

LOG SYMBOLS CONTINUED

ROCK STRENGTH

Rock strength is defined by the Point Load Strength Index (Is 50) and refers to the strength of the rock substance in the bedding. The test procedure is described by the International Journal of Rock Mechanics, Mining and Geomechanics Abstract Volume 22, No 2, 1985.

TERM	SYMBOL	Is (50) MPa	FIELD GUIDE
Extremely Low:	EL	0.03	Easily remoulded by hand to a material with soil properties.
Very Low:	VL	0.1	May be crumbled in the hand. Sandstone is "sugary" and friable.
Low:	L	0.3	A piece of core 150 mm long x 50mm dia. may be broken by hand and easily scored with a knife. Sharp edges of core may be friable and break during handling.
Medium Strength:	M	1	A piece of core 150 mm long x 50mm dia. can be broken by hand with difficulty. Readily scored with knife.
High:	H	3	A piece of core 150 mm long x 50mm dia. core cannot be broken by hand, can be slightly scratched or scored with knife; rock rings under hammer.
Very High:	VH	10	A piece of core 150 mm long x 50mm dia. may be broken with hand-held pick after more than one blow. Cannot be scratched with pen knife; rock rings under hammer.
Extremely High:	EH		A piece of core 150 mm long x 50mm dia. is very difficult to break with hand-held hammer. Rings when struck with a hammer.

ROCK STRENGTH

ABBREVIATION	DESCRIPTION	NOTES
Be	Bedding Plane Parting	Defect orientations measured relative to the normal to (i.e. relative to horizontal for vertical holes)
CS	Clay Seam	
J	Joint	
P	Planar	
Un	Undulating	
S	Smooth	
R	Rough	
IS	Iron stained	
XWS	Extremely Weathered Seam	
Cr	Crushed Seam	
60t	Thickness of defect in millimetres	



Appendix B: Laboratory Reports and Chain of Custody Documents

1. The first step is to identify the key components of the system. This includes understanding the hardware, software, and network architecture.

2. Next, we need to define the requirements for the system. This involves determining the functional and non-functional requirements.

3. Once the requirements are defined, we can proceed to the design phase. This includes creating a detailed design of the system components and their interactions.

4. After the design is complete, we can move on to the implementation phase. This involves building the system components and integrating them into a cohesive whole.

5. Finally, we need to test the system to ensure it meets the requirements. This includes performing unit tests, integration tests, and system tests.

6. Once the system is tested and approved, we can deploy it to the production environment. This involves installing the system on the target hardware and configuring it for use.

7. After deployment, we need to monitor the system to ensure it is running smoothly. This includes tracking system performance and addressing any issues that arise.

8. Finally, we need to maintain the system over time. This involves updating the system components and addressing any changes in requirements.

[illegible]

SAMPLE RECEIPT ADVICE

Client:

Environmental Investigation Services
PO Box 976
North Ryde BC NSW 1670

ph: 02 9888 5000

Fax: 02 9888 5001

Attention: Rob Muller

Sample log in details:

Your reference:

E27775K, Cremorne

Envirolab Reference:

117307

Date received:

08/10/14

Date results expected to be reported:

15/10/14

Samples received in appropriate condition for analysis:

YES

No. of samples provided

10 soils

Turnaround time requested:

Standard

Temperature on receipt (°C)

13.4

Cooling Method:

Ice

Sampling Date Provided:

YES

Comments:

If there is sufficient sample after testing, samples will be held for the following time frames from date of receipt of samples:

Water samples - 1 month

Soil and other solid samples - 2 months

Samples collected in canisters - 1 week. Canisters will then be cleaned.

All other samples are not retained after analysis

If you require samples to be retained for longer periods then retention fees will apply as per our pricelist.

Contact details:

Please direct any queries to Aileen Hie or Jacinta Hurst

ph: 02 9910 6200 fax: 02 9910 6201

email: ahie@envirolabservices.com.au or jhurst@envirolabservices.com.au

CERTIFICATE OF ANALYSIS

117307

Client:

Environmental Investigation Services

PO Box 976

North Ryde BC

NSW 1670

Attention: Rob Muller

Sample log in details:

Your Reference:

E27775K, Cremorne

No. of samples:

10 soils

Date samples received / completed instructions received

08/10/14

/ 08/10/14

Analysis Details:

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Please refer to the last page of this report for any comments relating to the results.

Report Details:

Date results requested by: / Issue Date:

15/10/14

/ 14/10/14

Date of Preliminary Report:

Not Issued

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Accredited for compliance with ISO/IEC 17025.

Tests not covered by NATA are denoted with *.

Results Approved By:



Jacinta Hurst
Laboratory Manager

vTRH(C6-C10)/BTEXN in Soil	UNITS	117307-1	117307-2	117307-3	117307-4	117307-5
Our Reference:	-----	BH2	BH2	BH3	BH3	BH5
Your Reference	-----	0.0-0.2	0.4-0.6	0.1-0.25	0.5-0.8	0.0-0.1
Depth		01/10/2014	01/10/2014	01/10/2014	01/10/2014	01/10/2014
Date Sampled		soil	soil	soil	soil	soil
Type of sample						
Date extracted	-	9/10/2014	9/10/2014	9/10/2014	9/10/2014	9/10/2014
Date analysed	-	10/10/2014	10/10/2014	10/10/2014	10/10/2014	10/10/2014
TRHC ₆ - C ₉	mg/kg	<25	<25	<25	<25	<25
TRHC ₆ - C ₁₀	mg/kg	<25	<25	<25	<25	<25
vTPHC ₆ - C ₁₀ less BTEX (F1)	mg/kg	<25	<25	<25	<25	<25
Benzene	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	mg/kg	<1	<1	<1	<1	<1
m+p-xylene	mg/kg	<2	<2	<2	<2	<2
o-Xylene	mg/kg	<1	<1	<1	<1	<1
naphthalene	mg/kg	<1	<1	<1	<1	<1
Surrogate aaa-Trifluorotoluene	%	95	97	99	96	98

vTRH(C6-C10)/BTEXN in Soil	UNITS	117307-6	117307-7	117307-8	117307-9	117307-10
Our Reference:	-----	BH5	BH7	BH7	DUP1	TB
Your Reference	-----	0.8-1.0	0.0-0.2	1.0-1.2	-	-
Depth		01/10/2014	01/10/2014	01/10/2014	01/10/2014	01/10/2014
Date Sampled		soil	soil	soil	soil	soil
Type of sample						
Date extracted	-	9/10/2014	10/10/2014	10/10/2014	10/10/2014	10/10/2014
Date analysed	-	10/10/2014	11/10/2014	11/10/2014	11/10/2014	11/10/2014
TRHC ₆ - C ₉	mg/kg	<25	<25	<25	<25	[NA]
TRHC ₆ - C ₁₀	mg/kg	<25	<25	<25	<25	[NA]
vTPHC ₆ - C ₁₀ less BTEX (F1)	mg/kg	<25	<25	<25	<25	[NA]
Benzene	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	mg/kg	<1	<1	<1	<1	<1
m+p-xylene	mg/kg	<2	<2	<2	<2	<2
o-Xylene	mg/kg	<1	<1	<1	<1	<1
naphthalene	mg/kg	<1	<1	<1	<1	[NA]
Surrogate aaa-Trifluorotoluene	%	96	98	93	97	101

svTRH (C10-C40) in Soil Our Reference: Your Reference Depth Date Sampled Type of sample	UNITS ----- -----	117307-1 BH2 0.0-0.2 01/10/2014 soil	117307-2 BH2 0.4-0.6 01/10/2014 soil	117307-3 BH3 0.1-0.25 01/10/2014 soil	117307-4 BH3 0.5-0.8 01/10/2014 soil	117307-5 BH5 0.0-0.1 01/10/2014 soil
Date extracted	-	09/10/2014	09/10/2014	09/10/2014	09/10/2014	09/10/2014
Date analysed	-	10/10/2014	10/10/2014	10/10/2014	10/10/2014	10/10/2014
TRHC ₁₀ - C ₁₄	mg/kg	<50	<50	<50	<50	<50
TRHC ₁₅ - C ₂₈	mg/kg	<100	<100	<100	<100	<100
TRHC ₂₉ - C ₃₆	mg/kg	<100	<100	<100	<100	<100
TRH>C ₁₀ -C ₁₆	mg/kg	<50	<50	<50	<50	<50
TRH>C ₁₀ - C ₁₆ less Naphthalene (F2)	mg/kg	<50	<50	<50	<50	<50
TRH>C ₁₆ -C ₃₄	mg/kg	100	<100	<100	150	130
TRH>C ₃₄ -C ₄₀	mg/kg	<100	<100	<100	<100	<100
Surrogate o-Terphenyl	%	82	84	84	82	81

svTRH (C10-C40) in Soil Our Reference: Your Reference Depth Date Sampled Type of sample	UNITS ----- -----	117307-6 BH5 0.8-1.0 01/10/2014 soil	117307-7 BH7 0.0-0.2 01/10/2014 soil	117307-8 BH7 1.0-1.2 01/10/2014 soil	117307-9 DUP1 - 01/10/2014 soil
Date extracted	-	09/10/2014	09/10/2014	09/10/2014	09/10/2014
Date analysed	-	10/10/2014	10/10/2014	10/10/2014	10/10/2014
TRHC ₁₀ - C ₁₄	mg/kg	<50	<50	<50	<50
TRHC ₁₅ - C ₂₈	mg/kg	<100	120	<100	<100
TRHC ₂₉ - C ₃₆	mg/kg	<100	110	<100	<100
TRH>C ₁₀ -C ₁₆	mg/kg	<50	<50	<50	<50
TRH>C ₁₀ - C ₁₆ less Naphthalene (F2)	mg/kg	<50	<50	<50	<50
TRH>C ₁₆ -C ₃₄	mg/kg	100	200	<100	<100
TRH>C ₃₄ -C ₄₀	mg/kg	<100	<100	<100	<100
Surrogate o-Terphenyl	%	79	84	80	83

PAHs in Soil Our Reference: Your Reference Depth Date Sampled Type of sample	UNITS ----- -----	117307-1 BH2 0.0-0.2 01/10/2014 soil	117307-2 BH2 0.4-0.6 01/10/2014 soil	117307-3 BH3 0.1-0.25 01/10/2014 soil	117307-4 BH3 0.5-0.8 01/10/2014 soil	117307-5 BH5 0.0-0.1 01/10/2014 soil
Date extracted	-	9/10/2014	9/10/2014	9/10/2014	9/10/2014	9/10/2014
Date analysed	-	9/10/2014	9/10/2014	9/10/2014	9/10/2014	9/10/2014
Naphthalene	mg/kg	<0.1	<0.1	<0.1	0.4	<0.1
Acenaphthylene	mg/kg	0.1	<0.1	<0.1	0.3	0.2
Acenaphthene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	4.4	0.3	0.4	1.3	1.0
Anthracene	mg/kg	0.9	<0.1	<0.1	0.3	0.2
Fluoranthene	mg/kg	5.4	0.8	0.9	3.5	3.5
Pyrene	mg/kg	4.5	0.8	0.9	3.9	3.9
Benzo(a)anthracene	mg/kg	2.5	0.4	0.4	2.2	2.3
Chrysene	mg/kg	2.1	0.5	0.5	2.2	2.2
Benzo(b,j+k)fluoranthene	mg/kg	3.6	1	0.9	4.3	4.6
Benzo(a)pyrene	mg/kg	2.2	0.60	0.58	2.9	3.2
Indeno(1,2,3-c,d)pyrene	mg/kg	1.5	0.5	0.5	2.4	2.5
Dibenzo(a,h)anthracene	mg/kg	0.2	<0.1	<0.1	0.4	0.3
Benzo(g,h,i)perylene	mg/kg	1.1	0.4	0.4	1.9	2.1
Benzo(a)pyrene TEQ NEPM B1	mg/kg	3.2	0.8	0.8	4.3	4.4
Total Positive PAHs	mg/kg	29	5.4	5.3	26	26
Surrogate p-Terphenyl-d14	%	107	106	106	107	109

PAHs in Soil Our Reference: Your Reference Depth Date Sampled Type of sample	UNITS ----- -----	117307-6 BH5 0.8-1.0 01/10/2014 soil	117307-7 BH7 0.0-0.2 01/10/2014 soil	117307-8 BH7 1.0-1.2 01/10/2014 soil	117307-9 DUP1 - 01/10/2014 soil
Date extracted	-	9/10/2014	9/10/2014	9/10/2014	9/10/2014
Date analysed	-	9/10/2014	9/10/2014	9/10/2014	9/10/2014
Naphthalene	mg/kg	<0.1	0.1	<0.1	<0.1
Acenaphthylene	mg/kg	0.3	0.4	<0.1	<0.1
Acenaphthene	mg/kg	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	<0.1	0.3	<0.1	<0.1
Phenanthrene	mg/kg	0.8	5.5	<0.1	0.2
Anthracene	mg/kg	0.2	1.4	<0.1	<0.1
Fluoranthene	mg/kg	2.6	9.4	<0.1	0.7
Pyrene	mg/kg	2.8	8.3	<0.1	0.8
Benzo(a)anthracene	mg/kg	1.7	4.0	<0.1	0.5
Chrysene	mg/kg	1.6	3.5	<0.1	0.5
Benzo(b,j+k)fluoranthene	mg/kg	3.7	7.1	<0.2	0.9
Benzo(a)pyrene	mg/kg	2.3	4.7	<0.05	0.64
Indeno(1,2,3-c,d)pyrene	mg/kg	2.2	3.5	<0.1	0.5
Dibenzo(a,h)anthracene	mg/kg	0.3	0.5	<0.1	<0.1
Benzo(g,h,i)perylene	mg/kg	1.7	2.5	<0.1	0.4
Benzo(a)pyrene TEQ NEPM B1	mg/kg	3.4	6.7	<0.5	0.8
Total Positive PAHs	mg/kg	20	51	NIL (+)VE	5.2
Surrogate p-Terphenyl-d14	%	101	108	99	107

Organochlorine Pesticides in soil					
Our Reference:	UNITS	117307-1	117307-3	117307-5	117307-7
Your Reference	-----	BH2	BH3	BH5	BH7
Depth	-----	0.0-0.2	0.1-0.25	0.0-0.1	0.0-0.2
Date Sampled		01/10/2014	01/10/2014	01/10/2014	01/10/2014
Type of sample		soil	soil	soil	soil
Date extracted	-	09/10/2014	09/10/2014	09/10/2014	09/10/2014
Date analysed	-	10/10/2014	10/10/2014	10/10/2014	10/10/2014
HCB	mg/kg	<0.1	<0.1	<0.1	<0.1
alpha-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	103	95	94	93

Organophosphorus Pesticides					
Our Reference:	UNITS	117307-1	117307-3	117307-5	117307-7
Your Reference	-----	BH2	BH3	BH5	BH7
Depth	-----	0.0-0.2	0.1-0.25	0.0-0.1	0.0-0.2
Date Sampled		01/10/2014	01/10/2014	01/10/2014	01/10/2014
Type of sample		soil	soil	soil	soil
Date extracted	-	09/10/2014	09/10/2014	09/10/2014	09/10/2014
Date analysed	-	10/10/2014	10/10/2014	10/10/2014	10/10/2014
Diazinon	mg/kg	<0.1	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1	<0.1
Chlorpyrifos-methyl	mg/kg	<0.1	<0.1	<0.1	<0.1
Ronnel	mg/kg	<0.1	<0.1	<0.1	<0.1
Chlorpyrifos	mg/kg	<0.1	<0.1	<0.1	<0.1
Fenitrothion	mg/kg	<0.1	<0.1	<0.1	<0.1
Bromophos-ethyl	mg/kg	<0.1	<0.1	<0.1	<0.1
Ethion	mg/kg	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	103	95	94	93

