

Appendix E Historical Titles

ACN 166 543 255
ABN 42 166 543 255

LEVEL 7, 135 KING STREET SYDNEY
GPO Box 4103 SYDNEY NSW 2001
Tel: 02 92324122 Fax: 02 92327141
DX 967 SYDNEY
E-mail: infosyd@scottashwood.com

Offices Also in Melbourne, Brisbane, Gold Coast,
Perth & Canberra

Your Ref: Lindsey Blecher

Our Ref: Mark

Date 7 June 2016

Re 45 Beach Street, Coogee
51707

Charge	\$250
Disbursements	\$91
GST	\$34.10
Total	\$375.10 ID 02552152

Enclosed

Environmental Search

JBS & G

Level 1

50 Margaret Street,

Sydney NSW 2000

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

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

Summary of Owners Report

LPI

Sydney

Address: - 45 Beach Street, Coogee

Description: - Lots 1 & 8 DP8162 and Lot 1 DP109530

As regards Lot 8 DP8162

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
Circa 1916 (1916 to 1923)	Denison Samuel King Miller (Governor of the Commonwealth Bank of Australia)	Vol 2652 Fol 205
26.4.1923 (1923 to 1924)	John King Miller (Architect)	Vol 2652 Fol 205 then Vol 3446 Fol 75
17.7.1924 (1924 to 1951)	Margaret Dora Miller (wife of John King Miller)	Vol 3446 Fol 75
8.5.1951 (1951 to 1956)	John King Miller (Architect)	Vol 3446 Fol 75 then Vol 6328 Fol 135
10.2.1956 (1956 to 1962)	John King Douglas Denison Miller (Bank Officer)	Vol 6328 Fol 135
9.3.1962 (1962 to 1998)	Erica Eva Marguerita Harvie (Married Woman) later Erica Eva Marguerita Holmes (Married Woman)	Vol 6328 Fol 135 now Folio 8/8162
14.10.1998 (1998 to 2002)	Peter James Burke and Stephanie Elizabeth Burke	Folio 8/8162
21.8.2002 (2002 to Date)	# University of New South Wales	Folio 8/8162

Denotes Current Registered Proprietor

Easements: - NIL

Leases: - NIL

As regards Lot 1 DP8162 and Lot 1 DP109530

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
Circa 1918 (1918 to 1924)	<u>as regards Lot 1 DP8162</u> Alice Blair (wife of Richard John Blair, Engineer) and <u>as regards Lot 1 DP109530</u> Denison Samuel King Miller (Governor of the Commonwealth Bank of Australia) and his Estate	Vol 2847 Fol 86 (Lot 1 DP8162) and Vol 2652 Fols 205 & 206 (Lot 1 DP109530)
23.9.1924 (1924 to 1925/1927)	<u>as regards Lot 1 DP8162</u> Alice Blair (wife of Richard John Blair, Engineer) and <u>as regards Lot 1 DP109530</u> Laura Constance Miller (Widow)	Vol 2847 Fol 86 (Lot 1 DP8162) and Vol 2652 Fols 205 & 206 (Lot 1 DP109530)

Continued on Page 2

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

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

Lot 1 DP8162 and Lot 1 DP109530 *Continued*

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
1925/1927 (1925/1927 to 1933)	George Wilkie-King (Investor) and Lillias Marguerite Wilkie-King (Married Woman)	Vol 2847 Fol 86 (Lot 1 DP8162) and Vol 2652 Fols 205 & 206 then Vol 3697 Fol 130 (Lot 1 DP109530)
10.4.1933 (1933 to 1947)	Norman Weekes Burdekin (Grazier) and his Estate	Vol 2847 Fol 86 (Lot 1 DP8162) and Vol 3697 Fol 130 (Lot 1 DP109530)
4.9.1947 (1947 to 1949)	Edwin Charles Potts (Picture Theatre Proprietor) and James Robert Prattis (Chemist)	Vol 2847 Fol 86 and Vol 3697 Fol 130 then Vol 5727 Fols 127 & 128
16.2.1949 (1949 to 1959)	The Commonwealth of Australia	Vol 5727 Fols 127 & 128 then Vol 6681 Fol 186
28.10.1959 (1959 to 1990)	Australian Atomic Energy Commission	Vol 6681 Fol 186
31.7.1990 (1990 to 1997)	Commonwealth of Australia	Vol 6681 Fol 186 now Folio Auto Consol 6681-186
13.8.1997 (1997 to Date)	# University of New South Wales	Folio Auto Consol 6681-186

Denotes Current Registered Proprietor

Easements: -

- 1925 Right of way 6 feet wide – B140860 (released 1949)
- 1934 Easement for drainage – C270415 (released 1949)
- 1959 Easement for Drainage – H86256 (released 1972)
- 1972 Easement for drainage – M806316

Leases: -

- 1999 to Herbert Vere Evatt Memorial Foundation – expires 2001 with 3 year option to renew

Peter Boyer
6 June 2016

A:187668.12.7.15.

PLAN
of Subdivision of part of
CLIFFBROOK ESTATE
being part of the Land in Cert. of Title Vol. 1326 Fol. 25
MUNICIPALITY OF RANDWICK
Parish of Alexandria : County of Cumberland.

Scale 60 Feet to an Inch

DP 8162

DP 8162 (E)

