<a href="#">1028037</a>	PATRICK STEVEDORES OPERATIONS PTY LIMITED	GATE 5 HICKSON ROAD, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	27 Jun 2003		
<a href="#">4838</a>	ROBERT ORCHARD	-, SYDNEY, NSW 2000	POEO licence	Surrendered	07 Sep 2000		
<a href="#">1009568</a>	ROBERT ORCHARD	-, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	17 Sep 2001		
<a href="#">6193</a>	ROYAL BOTANIC GARDENS AND DOMAIN TRUST	MRS MACQUARIES ROAD, SYDNEY, NSW 2000	POEO licence	No longer in force	04 Aug 2000		
<a href="#">1006659</a>	ROYAL BOTANIC GARDENS AND DOMAIN TRUST	MRS MACQUARIES ROAD, SYDNEY, NSW 2000	s.96 Prevention Notice	Issued	24 Jun 2003		
<a href="#">1047181</a>	ROYAL BOTANIC GARDENS AND DOMAIN TRUST	MRS MACQUARIES ROAD, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	10 May 2005		
<a href="#">1066372</a>	ROYAL BOTANIC GARDENS AND DOMAIN TRUST	MRS MACQUARIES ROAD, SYDNEY, NSW 2000	s.110 Variation of Prevention Notice	Issued	30 Oct 2006		

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14 February 2014



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## Search results

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

**Suburb - SYDNEY**

returned 137 results

[Export to excel](#)

7 of 7 Pages

[Search Again](#)

<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>		
<a href="#">1096585</a>	ROYAL BOTANIC GARDENS AND DOMAIN TRUST	MRS MACQUARIES ROAD, SYDNEY, NSW 2000	s.110 Variation of Prevention Notice	Issued	05 Feb 2009		
<a href="#">1511045</a>	ROYAL BOTANIC GARDENS AND DOMAIN TRUST	MRS MACQUARIES ROAD, SYDNEY, NSW 2000	s.110 Variation of Prevention Notice	Issued	21 Dec 2012		
<a href="#">7370</a>	SOUTH EASTERN SYDNEY AND ILLAWARRA AREA HEALTH SERVICE	8 MACQUARIE STREET, SYDNEY, NSW 2000	POEO licence	No longer in force	30 May 2000		
<a href="#">1018977</a>	SOUTH EASTERN SYDNEY AND ILLAWARRA AREA HEALTH SERVICE	8 MACQUARIE STREET, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	25 Jul 2002		
<a href="#">1041473</a>	SOUTH EASTERN SYDNEY AND ILLAWARRA AREA HEALTH SERVICE	8 MACQUARIE STREET, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	13 Oct 2004		
<a href="#">4091</a>	SYDNEY OPERA HOUSE TRUST	BENNELONG POINT, SYDNEY, NSW 2000	POEO licence	Surrendered	10 Jan 2002		
<a href="#">11517</a>	SYDNEY SHIP REPAIR & ENGINEERING PTY LTD	Goat Island, SYDNEY, NSW 2000	POEO licence	Issued	09 Nov 2001	Connect	Fee
<a href="#">1014577</a>	SYDNEY SHIP REPAIR & ENGINEERING PTY LTD	Goat Island, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	06 Feb 2002		Wet Pub
<a href="#">1041143</a>	SYDNEY SHIP REPAIR & ENGINEERING PTY LTD	Goat Island, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	26 Apr 2005		
<a href="#">1050231</a>	SYDNEY SHIP REPAIR & ENGINEERING PTY LTD	Goat Island, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	31 Aug 2005		
<a href="#">1065958</a>	SYDNEY SHIP REPAIR & ENGINEERING PTY LTD	Goat Island, SYDNEY, NSW 2000	s.91 Clean Up Notice	Issued	12 Dec 2006		
<a href="#">1067925</a>	SYDNEY SHIP REPAIR & ENGINEERING PTY LTD	Goat Island, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	04 Jul 2007		
<a href="#">1095725</a>	SYDNEY SHIP REPAIR & ENGINEERING PTY LTD	Goat Island, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	16 Sep 2009		
<a href="#">1114245</a>	SYDNEY SHIP REPAIR & ENGINEERING PTY LTD	Goat Island, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	26 Jul 2010		
<a href="#">1509194</a>	SYDNEY SHIP REPAIR & ENGINEERING PTY LTD	Goat Island, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	22 Nov 2012		
<a href="#">10420</a>	THE HOSPITALS CONTRIBUTION FUND OF AUSTRALIA LTD	403 George Street, SYDNEY, NSW 2000	POEO licence	No longer in force	08 Feb 2000		
<a href="#">1034575</a>	THE HOSPITALS CONTRIBUTION FUND OF AUSTRALIA LTD	403 George Street, SYDNEY, NSW 2000	s.58 Licence Variation	Issued	17 Feb 2004		

[1234567](#)

14 February 2014



Healthy Environment, Healthy Community, Healthy Business

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## Search results

Your search for: LGA: Sydney City Council

Matched 31 notices relating to 17 sites.

[Search Again](#)  
[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Alexandria	Off Huntley Street	<a href="#">Alexandra Canal</a>	2 current
Alexandria	10-24 Ralph Street	<a href="#">Australia Post, Alexandria</a>	1 current
Alexandria	49-59 O'Riordan Street	<a href="#">Cadbury Schweppes Site</a>	1 former
Alexandria	2 Doody Street	<a href="#">Land adjacent to Australia Post, Alexandria</a>	1 current
Eveleigh	Off Burren Street	<a href="#">Macdonaldtown Triangle</a>	2 former
Millers Point	36 Hickson Road	<a href="#">Millers Point Gasworks</a>	2 former
Millers Point	Wharves 5 and 7, Hickson Road	<a href="#">Millers Point Gasworks</a>	2 current and 2 former
Millers Point	Hickson Road	<a href="#">Millers Point Gasworks</a>	2 current and 2 former
Newtown	81 Wilson Street	<a href="#">MBL Service Station</a>	4 former
Newtown	79 Wilson Street	<a href="#">Property Adjacent to MBL Service Station</a>	3 former
Paddington	59 Oxford Street	<a href="#">7 Eleven Service Station, Paddington</a>	1 current
Pymont	Pymont Road	<a href="#">Pymont Power Station</a>	7 former
Waterloo	903-921 Bourke Street	<a href="#">Affected by Lawrence Dry Cleaners</a>	4 current and 2 former
Waterloo	901 Bourke Street	<a href="#">Affected by Lawrence Dry Cleaners</a>	4 current and 2 former
Waterloo	895-899 Bourke Street	<a href="#">Affected by Lawrence Dry Cleaners</a>	4 current and 2 former
Waterloo	207-229 Young Street	<a href="#">Affected by Lawrence Dry Cleaners</a>	4 current and 2 former
Waterloo	887-893 Bourke Street	<a href="#">Lawrence Dry Cleaners</a>	4 current and 2 former

Connect

Fee

Wet  
Pub

## Appendix E Historical Title Deeds Search Results

## Reverse Street Address Inquiry

Provides street address details for a title.

Street Address associated with title reference: **65/1048377**

**Address:**

15 HICKSON RD DAWES POINT 2000

Client Reference:

Date of Service: 18-Feb-2014 13:38:58

This information is provided as a searching aid only.  
The Registrar General does not guarantee the information provided.

Please forward any feedback or data quality issues to [feedback@lands.nsw.gov.au](mailto:feedback@lands.nsw.gov.au)



# Title Search

**InfoTrack**  
An Approved LPI NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 65/1048377

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2014	12:35 PM	1	6/2/2003

## LAND

LOT 65 IN DEPOSITED PLAN 1048377  
AT MILLERS POINT  
LOCAL GOVERNMENT AREA SYDNEY, UNINCORPORATED AREA  
PARISH OF ST PHILIP COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1048377

## FIRST SCHEDULE

WATERWAYS AUTHORITY

## SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 E133561 LEASE TO THE MINISTER FOR THE ARTS, FOR & ON BEHALF OF HER MAJESTY QUEEN ELIZABETH 11 EXPIRES 30/6/2075. (SEE PARTIAL SURRENDER 9336496)
- \* AD48843 TRANSFER OF LEASE AD48842 LESSEE NOW JOHN DENNIS FILDISSIS, DIONYSIOS JOHN FILDISSIS & ANTHONY JAMES JOHN FILDISSIS
- \* AD48844 VARIATION OF LEASE AD48842
- \* AD50423 LEASE OF LEASE E133561 TO BANGARRA DANCE THEATRE AUSTRALIA LIMITED OF THE AREAS SHOWN HATCHED IN PLANS WITH AD50423. EXPIRES: 30/6/2017.
- \* AD716326 LEASE OF LEASE E133561 TO THE AUSTRALIAN THEATRE FOR YOUNG PEOPLE BEING PART OF GROUND FLOOR SHOWN HATCHED IN PLAN WITH AD716326. EXPIRES: 31/12/2015.
- \* AD767273 LEASE OF LEASE E133561 TO AUSTRALIAN DANCE COUNCIL - AUSDANCE NSW INC BEING PART LEVEL 2, PIER 4/5 HICKSON RD, WALSH BAY, SHOWN CROSS HATCHED IN PLAN WITH AD767273. EXPIRES: 30/6/2010.
- \* AG779589 VARIATION OF LEASE AC369393 EXPIRY DATE NOW 30/6/2012.
- \* AH96676 VARIATION OF LEASE AC369393 EXPIRY DATE NOW 31/8/2012.
- \* AH260079 VARIATION OF LEASE AC369393 EXPIRY DATE NOW 31/12/2012.
- \* AH625694 VARIATION OF LEASE AC369393 EXPIRY DATE NOW 31/3/2013.
- \* AH649944 VARIATION OF LEASE AC369393 EXPIRY DATE NOW 30/4/2013.

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 17/2/2014

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
-----

FOLIO: 65/1048377

PAGE 2

SECOND SCHEDULE (8 NOTIFICATIONS) (CONTINUED)  
-----

- \* AH764330 LEASE OF LEASE E133561 TO SYDNEY THEATRE COMPANY LIMITED OF THE PARTS SHOWN CROSS-HATCHED IN PLANS MARKED 'C', 'D', 'E' & 'F' WITH AH764330 BEING PART OF THE BUILDINGS AT WHARF 4/5 HICKSON RD, WALSH BAY. EXPIRES: 30/4/2058.
- 3 DP812925 EASEMENT FOR SUPPORT 0.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP812925 EASEMENT FOR SUPPORT 0.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- \* 5 DP1071597 EASEMENT TO DRAIN SEWERAGE OVER EXISTING LINE OF PIPES (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED
- \* 6 DP1071601 EASEMENT FOR SERVICES (3C) (LIMITED IN STRATUM) VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- \* 7 DP1071601 EASEMENT FOR TELCOMMUNICATION CABLES OVER EXISTING LINE OF CABLES (3F) (APPROXIMATE POSITION) APPURTENANT TO THE LAND ABOVE DESCRIBED
- \* 8 SP73991 EASEMENT FOR FUTURE SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS  
-----

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

UNREGISTERED DEALINGS: NIL

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

df

PRINTED ON 17/2/2014

\* 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. InfoTrack an approved NSW Information Broker 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 1900.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

-----

SEARCH DATE

-----  
18/2/2014 8:37AM

FOLIO: 65/1048377

-----

First Title(s): OLD SYSTEM      VOL 657 FOL 161  
Prior Title(s): 1/812925

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
6/2/2003	DP1048377	DEPOSITED PLAN	FOLIO CREATED EDITION 1
1/12/2004	DP1071597	DEPOSITED PLAN	
2/12/2004	DP1071601	DEPOSITED PLAN	
9/12/2004	SP73991	STRATA PLAN	
22/2/2005	AB303576	DEPARTMENTAL DEALING	
7/2/2006	AC45177	SUB-LEASE	
11/7/2006	AC238545	SUB-LEASE	
11/7/2006	AC369391	SUB-LEASE	
11/7/2006	AC369392	SUB-LEASE	
11/7/2006	AC369393	SUB-LEASE	
13/12/2006	AC806478	DEPARTMENTAL DEALING	
3/5/2007	AD48842	SUB-LEASE	
3/5/2007	AD48843	TRANSFER OF LEASE	
3/5/2007	AD48844	VARIATION OF LEASE	
3/5/2007	AD50423	SUB-LEASE	
3/12/2007	AD458955	SUB-LEASE	
17/12/2007	AD613826	SUB-LEASE	
26/9/2008	AD716326	SUB-LEASE	
26/9/2008	AD767273	SUB-LEASE	
1/2/2012	AG779589	VARIATION OF LEASE	
6/7/2012	AH96676	VARIATION OF LEASE	
25/9/2012	AH260079	VARIATION OF LEASE	
22/3/2013	AH625694	VARIATION OF LEASE	

END OF PAGE 1 - CONTINUED OVER

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

18/2/2014 8:37AM

FOLIO: 65/1048377

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
9/5/2013	AH649944	VARIATION OF LEASE	
21/5/2013	AH730086	DEPARTMENTAL DEALING	
19/8/2013	AH764330	SUB-LEASE	

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

df

PRINTED ON 18/2/2014

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH  
-----

SEARCH DATE  
-----

17/2/2014 12:18PM

FOLIO: 1/812925  
-----

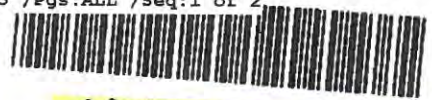
First Title(s): OLD SYSTEM

Prior Title(s): 11/737193

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
14/10/1991	DP812925	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/12/1991	E133561	LEASE	EDITION 2
9/10/1997	3476086	CHANGE OF NAME	EDITION 3
18/4/2000	6549910	SUB-LEASE	
26/7/2001	7806500	DEPARTMENTAL DEALING	
6/9/2001	7918294	CHANGE OF NAME	EDITION 4
26/7/2002	8587729	WITHDRAWN - DETERMINATION OF LEASE	
5/2/2003	9336496	DETERMINATION OF LEASE	
6/2/2003	DP1048377	DEPOSITED PLAN	FOLIO CANCELLED

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





Form: 10CN  
Licence: 03-08-162  
Licensee: Freehills

### CHANGE OF NAME

New South Wales  
Real Property Act 1900

# AD799255C

**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) LAND	Torrens Title 23/DP1071597; 25/DP1071597; 6/DP1071601; 1/DP1071601		
(B) REGISTERED DEALING	Number	Torrens Title	
(C) LODGED BY	Delivery Box 898S	Name, Address or DX and Telephone LLPN: 123648F	Code <b>CN</b>
(D) REGISTERED PROPRIETOR	Whose name is to be changed; show the name as it currently appears on the Torrens Title WATERWAYS AUTHORITY		
(E) NEW NAME	Of the above registered proprietor in full MARITIME AUTHORITY OF NSW		

(F) I, the registered proprietor referred to above, apply to have my new name recorded in the Register in respect of the above land.

(G) STATUTORY DECLARATION BY THE APPLICANT \*

I [new name] ~~solemnly and sincerely declare that~~

*PD*

- I am identical with the registered proprietor referred to above;
- on ..... at .....  
~~in the State of ..... I married .....~~
- See Annexure A

~~I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900, and I certify this application to be correct for the purposes of the Real Property Act 1900.~~

Made and subscribed at Sydney..... in the state of New South Wales  
on ..... in the presence of-

Signature of witness: ..... Signature of applicant:

Name of witness: .....