PCBs in Soil Our Reference: Your Reference Depth Date Sampled Type of sample	UNITS ----- -----	117307-1 BH2 0.0-0.2 01/10/2014 soil	117307-3 BH3 0.1-0.25 01/10/2014 soil	117307-5 BH5 0.0-0.1 01/10/2014 soil	117307-7 BH7 0.0-0.2 01/10/2014 soil
Date extracted	-	09/10/2014	09/10/2014	09/10/2014	09/10/2014
Date analysed	-	10/10/2014	10/10/2014	10/10/2014	10/10/2014
Arochlor 1016	mg/kg	<0.1	<0.1	<0.1	<0.1
Arochlor 1221	mg/kg	<0.1	<0.1	<0.1	<0.1
Arochlor 1232	mg/kg	<0.1	<0.1	<0.1	<0.1
Arochlor 1242	mg/kg	<0.1	<0.1	<0.1	<0.1
Arochlor 1248	mg/kg	<0.1	<0.1	<0.1	<0.1
Arochlor 1254	mg/kg	<0.1	<0.1	<0.1	<0.1
Arochlor 1260	mg/kg	<0.1	<0.1	<0.1	<0.1
Surrogate TCLMX	%	103	95	94	93

Acid Extractable metals in soil						
Our Reference:	UNITS	117307-1	117307-2	117307-3	117307-4	117307-5
Your Reference	-----	BH2	BH2	BH3	BH3	BH5
Depth	-----	0.0-0.2	0.4-0.6	0.1-0.25	0.5-0.8	0.0-0.1
Date Sampled		01/10/2014	01/10/2014	01/10/2014	01/10/2014	01/10/2014
Type of sample		soil	soil	soil	soil	soil
Date digested	-	09/10/2014	09/10/2014	09/10/2014	09/10/2014	09/10/2014
Date analysed	-	09/10/2014	09/10/2014	09/10/2014	09/10/2014	09/10/2014
Arsenic	mg/kg	5	4	<4	<4	26
Cadmium	mg/kg	0.7	0.5	<0.4	<0.4	1
Chromium	mg/kg	39	43	20	38	32
Copper	mg/kg	45	51	39	19	68
Lead	mg/kg	290	170	56	91	300
Mercury	mg/kg	0.2	0.1	<0.1	0.2	0.2
Nickel	mg/kg	5	4	44	9	13
Zinc	mg/kg	240	200	110	120	520

Acid Extractable metals in soil					
Our Reference:	UNITS	117307-6	117307-7	117307-8	117307-9
Your Reference	-----	BH5	BH7	BH7	DUP1
Depth	-----	0.8-1.0	0.0-0.2	1.0-1.2	-
Date Sampled		01/10/2014	01/10/2014	01/10/2014	01/10/2014
Type of sample		soil	soil	soil	soil
Date digested	-	09/10/2014	09/10/2014	09/10/2014	09/10/2014
Date analysed	-	09/10/2014	09/10/2014	09/10/2014	09/10/2014
Arsenic	mg/kg	11	34	<4	4
Cadmium	mg/kg	0.7	0.6	<0.4	0.6
Chromium	mg/kg	43	37	73	33
Copper	mg/kg	250	280	15	38
Lead	mg/kg	430	640	6	320
Mercury	mg/kg	1.3	0.3	<0.1	0.2
Nickel	mg/kg	10	8	2	6
Zinc	mg/kg	390	460	8	210

Moisture						
Our Reference:	UNITS	117307-1	117307-2	117307-3	117307-4	117307-5
Your Reference	-----	BH2	BH2	BH3	BH3	BH5
Depth	-----	0.0-0.2	0.4-0.6	0.1-0.25	0.5-0.8	0.0-0.1
Date Sampled		01/10/2014	01/10/2014	01/10/2014	01/10/2014	01/10/2014
Type of sample		soil	soil	soil	soil	soil
Date prepared	-	09/10/2014	09/10/2014	09/10/2014	09/10/2014	09/10/2014
Date analysed	-	10/10/2014	10/10/2014	10/10/2014	10/10/2014	10/10/2014
Moisture	%	20	15	8.7	13	14

Moisture					
Our Reference:	UNITS	117307-6	117307-7	117307-8	117307-9
Your Reference	-----	BH5	BH7	BH7	DUP1
Depth	-----	0.8-1.0	0.0-0.2	1.0-1.2	-
Date Sampled		01/10/2014	01/10/2014	01/10/2014	01/10/2014
Type of sample		soil	soil	soil	soil
Date prepared	-	09/10/2014	09/10/2014	09/10/2014	09/10/2014
Date analysed	-	10/10/2014	10/10/2014	10/10/2014	10/10/2014
Moisture	%	16	13	20	16

Asbestos ID - soils					
Our Reference:	UNITS	117307-1	117307-3	117307-5	117307-7
Your Reference	-----	BH2	BH3	BH5	BH7
Depth	-----	0.0-0.2	0.1-0.25	0.0-0.1	0.0-0.2
Date Sampled		01/10/2014	01/10/2014	01/10/2014	01/10/2014
Type of sample		soil	soil	soil	soil
Date analysed	-	13/10/2014	13/10/2014	13/10/2014	13/10/2014
Sample mass tested	g	Approx 40g	Approx 50g	Approx 45g	Approx 65g
Sample Description	-	Brown coarse grain soil	Brown coarse grain soil & rocks	Brown coarse grain soil	Brown coarse grain soil
Asbestos ID in soil	-	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Method ID	Methodology Summary
Org-016	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.
Org-014	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS.
Org-003	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
Org-012 subset	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS. Benzo(a)pyrene TEQ as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater - 2013.
Org-005	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC with dual ECD's.
Org-008	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC with dual ECD's.
Org-006	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD.
Metals-020 ICP-AES	Determination of various metals by ICP-AES.
Metals-021 CV-AAS	Determination of Mercury by Cold Vapour AAS.
Inorg-008	Moisture content determined by heating at 105+/-5 deg C for a minimum of 12 hours.
ASB-001	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
vTRH(C6-C10)/BTEXN in Soil						Base II Duplicate II %RPD		
Date extracted	-			9/10/2014	[NT]	[NT]	LCS-4	9/10/2014
Date analysed	-			10/10/2014	[NT]	[NT]	LCS-4	10/10/2014
TRHC ₆ - C ₉	mg/kg	25	Org-016	<25	[NT]	[NT]	LCS-4	114%
TRHC ₆ - C ₁₀	mg/kg	25	Org-016	<25	[NT]	[NT]	LCS-4	114%
Benzene	mg/kg	0.2	Org-016	<0.2	[NT]	[NT]	LCS-4	104%
Toluene	mg/kg	0.5	Org-016	<0.5	[NT]	[NT]	LCS-4	115%
Ethylbenzene	mg/kg	1	Org-016	<1	[NT]	[NT]	LCS-4	115%
m+p-xylene	mg/kg	2	Org-016	<2	[NT]	[NT]	LCS-4	117%
o-Xylene	mg/kg	1	Org-016	<1	[NT]	[NT]	LCS-4	117%
naphthalene	mg/kg	1	Org-014	<1	[NT]	[NT]	[NR]	[NR]
Surrogate aaa-Trifluorotoluene	%		Org-016	106	[NT]	[NT]	LCS-4	106%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
svTRH (C10-C40) in Soil						Base II Duplicate II %RPD		
Date extracted	-			09/10/2014	[NT]	[NT]	LCS-4	09/10/2014
Date analysed	-			10/10/2014	[NT]	[NT]	LCS-4	10/10/2014
TRHC ₁₀ - C ₁₄	mg/kg	50	Org-003	<50	[NT]	[NT]	LCS-4	126%
TRHC ₁₅ - C ₂₈	mg/kg	100	Org-003	<100	[NT]	[NT]	LCS-4	128%
TRHC ₂₈ - C ₃₆	mg/kg	100	Org-003	<100	[NT]	[NT]	LCS-4	104%
TRH>C ₁₀ -C ₁₆	mg/kg	50	Org-003	<50	[NT]	[NT]	LCS-4	126%
TRH>C ₁₆ -C ₃₄	mg/kg	100	Org-003	<100	[NT]	[NT]	LCS-4	128%
TRH>C ₃₄ -C ₄₀	mg/kg	100	Org-003	<100	[NT]	[NT]	LCS-4	104%
Surrogate o-Terphenyl	%		Org-003	82	[NT]	[NT]	LCS-4	93%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
PAHs in Soil						Base II Duplicate II %RPD		
Date extracted	-			9/10/2014	[NT]	[NT]	LCS-5	9/10/2014
Date analysed	-			09/10/2014	[NT]	[NT]	LCS-5	09/10/2014
Naphthalene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-5	96%
Acenaphthylene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Acenaphthene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Fluorene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-5	92%
Phenanthrene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-5	92%
Anthracene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Fluoranthene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-5	92%

Client Reference: E27775K, Cremorne

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
PAHs in Soil						Base II Duplicate II %RPD		
Pyrene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-5	94%
Benzo(a)anthracene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Chrysene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-5	89%
Benzo(b,j+k) fluoranthene	mg/kg	0.2	Org-012 subset	<0.2	[NT]	[NT]	[NR]	[NR]
Benzo(a)pyrene	mg/kg	0.05	Org-012 subset	<0.05	[NT]	[NT]	LCS-5	106%
Indeno(1,2,3-c,d)pyrene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Dibenzo(a,h)anthracene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Benzo(g,h,i)perylene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Surrogate p-Terphenyl-d14	%		Org-012 subset	107	[NT]	[NT]	LCS-5	106%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Organochlorine Pesticides in soil						Base II Duplicate II %RPD		
Date extracted	-			09/10/2014	[NT]	[NT]	LCS-4	09/10/2014
Date analysed	-			10/10/2014	[NT]	[NT]	LCS-4	10/10/2014
HCB	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
alpha-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-4	95%
gamma-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
beta-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-4	100%
Heptachlor	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-4	98%
delta-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Aldrin	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-4	102%
Heptachlor Epoxide	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-4	102%
gamma-Chlordane	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
alpha-chlordane	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Endosulfan I	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
pp-DDE	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-4	97%
Dieldrin	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-4	102%
Endrin	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-4	100%
pp-DDD	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-4	105%
Endosulfan II	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
pp-DDT	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Endrin Aldehyde	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Endosulfan Sulphate	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-4	102%
Methoxychlor	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Surrogate TCMX	%		Org-005	93	[NT]	[NT]	LCS-4	90%

Client Reference: E27775K, Cremorne

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Organophosphorus Pesticides						Base II Duplicate II %RPD		
Date extracted	-			09/10/2014	[NT]	[NT]	LCS-4	09/10/2014
Date analysed	-			10/10/2014	[NT]	[NT]	LCS-4	10/10/2014
Diazinon	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NR]	[NR]
Dimethoate	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NR]	[NR]
Chlorpyrifos-methyl	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NR]	[NR]
Ronnel	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NR]	[NR]
Chlorpyrifos	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	LCS-4	104%
Fenitrothion	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	LCS-4	102%
Bromophos-ethyl	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	[NR]	[NR]
Ethion	mg/kg	0.1	Org-008	<0.1	[NT]	[NT]	LCS-4	113%
Surrogate TCMX	%		Org-008	93	[NT]	[NT]	LCS-4	94%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
PCBs in Soil						Base II Duplicate II %RPD		
Date extracted	-			09/10/2014	[NT]	[NT]	LCS-4	09/10/2014
Date analysed	-			10/10/2014	[NT]	[NT]	LCS-4	10/10/2014
Arochlor 1016	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1221	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1232	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1242	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1248	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1254	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	LCS-4	116%
Arochlor 1260	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Surrogate TCLMX	%		Org-006	93	[NT]	[NT]	LCS-4	98%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Acid Extractable metals in soil						Base II Duplicate II %RPD		
Date digested	-			09/10/2014	[NT]	[NT]	LCS-5	09/10/2014
Date analysed	-			09/10/2014	[NT]	[NT]	LCS-5	09/10/2014
Arsenic	mg/kg	4	Metals-020 ICP-AES	<4	[NT]	[NT]	LCS-5	98%
Cadmium	mg/kg	0.4	Metals-020 ICP-AES	<0.4	[NT]	[NT]	LCS-5	105%
Chromium	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-5	104%
Copper	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-5	101%
Lead	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-5	100%
Mercury	mg/kg	0.1	Metals-021 CV-AAS	<0.1	[NT]	[NT]	LCS-5	95%

Client Reference: E27775K, Cremorne

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Acid Extractable metals in soil						Base II Duplicate II %RPD		
Nickel	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-5	103%
Zinc	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-5	102%

Report Comments:

Asbestos sample 117307-1: Excessive sample volume was provided for asbestos analysis. A portion of the supplied sample was sub-sampled according to Envirolab procedures. We cannot guarantee that this sub-sample is indicative of the entire sample. Envirolab recommends supplying 40-50g (50mL) of sample in its own container as per AS4964-2004.

Asbestos ID was analysed by Approved Identifier: Paul Ching

Asbestos ID was authorised by Approved Signatory: Paul Ching

INS: Insufficient sample for this test

NA: Test not required

<: Less than

PQL: Practical Quantitation Limit

RPD: Relative Percent Difference

>: Greater than

NT: Not tested

NA: Test not required

LCS: Laboratory Control Sample

Quality Control Definitions

Blank: This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.

Duplicate: This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.

Matrix Spike: A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

LCS (Laboratory Control Sample): This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

Surrogate Spike: Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics and 10-140% for SVOC and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Simon Song

From: Jacinta Hurst
Sent: Tuesday, 21 October 2014 10:44 AM
To: Simon Song
Subject: Fwd: TCLP batch 117307

Regards,

Jacinta Hurst | Sydney Laboratory Manager | Envirolab Services Pty Ltd

Great Chemistry, Great Service.

12 Ashley Street Chatswood NSW 2067
T 612 9910 6200 F 612 9910 6201 M 0407 003 037
jhurst@envirolab.com.au | www.envirolab.com.au



[Follow this link to provide feedback on our service.](#)

Latest Links Below:

[Information on QA/QC requirements and Temperature Recording of Samples on receipt at the laboratory](#)

[Our "RECOMMENDED PRESERVATION & HOLDING TIMES \(RHT\)" chart that includes minimal sample volumes required](#)

[Please note that all samples submitted to the Envirolab Group laboratories will be analysed under the Envirolab Group Terms and Conditions. The Terms and Conditions are accessible by clicking this link](#)

Sent from my iPhone

Begin forwarded message:

From: Rob Muller <rmuller@jkgroup.net.au>
Date: 21 October 2014 10:37:31 AEDT
To: Jacinta Hurst <JHurst@envirolab.com.au>
Subject: FW: TCLP batch 117307

Hi Jacinta,

Could you please arrange for the following TCLP analyses from batch #117307:

Sample	Lab ID	TCLP Required
BH2 (0.0-0.2)	117307-1	Lead, benzo(a)pyrene
BH2 (0.4-0.6)	117307-2	Lead
BH3 (0.1-0.25)	117307-3	Nickel
BH3 (0.5-0.8)	117307-4	Benzo(a)pyrene
BH5 (0.0-0.1)	117307-5	Lead, benzo(a)pyrene
BH5 (0.8-1.0)	117307-6	Lead, benzo(a)pyrene
BH7 (0.0-0.2)	117307-7	Lead, benzo(a)pyrene

117307 A
std T/A
due 28/10

Kind regards,

Rob Muller
Environmental Scientist



Environmental Investigation Services

CONSULTING ENVIRONMENTAL ENGINEERS AND SCIENTISTS

Tel: 02 9888 5000 PO Box 976 115 Wicks Road
Fax: 02 9888 5001 North Ryde BC NSW 1670 Macquarie Park NSW 2113
rmuller@jkgroup.net.au
www.jkgeotechnics.com.au

This email and any attachments are confidential and may be privileged in which case neither is intended to be waived. If you have received this message in error, please notify us and remove it from your system. It is your responsibility to check any attachments for viruses and defects before opening or sending them on. At the Company's discretion we may send a paper copy for confirmation. In the event of any discrepancy between paper and electronic versions the paper version is to take precedence.

