



**Aargus**

Environmental - Remediation - Engineering - Laboratories - Drilling

# PRELIMINARY SITE INVESTIGATION

**80-88 Regent Street,  
Redfern NSW**

*Prepared for*

**Iglu No.209 Pty Ltd**

13<sup>th</sup> August 2018

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### DOCUMENT HISTORY

Document No.	Revision No.	Issue Date	Description
ES7321/2	0	13/08/2018	Initial Issue

Approved for release by:



**Mark Kelly**  
Environmental Manager

Date: 13<sup>th</sup> August 2018

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## ABBREVIATIONS

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

## EXECUTIVE SUMMARY

Aargus Pty Ltd (Aargus) was appointed by Iglu No.209 Pty Ltd (the ‘client’) to undertake a Preliminary Site Investigation (PSI) for the property located at 80-88 Regent Street, Redfern NSW (the ‘site’). The site is proposed for redevelopment into a multi-storey commercial and student accommodation building.

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

At the time of the inspection (20<sup>th</sup> November 2015), the site was occupied by five two-storey commercial brick buildings in the eastern portion of the site and five backyards in the western portion of the site. The ground level of the buildings was occupied by three stores, a restaurant and a cafe. The second level was occupied by low density residential properties. No surface standing water was noticed at the site. Six driveways were observed on site, including two driveways for 88 Regent Street, and one driveway each for 86 Regent Street, 84 Regent Street, 82 Regent Street and 80 Regent Street. The driveways were sealed with gravel. Minor cracks were observed. The main access to the site was along Regent Street on the eastern boundary and along William Lane on the western boundary.

The land title information provided for the site suggested that all lots have been primarily owned by private proprietors from at least 1908 to date, excluding Lot B in DP105824, which has been commercially owned from 2015 to date, Lot C in DP105824 which was commercially owned in 1982 and Lot D in DP105824 which was commercially owned from 1935 to 1936 and from 1951 to 1957. This was consistent with the aerial photography which appeared to show the land use of the site to have been continuously occupied by terrace-style buildings from at least 1930 to date. The structure of the current building appeared to have remained unchanged from at least 1943 to date. Lot A in DP105824 and Lot D in D 105824 have been only leased by private individuals, and Lot B in DP105824, Lot C in D 105824 and Lot E in DP105824 have been leased by both private and commercial entities.

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

- Potential importation of uncontrolled fill that may contain various contaminants;
- Current or past use of pesticides;
- Driveways where leaks and spills from cars may have occurred;
- Metal degradation; and
- Asbestos based materials.

The contaminants that may be present in some of these areas were considered to be of low significance in terms of risk to the human and environmental receptors identified.

Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified.

Based on the information collected during this investigation and in reference to Clause 7 (DA development of SEPP 55), the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed multi-storey commercial and student accommodation.

# 1 INTRODUCTION

## 1.1 Background

Aargus Pty Ltd (Aargus) was appointed by Iglu No.209 Pty Ltd (the ‘client’) to undertake a Preliminary Site Investigation (PSI) within the property located at 80-88 Regent Street, Redfern NSW (the ‘site’). The location of the property is presented in Figure 1 of Appendix A.

It is understood that the site is proposed for the demolition of existing buildings and redevelopment into a multi-storey commercial and student accommodation building. The proposed development plans can be found in Appendix B.

A site investigation was requested by Sydney City Council to determine the potential for onsite contamination as part of the Development Application (DA).

## 1.2 Objective

The primary objectives of this PSI are as follows:

- Identify potential areas where contamination may have occurred from current and historical activities;
- Identify potential contaminants associated with potentially contaminating activities;
- Assess the potential for soils and groundwater to have been impacted by current and historical activities; and
- Assess the suitability of the site for redevelopment into a multi-storey commercial and student accommodation building, based on its current condition and the findings of this investigation.

### 1.3 Scope of Works

The scope of works for this PSI includes:

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

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

## 2 SITE IDENTIFICATION AND DESCRIPTION

### 2.1 Site Identification

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

**Table 1: Site Identification**

<b>Lot and DP Number (Address)</b>	Lot A in DP105824 (80 Regent Street, Redfern NSW) Lot B in DP105824 (82 Regent Street, Redfern NSW) Lot C in DP105824 (84 Regent Street, Redfern NSW) Lot D in DP105824 (86 Regent Street, Redfern NSW) Lot E in DP105824 (88 Regent Street, Redfern NSW)		
<b>Geographic Coordinates*</b>		Latitude:	Longitude
	North	-33.892825	151.199937
	East	-33.89297	151.200053
	South	-33.893032	151.199867
	West	-33.893032	151.19975
<b>Approx. Site Area</b>	822m <sup>2</sup>		
<b>Local Government Area</b>	Sydney City Council		
<b>Parish</b>	Alexandria		
<b>County</b>	Cumberland		
<b>Current Land Zoning**</b>	Cadastre 17/07/2015		
<b>Proposed Land Use</b>	Commercial and student accommodation		
<b>Site Owner (2016_</b>	Yvonne Klimis (Lot A in DP105824) Sunny Thirdi Regent Street Pty Ltd (Lot B in DP105824) Constantine Antonelos (Lot C in DP105824) Gregory Giotopoulos (Lot D in DP105824) Betty Lotus Colquhoun (Lot E in DP105824)		
<b>Site End Users</b>	Residents (adults & children), workers, visitors, customers		

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

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

[http://www.legislation.nsw.gov.au/map/7200\\_COM\\_LZN\\_009\\_005\\_20150717.pdf?id=0979fc91-2cec-4c44-953e-657a9726786f](http://www.legislation.nsw.gov.au/map/7200_COM_LZN_009_005_20150717.pdf?id=0979fc91-2cec-4c44-953e-657a9726786f)

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

## 2.2 Site Inspection

A site visit was carried out on Friday 20<sup>th</sup> November 2015 by an Aargus field scientist to inspect the site for any potential sources of contamination and document any observations made regarding the current site conditions. At the time of the inspection, a number of sections within the site were inaccessible; hence observations were limited to the available areas of the site. The following observations were made:

- The site was square in shape and used for commercial and residential purposes.
- The site was occupied by five two-storey commercial brick buildings in the eastern portion of the site and five backyards in the western portion of the site.
- The inside of the buildings were inaccessible.
- The ground level of the buildings were occupied by three stores, a restaurant and a cafe. The second level was occupied by low density residential properties.
- A Furniture Store named 'Retro on Regent St' occupied the ground level of 88 Regent Street, a closed down store occupied the ground level of 86 Regent Street, a closed down restaurant named 'Chinar Indian Restaurant' on the ground level of 84 Regent Street, a café named 'Appetite' on the ground level of 82 Regent Street, and a furniture store on the ground level of 80 Regent Street.
- Vegetation consisting of grass was observed in the western portion of 88 Regent Street. The grass appeared to be healthy.
- The main access to the site was along Regent Street on the eastern boundary, and along William Lane on the western boundary.
- No surface standing water was noticed at the site.
- Six driveways were observed on site, including two driveways for 88 Regent Street, and one driveway each for 86 Regent Street, 84 Regent Street, 82 Regent Street, and 80 Regent Street. The driveways were sealed with gravel. Minor cracks were observed.
- The western portion of the southern boundary of the site consisted of a metal gate.

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

## 2.3 Topography and Surface Water Drainage

The following observations were made during the site inspection carried out on the 11<sup>th</sup> September 2015:

- The site topography is generally flat, with Regent Street (to the east) slightly sloping to the south-west at approximately 5% slope, Marian Street (to the south) slightly sloping to the east at approximately 5% slope, and William Lane (to the west) slightly sloping to the south-west at approximately 10% slope.
- Stormwater runoff from the site is expected to flow in a south-westerly direction along Regent Street.

## 2.4 Surrounding Land Uses

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

**Table 2: Surrounding Land Uses**

<b>Orientation</b>	<b>Description</b>
North	Commercial properties.
East	Regent Street, then a public park and a mechanical repairs shop.
South	Marian Street, then mixed use properties.
West	William Lane, then commercial properties.

### 3 SITE HISTORY

#### 3.1 Land Titles

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

**Table 3: Land Title Information**

Year	Lot A in DP105824 (80 Regent St, Redfern NSW)
1983 - Current	Yvonne Klimis
	<b>Prior: Vol. 10567, Fol. 1</b>
1975 - 1983	Yvonne Klimis
	<b>Prior: Vol. 8381, Fols. 160, 161 &amp; 162</b>
1967- 1975	Henry Klimis Yvonne Klimis
1962 - 1967	Charlotte Carbery
	<b>Prior: Vol. 6845, Fol. 52</b>
1962 - 1962	Robert Lionel Carbery Charlotte Carbery Lotus Colquhoum
1957 - 1962	Gregory Giotopoulos
1954 - 1957	Robery Carbery
	<b>Prior: Vol. 4095, Fol. 221 &amp; 222</b>
1925 - 1954	Lease: James Robert Browngedge
1935 - 1954	Eva Kresner
	<b>Prior: Vol. 1527, Fol. 15</b>
1935 - 1935	Isadore Yedwoph
1913 - 1935	Emanuel Yedwoph Lead Yedwoph

Year	Lot B in DP105824 (82 Regent St, Redfern NSW)
2015 - Current	Sunny Thirdi Regent Street Pty Ltd
2015 - 2015	Two Holdings Pty Ltd
2000 - 2015	Marcello Mario Araldi
2012 - 2014	Lease: Lynn's Trading Pty Ltd
2008 - 2011	Lease: Leanne Fraser
1997 - 2000	Marcello Mario Araldi Azzam Kaza Naboulsi
1999 - 2002	Lease: Leanne Fraser Diana Carr
1985 - 1997	Henry Klimis Yvonne Klimis
1991 - 1994	Lease: Barbara LLoyd

	<b>Prior: Vol. 10567, Fol. 2</b>
1986 - 1988	Lease: Van Hung
1974 - 1985	Harry Klimis Yvonne Klimis
	<b>Prior: Vol. 8381, Fols. 160, 161 &amp; 162</b>
1967- 1974	Henry Klimis Yvonne Klimis
1962 - 1967	Charlotte Carbery
	<b>Prior: Vol. 6845, Fol. 52</b>
1962 - 1962	Robert Lionel Carbery Charlotte Carbery Lotus Colquhoum
1957 - 1962	Gregory Giotopoulos
1954 - 1957	Robery Carbery
	<b>Prior: Vol. 4095, Fol. 221 &amp; 222</b>
1925 - 1954	Lease: James Robert Browngedge
1935 - 1954	Eva Kresner
	<b>Prior: Vol. 1527, Fol. 15</b>
1935 - 1935	Isadore Yedwoph
1913 - 1935	Emanuel Yedwoph Lead Yedwoph

<b>Year</b>	<b>Lot C in DP105824 (84 Regent St, Redfern NSW)</b>
- Current	Constantine Antonelos
2009 - 2012	Lease: Madhura Holdings Pty Ltd
	<b>Prior: Vol. 10567, Fol. 3</b>
1975 -	Constantine Antonelos Panayotis Gerassimos Antonelos
1972 - 1984	Lease: Stratis Hadjipapas
1982 -	Alliance Acceptance Co Ltd
	<b>Prior: Vol. 8381, Fols. 160, 161 &amp; 162</b>
1967 - 1975	Henry Klimis Yvonne Klimis
1962 - 1967	Charlotte Carbery
	<b>Prior: Vol. 6845, Fol. 52</b>
1962 - 1962	Robert Lionel Carbery Charlotte Carbery Lotus Colquhoum
1957 - 1962	Gregory Giotopoulos
1954 - 1957	Robery Carbery
	<b>Prior: Vol. 4095, Fol. 221 &amp; 222</b>
1925 - 1954	Lease: James Robert Browngedge
1935 - 1954	Eva Kresner
	<b>Prior: Vol. 1527, Fol. 15</b>
1935 - 1935	Isadore Yedwoph
1913 - 1935	Emanuel Yedwoph Lead Yedwoph

Year	Lot D in DP105824 (86 Regent St, Redfern NSW)
- Current	Gregory Giotopoulos
- 1990	Lease: Harry Hazadoris Maria Hazadoris
	<b>Prior: Vol. 7432, Fol. 142</b>
1969 -	Nicolas Vlachos
1958 - 1969	Julian Frederick Savieri
	<b>Prior: Vol. 4887, Fol. 5</b>
1957 - 1958	Julian Frederick Savieri
1957 - 1957	Dorothy May Cope
1957 - 1957	Harry James Finnigan Alice Emily Finnigan
1951 - 1957	Public Trustee
1937 - 1951	Cyril Cleverland Cooper
	<b>Prior: Vol. 4807, Fol. 34</b>
1936 - 1937	Allison Bell
1936 - 1936	The Council of the Municipality of Marrickville
	<b>Prior: Vol. 1134, Fol. 34</b>
1936 - 1936	Cyril Cleverland Cooper
1935 - 1936	Dairy Farmers Cooperation
1925 - 1935	Cyril Cleverland Cooper
1908 - 1925	William Grimshaw Williams

Year	Lot E in DP105824 (88 Regent St, Redfern NSW)
- Current	Betty Lotus Colquhoun
1991 - 1993	Lease: J. Lam Pty Ltd
	<b>Prior: Vol. 10567, Fol. 4</b>
1988 - 1990	Lease: Lea Bartipan
1987 -	Lotus Colquhoun
1977 - 1987	John Hedley Colquhoun
	<b>Prior: Vol. 8381, Fols. 160, 161 &amp; 162</b>
1962 - 1967	Charlotte Carbery
	<b>Prior: Vol. 6845, Fol. 52</b>
1962 - 1962	Robert Lionel Carbery Charlotte Carbery Lotus Colquhoun
1957 - 1962	Gregory Giotopoulos
1954 - 1957	Robery Carbery
	<b>Prior: Vol. 4095, Fol. 221 &amp; 222</b>
1925 - 1954	Lease: James Robert Browngedge
1935 - 1954	Eva Kresner
	<b>Prior: Vol. 1527, Fol. 15</b>
1935 - 1935	Isadore Yedwoph
1913 - 1935	Emanuel Yedwoph Lead Yedwoph

In summary, the land title information provided for the site suggested that all lots have been primarily owned by private proprietors from at least 1908 to date, excluding Lot B in DP105824, which has been commercial owned from 2015 to date, Lot C in DP105824, which was commercially owned in 1982 and Lot D in DP105824, which was commercially owned from 1935 to 1936 and from 1951 to 1957. Lot A in DP105824 and Lot D in DP105824 have been only leased by private individuals, and Lot B in DP105824, Lot C in DP105824 and Lot E in DP105824 have been leased by both private and commercial entities.

The operations of the listed companies (where available) have been compiled and will further identify possible land uses at the time of ownership and / or lease and include the following:

- Internet searches indicate that Sunny Thirdi Regent Street Pty Ltd is noted as an Australian proprietary company.
- Internet searches indicate no information about Two Holdings Pty Ltd.
- Internet searches indicate that Lynn's Trading Pty Ltd is an Australian private company, trading as Appetite Café.
- Internet searches indicate that Madhura Holdings Pty Ltd is an Australian private company, trading as Red Chillies Indian Restaurant and Mahati India.
- Internet searches indicate no information about Alliance Acceptance Co Ltd.
- Internet searches indicate that Public Trustee is a self-funding statutory authority that provides services in wills, investments and finance.
- Internet searches indicate that The Council of the Municipality of Marrickville is the Local Government body for the Marrickville area.
- Internet searches indicate that Dairy Farmers Cooperation is a large dairy manufacturer.
- Internet searches indicate that J. Lam Pty Ltd is noted as an Australia proprietary company.

Historical land titles information obtained by Aargus can be found in Appendix D.

### 3.2 Aerial Photographs

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

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

Year	Site	Surrounding areas
1930	The site appeared to comprise of adjacent buildings or terraces, likely of residential in nature. However, it was noted that the photo resolution was poor.	N: Developments, likely commercial/industrial S: Street then likely commercial/industrial developments E: Street, then a street island, then likely commercial developments W: Street, then a large development, likely commercial
1943	The site layout appeared to be similar to that observed in the 1930 photo.	N: Commercial/industrial developments S: Street, then commercial/industrial developments E: Street, then a street island, then commercial/industrial developments W: Street, then commercial/industrial developments
1951	The site layout appeared to be similar to that observed in the 1943 photo.	No significant changes are visible to the surrounding properties.
1970	The site layout appeared to be similar to that observed in the 1951 photo. However, it was noted that the photo resolution was poor.	No significant changes are visible to the surrounding properties.
1996	The site layout appeared to be similar to that observed in the 1970 photo. Grass was observed along the western boundary of the site.	No significant changes are visible to the surrounding properties.
2004	The site layout appeared to be similar to that observed in the 1996 photo. However, it was noted that the photo resolution was poor.	No significant changes are visible to the surrounding properties, with the exception of: E: Street, then a street island with trees, then commercial/industrial developments
2015	The site layout appeared to be similar to that observed in the 2004 photo.	No significant changes are visible to the surrounding properties.

In summary, land use of the site appeared to have been continuously occupied by terrace-style buildings from at least 1930 to date. The structure of the current building appeared to have remained unchanged from at least 1943 to date.

The general land use of the immediate site vicinity seems to have been consistently commercial/industrial developments from 1930 to date.

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

### **3.3 EPA Records**

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

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

A search of the EPA database revealed that the subject site is not listed. In addition, no other site was listed within the Redfern suburb area. Therefore, the site is not likely to be affected by other contaminated land around.

Copies of the EPA records are included in Appendix F.

#### **3.3.2 POEO Register**

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

### **3.4 WorkCover NSW Records**

Access to the Stored Chemical Information Database (SCID), for licences to keep dangerous goods at the site, was not provided at the time of writing this report.

### **3.5 Section 149 Certificates**

The Planning Certificate – Section 149 (2) of the Environmental Planning & Assessment Act 1979 for the site was not provided at the time of writing this report.

### **3.6 Council Search Records**

Access to The City of Sydney Council database, in order to disclose file records relating to the site, was not provided at the time of writing this report.

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

A review of the industrial processes and/or products manufactured at the site was conducted, with no relevant information available. A portion of the site, 86 Regent Street, Redfern (Lot D in D105824), was owned by the Dairy Farmers Cooperation between 1935 and 1936, which is associated with manufacturing dairy products, however, these activities were unlikely to have taken place at the site.

### **3.8 Former Chemical Storage and Transfer Areas**

A review of the former chemical storage and transfer areas and/or products manufactured at the site was conducted, and no relevant information was available. Furthermore, it is unlikely any significant chemical storage and/or storage areas were present previously within the site.

### **3.9 Product Spill & Loss History**

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

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

### **3.10 Discharges to Land, Water and Air**

At the time of the inspection, discharges to land, water or air were not observed at the site.

### **3.11 Complaints History**

There was no information obtained or provided indicating any relevant complaint history pertaining to the site.

### **3.12 Historical Use of Adjacent Land**

It was indicated by the client that to their knowledge, the adjacent lands to the site have been used primarily for commercial and mixed used developments.

### 3.13 Discussion and Summary of Site History

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

- The land title information provided for the site suggested that all lots have been primarily owned by private proprietors from at least 1908 to date, excluding Lot B in DP105824, which has been commercial owned from 2015 to date, Lot C in DP105824, which was commercially owned in 1982 and Lot D in DP105824, which was commercially owned from 1935 to 1936 and from 1951 to 1957.
- This was consistent with the aerial photography which appeared to show the land use of the site to have been continuously terrace-style buildings from at least 1930 to date. The structure of the current building appeared to have remained unchanged from at least 1943 to date. Lot A in DP105824 and Lot D in D 105824 have been only leased by private individuals, and Lot B in DP105824, Lot C in DP105824 and Lot E in DP105824 have been leased by both private and commercial entities.
- Aerial photography appeared to show that the land use of the immediate site vicinity seems to have been consistently commercial/industrial developments from 1930 to date.

## 4 ENVIRONMENTAL SETTING

### 4.1 Sensitive Environmental Receptors

The nearest down-gradient watercourses are Cockle Bay, located approximately 2.1km north of the site, which eventually discharges into Port Jackson, and Alexandra Canal, located approximately 2.1km south-west of the site, which discharges into Botany Bay.

The nearest recreational area is a small park across the street to the east of the site. Prince Alfred Park is located approximately 500m north-east of site.

### 4.2 Geology

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

### 4.3 Soil

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

### 4.4 Acid Sulfate Soils

To determine whether there is a potential for acid sulphate soils to be present at the site, reference was made to the NSW Department of Land & Water Conservation (DLWC) *Acid Sulphate Soil Risk Maps* (Edition Two, December 1997, Scale 1:250,000), specifically Map No. 93 – “Botany Bay”. A review of the map indicated that there is no known occurrence of

acid sulphate soil materials at the site, and the presence of acid sulphate soils was considered to be unlikely.

#### **4.5 Hydrogeology**

Based on available information, our desktop study indicates that groundwater from site could flow towards either Cockle Bay (approximately 2.1km north of the site) that eventually discharges into Port Jackson, and Alexandra Canal (approximately 2.1km south-west of the site) that eventually discharges into Botany Bay.

A search of the NSW Office of Water database information revealed that no groundwater bore record was available within a 500m radius of the site.

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

#### **4.6 Local Meteorology**

The monthly rainfall of the local area can be represented by the data collected by Bureau of Meteorology (BOM) from the rainfall gauge located in Centennial Park, which is located approximately 2.5 km east of the site. Records indicate that the total monthly rainfall for July 2015 was 65.5 mm and that the annual mean since 1900 is 1,256.8 mm.

Reference can be made to Appendix H – Local Meteorology.

## 5 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

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

**Table 5: Summary of Potential Areas and Contaminants of Concern**

Potential AEC	Potentially contaminating activity	Potential CoCs	Likelihood of Site Impact	Justification
Entire site	Importation of fill material from unknown origin	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos	Low	Based on the site observations and site topography, the presence of imported fill material is likely to be minimal.
	Potential for pesticides to have been sprayed or injected on or underneath concrete slabs	OCP	Low	The site is not known for having been used for agricultural purposes from the 1950s when OCPs were first introduced into Australia. If use of OCPs has occurred, the impact is likely to have been localised and limited to the topsoil layer.
Building Structures	Potential Asbestos/Fibro Features	Asbestos	Low	If present, these will be removed by licensed contractors.
Vicinity of Metal Features	Degradation of metal features	Metals	Low	If this has occurred, the impact is likely to be restricted to the topsoil.
Driveways	Leaks from vehicles	Metals, TPH, BTEX, PAH	Low	Minor cracks were noted on the sealed gravel surfaces.

## 6 PRELIMINARY CONCEPTUAL SITE MODEL

### 6.1 Conceptual Site Model

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

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

**Table 6: Conceptual Site Model**

Potential Sources	Potential Receptor	Potential Exposure Pathways	Complete Linkages	Risk	Justification
Contaminated soil from placement of uncontrolled fill across the site.  Use of OCPs.  Metal degradation.  Hydrocarbon spills and leakages from parked vehicles.  Asbestos.	Site users or the general public	Dermal contact, inhalation or ingestion of exposed impacted soils	Limited (Current)	Low	Direct contact with impacted soils is limited due to the sealed concrete surfaces.
			No (Future)	Negligible	If present, contaminated soils are likely to be remediated and removed with the remaining soils from the basement excavation level for off-site disposal.
	The aquatic ecosystems at the nearby bay discharging into Port Jackson and Alexandra Canal	Migration of impacted groundwater and surface water run-off	Limited (Current)	Moderate	No obvious sources of contamination were observed on site that could migrate off site with surface water run-off.
			No (Future)	Low	If present, contaminated soils and groundwater is likely to be remediated and any remaining residual contamination would likely be at acceptable concentrations upon reaching the waterway.
	Underlying Bedrock Aquifer	Leaching and migration of contaminants through groundwater infiltration	Limited (Current)	Low to Moderate	Depending on the thickness of the expected confining layer and leachability of metals and organic compounds, vertical migration of contaminants may be limited. However, suspected sub-surface hydrocarbon contamination by mechanical operations leakages may be present and extend into the bedrock aquifer.
			No (Future)	Low	If present, contaminated soils and groundwater is likely to be remediated and any remaining residual contamination would likely be at acceptable concentrations upon reaching the underlying aquifer

### **6.1.1 Data Gaps**

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

- The presence and thickness of imported fill material, if any.
- Confirmation if contamination has occurred from those stated in Section 5.0 through the collection and laboratory analysis of soil samples.
- The City of Sydney council records, Section 149 Certificate and WorkCover NSW records were not obtained and need to be read to further define the CSM.

## 7 CONCLUSION AND RECOMMENDATIONS

The findings of the assessment indicated the areas of potential environmental concern being; potential importation of uncontrolled fill that may contain various contaminants, current or past use of pesticides, driveways where leaks and spills from cars may have occurred, metal degradation, and/or asbestos based building materials.

The contaminants that may be present in some of these areas were considered to be of low significance in terms of risk to the human and environmental receptors identified.

Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified.

Based on the information collected during this investigation and in reference to Clause 7 (DA development of SEPP 55), the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed multi-storey commercial and student accommodation building.

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

For and on behalf of

**Aargus Pty Ltd**

**Written by:**



**Mark Kelly**

Environmental Manager

## LIMITATIONS

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

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

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

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

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

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

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

## REFERENCES

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

- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra;
- ANZECC National Water Quality Management Strategy “Australian Water Quality Guidelines for Fresh and Marine Waters”, 1992.
- CRC Care Technical Report No. 13 – Soil Vapour Assessment (August 2009);
- Department of Urban Affairs and Planning – EPA (1998) “Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land”;
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1);
- NSW DEC, “Guidelines for the Assessment and Management of Groundwater Contamination” (March 2007);
- NSW DEC “Guidelines for the NSW Site Auditor Scheme” (2006, 2<sup>nd</sup> edition). NSW Environment Protection Authority, Sydney;
- NSW EPA (2014) – “Waste Classification Guidelines, Part 1: Classifying Waste”;
- NSW DECCW, “Vapour Intrusion: Technical Practice Note”, (September 2010);
- NSW EPA “Guidelines for Assessing Service Station Sites” (1994). NSW Environment Protection Authority, Sydney;
- NSW EPA “Guidelines for Consultants Reporting on Contaminated Sites” (2011). NSW Environment Protection Authority, Sydney;
- NSW EPA “Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997” (2009). NSW Environment Protection Authority, Sydney;
- NSW EPA “Sampling Design Guidelines” (1995). NSW Environment Protection Authority, Sydney.