Date of Survey, January 1965
Asymuth taken from Line 4-8

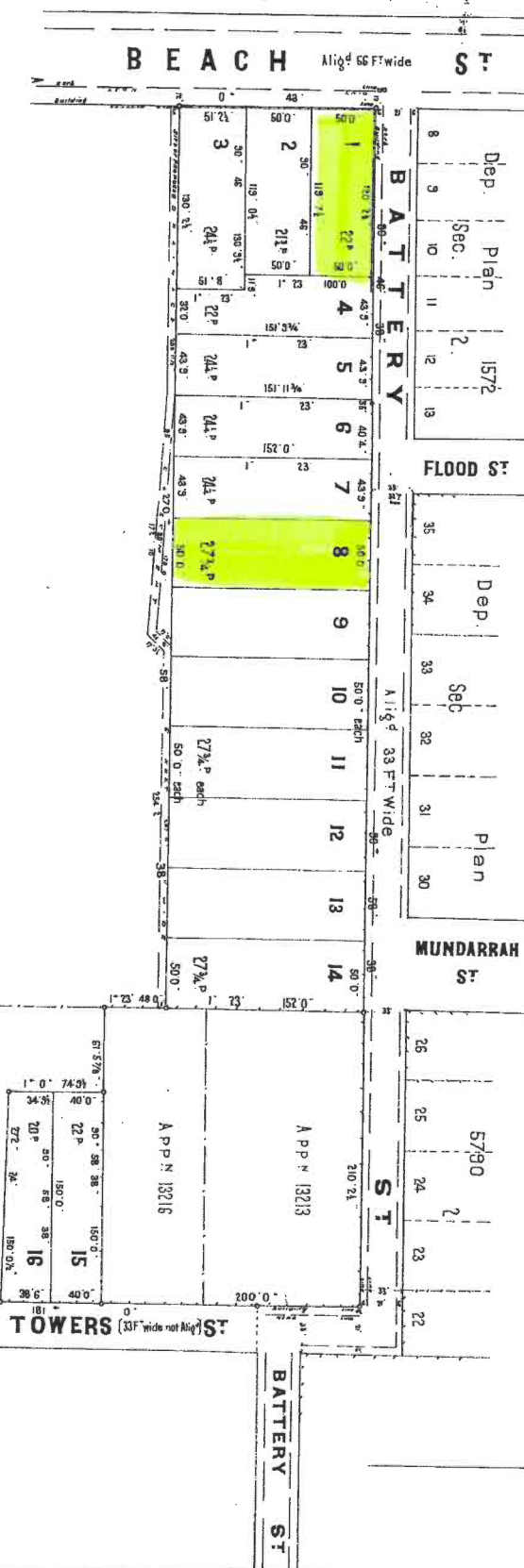
Licensed Surveyor R. J. Hill

Subscribed and declared before me at Sydney this 17th day of June 1965

I, Richard Delbridge of the Division of Sydney, Licensed Surveyor, specially licensed under the Real Estate Act, 1933, do hereby certify that the above is a true and correct copy of the plan as submitted to me, and that the same has been duly registered in the office of the Registrar-General of Land, and that the same is now a part of the public records of the Department of Lands, and I make this declaration in accordance with the provisions of the Real Estate Act, 1933.

DECLARATION

GORDON BAY



CONVERSION TABLE ADDED IN
REGISTERAL GENERAL'S DEPARTMENT
DP 8162

FEET	INCHES	METRES
1	0	0.305
2	0	0.610
3	0	0.914
4	0	1.219
5	0	1.524
6	0	1.829
7	0	2.134
8	0	2.438
9	0	2.743
10	0	3.048
11	0	3.353
12	0	3.658
13	0	3.963
14	0	4.268
15	0	4.573
16	0	4.878
17	0	5.183
18	0	5.488
19	0	5.793
20	0	6.098
21	0	6.403
22	0	6.708
23	0	7.013
24	0	7.318
25	0	7.623
26	0	7.928
27	0	8.233
28	0	8.538
29	0	8.843
30	0	9.148
31	0	9.453
32	0	9.758
33	0	10.063
34	0	10.368
35	0	10.673
36	0	10.978
37	0	11.283
38	0	11.588
39	0	11.893
40	0	12.198
41	0	12.503
42	0	12.808
43	0	13.113
44	0	13.418
45	0	13.723
46	0	14.028
47	0	14.333
48	0	14.638
49	0	14.943
50	0	15.248
51	0	15.553
52	0	15.858
53	0	16.163
54	0	16.468
55	0	16.773
56	0	17.078
57	0	17.383
58	0	17.688
59	0	17.993
60	0	18.298
61	0	18.603
62	0	18.908
63	0	19.213
64	0	19.518
65	0	19.823
66	0	20.128
67	0	20.433
68	0	20.738
69	0	21.043
70	0	21.348
71	0	21.653
72	0	21.958
73	0	22.263
74	0	22.568
75	0	22.873
76	0	23.178
77	0	23.483
78	0	23.788
79	0	24.093
80	0	24.398
81	0	24.703
82	0	25.008
83	0	25.313
84	0	25.618
85	0	25.923
86	0	26.228
87	0	26.533
88	0	26.838
89	0	27.143
90	0	27.448
91	0	27.753
92	0	28.058
93	0	28.363
94	0	28.668
95	0	28.973
96	0	29.278
97	0	29.583
98	0	29.888
99	0	30.193
100	0	30.498
101	0	30.803
102	0	31.108
103	0	31.413
104	0	31.718
105	0	32.023
106	0	32.328
107	0	32.633
108	0	32.938
109	0	33.243
110	0	33.548
111	0	33.853
112	0	34.158
113	0	34.463
114	0	34.768
115	0	35.073
116	0	35.378
117	0	35.683
118	0	35.988
119	0	36.293
120	0	36.598
121	0	36.903
122	0	37.208
123	0	37.513
124	0	37.818
125	0	38.123
126	0	38.428
127	0	38.733
128	0	39.038
129	0	39.343
130	0	39.648
131	0	39.953
132	0	40.258
133	0	40.563
134	0	40.868
135	0	41.173
136	0	41.478
137	0	41.783
138	0	42.088
139	0	42.393
140	0	42.698
141	0	43.003
142	0	43.308
143	0	43.613
144	0	43.918
145	0	44.223
146	0	44.528
147	0	44.833
148	0	45.138
149	0	45.443
150	0	45.748
151	0	46.053
152	0	46.358
153	0	46.663
154	0	46.968
155	0	47.273
156	0	47.578
157	0	47.883
158	0	48.188
159	0	48.493
160	0	48.798
161	0	49.103
162	0	49.408
163	0	49.713
164	0	50.018
165	0	50.323
166	0	50.628
167	0	50.933
168	0	51.238
169	0	51.543
170	0	51.848
171	0	52.153
172	0	52.458
173	0	52.763
174	0	53.068
175	0	53.373
176	0	53.678
177	0	53.983
178	0	54.288
179	0	54.593
180	0	54.898
181	0	55.203
182	0	55.508
183	0	55.813
184	0	56.118
185	0	56.423
186	0	56.728
187	0	57.033
188	0	57.338
189	0	57.643
190	0	57.948
191	0	58.253
192	0	58.558
193	0	58.863
194	0	59.168
195	0	59.473
196	0	59.778
197	0	60.083
198	0	60.388
199	0	60.693
200	0	60.998
201	0	61.303
202	0	61.608
203	0	61.913
204	0	62.218
205	0	62.523
206	0	62.828
207	0	63.133
208	0	63.438
209	0	63.743
210	0	64.048
211	0	64.353
212	0	64.658
213	0	64.963
214	0	65.268
215	0	65.573
216	0	65.878
217	0	66.183
218	0	66.488
219	0	66.793
220	0	67.098
221	0	67.403
222	0	67.708
223	0	68.013
224	0	68.318
225	0	68.623
226	0	68.928
227	0	69.233
228	0	69.538
229	0	69.843
230	0	70.148