SAMPLE RECEIPT ADVICE

Client:

Environmental Investigation Services
PO Box 976
North Ryde BC NSW 1670

ph: 02 9888 5000

Fax: 02 9888 5001

Attention: Rob Muller

Sample log in details:

Your reference:

E27775K, Cremorne

Envirolab Reference:

117307-A

Date received:

08/10/14

Date results expected to be reported:

28/10/14

Samples received in appropriate condition for analysis:

YES

No. of samples provided

Additional testing on soils

Turnaround time requested:

Standard

Temperature on receipt (°C)

13.4

Cooling Method:

Ice

Sampling Date Provided:

YES

Comments:

If there is sufficient sample after testing, samples will be held for the following time frames from date of receipt of samples:

Water samples - 1 month

Soil and other solid samples - 2 months

Samples collected in canisters - 1 week. Canisters will then be cleaned.

All other samples are not retained after analysis

If you require samples to be retained for longer periods then retention fees will apply as per our pricelist.

Contact details:

Please direct any queries to Aileen Hie or Jacinta Hurst

ph: 02 9910 6200 fax: 02 9910 6201

email: ahie@envirolabservices.com.au or jhurst@envirolabservices.com.au

CERTIFICATE OF ANALYSIS

117307-A

Client:

Environmental Investigation Services

PO Box 976

North Ryde BC

NSW 1670

Attention: Rob Muller

Sample log in details:

Your Reference:

E27775K, Cremorne

No. of samples:

Additional testing on soils

Date samples received / completed instructions received

08/10/14 / 21/10/14

Analysis Details:

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Please refer to the last page of this report for any comments relating to the results.

Report Details:

Date results requested by: / Issue Date:

28/10/14 / 28/10/14

Date of Preliminary Report:

Not Issued

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Accredited for compliance with ISO/IEC 17025.

Tests not covered by NATA are denoted with *.

Results Approved By:



Jacinta Hurst
Laboratory Manager

PAHs in TCLP (USEPA 1311) Our Reference: Your Reference Depth Date Sampled Type of sample	UNITS ----- -----	117307-A-1 BH2 0.0-0.2 01/10/2014 soil	117307-A-4 BH3 0.5-0.8 01/10/2014 soil	117307-A-5 BH5 0.0-0.1 01/10/2014 soil	117307-A-6 BH5 0.8-1.0 01/10/2014 soil	117307-A-7 BH7 0.0-0.2 01/10/2014 soil
Date extracted	-	23/10/2014	23/10/2014	24/10/2014	24/10/2014	24/10/2014
Date analysed	-	23/10/2014	23/10/2014	24/10/2014	24/10/2014	24/10/2014
Naphthalene in TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Acenaphthylene in TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Acenaphthene in TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Fluorene in TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Phenanthrene in TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Anthracene in TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Fluoranthene in TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Pyrene in TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Benzo(a)anthracene in TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Chrysene in TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Benzo(b,j,k)fluoranthene in TCLP	mg/L	<0.002	<0.002	<0.002	<0.002	<0.002
Benzo(a)pyrene in TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Indeno(1,2,3-c,d)pyrene - TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Dibenzo(a,h)anthracene in TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Benzo(g,h,i)perylene in TCLP	mg/L	<0.001	<0.001	<0.001	<0.001	<0.001
Total +ve PAH's	mg/L	NIL (+)VE	NIL (+)VE	NIL (+)VE	NIL (+)VE	NIL (+)VE
Surrogate p-Terphenyl-d14	%	112	114	103	108	109

Metals in TCLP USEPA 1311						
Our Reference:	UNITS	117307-A-1	117307-A-2	117307-A-3	117307-A-4	117307-A-5
Your Reference	-----	BH2	BH2	BH3	BH3	BH5
Depth	-----	0.0-0.2	0.4-0.6	0.1-0.25	0.5-0.8	0.0-0.1
Date Sampled		01/10/2014	01/10/2014	01/10/2014	01/10/2014	01/10/2014
Type of sample		soil	soil	soil	soil	soil
Date extracted	-	27/10/2014	27/10/2014	27/10/2014	27/10/2014	27/10/2014
Date analysed	-	27/10/2014	27/10/2014	27/10/2014	27/10/2014	27/10/2014
pH of soil for fluid# determ.	pH units	7.0	7.4	9.1	8.6	9.2
pH of soil for fluid # determ. (acid)	pH units	1.6	1.4	1.5	1.6	1.5
Extraction fluid used	-	1	1	1	1	1
pH of final Leachate	pH units	4.9	4.9	5.0	4.9	5.0
Lead in TCLP	mg/L	0.09	0.05	[NA]	[NA]	0.09
Nickel in TCLP	mg/L	[NA]	[NA]	0.05	[NA]	[NA]

Metals in TCLP USEPA 1311			
Our Reference:	UNITS	117307-A-6	117307-A-7
Your Reference	-----	BH5	BH7
Depth	-----	0.8-1.0	0.0-0.2
Date Sampled		01/10/2014	01/10/2014
Type of sample		soil	soil
Date extracted	-	27/10/2014	27/10/2014
Date analysed	-	27/10/2014	27/10/2014
pH of soil for fluid# determ.	pH units	8.6	7.7
pH of soil for fluid # determ. (acid)	pH units	1.5	1.5
Extraction fluid used	-	1	1
pH of final Leachate	pH units	4.9	4.9
Lead in TCLP	mg/L	0.2	0.81

Method ID	Methodology Summary
Org-012 subset	Leachates are extracted with Dichloromethane and analysed by GC-MS.
Org-012 subset	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS. Benzo(a)pyrene TEQ as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater - 2013.
Org-012	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS.
Inorg-004	Toxicity Characteristic Leaching Procedure (TCLP) using AS 4439 and USEPA 1311 and in house method INORG-004.
EXTRACT.7	Toxicity Characteristic Leaching Procedure (TCLP).
Inorg-001	pH - Measured using pH meter and electrode in accordance with APHA latest edition, 4500-H+. Please note that the results for water analyses are indicative only, as analysis outside of the APHA storage times.
Metals-020 ICP-AES	Determination of various metals by ICP-AES.

Client Reference: E27775K, Cremorne

QUALITY CONTROL PAHs in TCLP (USEPA 1311)	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results Base II Duplicate II %RPD	Spike Sm#	Spike % Recovery
Date extracted	-			24/10/2014	[NT]	[NT]	LCS-W1	24/10/2014
Date analysed	-			24/10/2014	[NT]	[NT]	LCS-W1	24/10/2014
Naphthalene in TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	LCS-W1	86%
Acenaphthylene in TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	[NR]	[NR]
Acenaphthene in TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	[NR]	[NR]
Fluorene in TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	LCS-W1	79%
Phenanthrene in TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	LCS-W1	83%
Anthracene in TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	[NR]	[NR]
Fluoranthene in TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	LCS-W1	80%
Pyrene in TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	LCS-W1	82%
Benzo(a)anthracene in TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	[NR]	[NR]
Chrysene in TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	LCS-W1	77%
Benzo(b,j,k)fluoranthene in TCLP	mg/L	0.002	Org-012 subset	<0.002	[NT]	[NT]	[NR]	[NR]
Benzo(a)pyrene in TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	LCS-W1	90%
Indeno(1,2,3-c,d)pyrene -TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	[NR]	[NR]
Dibenzo(a,h)anthracene in TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	[NR]	[NR]
Benzo(g,h,i)perylene in TCLP	mg/L	0.001	Org-012 subset	<0.001	[NT]	[NT]	[NR]	[NR]
Surrogate <i>p</i> -Terphenyl-d14	%		Org-012	109	[NT]	[NT]	LCS-W1	95%

Client Reference: E27775K, Cremorne

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Metals in TCLP USEPA1311						Base Duplicate %RPD		
Date extracted	-			27/10/2014	[NT]	[NT]	LCS-1	27/10/2014
Date analysed	-			27/10/2014	[NT]	[NT]	LCS-1	27/10/2014
Lead in TCLP	mg/L	0.03	Metals-020 ICP-AES	<0.03	[NT]	[NT]	LCS-1	97%
Nickel in TCLP	mg/L	0.02	Metals-020 ICP-AES	<0.02	[NT]	[NT]	LCS-1	100%

Report Comments:

Asbestos ID was analysed by Approved Identifier:	Not applicable for this job
Asbestos ID was authorised by Approved Signatory:	Not applicable for this job

INS: Insufficient sample for this test	PQL: Practical Quantitation Limit	NT: Not tested
NA: Test not required	RPD: Relative Percent Difference	NA: Test not required
<: Less than	>: Greater than	LCS: Laboratory Control Sample

Quality Control Definitions

Blank: This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.

Duplicate: This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.

Matrix Spike: A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

LCS (Laboratory Control Sample): This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

Surrogate Spike: Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics and 10-140% for SVOC and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.



Appendix C: Site Information and Site History Documents



Appendix C1: Historical Land Title Records

ADVANCE LEGAL SEARCHERS PTY LIMITED

(ACN 147 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

9th October, 2014

ENVIRONMENTAL INVESTIGATION SERVICES

PO Box 976,
NORTH RYDE BC NSW 1670

Attention: Rob Muller,

RE:

**6 Winnie Street,
7 & 8 Monford Place,
272 Military Road,
Cremorne
Ref: E27775K**

Note 1:	Lot 1	DP 90591	(page 1)
Note 2:	Lot CP	SP 15886	(page 4)
Note 3:	Lot CP	SP 10384	(page 6)
Note 4:	Lot 4	DP 783663	(page 8)
Note 5:	Lot 11	DP 877879	(page 10)

Note 1:

Current Search

Folio Identifiers 1/90591 (title attached)
DP 90591 (plan attached)
Dated 04th October, 2014
Registered Proprietor:
SCEGGS REDLANDS LIMITED

Title Tree
Lot 1 DP 90591

Folio Identifiers 1/90591

Certificate of Title Volume 10211 Folio 140

Certificate of Title Volume 8450 Folio's 227 & 228

Certificate of Title Volume 7815 Folio 250

PA 40591

Conveyance Book 2450 No 490

Conveyance Book 2232 No 13

Conveyance Book 1191 No 529

Summary of Proprietors Lot 1 DP 90591

Year	Proprietor
	(Lot 1 DP 90591)
1988 – todate	Sceggs Redlands Limited
	(Lot 1 DP 90591 – CTVol 10211 Fol 140)
1984 – 1989	Sceggs Redlands Limited
1966 – 1984	Rocco Panetta, tailor
	(Land in DP 90591 – Area 21 Perches – CTVol 8450 Fol's 227 & 228)
1963 – 1996	Giovanni La Rosa, assistant fitter Giuseppina La Rosa Rocco Panetta, tailor
1967 – 1977	Rodney George Smith, plumber
	(Land in DP 90591 – Area 21 Perches – CTVol 7815 Fol 250)
1960 – 1963	Cesare Andreazza, welder
1959 – 1960	Russell Thomas Cudbird, advertising executive
	(Part Lots 31 & 32 Redlands Estate – Area 21 Perches – Conv Bk 2450 No 490)
1950 – 1959	Russell Thomas Cudbird, advertising executive
	(Part Lots 31 & 32 Redlands Estate – Area 21 Perches – Conv Bk 2232 No 13)
1950 – 1950	Mary Ella Hill, spinster
	(Part Lots 31 & 32 Redlands Estate – Area 21 Perches – Conv Bk 1191 No 529)
1917 – 1950	Richard Henry Hill, storekeeper William Steven Hill Philip Calfe Hill, estate

Note 2:

Current Search

Folio Identifiers CP/SP15886 (title attached)
SP 15886 (plan attached)
Dated 04th October, 2014
Registered Proprietor:
THE OWNERS – STRATA PLAN NO 15886
(Lots 1 to 4)

Title Tree
Lot CP SP 15886

Folio Identifiers CP/SP15886

Certificate of Title Volume 14247 Folio 246

Certificate of Title Volume 9544 Folio 56

Certificate of Title Volume 9544 Folio's 56A & B

Certificate of Title Volume 5471 Folio 24

Certificate of Title Volume 5223 Folio's 27 & 28

Certificate of Title Volume 5201 Folio 237

Certificate of Title Volume 5033 Folio 96

PA 33412

Conveyance Book 1445 No 394

Conveyance Book 2232 No 13

Conveyance Book 1191 No 529

Summary of Proprietors Lot CP SP 15886

Year	Proprietor
	(Lot CP SP 15886)
1988 – todate	The Owners – Strata Plan No 15886
	(Lot CP SP 15886 – CTVol 14247 Fol 246)
1975 – 1988	The Owners – Strata Plan No 15886
	(Lot 5 DP 19282 – CTVol 9544 Fol 56)
1970 – 1975	Habib Saba, tailor Sylvia Wassili Saba
	(Lot 5 DP 19282 – CTVol 9544 Fol's 56A & B)
1963 – 1970	Max Studniberg, wholesaler Esther Studniberg Michael Studecki, wholesaler Rachael Studecki
	(Lot 5 DP 19282 – Area 16 ¾ Perches – CTVol 5471 Fol 24)
1945 – 1963	Frederick William Bartley, railway employee
	(Lot 5 DP 19282 – Area 16 ¾ Perches – CTVol 5273 Fol's 27 & 28)
1941 – 1945	Frederick William Bartley, railway employee William Bartley, gentleman
	(Land in DP 343811 – Area 3 Roods 36 ¾ Perches – CTVol 5201 Fol 237)
1941 – 1941	Thomas Cummins Ford, clerk
	(Lots A, B, C & D DP 83412 – Area 3 Roods 37 Perches – CTVol 5033 Fol 96)
1940 – 1941	Thomas Cummins Ford, clerk
1939 – 1940	Grace Catherine Liggins, spinster
	(Part of the Redlands Estate – Area 3 Roods 37 Perches – Conv Bk 1445 No 394)
1926 – 1939	Clara Jane Arnold, spinster
1915 – 1926	Frances Mary Belbridge, spinster Francis William Belbridge, bank manager Frederick John Belbridge, solicitor George Chatfield King, solicitor Frances Belbridge, estate
1910 – 1915	Frances Belbridge, trustee John Lowry Adams, estate

Note 3:

Current Search

Folio Identifiers CP/SP10384 (title attached)
SP 10384 (plan attached)
Dated 04th October, 2014
Registered Proprietor:
THE OWNERS – STRATA PLAN NO 10384
(Lots 1 to 4)

Title Tree
Lot CP SP 10384

Folio Identifiers CP/SP10384

Certificate of Title Volume 12959 Folio 167

Certificate of Title Volume 5230 Folio 250

Certificate of Title Volume 5201 Folio 237

Certificate of Title Volume 5033 Folio 96

PA 33412

Conveyance Book 1445 No 394

Conveyance Book 2232 No 13

Conveyance Book 1191 No 529

Summary of Proprietors

Lot CP SP 10384

Year	Proprietor
	(Lot CP SP 10384)
1988 – todate	The Owners – Strata Plan No 10384
	(Lot CP SP 10384 – CTVol 12959 Fol 167)
1975 – 1988	The Owners – Strata Plan No 10384
	(Lot 4 DP 19282 – Area 17 ½ Perches – CTVol 5230 Fol 250)
1972 – 1975	Robert Lee Jardine, cleaner Isabel Toby Milne Jardine
1941 – 1972	Selma Louise Gardiner, wife of publisher
1941 – 1941	Stella Dorethea Proust, wife of surveyor
	(Land in DP 343811 – Area 3 Roods 36 ¾ Perches – CTVol 5201 Fol 237)
1941 – 1941	Thomas Cummins Ford, clerk
	(Lots A, B, C & D DP 83412 – Area 3 Roods 37 Perches – CTVol 5033 Fol 96)
1940 – 1941	Thomas Cummins Ford, clerk
1939 – 1940	Grace Catherine Liggins, spinster
	(Part of the Redlands Estate – Area 3 Roods 37 Perches – Conv Bk 1445 No 394)
1926 – 1939	Clara Jane Arnold, spinster
1915 – 1926	Frances Mary Belbridge, spinster Francis William Belbridge, bank manager Frederick John Belbridge, solicitor George Chatfield King, solicitor Frances Belbridge, estate
1910 – 1915	Frances Belbridge, trustee John Lowry Adams, estate