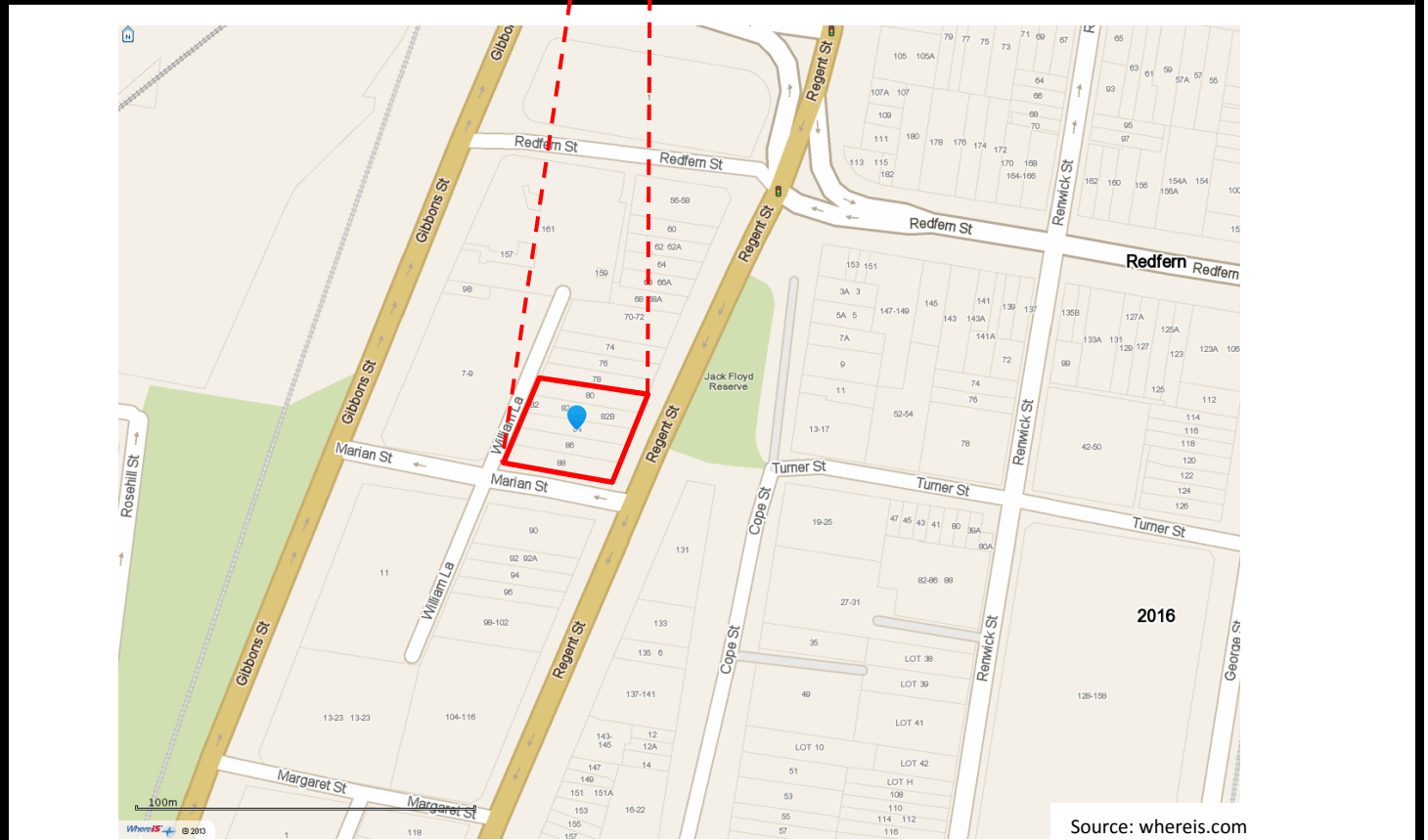
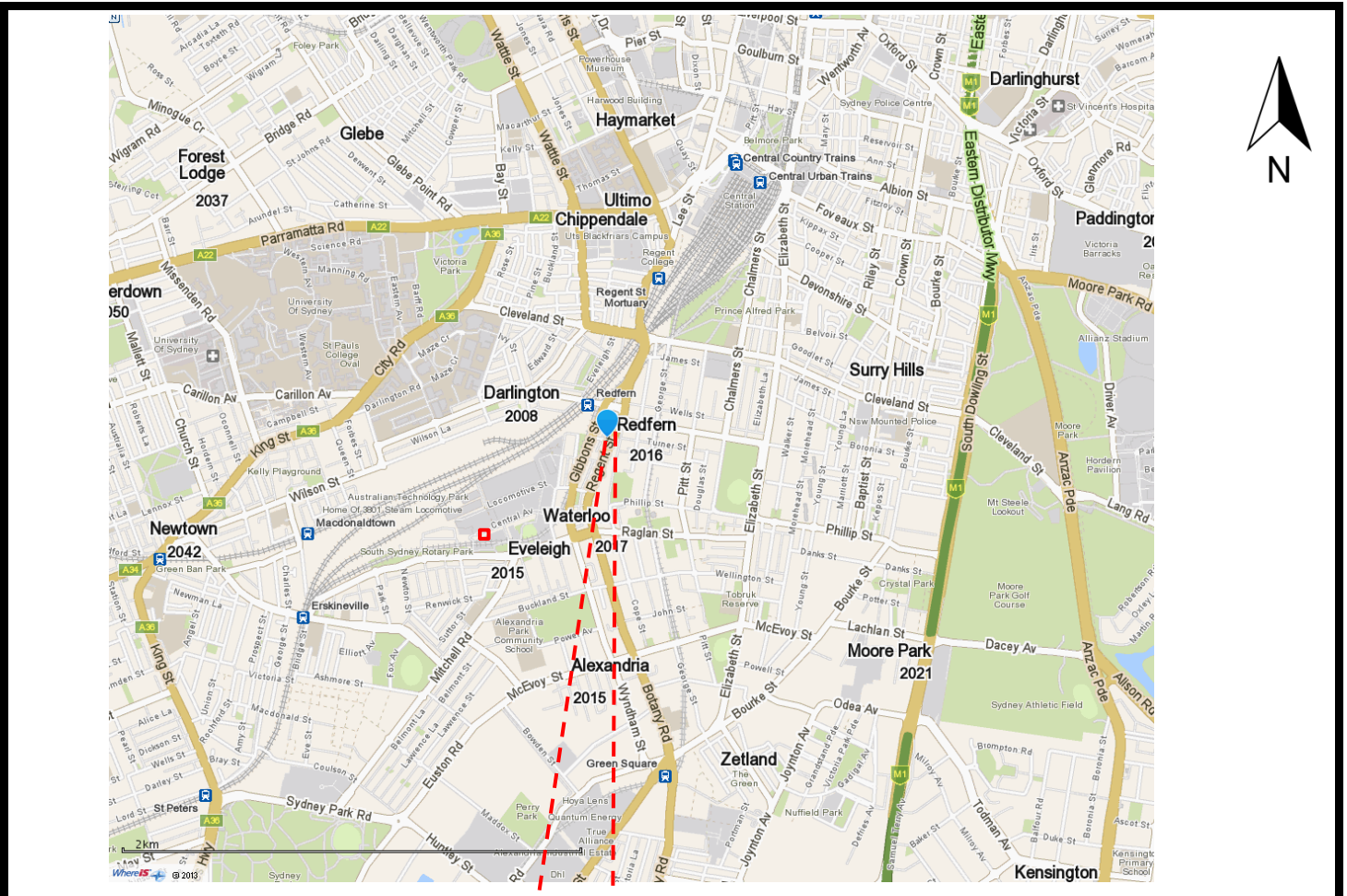
# APPENDIX A

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## SITE PLANS



# SITE LOCALITY MAP



## PROJECT DETAILS

<b>Project Title</b>	Preliminary Site Investigation
<b>Project No.</b>	ES7321/2
<b>Client</b>	Iglu No.209 Pty Ltd
<b>Site Address</b>	80-88 Regent Street, Redfern NSW



**Aargus**

## DRAWING DETAILS

<b>Figure No.</b>	1	<b>Rev No.</b>	0
<b>Scale</b>	As above	<b>Size</b>	A4
<b>Drawn by</b>	CEK	<b>Date</b>	29.10.2015
<b>Approved by</b>	MK	<b>Date</b>	29.10.2015

# SITE PLAN – LOT & DEPOSITED PLAN



Source: <http://maps.six.nsw.gov.au/>

## PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES7321/2
Client	Iglu No.209 Pty Ltd
Site Address	80-88 Regent Street, Redfern NSW




## DRAWING DETAILS

Figure No.	2	Rev No.	0
Scale	As above	Size	A4
Drawn by	CEK	Date	29.10.2015
Approved by	MK	Date	29.10.2015

# SITE FEATURES & SURROUNDING LAND



Key	
1	Driveway – Gravel sealed
2	Metal gate barrier
3	Grass
4	Ground floor furniture store – ‘Retro on Regent St’
5	Ground floor closed down store
6	Ground floor closed down restaurant – ‘Chinar Indian Restaurant’
7	Ground floor café – ‘Appetite’
8	Ground floor furniture store
9	Second storey low density residential
	Slope

## PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES7321/2
Client	Iglu No.209 Pty Ltd
Site Address	80-88 Regent Street, Redfern NSW



## DRAWING DETAILS

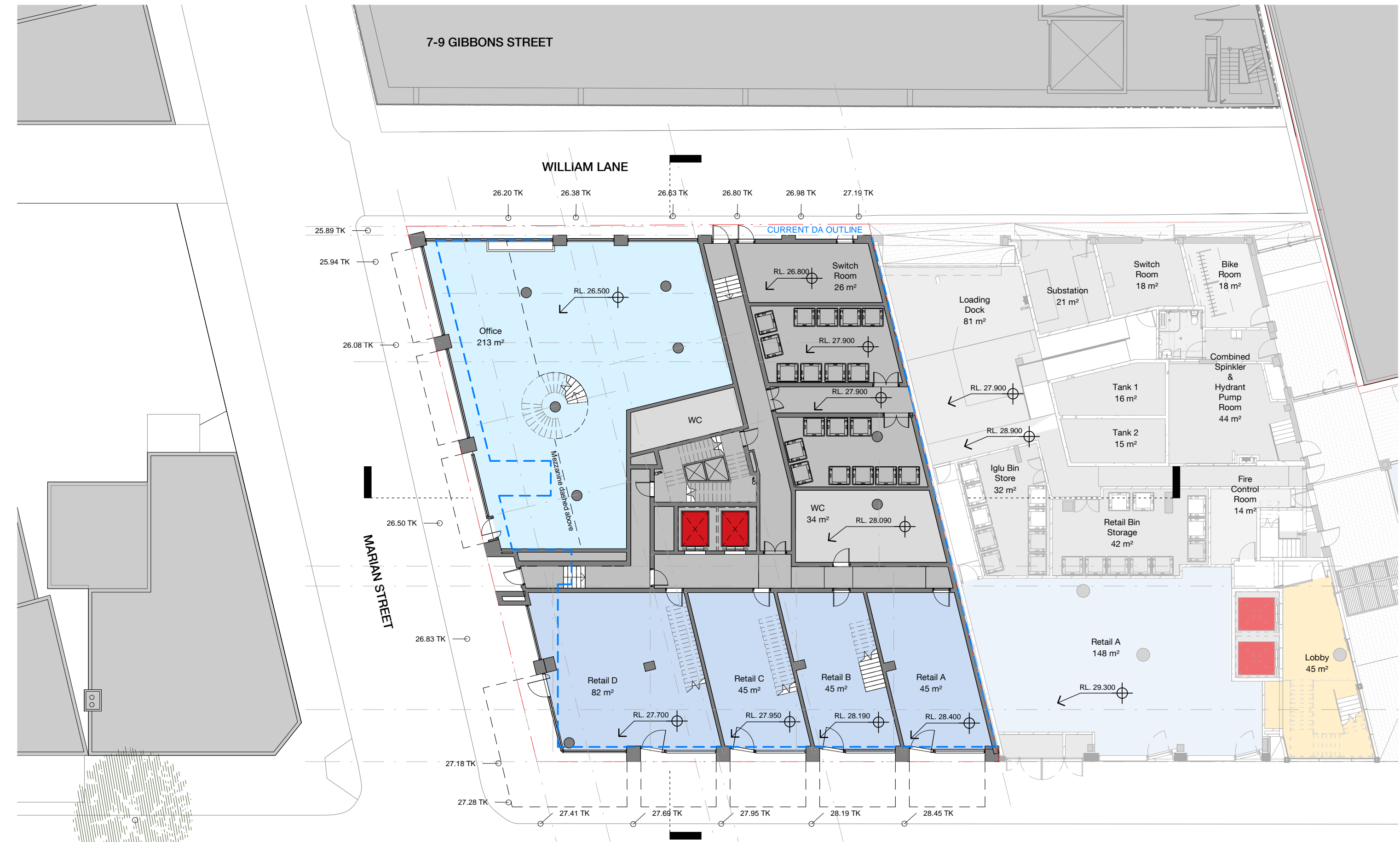
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Drawn by	CEK	Date	29.10.2015
Approved by	MK	Date	29.10.2015

# APPENDIX B

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## PROPOSED DEVELOPMENT PLANS & SITE SURVEY PLANS





Iglu Regent St

### Ground Floor Plan

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

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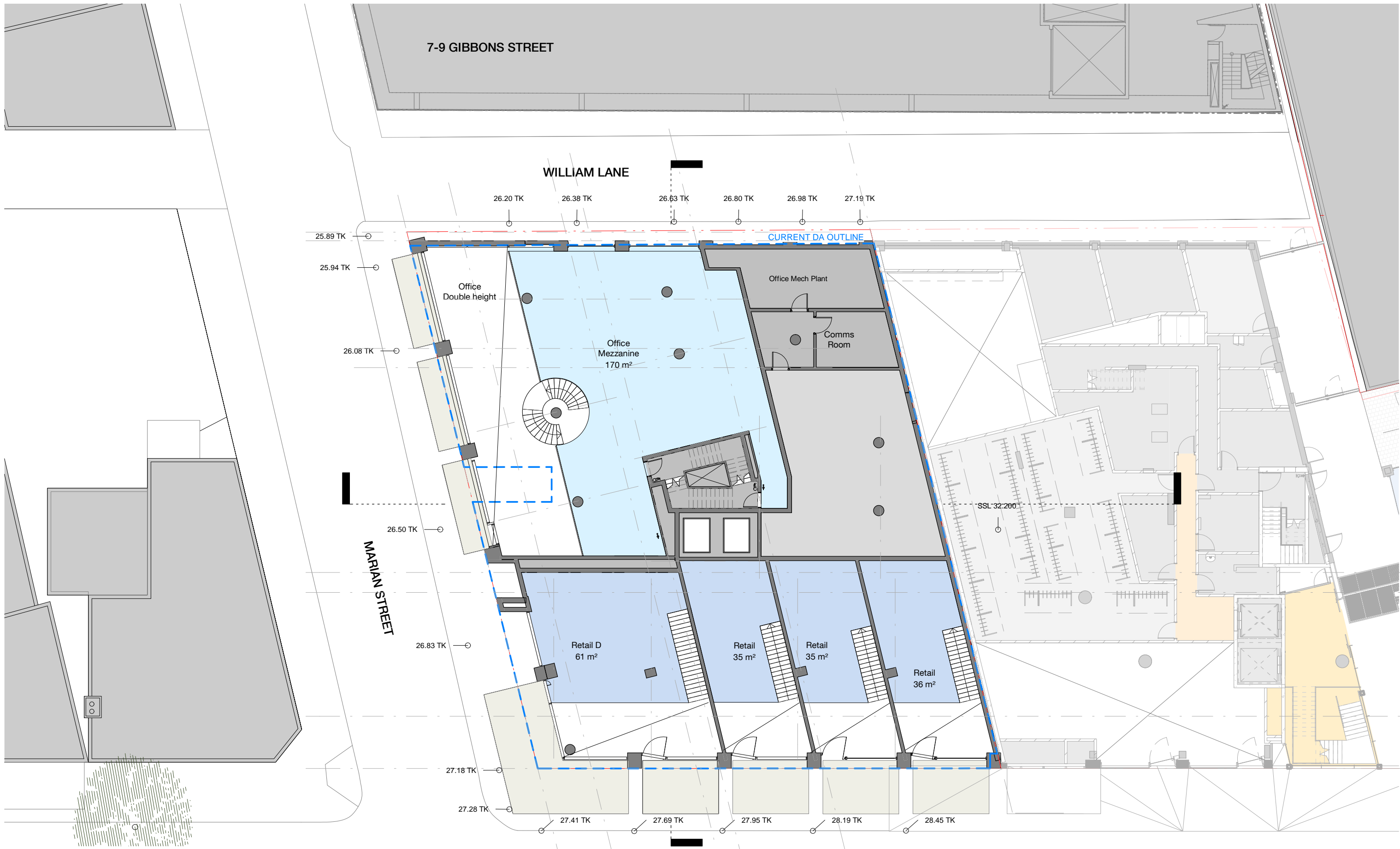
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**Level 00 Mezzanine**

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**Level 01**

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**A03.103**

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**Level 02**

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Typical floorplate Level 2-16

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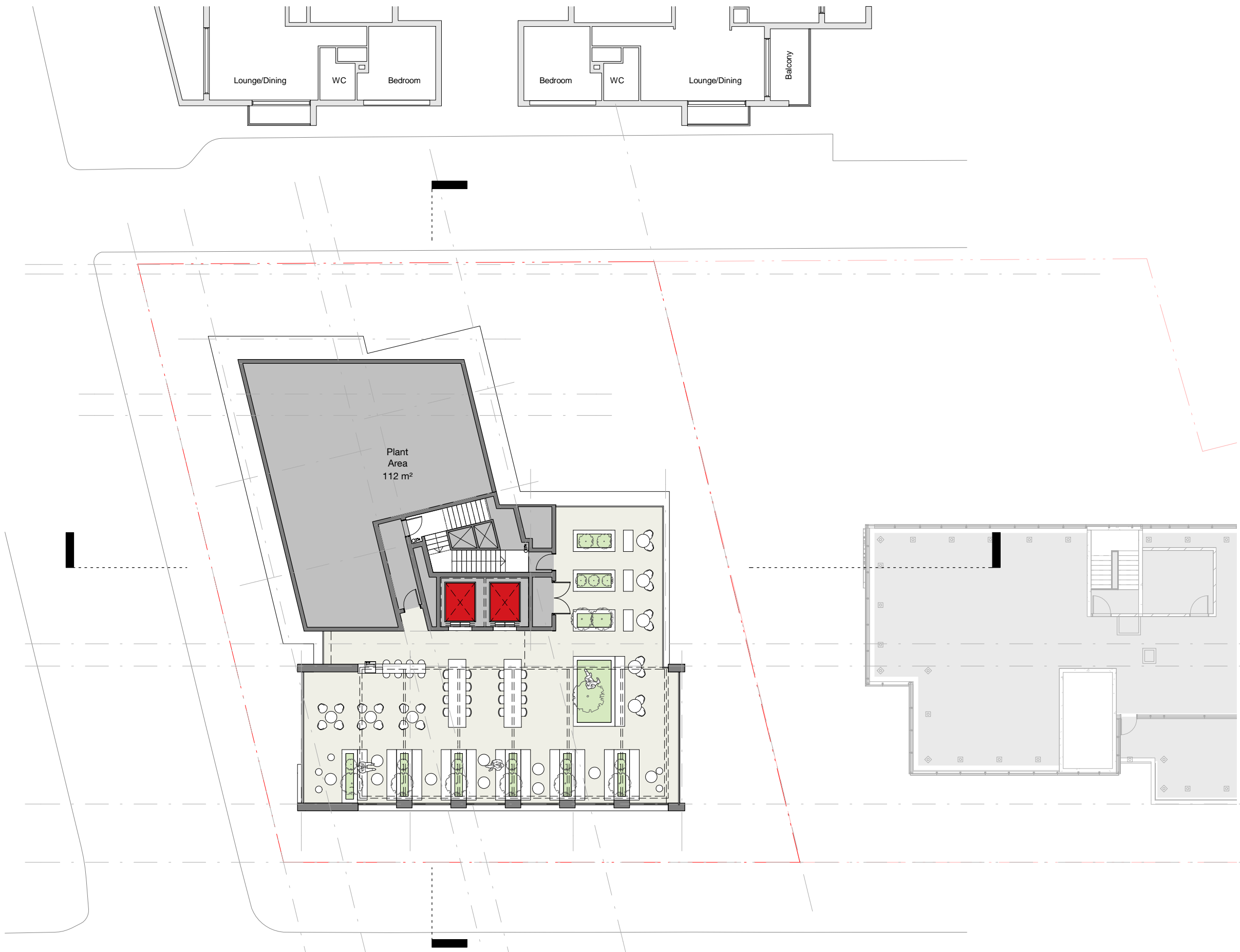
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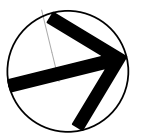
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**Roof Terrace level**

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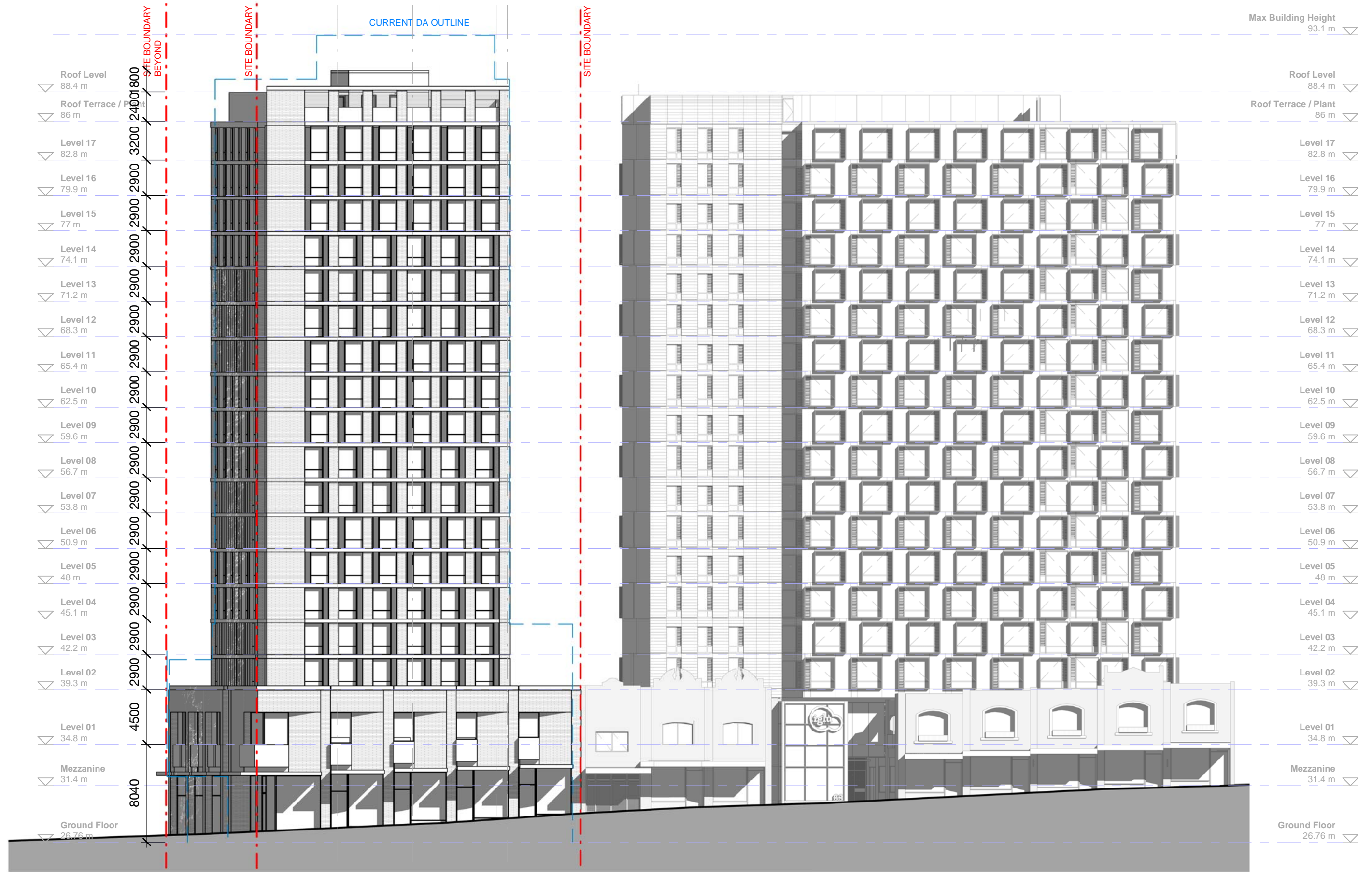
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Elevation East

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Drawing no. **A09.001** Revision **A**

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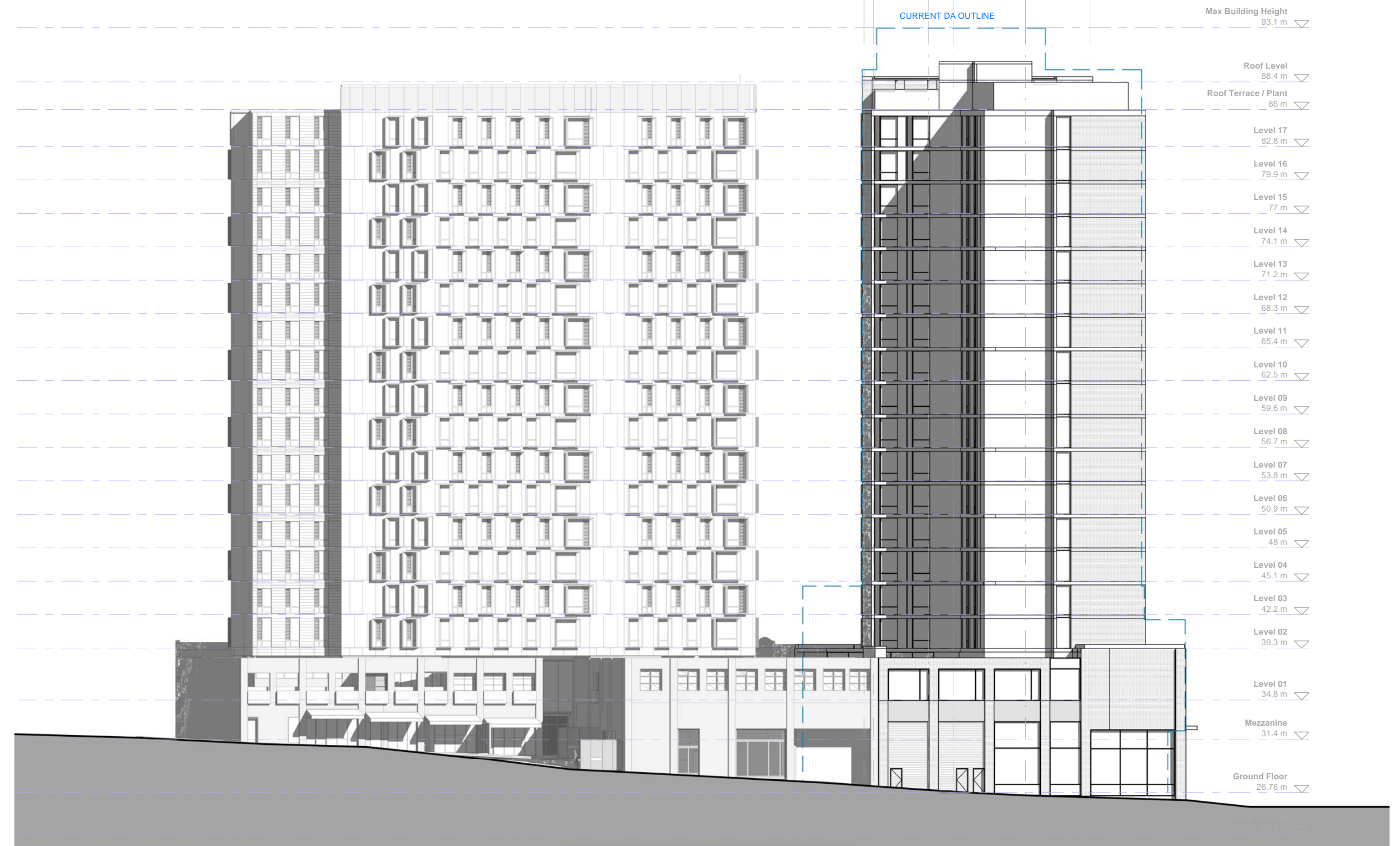
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- Max Building Height 93.1 m ▾
- Roof Level 88.4 m ▾
- Roof Terrace / Plant 86 m ▾
- Level 17 82.8 m ▾
- Level 16 79.9 m ▾
- Level 15 77 m ▾
- Level 14 74.1 m ▾
- Level 13 71.2 m ▾
- Level 12 68.3 m ▾
- Level 11 65.4 m ▾
- Level 10 62.5 m ▾
- Level 09 59.6 m ▾
- Level 08 56.7 m ▾
- Level 07 53.8 m ▾
- Level 06 50.9 m ▾
- Level 05 48 m ▾
- Level 04 45.1 m ▾
- Level 03 42.2 m ▾
- Level 02 39.3 m ▾
- Level 01 34.8 m ▾
- Mezzanine 31.4 m ▾
- Ground Floor 26.76 m ▾