UNSUBDIVISION OF LAND

CLIFFBROOK ESTATE

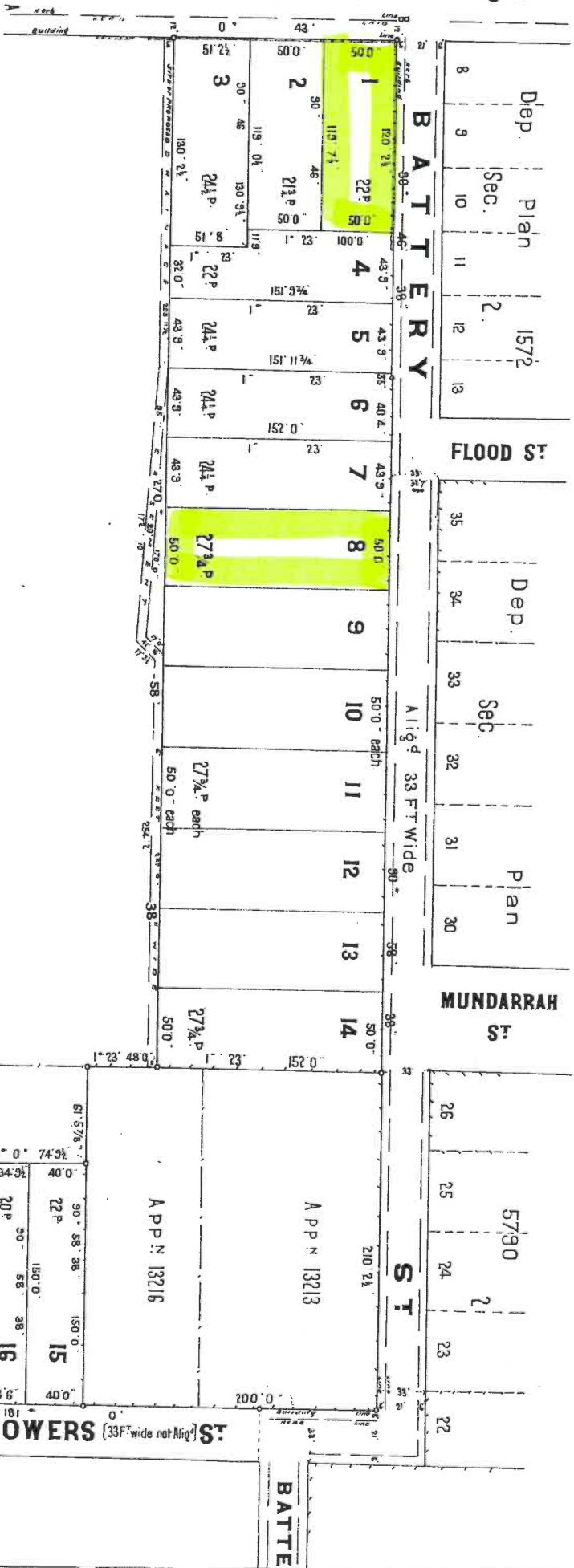
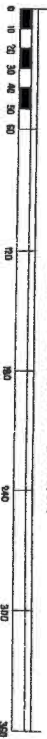
DP 8162 ©

being part of the Land in Cert. of Title Vol. 1326 Fol. 25

MUNICIPALITY OF RANDWICK

Parish of Alexandria : County of Cumberland

Scale 60 Feet to an Inch



DECLARATION

I, Robert Schlicher of 28 Elizabeth St Sydney Licensed Surveyor, specially Licensed under the Real Property Act, do hereby solemnly and sincerely declare, that the boundaries and measurements shown in this plan are true and correct, and that the same have been taken and reduced to writing by me, or under my immediate supervision, and I make this solemn declaration, conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act 1900.