Note 4:

Current Search

Folio Identifiers 4/783663 (title attached)

DP 783663 (plan attached)

Dated 04th October, 2014

Registered Proprietor:

SCEGGS REDLANDS LIMITED

Title Tree Lot 4 DP 783663

Folio Identifiers 4/783663

CA 34272

Conveyance Book 3553 No 149

Assignment Book 2637 No 518

Indenture of lease Book 216 No 366

Summary of Proprietors

Lot 4 DP 783663

Year	Proprietor
	(Lot 4 DP 783663)
1989 – todate	Sceggs Redlands Limited
	(Part Lots 21, 22 & 23 of Redlands Estate – Conv Bk 3553 No 149)
1980 – 1989	Sceggs Redlands Limited
	(Part Lots 21, 22 & 23 of Redlands Estate – vide Assignment Bk 3222 No 918 & Possession)
1974 – 1980	Sydney Church of England Girls Grammar School Council
	(Part Lots 21, 22 & 23 of Redlands Estate – Indenture of Assignment of lease Bk 2637 No 518)
1936 – 1974	Australian Boy Scouts Association of New South Wales <i>(formerly The Boy Scouts Association of New South Wales)</i>
1936 – 1936	Harriotte Kate Drummond, executor Gerard Phillips, estate
	(Lots 21, 22 & 23 of Redlands Estate and other lands – Indenture of Lease Bk 216 No 366)
1881 – 1936	Gerard Phillips, gentleman

Note 5:

Current Search

Folio Identifiers Auto Consol 5201-236 (title attached)
Lots 1 DP 343811 & Lot 11 DP 877879 (plan attached)
Dated 04th October, 2014
Registered Proprietor:
SCEGGS REDLANDS LIMITED

Title Tree **Lots 1 DP 343811 & Lot 11 DP 877879**

Folio Identifiers Auto Consol 5201-236

Certificate of Title Volume 5201 Folio 236

(a)

(b)

CTVol 5033 Folio 96

CTVol 5178 Folio 57

PA 33412

PA 34489

Conv Book 1445 No 394

Conv Bk 1863 No 947

Summary of Proprietors

Lot 1 DP 343811 & Lot 11 DP 877879

Year	Proprietor
	(Lot 1 DP 343811 & Lot 11 DP 877879 – A/C 5201-236)
1998 – todate	Sceggs Redlands Limited
	(Lot 1 DP 343811 & Part Lot 1 DP 84489 – Area 1 Acre 0 Rood 34 ¾ Perches – CTVol 5201 Fol 236)
1983 – 1998	Sceggs Redlands Limited
1948 – 1983	Sydney Church of England Girls Grammar School Council
1941 – 1948	Gertrude Amy Roseby, spinster

See Notes (a) & (b)

Note (a)

	(Lots A, B, C & D DP 83412 – Area 3 Roods 37 Perches – CTVol 5033 Fol 96)
1940 – 1941	Thomas Cummins Ford, clerk
1939 – 1940	Grace Catherine Liggins, spinster
	(Part of the Redlands Estate – Area 3 Roods 37 Perches – Conv Bk 1445 No 394)
1926 – 1939	Clara Jane Arnold, spinster
1915 – 1926	Frances Mary Belbridge, spinster Francis William Belbridge, bank manager Frederick John Belbridge, solicitor George Chatfield King, solicitor Frances Belbridge, estate
1910 – 1915	Frances Belbridge, trustee John Lowry Adams, estate

Note (b)

	(Part Portion 352 Parish Willoughby – Area 1 Acre 0 Rood 34 ½ Perches – CTVol 5178 Fol 57)
1940 – 1941	Gertrude Amy Roseby, spinster
	(Part Portion 352 Parish Willoughby – Area 1 Acre 0 Rood 34 ½ Perches – Conv Bk 1863 No 947)
1939 – 1940	Gertrude Amy Roseby, spinster
1915 – 1939	Frances Mary Belbridge, spinster Francis William Belbridge, bank manager Frederick John Belbridge, solicitor George Chatfield King, solicitor Frances Belbridge, estate
1910 – 1915	Frances Belbridge, trustee John Lowry Adams, estate

LT 2/55

PLAN OF THE LAND COMPRISED IN DEEDS

BK. 3607 NOS. 655 & 656 (LOT 1)
 PART BK. 3553 NO. 148 (LOTS 2 & 3)
 PART BK. 3553 NO. 149 (LOT 4)
 Mun / Shire: NORTH Locality: CREMORNE
 City: SYDNEY

Parish: WILLOUGHBY County: CUMBERLAND
 Reduction Ratio 1: 500 Lengths are in metres.

D. P. 783663

Registered: 8A 12-1-1989

Title System: OLD SYSTEM

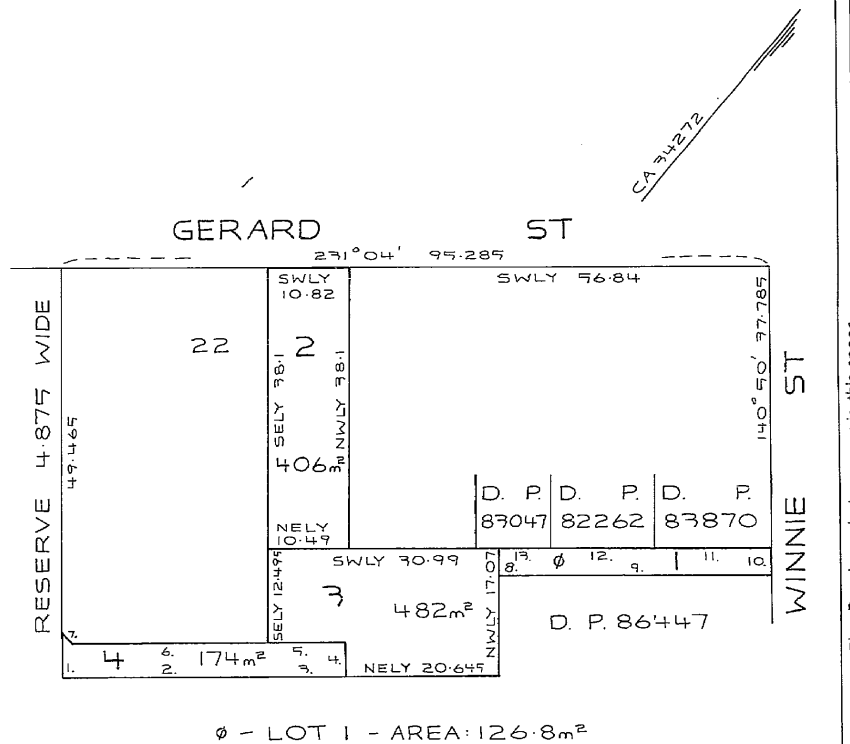
Purpose: LIMITED FOLIO CREATION

Ref Map: U 1852-444 #

Last Plan: D.P. 152693 (PT)
 D.P. 192660 (PT)

THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED.
 THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL AND
 IT IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1919.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



REFERENCE

NO.	BEARING	DISTANCE
1.	320°56'40"	9.79
2.	230°49'40"	27.735
3.	231°11'	10.345
4.	141°19'40"	4.572
5.	51°11'	10.38
6.	50°49'40"	26.505
7.	96°53'	1.72

NO.	BEARING	DISTANCE
8.	320°15'	3.47
9.	231°34'	36.735
10.	140°50'	3.525
11.	51°15'40"	15.775
12.	51°26'	13.895
13.	52°02'50"	7.1

10 50 100 Table of mm 140 180 220

Plan Drawing only to appear in this space

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 17th January, 1989

10 20 30 40 50 60 70 Table of mm 110 120 130 140



SIGNATURE AND SEALS ONLY.

Plan Drawing only to appear in this space

*OFFICE USE ONLY

DP 87879

Registered: 16.1998

C.A.:

Title System: TORRENS

Purpose: ROADS ACT 1993

Ref. Map: U852-444#

Last Plan: DP 84489

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993

LGA.: NORTH SYDNEY
Suburb: CREMORNE
Parish: WILLOUGHBY
County: CUMBERLAND

This is sheet 1 of my plan in 1 sheets

PAUL LEONARD GARRETT
1. DECEASED SMITH AND PARTNERS
of 11/19-23 BRIDGE STREET, PYRALE
a surveyor registered under the Surveyors Act 1928, hereby
certify that the survey represented in this plan is accurate, has
been made in accordance with the Surveyors Act 1928 and the
regulations made thereunder, and that the plan was completed
on 28 April, 1998.
The survey relates to:
R.T.A. FBK No. 0164 329 FP 0022

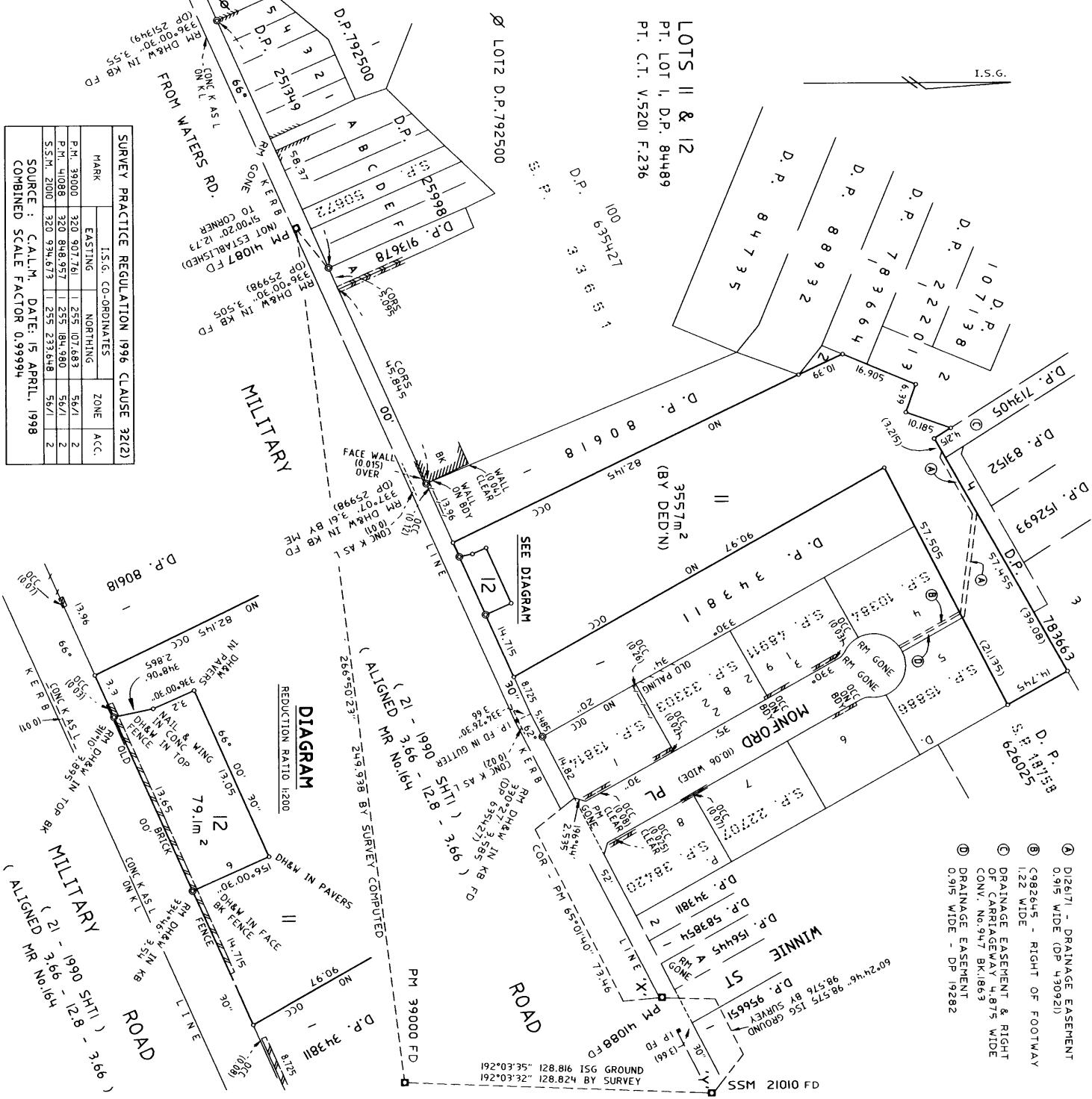
Signature: Paul Garrett

Panel for use only for statements of
the person to whom the public reserves, easements,
restrictions on the use of land or other
convenants.
LOT 12 IS REQUIRED FOR ROAD
AND AFTER CONSTRUCTION WILL
BE DEDICATED AS PUBLIC ROAD
UNDER SECTION 10 OF THE ROADS
ACT, 1993

APPROVED

27.05.98

GENERAL MANAGER GEOMATICS
R.T.A. TECHNOLOGY
ROADS AND TRAFFIC AUTHORITY

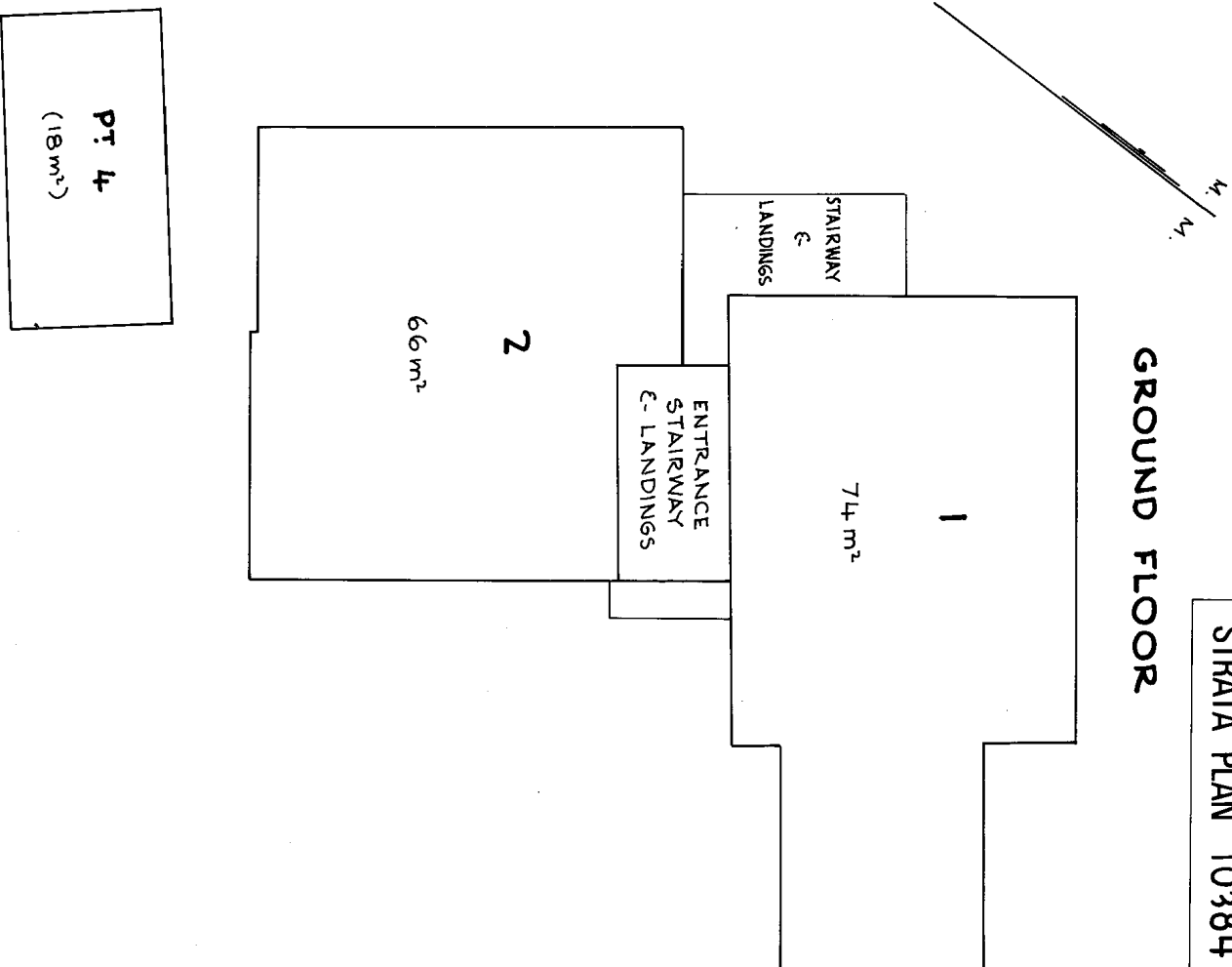


SURVEY PRACTICE REGULATION 1996 CLAUSE 32(2)				
MARK	I.S.G. CO-ORDINATES		ZONE	ACC.
	EASTING	NORTHING		
P.M. 39000	320 907.761	1 255 07.683	56/1	2
P.M. 41088	320 848.957	1 255 08.980	56/1	2
S.S.M. 21010	320 934.673	1 255 233.648	56/1	2
SOURCE: CALM DATE: 15 APRIL, 1998				
COMBINED SCALE FACTOR 0.99994				

STRATA PLAN 10384

GROUND FLOOR

SCHEDULE OF UNIT ENTITLEMENT		
LOT NO	UNIT ENTITLEMENT	
1	9	
2	9	
3	9	
4	10	
AGGREGATE	37	



ALL AREAS ARE APPROXIMATE.