Iglu Regent St

**Elevation West**

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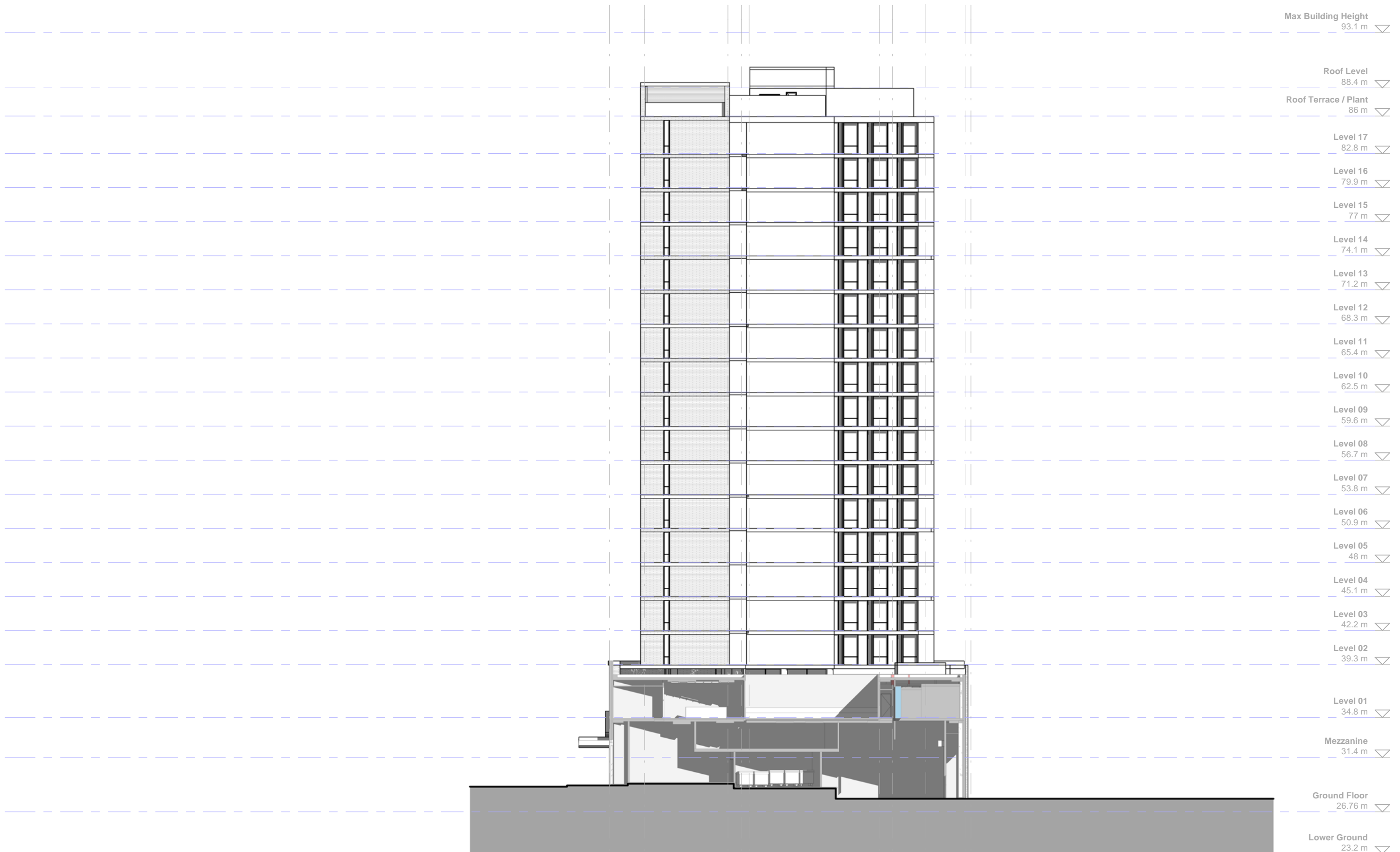
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### Elevation North

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Drawing no.

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Max Building Height  
93.1 m

Roof Level  
88.4 m

Roof Terrace / Plant  
86 m

Level 17  
82.8 m

Level 16  
79.9 m

Level 15  
77 m

Level 14  
74.1 m

Level 13  
71.2 m

Level 12  
68.3 m

Level 11  
65.4 m

Level 10  
62.5 m

Level 09  
59.6 m

Level 08  
56.7 m

Level 07  
53.8 m

Level 06  
50.9 m

Level 05  
48 m

Level 04  
45.1 m

Level 03  
42.2 m

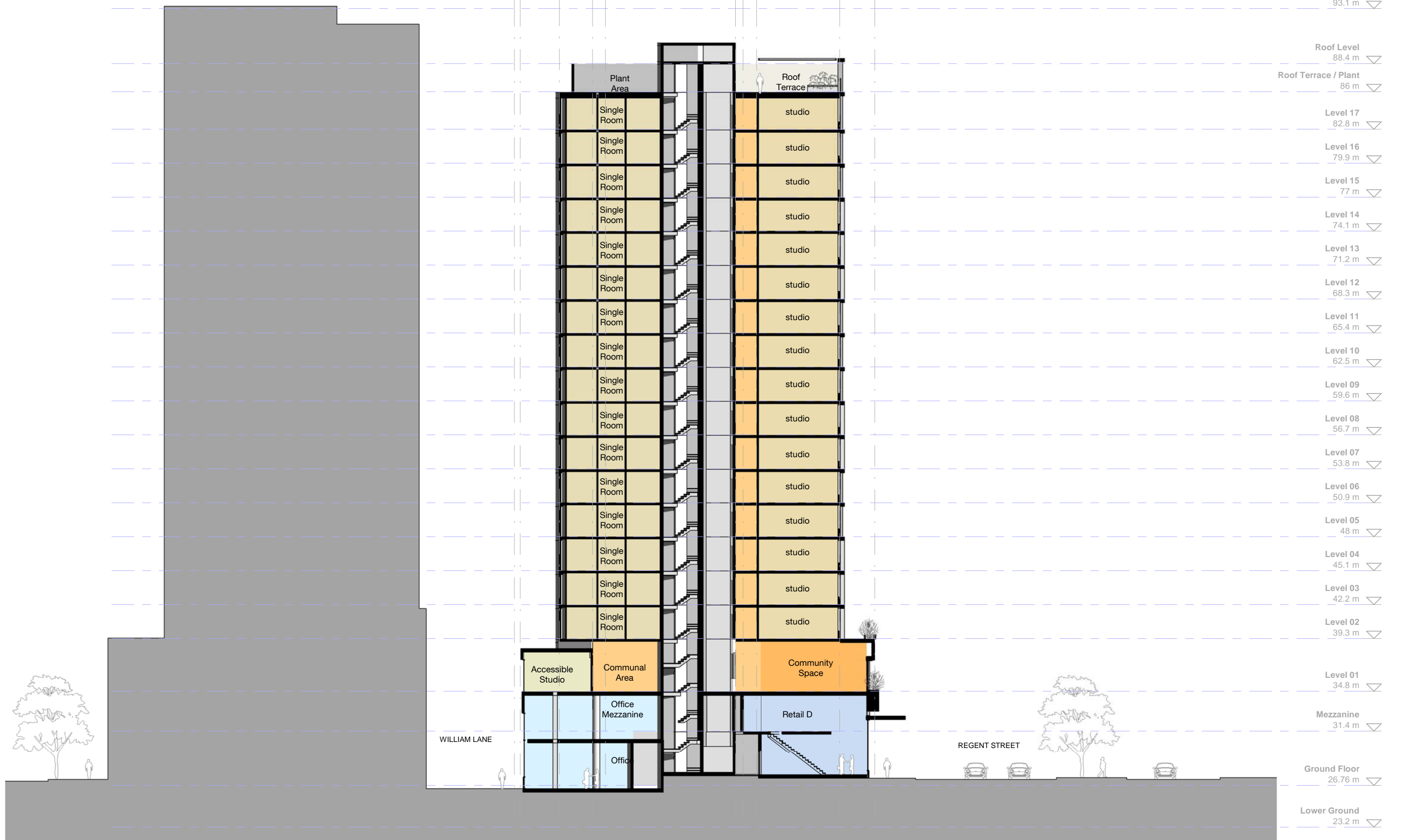
Level 02  
39.3 m

Level 01  
34.8 m

Mezzanine  
31.4 m

Ground Floor  
26.76 m

Lower Ground  
23.2 m



Iglu Regent St

### Section A

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 300	@ A3
Drawn	JC	Checked MH
Project no.	s12174	Status Development Application
Plot Date	1/06/2018 2:30:36 PM	

Drawing no. **A10.001** Revision **A**

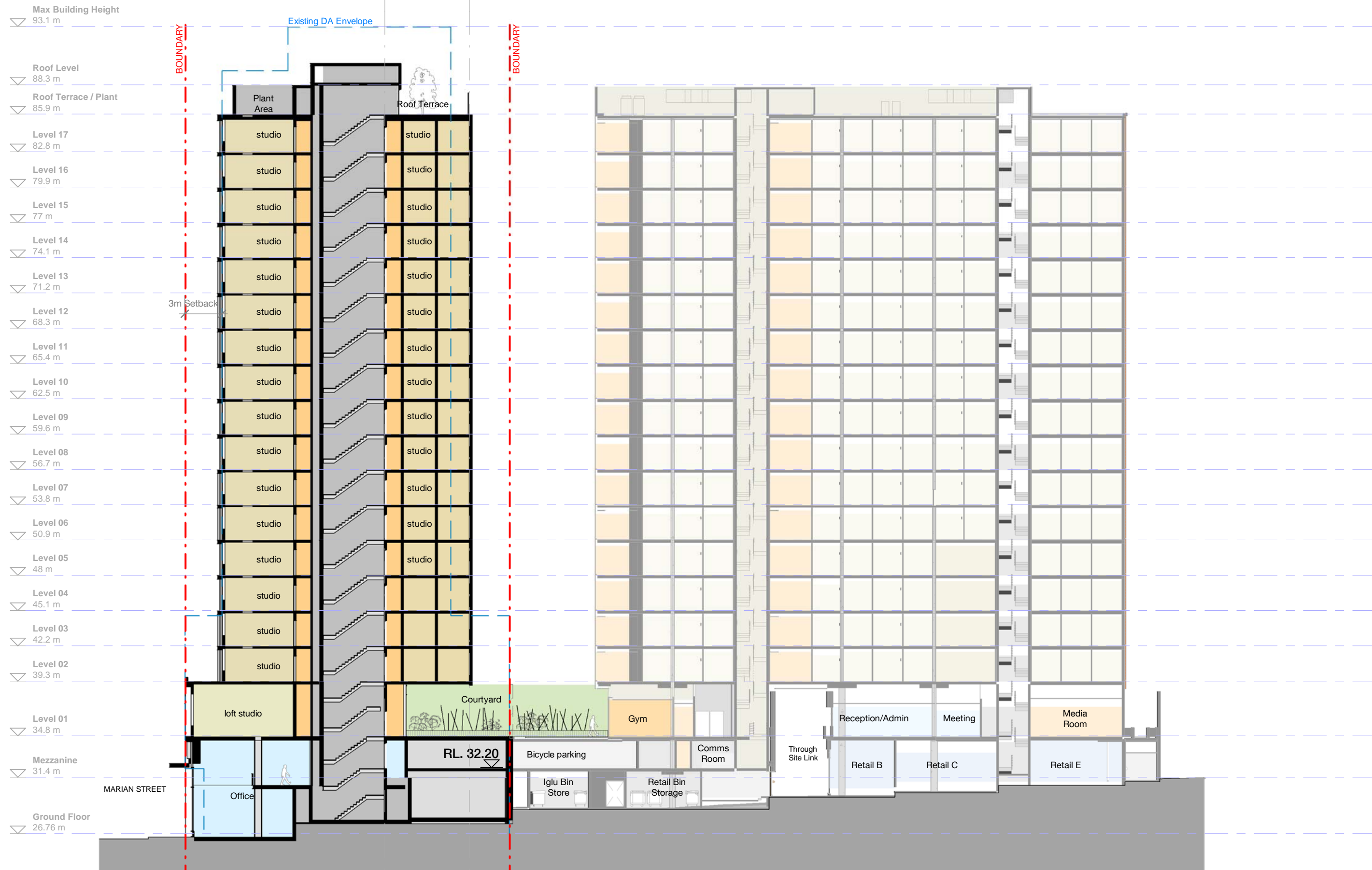
Melbourne 1 Nicholson Street  
Melbourne VIC 3000 Australia  
T 03 8664 6200 F 03 8664 6300  
email mel@batesmart.com.au  
http://www.batesmart.com.au

Sydney 43 Brisbane Street  
Surry Hills NSW 2010 Australia  
T 02 8354 5100 F 02 8354 5199  
email syd@batesmart.com.au  
http://www.batesmart.com.au

Bates Smart Pty Ltd ABN 70 004 999 400



Revision	Date	Description	Initial	Checked
A	Date 1	Development Application		



Iglu Regent St

**Section B**

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

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Scale

1 : 300

@ A3

Drawn

JC

Checked

MH

Project no.

s12174

Status

Development Application

Plot Date

1/06/2018 2:22:57 PM

Drawing no.

**A10.002**

Revision

A

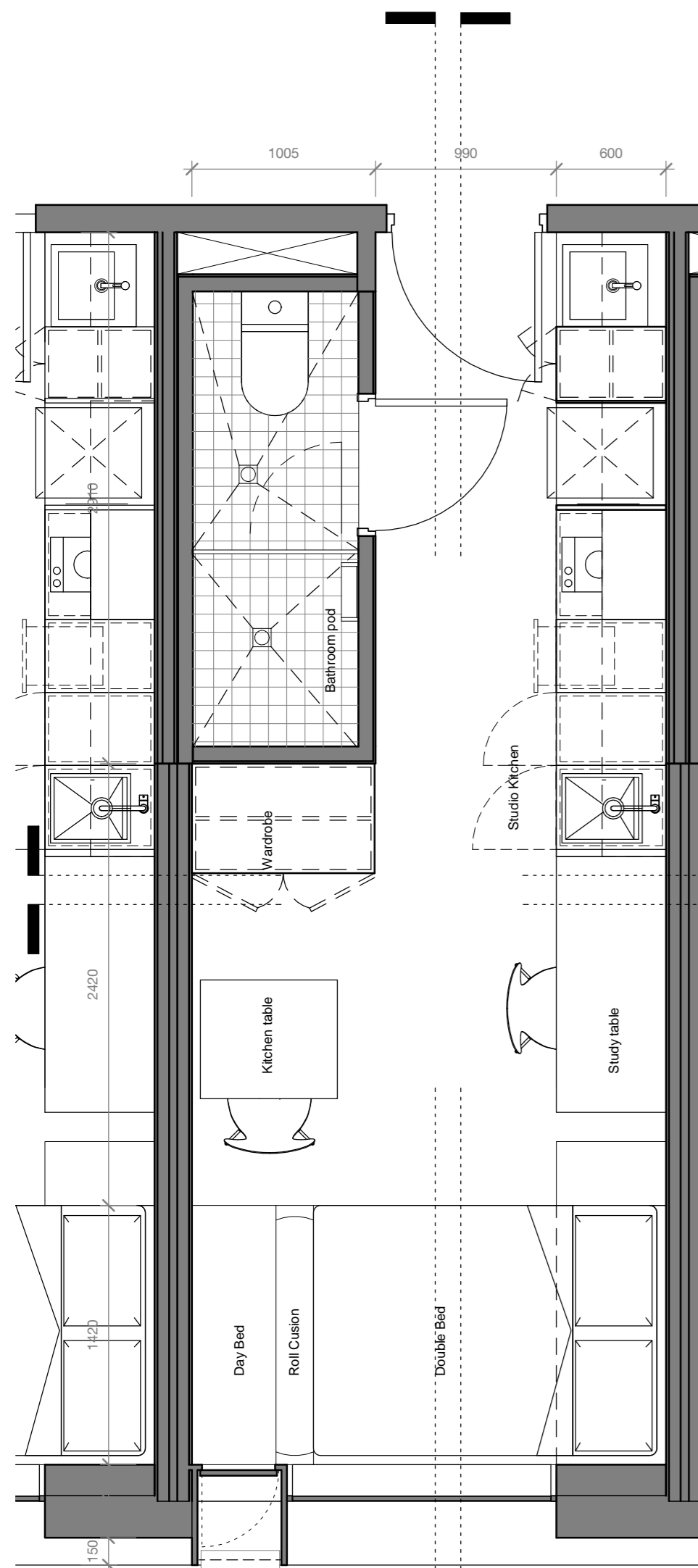
Melbourne 1 Nicholson Street  
Melbourne VIC 3000 Australia  
T 03 8664 6200 F 03 8664 6300  
email mel@batesmart.com.au  
http://www.batesmart.com.au

Sydney 43 Brisbane Street  
Surry Hills NSW 2010 Australia  
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email syd@batesmart.com.au  
http://www.batesmart.com.au

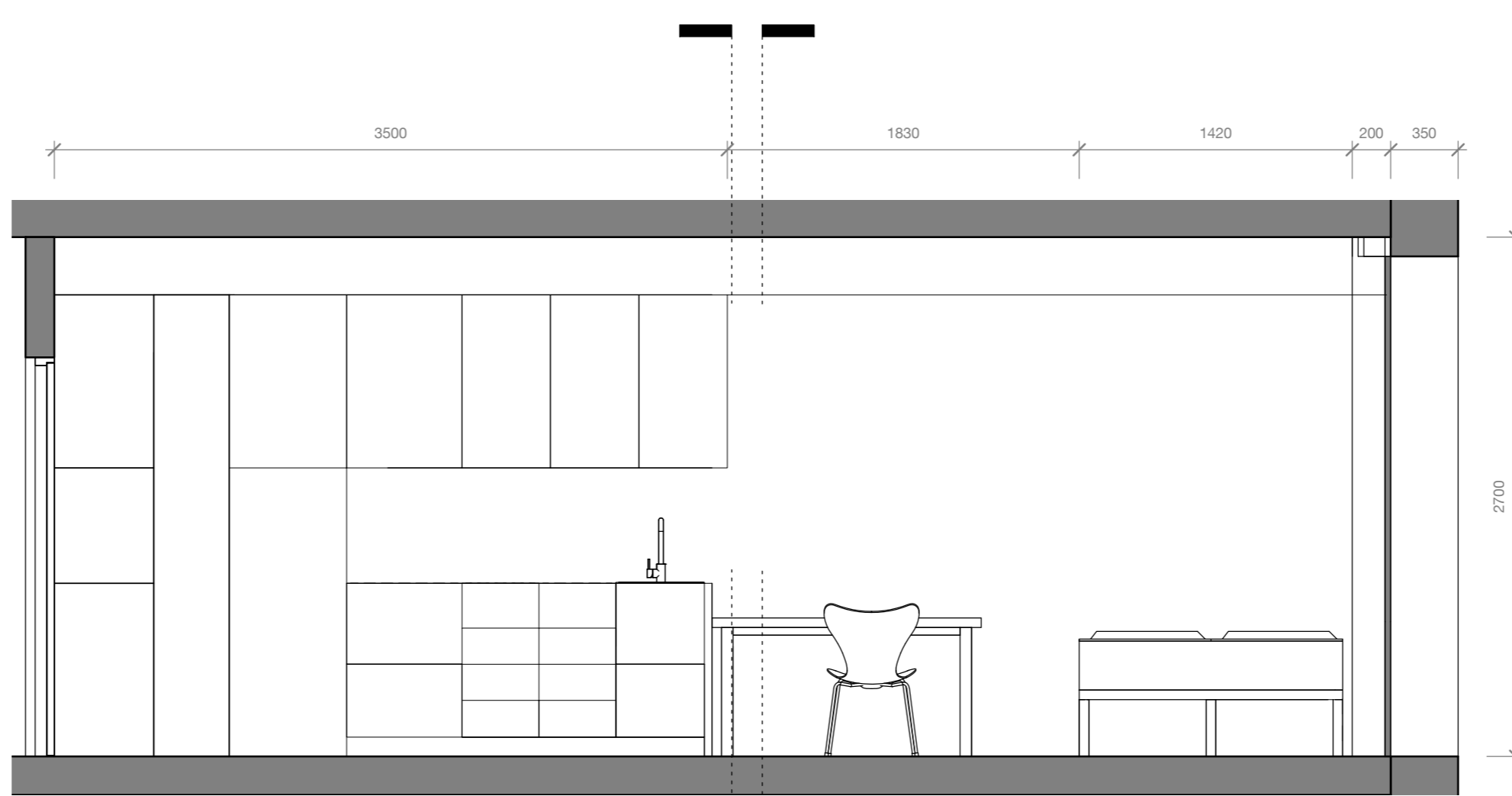
Bates Smart Pty Ltd ABN 70 004 999 400

**BATESSMART**

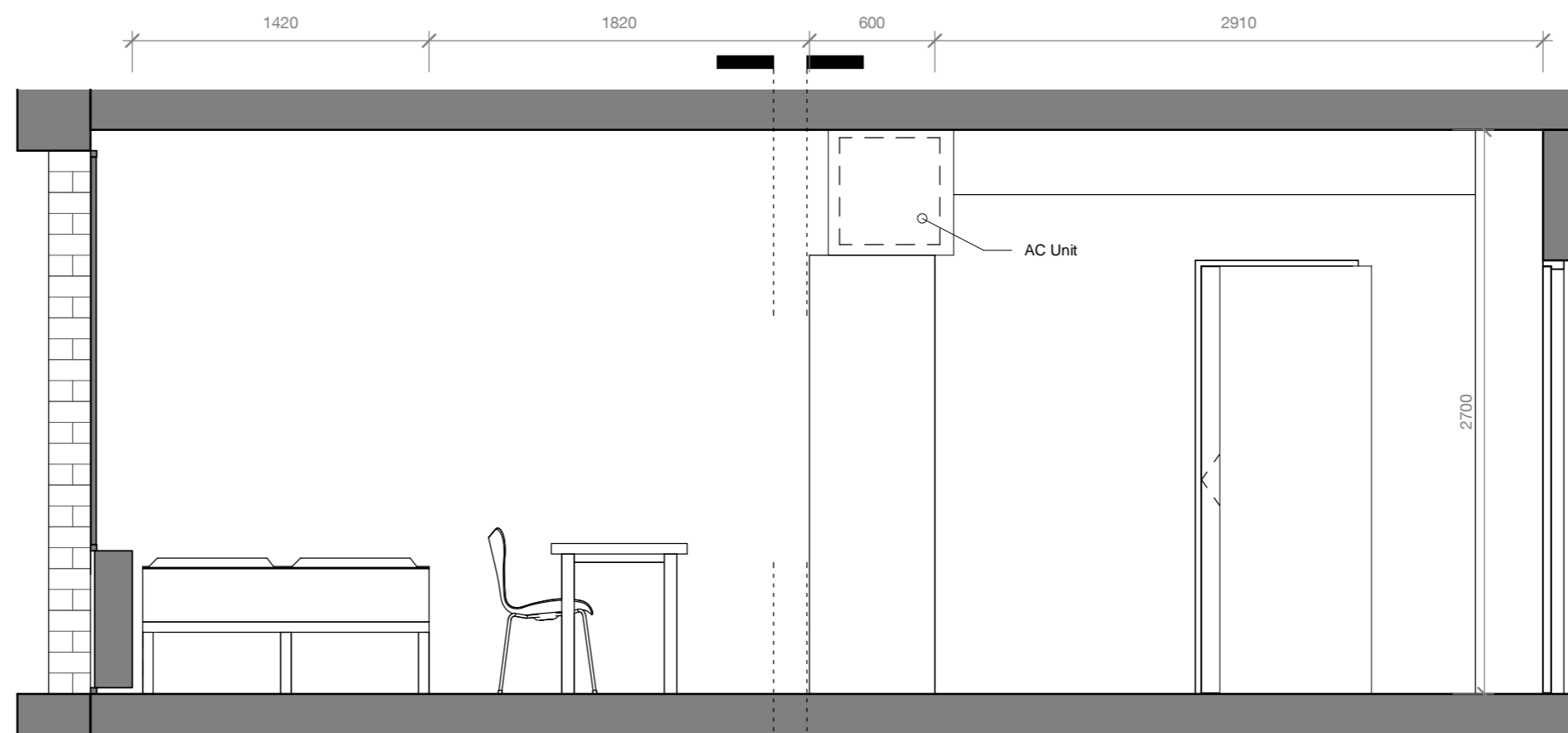
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A	Date 1	Development Application		