and declared before me
 17th day of June 1998

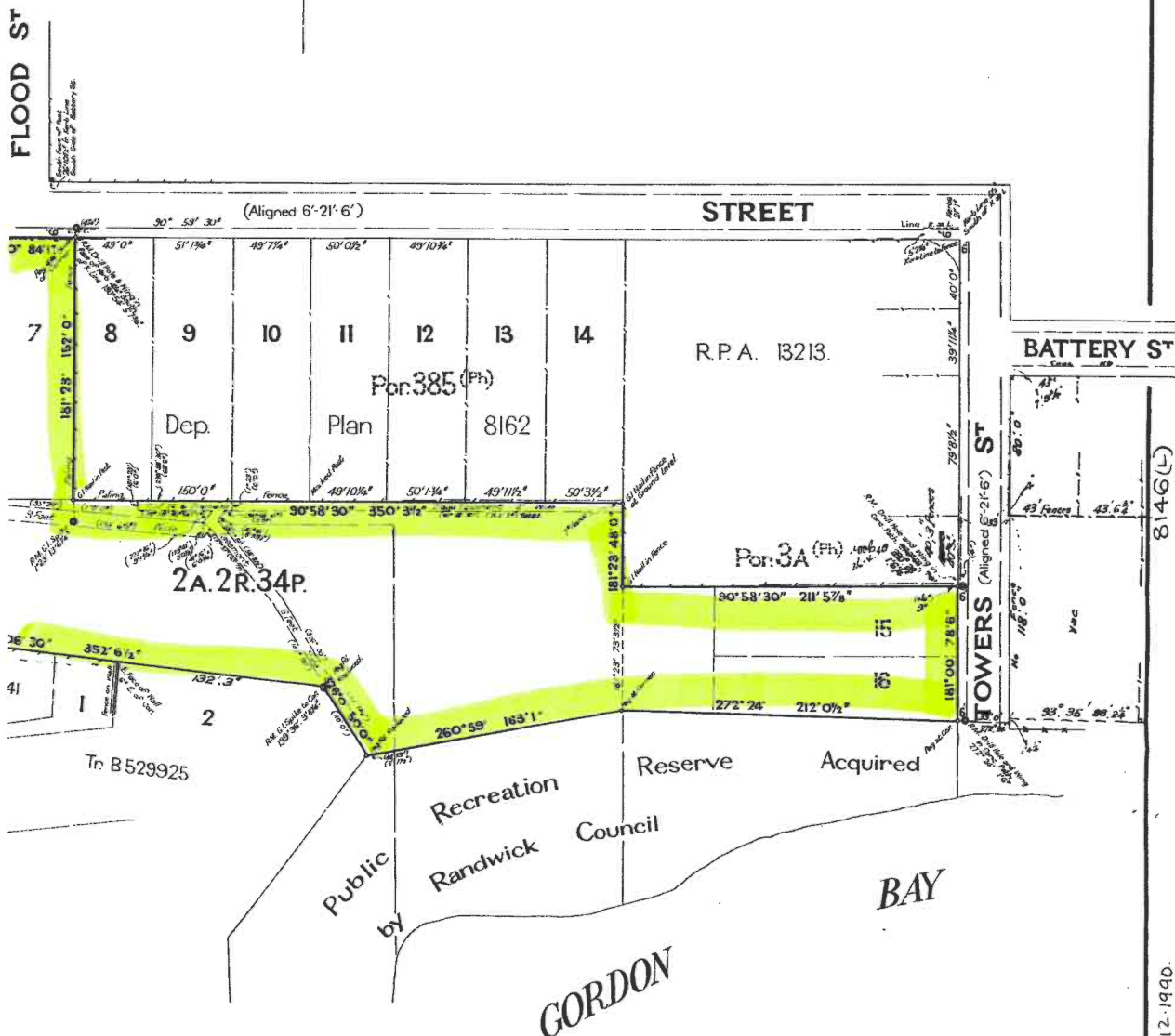
DP 109530 E

PLAN

of parts of Portions 385,386 and 3A
being the land comprised in C.T. Vol.3697 Fol.130

OF ALEXANDRIA COUNTY OF CUMBERLAND

Scale 60Feet to an inch



I William Arthur Chadwick of 38 Martin Place, Sydney, N.S.W., a Surveyor registered under the Surveyor's Act, 1929, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations, 1933 by me and was completed on 4th May 1947 and the reference marks have been placed as shown herein.

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

(Signature)

Surveyor registered under the Surveyors Act, 1929.

Date of Survey 1947

Subscribed and declared before me at Sydney
this 13th day of June A.D. 1947

Chas. Burnes

J.P.

DEPT. OF THE INTERIOR
Neg. N° 3745

PLAN AMENDED IN L.T.O. 10-12-1940.

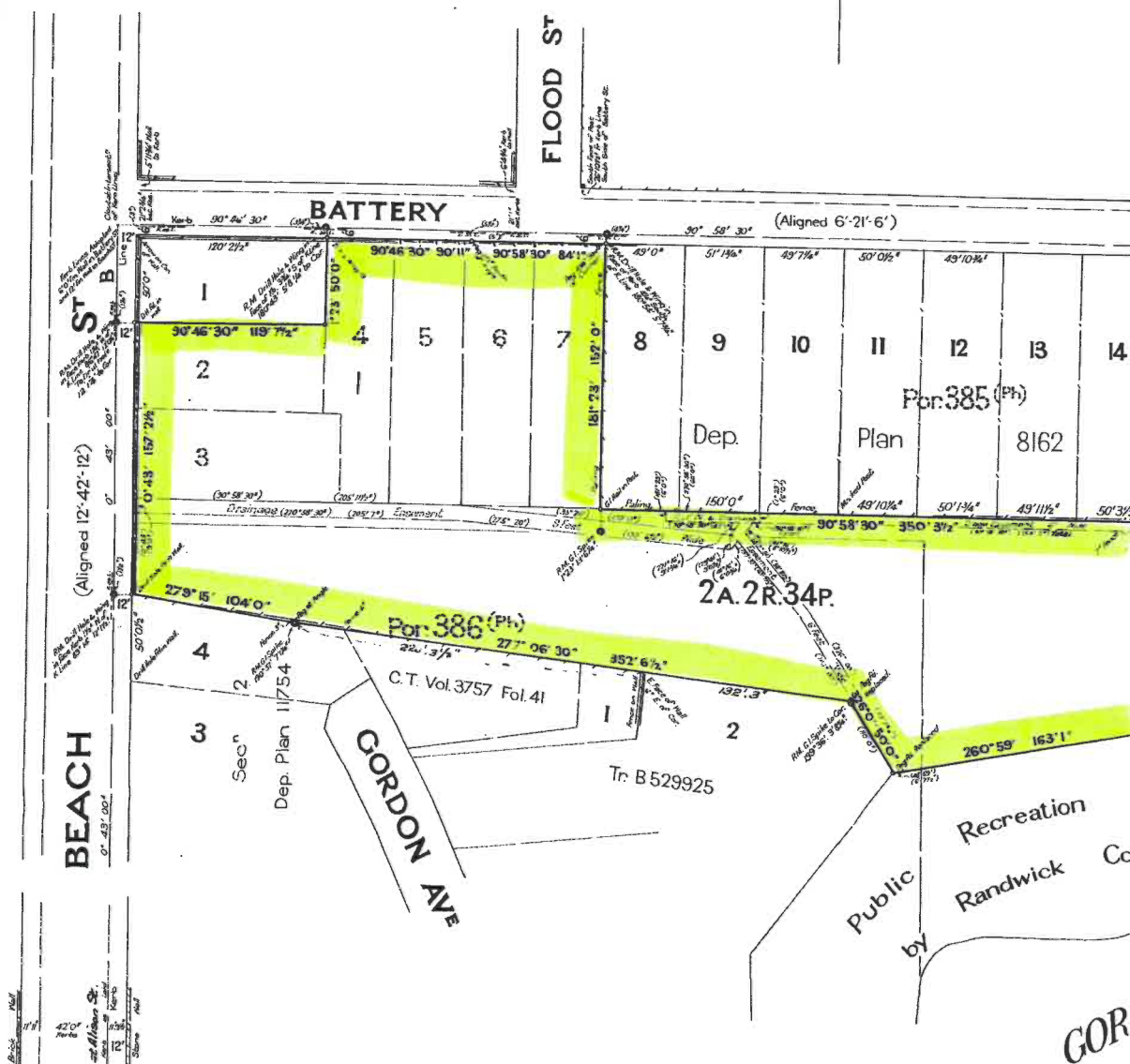
D875965

Municipality of Randwick

MAM
PLAN

of parts of Portions 385,386 and 387
being the land comprised in C.T. Vol.3697 Fol.13
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

Scale 60 Feet to an inch



FEET	JACOBS	NETS
00	-	2,313
01	-	25,659
02	1 1/4	6,000
03	1 1/4	1,744
04	1 1/4	3,538
05	1 1/4	35,562
11	2 3/4	35,952
12	2 3/4	35,442
13	1 1/2	4,720
14	1 1/2	4,720
15	1 1/2	4,720
16	1 1/2	4,720
17	1 1/2	4,720
18	1 1/2	4,720
19	1 1/2	4,720
20	1 1/2	4,720
21	1 1/2	4,720
22	1 1/2	4,720
23	1 1/2	4,720
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30	1 1/2	4,720
31	1 1/2	4,720
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37	1 1/2	4,720
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96	1 1/2	4,720
97	1 1/2	4,720
98	1 1/2	4,720
99	1 1/2	4,720
100	1 1/2	4,720