Address of witness: .....

Qualification of witness: ..... see annexure A

*RF*

\* As the Department of Lands may not be able to provide the services of a justice of the peace or other qualified witness, the statutory declaration should be signed and witnessed prior to lodgement of the form at Land and Property Information Division.

---

## Annexure A

### Waterways Authority to Maritime Authority of NSW

Dated: -

---

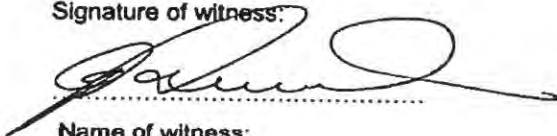
I, Steve Dunn, Deputy Chief Executive of Maritime Authority of NSW do solemnly and sincerely declare that:

- (a) The Marine Ministerial Holding Corporation (MMHC) was abolished in June 2000 by statute (section 4 of the *Statute Law (Miscellaneous Provisions) Act 2000*). Under section 40A of the *Ports and Maritime Administration Act 1995*, the assets, rights and liabilities of the MMHC were transferred to the Waterways Authority.
- (b) The Waterways Authority changed its name in 2006 to the Maritime Authority of NSW under the *Statute Law (Miscellaneous Provisions) Act 2006*.

I make this solemn declaration conscientiously believing that same to be true by virtue of the Oaths Act 1900, and I certify this application to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at Sydney, in the State of NSW on 6th February 2008 in the presence of:

Signature of witness:



Name of witness:

ANTHONY MORRISON

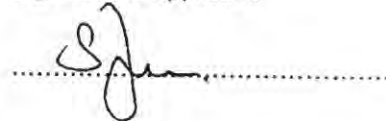
Address of witness:

LEVEL 11 207 KENT ST SYDNEY

Qualification of witness:

SOLICITOR

Signature of applicant:



Ref:d /Src:M  
97-10CN

LTO Licence No.  
27C/0051/95

# Application to Record CHANGE OF NAME



3476086 B

Real Property Act 1900  
Crown Lands Consolidation Act 1900  
Western Lands Act 1901

(A) **LAND**  
Show no more than 20 References to Title.

1. 1/812925	4. 2/737193	7. 13/737191
2. 2/812925	5. 3/737193	8. 15/737191
3. 1/737193	6. 10/737193	9. 16/737191

(B) **REGISTERED DEALING**  
If applicable.

[Empty box for Registered Dealing]

(C) **LODGED BY**

L.T.O. Box  27c	1. Name, Address or DX and Telephone <b>FREEHILL HOLLINGDALE &amp; PAGE</b> MLC Centre Phone (02) 9225 5000 Martin Place DX 361 SYDNEY SYDNEY NSW 2000 REFERENCE (max. 15 characters): SJP:EDC:31G
-----------------------	---

(D) **REGISTERED PROPRIETOR**  
whose name is to be changed.

THE MARITIME SERVICES BOARD OF NEW SOUTH WALES.


(E) **NEW NAME**  
In full.

<b>CN</b>	<b>MARINE MINISTERIAL HOLDING COMPANY CORPORATION</b>
-----------	---

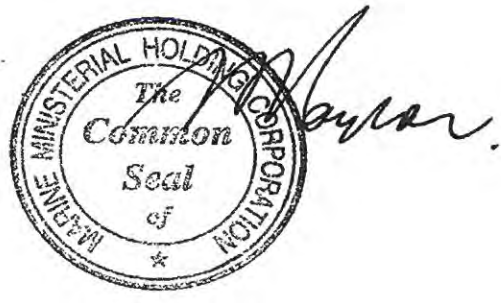
(F) I, the Registered Proprietor, apply to have my New Name recorded in the Register in respect of the above Land/Registered Dealing.

(G) **STATUTORY DECLARATION BY THE APPLICANT**  
See attached Statutory Declaration

THE COMMON SEAL of  
**MARINE MINISTERIAL HOLDING CORPORATION**  
(successor of the Maritime Services Board)  
was affixed to this document  
under delegation from the Minister for Ports before me:

  
General Counsel

A. P. MORRISON SOLICITOR  
Name (PLEASE PRINT)




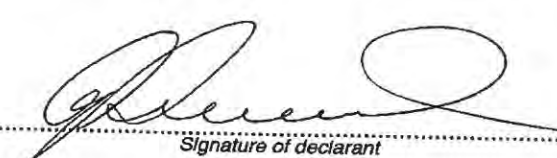
# STATUTORY DECLARATION

NEW SOUTH WALES

I, **ANTHONY MORRISON** of Level 11, 207 Kent Street, Sydney, do solemnly and sincerely declare that:

- 1 I am an officer of the Office of Marine Administration which administers the Marine Ministerial Holding Corporation and as such am authorised to make this declaration on its behalf and have personal knowledge of the facts set out below.
- 2 The Maritime Services Board of New South Wales ("MSB") is the Registered Proprietor of Lots 1 and 2 in Deposited Plan 812925, Lots 1, 2, 3 and 10 in Deposited Plan 737193 and Lots 13, 15 and 16 in Deposited Plan 737191 ("the Properties").
- 3 Clause 29 of the *Ports Corporatisation and Waterways Management Act 1995* ("the Act") constituted the Marine Ministerial Holding Corporation as a statutory body representing the Crown and the successor of the MSB.
- 4 Section 32 of the Act provides that rights, assets and liabilities of the MSB which remain after the dissolution of the MSB and its subsidiaries are to be transferred to the Marine Ministerial Holding Corporation.
- 5 Title to the Properties has been transferred to the Marine Ministerial Holding Corporation in accordance with Section 32 of the Act.

And I make this solemn declaration conscientiously believing it to be true, and in accordance with the Oaths Act 1900.

Declared at Sydney on ..... <u>25th</u> ..... September 1997 before me:   ..... Signature of person administering the declaration  <u>GEOFFREY K. SMITH.</u> ..... Full name and qualification of the person administering the declaration	 ..... Signature of declarant
--	---

**CHANGE OF NAME**  
 New South Wales  
 Real Property Act 1900



**7918294J**

(A) LAND

Torrens Title 7/1018716; 1/812925; 1/737193; 2/737193; 3/737193; 10/737193; 12/737191; 13/737191; 14/737191; 15/737191; 16/737191	
---	--

(B) REGISTERED DEALING

Number	Torrens Title
--------	---------------

(C) LODGED BY

LTO Box <i>27C</i>	Name, Address or DX and Telephone Freehills Level 32, MLC Centre Martin Place Sydney NSW 2000 Reference (optional): 25G	CODE <b>CN</b>
-----------------------	--	-------------------

(D) REGISTERED PROPRIETOR

Whose name is to be changed; show the name as it currently appears on the Torrens Title  
**MARINE MINISTERIAL HOLDING CORPORATION**

(E) NEW NAME

Of the above registered proprietor in full  
**WATERWAYS AUTHORITY**

(F) I, the registered proprietor referred to above, apply to have my new name recorded in the Register in respect of the above land/  
 registered dealing.

(G) STATUTORY DECLARATION BY THE APPLICANT

I [new name] Zeron Michnicicz as delegate of the Waterways Authority solemnly and sincerely declare that

1. Waterways Authority is identical with the registered proprietor referred to above;

2. on \_\_\_\_\_ at \_\_\_\_\_  
 in the State of \_\_\_\_\_ I married \_\_\_\_\_

3. that the Marine Ministerial Holding Corporation changed its name to Waterways Authority, a body corporate constituted under the Ports Corporatisation and Waterways Management Act 1995.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900, and I certify this application to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at Sydney in the state of New South Wales  
 on 5th September 2001 in the presence of-

Signature of witness

Signature of applicant

Name of witness

Address of witness

Qualification of witness

K.B. STURDAY  
11/207 Kent St Sydney  
Manager Ports & Projects  
Waterways Authority  
ANTHONY MORRISON  
11/207 KENT ST SYDNEY  
SOLICITOR

[Signature]  
 SIGNATURE OF APPLICANT

**Freehills**

97-10CN-2 (9901)

## Change of Name form 97-10CN: Instructions for Completion

1. Use dense blank ink. Do not use an eraser or correction fluid to make alterations: rule through rejected material and initial the left-hand margin.
2. If the space provided at any point is insufficient, insert "See Annexure" at that point and include the required material on sheets of white A4 paper at least 80 gsm (ordinary copier paper satisfies these requirements) using one side only. Insert a heading beginning "Annexure to ..." and specifying the type of form, the date and the parties to the transaction. Identify the material included, where possible by referred to the relevant marginal heading on the form. In the case of signatures which could not be fitted in the space provided, reproduce the text and layout used on the form. Number all pages in sequence with the form using the format "Pages...of..."; the number must be placed at the foot of each page and must be centred. The first and last pages must be signed by the parties and any witness. Securely attach the additional pages to the upper left-hand corner of the form: a Nalclip is preferred; stapling should be avoided.
3. Insert the total number of pages, including any additional pages (see above), in the space provided at the foot of the form.
4. Lodge the completed form by hand at the Land Titles Office, Queens Square, Sydney (adjacent to Hyde Park Barracks). The relevant certificate of title must also be lodged except in the case of a change of name of a registered lessee, mortgagee or charge, in which case lodgement of the certificate of title is optional.
5. The following instructions relate to the marginal letters on the form.

### (A) LAND

If the name to be changed is that of the registered proprietor of land, insert the number of the relevant folio of the Register; otherwise leave this panel blank.

### (B) REGISTERED DEALING

If the name to be changed is that of a registered lessee, mortgagee or chargee, insert the registration number only of the lease, mortgage or charge below "Number", and the number of the relevant folio of the Register below "Torrens Title"; otherwise leave this panel blank.

### (C) LODGED BY

This section must be completed by the person or firm lodging the form at the Land Titles Office. If the party lodging does not have a Land Titles Office delivery box, leave this panel blank. Provision of a reference is optional.

### (D) REGISTERED PROPRIETOR

Insert the full name of the person or corporation whose name is to be changed as it currently appears on the certificate of title. Address and occupation are not required. In the case of a corporation the ACN or ARBN is required.

### (E) NEW NAME

Insert in full the new name of the person or corporation whose name is to be changed. Address and occupation are not required. In the case of a corporation the ACN or ARBN is required.

### (F) LAND/REGISTERED DEALING

Rule through "land" or "registered dealing", whichever does not apply.

### (G) STATUTORY DECLARATION

The applicant must be the person whose name is to be changed, that person's attorney or solicitor, or an authorised officer in the case of a corporation.

Insert the full name of the declarant and, where appropriate, the capacity; in the case of an attorney add the registration number of the power of attorney. Insert the place and date of the declaration. The witness must be a justice of the peace, practising solicitor, notary public, commissioner of the court for taking affidavits or a person otherwise authorised to administer an oath. If signed outside New South Wales, rule through "Oaths Act 1900" and substitute the local Act; the witness must be a person qualified by that Act to administer an Oath.

Complete clause 2 where the change of name is the result of marriage; rule through clause 3.

Complete clause 3 where the change of name is the result of other than marriage; rule through clause 2. In the case of a change of name-

*By use and repute where a deed of change of name has been registered* include the registration number of the deed and a statement that the person named in the deed is identical with the registered proprietor;

*By use and repute where a deed of change of name has not been registered* set out the details of the change of name;

*By naturalisation* attach a copy of the naturalisation certificate;

*Of a corporation* either include a statement that the change was made in accordance with the relevant legislation (specify the legislation), or attach a copy of the certificate of incorporation of change of name certified by a solicitor to be a true copy or produce an office copy of the certificate.

*If you have any questions, please call Land Titles Office Services on 9228 6713.*

## Reverse Street Address Inquiry

Provides street address details for a title.

Street Address associated with title reference: **cp/sp73989** (<sup>lot</sup>24 DP 1071597)

### Address:

13 HICKSON RD DAWES POINT 2000

Client Reference:

Date of Service: 18-Feb-2014 13:38:28

This information is provided as a searching aid only.  
The Registrar General does not guarantee the information provided.

Please forward any feedback or data quality issues to [feedback@lands.nsw.gov.au](mailto:feedback@lands.nsw.gov.au)



# Title Search

**InfoTrack**  
An Approved LPI NSW  
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
-----

FOLIO: 24/1071597  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	-----	-----	-----
17/2/2014	12:35 PM	1	9/12/2004

LAND  
-----

LOT 24 IN DEPOSITED PLAN 1071597  
AT WALSH BAY  
LOCAL GOVERNMENT AREA SYDNEY, UNINCORPORATED AREA  
PARISH OF ST PHILIP COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1071597

FIRST SCHEDULE  
-----

WATERWAYS AUTHORITY

SECOND SCHEDULE (27 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1071597
- 3 DP812925 EASEMENT FOR SUPPORT 0.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP812925 EASEMENT FOR SUPPORT 0.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 DP812925 RIGHT OF CARRIAGEWAY 8.2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP1018716 EASEMENT FOR RAKER PILES VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 7 DP1018716 RIGHT OF ACCESS VARIABLE WIDTH "A" APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 DP1018716 EASEMENT FOR SERVICES 2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 9 DP1018716 EASEMENT FOR MAINTENANCE 1.05, 2.2 AND 2.5 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 10 DP1018716 EASEMENT FOR ENCROACHMENT 0.3 AND 0.8 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 11 DP1018716 EASEMENT FOR OVERHANGING STRUCTURE 2.4 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 12 DP1018716 EASEMENT FOR CONSTRUCTION 3.55 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 13 DP1018716 EASEMENT FOR ACCESS AND ENCROACHMENT 2.2 AND 3.055 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 14 DP1071597 RIGHT OF PUBLIC ACCESS (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 15 DP1071597 EASEMENT FOR ACCESS (LIMITED IN STRATUM) AFFECTING

END OF PAGE 1 - CONTINUED OVER

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
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FOLIO: 24/1071597

PAGE 2

-----  
SECOND SCHEDULE (27 NOTIFICATIONS) (CONTINUED)  
-----

- 16 DP1071597 THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM  
EASEMENT FOR ACCESS (LIMITED IN STRATUM) APPURTENANT  
TO THE LAND ABOVE DESCRIBED
- 17 DP1071597 EASEMENT FOR SUPPORT AND SHELTER AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 18 DP1071597 EASEMENT FOR SUPPORT AND SHELTER APPURTENANT TO THE  
LAND ABOVE DESCRIBED
- 19 DP1071597 EASEMENT FOR SERVICES (LIMITED IN STRATUM) AFFECTING  
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 20 DP1071597 EASEMENT FOR SUPPORT 1 METRE(S) WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 21 DP1071597 POSITIVE COVENANT REFERRED TO AND NUMBERED (6) IN THE  
S.88B INSTRUMENT
- 22 DP1071597 EASEMENT TO DRAIN SEWERAGE OVER EXISTING LINE OF  
PIPES (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN  
SO BURDENED IN THE TITLE DIAGRAM
- 23 DP1071597 RIGHT OF FOOTWAY (LIMITED IN STRATUM) AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 24 DP1071597 EASEMENT FOR EXISTING SERVICES (LIMITED IN STRATUM)  
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE  
DIAGRAM
- 25 DP1071597 EASEMENT FOR EXISTING SERVICES (LIMITED IN STRATUM)  
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 26 DP1071597 POSITIVE COVENANT REFERRED TO AND NUMBERED (10) IN  
THE S.88B INSTRUMENT
- 27 SP73989 LEASEHOLD ESTATES CREATED UPON REGISTRATION OF  
SP73989 AND LEASES AB104345 TO AB104367 INCLUSIVE.  
LEASEHOLD TITLES HAVE ISSUED FOR CP/SP73989 AND LOTS  
1-22 IN SP73989. FOR EXPIRY SEE LEASES.