Reduction Ratio 1:100

Lengths are in metres

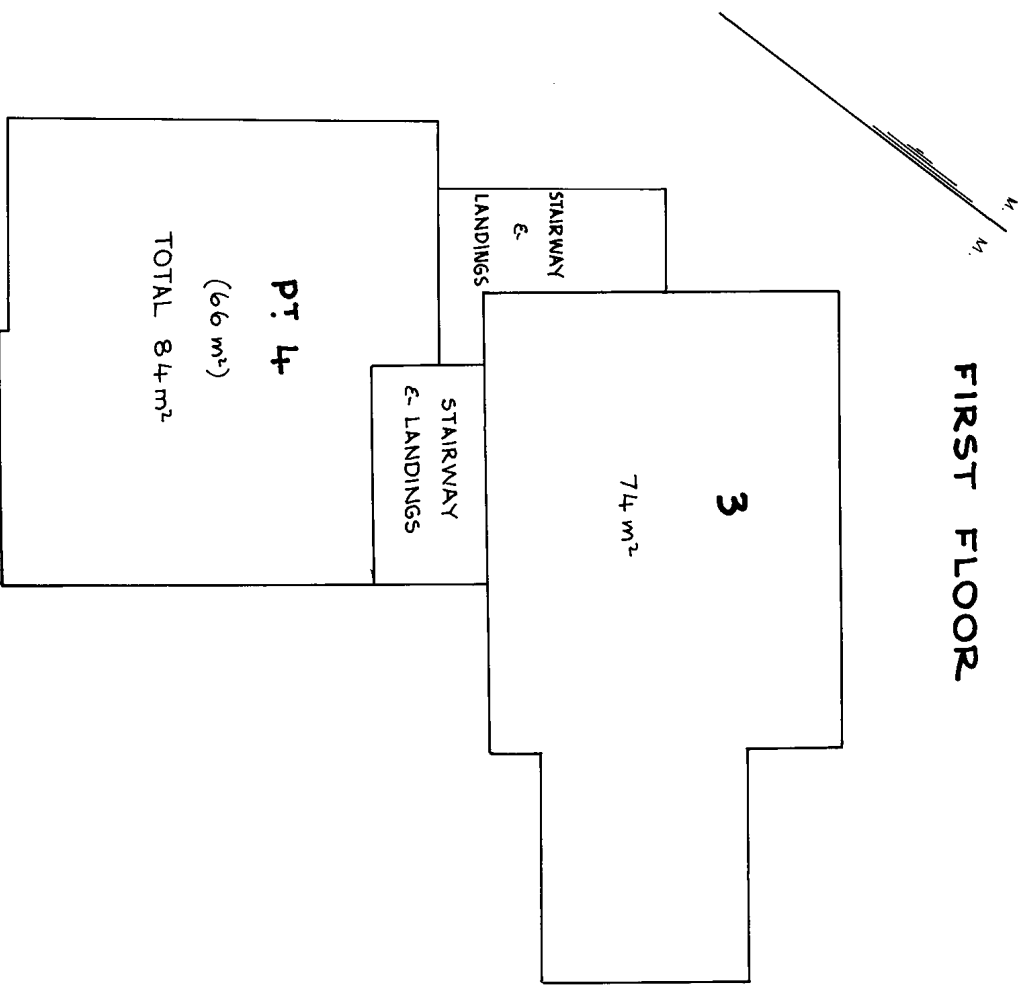
William
Registered Surveyor

W. Roberts
Council Clerk



STRATA PLAN 10384

FIRST FLOOR



ALL AREAS ARE APPROXIMATE

Reduction Ratio 1:100

Lengths are in metres



[Signature]
Registered Surveyor

[Signature]
Council Clerk

SURVEYOR'S REFERENCE: 5018

STRATA PLAN 15886

STRATA PLAN 15886

Registered:  9-9-1980

CA: 219 117-1 DE 219 1070

01/01/2017 10:09:00

Purpose : **STRATA PLAN**

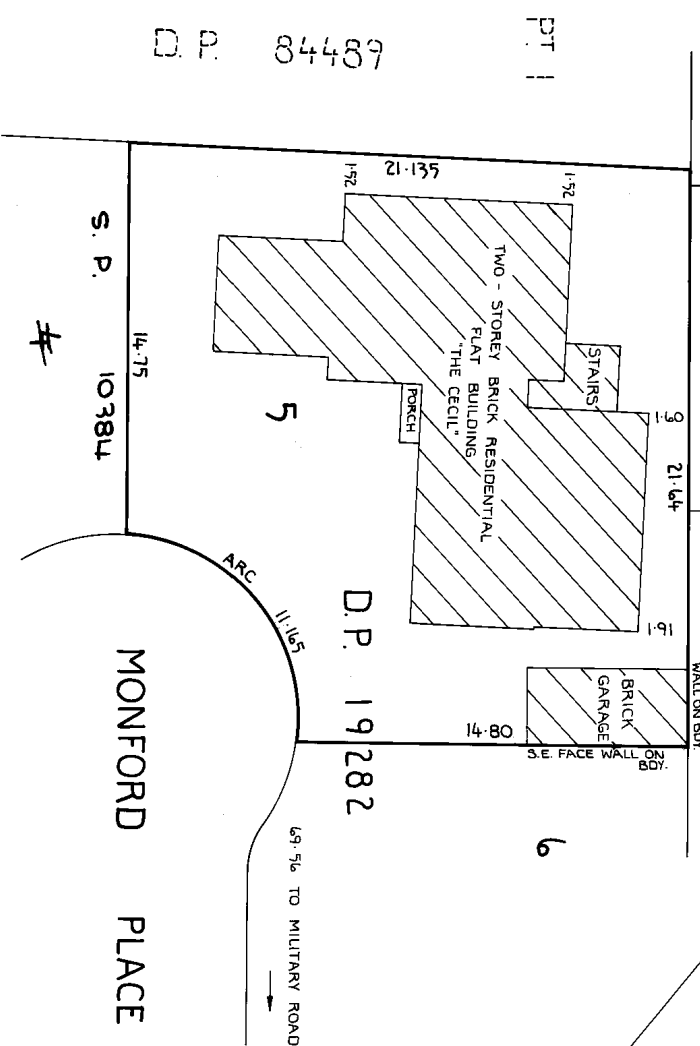
Ref. Map : **NORTH SYDNEY S**

7
0
5
3
3
#

PLAN N° 15886
AY. 2089

This is sheet 1 of my Plan in sheet

D.P. 90591

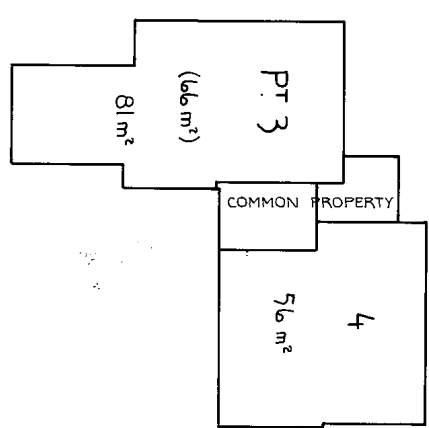
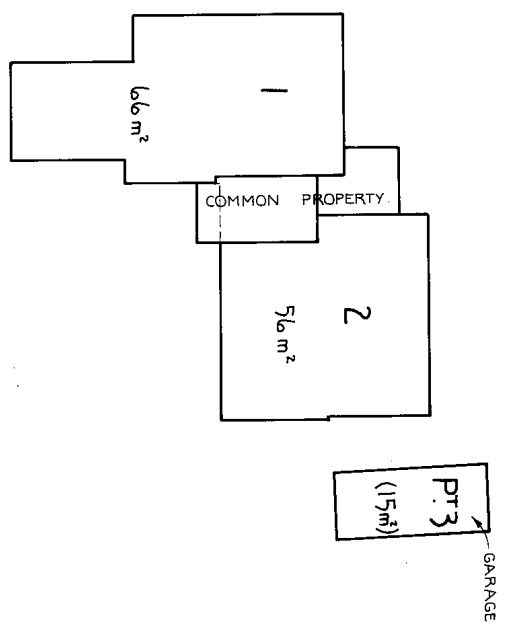


Plan Drawing only to appear in this space.

STRATA PLAN 15886

LEVEL 1

LEVEL 2



LOT N°	UNIT ENTITLEMENT
1	255
2	216
3	313
4	216
AGGREGATE	1000

Reduction Ratio 1: 200

Lengths are in metres


Registered Surveyor


Council Clerk



THIS SHEET SUPERSEDES THE DIAGRAM ON SHEET NO. 1 AS THE TITLE DIAGRAM

SHEET NO. 3



STRATA PLAN 15886

TITLE DIAGRAM

E

GERARD ST

4.875

(B)

51.17

55.36

4.215

4.875

57.5

D. P. 84489

- (A) BENEFITTED BY EASEMENT OF CARRIAGEWAY & DRAINAGE - BK. 1863 NO. 947
(B) EASEMENT OF CARRIAGEWAY & DRAINAGE - BK. 1863 NO. 947

S.P. 10384

21.135

14.75

(A)

21.64

ARC 11.165
RAD. 6.886

MONFORD PLACE

14.8

b

D.P. 90591

ADVANCE LEGAL SEARCHERS PTY LIMITED

(ACN 147 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

27th April, 2014

ENVIRONMENTAL INVESTIGATION SERVICES

PO Box 976,
NORTH RYDE BC NSW 1670

Attention: Rob Muller,

RE: Belgrave Street,
Cremorne
Ref: E27775K

Note 1:	Lot 21A	DP 83152	(page 1)
Note 2:	Lot 22A	DP 152693	(page 4)
Note 3:	Lot 2	DP 783663	(page 6)
Note 4:	Lot 1	DP 81061	(page 8)
Note 5:	Lot 1	DP 83047	(page 10)
Note 6:	Lot 3	DP 783663	(page 12)

Note 1:

Current Search

Folio Identifier 21A/83152 (title attached)
DP 83152 (plan attached)
Dated 22nd April, 2015
Registered Proprietor:
SCECGS REDLANDS LIMITED

Title Tree
Lot 21A DP 83152

Folio Identifiers 21A/83152

Certificate of Title Volume 4958 Folio 124

Conveyance Book 1777 No 263

Conveyance Book 1652 No 682

Conveyance Book 1350 No 70

Conveyance Book 1220 No 634

Summary of Proprietors Lot 21A DP 83152

Year	Proprietor
	(Lot 21A DP 83152)
2011 – todate	Sceegs Redlands Limited
2002 – 2011	Sceegs Redlands Limited
2001 – 2002	Christopher Iacono Lucille D'Ambra
2000 – 2001	Mary Frances Iacono
1989 – 2000	Giuseppe Iacono
	(Lot 21 A DP 83152 – Area 27 $\frac{3}{4}$ Perches – CTVol 4958 Fol 124)
1938 – 1989	Giuseppe Iacono, fruiterer
	(Part Lot 21 Redland's Estate – Area 27 $\frac{3}{4}$ Perches – Conv Bk 1777 No 263)
1937 – 1938	Giuseppe Iacono, fruiterer
	(Part Lot 21 Redland's Estate – Area 27 $\frac{3}{4}$ Perches – Conv Bk 1652 No 682)
1932 – 1937	Thomas Sydney Green, gentleman
	(Lots 21 & 22 Redland's Estate – Conv Bk 1350 No 70)
1924 – 1932	Rose Adeline Roseby, married woman
	(Part Lot 21 & 22 Redland's Estate and other lands – Area 4 Acres – Conv Bk 1220 No 634)
1921 – 1924	Francis William Belbridge Frederick John Belbridge
1902 – 1921	Tom Raine Raine, estate agent / trustee William Daniel Cooper, baronette / trustor

Note 2:

Current Search

Folio Identifier 22A/152693 (title attached)

DP 152693 (plan attached)

Dated 22nd April, 2015

Registered Proprietor:

SCECGS REDLANDS LIMITED

Title Tree

Lot 22A DP 152693

Folio Identifier 22A/152693

CA 74867

Conveyance Book 4212 No 842

Conveyance Book 2238 No 966

Conveyance Book 1658 No 612

Conveyance Book 1350 No 70

Conveyance Book 1170 No 328

Summary of Proprietors Lot 22A DP 152693

Year	Proprietor
	(Lot 22A DP 152693)
2010 – todate	Sceegs Redlands Limited
1998 – 2010	Anthony Foresto
	(Lot 22A DP 152693 – Conv Bk 4212 No 842)
1998 – 1998	Anthony Foresto
1998 – 1998	Anthony Foresto, executor Antonio Iacono, estate
	(Lot 22A DP 152693 – Area 27 ¼ Perches – Conv Bk 2238 No 966)
1953 – 1998	Antonio Iacono, fruiterer
	(Part Lot 22 Redland's Estate – Conv Bk 1658 No 612)
1933 – 1953	William Harvey Burnett, tram driver
	(Lots 21 & 22 Redland's Estate – Conv Bk 1350 No 70)
1924 – 1933	Rose Adeline Roseby, wife of grazier
	(Lots 21 & 22 Redland's Estate and other lands – Conv Bk 1170 No 328)
1919 – 1924	George Chatfield King, solicitor Frances Mary Belbridge, widow Francis William Belbridge Frederick John Belbridge

Note 3:

Current Search

Folio Identifier 2/783663 (title attached)
DP 783663 (plan attached)
Dated 22nd April, 2015
Registered Proprietor:
SCEGGS REDLANDS LIMITED