[illegible]

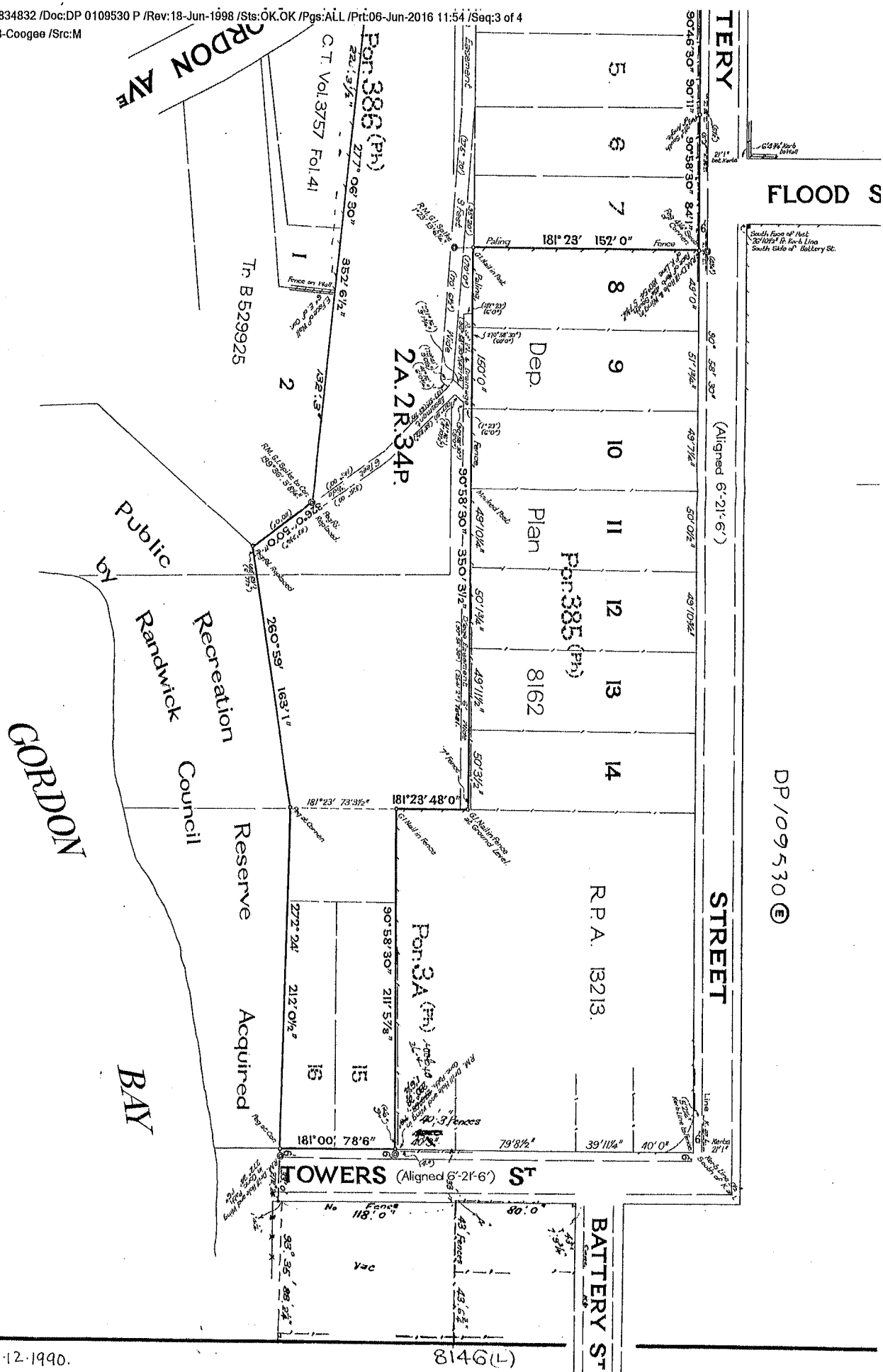
Datum line of Azimuth A-B

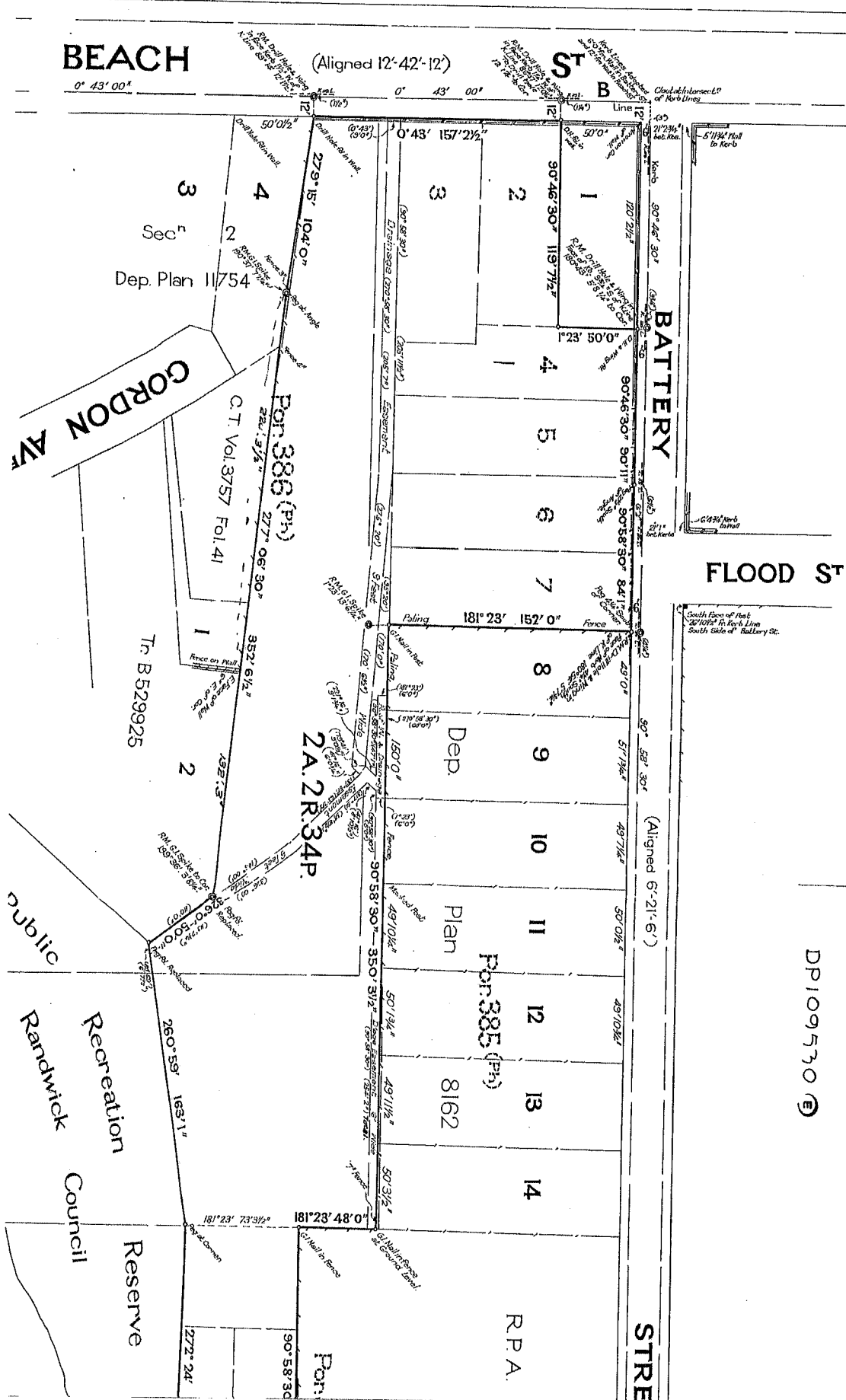
DP 109530 (E)