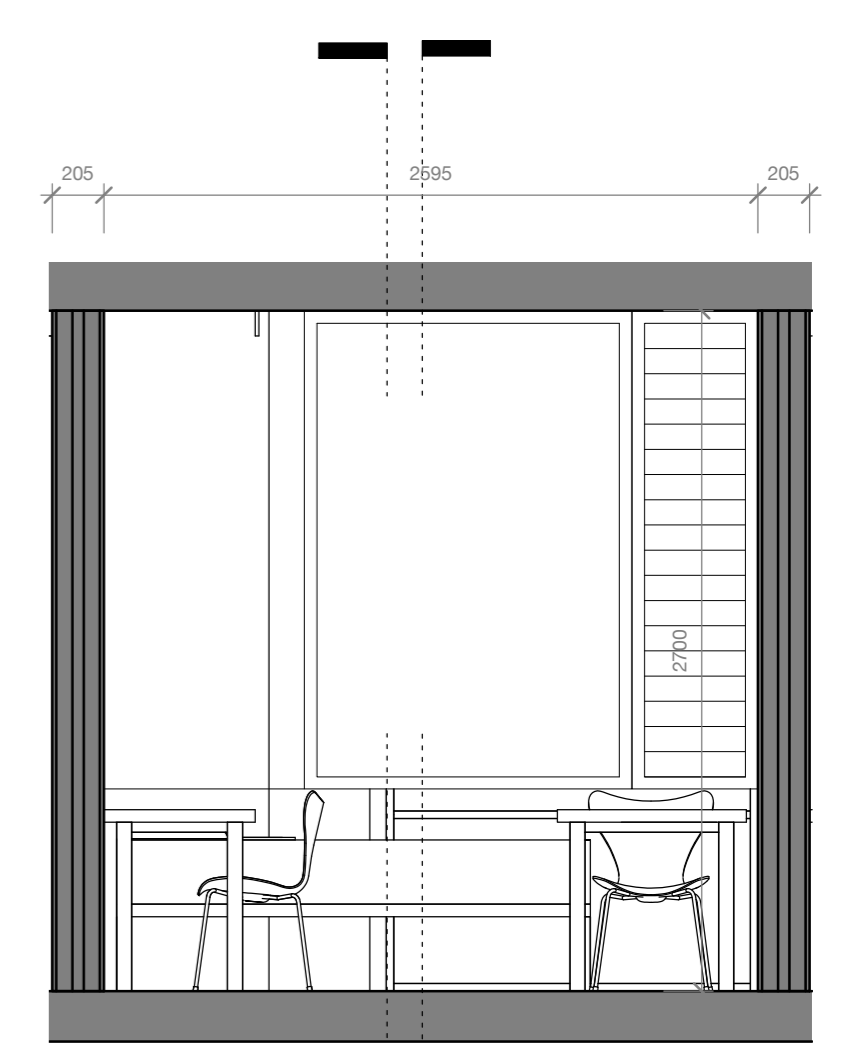
1 Studio Plan  
1 : 30



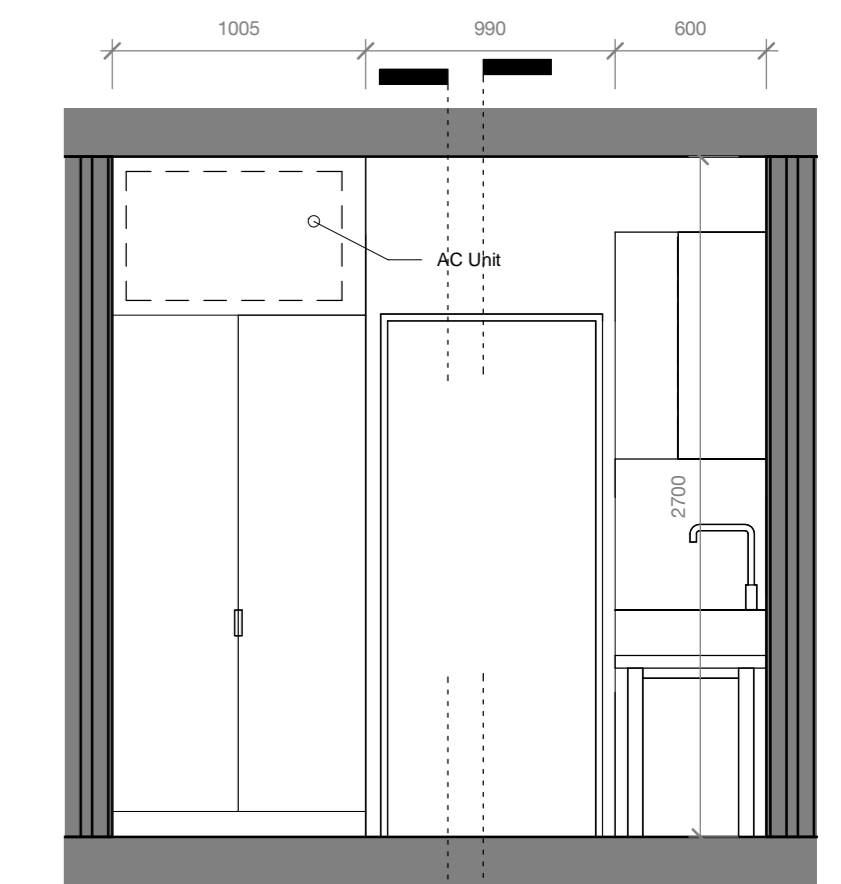
2 Studio Detail Section  
1 : 30



3 Studio Detail Section 2  
1 : 30



4 Studio Detail Section 3  
1 : 30



5 Studio Detail Section 4  
1 : 30

C:\Temp\80-88REGENTST\_BS\_ARCH\_HAI.MXD

Iglu Regent St  
80-88 Regent Street  
Redfern NSW 2016

Typical Studio

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Revision	Date	Description	Initial	Checked
A	Date 1	Development Application		

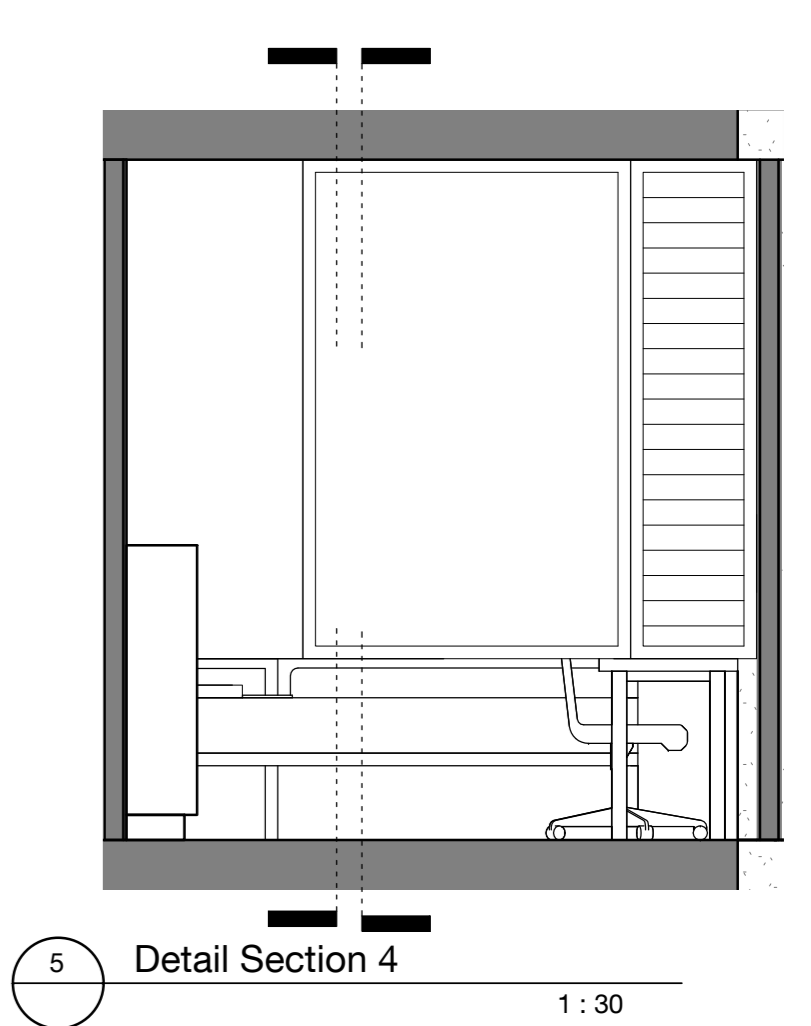
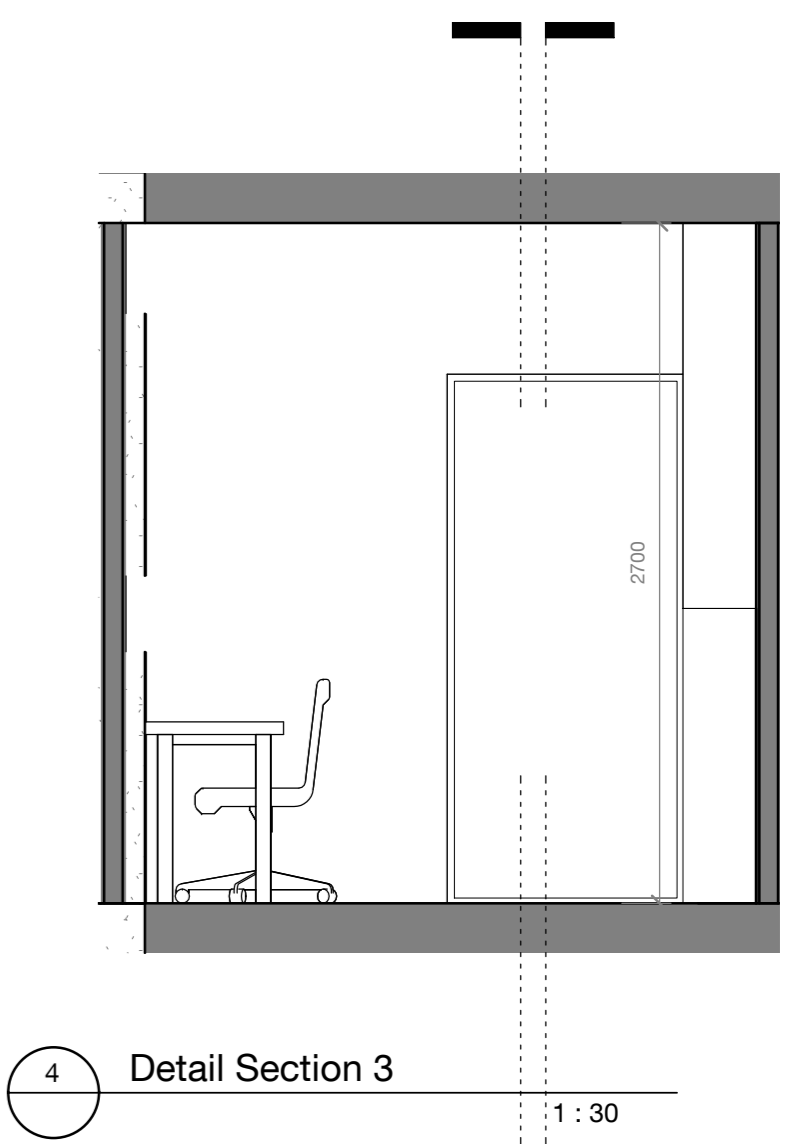
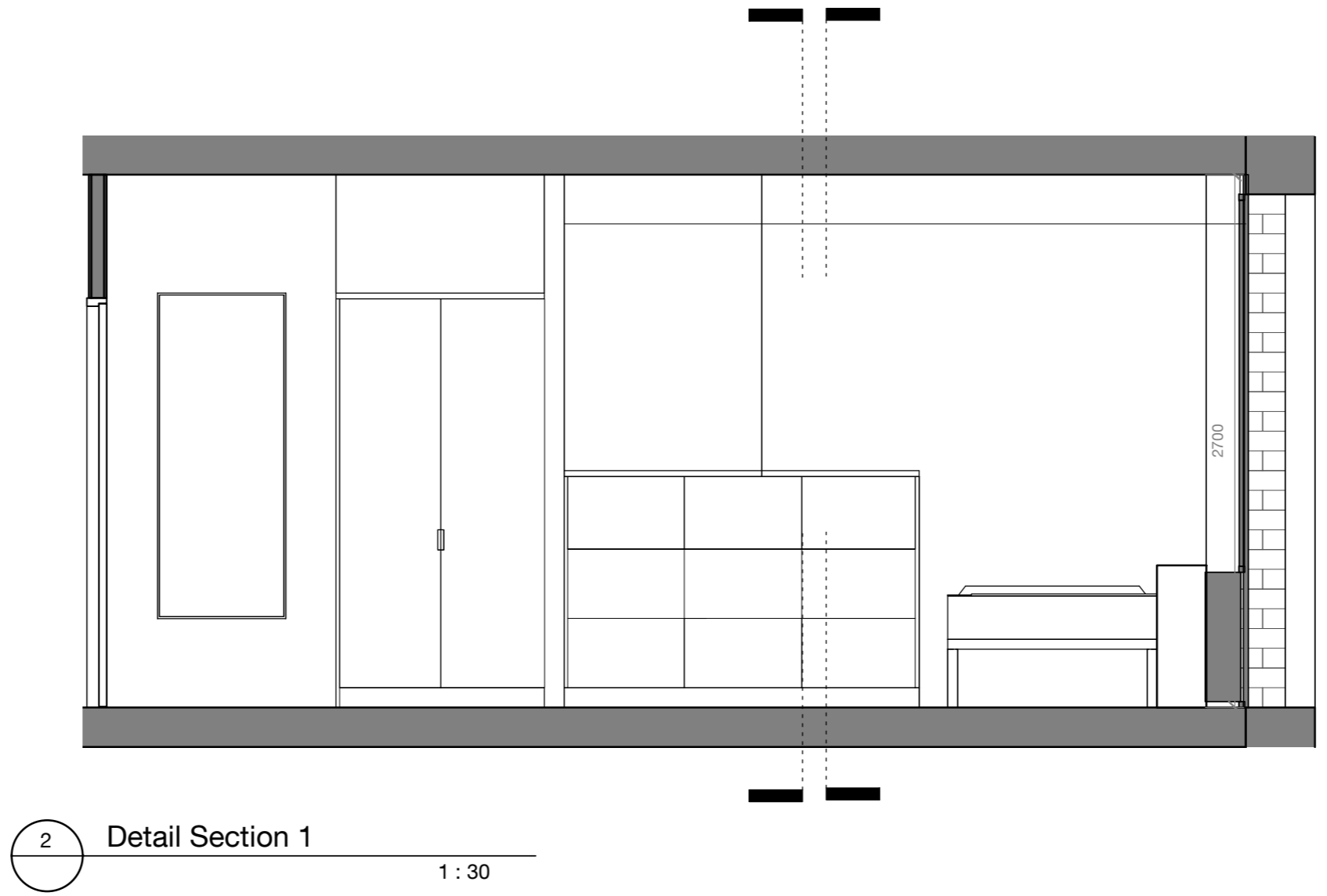
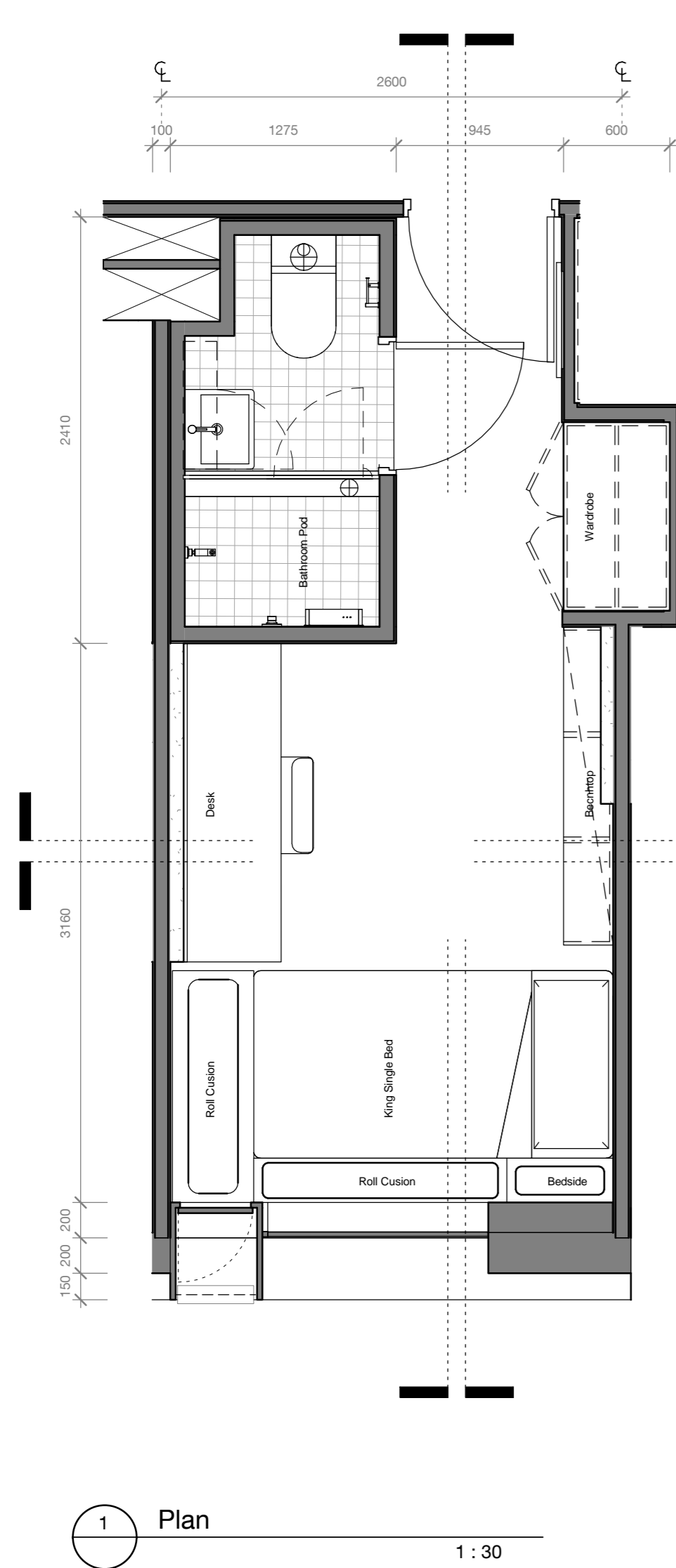
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Drawn	JC	Checked MH
Project no.	s12174	
Status	Development Application	
Plot Date	1/06/2018 2:23:54 PM	
Plot File		
Drawing no.	Revision	
A18.001	A	

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Bates Smart Pty Ltd ABN 70 004 999 400

**BATESSMART**



Iglu Regent St  
80-88 Regent Street  
Redfern NSW 2016  
Single Cluster Room

Scale	1 : 30	@ A2
Drawn	FL	Checked MH
Project no.	s12174	
Status	Development Application	
Plot Date	1/06/2018 2:24:25 PM	
Plot File		
Drawing no.	Revision	
A18.002	A	

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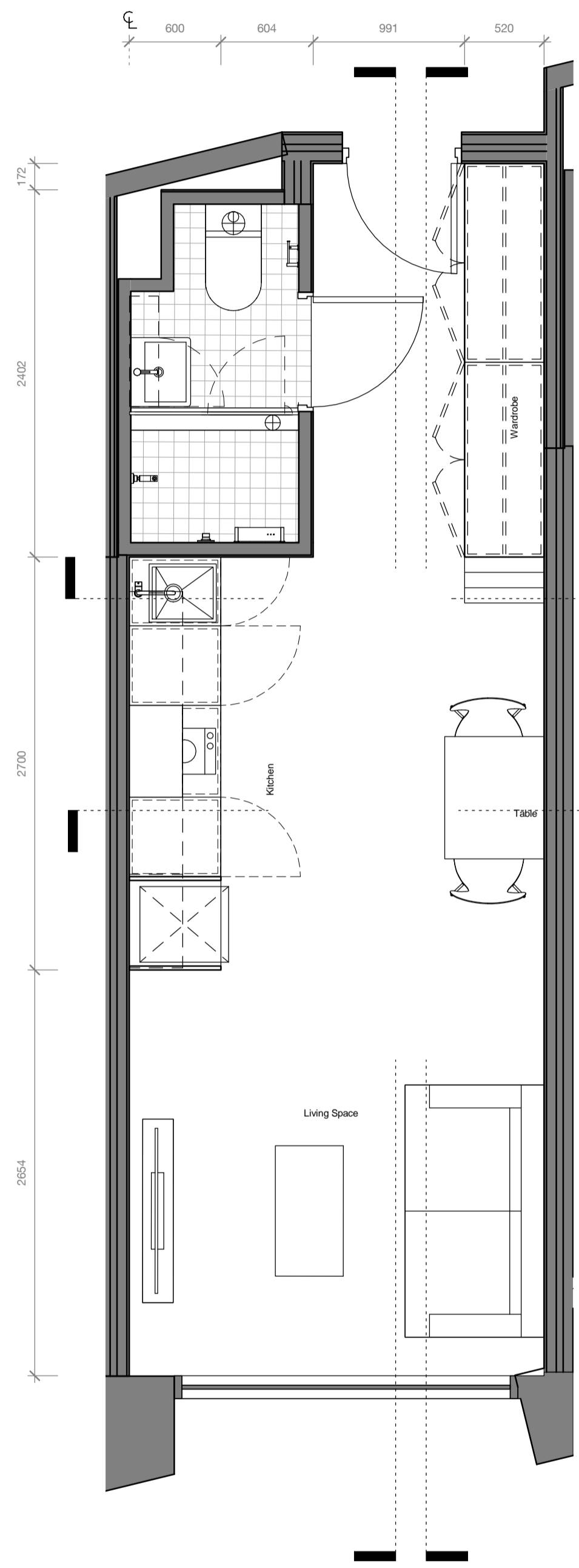
Revision	Date	Description	Initial	Checked
A	Date 1	Development Application		

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

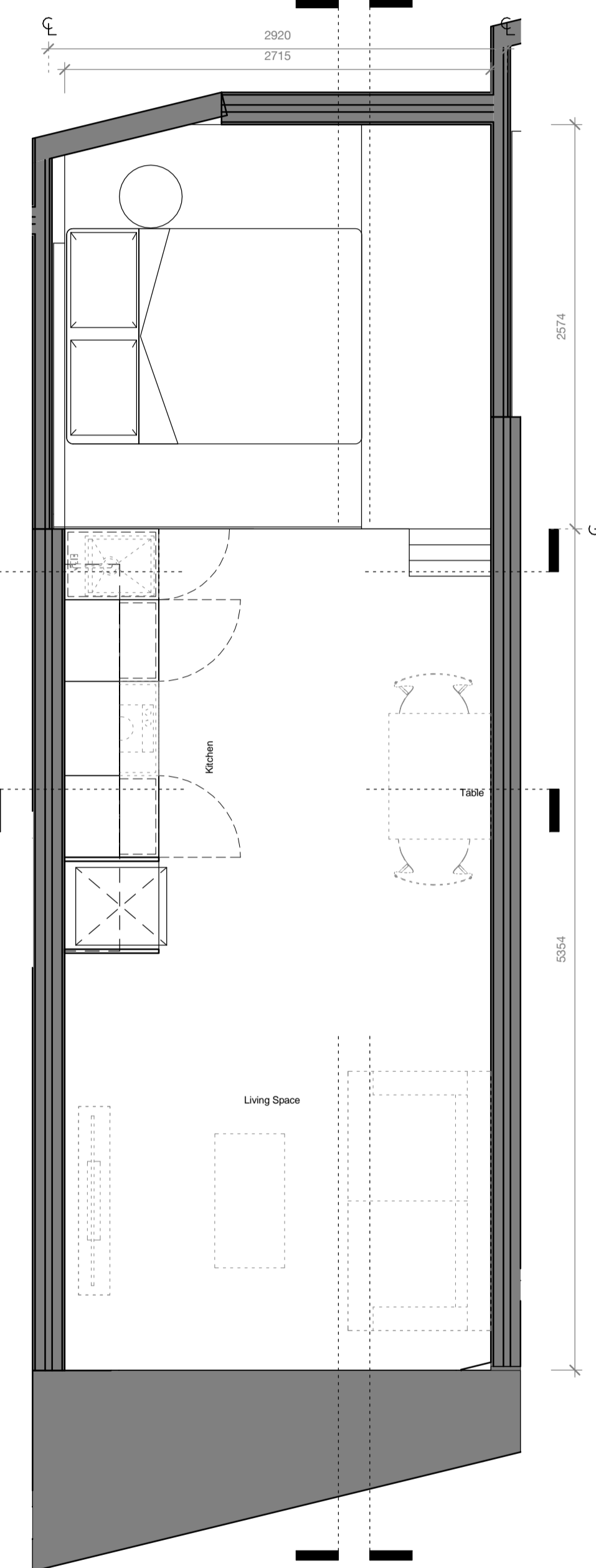
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