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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

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\* 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. InfoTrack an approved NSW Information Broker 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 1900.



# Historical Title

**InfoTrack**  
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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

18/2/2014 8:36AM

FOLIO: 24/1071597

First Title(s): OLD SYSTEM

Prior Title(s): 66/1048377

Recorded	Number	Type of Instrument	C.T. Issue
1/12/2004	DP1071597	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
9/12/2004	SP73989	STRATA PLAN	EDITION 1
9/12/2004	AB104345	LEASE	
9/12/2004	AB104346	LEASE	
9/12/2004	AB104347	LEASE	
9/12/2004	AB104348	LEASE	
9/12/2004	AB104349	LEASE	
9/12/2004	AB104350	LEASE	
9/12/2004	AB104351	LEASE	
9/12/2004	AB104352	LEASE	
9/12/2004	AB104353	LEASE	
9/12/2004	AB104354	LEASE	
9/12/2004	AB104355	LEASE	
9/12/2004	AB104356	LEASE	
9/12/2004	AB104357	LEASE	
9/12/2004	AB104358	LEASE	
9/12/2004	AB104359	LEASE	
9/12/2004	AB104360	LEASE	
9/12/2004	AB104361	LEASE	
9/12/2004	AB104362	LEASE	
9/12/2004	AB104363	LEASE	
9/12/2004	AB104364	LEASE	
9/12/2004	AB104365	LEASE	
9/12/2004	AB104366	LEASE	
9/12/2004	AB104367	LEASE	

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

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# Historical Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

18/2/2014 8:39AM

FOLIO: 66/1048377

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First Title(s): OLD SYSTEM

Prior Title(s): 1/812925 7/1018716

Recorded	Number	Type of Instrument	C.T. Issue
6/2/2003	DP1048377	DEPOSITED PLAN	FOLIO CREATED EDITION 1
1/12/2004	DP1071597	DEPOSITED PLAN	FOLIO CANCELLED

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



# Historical Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2014 12:18PM

FOLIO: 1/812925

First Title(s): OLD SYSTEM

Prior Title(s): 11/737193

Recorded	Number	Type of Instrument	C.T. Issue
14/10/1991	DP812925	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/12/1991	E133561	LEASE	EDITION 2
9/10/1997	3476086	CHANGE OF NAME	EDITION 3
18/4/2000	6549910	SUB-LEASE	
26/7/2001	7806500	DEPARTMENTAL DEALING	
6/9/2001	7918294	CHANGE OF NAME	EDITION 4
26/7/2002	8587729	WITHDRAWN - DETERMINATION OF LEASE	
5/2/2003	9336496	DETERMINATION OF LEASE	
6/2/2003	DP1048377	DEPOSITED PLAN	FOLIO CANCELLED

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

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# Historical Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

18/2/2014 12:17PM

FOLIO: 7/1018716

First Title(s): OLD SYSTEM

Prior Title(s): 2/812925

Recorded	Number	Type of Instrument	C.T. Issue
14/2/2001	DP1018716	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/9/2001	7918294	CHANGE OF NAME	EDITION 2
21/2/2002	8374481	DEPARTMENTAL DEALING	
28/1/2003	9323887	DEPARTMENTAL DEALING	
6/2/2003	DP1048377	DEPOSITED PLAN	FOLIO CANCELLED

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

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# Historical Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2014 12:21PM

FOLIO: 2/812925

First Title(s): OLD SYSTEM

Prior Title(s): 11/737193

Recorded	Number	Type of Instrument	C.T. Issue
14/10/1991	DP812925	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/7/1994	U425036	DEPARTMENTAL DEALING	
9/10/1997	3476086	CHANGE OF NAME	EDITION 2
25/5/2000	6807191	DETERMINATION OF LEASE	EDITION 3
23/8/2000	7040191	DEPARTMENTAL DEALING	
4/9/2000	7064896	DEPARTMENTAL DEALING	EDITION 4
14/2/2001	DP1018716	DEPOSITED PLAN	FOLIO CANCELLED

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



# Historical Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2014 12:13PM

FOLIO: 11/737193

First Title(s): OLD SYSTEM VOL 43 FOL 207  
VOL 1170 FOL 226  
Prior Title(s): VOL 655 FOL 214 VOL 1170 FOL 226  
VOL 1216 FOL 138 VOL 1314 FOL 187  
VOL 5018 FOL 1 VOL 7637 FOL 211

Recorded	Number	Type of Instrument	C.T. Issue
20/5/1987	DP737193	DEPOSITED PLAN	FOLIO CREATED EDITION 1
16/2/1988	X389925	DEPARTMENTAL DEALING	
13/7/1988	X698008	DEPARTMENTAL DEALING	EDITION 2
20/4/1989	Y130927	CAVEAT	
23/9/1991	Z939075	WITHDRAWAL OF CAVEAT	
11/10/1991	DP812925	DEPOSITED PLAN	FOLIO CANCELLED

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

## Reverse Street Address Inquiry

Provides street address details for a title.

Street Address associated with title reference: **11/1138931**

**Address:**

13A HICKSON RD DAWES POINT 2000

Client Reference:

Date of Service: 13-Feb-2014 14:14:15

This information is provided as a searching aid only.  
The Registrar General does not guarantee the information provided.

Please forward any feedback or data quality issues to [feedback@lands.nsw.gov.au](mailto:feedback@lands.nsw.gov.au)



# Title Search

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
-----

FOLIO: 11/1138931  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/2/2014	12:32 PM	2	4/3/2011

LAND  
-----

LOT 11 IN DEPOSITED PLAN 1138931  
AT WALSH BAY  
LOCAL GOVERNMENT AREA SYDNEY  
PARISH OF ST PHILIP COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1138931

FIRST SCHEDULE  
-----

MARITIME AUTHORITY OF NSW

SECOND SCHEDULE (46 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP812925 EASEMENT FOR SUPPORT 0.5 METRE(S) WIDE APPURTENANT  
TO THE LAND ABOVE DESCRIBED
- 3 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER  
DESCRIBED IN DP1071597
- 4 ATTENTION IS DIRECTED TO THE STRATA MANAGEMENT STATEMENT FILED  
WITH SP73989  
AE42080 AMENDMENT TO THE STRATA MANAGEMENT STATEMENT
- 5 EASEMENT FOR SUBJACENT AND LATERAL SUPPORT AND EASEMENT FOR  
SHELTER IMPLIED BY SECTION 8AA STRATA SCHEMES (FREEHOLD  
DEVELOPMENT) ACT 1973. SEE SP73989
- 6 DP812925 RIGHT OF CARRIAGEWAY 8.2 METRE(S) WIDE APPURTENANT  
TO THE LAND ABOVE DESCRIBED
- 7 DP1018716 EASEMENT FOR RAKER PILES VARIABLE WIDTH APPURTENANT  
TO THE LAND ABOVE DESCRIBED
- 8 DP1018716 RIGHT OF ACCESS VARIABLE WIDTH "A" APPURTENANT TO THE  
LAND ABOVE DESCRIBED
- 9 DP1018716 EASEMENT FOR SERVICES 2 METRE(S) WIDE APPURTENANT TO  
THE LAND ABOVE DESCRIBED
- 10 DP1018716 EASEMENT FOR MAINTENANCE 1.05, 2.2 AND 2.5 METRE(S)  
WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE  
DESCRIBED
- 11 DP1018716 EASEMENT FOR ENCROACHMENT 0.3 AND 0.8 METRE(S) WIDE  
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 12 DP1018716 EASEMENT FOR OVERHANGING STRUCTURE 2.4 METRE(S) WIDE  
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 13 DP1018716 EASEMENT FOR CONSTRUCTION 3.55 METRE(S) WIDE  
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 14 DP1018716 EASEMENT FOR ACCESS AND ENCROACHMENT 2.2 AND 3.055

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
-----

FOLIO: 11/1138931

PAGE 2

SECOND SCHEDULE (46 NOTIFICATIONS) (CONTINUED)  
-----

- 15 DP1071597 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED  
RIGHT OF PUBLIC ACCESS (LIMITED IN STRATUM) AFFECTING  
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 16 DP1071597 EASEMENT FOR ACCESS (LIMITED IN STRATUM) AFFECTING  
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 17 DP1071597 EASEMENT FOR ACCESS (LIMITED IN STRATUM) APPURTENANT  
TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 18 DP1071597 EASEMENT FOR SUPPORT AND SHELTER AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 19 DP1071597 EASEMENT FOR SUPPORT AND SHELTER APPURTENANT TO THE  
PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 20 DP1071597 EASEMENT FOR SERVICES (LIMITED IN STRATUM)  
APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE  
TITLE DIAGRAM
- 21 DP1071597 EASEMENT FOR EXISTING SERVICES (LIMITED IN STRATUM)  
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE  
DIAGRAM
- 22 DP1071597 EASEMENT FOR EXISTING SERVICES (LIMITED IN STRATUM)  
APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE  
TITLE DIAGRAM
- 23 DP1071597 POSITIVE COVENANT REFERRED TO AND NUMBERED (10) IN  
THE S.88B INSTRUMENT AFFECTING THE PART SHOWN SO  
BURDENED IN THE TITLE DIAGRAM
- 24 SP73989 EASEMENT FOR WATER SERVICE AFFECTING THE PART SHOWN  
SO BURDENED IN THE TITLE DIAGRAM
- 25 SP73989 EASEMENT FOR WATER SERVICE APPURTENANT TO THE PART  
SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 26 SP73989 EASEMENT FOR SEWERAGE SERVICE AFFECTING THE PART  
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 27 SP73989 EASEMENT FOR SEWERAGE SERVICE APPURTENANT TO THE  
PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 28 SP73989 EASEMENT FOR DRAINAGE SERVICE AFFECTING THE PART  
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 29 SP73989 EASEMENT FOR DRAINAGE SERVICE APPURTENANT TO THE  
PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 30 SP73989 EASEMENT FOR GAS SERVICE AFFECTING THE PART SHOWN  
SO BURDENED IN THE TITLE DIAGRAM
- 31 SP73989 EASEMENT FOR GAS SERVICE APPURTENANT TO THE PART  
SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 32 SP73989 EASEMENT FOR ELECTRICITY SERVICE AFFECTING THE PART  
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 33 SP73989 EASEMENT FOR ELECTRICITY SERVICE APPURTENANT TO THE  
PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 34 SP73989 EASEMENT FOR GARBAGE SERVICE AFFECTING THE PART  
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 35 SP73989 EASEMENT FOR GARBAGE SERVICE APPURTENANT TO THE

END OF PAGE 2 - CONTINUED OVER

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PRINTED ON 17/2/2014

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
-----FOLIO: 11/1138931  
-----

PAGE 3

SECOND SCHEDULE (46 NOTIFICATIONS) (CONTINUED)  
-----

- 36 SP73989 PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM  
EASEMENT FOR CONDITIONED AIR SERVICE AFFECTING THE  
PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 37 SP73989 EASEMENT FOR CONDITIONED AIR SERVICE APPURTENANT TO  
THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 38 SP73989 EASEMENT FOR TELEPHONE, TELEVISION OR RADIO  
IMPULSES OR SIGNALS SERVICE AFFECTING THE PART SHOWN  
SO BURDENED IN THE TITLE DIAGRAM
- 39 SP73989 EASEMENT FOR TELEPHONE, TELEVISION OR RADIO  
IMPULSES OR SIGNALS SERVICE APPURTENANT TO THE PART  
SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 40 SP73989 RIGHT TO USE DISABLED TOILET APPURTENANT TO THE  
PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 41 DP1138931 EASEMENT FOR SUPPORT 0.8 METRE(S) WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 42 DP1138931 EASEMENT FOR WATER SUPPLY PURPOSES 1.5 METRE(S) WIDE  
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE  
DIAGRAM
- 43 DP1138931 EASEMENT FOR ELECTRICITY PURPOSES OVER EXISTING LINE  
OF CABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN  
THE TITLE DIAGRAM
- 44 DP1138931 RIGHT OF PUBLIC ACCESS VARIABLE WIDTH AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 45 DP1138931 RESTRICTION(S) ON THE USE OF LAND
- 46 AG100405 LEASE TO COMMUNITIES NSW EXPIRES: 30/11/2109.

NOTATIONS  
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UNREGISTERED DEALINGS: NIL

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

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PRINTED ON 17/2/2014

\* 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. InfoTrack an approved NSW Information Broker 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 1900.