Subscribed and declared before me at Sydney
this 13th day of June A.D. 1947

Chas Burnes Jr

J.P.





LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/6/2016 11:52AM

FOLIO: 8/8162

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

Prior Title(s): VOL 6328 FOL 135

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
29/8/1997		AMENDMENT: LOCAL GOVT AREA	
14/10/1998	5327980	DISCHARGE OF MORTGAGE	
14/10/1998	5327981	TRANSFER	
14/10/1998	5327982	MORTGAGE	EDITION 1
21/8/2002	8885297	DISCHARGE OF MORTGAGE	
21/8/2002	8885298	TRANSFER	EDITION 2

*** END OF SEARCH ***

Ref:PB-Coogee /Src:M/JT

Licence: 10V/0096/96
Edition: 9804

TRANSFER

New South Wales
Real Property Act 1900

Land Titles Office use only

5327981H



STAMP DUTY

Office of State Revenue use only

00.25

20/819*05102 40 6229 860110

ALTO JNALS "N-S" N

(A) TORRENS TITLE

If appropriate, specify the part or share transferred

Folio Identifier 8/8162

(B) LODGED BY

LTO Box

Name, Address or DX and Telephone

CODES

659M

Reference (optional):

T
TS (s713)
TW (Sheriff)

(C) TRANSFEROR

ERICA EVA MARGUERITA HOLMES

(D)

The transferor acknowledges receipt of the consideration of \$925,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E)

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

(F) TRANSFEE

PETER JAMES BURKE and STEPHANIE ELIZABETH BURKE

(G)

TENANCY: Joint tenants

J2

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

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

Signature of witness: *G. E. O'Neill*

Signature of transferor:

Name of witness: **GERARD E O'NEILL**

E. Holmes

Address of witness: **56 Ada St Bentley**

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

Signature of witness: *G. E. O'Neill*

solicitor for
Signature of transferee:

Name of witness:

Gabrielle J. Moses

Address of witness:

Gabrielle J. Moses
If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name and capacity below:

All handwriting must be in block capitals.
A set of notes on this form (97-01T-2)
is available from the Land Titles Office.

Page 1 of _____
number additional pages sequentially

Checked by (LTO use)

J2

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 8/8162

SEARCH DATE	TIME	EDITION NO	DATE
6/6/2016	11:50 AM	2	21/8/2002

LAND

LOT 8 IN DEPOSITED PLAN 8162

LOCAL GOVERNMENT AREA RANDWICK
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP8162

FIRST SCHEDULE

UNIVERSITY OF NEW SOUTH WALES

(T 8885298)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A926269 COVENANT
J202733 VARIATION

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/6/2016 11:52AM

FOLIO: AUTO CONSOL 6681-186

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
2/3/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 6681-186	

PARCELS IN CONSOL ARE:
1/8162, 1/109530.

20/8/1993	I581137	CAVEAT	
13/8/1997	3315294	TRANSFER	EDITION 1
25/8/1999	6062792	LEASE	EDITION 2

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 6681-186

SEARCH DATE	TIME	EDITION NO	DATE
6/6/2016	11:50 AM	2	25/8/1999

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA RANDWICK
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

UNIVERSITY OF NEW SOUTH WALES (T 3315294)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 M806316 EASEMENT FOR DRAINAGE AFFECTING THE PART OF LOT 1
IN DP109530 SHOWN SO BURDENED IN DP547050
- 2 6062792 LEASE TO HERBERT VERE EVATT MEMORIAL FOUNDATION
INCORPORATED OF PART LEVEL 1, MAIN BUILDING, 45 BEACH
ST, COOGEE SHOWN CROSS-HATCHED IN PLAN WITH 6062792.
EXPIRES: 10/9/2001. OPTION OF RENEWAL: 3 YEARS.

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 1 IN DP8162
LOT 1 IN DP109530

TITLE DIAGRAM

DP8162
DP109530.

*** END OF SEARCH ***

Appendix F EPA Search Results


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

Search results

Your search for:LGA: Randwick City Council

Matched 33 notices
relating to 6 sites.[Search Again](#)[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
MATRAVILLE	Bunnerong/Military ROADS	Ampol Matraville Refinery	9 former
MATRAVILLE	Bumbarah Point ROAD	Bunnerong Power Station	5 former
MATRAVILLE	133 -149 Beauchamp ROAD	Former Golden Fleece Terminal No1	7 former
MATRAVILLE	151 Beauchamp ROAD	Former Golden Fleece Terminal No2	2 former
RANDWICK	126-130 Barker STREET	7-Eleven Service Station	7 current and 3 former
RANDWICK	33-37 Carrington ROAD	Service Station, Randwick	2 current

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21 June 2016

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Search results

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

Suburb - COOGEE

returned 0 result

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Feedback

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[Public consultation](#)

Contact

[Contact us](#)
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[Home](#) > [Contaminated land](#) > List of NSW contaminated sites notified to EPA

List of NSW contaminated sites notified to EPA

Background

A strategy to systematically assess, prioritise and respond to notifications under Section 60 of the [Contaminated Land Management Act 1997](#) (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under [Government Information \(Public Access\) Act 2009](#).