Title Tree
Lot 2 DP 783663

Folio Identifiers 2/783663

CA 34272

Conveyance Book 3553 No 148

Conveyance Book 2762 No 112

Conveyance Book 2381 No's 803 & 804

Conveyance Book 1159 No 366

Summary of Proprietors Lot 2 DP 783663

Year	Proprietor
	(Lot 2 DP 783663)
1989 – todate	Sceggs Redlands Limited
	(Part Lots 21, 22 & 23 of Redlands Estate – Conv Bk 3553 No 148)
1980 – 1989	Sceggs Redlands Limited
	(Part Lot 23 of Redlands Estate – Conv Bk 2762 No 112 & Possession)
1963 – 1980	Sydney Church of England Girls Grammar School Council
	(Part Lot 23 of Redlands Estate – Conv Bk 2381 No's 803 & 804)
1956 – 1963	Winifred Mary Sharp, wife of public servant
	(Part Lot 23 of Redlands Estate – Conv Bk 1159 No 366 & Assignment of lease)
1921 – 1956	Sydney Polding Paul Hayes, retired
	(Lot 23 of Redlands Estate and other lands – Conv Bk 1220 No 634 & Assignment of lease)
1921 – 1921	George Chatfield King, solicitor Frances Mary Belbridge, widow Francis William Belbridge Frederick John Belbridge
	(Lot 23 of Redlands Estate and other lands – Indenture of Lease Bk 216 No 366)
1881 – 1921	Gerard Phillips, gentleman

Note 4:

Current Search

Folio Identifier 1/81061 (title attached)
DP 81061 (plan attached)
Dated 22nd April, 2015
Registered Proprietor:
SCEGGS REDLANDS LIMITED

Title Tree
Lot 1 DP 81061

Folio Identifier 1/81061

Certificate of Title Volume 8250 Folio 218

Certificate of Title Volume 6703 Folio's 145 & 146

Certificate of Title Volume 4597 Folio 86

PA 31061

Conveyance Book 1593 No 224

Conveyance Book 1403 No 339

Summary of Proprietors Lot 1 DP 81061

Year	Proprietor
	(Lot 1 DP 81061)
1988 – todate	Sceggs Redlands Limited
	(Lot 1 DP 81061 – Area 19 ½ Perches – CTVol 8250 Fol 218)
1982 – 1988	Sceggs Redlands Limited
1980 – 1982	Jeanev Pty Limited
1971 – 1980	Sydney Church of England Girls Grammar School Council
1961 – 1971	Clyde Stanley Walsh, farmer
	(Lot 1 DP 81061 – Area 19 ½ Perches – CTVol 6703 Fol's 145 & 146)
1953 – 1961	Vera Lorenzo Wilson, widow Phyllis Eva Jarvis, married woman
	(Lot 1 DP 81061 – Area 19 ½ Perches – CTVol 4597 Fol 86)
1950 – 1953	Lucy Jane Mote, widow Aubrey Hanson – Norman, school master
1933 – 1950	Arnold Rudolph Mote, professor of music
	(Lot 24 Redland's Estate – Conv Bk 1593 No 224)
1929 – 1933	Arnold Rudolph Mote, professor of music
(1925 – 1933)	<i>(Assignment of lease Bk 1403 No 339 to Arnold Rudolph Mote)</i>
	(Lot 24 Redland's Estate and other lands – Conv Bk 1220 No 634)
1921 – 1929	George Chatfield King, solicitor Frances Mary Belbridge, widow Francis William Belbridge Frederick John Belbridge
	(Lot 24 of Redlands Estate and other lands – Indenture of Lease Bk 216 No 366)
1881 – 1921	Gerard Phillips, gentleman

Note 5:

Current Search

Folio Identifier 1/83047 (title attached)

DP 83047 (plan attached)

Dated 22nd April, 2015

Registered Proprietor:

SCEGGS REDLANDS LIMITED

Title Tree
Lot 1 DP 83047

Folio Identifier 1/83047

Certificate of Title Volume 5063 Folio 207

PA 33047

Conveyance Book 1361 No 395

Assignment of lease Bk 974 No 689

Head Lease Book 216 No 366

Summary of Proprietors Lot 1 DP 83047

Year	Proprietor
	(Lot 1 DP 83047)
1988 – todate	Sceggs Redlands Limited
	(Lot 1 DP 83047 – Area 20 ¾ Perches – CTVol 5063 No 207)
1987 – 1988	Sceggs Redlands Limited
1974 – 1987	Antonia Scotti, shopkeeper Giuseppina Scotti
1964 – 1974	Antonia Scotti, shopkeeper Giuseppina Scotti Bantolo Virona, retired shopkeeper
1946 – 1964	Elgina Glanville Drummonf, spinster
1939 – 1946	Shafto Landour Drummond, school master
	(Part Lots 24, 25, 26 & 27 Redland's Estate – Conv Book 1361 No 395)
1924 – 1939	Shafto Landour Drummond, school master
(1912 – 1939)	<i>(Assignment of lease Bk 974 No 689 to Shafto Landour Drummond, school master)</i>
(1911 – 1912)	<i>(Assignment of lease Bk 940 No 279 to William Maguire, John Lowry Adams, Frederick John Belbridge & Harriotte Kate Drummond)</i>
(1909 – 1911)	<i>(Assignment of lease Bk 887 No 668 to William Maguire)</i>

Note 6:

Current Search

Folio Identifier 3/783663 (title attached)
DP 783663 (plan attached)
Dated 22nd April, 2015
Registered Proprietor:
SCEGGS REDLANDS LIMITED

Title Tree
Lot 3 DP 783663

Folio Identifiers 3/783663

CA 34272

Conveyance Book 3553 No 148

Assignment Book 2637 No 518

Conveyance Book 1350 No 70

Indenture of lease Book 216 No 366

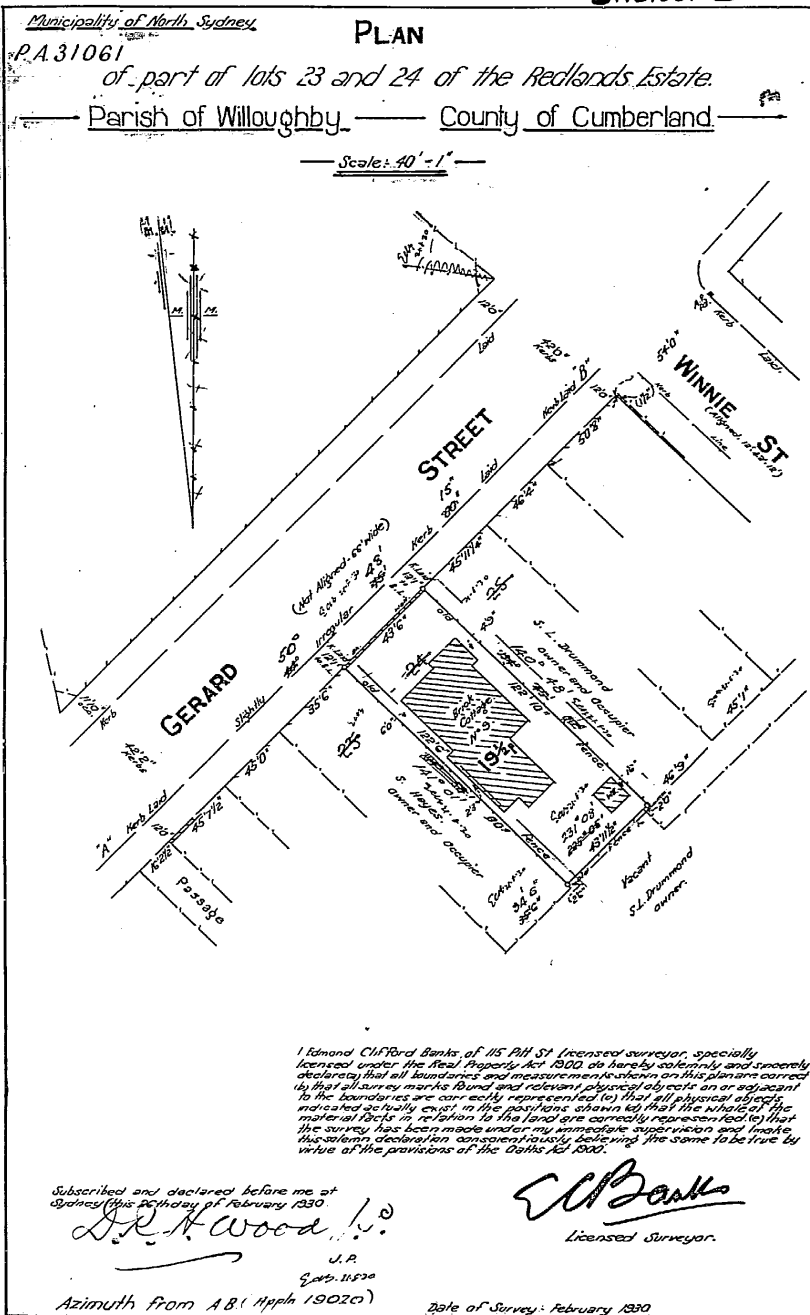
Summary of Proprietors Lot 3 DP 783663

Year	Proprietor
	(Lot 3 DP 783663)
1989 – todate	Sceggs Redlands Limited
	(Part Lots 21, 22 & 23 of Redlands Estate – Conv Bk 3553 No 148)
1980 – 1989	Sceggs Redlands Limited
	(Part Lots 21, 22 & 23 of Redlands Estate – vide Assignment Bk 3222 No 918 & Possession)
1974 – 1980	Sydney Church of England Girls Grammar School Council
	(Part Lots 21, 22 & 23 of Redlands Estate – Indenture of Assignment of lease Bk 2637 No 518)
1962 – 1974	Sydney Church of England Girls Grammar School Council
	(Land bounded by Redland’s Estate Parish Willoughby – Conveyance Bk 1350 No 70)
1924 – 1962	Rose Adeline Roseby, widow
	(Lots 21, 22 & 23 of Redlands Estate and other lands – Indenture of Lease Bk 216 No 366)
1881 – 1924	Gerard Phillips, gentleman



DP 81061

FEET INCHES	METRES
- 1 1/2	0.038
1 6	0.457
2 -	0.610
2 3	0.686
2 6	0.762
4 9	1.488
6 -	1.829
11 10	3.607
12 -	3.658
12 1	3.683
16 2 1/2	4.940
34 6	10.516
35 6	10.820
42 -	12.802
42 2	12.852
43 6	13.259
43 11 1/2	13.399
45 -	13.716
45 1	13.741
45 7 1/2	13.907
45 11 1/4	14.002
46 4	14.122
46 9	14.245
50 8	15.243
54 -	15.443
66 -	20.117
122 6	37.338
122 10	37.440
AC RD P	SQ M
- 19 1/2	493.2
AC RD P	HA
4 - 19 1/2	1.668



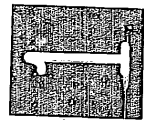
DP.81061 (6)

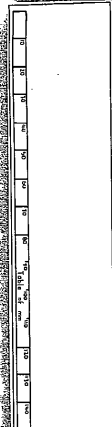
I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

23rd March, 1982

AMENDMENTS AND/OR ADDITIONS NOTED ON
PLAN IN REGISTRAR GENERAL'S OFFICE.

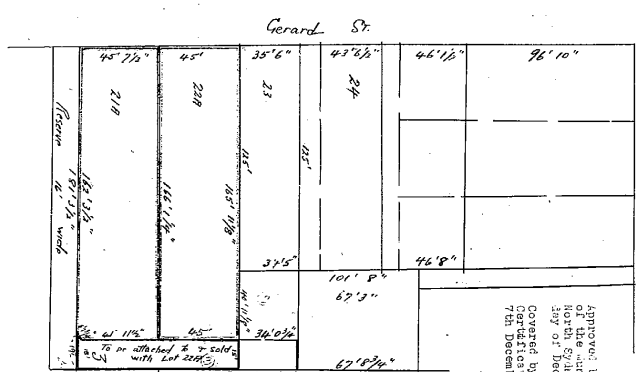
10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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400 03300' 1
North of R11
Boulevard

Map plan of Subdiv. (O.S.)
Regd. No. 2693



County of Cumberland V.P. 152693
Proposed Subdiv. of lots 21 & 22 Block 27th St.
Winnie St. East-Bowling Road 1970
B.R. 1850

Approved by the Council
of the City of Portland
on the 10th day of December, 1982
Certified by Town Clerk's
Certificate No. 990 of
7th December, 1982.

TOWN CLERK.

I, Bruce Richard Davies, Registered General for New South Wales, certify that this map was laid on the 10th day of September, 1977.

CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 152623	
FEET INCHES	METRES
5	1.721
15	4.572
16	4.877
19	5.491
32	9.144
34	10.362
36	10.973
38	11.583
40	12.193
42	12.803
44	13.413
46	14.023
48	14.633
50	15.243
52	15.853
54	16.463
56	17.073
58	17.683
60	18.293
62	18.903
64	19.513
66	20.123
68	20.733
70	21.343
72	21.953
74	22.563
76	23.173
78	23.783
80	24.393
82	25.003
84	25.613
86	26.223
88	26.833
90	27.443
92	28.053
94	28.663
96	29.273
98	29.883
100	30.493
102	31.103
104	31.713
106	32.323
108	32.933
110	33.543
112	34.153
114	34.763
116	35.373
118	35.983
120	36.593
122	37.203
124	37.813
126	38.423
128	39.033
130	39.643
132	40.253
134	40.863
136	41.473
138	42.083
140	42.693
142	43.303
144	43.913
146	44.523
148	45.133
150	45.743
152	46.353
154	46.963
156	47.573
158	48.183
160	48.793
162	49.403
164	50.013
166	50.623
168	51.233
170	51.843
172	52.453
174	53.063
176	53.673
178	54.283
180	54.893
182	55.503
184	56.113
186	56.723
188	57.333
190	57.943
192	58.553
194	59.163
196	59.773
198	60.383
200	60.993
202	61.603
204	62.213
206	62.823
208	63.433
210	64.043
212	64.653
214	65.263
216	65.873
218	66.483
220	67.093
222	67.703
224	68.313
226	68.923
228	69.533
230	70.143
232	70.753
234	71.363
236	71.973
238	72.583
240	73.193
242	73.803
244	74.413
246	75.023
248	75.633
250	76.243
252	76.853
254	77.463
256	78.073
258	78.683
260	79.293
262	79.903
264	80.513
266	81.123
268	81.733
270	82.343
272	82.953
274	83.563
276	84.173
278	84.783
280	85.393
282	86.003
284	86.613
286	87.223
288	87.833
290	88.443
292	89.053
294	89.663
296	90.273
298	90.883
300	91.493
302	92.103
304	92.713
306	93.323
308	93.933
310	94.543
312	95.153
314	95.763
316	96.373
318	96.983
320	97.593
322	98.203
324	98.813
326	99.423
328	100.033
330	100.643
332	101.253
334	101.863
336	102.473
338	103.083
340	103.693
342	104.303
344	104.913
346	105.523
348	106.133
350	106.743
352	107.353
354	107.963
356	108.573
358	109.183
360	109.793
362	110.403
364	111.013
366	111.623
368	112.233
370	112.843
372	113.453
374	114.063
376	114.673
378	115.283
380	115.893
382	116.503
384	117.113
386	117.723
388	118.333
390	118.943
392	119.553
394	120.163
396	120.773
398	121.383
400	121.993
402	122.603
404	123.213
406	123.823
408	124.433
410	125.043
412	125.653
414	126.263
416	126.873
418	127.483
420	128.093
422	128.703
424	129.313
426	129.923
428	130.533
430	131.143
432	131.753
434	132.363
436	132.973
438	133.583
440	134.193
442	134.803
444	135.413
446	136.023
448	136.633
450	137.243
452	137.853
454	138.463
456	139.073
458	139.683
460	140.293
462	140.903
464	141.513
466	142.123
468	142.733
470	143.343
472	143.953
474	144.563
476	145.173
478	145.783
480	146.393
482	147.003
484	147.613
486	148.223
488	148.833
490	149.443
492	150.053
494	150.663
496	151.273
498	151.883
500	152.493
502	153.103
504	153.713
506	154.323
508	154.933
510	155.543
512	156.153
514	156.763
516	157.373
518	157.983
520	158.593
522	159.203
524	159.813
526	160.423
528	161.033
530	161.643
532	162.253
534	162.863
536	163.473
538	164.083
540	164.693
542	165.303
544	165.913
546	166.523
548	167.133
550	167.743
552	168.353
554	168.963
556	169.573
558	170.183
560	170.793
562	171.403
564	172.013
566	172.623
568	173.233
570	173.843
572	174.453
574	175.063
576	175.673
578	176.283
580	176.893
582	177.503
584	178.113
586	178.723
588	179.333
590	179.943
592	180.553
594	181.163
596	181.773
598	182.383
600	182.993
602	183.603
604	184.213
606	184.823
608	185.433
610	186.043
612	186.653
614	187.263
616	187.873
618	188.483
620	189.093
622	189.703
624	190.313
626	190.923
628	191.533
630	192.143
632	192.753
634	193.363
636	193.973
638	194.583
640	195.193
642	195.803
644	196.413
646	197.023
648	197.633
650	198.243
652	198.853
654	199.463
656	200.073
658	200.683
660	201.293
662	201.903
664	202.513
666	203.123
668	203.733
670	204.343
672	204.953
674	205.563
676	206.173
678	206.783
680	207.393
682	208.003
684	208.613
686	209.223
688	209.833
690	210.443
692	211.053
694	211.663
696	212.273
698	212.883
700	213.493
702	214.103
704	214.713
706	215.323
708	215.933
710	216.543
712	217.153
714	217.763
716	218.373
718	218.983
720	219.593
722	220.203
724	220.813
726	221.423
728	222.033
730	222.643
732	223.253
734	223.863
736	224.473
738	225.083
740	225.693
742	226.303
744	226.913
746	227.523
748	228.133
750	228.743
752	229.353
754	229.963
756	230.573
758	231.183
760	231.793
762	232.403
764	233.013
766	233.623
768	234.233
770	234.843
772	235.453
774	236.063
776	236.673
778	237.283
780	237.893
782	238.503
784	239.113
786	239.723
788	240.333
790	240.943
792	241.553
794	242.163
796	242.773
798	243.383
800	243.993
802	244.603
804	245.213
806	245.823
808	246.433
810	247.043
812	247.653
814	248.263
816	248.873
818	249.483
820	250.093
822	250.703
824	251.313
826	251.923
828	252.533
830	253.143
832	253.753
834	254.363
836	254.973
838	255.583
840	256.193
842	256.803
844	257.413
846	258.023
848	258.633
850	259.243
852	259.853
854	260.463
856	261.073
858	261.683
860	262.293
862	262.903
864	263.513
866	264.123
868	264.733
870	265.343
872	265.953
874	266.563
876	267.173
878	267.783
880	268.393
882	269.003
884	269.613
886	270.223
888	270.833
890	271.443
892	272.053
894	272.663
896	273.273
898	273.883
900	274.493
902	275.103
904	275.713
906	276.323
908	276.933
910	277.543
912	278.153
914	278.763
916	279.373
918	279.983
920	280.593
922	281.203
924	281.813
926	282.423
928	283.033
930	283.643
932	284.253
934	284.863
936	285.473
938	286.083
940	286.693
942	287.303
944	287.913
946	288.523
948	289.133
950	289.743
952	290.353
954	290.963
956	291.573
958	292.183
960	292.793
962	293.403
964	294.013
966	294.623
968	295.233
970	295.843
972	296.453
974	297.063
976	297.673
978	298.283
980	298.893
982	299.503
984	300.113
986	300.723
988	301.333
990	301.943
992	302.553
994	303.163
996	303.773
998	304.383
1000	304.993