# Historical Title

**InfoTrack**  
An Approved LPI N  
Information Brok

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

18/2/2014 8:36AM

FOLIO: 11/1138931

First Title(s): OLD SYSTEM

Prior Title(s): 23/1071597 2/1120251

Recorded	Number	Type of Instrument	C.T. Issue
31/7/2009	DP1138931	DEPOSITED PLAN	FOLIO CREATED EDITION 1
4/3/2011	AG100405	LEASE	EDITION 2

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

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SEARCH DATE

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18/2/2014 8:42AM

FOLIO: 23/1071597

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First Title(s): OLD SYSTEM

Prior Title(s): 66/1048377

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
1/12/2004	DP1071597	DEPOSITED PLAN	FOLIO CREATED EDITION 1
9/12/2004	SP73989	STRATA PLAN	
8/2/2008	AD726712	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 2
3/3/2008	AD799255	CHANGE OF NAME	EDITION 3
11/9/2008	AE42080	REQUEST	EDITION 4
31/7/2009	DP1138931	DEPOSITED PLAN	FOLIO CANCELLED

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



# Historical Title

**InfoTrack**  
An Approved LPI N  
Information Brok

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

18/2/2014 8:39AM

FOLIO: 66/1048377

First Title(s): OLD SYSTEM

Prior Title(s): 1/812925 7/1018716

Recorded	Number	Type of Instrument	C.T. Issue
6/2/2003	DP1048377	DEPOSITED PLAN	FOLIO CREATED EDITION 1
1/12/2004	DP1071597	DEPOSITED PLAN	FOLIO CANCELLED

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



# Historical Title

**InfoTrack**  
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Information Brok

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2014 12:18PM

FOLIO: 1/812925

First Title(s): OLD SYSTEM

Prior Title(s): 11/737193

Recorded	Number	Type of Instrument	C.T. Issue
14/10/1991	DP812925	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/12/1991	E133561	LEASE	EDITION 2
9/10/1997	3476086	CHANGE OF NAME	EDITION 3
18/4/2000	6549910	SUB-LEASE	
26/7/2001	7806500	DEPARTMENTAL DEALING	
6/9/2001	7918294	CHANGE OF NAME	EDITION 4
26/7/2002	8587729	WITHDRAWN - DETERMINATION OF LEASE	
5/2/2003	9336496	DETERMINATION OF LEASE	
6/2/2003	DP1048377	DEPOSITED PLAN	FOLIO CANCELLED

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

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PRINTED ON 17/2/2014



# Historical Title

**InfoTrack**  
An Approved LPI N  
Information Brok

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

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SEARCH DATE

18/2/2014 12:17PM

FOLIO: 7/1018716

First Title(s): OLD SYSTEM

Prior Title(s): 2/812925

Recorded	Number	Type of Instrument	C.T. Issue
14/2/2001	DP1018716	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/9/2001	7918294	CHANGE OF NAME	EDITION 2
21/2/2002	8374481	DEPARTMENTAL DEALING	
28/1/2003	9323887	DEPARTMENTAL DEALING	
6/2/2003	DP1048377	DEPOSITED PLAN	FOLIO CANCELLED

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



# Historical Title

**InfoTrack**  
An Approved LPI N  
Information Brok

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2014 12:21PM

FOLIO: 2/812925

First Title(s): OLD SYSTEM

Prior Title(s): 11/737193

Recorded	Number	Type of Instrument	C.T. Issue
14/10/1991	DP812925	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/7/1994	U425036	DEPARTMENTAL DEALING	
9/10/1997	3476086	CHANGE OF NAME	EDITION 2
25/5/2000	6807191	DETERMINATION OF LEASE	EDITION 3
23/8/2000	7040191	DEPARTMENTAL DEALING	
4/9/2000	7064896	DEPARTMENTAL DEALING	EDITION 4
14/2/2001	DP1018716	DEPOSITED PLAN	FOLIO CANCELLED

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

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PRINTED ON 17/2/2014

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

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SEARCH DATE

17/2/2014 12:13PM

FOLIO: 11/737193

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First Title(s):	OLD SYSTEM	VOL 43 FOL 207	
	VOL 1170 FOL 226		
Prior Title(s):	VOL 655 FOL 214	VOL 1170 FOL 226	
	VOL 1216 FOL 138	VOL 1314 FOL 187	
	VOL 5018 FOL 1	VOL 7637 FOL 211	
Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
20/5/1987	DP737193	DEPOSITED PLAN	FOLIO CREATED EDITION 1
16/2/1988	X389925	DEPARTMENTAL DEALING	
13/7/1988	X698008	DEPARTMENTAL DEALING	EDITION 2
20/4/1989	Y130927	CAVEAT	
23/9/1991	Z939075	WITHDRAWAL OF CAVEAT	
11/10/1991	DP812925	DEPOSITED PLAN	FOLIO CANCELLED

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

## Appendix F City Of Sydney Section 149 Certificate

**City of Sydney**  
Town Hall House  
456 Kent Street  
Sydney NSW 2000  
Telephone +61 2 9265 9333  
Fax +61 2 9265 9222  
council@cityofsydney.nsw.gov.au  
GPO Box 1591 Sydney NSW 2001  
cityofsydney.nsw.gov.au



JULIA NICHOLSON  
JBS ENVIRONMENTAL PTY LTD  
LEVEL 1 50 MARGARET ST  
SYDNEY NSW 2000

## PLANNING CERTIFICATE

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

<b>Applicant:</b>	JBS ENVIRONMENTAL PTY LTD
<b>Applicant's reference:</b>	JBS & G
<b>Address of property:</b>	13A Hickson Road , DAWES POINT NSW 2000
<b>Owner:</b>	MARITIME AUTHORITY of NSW
<b>Description of land:</b>	Lot 11 DP 1138931
<b>Certificate No.:</b>	2014300871
<b>Certificate Date:</b>	14/02/14
<b>Receipt No:</b>	5018824
<b>Fee:</b>	\$80.00
<b>Paid:</b>	14/02/14

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

Issuing Officer *VW*  
per **Monica Barone**  
Chief Executive Officer

### CERTIFICATE ENQUIRIES:

Ph: 9265 9333  
Fax: 9265 9415

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

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

**DEVELOPMENT CONTROLS**

*The following information must be read in conjunction with and subject to all other provisions of the environmental planning instruments specified in this certificate.*

**ZONING**

**Zone 1 – Walsh Bay Conservation Zone – Sydney Regional Environmental Plan 16.**

(1) The objectives of this zone are:

- (a) To allow an appropriate range of uses to encourage the adaptive re-use of existing structures while not required for commercial port uses;
- (b) To ensure that development is consistent with the heritage significance, the scale, the built form and the materials of existing structures in the zone and adjoining areas;
- (c) To ensure that development is compatible with and does not detract from the financial, commercial and retail functions of the existing city central business district functions and the Sydney Cove Redevelopment Area; and
- (d) To ensure that development is compatible with and does not adversely impact on the residential amenity and function of the adjoining areas.

(2) Without Development Consent

Nil

(3) Only with Development Consent

Any purpose other than a purpose included in item (2) or (4)

(4) Prohibited

Bus depots, bus stations, car repair stations, gas holders, generating works, helipads, heliports, industries (other than home industries and light industries), institutions, junk yards, liquid fuel depots, marinas, mines, roadside stalls, road transport terminals, sawmills.

**Zone 2 – Walsh Bay Waterway Zone – Sydney Regional Environmental Plan No 16.**

(1) The objectives of the zone are:

- (a) To control the use of the waterway between the wharves to ensure that any activities associated with any development are compatible with the commercial shipping and navigational requirements in Sydney Harbour;
- (b) To ensure that the Harbour and Harbour Foreshore is recognised as a community asset; and
- (c) To limit mooring facilities for private vessels used by the lessees and tenants of property in Zone 1 – Walsh Bay Conservation Zone.

(2) Without Development Consent

Aids to navigation, maintenance dredging, maintenance of mooring facilities, mooring of vessels owned by the Maritime Services Board.

(3) Only with Development Consent

Boating or waterway access stairs, dredging, emergency vehicle accessways, floating restaurants or entertainment facilities, flora and fauna enclosures, mooring facilities, mooring of fishing and charter vessels, pontoons, public walkways, utility installations (other than gas holders and generating works).

(4) Prohibited

Any purpose other than a purpose included in item (2) or (3).

## PROPOSED ZONING

This property is not affected by a draft zone.

## LOCAL PLANNING CONTROLS

**Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 (commenced 28.09.2005)** – This DCP applies to all development proposals within the Foreshores and Waterways Area identified in SREP (Sydney Harbour Catchment) 2005 (refer to the Foreshores and Waterways Area map)

**Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)**

## HERITAGE

### **Walsh Bay Conservation Zone**

A person shall not, in respect of the Walsh Bay Conservation Zone: demolish or alter a building or work within the Zone; damage or remove a relic, including excavation for the purpose of exposing or removing a relic, within the Zone; damage or despoil a place within the Zone; erect a building on or subdivide land within the Zone; or damage any tree within the Zone, except with the consent of the consent authority.

### **State Heritage Register (Amendment to Heritage Act, 1977, gazetted 2/4/99)**

This property is identified as being of state significance and has been entered on the State Heritage Register. Unless the proposed work is exempt under the Heritage Office Standard Exemptions or is covered by site specific exemptions, an applicant must seek an integrated development approval from Council and as such the proposal will be referred to the Heritage Council. If major changes are proposed the Heritage Council may require the applicant to prepare a conservation management plan in accordance with the NSW Heritage Manual Guidelines. For further information please contact the Heritage Office (02) 9873 8500 or alternatively online [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au) .

## STATE PLANNING INSTRUMENTS

*Full copies of State Environmental Planning Policies are available online at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au).*

### **State Environmental Planning Policy No. 1 – Development Standards**

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

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

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

**SREP 16 – Walsh Bay**

Clauses 9 & 10 of State Environmental Planning Policy No. 4 do not apply to the land within Sydney Regional Environmental Plan No. 16 – Walsh Bay.

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

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

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

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

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

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

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

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

**State Environmental Planning Policy No. 32 – Urban Consolidation**

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

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

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

**State Environmental Planning Policy No. 55 – Remediation of Land**

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

**State Environmental Planning Policy No 60 – Exempt and Complying Development (Gazetted 3.03.00)**

Specifies exempt and complying development in certain areas that have not provided for those types of development through a Local Environmental Plan. This is achieved by identifying the development of minimal environmental impact that is to be exempt and identifying development that is to be complying development. The policy also specifies standards for that development, identify complying development separately for metropolitan Sydney and regional areas of New South Wales, specifies conditions for complying development certificates and ensures that development consent is required for the subdivision of land, and the erection of a building or for demolition.

**State Environmental Planning Policy No. 64 – Advertising and Signage**

This policy aims to ensure that signage (including advertising):

Is compatible with the desired amenity and visual character of an area, and

- Provides effective communications in suitable locations, and
- Is of a high quality design and finish.

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

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

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

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

**State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

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

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

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

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

**State Environmental Planning Policy (Major Development) 2005**

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

NB: This SEPP also contains exempt & complying provisions

**State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007**

This Policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State.

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

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

**State Environmental Planning Policy (Infrastructure) 2007**

This Policy aims to facilitate the effective delivery of infrastructure across the state.  
NB: This SEPP also contains exempt & complying provisions

**State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008**

This Policy is an 'amending instrument' that removes or modifies referral and concurrence clauses within local environmental plans (LEPs), regional environmental plans (REPs) and State environmental planning policies (SEPPs).

**State Environmental Planning Policy (Exempt and Complying Development Codes) 2008**

This Policy Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

**State Environmental Planning Policy (Affordable Rental Housing) 2009**

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people. NOTE: Does not apply to land at Green Square or at Ultimo Pyrmont

**State Environmental Planning Policy (Urban Renewal) 2010**

The aims of this Policy are as follows:

- (a) to establish the process for assessing and identifying sites as urban renewal precincts,
- (b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,
- (c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.

**State Environmental Planning Policy (State and Regional Development) 2011**

The aims of this Policy are as follows:

- (a) to identify development that is State significant development,
- (b) to identify development that is State significant infrastructure and critical State significant infrastructure,
- (c) to confer functions on joint regional planning panels to determine development applications.

**Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

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

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

**Sydney Regional Environmental Plan No.16 Walsh Bay (Gazetted 16/06/89, as amended)**

This plan provides for the redevelopment of Walsh Bay by encouraging re-use of existing structures, protection of heritage items, control use of waterways & provision of public access to waterfront.

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

**(3) Complying Development**

- (1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clause 1.17A and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) If complying development may not be carried out on that land because of the provisions of clause 1.17A and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

**Note: All Exempt and Complying Development Codes :** Clause 1.17A(a) Development that requires concurrence of a person other than the consent authority, or the Director General of the Department of Environment, Climate Change and Water is **not** complying development.

**General Housing Code**

Complying development **may not** be carried out on the land under the General Housing Code if because of the provisions of clause 1.17A & 1.19 (Land-based requirements for exempt and complying development) any of the following statements are **YES**

▪ Clause 1.17A(b). Has been identified as land that is a critical habitat.	<b>NO</b>
▪ Clause 1.17A(d). Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i> .	<b>YES</b>
▪ Clause 1.17A(d) & 1.19(3). Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	<b>NO</b>
▪ Clause 1.17A(c). Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i> ).	<b>NO</b>
▪ Clause 1.17A(e) & 1.19(1). Has been identified as land that is within an environmentally sensitive area.	<b>NO</b>
▪ Clause 1.19(6)a. Has been identified as being within a heritage conservation area or a draft heritage conservation area.	<b>YES</b>
▪ Clause 1.19(6)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument.	<b>NO</b>
▪ Clause 1.19(6)c. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.	<b>YES</b>
▪ Clause 1.19(6)d. Has been identified as land that is subject to a biobanking agreement under part 7A of the threatened Species Conservation Act 1995 or a property vegetation plan under the Native Vegetation Act 2003.	<b>NO</b>
▪ Clause 1.19 (6)e. Has been identified as being excluded land identified by an environmental planning instrument.	<b>NO</b>
▪ Clause 1.19(6)f. Has been identified as being land in a foreshore area.	<b>YES</b>
▪ Clause 1.19(6)g. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour.	<b>NO</b>
▪ Clause 1.19(6)h. Has been identified as unsewered land within a drinking water catchment.	<b>NO</b>
▪ Clause 1.19(6)i. Has been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998.	<b>NO</b>

### Housing Alterations Code

Complying development under the Housing Alterations Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

### General Commercial and Industrial Code

Complying development under the General Commercial and Industrial Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

**Subdivisions Code**

Complying development under the Subdivisions Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

**Rural Housing Code**

The Rural Housing Code does not apply to this Local Government Area.

**General Development Code**

Complying development under the General Development Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

**Demolition Code**

Complying development under the Demolition Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

(4) Coastal Protection Act, 1979

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

(4A) Certain information relating to beaches and coasts

(1) In relation to a coastal council an order has **not** been made under Part 4D of the coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

(2) In relation to a coastal council : Council has **not** been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land)

(4B) Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council : The owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

**Note.** "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

(5) Mine Subsidence District

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

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

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

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

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

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

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

**(7A) Flood related development controls information.**

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

**(8) Land reserved for acquisition**

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

**(9) Contribution plans**

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

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

**(9A) Biodiversity certified land**

The land has not been certified as biodiversity certified land.

**(10) Biobanking Agreement**

Council has not been notified of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995.

**(11) Bush fire prone land**

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

**(12) Property vegetation plans**

Not Applicable.

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

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

(14) Directions under Part 3A

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (seniors housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any condition of consent to a development application granted after 11 October 2007 required by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(16) Site compatibility certificates for infrastructure

The land to which the certificate relates is not subject to a valid site compatibility certificate (infrastructure), of which Council is aware, in respect of proposed development on the land.

(17) Site compatibility certificates and conditions for affordable rental housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

(18) Paper subdivision information

Not Applicable.

**Note.** The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) The land to which the certificate relates **is not** declared to be **significantly contaminated land** within the meaning of that act as at the date when the certificate is issued.

(b) The land to which the certificate relates **is not** subject to a **management order** within the meaning of that act as at the date when the certificate is issued.

(c) The land to which the certificate relates **is not** the subject of an **approved voluntary management proposal** within the meaning of that act at the date the certificate is issued.

(d) The land to which the certificate relates **is not** the subject of an **ongoing maintenance order** within the meaning of that act as at the date when the certificate is issued.

(e) As at the date when the certificate is issued, Council **has not** identified that a **site audit statement** within the meaning of that act has been received in respect of the land the subject of the certificate.

**PLANNING CERTIFICATE SECTION 149(2) INFORMATION:**

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

**PLANNING CERTIFICATE UNDER SECTION 149 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

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*PLANNING CERTIFICATE SECTION 149 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.*

**Contaminated Land Potential:**

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 149 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

**Hazard Risk Restriction:**

The City of Sydney Local Environmental Plan 2012 incorporates Acid Sulfate soil maps. Development on the land identified in those maps should have regard to Division 4 clause 7.16 of the LEP.

**Construction Noise and View Loss Advice:**

Intending purchasers are advised that the subject property may be affected by construction noise and loss or diminution of views as a result of surrounding development.

**City of Sydney Tree Preservation Order 2004 (TPO)**

This order applies to all land where South Sydney Local Environmental Plan 1998 applies and the City of Sydney Council or the Central Sydney Planning Committee is the relevant consent authority under the *Environmental Planning & Assessment Act 1979*. Contact Council's Contract and Asset Management section for more information.

**Outstanding Notice & Order information**

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order of type 6, 10, 11 under Section 121B of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

**Resident & Visitor Parking Permit Schemes Restriction**

Owners and occupiers of this address are **not eligible** to participate in the resident and visitor permit parking schemes.

**The Minister is the Consent Authority**

The Minister is the consent authority where development has a capital investment value of more than \$10 million. (State Environmental Planning Policy (Major Projects))

**Sydney Harbour Foreshore Authority Act 1998**

The provisions of the Sydney Harbour Foreshore Authority Act 1998 apply to the subject land.

For more information, contact the Property Officer at Sydney Harbour Foreshore Authority on telephone (02) 9240 8500.

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## **ADVICE FROM OTHER BODIES**

### **Sydney Ports Corporation Advice**

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

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*Advice provided in accordance with planning certificate section 149 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 149 (6) of the Environmental Planning and Assessment Act, 1979).*

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

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

### **General Enquiries :**

**Telephone: 02 9265 9333**

**Facsimile: 02 9265 9415**

### **Town Hall House**

Level 2,  
Town Hall House,  
456 Kent Street,  
Sydney.  
8am – 6pm, Monday - Friday

### **Glebe Customer Service Centre**

Glebe Library,  
186 Glebe Point Road,  
Glebe  
9am – 5pm, Monday – Friday

### **Neighbourhood Service Centre Kings Cross**

50 Darlinghurst Road,  
Potts Point  
9am – 5pm, Monday – Friday  
9am – 12pm, Saturday

### **Neighbourhood Service Centre Redfern**

158 Redfern Street  
Redfern  
9am-5pm Monday – Friday  
9am – 12 Noon Saturday

### **Green Square Customer Service Centre**

The Tote,  
100 Joynton Avenue,  
Zetland  
10am-6pm Monday – Friday

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

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

**Department of Planning & Infrastructure Information Centre**  
23-33 Bridge Street,  
Sydney NSW 2000

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

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

End of Document

City of Sydney  
Town Hall House  
456 Kent Street  
Sydney NSW 2000

Telephone +61 2 9265 9333  
Fax +61 2 9265 9222  
council@cityofsydney.nsw.gov.au  
GPO Box 1591 Sydney NSW 2001  
cityofsydney.nsw.gov.au



JULIA NICHOLSON  
JBS ENVIRONMENTAL PTY LTD  
LEVEL 1 50 MARGARET ST  
SYDNEY NSW 2000

## PLANNING CERTIFICATE

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

<b>Applicant:</b>	JBS ENVIRONMENTAL PTY LTD
<b>Applicant's reference:</b>	JBS & G
<b>Address of property:</b>	13 Hickson Road , DAWES POINT NSW 2000
<b>Owner:</b>	THE OWNERS - STRATA PLAN NO 73989
<b>Description of land:</b>	Lot 24 DP 1071597, Lots 1-22 SP 73989
<b>Certificate No.:</b>	2014300873
<b>Certificate Date:</b>	14/02/14
<b>Receipt No:</b>	5018824
<b>Fee:</b>	\$80.00
<b>Paid:</b>	14/02/14

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

Issuing Officer *VW*  
per **Monica Barone**  
Chief Executive Officer

### CERTIFICATE ENQUIRIES:

Ph: 9265 9333  
Fax: 9265 9415

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

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

**DEVELOPMENT CONTROLS**

*The following information must be read in conjunction with and subject to all other provisions of the environmental planning instruments specified in this certificate.*

**ZONING**

**Zone 1 – Walsh Bay Conservation Zone – Sydney Regional Environmental Plan 16.**

- (1) The objectives of this zone are:
- (a) To allow an appropriate range of uses to encourage the adaptive re-use of existing structures while not required for commercial port uses;
  - (b) To ensure that development is consistent with the heritage significance, the scale, the built form and the materials of existing structures in the zone and adjoining areas;
  - (c) To ensure that development is compatible with and does not detract from the financial, commercial and retail functions of the existing city central business district functions and the Sydney Cove Redevelopment Area; and
  - (d) To ensure that development is compatible with and does not adversely impact on the residential amenity and function of the adjoining areas.
- (2) Without Development Consent  
Nil
- (3) Only with Development Consent  
Any purpose other than a purpose included in item (2) or (4)
- (4) Prohibited  
Bus depots, bus stations, car repair stations, gas holders, generating works, helipads, heliports, industries (other than home industries and light industries), institutions, junk yards, liquid fuel depots, marinas, mines, roadside stalls, road transport terminals, sawmills.

**PROPOSED ZONING**

This property is not affected by a draft zone.

**LOCAL PLANNING CONTROLS**

**Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 (commenced 28.09.2005)** – This DCP applies to all development proposals within the Foreshores and Waterways Area identified in SREP (Sydney Harbour Catchment) 2005 (refer to the Foreshores and Waterways Area map)

**Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)**

**HERITAGE**

### **Walsh Bay Conservation Zone**

A person shall not, in respect of the Walsh Bay Conservation Zone: demolish or alter a building or work within the Zone; damage or remove a relic, including excavation for the purpose of exposing or removing a relic, within the Zone; damage or despoil a place within the Zone; erect a building on or subdivide land within the Zone; or damage any tree within the Zone, except with the consent of the consent authority.

### **State Heritage Register (Amendment to Heritage Act, 1977, gazetted 2/4/99)**

This property is identified as being of state significance and has been entered on the State Heritage Register. Unless the proposed work is exempt under the Heritage Office Standard Exemptions or is covered by site specific exemptions, an applicant must seek an integrated development approval from Council and as such the proposal will be referred to the Heritage Council. If major changes are proposed the Heritage Council may require the applicant to prepare a conservation management plan in accordance with the NSW Heritage Manual Guidelines. For further information please contact the Heritage Office (02) 9873 8500 or alternatively online [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au) .

## **STATE PLANNING INSTRUMENTS**

*Full copies of State Environmental Planning Policies are available online at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au).*

### **State Environmental Planning Policy No. 1 – Development Standards**

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

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

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

### **SREP 16 – Walsh Bay**

Clauses 9 & 10 of State Environmental Planning Policy No. 4 do not apply to the land within Sydney Regional Environmental Plan No. 16 – Walsh Bay.

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

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

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

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

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

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

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

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

**State Environmental Planning Policy No. 32 – Urban Consolidation**

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

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

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

**State Environmental Planning Policy No. 55 – Remediation of Land**

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

**State Environmental Planning Policy No 60 – Exempt and Complying Development (Gazetted 3.03.00)**

Specifies exempt and complying development in certain areas that have not provided for those types of development through a Local Environmental Plan. This is achieved by identifying the development of minimal environmental impact that is to be exempt and identifying development that is to be complying development. The policy also specifies standards for that development, identify complying development separately for metropolitan Sydney and regional areas of New South Wales, specifies conditions for complying development certificates and ensures that development consent is required for the subdivision of land, and the erection of a building or for demolition.

**State Environmental Planning Policy No. 64 – Advertising and Signage**

This policy aims to ensure that signage (including advertising):

Is compatible with the desired amenity and visual character of an area, and

- Provides effective communications in suitable locations, and
- Is of a high quality design and finish.

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

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

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

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

**State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

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

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

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

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

**State Environmental Planning Policy (Major Development) 2005**

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

NB: This SEPP also contains exempt & complying provisions

**State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007**

This Policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State.

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

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

**State Environmental Planning Policy (Infrastructure) 2007**

This Policy aims to facilitate the effective delivery of infrastructure across the state.  
NB: This SEPP also contains exempt & complying provisions

**State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008**

This Policy is an 'amending instrument' that removes or modifies referral and concurrence clauses within local environmental plans (LEPs), regional environmental plans (REPs) and State environmental planning policies (SEPPs).

**State Environmental Planning Policy (Exempt and Complying Development Codes) 2008**

This Policy Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

**State Environmental Planning Policy (Affordable Rental Housing) 2009**

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people. NOTE: Does not apply to land at Green Square or at Ultimo Pymont

**State Environmental Planning Policy (Urban Renewal) 2010**

The aims of this Policy are as follows:

- (a) to establish the process for assessing and identifying sites as urban renewal precincts,
- (b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,
- (c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.

**State Environmental Planning Policy (State and Regional Development) 2011**

The aims of this Policy are as follows:

- (a) to identify development that is State significant development,
- (b) to identify development that is State significant infrastructure and critical State significant infrastructure,
- (c) to confer functions on joint regional planning panels to determine development applications.

**Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

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

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

**Sydney Regional Environmental Plan No.16 Walsh Bay (Gazetted 16/06/89, as amended)**

This plan provides for the redevelopment of Walsh Bay by encouraging re-use of existing structures, protection of heritage items, control use of waterways & provision of public access to waterfront.

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

**(3) Complying Development**

- (1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clause 1.17A and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) If complying development may not be carried out on that land because of the provisions of clause 1.17A and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

**Note: All Exempt and Complying Development Codes :** Clause 1.17A(a) Development that requires concurrence of a person other than the consent authority, or the Director General of the Department of Environment, Climate Change and Water is **not** complying development.

**General Housing Code**

Complying development **may not** be carried out on the land under the General Housing Code if because of the provisions of clause 1.17A & 1.19 (Land-based requirements for exempt and complying development) any of the following statements are **YES**

▪ Clause 1.17A(b). Has been identified as land that is a critical habitat.	NO
▪ Clause 1.17A(d). Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i> .	YES
▪ Clause 1.17A(d) & 1.19(3). Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	NO
▪ Clause 1.17A(c). Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i> ).	NO
▪ Clause 1.17A(e) & 1.19(1). Has been identified as land that is within an environmentally sensitive area.	NO
▪ Clause 1.19(6)a. Has been identified as being within a heritage conservation area or a draft heritage conservation area.	YES
▪ Clause 1.19(6)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument.	NO
▪ Clause 1.19(6)c. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.	YES
▪ Clause 1.19(6)d. Has been identified as land that is subject to a biobanking agreement under part 7A of the threatened Species Conservation Act 1995 or a property vegetation plan under the Native Vegetation Act 2003.	NO
▪ Clause 1.19 (6)e. Has been identified as being excluded land identified by an environmental planning instrument.	NO
▪ Clause 1.19(6)f. Has been identified as being land in a foreshore area.	YES
▪ Clause 1.19(6)g. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour.	NO
▪ Clause 1.19(6)h. Has been identified as unsewered land within a drinking water catchment.	NO
▪ Clause 1.19(6)i. Has been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998.	NO

#### **Housing Alterations Code**

Complying development under the Housing Alterations Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

#### **General Commercial and Industrial Code**

Complying development under the General Commercial and Industrial Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

**Subdivisions Code**

Complying development under the Subdivisions Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

**Rural Housing Code**

The Rural Housing Code does not apply to this Local Government Area.

**General Development Code**

Complying development under the General Development Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

**Demolition Code**

Complying development under the Demolition Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

(4) Coastal Protection Act, 1979

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

(4A) Certain information relating to beaches and coasts

(1) In relation to a coastal council an order has **not** been made under Part 4D of the coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

(2) In relation to a coastal council : Council has **not** been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land)

(4B) Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council : The owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

**Note.** "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

(5) Mine Subsidence District

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

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

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

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

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

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

(a) The land **is not** affected by a policy adopted by the Council that that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk; and

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

**(7A) Flood related development controls information.**

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

**(8) Land reserved for acquisition**

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

**(9) Contribution plans**

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

<ul style="list-style-type: none"> <li>▪ Central Sydney Contributions (Amendment) Plan 2002 – in operation 16<sup>th</sup> June 2003</li> </ul>	<b>NO</b>
<ul style="list-style-type: none"> <li>▪ Ultimo Pyrmont Section 94 Contributions Plan (approved C.S.P.C 15<sup>th</sup> December 1994 and Council 19<sup>th</sup> December 1994)</li> </ul>	<b>NO</b>
<ul style="list-style-type: none"> <li>▪ City of Sydney Development Contributions Plan 2006 – in operation 7<sup>th</sup> April 2007</li> </ul>	<b>NO</b>
<ul style="list-style-type: none"> <li>▪ Redfern Waterloo Authority Contributions Plan 2006 – in operation 16<sup>th</sup> May 2007</li> <li>▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16<sup>th</sup> May 2007</li> </ul>	<b>NO</b>

**(9A) Biodiversity certified land**

The land has not been certified as biodiversity certified land.

**(10) Biobanking Agreement**

Council has not been notified of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995.

**(11) Bush fire prone land**

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

**(12) Property vegetation plans**

Not Applicable.

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

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

(14) Directions under Part 3A

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (seniors housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any condition of consent to a development application granted after 11 October 2007 required by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(16) Site compatibility certificates for infrastructure

The land to which the certificate relates is not subject to a valid site compatibility certificate (infrastructure), of which Council is aware, in respect of proposed development on the land.

(17) Site compatibility certificates and conditions for affordable rental housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

(18) Paper subdivision information

Not Applicable.

**Note.** The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) The land to which the certificate relates **is not** declared to be **significantly contaminated land** within the meaning of that act as at the date when the certificate is issued.

(b) The land to which the certificate relates **is not** subject to a **management order** within the meaning of that act as at the date when the certificate is issued.

(c) The land to which the certificate relates **is not** the subject of an **approved voluntary management proposal** within the meaning of that act at the date the certificate is issued.

(d) The land to which the certificate relates **is not** the subject of an **ongoing maintenance order** within the meaning of that act as at the date when the certificate is issued.

(e) As at the date when the certificate is issued, Council **has not** identified that a **site audit statement** within the meaning of that act has been received in respect of the land the subject of the certificate.

**PLANNING CERTIFICATE SECTION 149(2) INFORMATION:**

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

**PLANNING CERTIFICATE UNDER SECTION 149 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

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*PLANNING CERTIFICATE SECTION 149 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.*

**Contaminated Land Potential:**

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 149 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

**Hazard Risk Restriction:**

The City of Sydney Local Environmental Plan 2012 incorporates Acid Sulfate soil maps. Development on the land identified in those maps should have regard to Division 4 clause 7.16 of the LEP.

**Construction Noise and View Loss Advice:**

Intending purchasers are advised that the subject property may be affected by construction noise and loss or diminution of views as a result of surrounding development.

**City of Sydney Tree Preservation Order 2004 (TPO)**

This order applies to all land where South Sydney Local Environmental Plan 1998 applies and the City of Sydney Council or the Central Sydney Planning Committee is the relevant consent authority under the *Environmental Planning & Assessment Act 1979*. Contact Council's Contract and Asset Management section for more information.

**Outstanding Notice & Order information**

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order of type 6, 10, 11 under Section 121B of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

**Resident & Visitor Parking Permit Schemes Restriction**

Owners and occupiers of this address are **not eligible** to participate in the resident and visitor permit parking schemes.

**The Minister is the Consent Authority**

The Minister is the consent authority where development has a capital investment value of more than \$10 million. (State Environmental Planning Policy (Major Projects))

**Sydney Harbour Foreshore Authority Act 1998**

The provisions of the Sydney Harbour Foreshore Authority Act 1998 apply to the subject land.

For more information, contact the Property Officer at Sydney Harbour Foreshore Authority on telephone (02) 9240 8500.

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## **ADVICE FROM OTHER BODIES**

### **Sydney Ports Corporation Advice**

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

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*Advice provided in accordance with planning certificate section 149 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 149 (6) of the Environmental Planning and Assessment Act, 1979).*

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

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

#### **General Enquiries :**

**Telephone: 02 9265 9333**

**Facsimile: 02 9265 9415**

#### **Town Hall House**

Level 2,  
Town Hall House,  
456 Kent Street,  
Sydney.  
8am – 6pm, Monday - Friday

#### **Glebe Customer Service Centre**

Glebe Library,  
186 Glebe Point Road,  
Glebe  
9am – 5pm, Monday – Friday

#### **Neighbourhood Service Centre Kings Cross**

50 Darlinghurst Road,  
Potts Point  
9am – 5pm, Monday – Friday  
9am – 12pm, Saturday

#### **Neighbourhood Service Centre Redfern**

158 Redfern Street  
Redfern  
9am-5pm Monday – Friday  
9am – 12 Noon Saturday

#### **Green Square Customer Service Centre**

The Tote,  
100 Joynton Avenue,  
Zetland  
10am-6pm Monday – Friday

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

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

**Department of Planning & Infrastructure Information Centre**  
23-33 Bridge Street,  
Sydney NSW 2000

*Where planning certificate section 149 (5) matters are supplied, complete details are available by writing to:*  
*Chief Executive Officer,*  
*City of Sydney,*  
*G.P.O. Box 1591,*  
*Sydney, NSW 2000*

End of Document

City of Sydney  
Town Hall House  
456 Kent Street  
Sydney NSW 2000

Telephone +61 2 9265 9333  
Fax +61 2 9265 9222  
council@cityofsydney.nsw.gov.au  
GPO Box 1591 Sydney NSW 2001  
cityofsydney.nsw.gov.au



JULIA NICHOLSON  
JBS ENVIRONMENTAL PTY LTD  
LEVEL 1 50 MARGARET ST  
SYDNEY NSW 2000

## PLANNING CERTIFICATE

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

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<b>Applicant:</b>	JBS ENVIRONMENTAL PTY LTD
<b>Applicant's reference:</b>	JBS & G
<b>Address of property:</b>	15 Hickson Road , DAWES POINT NSW 2000
<b>Owner:</b>	WATERWAYS AUTHORITY
<b>Description of land:</b>	Lot 65 DP 1048377
<b>Certificate No.:</b>	2014300874
<b>Certificate Date:</b>	14/02/14
<b>Receipt No:</b>	5018824
<b>Fee:</b>	\$80.00
<b>Paid:</b>	14/02/14

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

Issuing Officer  
per **Monica Barone**  
*Chief Executive Officer*

### CERTIFICATE ENQUIRIES:

Ph: 9265 9333  
Fax: 9265 9415

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

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

**DEVELOPMENT CONTROLS**

*The following information must be read in conjunction with and subject to all other provisions of the environmental planning instruments specified in this certificate.*

**ZONING**

**Zone 1 – Walsh Bay Conservation Zone – Sydney Regional Environmental Plan 16.**

(1) The objectives of this zone are:

- (a) To allow an appropriate range of uses to encourage the adaptive re-use of existing structures while not required for commercial port uses;
- (b) To ensure that development is consistent with the heritage significance, the scale, the built form and the materials of existing structures in the zone and adjoining areas;
- (c) To ensure that development is compatible with and does not detract from the financial, commercial and retail functions of the existing city central business district functions and the Sydney Cove Redevelopment Area; and
- (d) To ensure that development is compatible with and does not adversely impact on the residential amenity and function of the adjoining areas.

(2) Without Development Consent  
Nil

(3) Only with Development Consent  
Any purpose other than a purpose included in item (2) or (4)

(4) Prohibited  
Bus depots, bus stations, car repair stations, gas holders, generating works, helipads, heliports, industries (other than home industries and light industries), institutions, junk yards, liquid fuel depots, marinas, mines, roadside stalls, road transport terminals, sawmills.

**PROPOSED ZONING**

This property is not affected by a draft zone.

**LOCAL PLANNING CONTROLS**

**Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 (commenced 28.09.2005)** – This DCP applies to all development proposals within the Foreshores and Waterways Area identified in SREP (Sydney Harbour Catchment) 2005 (refer to the Foreshores and Waterways Area map)

**Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)**

**HERITAGE**

### **Walsh Bay Conservation Zone**

A person shall not, in respect of the Walsh Bay Conservation Zone: demolish or alter a building or work within the Zone; damage or remove a relic, including excavation for the purpose of exposing or removing a relic, within the Zone; damage or despoil a place within the Zone; erect a building on or subdivide land within the Zone; or damage any tree within the Zone, except with the consent of the consent authority.

### **State Heritage Register (Amendment to Heritage Act, 1977, gazetted 2/4/99)**

This property is identified as being of state significance and has been entered on the State Heritage Register. Unless the proposed work is exempt under the Heritage Office Standard Exemptions or is covered by site specific exemptions, an applicant must seek an integrated development approval from Council and as such the proposal will be referred to the Heritage Council. If major changes are proposed the Heritage Council may require the applicant to prepare a conservation management plan in accordance with the NSW Heritage Manual Guidelines. For further information please contact the Heritage Office (02) 9873 8500 or alternatively online [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au).

## **STATE PLANNING INSTRUMENTS**

*Full copies of State Environmental Planning Policies are available online at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au).*

### **State Environmental Planning Policy No. 1 – Development Standards**

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

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

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

### **SREP 16 – Walsh Bay**

Clauses 9 & 10 of State Environmental Planning Policy No. 4 do not apply to the land within Sydney Regional Environmental Plan No. 16 – Walsh Bay.

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

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

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

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

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

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

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

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

**State Environmental Planning Policy No. 32 – Urban Consolidation**

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

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

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

**State Environmental Planning Policy No. 55 – Remediation of Land**

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

**State Environmental Planning Policy No 60 – Exempt and Complying Development (Gazetted 3.03.00)**

Specifies exempt and complying development in certain areas that have not provided for those types of development through a Local Environmental Plan. This is achieved by identifying the development of minimal environmental impact that is to be exempt and identifying development that is to be complying development. The policy also specifies standards for that development, identify complying development separately for metropolitan Sydney and regional areas of New South Wales, specifies conditions for complying development certificates and ensures that development consent is required for the subdivision of land, and the erection of a building or for demolition.

**State Environmental Planning Policy No. 64 – Advertising and Signage**

This policy aims to ensure that signage (including advertising):

Is compatible with the desired amenity and visual character of an area, and

- Provides effective communications in suitable locations, and
- Is of a high quality design and finish.

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

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

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

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

**State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

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

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

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

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

**State Environmental Planning Policy (Major Development) 2005**

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

NB: This SEPP also contains exempt & complying provisions

**State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007**

This Policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State.

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

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

**State Environmental Planning Policy (Infrastructure) 2007**

This Policy aims to facilitate the effective delivery of infrastructure across the state.  
NB: This SEPP also contains exempt & complying provisions

**State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008**

This Policy is an 'amending instrument' that removes or modifies referral and concurrence clauses within local environmental plans (LEPs), regional environmental plans (REPs) and State environmental planning policies (SEPPs).

**State Environmental Planning Policy (Exempt and Complying Development Codes) 2008**

This Policy Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

**State Environmental Planning Policy (Affordable Rental Housing) 2009**

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people. NOTE: Does not apply to land at Green Square or at Ultimo Pymont

**State Environmental Planning Policy (Urban Renewal) 2010**

The aims of this Policy are as follows:

- (a) to establish the process for assessing and identifying sites as urban renewal precincts,
- (b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,
- (c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.

**State Environmental Planning Policy (State and Regional Development) 2011**

The aims of this Policy are as follows:

- (a) to identify development that is State significant development,
- (b) to identify development that is State significant infrastructure and critical State significant infrastructure,
- (c) to confer functions on joint regional planning panels to determine development applications.

**Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

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

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

**Sydney Regional Environmental Plan No.16 Walsh Bay (Gazetted 16/06/89, as amended)**

This plan provides for the redevelopment of Walsh Bay by encouraging re-use of existing structures, protection of heritage items, control use of waterways & provision of public access to waterfront.

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

**(3) Complying Development**

- (1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clause 1.17A and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) If complying development may not be carried out on that land because of the provisions of clause 1.17A and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

**Note: All Exempt and Complying Development Codes :** Clause 1.17A(a) Development that requires concurrence of a person other than the consent authority, or the Director General of the Department of Environment, Climate Change and Water is **not** complying development.

**General Housing Code**

Complying development **may not** be carried out on the land under the General Housing Code if because of the provisions of clause 1.17A & 1.19 (Land-based requirements for exempt and complying development) any of the following statements are **YES**

▪ Clause 1.17A(b). Has been identified as land that is a critical habitat.	<b>NO</b>
▪ Clause 1.17A(d). Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i> .	<b>YES</b>
▪ Clause 1.17A(d) & 1.19(3). Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	<b>NO</b>
▪ Clause 1.17A(c). Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i> ).	<b>NO</b>
▪ Clause 1.17A(e) & 1.19(1). Has been identified as land that is within an environmentally sensitive area.	<b>NO</b>
▪ Clause 1.19(6)a. Has been identified as being within a heritage conservation area or a draft heritage conservation area.	<b>YES</b>
▪ Clause 1.19(6)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument.	<b>NO</b>
▪ Clause 1.19(6)c. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.	<b>YES</b>
▪ Clause 1.19(6)d. Has been identified as land that is subject to a biobanking agreement under part 7A of the threatened Species Conservation Act 1995 or a property vegetation plan under the Native Vegetation Act 2003.	<b>NO</b>
▪ Clause 1.19 (6)e. Has been identified as being excluded land identified by an environmental planning instrument.	<b>NO</b>
▪ Clause 1.19(6)f. Has been identified as being land in a foreshore area.	<b>YES</b>
▪ Clause 1.19(6)g. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour.	<b>NO</b>
▪ Clause 1.19(6)h. Has been identified as unsewered land within a drinking water catchment.	<b>NO</b>
▪ Clause 1.19(6)i. Has been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998.	<b>NO</b>

#### **Housing Alterations Code**

Complying development under the Housing Alterations Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

#### **General Commercial and Industrial Code**

Complying development under the General Commercial and Industrial Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

**Subdivisions Code**

Complying development under the Subdivisions Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

**Rural Housing Code**

The Rural Housing Code does not apply to this Local Government Area.

**General Development Code**

Complying development under the General Development Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

**Demolition Code**

Complying development under the Demolition Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) applies

(4) Coastal Protection Act, 1979

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

(4A) Certain information relating to beaches and coasts

(1) In relation to a coastal council an order has **not** been made under Part 4D of the coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

(2) In relation to a coastal council : Council has **not** been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land)

(4B) Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council : The owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

**Note.** "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

(5) Mine Subsidence District

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

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

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

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

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

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

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

(7A) Flood related development controls information.

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

(8) Land reserved for acquisition

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

(9) Contribution plans

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

<ul style="list-style-type: none"> <li>▪ Central Sydney Contributions (Amendment) Plan 2002 – in operation 16<sup>th</sup> June 2003</li> </ul>	<b>NO</b>
<ul style="list-style-type: none"> <li>▪ Ultimo Pymont Section 94 Contributions Plan (approved C.S.P.C 15<sup>th</sup> December 1994 and Council 19<sup>th</sup> December 1994)</li> </ul>	<b>NO</b>
<ul style="list-style-type: none"> <li>▪ City of Sydney Development Contributions Plan 2006 – in operation 7<sup>th</sup> April 2007</li> </ul>	<b>NO</b>
<ul style="list-style-type: none"> <li>▪ Redfern Waterloo Authority Contributions Plan 2006 – in operation 16<sup>th</sup> May 2007</li> <li>▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16<sup>th</sup> May 2007</li> </ul>	<b>NO</b>

(9A) Biodiversity certified land

The land has not been certified as biodiversity certified land.

(10) Biobanking Agreement

Council has not been notified of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995.

(11) Bush fire prone land

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

(12) Property vegetation plans

Not Applicable.

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

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

(14) Directions under Part 3A

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (seniors housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any condition of consent to a development application granted after 11 October 2007 required by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(16) Site compatibility certificates for infrastructure

The land to which the certificate relates is not subject to a valid site compatibility certificate (infrastructure), of which Council is aware, in respect of proposed development on the land.

(17) Site compatibility certificates and conditions for affordable rental housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

(18) Paper subdivision information

Not Applicable.

**Note.** The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) The land to which the certificate relates **is not** declared to be **significantly contaminated land** within the meaning of that act as at the date when the certificate is issued.

(b) The land to which the certificate relates **is not** subject to a **management order** within the meaning of that act as at the date when the certificate is issued.

(c) The land to which the certificate relates **is not** the subject of an **approved voluntary management proposal** within the meaning of that act at the date the certificate is issued.

(d) The land to which the certificate relates **is not** the subject of an **ongoing maintenance order** within the meaning of that act as at the date when the certificate is issued.

(e) As at the date when the certificate is issued, Council **has not** identified that a **site audit statement** within the meaning of that act has been received in respect of the land the subject of the certificate.

**PLANNING CERTIFICATE SECTION 149(2) INFORMATION:**

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

**PLANNING CERTIFICATE UNDER SECTION 149 (5) OF THE ENVIRONMENTAL  
PLANNING AND ASSESSMENT ACT, 1979**

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*PLANNING CERTIFICATE SECTION 149 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.*

**Contaminated Land Potential:**

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 149 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

**Hazard Risk Restriction:**

The City of Sydney Local Environmental Plan 2012 incorporates Acid Sulfate soil maps. Development on the land identified in those maps should have regard to Division 4 clause 7.16 of the LEP.

**Construction Noise and View Loss Advice:**

Intending purchasers are advised that the subject property may be affected by construction noise and loss or diminution of views as a result of surrounding development.

**City of Sydney Tree Preservation Order 2004 (TPO)**

This order applies to all land where South Sydney Local Environmental Plan 1998 applies and the City of Sydney Council or the Central Sydney Planning Committee is the relevant consent authority under the *Environmental Planning & Assessment Act 1979*. Contact Council's Contract and Asset Management section for more information.

**Outstanding Notice & Order information**

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order of type 6, 10, 11 under Section 121B of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

**Resident & Visitor Parking Permit Schemes Restriction**

Owners and occupiers of this address are **not eligible** to participate in the resident and visitor permit parking schemes.

**Sydney Harbour Foreshore Authority Act 1998**

The provisions of the Sydney Harbour Foreshore Authority Act 1998 apply to the subject land. For more information, contact the Property Officer at Sydney Harbour Foreshore Authority on telephone (02) 9240 8500.

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**ADVICE FROM OTHER BODIES**

**Sydney Ports Corporation Advice**

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

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*Advice provided in accordance with planning certificate section 149 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 149 (6) of the Environmental Planning and Assessment Act, 1979).*

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

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

**General Enquiries :**  
**Telephone: 02 9265 9333**  
**Facsimile: 02 9265 9415**

**Town Hall House**

Level 2,  
Town Hall House,  
456 Kent Street,  
Sydney.  
8am – 6pm, Monday - Friday

**Glebe Customer Service Centre**

Glebe Library,  
186 Glebe Point Road,  
Glebe  
9am – 5pm, Monday – Friday

**Neighbourhood Service Centre Kings Cross**

50 Darlinghurst Road,  
Potts Point  
9am – 5pm, Monday – Friday  
9am – 12pm, Saturday

**Neighbourhood Service Centre Redfern**

158 Redfern Street  
Redfern  
9am-5pm Monday – Friday  
9am – 12 Noon Saturday

**Green Square Customer Service Centre**

The Tote,  
100 Joynton Avenue,  
Zetland  
10am-6pm Monday – Friday

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

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

**Department of Planning & Infrastructure Information Centre**  
23-33 Bridge Street,  
Sydney NSW 2000

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

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

End of Document

## Appendix G WorkCover NSW Dangerous Goods Database Search Results

CONTACT FOR NOTIFICATION INQUIRIES

Title: Mr / Miss / Ms / Mrs / Other (please specify) MR Family name PRESTON  
 Given name JOHN Other names EDWARD  
 Gender  Male / Female (please circle) Date of birth 01 / 03 / 46 Place of birth GRIFFIN  
 Postal address P.O. Box 777  
 Suburb Millers Point State NSW Postcode 2000  
 Business phone 02 9250 1730 Business fax number 02 9250 1732  
 Business email address preston@sydneytheatre.com.au

Previous Licence Number or Acknowledgement Number (if known)

35/ 02 47388 / 1/1/06.

Previous Occupier (if known)

100-PP  
 Date 3.8.06  
 Rec. No. 467417

Site on which dangerous goods are to be kept

Number 4/5 Street HICKSON ROAD WALSH BAY

Nearest cross Street

POTTINGER STREET

Lot and DP if no street number

Is the site staffed? If yes state number of employees 100

Site staffing: Hours per day 17 Days per week 6

Site Emergency Contact

Phone number (02) 0414 313 765 Name MARTYN NIGHTINGALE

Nature of site (eg petrol station, warehouse etc)

PERFORMING ARTS VENUES

Nature of your primary business activity

LIVE PERFORMANCE PRODUCTION

ABN Number (if any)

87 001 667 983

Website details (if any)

WWW.SYDNEYTHEATRE.COM.AU

What is the ANSZIC code most applicable to you business? (see guide for list of codes and further information)

Code 925 Description LIVE PERFORMANCE PRODUCTION

Attach a site sketch(s) of the premises. Refer to the Guide for information on the requirements for the site sketch.

Attach a photocopy page from a local Street Directory or other map showing the locality of the premises. Mark the location of the premises with an X

Notifiable units  
 1/1/06

List the dangerous goods that will be stored and/or processed on these premises. Copy this page and attach additional sheets if there is insufficient space.

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )
2	Flammable Goods Cabinet	3	250L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>
UN 1193		III		ETHYL METHYL KETONE		5	L
UN 1219		III		ISOPROPANOL		2	L
UN 1263		III		Paint related material		8	L
UN 1300	Turps	III		TURPENTINE SUBSTITUTE		20	L

LPZ  
1/1/06

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )
2	Flammable Goods Cabinet	3	250L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>
UN 1866		III		RESIN SOLUTION		81	L

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )
H69	Roofed Store	3-1/2	850L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>
UN 1170				ETHANOL		20	L
UN 1263				PAINT		24	L
UN 1263				PAINT		40	L
UN 1300				TURPENTINE SUBSTITUTE		250	L

LPZ  
if mixed PG

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )
H69	Roofed Store	3-1/2	850L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>
UN 1300				TURPENTINE SUBSTITUTE		20	L

340g.

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>

No 2 Depot

PAVING WORKSHOP

WORKSHOP

Compressed air lines

Line of cable tray

Existing Hoist



Chain link enclosure

Note: For high level lighting to these areas see A38

RC Soffit to stair

Steel deck exposed as ceiling

SD

Remov

Ex. cl to re

(A)

(A)

Ex mmh

DECK 1

Ex. crane rail  
to remain

SCENERY SET UP

Remove ex gantry rails

STAFF ROOM

PAINT FLOOR

Depot

PAINT FLOOR

H69

Depots  
No 1

Steel truss

Mech. exhaust  
ducts

Depot

No 4  
No 3

Storage

PUBLIC WALKWAY

remain

D

500

500

80

80

SD

SD

Handwritten initials/signature

from this point

IDENTIFICATION OF DANGEROUS GOODS ON PREMISES FORM

FDG01

List the dangerous goods that will be stored and/or processed on these premises. Copy this page and attach additional sheets if there is insufficient space.

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )
Nº1	FLAMMABLE LIQUIDS CABINET	3	850 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>
1170	ETHYL ALCOHOL		II	ETHANOL		20	L
1263	ZINC RICH KIT		II	PAINT		64	L
1300	TURPS SUBSTITUTE		II	TURPENTINE		270	L

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )
Nº2	FLAMMABLE LIQUIDS CABINET	3	250 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>
1193	ETHYL KETONE		II	METHYLETHYL KETONE		5	L
1219	ISOPROPANOL		II	ISOPROPYL ALCOHOL		2	L
1263	PAINT		II	PAINT		8	L
1300	TURPS		II	TURPENTINE		20	L

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )
Nº1	FLAMMABLE LIQUIDS CABINET	3	250 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>
1866	RESIN SOLUTION		II	RESIN		81	L

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )
H69	ROOFED STORE	2 1/2	900 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>
1263	PAINT		II	WATER BASED		150	L
1263	PAINT		II	AEROSOL		20	L

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )
Nº3	FLAMMABLE LIQUIDS CABINET	3	160 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>
1263	PAINT		II	DESIGN MASTER		10	L
1950	PAINT	2	II	DESIGN MASTER		10	L

List the dangerous goods that will be stored and/or processed on these premises. Copy this page and attach additional sheets if there is insufficient space.

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )
N <sup>o</sup> 4	Flammable Liquids Cabinet	3	80 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>
1950	DESIGN MASTER	2	II	DESIGN MASTER		8	L
1263	PAINT		II	PAINT		4	L

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M <sup>3</sup> )

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M <sup>3</sup>



# Application for Licence to Keep Dangerous Goods

Application for: New Licence  Amendment  Transfer  Renewal of expired licence

## PART A - Applicant and site information (See page 2 of Guidance Notes)

1 Name of applicant ACN  
SYDNEY THEATRE COMPANY LTD 001 667 983

2 Postal Address of Applicant Suburb/Town Postcode  
P.O. BOX 777 millers POINT 2000

3 Trading Name or Site Occupier's Name  
SYDNEY THEATRE COMPANY

4 Contact for Licence Inquiries  
Phone Fax Name  
(02) 9250 1730 (02) 9250 1732 JOHN PRESTON

5 Previous Licence Number (if known) 35/

6 Previous Occupier (if known)

7 Site to be Licensed  
No Street  
Pier 4 Hickson Rd WALSH BAY

8 Main Business of Site PERFORMING ARTS VENUES

9 Site staffing: Hours per day 17 Days per week 6

10 Site Emergency Contact  
Phone Name  
(02) 9250 1724-9250-1700 MARTYN NISHTINGALE

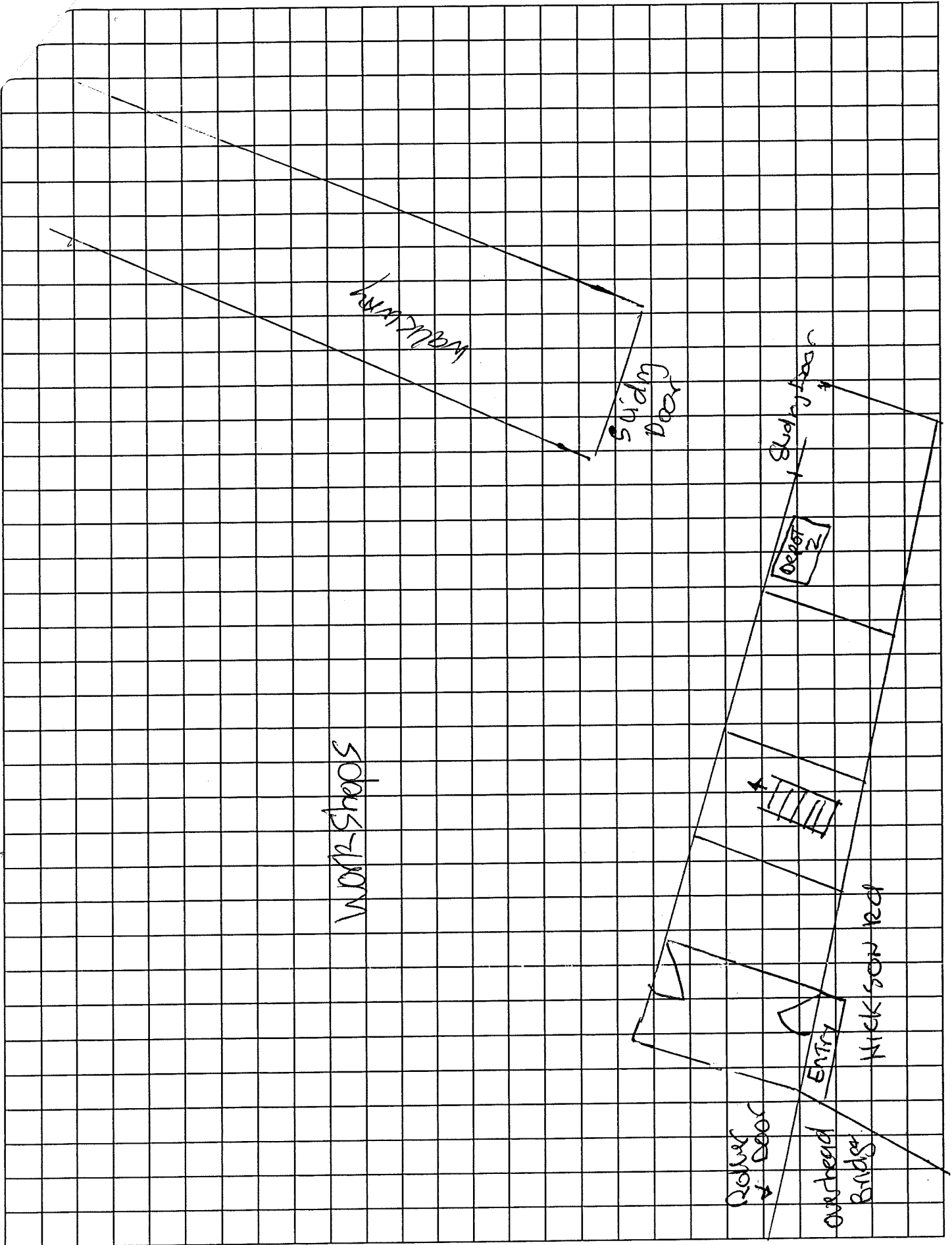
11 Major Supplier of Dangerous Goods N/A

12 If a new site or for amendments to depots - see page 4 of Guidance Notes.  
Plans Stamped by: Signature of Competent Person Printed Name Date stamped  
N/A

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

13 Signature of Applicant Printed Name  
John Edward Preston JOHN EDWARD PRESTON

Dangerous Goods Licensing,  
WorkCover NSW, Locked Bag 2906, LISAROW NSW 2252



pot? See page 5 of the Guidance Notes

- Dangerous Goods Storage Complete one section per depot

u have more depots than that space provided, photocopy sufficient sheets first

Depot Number	Type of Depot (see page 5)	Depot Class	Maximum Storage Capacity
2	Flammable liquids Cabinet	3	250 Lt

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	Typical Quantity	Unit eg L, kg, m <sup>3</sup>
<del>UN1300</del>	Mineral Turpentine	3	III	Turpentine	<del>20</del>	Lt
1263 LTP	Paints & Thinners	3	II	BRUSH WASH	<del>8</del>	Lt
<del>2910</del>	Resin	6.1(b)	II	CASTING Resin Part A	16	KG
1760	"	8	III	" " PART D	<del>8</del>	KG
1866	Polyvinyl Alcohol	3	III	PVA Blue	4	KG
Free	Resin	2	II	Poly Foaming Resin A	4	Lt
2207	"	6	III	" " " B	4	Lt
-	Foam	3	-	PLAST. FOAM A	1	KG
-	"	"	-	" " B	1	KG
1219	ALCOHOL Gel	4		130 Propyl Alcohol gel	2	Lt
3105	Methyl Ethyl Ketone			KETONE	5	KG
1866	Gelcoat	3	III	Polyester Gelcoat	4	Lt
	Hydrochloric Acid			ACID	8	Lt
1866	Flowcoat	3	III	Polyester Flowcoat	4	Lt
1866	Fiber Glass Resin	3	III	Resin	<del>2299</del>	KG
1866	Flowcoat	3	3	White Flowcoat	25	KG
	Multi-purpose thinner	3		Thinners	20	Lt
	Foam			TAXIDEMIST FOAM A	5	KG
	"			" " B	7	KG

12  
45  
75  
81



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

Licence No. 35/027888



# APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

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

**DECLARATION:** Please renew licence number 35/027888 to 16/08/2000. I confirm that all the licence details shown below are correct (amend if necessary).

*John E Preston*  
(Signature)

John Edward Preston  
(Please print name)

22/7/99  
(Date signed)

for: SYDNEY THEATRE CO LTD

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

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

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

**Details of licence on 14 July 1999**

Licence Number 35/027888      Expiry Date 16/08/1999  
Licensee SYDNEY THEATRE CO LTD      ACN 001 667 983

Postal Address: BOX 777 P O MILLERS POINT NSW 2000

Licensee Contact JOHN EDWARD PRESTON      Ph.9250 1700      Fax.9251 3687

Premises Licensed to Keep Dangerous Goods PIER 4  
SYDNEY THEATRE CO LTD  
HICKSON RD WALSH BAY 2000

Nature of Site PERFORMING ARTS VENUES

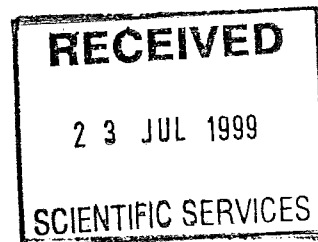
Major Supplier of Dangerous Goods NOT APPLICABLE

Emergency Contact for this Site JOHN EDWARD PRESTON      Ph.9250 1730      MOB 0914 907734

Site staffing 17 HRS 6 DAYS

**Details of Depots**

Depot No.	Depot Type	Goods Stored in Depot	Qty
H69	ROOFED STORE	Class 3	850 L
		UN 1170 ETHANOL (ETHYL ALCOHOL)	20 L
		UN 1263 PAINT, (ZINC RICH KIT)	24 L
		UN 1263 PAINT, (ZINC RICH KIT)	40 L
		UN 1300 TURPENTINE SUBSTITUTE	250 L
		UN 1300 TURPENTINE SUBSTITUTE	20 L

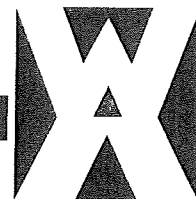


Form DG10



Box No: 620

WorkCover New South Wales, 400 Kent Street, Sydney 2000. Tel: 9370 5000 Fax: 9370 5999 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001  
Licence No. 35/027888



WORKCOVER  
NEW SOUTH WALES

## APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

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

**DECLARATION:** Please renew licence number 35/027888 to 15/08/2001 . I confirm that all the licence details shown below are correct (amend if necessary).

  
.....  
(Signature)

John Edward Preston  
.....  
(Please print name)

29/6/00  
.....  
(Date signed)

for: SYDNEY THEATRE CO LTD

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

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

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

### Details of licence on 27 June 2000

Licence Number 35/027888                      Expiry Date 15/08/2000

Licensee SYDNEY THEATRE CO LTD      ACN 001 667 983

Postal Address: BOX 777 P O MILLERS POINT NSW 2000

Licensee Contact JOHN EDWARD PRESTON      Ph. 9250 1700      Fax. 9251 3687

Premises Licensed to Keep Dangerous Goods PIER 4  
SYDNEY THEATRE CO LTD  
HICKSON RD WALSH BAY 2000

Nature of Site PERFORMING ARTS VENUES

Major Supplier of Dangerous Goods NOT APPLICABLE

Emergency Contact for this Site JOHN ED. PRESTON(0414 907734)      Ph. 9250 1730

Site staffing 17 HRS 6 DAYS

### Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
H69	ROOFED STORE	Class 3	850 L
		UN 1170 ETHANOL (ETHYL ALCOHOL)	20 L
		UN 1263 PAINT, (ZINC RICH KIT)	24 L
		UN 1263 PAINT, (ZINC RICH KIT)	40 L
		UN 1300 TURPENTINE SUBSTITUTE	250 L
		UN 1300 TURPENTINE SUBSTITUTE	20 L

Form DG10

# WORKCOVER AUTHORITY



## LICENCE TO KEEP DANGEROUS GOODS

(Dangerous Goods Act 1975)

### Application for new licence, amendment or transfer

Expiry: 16.8.94

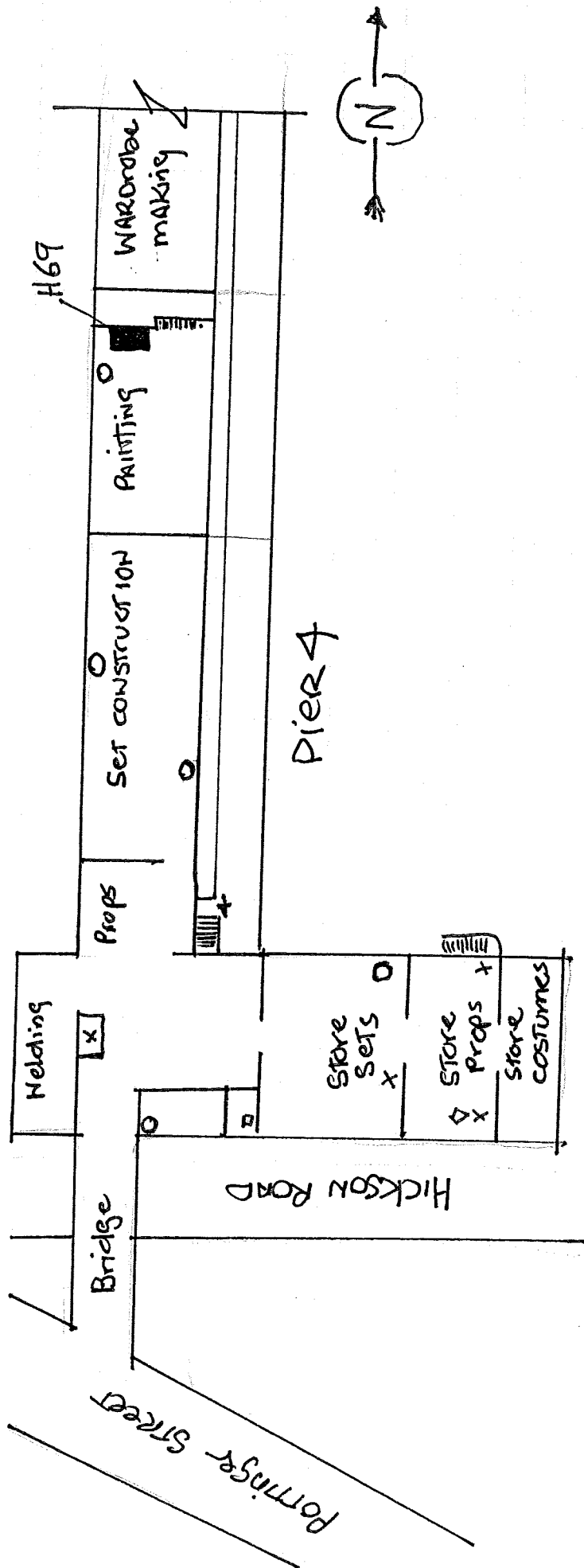
1. Name of applicant		ACN
THE SYDNEY THEATRE COMPANY		001 667 983
2. Site to be licensed	* Pier 4	
No	Street	
16R (A)	HICKSON RD	
Suburb/Town	Postcode	
WALSH BAY	2000	
3. Previous licence number (if known)		
		35-027888
4. Nature of site		
LIVE THEATRE CONSTRUCTION & PERFORMANCE * 9136		
5. Emergency contact on site:		
Phone	Name	
* 250-1730 w.Hours.	* JOHN EDWARD PRESTON JP	
6. Site staffing:	Hours per day	Days per week
70	* 17	* 6
7. Major supplier of dangerous goods		
8. If new site or significant modification		
Plan stamped by:	Accredited consultant's name:	Date stamped
9. Number of dangerous goods depots at site		
1		
10. Trading name or occupier's name		
THE SYDNEY THEATRE COMPANY LTD (delete ctrl-L)		
11. Postal address of applicant		Suburb/Town
* P.O. BOX 777		* MILLERS POINT
		* 2000
12. Contact for licence enquiries:		
Phone	Fax	Name
* 250-1100	* 251-3687	* JOHN EDWARD PRESTON JP
I certify that the details contained in this application (or the accompanying computer disk) are true and correct		
13. Signature of applicant		Date
John E Preston JP		18/5/93

DATA  
29 JUN 1993  
ENTERED

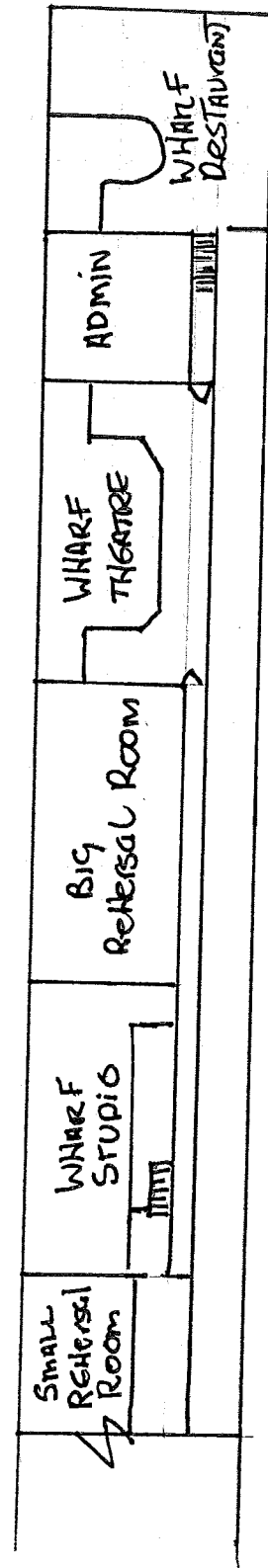
Sent 20/6/93

Site Sketch 35-027888

Please carefully read the instructions in Part B of the guide before sketching the site.



PART B



- O - HOSE REEL
- X - H2O

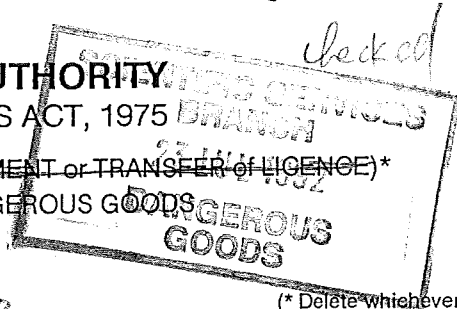


**WORKCOVER AUTHORITY**  
DANGEROUS GOODS ACT, 1975

*check checked*

LICENCE No. 35 027888

APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE)\*  
FOR THE KEEPING OF DANGEROUS GOODS



Plan No: 367

(\* Delete whichever is not required)

Name of Applicant in full (see item 1 - Explanatory notes - page 4)	
Trading name or occupier's name (if any)	SYDNEY THEATRE COMPANY LTD.
Postal Address	
Address of the premises to be licensed. (Including Street No.)	THE WHARF THEATRE PIER 4 HICKSON ST. WALSH BAY Postcode 2000
Nature of premises (See item 2 - Explanatory notes - page 4)	THEATRE, PROPS & PAINT STORE.
Telephone number of applicant	STD Code Number

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (See item 3 - Explanatory notes - page 4)	Storage capacity	Dangerous goods	C & C Office use only
			Product being stored	
1	INT. FLAM. CABINET	850 L.	Mixed Products Class 3.	
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

DATA  
- 6 AUG 1992  
ENTERED

Has site plan been approved by the Dangerous Goods Branch?  Yes  No  
If yes, no plans required. If no, please attach site plan, or provide sketch plan overleaf. which has been checked by an accredited consultant

Have premises previously been licensed?  Yes  No  
If, yes, state name of previous occupier, and licence No. (if known)

Name of oil company supplying flammable liquid (if applicable). JARROS

Signature of applicant *[Signature]* Date 10.7.92

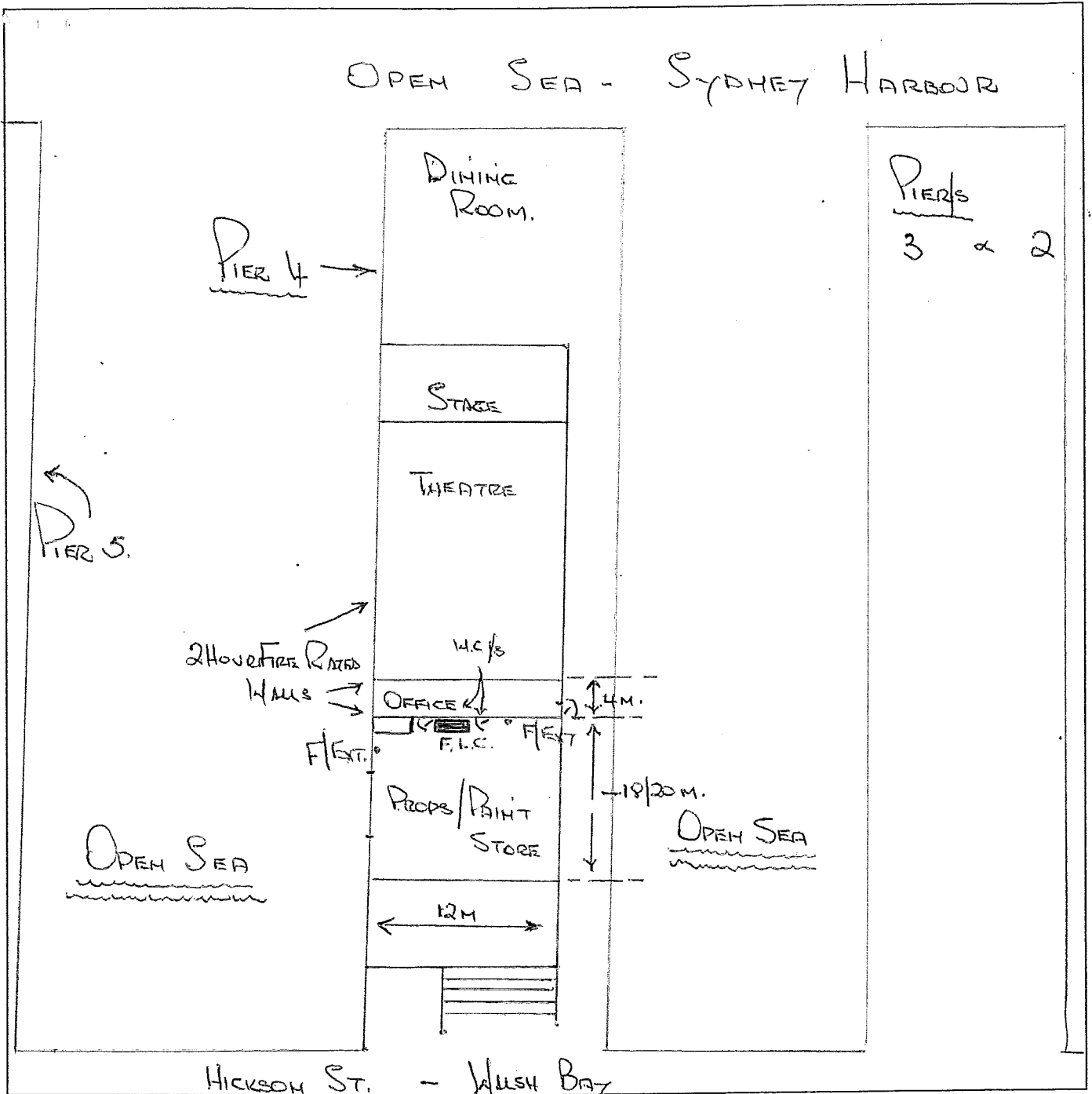
For external explosives magazine(s), please fill in page 3.

FOR OFFICE USE ONLY

**CERTIFICATE OF INSPECTION**

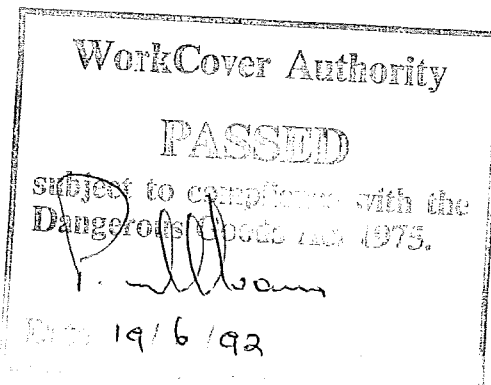
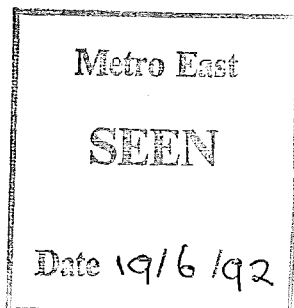
I, being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

# SKETCH PLAN OF SITE



Show positions of Depot(s) with:-

- (1) distances from public places and protected works;
- (2) street names;
- (3) nature and details of adjacent properties.



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		Name	Name	Signature	Date
2	Sumi Dorairaj	Andrew Lau	Andrew Lau		23/06/2014