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

For some notifications, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any offsite consequences to the community or environment. Such sites would still need to be cleaned up, but this could be done in conjunction with any subsequent building or redevelopment of the land. These sites may not require intervention under the CLM Act, but could be dealt with through the planning and development consent process.

Where indications are that the nominated site is causing actual harm to the environment or an unacceptable offsite impact (i.e. it is a 'significantly contaminated site'), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site.

As such, the sites notified to the EPA and presented in the following table are at various stages of the assessment and/or remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The tables provide an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the responsible landowner.

The following questions and answers may assist those interested in this issue:

Frequently asked questions

What is the difference between the 'List of NSW contaminated sites notified to EPA' and the 'Contaminated Land: Record of Notices'?

A site will be on the [Contaminated Land: Record of Notices](#) only if the EPA has issued a regulatory notice in relation to the site under the *Contaminated Land Management Act 1997*.

The sites appearing on this 'List of NSW contaminated sites notified to the EPA' indicate that the notifiers consider that the sites are contaminated and warrant reporting to EPA. However, the contamination may or may not be significant enough to warrant regulation by the EPA. The EPA needs to review and, if necessary, obtain more information before it can make a determination as to whether the site warrants regulation.

Why does my site appear on the list?

Your site appears on the list for one or more of the following reasons:

- The site owner and/or the person partly or fully responsible for causing the contamination notified the EPA about the contamination under Section 60 of the *Contaminated Land Management Act 1997*. In other words, the site owner or the 'polluter' believes the site is contaminated.
- The EPA has been notified via other means and is satisfied that the site is or was contaminated.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that EPA is aware of, with regard to its regulatory role under the CLM Act. An absence of a site from the list does not necessarily imply the site is not contaminated.

The EPA relies upon responsible parties to notify contaminated sites.

How are notified contaminated sites managed by the EPA?

There are different ways that the EPA manages these notified contaminated sites. First, an initial assessment is carried out by the EPA. At the completion of the initial assessment, the EPA may take one or more than one of the following management approaches:

- The contamination warrants the EPA's direct regulatory intervention either under the *Contaminated Land Management Act 1997* or the [Protection of the Environment Operations Act 1997](#) (POEO Act), or both. Information about current or past regulatory action on this site can be found on the EPA website.
- The contamination with respect to the current use or approved use of the site, as defined under the *Contaminated Land Management Act 1997*, is not significant enough that it warrants EPA regulation.
- The contamination does not require EPA regulation and can be managed by a planning approval process.
- The contamination is related to an operational underground petroleum storage system, such as a service station or fuel depot. The contamination may be managed under the POEO Act and the [Protection of the Environment Operation \(Underground Petroleum Storage Systems\) Regulation 2014](#).

Note: There are specific instances where contamination is managed under a specifically tailored program operated by another agency. For example the [NSW Resources & Energy's Derelict mines program](#) and the [NSW DPI Cattle tick dip site locator](#).

The Legacy contamination management procedures for these sites will be detailed in a Memorandum of Understanding between the NSW EPA, NSW Resources and Energy and Dept. Primary Industries (Crown Lands and Biosecurity) (Note: the MoU is currently in draft).

I am the owner of a site that appears on the list. What should I do?

First of all, you should ensure the current use of the site is compatible with the site contamination. Secondly, if the site is the subject of EPA regulation, make sure you comply with the regulatory requirements, and you have considered your obligations to notify other parties who may be affected.

If you have any concerns, contact us and we may be able to offer you general advice, or direct you to accredited professionals who can assist with specific issues.

I am a prospective buyer of a site that appears on the list. What should I do?

You should seek advice from the vendor to put the contamination issue into perspective. You may need to seek independent expert advice.

The information provided in the list, particularly the EPA site management class, is meant to be indicative only, and a starting point for your own assessment. Site contamination as a legacy of past site uses is not uncommon, particularly in an urban environment. If the contamination on a site is properly remediated or managed, it may not materially impact upon the intended future use of the site. However, each site needs to be considered in context.

List of NSW contaminated sites notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list
2. any error, omission or misrepresentation in the list
3. any malfunction or failure to function of the list
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

The following information, is also available in this printable document: [List of NSW Contaminated Sites Notified to the EPA as of 14 April 2016](#) (PDF 889KB).

EPA site management class	Explanation
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or <i>Protection of the Environment Operations Act 1997</i> . Alternatively, the EPA may require information via a notice issued under s77 of the <i>Contaminated Land Management Act 1997</i> or issue a Preliminary Investigation Order.
Regulation under CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the <i>Contaminated Land Management Act 1997</i> is not required.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> . A regulatory approach is being finalised.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record .
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the <i>Protection of the Environment Operations Act 1997</i> (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register .
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the <i>Protection of the Environment Operations Act 1997</i> (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the <i>Contaminated Land Management Act 1997</i> (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record .

List current as of 14 April 2016.

			EPA site
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COBAR	Caltex Service Station Lot 10 Railway PARADE	Service Station	Regulation under CLM Act not required
COFFS HARBOUR	Dan Murphy's Coffs Harbour 10 Elbow STREET	Service Station	Under assessment
COFFS HARBOUR	BP Service Station 134-136 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act
COFFS HARBOUR	Caltex Service Station 157 Orlando STREET	Service Station	Under assessment
COFFS HARBOUR	Aussitel Backpackers Hostel 312 Harbour DRIVE	Service Station	Contamination formerly regulated under the CLM Act
COFFS HARBOUR	Mobil Service Station 314-316 Harbour DRIVE	Service Station	Contamination formerly regulated under the CLM Act
COFFS HARBOUR	Coffs Harbour Slipway 38 Marina DRIVE	Other Industry	Under assessment
COFFS HARBOUR	Coffs Harbour Airport Mobil Beatties Fuel Depot	Other Petroleum	Contamination formerly regulated under the CLM Act
COFFS HARBOUR	Caltex Service Station Cnr Pacific Hwy & Halls ROAD	Service Station	Under assessment
COFFS HARBOUR	Woolworths Petrol Park Beach Plaza, Pacific HIGHWAY	Service Station	Under assessment
COLEAMBALLY	Former Mobil Depot 19 Bencubbin AVENUE	Other Petroleum	Under assessment
COLLARENEBRI	Former Shell Depot Corner Narran Street and Queen STREET	Other Petroleum	Regulation under CLM Act not required
COLONGRA	Endeavour Colliery Scenic DRIVE	Other Industry	Under assessment
COLYTON	Ampol Service Station 88 Great Western HIGHWAY	Service Station	Contamination currently regulated under CLM Act
CONCORD	Caltex Service Station 87-89 Parramatta ROAD	Service Station	Under assessment
CONCORD WEST	Caltex Service Station 369-375 Concord ROAD	Service Station	Regulation under CLM Act not required
CONDOBOLIN	BP Service Station (Reliance Petroleum) 36 Dennison STREET	Service Station	Under assessment
CONDOBOLIN	Former Mobil Depot 6 Burnett STREET	Other Petroleum	Contamination currently regulated under CLM Act
CONDOBOLIN	Former Ampol Depot Cnr Parkes Road and Goobang STREET	Service Station	Regulation under CLM Act not required
CONDOBOLIN	Caltex Service Station Parkes ROAD	Service Station	Under assessment
CONDOBOLIN	Mobil Condobolin Depot Railway Siding Railway Siding behind 6 Burnett STREET	Other Petroleum	Under assessment
CONSTITUTION HILL	Sydney Water Land Caloola ROAD	Unclassified	Under assessment
COOGEE	Caltex Service Station 146-148 Coogee Bay ROAD	Service Station	Under assessment
COOGEE	Caltex Service Station 169-173 Malabar ROAD	Service Station	Under assessment
COOKS HILL	Former Council depot 115 Corlette STREET	Other Industry	Under assessment
COOLAC	Coolac Service Station	Service Station	Regulation under