AC RD P	SCM
- 1	1012

Reg:R317043 /Doc:DP 0783663 P /Rev:26-Aug-1992 /Sts:OK.OK /Prt:04-Oct-2014 13:21 /Pgs:ATL /Seq:1 of 1
Ref:ATL /Src:1



Appendix C2: Council Section 149 Certificates



address 200 Miller Street North Sydney NSW 2060

telephone (02) 9936 8100

all correspondence General Manager North Sydney Council
PO Box 12 North Sydney NSW 2059
DX10587

facsimile (02) 9936 8177

email council@northsydney.nsw.gov.au

internet www.northsydney.nsw.gov.au

ABN 32 353 260 317

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

Cert. No.: 53012/02
Page No.: 1 of 8

Parcel No: 42403

Date: 25/09/2012
Receipt No.: 1363841
Your REF:

Applicant:

**Glendinning Minto & Associates Pty Ltd
P O Box 225
THORNLEIGH NSW 2120**

Owner (as recorded by council):

**SCECGS Redlands Ltd
272 Military Rd
CREMORNE NSW 2090**

Property Description:

**272 Military Road CREMORNE 2090
LOT: 11 DP: 877879**

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
MENTIONED LAND.**

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2001: gazetted 1st June, 2001, as amended

Zone: Special Use

PERMITTED WITHOUT CONSENT

Nil

PERMITTED WITH CONSENT

Subject to the provisions of LEP 2001 the following development may be carried out within the zone, but only with development consent:

Development for the purpose of:

- (a) on all sites in the zone - apartment buildings; attached dwellings; duplexes; dwelling-houses; open space; remediation; telecommunications facilities; utility installations, other than gas holders or generating works, and
- (b) on sites shown on the map with red lettering - the land use indicated by red lettering on the map.

PROHIBITED

Any purpose other than a purpose listed above is prohibited within the zone.



address 200 Miller Street North Sydney NSW 2060

all correspondence General Manager North Sydney Council
PO Box 12 North Sydney NSW 2059
DX10587

telephone (02) 9936 8100

facsimile (02) 9936 8177

email council@northsydney.nsw.gov.au

internet www.northsydney.nsw.gov.au

ABN 32 353 260 317

Exempt Development

Development for the purposes set out in clause 12 and schedule 6 of LEP 2001 is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development

Development for the purposes set out in clause 13 and schedule 7 of LEP 2001 is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal to amend North Sydney Local Environmental Plan 2001

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2001* by changing the minimum Floor Space Ratio (FSR) of 3:1 to 0.5:1 for the site known as 211-223 Pacific Highway, North Sydney. The Planning Proposal will be on public exhibition from Thursday 10 May 2012 to Wednesday 23 May 2012.

Planning Proposal to amend North Sydney Local Environmental Plan 2001

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2001* to allow the redevelopment of the Parraween Street Car Park (106 Parraween Street) and the adjoining Early Childhood Health Centre (4-6 Langley Avenue) in Cremorne. The redevelopment incorporates key worker accommodation, public open space, two levels of basement parking, a new early childhood health centre and a café. It specifically seeks to amend North Sydney Local Environmental Plan 2001 (NSLEP 2001) to:

- rezone the subject site from Special Uses to Mixed Use
- apply a building height limit of 12m and a non residential floor space ratio range of 0:1 – 2:1
- allow the additional permitted use of "car park",
- classify the subject site as "operational land".

The Planning Proposal will be on public exhibition from Thursday 11 June 2012 to Wednesday 11 July 2012.

Planning Proposal to amend North Sydney Local Environmental Plan 2001

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2001* to allow the redevelopment of the Woolworths and Alexander Street Car Park site, Crows Nest, for the purposes of a supermarket, above ground multilevel public car parking facility, specialty shops and electrical substation. It specifically seeks to amend North Sydney Local Environmental Plan 2001 (NSLEP 2001) to:

- rezone the subject land from Mixed Use and Special Uses - Parking to Commercial;
- allow the additional permitted use of "car park";
- allow a building height limit of 19.15 metres;
- classify the subject land as "operational" land.

The public exhibition will take place from Thursday 26 July 2012 to Wednesday 22 August 2012.

Draft North Sydney Local Environmental Plan 2009

This Draft Local Environmental Plan comprises a new comprehensive local environmental Plan for North Sydney and will repeal North Sydney Local Environmental Plan 1989 and North Sydney Local Environmental Plan 2001 in their entirety. It will be on public exhibition from Thursday 20 January 2011 till Thursday 31 March 2011.



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ABN 32 353 260 317

Zone: R4 – High Density Residential

PERMITTED WITHOUT CONSENT

Environmental protection works; home-based childcare; Home occupations

PERMITTED WITH CONSENT

Attached dwellings; Boarding Houses; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Educational establishments; Entertainment facilities; Group homes; Health services facilities; Home businesses; Home industries; Hostels; Information and education facilities; Neighbourhood shops; Multi dwelling housing; Places of public worship; Recreation areas; Residential flat buildings; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Telecommunications facilities

PROHIBITED

Any purpose, other than a purpose listed above, is prohibited in the zone.

Exempt Development

Development for the purposes set out in clause 3.1 of *Draft North Sydney Local Environmental Plan 2009* is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development

Development for the purposes set out in clause 3.2 of *Draft North Sydney Local Environmental Plan 2009* is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2002 and Area Character Statements - Effective 21/02/2002.

The DCP applies to all land in the North Sydney local government area where LEP 2001 applies, and contains policy relevant to development of land where LEP 1989 applies. Amended 20/3/03. Amended 29/5/03. Amended 24/03/05. Amended 07/07/05. Amended 06/10/05. Amended 04/05/06. Amended 01/06/06. Amended 19/9/06. Amended 16/08/07. Amended 29/05/08. Amended 30/10/08. Amended 09/12/10, Amended 16/02/12.

North Sydney DCP 2002 – Draft Amendment

At its meeting on 28 May 2012, North Sydney Council resolved to adopt a draft amendment to DCP 2002 that relates to the Planning Proposal for land bounded by Falcon Street, Alexander Street, Burlington Street, and Willoughby Lane, Crows Nest, for the purposes of public exhibition. The draft amendment to DCP 2002 incorporates a new provision into the Character Statement for Crows Nest Town Centre so that off-street parking is provided underground except for when owned and operated by Council as a public car park on the subject land. The DCP 2002 draft amendment is on public exhibition concurrently with the associated Planning Proposal between Thursday 26 July 2012 and Wednesday 22 August 2012.

Draft North Sydney Development Control Plan 2010

This draft development control plan comprises a new comprehensive development control plan and applies to all land to which Draft North Sydney Local Environmental Plan 2009 applies. This draft development control plan will repeal:

- *North Sydney Development Control Plan 2002*
- *North Sydney Development Control Plan No.1 – North Sydney*
- *North Sydney Development Control Plan No.25 – Child Care Centres in Commercial Zones*



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- North Sydney Development Control Plan No.31 – Outdoor advertising
- North Sydney Development Control Plan No.34 – Brothels and Adult Services
- North Sydney Development Control Plan No.35 – Notification
- North Sydney Development Control Plan No.36 – Telecommunications
- North Sydney Development Control Plan No.39 – Access and Mobility
- North Sydney Development Control Plan No.40 – Boarding Houses
- North Sydney Development Control Plan No.41 – Contaminated Land

in their entirety. The Draft Development Control Plan was placed on public exhibition from Thursday 20 January 2011 till Thursday 3 March 2011 and was re-exhibited between 8 September 2011 and 10 October 2011.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective 12 February 2004. Amended 3 July 2006.

HERITAGE CONTROLS:

The subject land is NOT LOCATED within a CONSERVATION AREA, under Part 4 - Heritage Provisions of *North Sydney Local Environmental Plan 2001*.

The whole or part of the subject land is a HERITAGE ITEM, under Part 4 - Heritage Provisions of *North Sydney Local Environmental Plan 2001*. Development consent is required for demolition (including partial demolition) or any change to the property, construction of a building on, or subdivision of, the land. Council may refuse consent to demolish a Heritage Item.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

The subject land is NOT IDENTIFIED as a CONTRIBUTORY ITEM, under Part 4 - Heritage Provisions of *North Sydney Local Environmental Plan 2001*.

The subject land is NOT IDENTIFIED as an UNCHARACTERISTIC ELEMENT, under Part 4 - Heritage Provisions of *North Sydney Local Environmental Plan 2001*.

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *Draft North Sydney Local Environmental Plan 2009*.

The whole or part of the subject land IS A HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *Draft North Sydney Local Environmental Plan 2009*. Development consent is required for demolition (including partial demolition) or any change to the property, construction of a building on, or subdivision of, the land. Council may refuse consent to demolish a Heritage Item.



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OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the Coastal Protection Act 1979.

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the Coastal Protection Act 1979 in relation to emergency coastal protection works undertaken on that land.

Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the Coastal Protection Act 1979 in relation to emergency coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the Coastal Protection Act 1979 advising of the placement of emergency coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the Coastal Protection Act 1979 advising Council of the placement of emergency coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a Mine Subsidence District within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the Roads Act 1993.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD RESERVATION under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)
SEPP No. 1 - Development standards



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SEPP No. 4 - Development without consent and miscellaneous complying development
SEPP No. 6 - Number of storeys in a building
SEPP No. 19 - Bushland in urban areas
SEPP No. 22 - Shops and commercial premises
SEPP No. 32 - Urban consolidation (re development of urban land)
SEPP No. 33 - Hazardous and offensive development
SEPP No. 50 - Canal estate development
SEPP No. 55 - Remediation of land
SEPP No. 56 - Sydney Harbour Foreshores and Tributaries
SEPP No. 60 - Exempt and Complying Development
SEPP No. 64 - Advertising and signage
SEPP No. 65 - Design Quality of Residential Flat Development
SEPP (Affordable Rental Housing) 2009
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004 - *formerly SEPP (Seniors Living) 2004*
SEPP (Infrastructure) 2007
SEPP (Major Development) 2005 - *formerly SEPP Major Projects & SEPP State Significant Development*
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (State and Regional Development) 2011
SEPP (Temporary Structures) 2007

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport

Draft SEPP (Application of Development Standards) 2004

Draft SEPP (Competition) 2010

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN NOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:

- comprising, or on which there is, a heritage item or a draft heritage item

Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN NOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:



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- comprising, or on which there is, a heritage item or a draft heritage item

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN NOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:

- comprising, or on which there is, a heritage item or a draft heritage item

General Development Code

Complying development types specified within the General Development Code under Part 4A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN NOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:

- comprising, or on which there is, a heritage item or a draft heritage item

Commercial and Industrial Code

Complying development types specified within the Commercial and Industrial Code under Part 5 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN NOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:

- comprising, or on which there is, a heritage item or a draft heritage item

Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN NOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:

- comprising, or on which there is, a heritage item or a draft heritage item

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN NOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is wholly or partly identified as:

- comprising, or on which there is, a heritage item or a draft heritage item

Note. This part of the Certificate only addresses matters raised in Clauses 1.17A(c), 1.17A(d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is your responsibility to ensure that you comply with any other relevant requirements of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is invalid.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the *Contaminated Land Management Act, 1997*.



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Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the Contaminated Land Management Act, 1997.

FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

The subject land IS NOT LISTED in the Register of the National Trust of NSW.

The subject land is NOT AFFECTED by the *HERITAGE ACT, 1977*.

A Tree Preservation Order applies throughout the North Sydney Council area. Contact Council for details.

For further information, please contact Council's
DIVISION OF PLANNING & DEVELOPMENT SERVICES

PENNY HOLLOWAY
GENERAL MANAGER

per: 



29 APR 2015

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

Cert. No.:

61532/02

Page No.:

1 of 7

Parcel No: 27665

Date:

27/04/2015

Receipt No.:

1707429

Your REF:

Applicant:

**Rob Muller
PO Box 976
NORTH RYDE BC NSW 1670**

Owner (as recorded by council):

**SCECGS Redlands Ltd
272 Military Road
CREMORNE NSW 2090**

Property Description:

**3 Gerard Street CREMORNE 2090
LOT: 22A DP: 152693**

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
MENTIONED LAND.**

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2013, published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013, as amended.

Zone: R4 – High Density Residential

PERMITTED WITHOUT CONSENT

Environmental protection works

PERMITTED WITH CONSENT

Attached dwellings; Boarding Houses; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Entertainment facilities; Home-based childcare; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Shop top housing

PROHIBITED

Any purpose, other than a purpose listed above, is prohibited in the zone

Exempt Development

Development for the purposes set out in clause 3.1 of *North Sydney Local Environmental Plan 2013* is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development

Development for the purposes set out in clause 3.2 of *North Sydney Local Environmental Plan 2013* is



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complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Schedule 6 - Exempt Development under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – 144-154 Pacific Hwy & 18 Berry St, North Sydney

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* as it relates to land at 144-154 Pacific Highway and 18 Berry Street, North Sydney. In particular, it seeks to amend the non-residential floor space ratio range requirement applying to the site from part 3:1 - 4:1 and part minimum of 0.5:1 to a minimum of 1.4:1 across the entire site with no maximum requirement.

The public exhibition will take place from Thursday 29 January 2015 to Wednesday 25 February 2015.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – 521 Pacific Highway, Crows Nest

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* as it relates to land at 521 Pacific Highway, Crows Nest. In particular, it seeks to amend the building height control applying to the site from 20 metres to 40 metres and seeks to introduce a whole of building floor space ratio control of 5.3:1.

The public exhibition will take place from Thursday 12 February 2015 to Thursday 12 March 2015.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – 200-220 Pacific Highway, Crows Nest

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* as it relates to land at 200-220 Pacific Highway, Crows Nest. In particular, it seeks to amend the non-residential floor space ratio range for the subject site from 0.5:1 – 2:1 to 0.24:1 - 2:1.

The public exhibition will take place from Thursday 19 February 2015 to Thursday 4 March 2015.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – Miscellaneous Amendments to B4 Mixed Use Zone

This Planning Proposal seeks to make the following amendments to North Sydney Local Environmental Plan 2013 (NSLEP 2013):

- permit 'residential flat buildings' with development consent in the *B4 Mixed Use* zone, but only if they are provided as part of mixed use development and achieve active street frontages to address shortcomings with the definition of 'shop top housing';
- remove the maximum non-residential floor space ratio requirement over land subject to clause 4.4A, to improve the flexibility of the existing planning controls, especially in the *B4 Mixed Use* zone; and
- exclude 'serviced apartments' from the calculation of 'non-residential floor space' under subclause 4.4A(8), to prevent the provision of unviable serviced apartments and undermining of the objectives and controls to the provision of non-residential floor space in the *B4 Mixed Use* zone, that seek to



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protect and promote employment generation.

The public exhibition of the amendments will take place from Thursday 26 March 2015 to Wednesday 22 April 2015.

DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September 2013 and came into effect on 13 September 2013. Amended 20/02/14. Amended 08/01/2015. Amended 26/03/2015.

Draft Amendments North Sydney DCP 2013 (Operation of Section 2 to Part B and parking controls for residential flat buildings in B4 Mixed Use zone)

At its meeting on 16 March 2015, North Sydney Council resolved to adopt a draft amendment to *North Sydney Development Control Plan 2013* for exhibition. In particular, it is proposed to introduce maximum parking rates for 'residential flat buildings' within the *B4 Mixed Use* zone and clarify when Section 2 to Part 3 of the DCP applies. These amendments are proposed in conjunction with an amendment to *North Sydney Local Environmental 2013*, which seeks to permit 'residential flat buildings' in the B4 Mixed Use Zone.

Public exhibition of the draft DCP amendment will take place from Thursday 26 March 2015 to Wednesday 22 April 2015.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective from 20 June 2013.

HERITAGE CONTROLS:

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*.



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Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works undertaken on that land.

Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of temporary coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising Council of the placement of temporary coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a Mine Subsidence District within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the *Roads Act 1993*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD RESERVATION under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the *Rural Fires Act 1997* and *Environmental Planning and Assessment Act 1979*.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

SEPP No. 1 – Development Standards

SEPP No. 19 - Bushland in urban areas

SEPP No. 32 - Urban consolidation (redevelopment of urban land)

SEPP No. 33 - Hazardous and offensive development

SEPP No. 50 - Canal estate development



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SEPP No. 55 - Remediation of land
SEPP No. 64 - Advertising and signage
SEPP No. 65 - Design Quality of Residential Flat Development
SEPP (Affordable Rental Housing) 2009
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004 - formerly SEPP (Seniors Living) 2004
SEPP (Infrastructure) 2007
SEPP (Major Development) 2005 - formerly SEPP Major Projects & SEPP State Significant Development
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007 - formerly SEPP (Temporary Structures) 2007
SEPP (State and Regional Development) 2011

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport

Draft SEPP (Application of Development Standards) 2004

Draft SEPP (Competition) 2010

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code

Complying development types specified within the General Development Code under Part 4A *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Alterations Code

Complying development types specified within the Commercial and Industrial Alterations Code under Part 5



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internet www.northsydney.nsw.gov.au

ABN 32 353 260 317

of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial (New Buildings and Additions) Code

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Fire Safety Code

Complying development types specified within the Fire Safety Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Note. This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(c)-(e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is your responsibility to ensure that you comply with any other relevant requirements of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is invalid.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the *Contaminated Land Management Act, 1997*.



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FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 12m.

The subject land IS NOT LISTED in the Register of the National Trust of NSW.

The subject land is NOT AFFECTED by the *HERITAGE ACT, 1977*.

A Tree Preservation Order applies throughout the North Sydney Council area. Contact Council for details.

For further information, please contact Council's
DIVISION OF PLANNING & DEVELOPMENT SERVICES

WARWICK WINN
GENERAL MANAGER

per: 



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

Cert. No.: 61533/02
Page No.: 1 of 7

Parcel No: 27659

Date: 27/04/2015
Receipt No.: 1707428
Your REF:

Applicant:

Rob Muller
PO Box 976
NORTH RYDE BC NSW 1670

Owner (as recorded by council):

SCECGS Redlands Ltd
272 Military Road
CREMORNE NSW 2090

Property Description:

272 Military Road CREMORNE 2090
LOT: 1 DP: 83047

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
MENTIONED LAND.**

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2013, published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013, as amended.

Zone: R4 – High Density Residential

PERMITTED WITHOUT CONSENT

Environmental protection works

PERMITTED WITH CONSENT

Attached dwellings; Boarding Houses; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Entertainment facilities; Home-based childcare; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Shop top housing

PROHIBITED

Any purpose, other than a purpose listed above, is prohibited in the zone

Exempt Development

Development for the purposes set out in clause 3.1 of *North Sydney Local Environmental Plan 2013* is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development

Development for the purposes set out in clause 3.2 of *North Sydney Local Environmental Plan 2013* is



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complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Schedule 6 - Exempt Development under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – 144-154 Pacific Hwy & 18 Berry St, North Sydney

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* as it relates to land at 144-154 Pacific Highway and 18 Berry Street, North Sydney. In particular, it seeks to amend the non-residential floor space ratio range requirement applying to the site from part 3:1 - 4:1 and part minimum of 0.5:1 to a minimum of 1.4:1 across the entire site with no maximum requirement.

The public exhibition will take place from Thursday 29 January 2015 to Wednesday 25 February 2015.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – 521 Pacific Highway, Crows Nest

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* as it relates to land at 521 Pacific Highway, Crows Nest. In particular, it seeks to amend the building height control applying to the site from 20 metres to 40 metres and seeks to introduce a whole of building floor space ratio control of 5.3:1.

The public exhibition will take place from Thursday 12 February 2015 to Thursday 12 March 2015.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – 200-220 Pacific Highway, Crows Nest

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* as it relates to land at 200-220 Pacific Highway, Crows Nest. In particular, it seeks to amend the non-residential floor space ratio range for the subject site from 0.5:1 – 2:1 to 0.24:1 - 2:1.

The public exhibition will take place from Thursday 19 February 2015 to Thursday 4 March 2015.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – Miscellaneous Amendments to B4 Mixed Use Zone

This Planning Proposal seeks to make the following amendments to *North Sydney Local Environmental Plan 2013 (NSLEP 2013)*:

- permit 'residential flat buildings' with development consent in the *B4 Mixed Use* zone, but only if they are provided as part of mixed use development and achieve active street frontages to address shortcomings with the definition of 'shop top housing';
- remove the maximum non-residential floor space ratio requirement over land subject to clause 4.4A, to improve the flexibility of the existing planning controls, especially in the *B4 Mixed Use* zone; and
- exclude 'serviced apartments' from the calculation of 'non-residential floor space' under subclause 4.4A(8), to prevent the provision of unviable serviced apartments and undermining of the objectives and controls to the provision of non-residential floor space in the *B4 Mixed Use* zone, that seek to



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protect and promote employment generation.

The public exhibition of the amendments will take place from Thursday 26 March 2015 to Wednesday 22 April 2015.

DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September 2013 and came into effect on 13 September 2013. Amended 20/02/14. Amended 08/01/2015. Amended 26/03/2015.

Draft Amendments North Sydney DCP 2013 (Operation of Section 2 to Part B and parking controls for residential flat buildings in B4 Mixed Use zone)

At its meeting on 16 March 2015, North Sydney Council resolved to adopt a draft amendment to *North Sydney Development Control Plan 2013* for exhibition. In particular, it is proposed to introduce maximum parking rates for 'residential flat buildings' within the *B4 Mixed Use* zone and clarify when Section 2 to Part 3 of the DCP applies. These amendments are proposed in conjunction with an amendment to *North Sydney Local Environmental 2013*, which seeks to permit 'residential flat buildings' in the B4 Mixed Use Zone.

Public exhibition of the draft DCP amendment will take place from Thursday 26 March 2015 to Wednesday 22 April 2015.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective from 20 June 2013.

HERITAGE CONTROLS:

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the Coastal Protection Act 1979.



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Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works undertaken on that land.

Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of temporary coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising Council of the placement of temporary coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a Mine Subsidence District within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the *Roads Act 1993*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD RESERVATION under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the *Rural Fires Act 1997* and *Environmental Planning and Assessment Act 1979*.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

- SEPP No. 1 – Development Standards
- SEPP No. 19 - Bushland in urban areas
- SEPP No. 32 - Urban consolidation (redevelopment of urban land)
- SEPP No. 33 - Hazardous and offensive development
- SEPP No. 50 - Canal estate development



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SEPP No. 55 - Remediation of land
SEPP No. 64 - Advertising and signage
SEPP No. 65 - Design Quality of Residential Flat Development
SEPP (Affordable Rental Housing) 2009
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004 - formerly SEPP (Seniors Living) 2004
SEPP (Infrastructure) 2007
SEPP (Major Development) 2005 - formerly SEPP Major Projects & SEPP State Significant Development
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007 - formerly SEPP (Temporary Structures) 2007
SEPP (State and Regional Development) 2011

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport
Draft SEPP (Application of Development Standards) 2004
Draft SEPP (Competition) 2010

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code

Complying development types specified within the General Development Code under Part 4A State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Alterations Code

Complying development types specified within the Commercial and Industrial Alterations Code under Part 5



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of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial (New Buildings and Additions) Code

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Fire Safety Code

Complying development types specified within the Fire Safety Code under Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Note. This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(c)-(e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other relevant requirements of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the Contaminated Land Management Act, 1997.



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FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 12m.

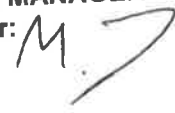
The subject land IS NOT LISTED in the Register of the National Trust of NSW.

The subject land is NOT AFFECTED by the *HERITAGE ACT, 1977*.

A Tree Preservation Order applies throughout the North Sydney Council area. Contact Council for details.

For further information, please contact Council's
DIVISION OF PLANNING & DEVELOPMENT SERVICES

WARWICK WINN
GENERAL MANAGER

per: 



Appendix C3: WorkCover Records

RM

30 OCT 2014



WorkCover

Our Ref: D14/135042
Your Ref: Rob Muller

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
WorkCover Assistance Service 13 10 50
DX 731 Sydney workcover.nsw.gov.au

29th October 2014

Attention: Rob Muller
Environmental Investigation Services
PO Box 976
NORTH RYDE BC NSW 1670

Dear Rob Muller,

RE SITE: 272 Military Road, CREMORNE, NSW, 2090

I refer to your site search request received by WorkCover NSW on 21st October 2014 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

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

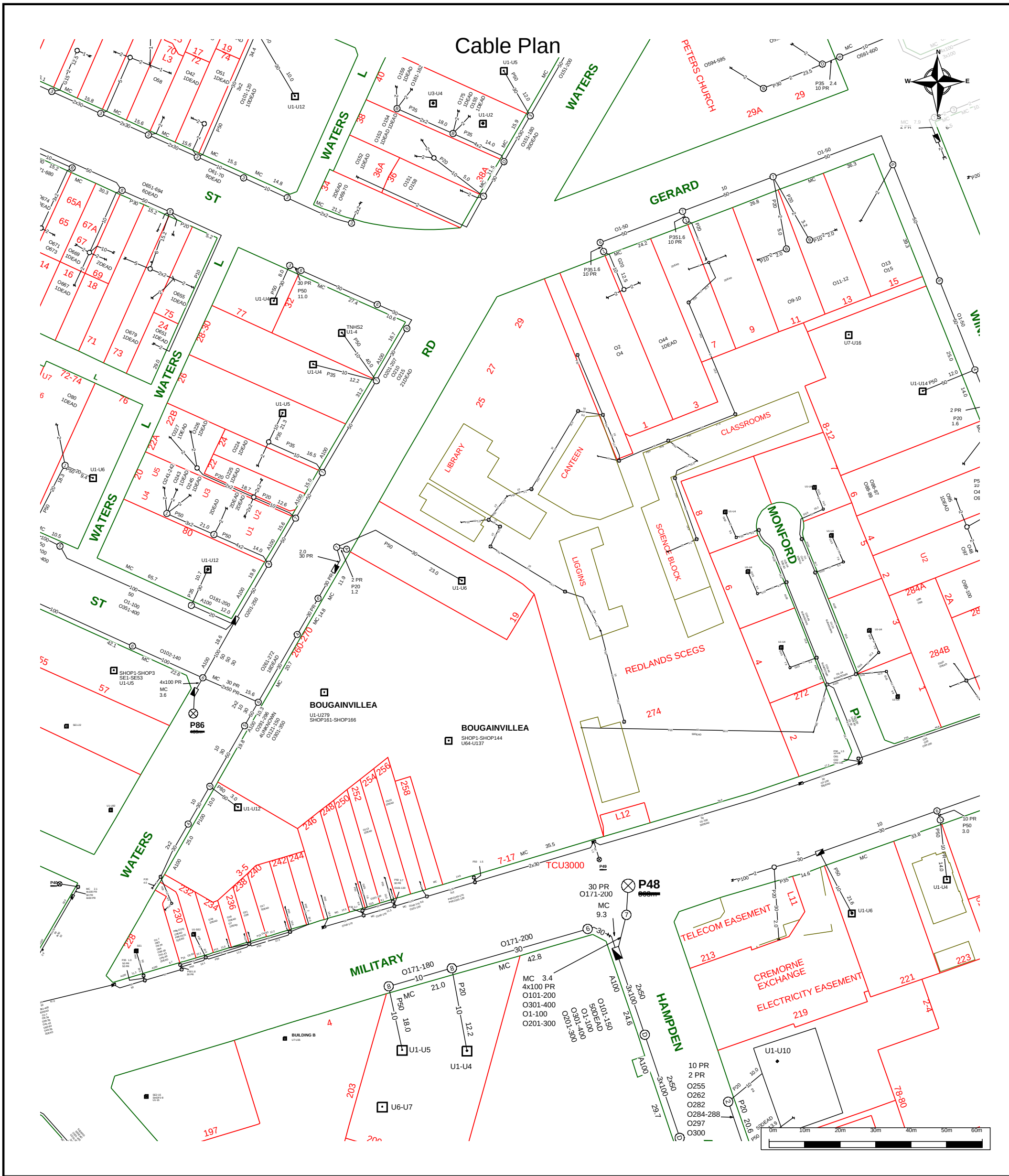
Yours Sincerely

A handwritten signature in black ink, appearing to read "M. A. Kidd".

Michelle Kidd
Customer Service Officer
Dangerous Goods Team



Appendix C4: Underground Service Plans



	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)	Sequence Number: 41732922
TELSTRA CORPORATION LIMITED A.C.N. 051 775 556		CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
Generated On 25/09/2014 10:11:51		

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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

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

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

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

Plan 1 of 1