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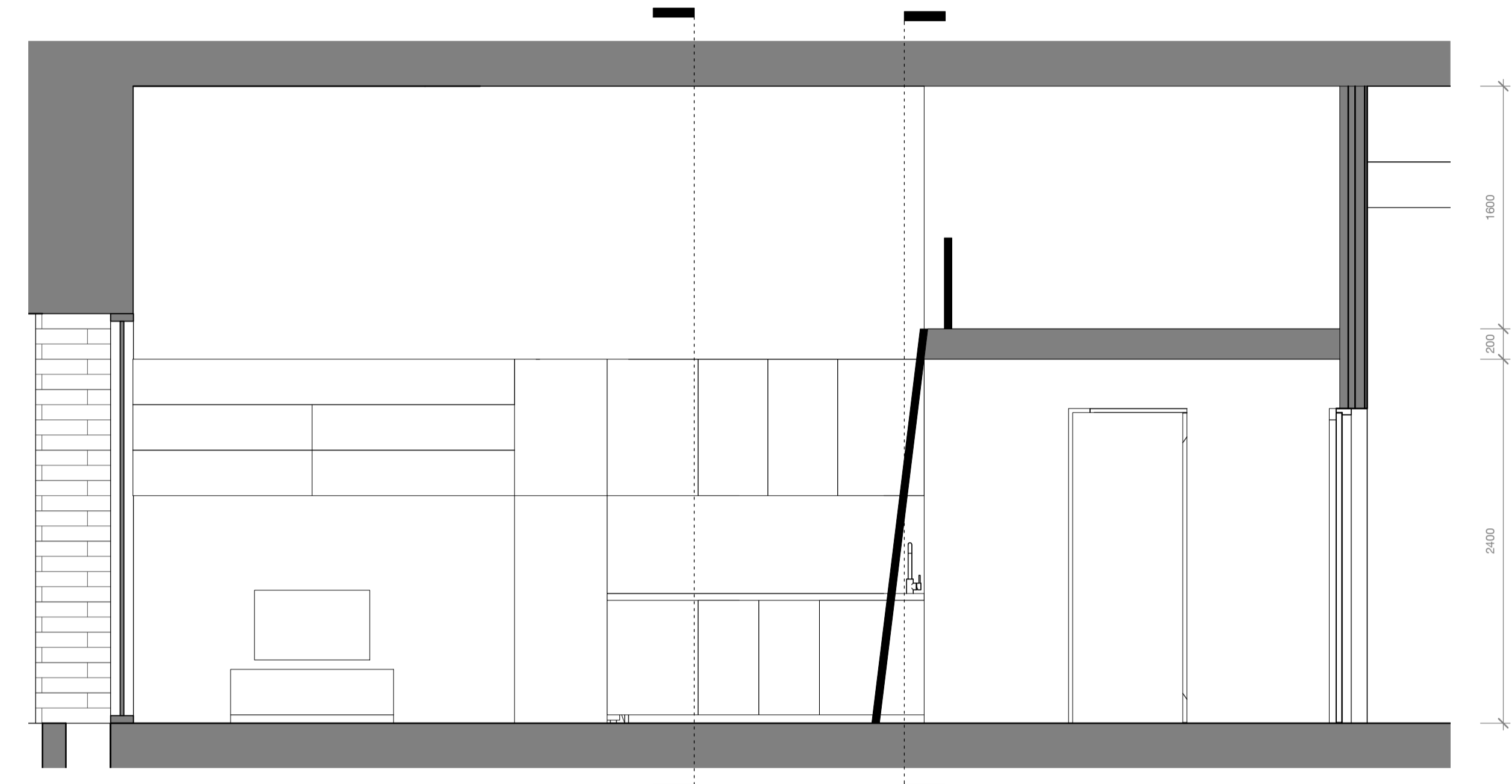
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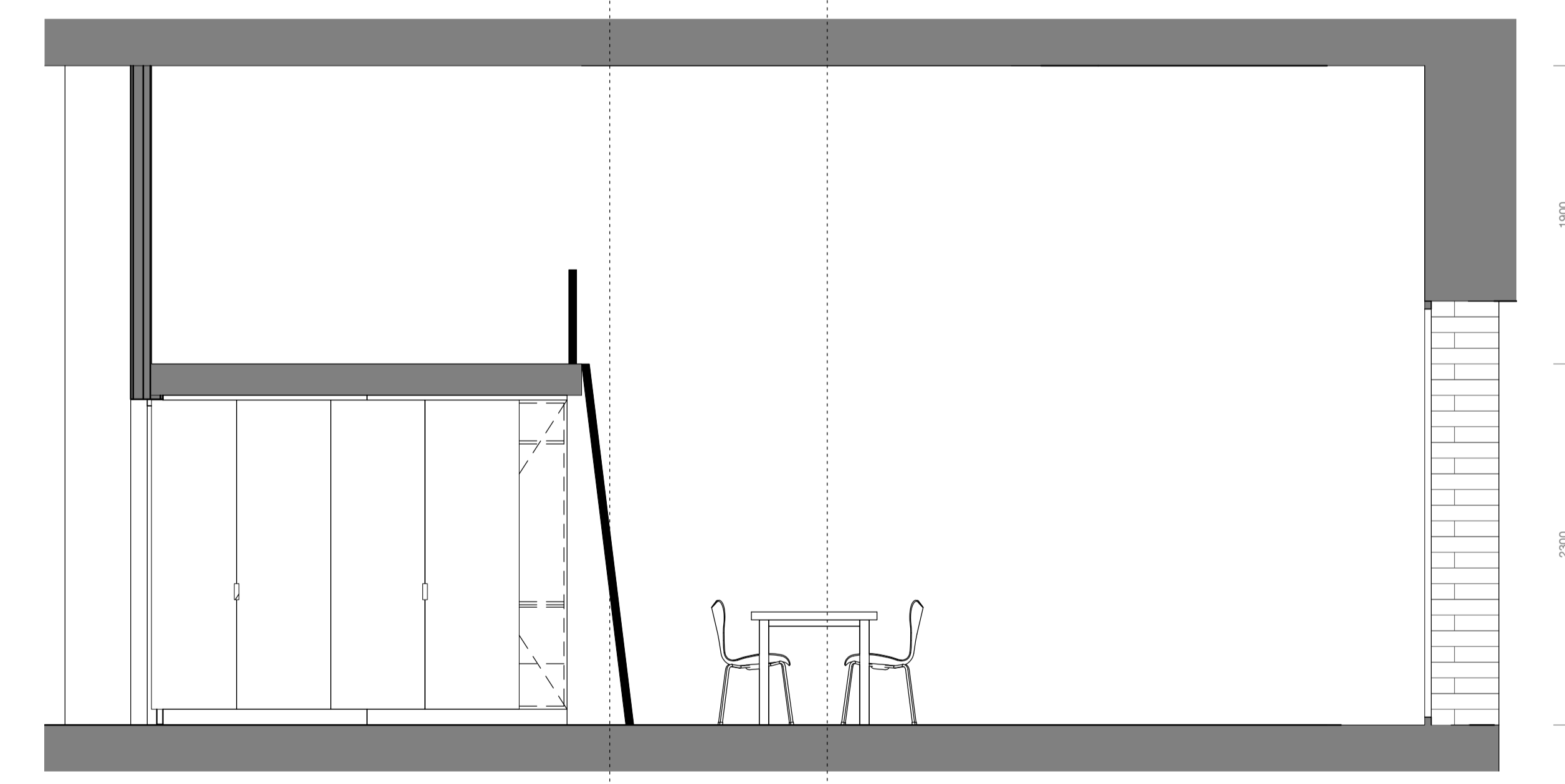
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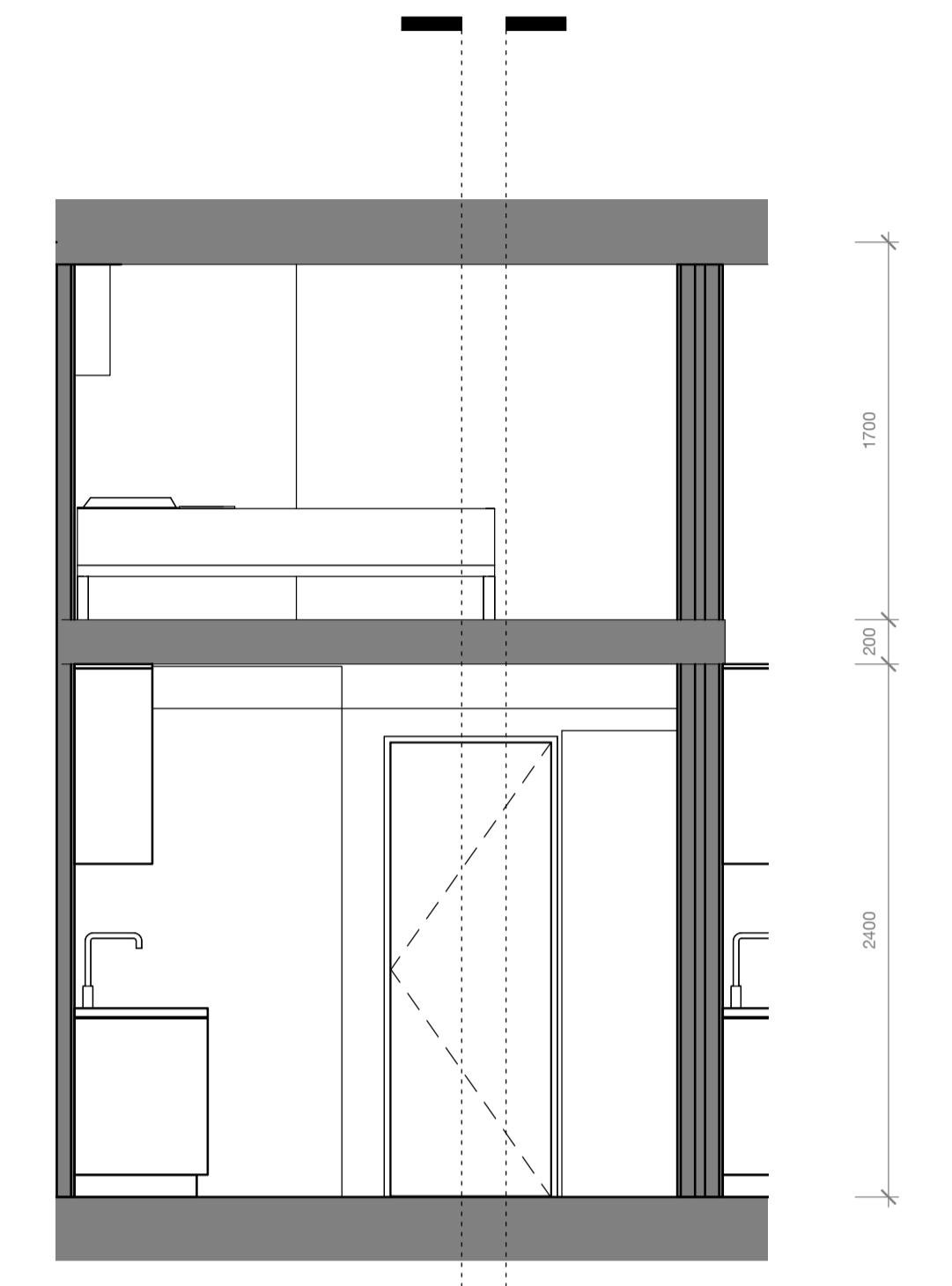
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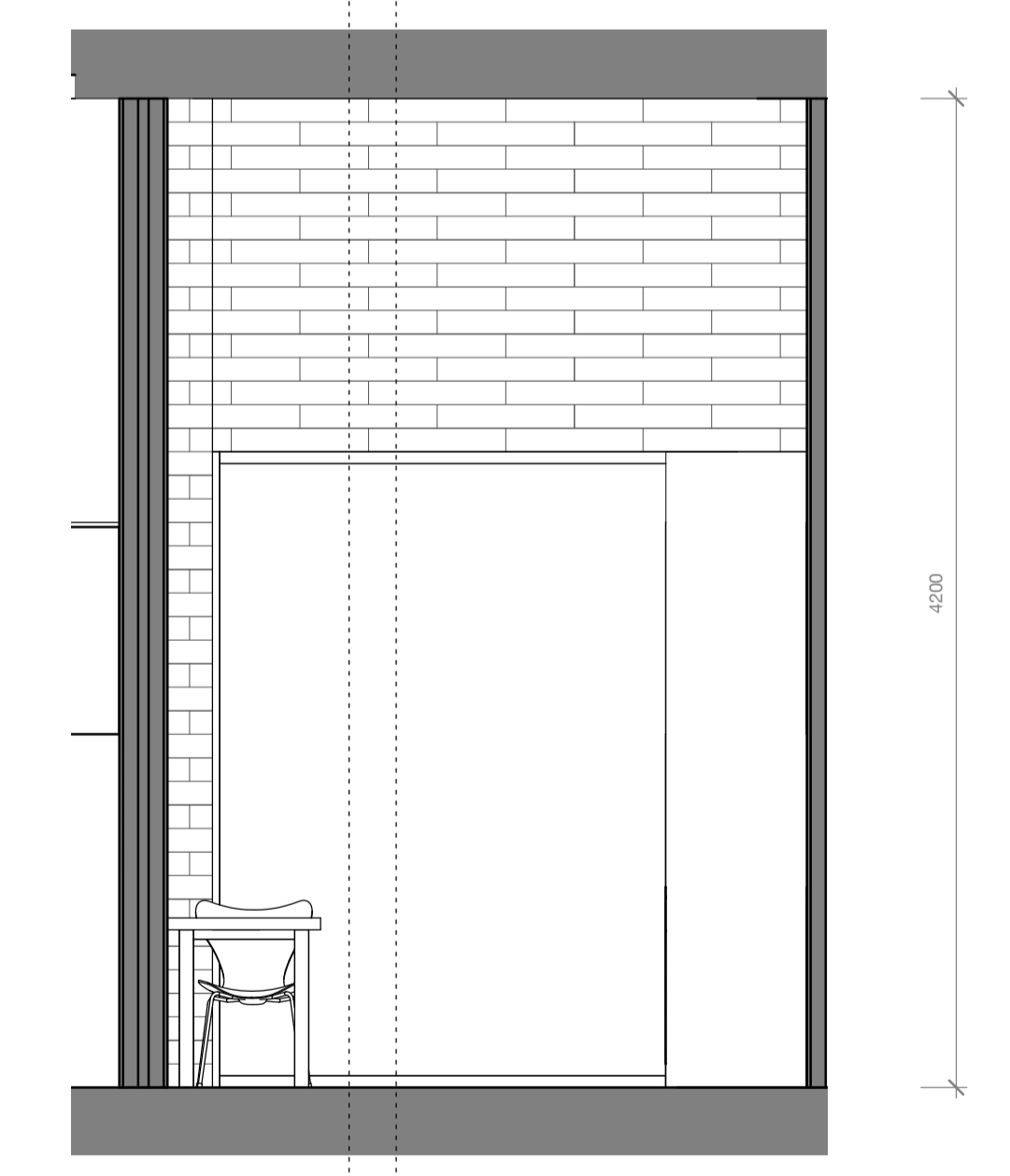
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3 Loft Studio Section 2  
1:30



4 Loft Studio Section 3  
1:30



5 Loft Studio Section 4  
1:30

Iglu Regent St  
80-88 Regent Street  
Redfern NSW 2016  
Loft Studio

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.  
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
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Revision	Date	Description	Initial	Checked
A	Date 1	Development Application		

Scale	1:30	@ A1
Drawn	FL	Checked MH
Project no.	s12174	
Status	Development Application	
Plot Date	1/06/2016 2:24:56 PM	
BIM	80-88RegentSt	
Drawing no.	A18.003	Revision A

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Melbourne VIC 3000 Australia  
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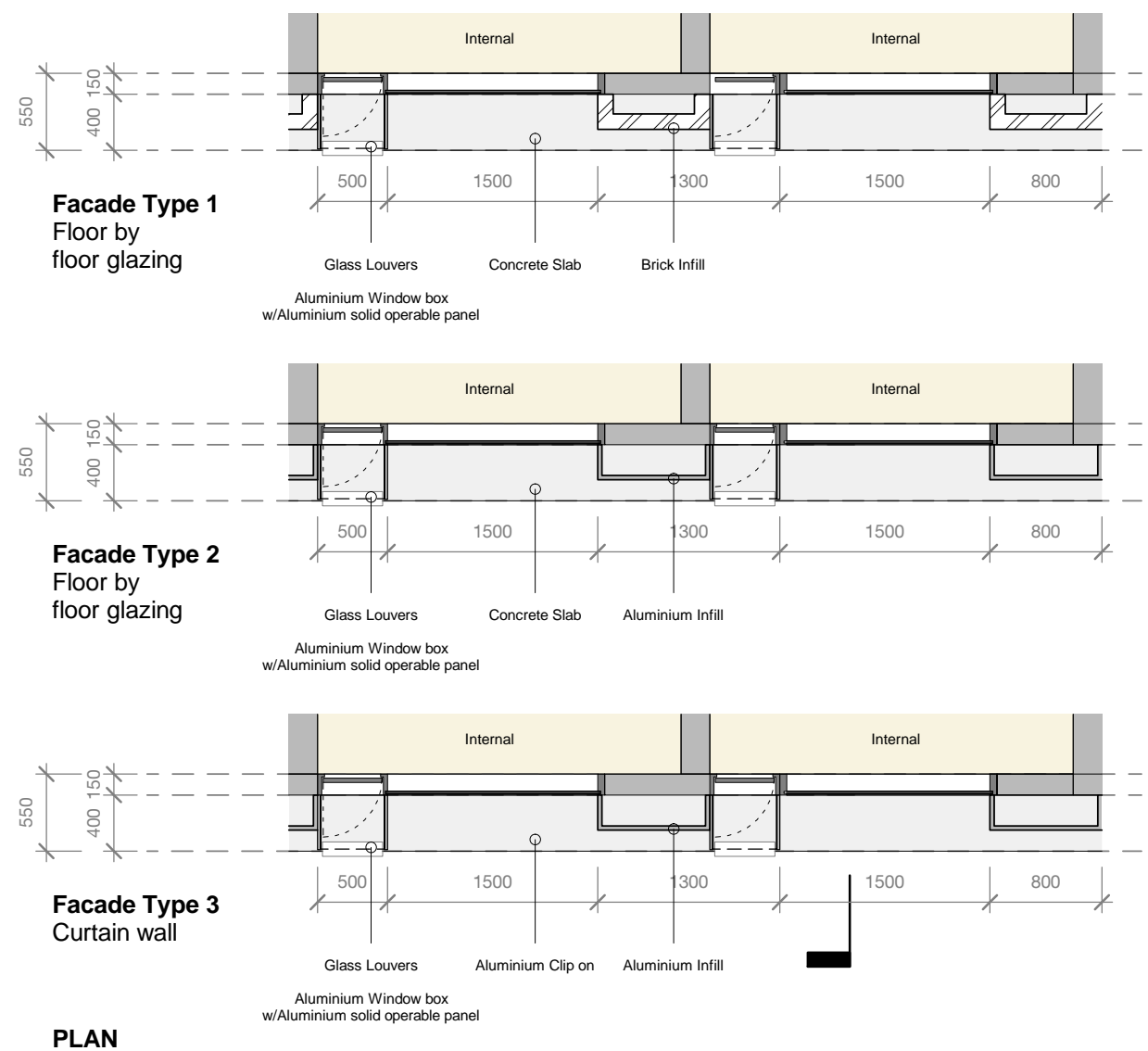
Bates Smart Pty Ltd ABN 70 004 999 400





**ELEVATION**

**SECTION**



**Facade Type 1  
Floor by  
floor glazing**

**Facade Type 2  
Floor by  
floor glazing**

**Facade Type 3  
Curtain wall**

**PLAN**

Iglu Regent St

**Facade Detail**

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

Scale	1 : 50	@ A3
Drawn	MH	Checked -
Project no.	s12174	Status Development Application
Plot Date	1/06/2018 2:49:38 PM	
Drawing no.	SK.005	Revision

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Revision	Date	Description	Initial	Checked

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# AREA SCHEDULE

## Iglu Redfern Area Calculations

Job No: s12174

### Iglu Redfern

Site area	821.7 sqm
Maximum Height	66.34 m
Allowable height	18 Storeys
Permitted FSR	7
Bonus FSR	1.7
Maximum RL	93.10

Setback Marian Street	3 storey to 4m setback	<i>*DA has 3m setback (accepted)</i>
Setback Regent Street	2 storey to 8m setback	<i>*DA has 3m setback (accepted)</i>
Groundfloor Setback Marian Street	1.5m setback to boundary	<i>*DA has 0m setback (accepted)</i>
Groundfloor Setback William Street	0.8 setback to eastern side of William Lane	

FSR	8.70
Allowable GFA	5751.90
Allowable GFA w/bonus	7148.79

Level	Function	Height	GBA	GFA	5 Bed Cluster	6 Bed Cluster	Studio	Accessible Studio	Loft Studio	No of Beds
Ground Floor	Retail/Services	8.0	765	455	0	0	0	0	0	0
Mezzanine	Plant/Mezzanine	-	592	354	0	0	0	0	0	0
Level 01	Communal/Student accomodation	4.5	803	596	0	0	0	3	6	9
Level 02	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 03	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 04	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 05	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 06	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 07	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 08	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 09	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 10	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 11	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 12	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 13	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 14	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 15	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 16	Student accomodation	2.9	427	359	0	1	10	0	0	16
Level 17	Student accomodation	3.2	427	359	0	1	10	0	0	16
Level 18	Roof Terrace / Plant	2.9	383	0	0	0	0	0	0	0
<b>Total</b>		<b>62.1</b>	<b>9375</b>	<b>7149</b>	<b>0</b>	<b>16</b>	<b>160</b>	<b>3</b>	<b>6</b>	<b>265</b>

# APPENDIX C

---

## SITE PHOTOGRAPHS



## SITE PHOTOGRAPHS

<b>Client:</b>	Iglu No.209 Pty Ltd up
<b>Project:</b>	Preliminary Site Investigation
<b>Site Location:</b>	80-88 Regent Street, Redfern NSW
<b>Job No.:</b>	ES7321/2
<b>Photos Taken By:</b>	CEK



**Photograph N° 1**



View of western boundary of site.  
Looking north east  
Inspected on 20.11.2015

**Photograph N° 2**



View of metal gate on southern boundary of site  
Looking north  
Inspected on 20.11.2015

**Photograph N° 3**



View of southern portion of eastern boundary of site  
Looking west  
Inspected on 20.11.2015

**Photograph N° 4**



View of northern portion of eastern boundary of site  
Looking west  
Inspected on 20.11.2015

# APPENDIX D

---

## LAND TITLE INFORMATION





# TITLE SEARCH

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

No. 01

Search certified to:

30/10/2015 12:22 PM

COMPUTER FOLIO REFERENCE	
A/105824	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
-	-

Page 1

VOL 10567 FOL 1 IS THE CURRENT CERTIFICATE OF TITLE

LAND

----

LOT A IN DEPOSITED PLAN 105824

AT EVELEIGH

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP105824

FIRST SCHEDULE

-----

YVONNE KLIMIS

(T T435540)

SECOND SCHEDULE (4 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K581102 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS A AND B IN DP105824
- 3 V909338 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- \* 4 AJ186767 CAVEAT BY W-TWO HOLDINGS PTY LIMITED

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

doccop1

PRINTED ON 30/10/2015 01



Registrar General

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

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

# HISTORICAL TITLE SEARCH

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

No. 02

Search certified to: 30/10/2015 12:23PM

Computer Folio Reference: A/105824

Page 1

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

Prior Title(s): VOL 10567 FOL 1

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/9/1997		AMENDMENT: LOCAL GOVT AREA	
14/3/2004	AA472866	DEPARTMENTAL DEALING	
19/1/2015	AJ186767	CAVEAT	

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

doccop1

PRINTED ON 30/10/2015 02

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

NEW SOUTH WALES

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



1056700

Application No. 10497

Vol. **10567** Fol. **1**

Prior Titles Vol. 8381 Fols. 160, 161 and 162



EH

Edition issued 31-5-1967

K581102

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

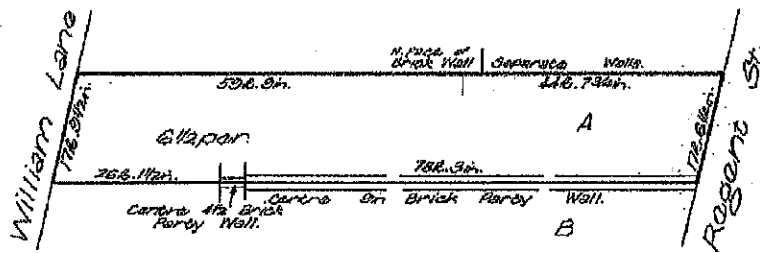
Witness *M. S. Altan*

**CANCELLED**  
*Jaworski*

Registrar General.



PLAN SHOWING LOCATION OF LAND



1  
Fol.  
10567  
(Page 1) Vol.

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

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

K581102-10

Scale: 20 feet to one inch.

S  
GRY

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot A in plan lodged with Transfer No. G722708 (filed as F.P. 105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.  
SOUTH SYDNEY

FIRST SCHEDULE (continued overleaf)

~~HARRY KLIMIS, of Redfern, Fruit Shop Proprietor~~ ~~YVONNE KLIMIS, his wife, as Joint Tenants.~~

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. K581102P affecting the party walls on the common boundary of Lots A and B in the plan hereon.

CX

DP. 105824

*Jaworski*

Registrar General.



202

# New South Wales

[CERTIFICATE OF TITLE]

Primary Appn No. 10497  
Reference to Last Title  
Vol. 6845 Fol. 52  
Deposited Plan No. 3954



TENANCY IN COMMON  
**CANCELLED** ✓  
REGISTER BOOK  
8381 Fol. 161  
MA Issued on Transmission Application  
No. H818416

4817 661 K 2006 V. G. N. Blight, Government Printer

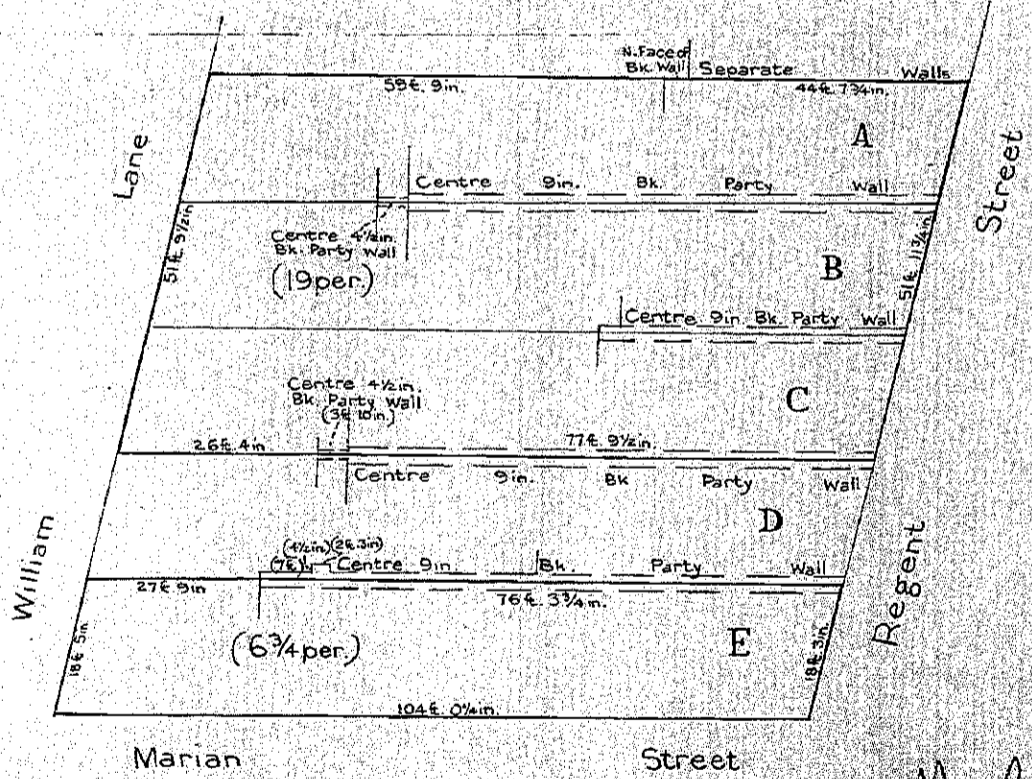
CHARLOTTE CAREERY, of Redfern, Widow, is now the proprietor of an Estate in Fee Simple in an undivided one third share, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances liens, and interests as are notified hereon, in Those pieces of land at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland shown in the plan hereon being Lots A, B, C and E in plan lodged with Transfer No. G722708 and being parts of .95 acres granted to William Chippendale on 31st August 1819.

In witness whereof I have hereunto signed my name and affixed my Seal, this Twency-fourth day of July, 1962.

Signed in the presence of *S. Davenport*

*J. Watson*  
Registrar-General.

Persons are cautioned against altering or adding to this Certificate or any notification thereon.



Total Area - 25 3/4 per.  
Scale - 20 feet to one inch

NOTIFICATION REFERRED TO

Cross easements (Section 181B Conveyancing Act 1919) created by Transfer No. G722708 affecting the party walls on the common boundaries of Lots C and D and D and E in the plan hereon.

*J. Watson*  
Registrar-General.

*M. J. B.*  
No. H981650 MORTGAGE dated 24th January 1962  
in Australia and New Zealand Bank  
limited of Lots A and B on plan with Transfer  
No. G722708  
Entered 25th January 1963  
*J. Watson*  
REGISTRAR GENERAL.



MORTGAGE No. H981650 has been discharged.  
K 581101 Entered 31st May 1967  
*Jawatson*  
REGISTRAR GENERAL



30 No. K581102 TRANSFER dated 7th February 1967  
to Harry Klemis and Yvonne Klemis  
as joint tenants of lot A in plan  
subdivided with transfer G 100708  
of the land within described  
together with and reserving Caves  
Basements  
Entered 31st May 1967  
As to land in this transfer  
no deed is cancelled  
and new certificate issued  
Vol. 10567 Fol. 1  
*Jawatson*  
REGISTRAR GENERAL



As to Residue (lots B, C and E)  
this Deed is cancelled and New Certificate of Title issued.  
Vol. 10567 Fol. 2635-48 dated 31-5-1967  
Vide K581146  
*Jawatson*  
REGISTRAR GENERAL



*K 581101 New*  
*2-1-1967*  
*3-1-1967*  
*4-1-1967*  
*ESMORR*  
*1691766 R6X*  
*1691766 R6X*

# TITLE SEARCH

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

No. 03

Search certified to:

30/10/2015 12:22 PM

COMPUTER FOLIO REFERENCE	
B/105824	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
11	15/10/2015

Page 1

LAND

-----  
LOT B IN DEPOSITED PLAN 105824

AT EVENLEIGH

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP105824

FIRST SCHEDULE

-----  
SUNNY THIRDI REGENT STREET PTY LTD

(T AJ873576)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
  - 2 K581102 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS A AND B IN DP105824
  - 3 L240779 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS B AND C IN DP105824

NOTATIONS

-----  
UNREGISTERED DEALINGS: NIL

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

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PRINTED ON 30/10/2015 03

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

ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE  
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Registrar General

# HISTORICAL TITLE SEARCH

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

Land & Property  
Information

A division of the Department of Finance & Services

No. 04

Search certified to: 30/10/2015 12:23PM

Computer Folio Reference: B/105824

Page 1

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

Prior Title(s): VOL 10567 FOL 2

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/11/1990	Z202690	LEASE	EDITION 1
29/7/1991	Z730837	LEASE	EDITION 2
29/7/1991	Z736515	TRANSFER OF LEASE	
20/9/1995	O549013	LEASE	EDITION 3
3/9/1997		AMENDMENT: LOCAL GOVT AREA	
3/11/1997	3544767	DISCHARGE OF MORTGAGE	
3/11/1997	3544768	TRANSFER	
3/11/1997	3544769	MORTGAGE	EDITION 4
29/9/1999	6234724	LEASE	EDITION 5
9/10/2000	7134324	DISCHARGE OF MORTGAGE	
9/10/2000	7134325	TRANSFER	
9/10/2000	7134326	MORTGAGE	EDITION 6
14/3/2004	AA472866	DEPARTMENTAL DEALING	
13/10/2005	AB837293	LEASE	EDITION 7

END OF PAGE 1 - CONTINUED OVER

doccop1

PRINTED ON 30/10/2015 04

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

# HISTORICAL TITLE SEARCH

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

Land & Property  
Information

A division of the Department of Finance & Services

No. 04

Search certified to: 30/10/2015 12:23PM

Computer Folio Reference: B/105824

Page 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
f 23/10/2008	AE283325	LEASE	EDITION 8
f 13/11/2008	AE324734	TRANSFER OF LEASE	
25/9/2012	AH120038	DISCHARGE OF MORTGAGE	
25/9/2012	AH120039	SURRENDER OF LEASE	
f 25/9/2012	AH120040	LEASE	EDITION 9
29/11/2013	AI162851	SURRENDER OF LEASE	EDITION 10
15/10/2015	AJ873575	TRANSFER	
f 15/10/2015	AJ873576	TRANSFER	EDITION 11

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

doccop1

PRINTED ON 30/10/2015 04

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

2/2

Form: 01T  
Release: 61

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



**AJ873576T**

**RELOADED**

Section 31B of the Real Property Act 1900 (RP Act) authorises the F  
by this form for the establishment and maintenance of the Real Property Act  
the Register is made available to any person for search upon payment of a fee, if any.

1 ZSTAMP DUTY

TIME: 2.34

Office of State Revenue use only	Office of State Revenue NSW Treasury Client No: 109163208 3490 Duty: \$10- Trans No: 530747-001 Asst details:
----------------------------------	---

(A) **TORRENS TITLE** Folio Identifier B/105824 being the whole of the land in lot 3 in deposited plan 105824

(B) <b>LODGED BY</b>	Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	<b>CODES</b> <b>T</b> <b>TW</b>
	392C	<b>SYDNEY LEGAL AGENTS</b> <b>LLP: 128005Y</b> Reference: <u>Thirdi - 216789</u>	

(C) **TRANSFEROR** W-Two Holdings Pty Ltd ACN 600 232 059

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 4,000,000.00 and as regards  
(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable): K581102 and L240779

(H) **TRANSFeree** Sunny Thirdi Regent Street Pty Ltd ACN 607 357 497  
(I) **TENANCY:**

**DATE**

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

Company: W-TWO HOLDINGS PTY LTD ACN 600 232 059  
 Authority: SAC 101A CORPORATIONS ACT 2001

Signature of authorised person:	Signature of authorised person:
Name of authorised person: <u>DAVID HARPER</u> Office held: <u>DIRECTOR</u>	Name of authorised person: <u>GLEN COWIE</u> Office held: <u>DIRECTOR</u>

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

Signature:

Signatory's name: William Romano  
 Signatory's capacity: solicitor

(K) The transferee's solicitor  certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 910607 Full name: Saveta Corapovski Signature:

112

Form: 01T  
Release: 61

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



**AJ873575V**

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

**STAMP DUTY**

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	
Class No. 1411509	2650
Duty: \$10.00	Items No. 8011792-001
Asst date:	

**(A) TORRENS TITLE**

B/105824

**(B) LODGED BY**

Document Collection Box <b>392C</b>	Name, Address or DX, Telephone, and Customer Account Number if any <b>SYDNEY LEGAL AGENTS LLP: 128005Y</b> Reference: <u>Third - 216789</u>	CODES <b>T TW</b>
--	---	--------------------------

**(C) TRANSFEROR**

Marcello Mario Araldi

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 4,000,000.00 and as regards

**(E) ESTATE**

the abovementioned land transfers to the transferee an estate in fee simple

**(F) SHARE TRANSFERRED**

Whole

**(G)**

Encumbrances (if applicable):

**(H) TRANSFEREE**

W - Two Holdings Pty Ltd ACN 600 232 059

**(I)**

TENANCY:

**DATE** \_\_\_\_\_

**(J)** I certify I am an eligible witness and that the transferor signed this dealing in my presence.  
[See note\* below]

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

Signature of witness:

Signature of transferor:

Name of witness:  
Address of witness:

GARY DAVID NEWTON  
Level 42, 2 Park Street  
Sydney NSW 2000

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

Signature:

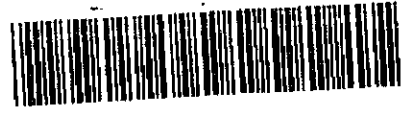
Signatory's name:  
Signatory's capacity:

Paul Ellis Green  
solicitor

**(K)** The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 913084 Full name: Paul Ellis Green Signature:

Form: 07L  
Licence: 01-05-028  
Licensee: Anastasia Lepouris

3/3 **LEASE**



New South Wales  
Real Property Act 1900

AH120040Q

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

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

Property leased: if appropriate, specify the part or premises  
Part Folio Identifier: B/105824, being the downstairs part of the premises known as ~~Shop 1~~ <sup>Shop 1</sup> 82C Regent Street, Redfern

**RELOADED**  
(B) LOADED BY  
24 SEP 2012  
TIME: LESSOR 11:40

Delivery Box	Name, Address or DX and Telephone	CODE
462H	LLPN: SAI GLOBAL Property 123327C DX 885 SYDNEY 02 9210 0700 Reference (optional): 25 779 026 - Innx West	L

Marcello Mario ARALDI

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

(D)

Encumbrances (if applicable):

(E) LESSEE

Lynn's Trading Pty Ltd ACN 150 789 683

(F)

TENANCY:

- (G) 1. TERM: Three (3) years  
 2. COMMENCING DATE: 19 May 2011  
 3. TERMINATING DATE: 18 May 2014  
 4. With an OPTION TO RENEW for a period of N/A set out in Clause N/A of N/A.  
 5. With an OPTION TO PURCHASE set out in N/A  
 6. Together with and reserving the RIGHTS set out in N/A  
 7. Incorporates the provisions set out in ANNEXURE(S) "A" & "B" hereto.  
 8. Incorporates the provisions set out in MEMORANDUM filed at Land and Property Information New South Wales as No. N/A  
 9. The RENT is set out in item/clause Item 13A of Annexure "A".

Form: ,07L  
Licence: 01-05-028  
Licensee: Anastasia Lepouris

# LEASE



al

New South Wales  
Real Property Act 19

## AE283325K

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

**STAMP DUTY**

Office of State Revenue use only

**(A) TORRENS TITLE**

Property leased: if appropriate, specify the part or premises  
Part Folio Identifier: B/105824, being the downstairs part of the premises known as Shop 82C Regent Street, Redfern

**(B) LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODE
176E	LLPN 123B48W ESPRESSO DX 885 SYDNEY 9222 5111	L
Reference (optional): BINNE 632 10099793		

**(C) LESSOR**

Marcello Mario ARALDI

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

**(D)**

Encumbrances (if applicable):

**(E) LESSEE**

Leanne FRASER

**TENANCY:**

OFF  
ABB 37293

**(F)**

**(G)**

- TERM:** Three (3) years
- COMMENCING DATE:** 15 July 2008
- TERMINATING DATE:** 14 July 2011
- With an **OPTION TO RENEW** for a period of N/A set out in Clause N/A of N/A.
- With an **OPTION TO PURCHASE** set out in N/A
- Together with and reserving the **RIGHTS** set out in N/A
- Incorporates the provisions set out in **ANNEXURE(S) "A" & "B"** hereto.
- Incorporates the provisions set out in **MEMORANDUM** filed at Land and Property Information New South Wales as No. N/A
- The **RENT** is set out in item/clause Item 13 of Annexure "A".

All handwriting must be in block capitals.

Page 1 of 2

Total Pages (office use only) \_\_\_\_\_

CP PROD BY WOS 3/10/08

1 of 21

Form: 97-01T  
Licence: 10V/0096/96  
Edition: 9812

①

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

7134325U



**STAMP DUTY**

Office of State Revenue use only

NEW SOUTH WALES DUTY

01-08-2000

0000376370-001

SECTION 68(2)-ORIGINAL

NO DUTY PAYABLE

(A) **TORRENS TITLE**

If appropriate, specify the part or share transferred  
FOLIO IDENTIFIER B/105824

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone	CODES
LOS ANZ	Reference (optional): AR ALDI/SUP	T T8 (s713) TW (Sheriff)

(C) **TRANSFEROR**

AZZAM KASA NABOULSI

(D) The transferor acknowledges receipt of the consideration of \$ \_\_\_\_\_ and as regards the land specified above  
 (E) transfers to the transferee an estate in fee simple. **PURSUANT TO ORDERS OF THE COURT**  
 (F) Encumbrances (if applicable): 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_

(G) **TRANSFEEEE**

MARCELLO MARIO ARALDI

(H) **TENANCY:** NIL

(I) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE:** 28 JULY 2000.  
Signed in my presence by the transferor who is personally known to me.

Signature of witness:   
 Name of witness: REBECCA JAMNEY

Signature of transferor:

Address of witness: 154 ELISABETH ST  
SYDNEY.

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

Signature of witness:  
 Name of witness:  
 Address of witness:

Signature of transferee:   
 If signed on the transferee's behalf by a solicitor or licensed conveyancer, insert the signatory's full name and capacity below:  
 R. STORIE, SOLICITOR FOR TRANSFEEEE

Form: 97-07L  
Licence: LAW/0955/98

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

**6234724W**



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of the Law Society of  
New South Wales  
which has approved  
this page and the next  
page as printed.

Office of State Revenue use only

NEW SOUTH WALES DUTY  
09-07-1999 0000035866-002  
LEASE - GENERAL  
DUTIABLE AMOUNT \$ \*\*\*\*\*62,425.00

**(A) TORRENS TITLE**

Property leased: if appropriate, specify the part or premises

Folio Identifier: B/105824  
Being <sup>the following premises</sup> part premises known as *New York Cafe*  
82 Regent <sup>of</sup> Street, Redfern.

~~The property leased is shown in the  
photographs or copy of which is  
attached hereto.~~

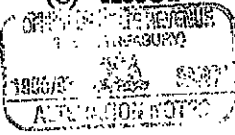
*Agree*  
*[Signature]*

**(B) LODGED BY**

LTO Box <b>10428</b>	Name, Address or DX and Telephone <b>S.U.E. DX 516 Sydney</b>	CODE <b>L</b>
Reference (optional): <b>H 79912</b>		

**(C) LESSOR**

<i>Mario</i> Marcello Araldi	<i>Kasa</i> and Azzam Naboulsi	OFFICE OF STATE REVENUE (N.S.W. TREASURY) 1996/97 <b>337</b> ALTERATION NOTED
---------------------------------	-----------------------------------	--



*Agree*  
*[Signature]*

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

**(D)**

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

**(E) LESSEE**

Leanne Fraser and Diana Carr of  
105 Phillip Street, Redfern NSW 2024  
  
**TENANCY: Joint**

**(G)**

1. TERM: Three (3) years
2. COMMENCEMENT DATE: <sup>30 June</sup> 1 July 1999
3. TERMINATION DATE: <sup>29 June</sup> 30 June 2002
4. With an OPTION TO RENEW for a period of Three (3) years
5. With an OPTION TO PURCHASE set out in Not applicable
6. Together with and reserving the RIGHTS set out in Not applicable
7. This lease includes ANNEXURES A and B.
8. This lease includes the provisions set out in MEMORANDUM filed in the Land Titles Office as No. Not applicable
9. I certify that this lease (including any annexure) comprises **26** pages numbered in sequence with this form. A.M.



*set out in clause 4*  
*[Signature]*

Full name and position: *Allan Mitrovatsky*  
*employed solicitor of Anastasia Leonovic solicitor*  
*for the lessor*

Signature: *[Signature]*

SEE A SOLICITOR ABOUT THIS LEASE

All handwriting must be in block capitals.

LTO use-  
Total pages:  
A.M. Checked by:

*CT 7 205 on 21/9/99 dealing*

*205 he.*

Form: 97-01T  
Licence: AUS/0634/96

# TRANSFER

New South Wales  
Real Property Act 1900



3544768 V

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

Office of State Revenue use only
42.00
N.S.W. STAMP DUTY 220897 1922 04 201318901/03

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

FOLIO IDENTIFIER B/105824
---------------------------

(B) LODGED BY

LTO Box 	Name, Address or DX and Telephone
Reference (15 character maximum):	

(C) TRANSFEROR ..... HARRY KLIMIS AND YVONNE KLIMIS

(D) acknowledges receipt of the consideration of \$340,000.00

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

(E) Encumbrances (if applicable):

1. 2.

(F) TRANSFEE

T TS (s713 LGA)	MARIO KASA MARCELLO/ARALDI AND AZZAM/NABOULSI
TW (Sheriff)	TENANCY: JOINT TENANTS

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 17/9/97

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

Signature of Witness

A. An... ANDREASKI

Name of Witness (BLOCK LETTERS)

23-25... STREET... PARAMATTA

Address of Witness

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

R. Storie  
Solicitor for

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

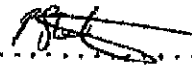
**STATUTORY DECLARATION**


I, Peter Skouteris of Andresakis & Associates, Solicitors of 23-25 Hassall Street, Parramatta in the State of New South Wales, Solicitor do solemnly and sincerely declare that:-

1. I am the Solicitor acting on behalf of the Lessors in relation to premises situate at and known as 82 Regent Street Redfern in the State of New South Wales described in Certificate of Title Folio Identifier B/105824.
2. I say that the option for renewal contained in expired Lease no. O 549013 was not exercised by the Lessee and that the time for renewal of such option has now expired.

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

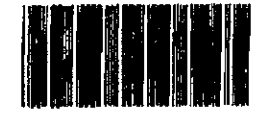
Subscribed and Declared at )  
Parramatta )  
this 17 day of September , 1997)  
Before me: )

  
.....

  
.....  
Solicitor JP

OFFICE USE ONLY

RP 1 STAMP DUTY



Z  
730837 R



351 40

**LEASE**

REAL PROPERTY ACT, 1900  
(To be lodged in duplicate)

(See Instructions for Completion issued as Form RP 1B)

L	A	101	X	R <sup>1</sup> / <sub>2</sub>
	\$	47		

LAND of which LESSOR is registered proprietor

Torrens Title Reference	Part or premises, see note (a) (ii)	Location
VOLUME 10567 FOLIO 2  NOW BEING LOTS in D.P. B/105824	WHOLE and residence. Lock up shop known as 82 Regent Street, Redfern	82 Regent Street, Redfern
LESSOR Note (b) <b>HARRY KLIMIS</b> of 5 Earlwood Avenue, Earlwood and <b>YVONNE KLIMIS</b> of the same address, his Wife		

DESCRIPTION OF LAND Note (a)

LESSOR Note (b)

OFFICE USE ONLY  
LESSEE PGD  
ALTERATION NOTED

(The abovenamed LESSOR) hereby leases to the LESSEE

**ARTGATE PTY LTD** having its registered office at 5A Shellbank Avenue, Cremoone at the request of the Guarantors **BARBARA LLOYD** of 5A Shellbank Avenue Cremoone and **Martina Lo Schiavo** of 82 Regent Street Redfern as joint tenants/tenants in common

OFFICE USE ONLY  
**OVER**

Note (c)  
Note (h)  
PRIOR ENCUMBRANCES Note (d)  
TERM Note (e)  
Note (f)  
Note (g)  
Note (h)

the land and above described, subject to the following PRIOR ENCUMBRANCES 1. ....  
2. .... 3. ....  
for a TERM of **THREE (3) YEARS** commencing on **1/5/91** and TERMINATING on **30/4/94**  
(with an OPTION TO PURCHASE and/or an OPTION OF RENEWAL as set forth in clause(s) 14 of SCHEDULE TWO hereto, together with and reserving the rights and liberties set forth in SCHEDULE ONE hereto), and  
SUBJECT TO THE covenants and provisions:  
(i) implied by sections 84 and 85 of the Conveyancing Act, 1919 as are not expressly negated or modified herein;  
(ii) set forth in the Memorandum filed in the Land Titles Office as Number ..... and  
(iii) set forth in SCHEDULE TWO hereto, which covenants and provisions shall be deemed to be incorporated herein.

OFFICE USE ONLY  
**EXPIRES 30/4/1994**  
Purchase Renewal  
**3 YEARS**

DATE **1-5-1991**

We hereby certify this lease to be correct for the purposes of the Real Property Act, 1900.

EXECUTION Note (i)

Signed in my presence by the lessor who is personally known to me  
Signature of Witness  
**A. ...**  
Name of Witness (BLOCK LETTERS)  
**Parramatta 5000**  
Address and occupation of Witness

**D**  
Signature of Lessor  
**Yvonne Klimis**

Note (j) **342**

Signed in my presence by the lessee who is personally known to me  
Signature of Witness  
**Christopher John Mackay**  
Name of Witness (BLOCK LETTERS)  
**9 Whistler Street**  
Address and occupation of Witness

THE COMMON SEAL OF ARTGATE PTY LTD WAS APPLIED HERETO WITH THE CONSENT OF THE BOARD OF DIRECTORS IN THE PRESENCE OF:  
**A. G. Schanz** Director  
**...** Secretary

TO BE COMPLETED BY LODGING PARTY Notes (l) and (k)

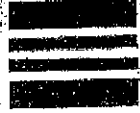
OFFICE USE ONLY

LODGED BY <b>COUNTOURIS &amp; CO SOLICITORS</b> 23-25 Hassall Street PARRAMATTA NSW 2150 DX 8269 PARRAMATTA TEL: 633-4911 Ref. AA:KMW 6663 Delivery Box Number 1023F		LOCATION OF DOCUMENTS CT OTHER Herewith In L.T.O. with Produced by <b>HSA</b>	
Checked <b>4/65</b>	Passed	REGISTERED 	Secondary Directions <b>OFF</b>
Signed	Extra Fee	Delivery Directions <b>over</b>	L <b>2202690</b>

S  
47

310591 4610 11 400461008/01

351.40



10567-002

# CERTIFICATE OF TITLE

NEW SOUTH WALES

LAND PROPERTY ACT, 1900

Appln. No. 10497

Vol. **10567** Fol. **2**

Prior Titles Vol. 8381 Fols. 160 to 162 incl.

Edition issued 19-12-1974



2  
10567  
Fol.  
Vol.  
(Page D)

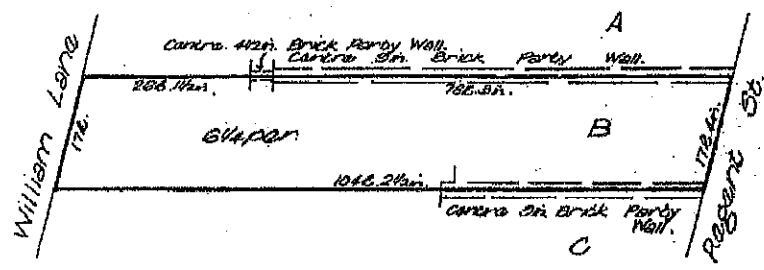
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

**CANCELLED**

*Jackson*  
SEE AUTO-INDEX for General.



### PLAN SHOWING LOCATION OF LAND



Scale - 20 feet to one inch.

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

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

P76191

*S GRY*

ESTATE AND LAND REFERRED TO *pp. 105 & 24*  
Estate in Fee Simple in Lot B in plan lodged with Transfer No. 0722708 (Filed as F.P. 105824) at Ewenleigh in the City of Sydney Parish of Alexandria and County of Cumberland, being part of 95 acres granted to William Chippendale on 31-8-1819. *SOUTH SYDNEY*

FIRST SCHEDULE

~~GEORGE CORAIDISAS of Redfern, Retailer and MARY CORAIDISAS, his wife as Joint Proprietors.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- ~~CX~~ 2. Cross easements (Section 181B, Conveyancing Act, 1919) created by Transfer No. K581102 affecting the party walls on the common boundary of Lots A and B in the plan hereon. *DR 105824*
- ~~CX~~ 3. Cross easements (Section 181B, Conveyancing Act, 1919) created by Transfer No. L240779 affecting party wall shown on the common boundary of Lots B and C in the plan hereon. *pp. 105 & 24*
4. Mortgage No. P76191 to Philip Leslie Magney and David Bruce Magney, both of Sydney, Solicitors. Entered 27-11-1974. Discharged Q465793

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Harry Klimis and Yvonne Klimis as joint tenants by Transfer V909336 Registered 6-9-1985.					
<b>CANCELLED</b>					
<b>SEE AUTO FOLIO</b>					

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
Mortgage	P80259	30-10-1974	to Commonwealth Mutual Investment Society Limited	30-1-1975	<i>[Signature]</i>	Discharged	P220742
Mortgage	P220743	17-3-1975	to Bank of New South Wales	21-4-1975	<i>[Signature]</i>	Discharged	R283234
Convey	P002867		by Pamela Wastes	21-5-1979	<i>[Signature]</i>	Withdrawn	T355000
Mortgage	R283235		to Pamela Wastes of Randwick, Retired.	6-7-1979	<i>[Signature]</i>	Discharged	T355001
V909337			Mortgage to National Australia Bank Limited. Registered 6-9-1985.		<i>[Seal]</i>		
W571078			Lease to Van Hung Ong. Expires 21-11-1988. Option of renewal 3 years. Registered 15-6-1986		<i>[Seal]</i>		

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

P80259 M  
 CT 28-3-25  
 P 220742  
 L 3/11  
 & 457434  
 R220267 P  
 (R)  
 R283234  
 - 35 m  
 T355000  
 - 11  
 V909336 T  
 - 7 m  
 W371078

99 / Reg: C156299 / Doc: CT 10567-002 CT / Rev: 23-Dec-2010 / Sta: OK OK / Prt: 10-Nov-2015 11:53 / Seq: 2 of 8  
 Ref: 11: 571078 / Str: W / WARRING: A. A. COPY APPLIED BY IPT NSW FOR COUNTERSINKING PURPOSES ONLY

NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 162



Vol. 10567 Fol. 2A  
Editions Issued 31-5-1987  
K584146

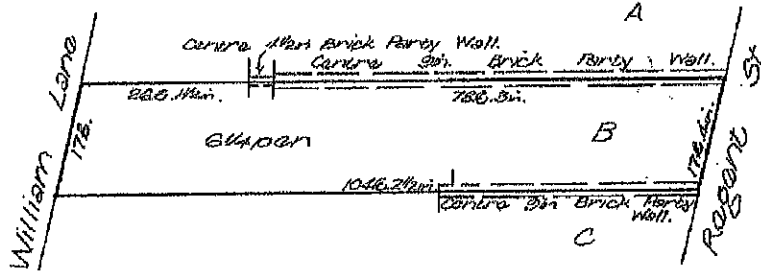
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. S. Altex*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



K584146

Scale: 20 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot B in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

~~ROBERT LIONEL CARRERY, Auctioneer.~~

SECOND SCHEDULE (continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. K581102 affecting the party walls on the common boundary of Lots A and B in the plan hereon.

*Jawatson*  
Registrar General.

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

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

2A  
Fol. 10567  
(Page 1) Vol.



NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 161



Vol. 10567 Fol. 28

Edition issued 31-5-1967  
K584146

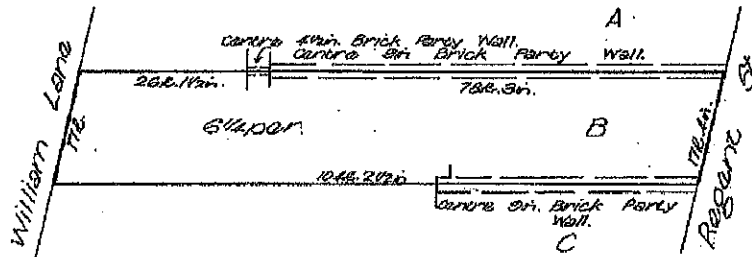
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. S. Walter*

*J. Watson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



*K584146*

*Scale: 20 chains to one inch.*

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot B in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

~~CHARLOTTE CARBER, *ex* Cons. Soci., Widow.~~

SECOND SCHEDULE (continued overleaf)

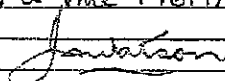

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. K581102 affecting the party walls on the common boundary of Lots A and B in the plan hereon.

*J. Watson*  
Registrar General.

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<i>Robert Lionel Carbery of Sylvania Waters, Real Estate Agent and Lohs Colquhoun of Sans Souci, Married Woman as tenants in common in equal shares.</i>	Transmission	N11792	22-1-1973	30-5-1973	<i>Jawatson</i>
George Coraitzas of Redfern, Retailer and Mary Coraitzas his wife as joint tenants	Transfer	P65814	30-10-1974	27-11-1974	<i>Jawatson</i>
<b>CANCELLED</b>					
See new edition issued 17-12-1974					
Vol 10567 Fol 2 Vide P76191					
  REGISTRAR GENERAL					

*[Handwritten notes and signatures]*  
 2141652  
 2205779  
 P65814  
 P76191  
 P8259

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
<del>Transfer</del>	<del>1340779</del>	<del>19-1-1972</del>	<del>...</del>	<del>19-1-1972</del>	<del><i>Jawatson</i></del>	<del>Surrendered</del>	<del>1548885</del>
<del>Loan</del>	<del>1548886</del>	<del>19-3-1971</del>	<del>George Coraitzas of Clifton Hill, in the State of Victoria, Retailer and Mary Coraitzas his wife as joint tenants</del>	<del>2-3-1972</del>	<del><i>Jawatson</i></del>	<del>Expired</del>	<del>27-11-1974</del>
Mortgage	P76191	30-10-1974	to Philip Leslie Magney and David Bruce Magney both of Sydney, Solicitors	27-11-1974	<i>Jawatson</i>		

*[Handwritten notes and signatures]*  
 P8259  
 1548885

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

Vol. 10567 Fol 2 B

(Page 2 of 2 pages)

99 / Reg: C156299 / Doc: CT 10567-002 CT / Rev: 23-Dec-2010 / Srs: OK OK / Prt: 10-Nov-2015 11:53 / Seq: 6 of 8  
 Ref: 1: 194-die2 / Src: 1: WARRNG: A4 COPY SUPPLIED BY LPI NSW FOR CONVEYANCING PURPOSES ONLY.

NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497  
Prior Title Vol. 8381 Fol. 160



Vol. 10567 Fol. 2C

Withdrawn Issued 31-5-1967

K584146

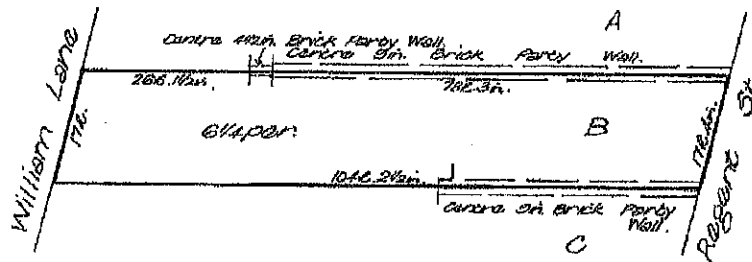
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Walter*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND




Scale: 20 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot B in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

~~LOTUS COLQUHOUN, of Sans  Married Woman~~

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. K581102 affecting the party walls on the common boundary of Lots A and B in the plan hereon.

*Jawatson*  
Registrar General.

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

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





# TITLE SEARCH

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

No. 05

Search certified to:

30/10/2015 12:22 PM

COMPUTER FOLIO REFERENCE	
C/105824	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
1	22/9/2009

Page 1

LAND

LOT C IN DEPOSITED PLAN 105824

AT EVELEIGH

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP105824

FIRST SCHEDULE

CONSTANTINE ANTONELOS

PANAYOTIS GERASSIMOS ANTONELOS

AS TENANTS IN COMMON IN EQUAL SHARES

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G722708 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS C AND D IN DP105824
- 3 L240779 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS B & C IN DP105824
- 4 AE991373 LEASE TO MADHURA HOLDINGS PTY LIMITED OF GROUND FLOOR, 84 REGENT STREET, REDFERN. EXPIRES: 30/8/2012. OPTION OF RENEWAL: 2 YEARS.
- \* 5 AJ186768 CAVEAT BY W-TWO HOLDINGS PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: AE AJ854414.

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

doccop1

PRINTED ON 30/10/2015

05

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

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



Registrar General

# HISTORICAL TITLE SEARCH

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

No. 06

Search certified to: 30/10/2015 12:23PM

Computer Folio Reference: C/105824

Page 1

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

Prior Title(s): VOL 10567 FOL 3

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/9/1997		AMENDMENT: LOCAL GOVT AREA	
14/3/2004	AA472866	DEPARTMENTAL DEALING	
22/9/2009	AE991373	LEASE	EDITION 1
19/1/2015	AJ186768	CAVEAT	

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

doccop1

PRINTED ON 30/10/2015 06

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.

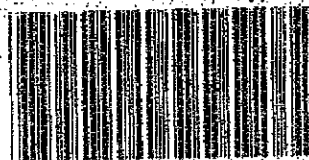


Registrar General

NEW SOUTH WALES



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



Appln No. 10497.  
Prior Title Vol. 8381 Fol. 162

Vol. 10567 Fol. 3



Edition issued 28-3-1969  
L240779

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

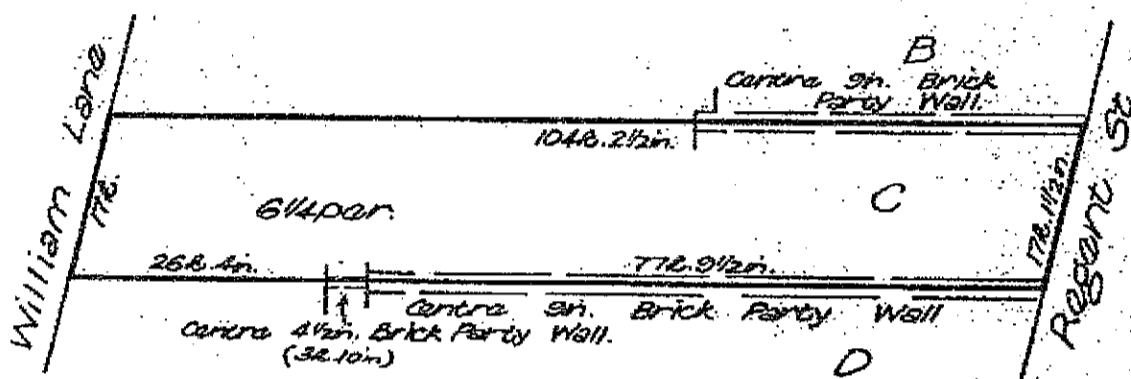
Witness

*M. Flint*

*Johnston*  
Registrar General.  
SEAL AUTO FOLIO



PLAN SHOWING LOCATION OF LAND



Scale: 20 feet to one inch.

S  
GRY

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot C in plan lodged with Transfer No. G722708 (filed as F.P. 105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.  
SOUTH SYDNEY

FIRST SCHEDULE

CONSTANTINE ANTONILOS and PANAYOTIS GERASSIMOS ANTONILOS, both of Redfern, Shopkeepers, as Tenants in Common in equal shares.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundary of Lots C and D in the plan hereon.

CX

DP. 105824

*Johnston*  
Registrar General.

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
<p><b>CANCELLED</b> <b>SEE AUTO FILE</b></p>					

21. 6. 72  
5887603 L  
4 rel.  
✓394267 M  
(5887603) R

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
	NUMBER	DATE				
<i>Transfer</i>	L240779P		<i>...</i>			
L	5887603P	2-2-1982	Lease to Stratis Hadjipapas and Polyxeni Hadjipapas as joint tenants with option of renewal. Expires 3-1-1986.	19-1-1972 Registered	<i>[Signature]</i>	
U(L)	5878 5887603P	V394267	Mortgage to Alliance Acceptance Co. Limited. Registered 26-10-1984		<i>[Signature]</i>	

*[Signature]*  
RECEIVED  
19-1-72

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

NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 162

Vol. 10567 Fol. 3A



CANCELLED  
Edition issued 31-5-1967  
K584146 See new edition

10567  
3A  
Fol.  
Vol.  
(Page 1)

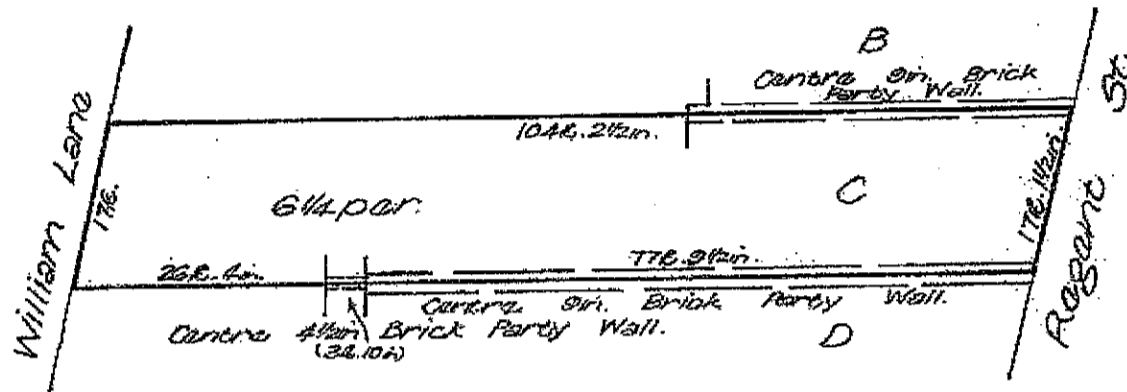
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. S. Altan*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



K584146

Scale: 20 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot C in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

ROBERT LIONEL GABERY, of Sylvania, Auctioneer.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundary of Lots C and D in the plan hereon.

*Jawatson*  
Registrar General.

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

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



NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 161

Vol. 10567 Fol. 3B



Edition issued 31-5-1967  
K584146 See new edition

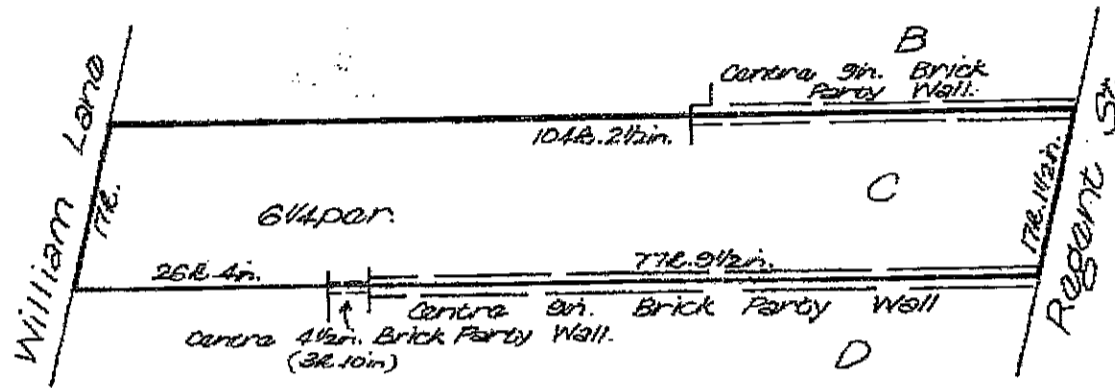
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *Mrs. Salter*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



K584146

Scale: 20 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot C in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

CHARLOTTE GARDNER of Sans Souci, Widow.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundary of Lots C and D in the plan hereon.


*Jawatson*  
Registrar General.

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

10567 Fol. 3B (Page 1) Vol.

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<p>Constantine Antonelos and Panayotis Perassimos Antonelos both of Bedford, Shepherds assistants in common as equal shares</p> <p><b>CANCELLED</b></p> <p>See new edition issued 28-3-69</p> <p>See L240779</p> <p><i>Janatson</i></p> 	Transfer	L240779	29.10.1968	28.3.1969	<i>Janatson</i>

SECOND SCHEDULE (continued)

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

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

C156332 / Rpt: 1 / Doc: CT 10567-003 CT / Rev: 23-Dec-2010 / Sts: OK. OK / Prt: 10-Nov-2015 12:39 / Seq: 6 of 8  
 PI: SYD-012 / Sic: W / Message: SUPPLIED BY DPI NSW

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

TORRENS TITLE  
Register Book

NEW SOUTH WALES

Application No. 10497

Prior Title Vol. 8381 Fol. 160

Vol. 10567 Fol. 3C



EH

Edition issued 31-5-1967  
K584146 See new edition

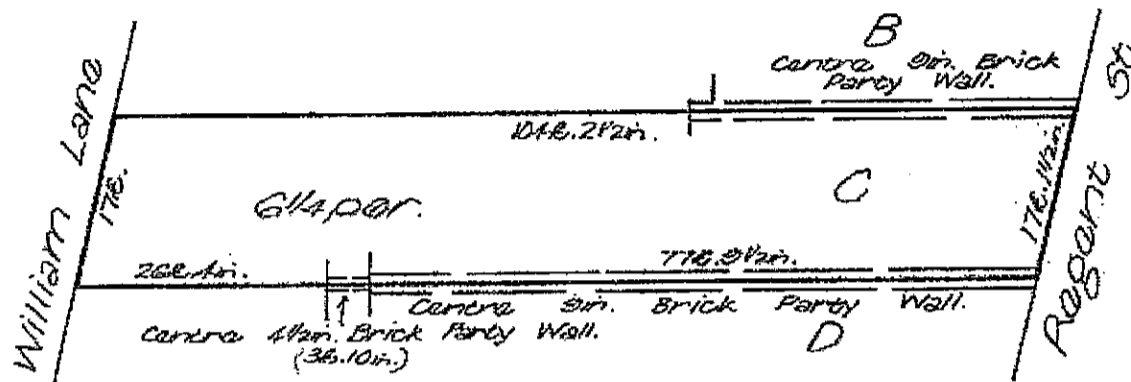
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. S. Alter*

*J. J. Jackson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



*KSBALC J. J.*

Scale: 20 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot C in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

LOTUS COLQUHOUN of Sans-Souci, Married Woman.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundary of Lots C and D in the plan hereon.

*J. J. Jackson*  
Registrar General.

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

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



# TITLE SEARCH

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

No. 07

Search certified to:

30/10/2015 12:22 PM

COMPUTER FOLIO REFERENCE	
D/105824	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
-	-

Page 1

VOL 7432 FOL 142 IS THE CURRENT CERTIFICATE OF TITLE

LAND

-----  
LOT D IN DEPOSITED PLAN 105824

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP105824

FIRST SCHEDULE

-----  
GREGORY GIOTOPOULOS

(T G722708)

SECOND SCHEDULE (4 NOTIFICATIONS)

-----  
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 G722708 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS C & D AND D & E IN DP105824

3 Y12662 LEASE TO HARRY HAZADORIS AND MARIA HAZADORIS AS  
JOINT TENANTS. EXPIRES 5-7-1990 WITH AN OPTION OF  
RENEWAL FOR 3 YEARS

\* 4 AJ186769 CAVEAT BY W-TWO HOLDINGS PTY LIMITED

NOTATIONS

-----  
UNREGISTERED DEALINGS: NIL

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

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PRINTED ON 30/10/2015 07

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

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

# HISTORICAL TITLE SEARCH

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

No. 08

Search certified to: 30/10/2015 12:23PM

Computer Folio Reference: D/105824

Page 1

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

Prior Title(s): VOL 7432 FOL 142

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/1/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/7/1990	Z114616	CAVEAT	
20/5/1997		AMENDMENT: LOCAL GOVT AREA	
14/3/2004	AA472866	DEPARTMENTAL DEALING	
11/6/2014	AI548372	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
19/1/2015	AJ186769	CAVEAT	

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

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PRINTED ON 30/10/2015 08

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

# TITLE SEARCH

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

COMPUTER FOLIO REFERENCE	
E/105824	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	8/4/2004

No. 09

Search certified to:

30/10/2015 12:23 PM

Page 1

LAND

-----  
LOT E IN DEPOSITED PLAN 105824

AT EVELEIGH

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP105824

FIRST SCHEDULE

-----  
BETTY LOTUS COLQUHOUN

(CN 5297272)

SECOND SCHEDULE (4 NOTIFICATIONS)

-----  
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 G722708 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS D AND E IN DP105824

\* 3 5297273 MORTGAGE TO AMP BANK LIMITED (SEE AA541502)

\* 4 AJ186770 CAVEAT BY W-TWO HOLDINGS PTY LIMITED

NOTATIONS

-----  
UNREGISTERED DEALINGS: NIL

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

doccop1

PRINTED ON 30/10/2015

09

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

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



Registrar General



HISTORICAL TITLE SEARCH

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

A division of the Department of Finance & Services

No. 10

Search certified to: 30/10/2015 12:23PM

Computer Folio Reference: E/105824

Page 1

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

Prior Title(s): VOL 10567 FOL 4

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/6/1992	E524127	LEASE	EDITION 1
3/9/1997		AMENDMENT: LOCAL GOVT AREA	
27/7/1998	5151578	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 2
29/9/1998	5297272	CHANGE OF NAME	
29/9/1998	5297273	MORTGAGE	EDITION 3
14/3/2004	AA472866	DEPARTMENTAL DEALING	
8/4/2004	AA541502	CHANGE OF NAME	EDITION 4
19/1/2015	AJ186770	CAVEAT	
2/3/2015	AJ300715	DEPARTMENTAL DEALING	

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

doccop1

PRINTED ON 30/10/2015 10

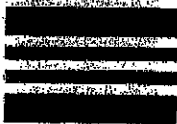
The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



REVENUE OF STATE TREASURY  
 N S W  
 1990/91  
 STAMP  
 CHIEF COMMISSIONER



E  
 524127 A

**LEASE**

REAL PROPERTY ACT, 1900  
 (To be lodged in duplicate)  
 (See Instructions for Completion issued as Form RP 19)

L	of	R
\$		

DESCRIPTION OF LAND  
 Note (a)

Torrens Title Reference	LAND of which LESSOR is registered proprietor If Part or Premises, See Note (a) (ii)	Location
Volume 10567 Folio 4	NOW BEING PART OF LAND COMPRISED IN FOLIO <u>E/105824</u>	AT REDFERN

LESSOR  
 Note (b)

LOTUS COLQUHOUN of 200 Ellesmere Road, Gynea Bay, Widow

LESSEE  
 Note (b)

(the abovenamed LESSOR) hereby leases to the LESSEE  
 J. LAM PTY LIMITED (ACN 003 439 745 ) of 88 Regent Street, Redfern, a company duly incorporated in the State of New South Wales  
 as joint tenants/tenants in common

OFFICE USE ONLY  
 L

NOTE (h)  
 PRIOR ENCUMBRANCES

the land and above described, subject to the following PRIOR ENCUMBRANCES  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_

NOTE (d)  
 TERM

for a TERM of TWO (2) commencing on 1/ 2/ 91 and TERMINATING on 31/ 1 / 93

OFFICE USE ONLY  
 31-1-1993  
 Purchase  
 Renewal  
 2

NOTE (f)  
 NOTE (g)  
 NOTE (h)

(with an ~~OPTION TO PURCHASE~~ and/or an OPTION OF RENEWAL as set forth in clause(s) 18 of the SCHEDULE TWO hereto, together with and reserving the rights and liberties set forth in SCHEDULE ONE hereto, and Memorandum  
 SUBJECT TO the covenants and provisions:  
 (i) implied by sections 84 and 85 of the Conveyancing Act, 1919 as are not expressly negated or modified herein;  
 (ii) set forth in the Memorandum filed in the Land Titles Office as Number X967647 ; and  
 (iii) set forth in SCHEDULE TWO hereto, which covenants and provisions shall be deemed to be incorporated herein.

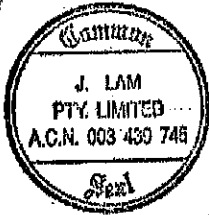
Date 18.4.91

We hereby certify this lease to be correct for the purposes of the Real Property Act, 1900.

EXECUTION  
 Note (i)

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

*I. L. Morrison*  
 Signature of Witness  
 I. L. MORRISON  
 Name of Witness (BLOCK LETTERS)  
*Colquhoun Sydney*  
 Address and occupation of Witness



*L. Colquhoun*  
 Signature of Lessor

NOTE (i)

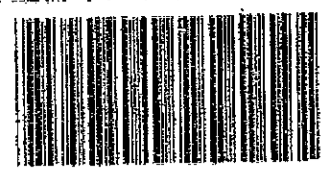
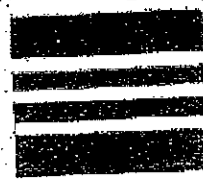
Signed in my presence by the lessee who is personally known to me  
 THE COMMON SEAL of J. LAM PTY LIMITED was hereunto affixed in accordance with its Articles of Association in the presence of:

*Jane H...* Secretary  
*J...* Director  
 Name of Witness (BLOCK LETTERS)  
 Address and occupation of Witness

TO BE COMPLETED BY LODGING PARTY  
 Notes (j) and (k)

LODGED BY  MINTER ELLISON SOLICITORS 44 MARTIN PLACE, SYDNEY FACSIMILE No. (02) 235-2711 Delivery Box: 599D  Ref: <u>LM 19561829</u> Delivery Box Number	LOCATION OF DOCUMENTS	
	CT	OTHER
Checked <i>M</i>	Passed	Produced by
Signed <i>M</i>	Extra Fee	Secondary Directions <b>OFF L V80-7393</b>
REGISTERED - 19		Delivery Directions

OFFICE USE ONLY



10567

# CERTIFICATE OF TITLE

NEW SOUTH WALES

LAND PROPERTY ACT, 1900

Vol. 10567 Fol. 4

Appln. No. 10497

Prior Title Vol. 8381 Fol. 162



EDITION ISSUED

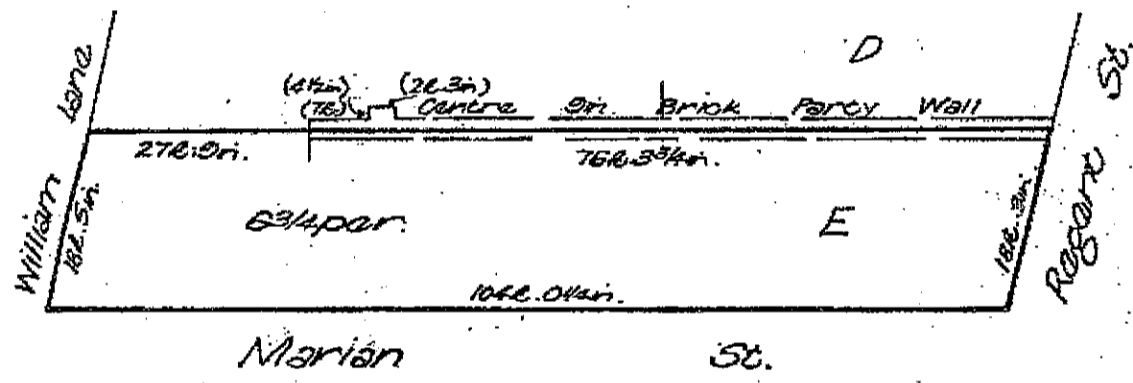
3 11 1977

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

**CANCELLED**  
Registrar General.



## PLAN SHOWING LOCATION OF LANDS AUTO FOLIO



Scale: 20 feet to one inch.

Q299539 *S*  
*GRY*

### ESTATE AND LAND REFERRED TO

*DP. 105824*  
Estate in Fee Simple in Lot E in plan lodged with Transfer No. G722708 (filed as F.P. 105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.  
*SOUTH SYDNEY*

### FIRST SCHEDULE

~~JOHN HEDLEY COLQUHOUN of Sans Souci, Electrical Contractor and LOTUS COLQUHOUN, his wife, as tenants in common in equal shares, as to the remaining three undivided one fourth shares, as tenants in common.~~  
*is to be undivided one fourth share,*

### SECOND SCHEDULE

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundaries of Lots D and E in the plan hereon.

*DP. 105824*

1976M7

*[Signature]*  
Reg. Gen.  
21-11-1977

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

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

10567 Fol. 4  
(Page 1) Vol. 10567



NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497

Prior Title Vol. 8381 Fol. 162

Vol. 10567 Fol. 4A



EH

Edition issued 31-5-1967

K584146

CANCELLED  
See new edition

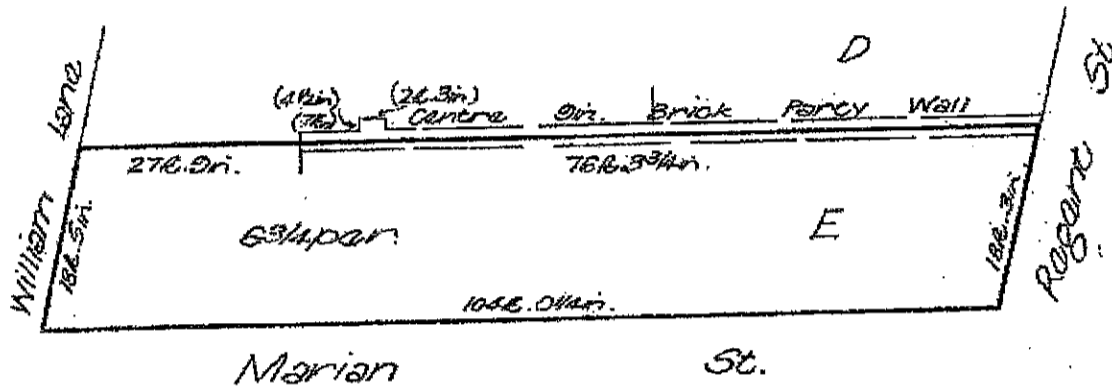
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Walter*

*Jawataon*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



K584146 JB

Scale: 20 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot E in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

~~ROBERT LIONEL CARBERY, of [unclear], Auctioneer.~~

SECOND SCHEDULE (continued overleaf)


1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181 B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundaries of Lots D and E in the plan hereon.

*Jawataon*  
Registrar General.

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
John Hedley Colquhoun of Sans Souci, Electrical Contractor, and Lotus Colquhoun, his wife, as tenants in common in equal shares	Transfer	Q299539		30-9-1977	
<p><b>CANCELLED</b> consolidation</p> <p>See new edition issued 28-10-1977 Vol. 10567 Fol. 4 VIOE Q209539</p>					
 REGISTRAR GENERAL					

Q2313/73  
 P95163 Pkt  
 Q272119 w/f  
 Q277539 T2  
 C-55

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
Caveat	P95163	26.11.1974		23.1.1975		Withdrawn	Q272119

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

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

TORRENS TITLE  
Register Book

NEW SOUTH WALES

Application No. 10497

Prior Title Vol. 8381 Fol. 161

Vol. 10567 Fol. 4B

**CANCELLED**  
Edition issued 31-5-1967  
K584146 See new edition



EH

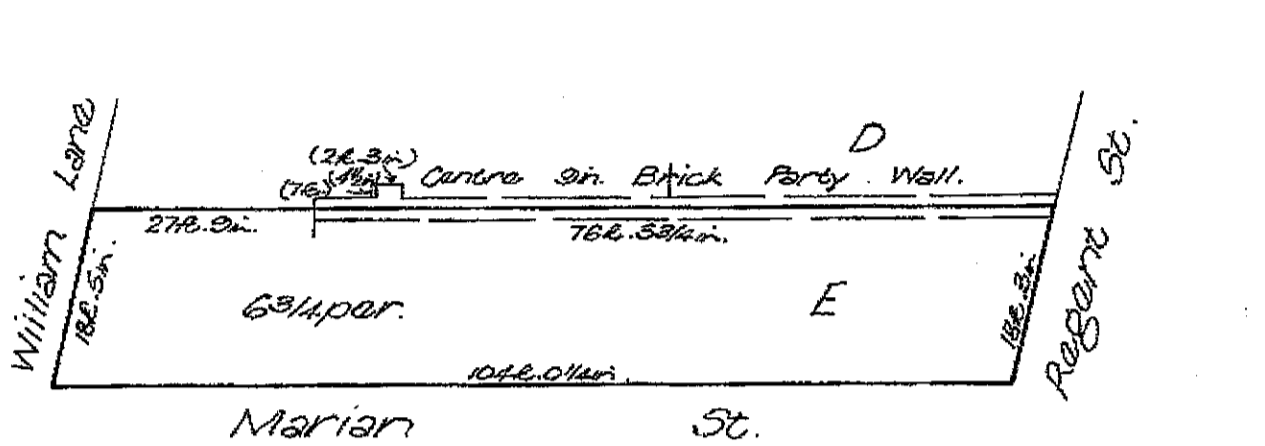
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. S. Alter*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



K584146

Scale: 20 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot E in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

~~CHARLOTTE GARDNER, of Sans Souci, Widow.~~

SECOND SCHEDULE (continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundaries of Lots D and E in the plan hereon.

*Jawatson*  
Registrar General.

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

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



NEW SOUTH WALES

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

TORRENS TITLE  
Register Book

Application No. 10497

Vol. 10567 Fol. 4C

Prior Title Vol. 8381 Fol. 160



EH

**CANCELLED**  
Edition issued 31-5-1967  
K584146 See new edition

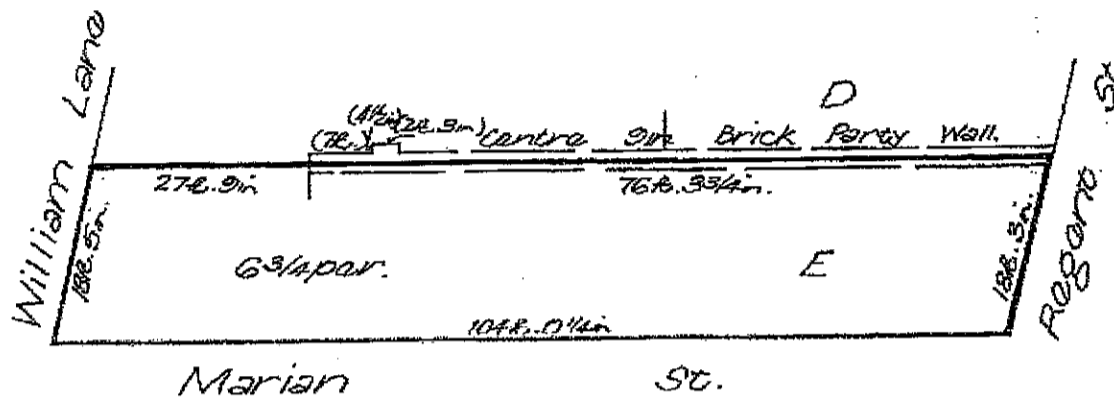
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Salter*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



K584146

Scale: 20 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one third share in Lot E in plan lodged with Transfer No. G722708 (filed as F.P.105824) at Eveleigh in the City of Sydney Parish of Alexandria and County of Cumberland being part of 95 acres granted to William Chippendale on 31-8-1819.

FIRST SCHEDULE (continued overleaf)

LOTUS COLQUHOUN, of Sans Souci, Married Woman.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. G722708 affecting the party walls on the common boundaries of Lots D and E in the plan hereon.

*Jawatson*  
Registrar General.

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

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



# **APPENDIX E**

---

## **CURRENT AND HISTORICAL AERIAL PHOTOGRAPHS**



**AARGUS PTY LTD**  
**AERIAL PHOTOGRAPHS**

**80-88 Regent Street,**  
**Redfern NSW**

1930 Photograph



1943 Photograph



1951 Photograph



1970 Photograph



1996 Photograph



2004 Photograph



2015 Photograph



# APPENDIX F

---

**NSW EPA RECORDS**





[Home](#) > [Contaminated land](#) > [Record of notices](#)

## Search results

Your search for: Suburb: REDFERN

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)

Search Again

Refine Search

### Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

Connect

Fe

We

Put

29 October 2015



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

## Search results

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

**Suburb** - redfern

returned 1 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
<a href="#">6568</a>	SYDNEY SOUTH WEST AREA HEALTH SERVICE	150 PITT ST, REDFERN, NSW 2016	POEO licence	Surrendered	04 Aug 2000

29 October 2015

### Connect

### Feedback

[Web support](#)  
[Public consultation](#)

### Contact

[Contact us](#)  
[Offices](#)  
[Report pollution](#)

### Government

[NSW Government jobs.nsw](#)

### About

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[Copyright](#)

# APPENDIX G

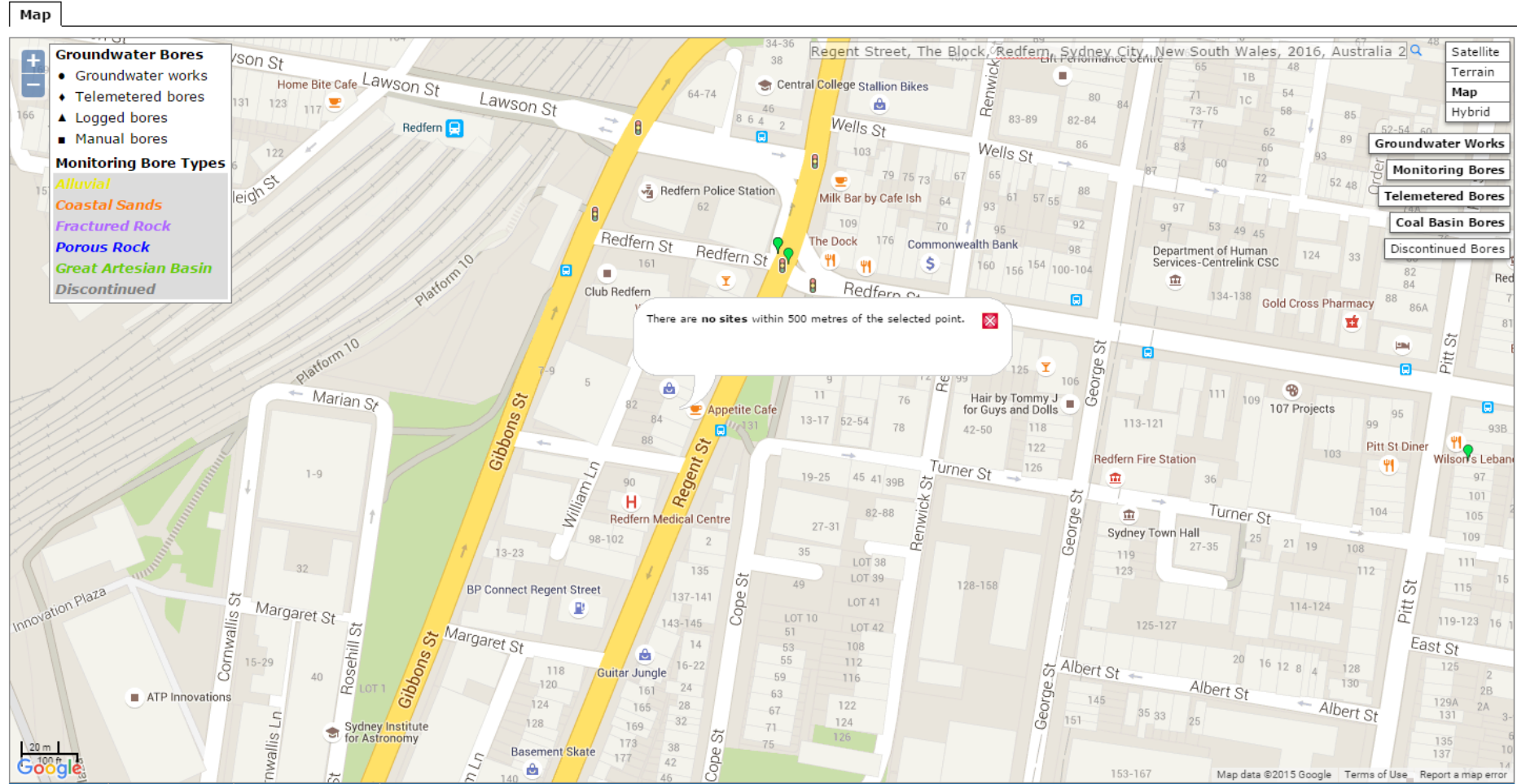
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## GROUNDWATER BORE SEARCH



## Central West Region

All data times are Eastern Standard Time



# APPENDIX H

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## LOCAL METEOROLOGY



# Monthly Rainfall (millimetres)

## CENTENNIAL PARK

Station Number: 066160 · State: NSW · Opened: 1900 · Status: Open · Latitude: 33.90°S · Longitude: 151.23°E · Elevation: 38 m

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1900						244.6	316.6	19.1	68.3	16.1	178.2	53.7	
1901	82.5	49.2	111.5	301.2	36.5	26.1	95.6	143.0	79.7	46.6	33.1	13.3	1018.3
1902	56.8	9.5	66.6	80.6	43.5	36.3	314.5	148.6	45.3	255.0	89.7	55.9	1202.3
1903	42.0	31.1	97.5	55.5	108.1	38.5	157.1	154.2	122.6	98.8	64.2	112.8	1082.4
1904	57.3	99.8	143.4	354.9	159.1	4.6	281.0	51.7	37.9	66.4	13.1	18.9	1288.1
1905	32.7	92.6	232.5	128.0	164.7	54.7	12.0	16.6	74.2	70.8	20.6	60.1	959.5
1906	61.0	12.4	137.0	37.1	249.4	58.8	5.6	123.9	41.9	46.4	132.1	41.3	946.9
1907	74.5	61.2	215.9	44.2	43.9	256.2	13.0	8.7	8.4	15.1	42.0	44.5	827.6
1908	42.7	177.1	59.5	83.1	83.1	26.3	300.5	264.5	90.3	36.4	18.7	31.3	1213.5
1909	45.5	204.5	41.4	46.1	30.8	106.8	31.3	54.3	135.2	50.2	77.4	88.0	911.5
1910	132.8	19.8	177.5	78.0	81.6	75.9	219.5	6.6	47.0	79.4	2.6	216.7	1137.4
1911	361.9	125.8	52.0	66.0	45.8	5.3	138.1	236.8	34.7	27.0	51.3	67.3	1212.0
1912	37.5	161.5	186.7	116.6	97.8	59.4	288.5	39.5	11.5	26.9	105.0	59.3	1190.2
1913	21.8	38.8	213.6	235.0	383.8	260.5	171.0	4.9	42.7	28.9	15.0	6.6	1422.6
1914	20.0	37.0	228.5	38.9	88.2	186.9	282.6	62.9	160.3	173.5	68.5	221.3	1568.6
1915	48.9	32.7	78.4	336.5	136.3	46.5	156.7	38.1	28.5	30.7	1.3	69.3	1003.9
1916	38.7	75.8	58.5	124.3	34.9	51.0	88.0	85.5	153.2	319.9	81.8	84.3	1195.9
1917	87.3	231.7	24.1	334.7	109.5	195.7	10.6	32.4	142.4	134.7	194.3	46.3	1543.7
1918	273.4	106.9	95.8	178.6	13.7	11.9	224.6	80.2	105.9	23.5	42.2	36.1	1192.8
1919	35.7	111.2	115.2	90.4	574.1	63.8	58.0	15.1	93.0	100.9	76.1	82.7	1416.2
1920	160.5	43.6	37.0	68.0	12.7	50.6	162.7	29.8	31.8	78.5	52.1	466.2	1193.5
1921	75.7	21.2	78.4	135.8	137.0	18.4	164.3	33.6	79.1	73.9	61.6	118.8	997.8
1922	141.9	65.8	30.7	42.5	120.4	31.8	290.3	49.0	96.6	66.9	16.9	18.1	970.9
1923	41.1	30.5	55.3	243.6	35.4	100.2	209.2	106.8	69.0	40.4	41.2	41.7	1014.4
1924	209.9	66.7	99.3	183.1	80.6	48.2	49.6	81.6	81.7	26.2	105.2	57.5	1089.6
1925	100.2	45.5	58.5	63.0	506.8	215.7	10.6	178.2	17.0	22.6	108.8	26.1	1353.0
1926	58.8	13.4	336.8	97.1	85.6	42.5	58.0	33.9	46.2	8.9	1.1	165.9	948.2
1927	120.0	26.5	104.4	458.9	51.6	144.7	11.2	16.2	85.2	104.2	182.3	53.8	1359.0
1928	53.7	169.3	124.5	128.2	134.7	183.4	189.9	54.9	8.3	45.0	6.6	34.6	1133.1
1929	11.7	390.5	140.6	152.8	269.2	64.2	75.4	114.8	40.7	230.2	89.7	46.1	1625.9
1930	137.8	13.5	134.9	148.7	143.9	277.6	134.4	38.4	9.1	56.6	20.4	149.4	1264.7
1931	59.4	50.2	222.9	197.4	89.3	91.0	323.4	5.5	123.8	29.0	96.5	88.8	1377.2
1932	7.2	140.9	92.0	150.2	78.7	36.9	63.3	66.5	287.9	33.5	100.4	137.8	1195.3
1933	242.8	8.9	79.7	225.8	144.7	64.0	105.2	11.7	72.9	113.2	145.7	84.0	1298.6
1934	81.3	259.8	58.8	294.4	160.5	127.5	211.4	207.8	203.4	54.0	101.5	87.5	1847.9
1935	99.1	92.4	72.2	27.2	102.5	154.4	58.7	8.4	72.3	91.2	36.4	143.3	958.1
1936	111.8	121.9	77.7	50.1	61.7	82.2	24.8	44.2	36.3	7.0	6.6	95.6	719.9
1937	46.0	36.3	238.9	208.7	24.2	457.8	102.4	126.4	17.7	91.2	113.1	54.6	1517.3
1938	309.6	118.6	31.4	82.9	91.4	16.5	92.1	242.2	60.2	76.2	36.1	13.0	1170.2
1939	87.1	3.5	252.7	108.0	128.0	15.2	36.4	66.0	87.2	70.1	47.8	10.4	912.4
1940	7.9	29.5	25.2	181.2	185.0	84.1	133.3	64.8	76.2	56.6	95.9	257.8	1197.5
1941	116.0	61.3	54.3	110.5	48.0	62.2	62.0	104.1	56.7	60.2	42.1	23.3	800.7
1942	11.7	50.2	483.8	18.1	41.7	157.5	72.8	47.9	23.4	155.4	144.3	112.6	1319.4
1943	45.8	0.0	10.1	40.5	517.8	49.3	7.4	262.7	169.5	47.6	262.7	95.1	1508.5
1944	58.9	75.9	100.5	65.2	105.9	51.3	92.0	158.3	41.8	27.5	21.1	30.0	828.4
1945	52.1	74.2	42.2	453.7	207.8	282.5	105.8	52.1	9.1	38.2	72.9	59.4	1450.0
1946	12.7	97.7	97.0	302.0	91.9	182.9	2.8	3.5	14.7	30.4	38.3	11.8	885.7
1947	29.4	62.1	63.1	221.3	135.0	57.9	16.4	48.5	23.6	48.0	100.1	202.8	1008.2

Quality control: 12.3 Done & acceptable, 12.3 Not completed or unknown



# Monthly Rainfall (millimetres)

## CENTENNIAL PARK

Station Number: 066160 · State: NSW · Opened: 1900 · Status: Open · Latitude: 33.90°S · Longitude: 151.23°E · Elevation: 38 m

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1948	258.4	58.9	135.7	47.5	149.9	183.7	31.8	12.4	60.9	23.9	25.4	89.2	1077.7
1949	282.1	137.7	128.0	36.9	109.9	348.7	58.9	126.6	245.2	40.8	88.2	55.2	1658.2
1950	157.8	155.2	122.1	157.8	176.5	561.1	363.9	95.9	117.4	122.7	124.7	34.0	2189.1
1951	232.4	71.6	118.7	23.9	177.2	378.8	30.7	119.3	59.4	47.0	6.8	30.7	1296.5
1952	62.3	50.0	96.7	276.7	51.6	148.9	182.0	299.2	22.6	230.0	87.8	39.3	1547.1
1953	138.8	159.7	96.0	21.9	318.4	52.9	76.9	33.3	30.3	65.7	57.6	6.4	1057.9
1954	112.2	235.7	5.9	14.6	36.8	12.1	111.7	31.6	55.8	149.3	91.2	65.1	922.0
1955	177.3	224.2	164.3	163.0	282.1	138.0	64.8	12.3	27.5	43.8	202.5	253.7	1753.5
1956	92.9	553.9	336.2	70.3	153.2	229.6	53.5	88.2	39.8	69.4	10.2	25.4	1722.6
1957	62.5	77.6	156.5	29.7	5.1	32.0	228.8	170.2	31.7	12.5	31.8	53.3	891.7
1958	130.2	343.7	288.4	99.1	17.0	223.2	29.0	92.0	38.3	51.9	14.5	167.8	1495.1
1959	150.4	192.1	139.7	61.6	70.0	125.2	204.4	105.4	60.6	301.2	76.5	73.1	1560.2
1960	81.6	85.8	50.4	34.7	123.3	96.1	135.7	48.2	58.5	289.7	68.9	269.8	1342.7
1961	50.9	83.7	56.4	107.4	33.0	47.8	45.6	240.6	58.0	63.1	518.8	149.1	1454.4
1962	115.4	134.5	64.2	57.0	309.0	3.3	67.5	132.8	82.8	21.5	13.2	132.8	1134.0
1963	120.1	84.7	389.7	284.1	252.1	250.3	82.8	272.7	23.2	67.2	35.6	226.5	2089.0
1964	17.6	31.1	180.7								24.2	20.1	
1965	27.5	11.4	8.2	92.5	55.9	229.0	83.3	18.9	106.8	199.2	43.7	64.7	941.1
1966	26.6	145.6	140.1	265.9	77.3	143.1	17.6	82.1	65.4	56.6	191.2	92.4	1303.9
1967	179.9	155.5	127.3	47.2	52.8	271.3	26.8	198.4	105.3	84.4	88.0	53.9	1390.8
1968	131.9	13.0	125.8	13.3	108.2	30.4	69.9	38.7	1.6	6.0	19.0	88.9	646.7
1969	42.7	230.9	108.3	151.6	59.9	215.8	50.8	39.7	81.9	48.0	274.6	36.4	1340.6
1970	153.1	58.6		51.0	10.2	33.9	3.6	40.6	152.3	21.9	121.7	263.9	
1971	161.8	167.1	66.3	65.8	107.2	62.8	25.9	122.6	70.9	2.3	77.5	133.1	1063.3
1972	347.8	99.9	164.1	82.5	93.8	130.5	6.1	33.0	13.4	157.2	65.8	24.6	1218.7
1973	237.8	301.5	96.8	91.7	28.5	92.1	116.5	92.3	78.1	155.5	119.5	33.2	1443.5
1974	230.8	109.1	320.8	170.8	230.8	192.4	11.0	198.6	60.2	70.2	40.4		
1975	50.4	144.6	304.0	38.2	27.6	287.5	459.0	364.0	307.0	612.0	426.0	125.6	3145.9
1976	270.1	210.3	299.2	10.8	23.9	132.0	151.2	33.7	94.4	261.3	126.9	29.8	1643.6
1977	111.4	148.6	276.8	30.6	114.7		15.2	17.2	59.0	3.2	13.8	20.6	
1978	213.2	0.0	278.8	107.0	124.4	286.0	24.8	33.2	78.7	102.9	112.2	86.2	1447.4
1979	119.4	36.4	192.4	25.0	120.3	155.1	14.0	8.3	24.0	42.6	73.1	2.6	813.2
1980	116.6	92.1	60.6	27.4	156.6	62.0	41.0	5.8	5.4	30.7	50.0	28.8	677.0
1981	66.4	194.1	43.4	104.2	111.2	76.3	44.2	9.2	1.4		131.2	70.9	
1982				2.5	28.0	156.9	170.9	25.6	195.1	35.4	18.6	27.2	
1983	40.6	44.4	286.4	182.8	161.4	91.9	47.5	103.2	44.8	120.8	39.2	103.2	1266.2
1984	184.0	114.4	231.6	109.2	147.9	78.4	153.8	8.7	34.4	51.5	385.4	100.4	1599.7
1985	7.4	58.3	79.0	329.4	133.4	136.0	89.3	31.2	98.8	150.8	87.0	96.6	1297.2
1986	225.8	89.9	23.4	119.8	67.2	13.0	27.8	408.8	45.6	60.2	136.8	13.2	1231.5
1987	101.4	37.6	126.0	61.8	52.8	91.6	145.0	173.6	10.6	234.8	167.0	80.8	1283.0
1988	206.7	93.8	76.4	457.4	83.8	107.0	93.6	72.5	116.2	1.0	142.4	128.2	1579.0
1989	157.4	91.0	155.4	376.0	171.8	269.6	7.0	44.4	1.4	23.2	53.2	124.2	1474.6
1990	67.8	613.4	125.6	310.0	160.0	43.8	75.0	177.4	177.2	41.2	31.8	72.0	1895.2
1991	89.4	53.6	17.4	32.0	144.0	291.2	121.2	4.6	47.2	22.0	30.6	180.5	1033.7
1992	70.2	356.8	78.6	74.7	68.6	114.7	20.2	51.2	14.4	115.3	115.1	144.1	1223.9
1993	63.7	62.0	102.9	63.3	22.5	67.6	110.2	53.0	137.8	61.7	78.4	51.3	874.4
1994	33.2	109.7	135.3	99.0	34.4	75.3	85.6	49.8	21.6	58.4	52.4	65.9	820.6
1995	100.0	105.1	171.6	29.2	178.6	158.9	13.7	0.0	223.6	48.6	122.9	50.8	1203.0

Quality control: 12.3 Done & acceptable, 12.3 Not completed or unknown



## Monthly Rainfall (millimetres)

### CENTENNIAL PARK

Station Number: 066160 · State: NSW · Opened: 1900 · Status: Open · Latitude: 33.90°S · Longitude: 151.23°E · Elevation: 38 m

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
<b>1996</b>	130.6	52.0	40.8	55.0	160.4	195.2	56.4	115.0	106.2	23.6	194.7	36.6	1166.5
<b>1997</b>	160.0	28.8	32.8	12.4	235.6	101.5	249.2	25.2	133.2	48.0	40.8	22.6	1090.1
<b>1998</b>	101.2	35.8	33.3	264.8	226.2	151.9	92.6	481.0	46.2	40.5	78.3	78.8	1630.6
<b>1999</b>	158.8		49.0	242.6		91.4	164.2		31.6	161.8	60.4	98.4	
<b>2000</b>	32.8	47.4	241.6	56.2	58.3	38.2	32.8	26.2	35.0	75.2	141.2	46.0	830.9
<b>2001</b>	139.2	90.2		122.7	375.6	28.0	146.4			32.8	100.6		
<b>2002</b>	90.6	377.8	84.8	96.0	117.4	42.0	25.4	22.0	28.4		33.6	71.2	
<b>2003</b>	11.8	57.8	135.6	217.4	372.0	55.2	89.4	51.0	8.0	76.6	97.0		
<b>2004</b>	33.6	130.6	89.6	15.0	11.4	60.2	50.2	136.0	74.8	222.6	81.0	74.4	979.4
<b>2005</b>		119.4		27.6			89.2	1.6	52.2	64.4	108.6	27.4	
<b>2006</b>		35.2	44.8		43.0	249.2	146.0	96.4	159.2		52.6	103.0	
<b>2007</b>	55.8	97.1	67.0	266.6	12.4	384.0	54.6	106.2	59.5	25.0	135.8	107.7	1371.7
<b>2008</b>	46.0	275.6	71.0	123.8	7.6	129.8	125.0	63.7	79.4	63.5		88.9	
<b>2009</b>				146.2	213.7	140.6	64.4	5.6	17.8	140.3	22.9	62.1	
<b>2010</b>	40.3	262.2		13.4	229.8	143.8	149.6	31.0	41.8	92.8	129.8	45.4	
<b>2011</b>	72.4	11.4	230.8	180.7	116.2	71.3	282.4	48.5	63.7				
<b>2012</b>	135.6	182.5	260.1	193.4	40.6		65.0	19.4	24.4		39.4	40.1	
<b>2013</b>	183.4	170.7	48.0	209.7	77.9		50.6	17.5	76.8	23.8		63.2	
<b>2014</b>	15.4	89.6		108.8	34.5		13.3	214.8		86.1	18.6	137.1	
<b>2015</b>		59.8	60.1	235.3	116.8	130.2	65.5						

Quality control: 12.3 Done & acceptable, 12.3 Not completed or unknown



## Monthly Rainfall (millimetres)

### CENTENNIAL PARK

Station Number: 066160 · State: NSW · Opened: 1900 · Status: Open · Latitude: 33.90°S · Longitude: 151.23°E · Elevation: 38 m

#### Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
<b>Mean</b>	104.8	112.5	127.6	131.7	124.5	126.4	105.5	86.8	71.3	83.4	86.6	83.6	1256.8
<b>Lowest</b>	7.2	0.0	5.9	2.5	5.1	3.3	2.8	0.0	1.4	1.0	1.1	2.6	646.7
<b>5th percentile</b>	12.2	11.4	24.5	14.8	13.2	14.0	9.6	5.6	8.4	10.3	8.7	13.1	818.4
<b>10th percentile</b>	26.1	19.9	35.9	27.2	27.6	27.8	13.1	8.7	13.5	22.0	15.2	20.6	878.9
<b>Median</b>	84.8	87.7	99.9	99.1	106.6	92.0	76.9	51.5	59.2	56.6	73.0	65.1	1212.0
<b>90th percentile</b>	226.3	231.6	265.1	292.3	248.0	269.8	241.0	206.9	151.3	178.6	164.9	165.9	1628.7
<b>95th percentile</b>	264.8	320.5	302.3	335.4	342.5	289.5	293.4	263.5	185.3	246.9	198.2	223.9	1781.8
<b>Highest</b>	361.9	613.4	483.8	458.9	574.1	561.1	459.0	481.0	307.0	612.0	518.8	466.2	3145.9

#### Statistics calculated over the period 1961-1990

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
<b>Mean</b>	130.4	124.0	157.4	130.1	107.0	131.8	74.7	104.4	75.7	97.3	120.9	83.8	1390.8
<b>Lowest</b>	7.4	0.0	8.2	2.5	10.2	3.3	3.6	5.8	1.4	1.0	13.2	2.6	646.7
<b>5th Percentile</b>	21.2	12.0	30.4	11.8	25.4	19.1	6.5	8.5	1.5	2.6	16.0	16.0	697.4
<b>10th percentile</b>	27.3	27.5	52.5	22.7	27.9	32.8	10.2	9.1	4.6	5.2	19.0	20.5	851.6
<b>Median</b>	119.4	93.8	126.7	92.5	107.2	118.8	47.5	44.4	65.4	58.4	82.2	80.8	1322.2
<b>90th percentile</b>	232.2	214.4	300.6	313.9	183.6	270.1	151.7	247.0	157.3	209.9	285.7	136.3	1819.7
<b>95th percentile</b>	257.2	273.3	314.9	357.4	243.6	280.9	164.1	327.5	187.9	252.0	407.7	195.5	2059.9
<b>Highest</b>	347.8	613.4	389.7	457.4	309.0	287.5	459.0	408.8	307.0	612.0	518.8	263.9	3145.9

#### 1) Calculation of statistics

Summary statistics, other than the Highest and Lowest values, are only calculated if there are at least 20 years of data available.

#### 2) Gaps and missing data

Gaps may be caused by a damaged instrument, a temporary change to the site operation, or due to the absence or illness of an observer.

#### 3) Further information

<http://www.bom.gov.au/climate/cdo/about/about-rain-data.shtml>.

Product code: IDCJAC0001 reference: 21114655 Created on Wed 04 Nov 2015 15:53:32 PM EST

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# APPENDIX I

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**IMPORTANT INFORMATION  
ABOUT YOUR REPORT**





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

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

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

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

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

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

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

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

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

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

Your environmental report should not be used:

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

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

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

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

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

### **SUBSURFACE CONDITIONS CAN CHANGE**

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

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

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

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

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

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

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

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

### **READ RESPONSIBILITY CLAUSES CLOSELY**

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