Appendix G Section 149

PLANNING CERTIFICATE

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



Mr Lindsey Morgan Blecher
242 Clovelly Rd
COOGEE NSW 2034

Description of land: CNR **LOT 1 DP 8162** PERM CONSERVATION ORDER 609 RFE), **LOT 1 DP 109530** SUBJ DE & ROW
Address: 45-51 Beach Street, COOGEE NSW 2034

Date of Certificate: 9 June 2016
Certificate No: 42481
Assessment No: 16084
Receipt No: 3726156
Amount: \$133.00
Reference: 51707:21900

This planning certificate should be read in conjunction with the **Randwick City Council Local Environment Plan 2012**. This is available on the Randwick City Council website at datracking.randwick.nsw.gov.au

The land to which this planning certificate relates, being the lot or one of the lots described in the application made for this certificate, is shown in the Council's record as being situated at the "Address" stated above. The legal "description of land" (by lot(s) and DP/SP numbers) is obtained from NSW Land and Property Information. It is the responsibility of the applicant to enquire and confirm with NSW Land and Property Information the accuracy of the lot(s) and DP/SP numbers pertaining to the land for which application is made for the certificate.

There is more information about some property conditions than is included on this property certificate.

If this case, after the condition text, there is a URL and a square bar code or 'QR code' which provides the address of a page on the Randwick City Council website.

You will need internet access and either:

1. **Download a QR code scanner** app to your phone and scan the QR code
or
2. **Type the URL** into your internet browser



INFORMATION PROVIDED UNDER SECTION 149 (2)

In accordance with the requirements of section 149 of the Environmental Planning and Assessment Act 1979 (as amended), the following prescribed matters relate to the land as at the date of this certificate. The information provided in reference to the prescribed matters has been obtained from Council's records and/or from other authorities/government department. Council provides the information in good faith but disclaims all liability for any omission or inaccuracy. Specific inquiry should be made where doubt exists as to the accuracy of the information so provided.

1 Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Randwick Local Environmental Plan (LEP) 2012, and relevant State Environmental Planning Policies (SEPPs) apply to the land.

- **SEPP No. 4** - Development without Consent and Miscellaneous Exempt and Complying Development
- **SEPP No. 19** - Bushland in Urban Areas
- **SEPP No. 22** - Shops and Commercial Premises
- **SEPP No. 32** - Urban Consolidation (Redevelopment of Urban Land)
- **SEPP No. 33** - Hazardous and Offensive Development
- **SEPP No. 55** - Remediation of Land
- **SEPP No. 64** - Advertising and Signage
- **SEPP No. 65** - Design Quality of Residential Flat Development
- **SEPP No. 70** - Affordable Housing
- **SEPP No. 71** - Coastal Protection
- **SEPP** - (Housing for Seniors or People with a Disability) 2004
- **SEPP** - BASIX (Building Sustainability Index) 2004
- **SEPP** - (Major Development) 2005
- **SEPP** - (Mining, Petroleum Production and Extractive Industries) 2007
- **SEPP** - (Temporary Structures) 2007
- **SEPP** - (Infrastructure) 2007
- **SEPP** - (Exempt and Complying Development Codes) 2008
- **SEPP** - (Affordable Rental Housing) 2009
- **SEPP** - (State and Regional Development) 2011
- **SEPP** - (Three Ports) 2013

Note: Any questions regarding State Environmental Planning Policies and Regional Environmental Plans should also be directed to the Department of Planning & Infrastructure (02) 9228 6111 or www.planning.nsw.gov.au.

Local Environmental Plan (LEP) Gazetted 15 February 2013

- **Randwick LEP 2012 (Amendment No1) - Gazetted 21 November 2014**
Applies to part of Royal Randwick Racecourse (identified as "Area A" on the LEP Additional Permitted Uses Map). Permits additional uses of hotel or motel accommodation, serviced apartments and function centres with development consent.
- **Randwick LEP 2012 (Amendment No2) - Gazetted 2 April 2015**
Applies to land at Young Street Randwick – Inglis Newmarket Site (shown as Area 1 on the LEP Key Sites Map). Amendment to planning controls, including zoning, height of buildings, heritage items and heritage area, FSR (subject to new Clause 6.16) and inclusion of the site as a Key Site.



(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

NONE.

(3) The name of each development control plan that applies to the carrying out of development on the land.

- **Randwick DCP adopted 2013 28 May 2013**
Provide detailed planning controls and guidance for development applications
- **Amendment to Randwick DCP 2013 Newmarket Green, Randwick (E5)**
Site-specific DCP controls to supplement Randwick LEP 2012 (Amendment No 2)

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument

Name of each proposed environmental planning instrument that applies to the carrying out of development on the land:

NONE.

2 Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described)

(a) The identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)")

(b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent

(c) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent

(d) The purposes for which the instrument provides that development is prohibited within the zone

Zone SP2 (Infrastructure) in Randwick LEP 2012.

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To facilitate development that will not adversely affect the amenity of nearby and adjoining development.
- To protect and provide for land used for community purposes.

1 Permitted without consent

Recreation areas

2 Permitted with consent

Environmental protection works; Flood mitigation works; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose