

Conybeare Morrison International Pty Ltd

**Proposed Mixed Use Development, Gosford
Town Centre**

Phase 1 Contamination Assessment - Site B

4 December 2015



Pour trust
into your
foundations
and you
can build
anything

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Proposed Mixed Use Development, Gosford Town Centre

Prepared for
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Executive summary

The Lederer Group has engaged several consultants to assist it with the re-development of the various land parcels from initial concept designs to full detailed design. Conybeare Morrison International Pty Ltd ("CM+") is the principal project manager managing the development process.

Conybeare Morrison has engaged Coffey to prepare a Phase 1 Contamination Assessment Report for each of the three main land parcels (designated as Site A, Site B, and Site C). These reports will form part of the documentation that is required to support the DA application for re-development. This report presents the Phase 1 Contamination Assessment (Phase 1 CA) for Site B.

The proposed re-development is for combined residential and commercial use on Sites A and B, and includes a park/leisure facility on Site C.

The objectives of the Phase 1 CA were to:

- Identify potentially contaminating activities that are currently being performed on the site and that may have been performed on the site in the past;
- Assess Areas of Environmental Concern (AEC's) and Chemicals of Potential Concern (COPC's) for the site, and develop a preliminary Conceptual Site Model (CSM); and,
- Provide recommendations for future site investigations to support the development of the concept and detailed designs.

In order to meet the above objectives, Coffey carried out the following works:

- A desktop study and historical review of past activities;
- A site walkover to help identify AECs and COPCs; and,
- Preparation of this report.

The site history review indicated that the site has been used for commercial/industrial purposes since at least 1954. The uses of the site prior to the shopping centre, which was constructed about 1978, are not well known, with the site owned by numerous individuals with different occupations. It appears that portions of the western side of the site were used for sawmilling, a fire/ambulance station, and other commercial/industrial purposes, and the north-west corner may have been used as a corner-store. The remainder of the site was occupied by buildings which appeared to be residential.

Most of the activities associated with commercial/industrial uses, typically cause "top-down" contamination. The exception to this would be if wells or other underground infrastructure (i.e. tanks) were installed.

The current shopping centre was constructed in about 1978. It is not known if surface soils on the site were removed during construction of the current shopping centre. It is possible imported fill material was used to level the site or provide a base for concrete slabs.

Based on the above, the potential for soil contamination to be present is medium. The potential for groundwater contamination to be present is not known, as the source for groundwater contamination would be contaminated soil and at this stage the presence of soil contamination has not been assessed.

Coffey would recommend further assessment. The assessment should include:

- Obtaining NSW WorkCover dangerous goods records for the site, if available, to assess if dangerous goods such as fuel tanks may be present;
- A hazardous materials survey of the existing buildings, prior to demolition, and a hazardous materials clearance, after demolition of the buildings, to ensure hazardous materials were removed;
- A visual inspection of the site, after demolition of the existing buildings, to assess the presence of potential former wells or other underground infrastructure such as storage tanks as well as fill and potential asbestos containing materials;
- Collection of soil samples across the site, after demolition of existing buildings. The minimum number of samples should comply with the NSW EPA (1995) Sampling Design Guidelines;
- If soil contamination is identified, the risk of groundwater contamination should be assessed and groundwater sampling carried out if required;
- If volatile substances are identified, the risk of vapour contamination should be assessed and vapour sampling carried out if required; and,
- If materials are proposed to be removed from site for the development, the material will require waste classification in accordance with the NSW EPA (2014) Waste Classification Guidelines.

This report must be read in conjunction with the attached sheet entitled *'Important Information about your Coffey Environmental Report'*, which can be found at the end of this report.

Table of contents

1. Introduction.....	1
1.1. General.....	1
1.2. Objectives.....	1
1.3. Scope of works.....	1
2. Site description	2
2.1. Site location and identification.....	2
2.2. Site topography and drainage.....	2
2.3. Regional geology and soils	2
2.4. Hydrogeology	3
2.5. Coastal acid sulfate soils.....	4
3. Site history review	5
3.1. Historical titles search	5
3.2. Aerial photograph review	8
3.3. Site observations.....	9
3.4. Section 149 planning certificate	9
3.5. NSW EPA records.....	10
3.6. Anecdotal information.....	10
3.7. Summary of site history.....	11
3.8. Gaps in the site history.....	11
4. Preliminary conceptual site model.....	12
4.1. Known and potential sources of contamination	12
4.2. Potentially affected media, receptors and exposure pathways.....	13
4.3. Potential and complete exposure pathways	13
5. Conclusions and recommendations	14
6. Limitations	15
7. References	16

Important Information about your Coffey Environmental Report

Appendices

Appendix A - Registered groundwater bore information

Appendix B – Historical land titles

Appendix C – Aerial photographs

Appendix D – Site photographs

Appendix E – Section 149 certificates

Appendix F – NSW EPA records

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1. Introduction

1.1. General

The Lederer Group ('Lederer') is the landowner of a number of parcels of land and buildings within the Gosford CBD on the Central Coast, NSW. The Lederer Group has engaged several consultants to assist it with the re-development of the various land parcels from initial concept designs to full detailed design. Conybeare Morrison International Pty Ltd ("CM+") is the principal project manager managing the development process, including the Development Approval ('DA') application to Gosford City Council.

Conybeare Morrison has engaged Coffey to prepare a Geotechnical Assessment Report and a Phase 1 Contamination Assessment Report for each of the three main land parcels (designated as Site A, Site B, and Site C). These reports form part of the documentation that is required to support the DA application for re-development.

This report presents the Phase 1 Contamination Assessment (Phase 1 CA) for Site B. The location of the site is shown on Figure 1. Separate reports are provided for Sites A and C, as well as separate reports for each of the three sites that present the Geotechnical Assessments.

The proposed re-development is for combined residential and commercial use on Sites A and B, and includes a park/leisure facility on Site C.

This report has been written in general accordance with the relevant sections in the NSW OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*. This report must be read in conjunction with the attached sheet entitled 'Important Information about your Coffey Environmental Report', which can be found at the end of this report.

1.2. Objectives

The objectives of the Phase 1 CA were to:

- Identify potentially contaminating activities that are currently being performed on the site and that may have been performed on the site in the past;
- Assess Areas of Environmental Concern (AEC's) and Chemicals of Potential Concern (COPC's) for the site, and develop a preliminary Conceptual Site Model (CSM); and,
- Provide recommendations for future site investigations to support the development of the concept and detailed designs.

1.3. Scope of works

In order to meet the above objectives, Coffey carried out the following works:

- A desktop study and historical review of past activities;
- A site walkover to help identify AECs and COPCs; and,
- Preparation of this report.

2. Site description

2.1. Site location and identification

General site information is provided below in Table 2.1.

Table 2.1: Summary of site details

Site Location:	The site is located on the corner of Donnison Street and Henry Parry Drive, Gosford, NSW. The site location is shown on Figure 1 and the site layout is shown on Figure 2.
Approximate Total Site Area:	1.45ha
Title Identification Details	The site comprises: <ul style="list-style-type: none"> • Lot 6 DP 598833 • Lot 7 DP 6039 in the Parish of Gosford and the County of Northumberland
Current ownership	Gosford City Council
Previous Landuse:	Previous site uses included: <ul style="list-style-type: none"> • Various commercial uses, including general retail purposes, food outlets, and car parking; • Potential commercial/industrial use for manufacturing, electric retailer, and bus depot.
Current Landuse:	Commercial use – shopping centre and car park
Proposed Landuse:	Multi-storey commercial and residential development
Adjoining Site Uses:	<ul style="list-style-type: none"> • Donnison Street and commercial properties to the south. • Henry Parry Drive and commercial properties to the west (Site C). • William Street and commercial properties to the north (Site A to the north west). • Albany Street and commercial properties to the east.
Site Coordinates:	The centre of the site is located approximately at 33°25'37"S, 151°20'44"E.

2.2. Site topography and drainage

Reference to the 1:25,000 Topographic Map for Gosford (<http://maps.six.nsw.gov.au/>) indicates that the site is situated in a low-lying area in the centre of Gosford. The topographic map indicates that the elevation of the site is between 10m and 20m AHD, with the eastern boundary at about 20m AHD.

During the site walkover, the site surface was observed to be sloping to the west. Surface water would be expected to run off concrete and hard surfaces into municipal stormwater drains. Stormwater is anticipated to flow into Broadwater located approximately 630m south-west of the site.

2.3. Regional geology and soils

The Gosford 1:100,000 Scale Geological Sheet indicates that the site is underlain by sedimentary rock strata of the Terrigal Formation (part of the Triassic age Narrabeen Group). The bedrock comprises interbedded laminites, sandstones with subordinate shale horizons.

Quaternary-age alluvial soils overlie the bedrock, which can be significantly deep along the centre alignment of the alluvial valley draining into The Broadwater. There is also a possibility of paleo-channels that are incised into the bedrock, formed during periods of lower sea level, which are infilled with older alluvium.

Reference to the CSIRO's Soil and Landscape Grid of Australia (<http://www.clw.csiro.au/aclep/soilandlandscapegrid/ViewData-KML.html>) indicated that the soil profile from surface to approximately 200mm below ground surface (bgs) consisted of silts (15% to 20%), sands (40% to 60%) and clays (10% to 20%). The pH of the soil ranges from 3 to 4.8 and effective Cation Exchange Capacity (CEC) ranges from 5 to 10 meq/100g.

2.4. Hydrogeology

Groundwater beneath the site is anticipated to be present in an unconfined aquifer within about 10m (bgs). Other deeper semi-confined aquifers may be present within the bedrock.

Regional groundwater flow direction within the unconfined aquifer is expected to be to the west to south-west and discharge into The Broadwater located approximately 630m south-west of the site.

A search of the NSW Office of Water database for registered groundwater bores located within a 1km radius of the site was undertaken. The search revealed that there are three bores registered within this radius. A copy of the groundwater bore search is provided in Appendix A, and the results of the search are summarised in Table 2.2 below.

Table 2.2: Summary of groundwater bore search results

Bore ID	Status	Authorised Use	Standing Water Level (m bgs)	Distance and Direction from Site
GW053790	Cancelled	Industrial	Not known	900m north west (up/cross gradient)
GW201679	Cancelled	Irrigation	Not known	600m south west (down gradient)
GW201893	Active	Recreation (Groundwater)	Not known	600m south west (down gradient)

2.5. Coastal acid sulfate soils

The Australian Source Resource Information System (ASRIS) Acid Sulfate Soil Risk Map indicates that the site is within an area of Extremely Low Probability of encountering acid sulphate soils (ASS) within the development site. However, it should be noted that ASS map boundaries are approximate, and the area is relatively close to the alluvial channel zone, draining into The Broadwater, where the ASRIS map shows a zone of High Probability of encountering ASS. Therefore, the possibility cannot be ruled out that the development site may encounter some natural soils (beneath fill layers) that have a high ASS potential.

The geotechnical report for Site A (ref: GEOTLCOV25439AA-AA) provides further information on ASS including the ASRIS map overlaying the site plan, and the results of previous investigations on nearby properties. The geotechnical report should be referred to for this information.

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3. Site history review

A site history review was undertaken as part of the Phase 1 CA, and included:

- A review of selected historical titles for the site;
- A review of aerial photography from the past 60 years;
- A site walkover to help identify current and previous activities carried out on the site, identify surrounding land uses, and assess AECs and COPCs;
- Interviews with people familiar with the site history;
- A review of selected Section 149 Planning Certificates obtained from Gosford City Council; and
- A review of NSW EPA notices applying to the site and nearby properties.

The information provided from the above reviews is summarised in the sections below.

3.1. Historical titles search

A search of historical titles for the site was undertaken by Advanced Legal Searchers Pty Ltd. A list of past registered proprietors for Lot 6 DP 598833 was obtained dating back to 1903. The results of the search are included in Appendix B and presented below in Table 3.1.

Lot 6 DP 598833 was previously numerous lots which were consolidated into Lot 6 in 1978. Table 3.1 below provides the former lot numbers up to 1978, to show the various site uses across the site.

Table 3.1: Summary of historical titles

Lot No.	Date	Proprietor	Inferred Land Use
Lot 2 DP 540292	1903 to 1961	<ul style="list-style-type: none"> • James MacDowell Conroy, licensed surveyor • Charlotte Susannah Johnson, widow • Ethel Maud Clifton, wife of veterinary surgeon • John Joseph Allwood, pensioner • Jeremiah James Mason, gentleman • Public Trustee • Jack Roberts, bus proprietor • Walter James King, factory proprietor • Lease to Bonds Wear Pty Ltd 1964 to 1970 	Private
	1961 to 1978	<ul style="list-style-type: none"> • Gosford Credit Union • Brumond Pty Limited • Norman Dyett Pty Limited • Waltons Insurance Company Limited • Lease to Bonds Wear Pty Ltd 1964 to 1970 	Commercial
	1974 to 1978	<ul style="list-style-type: none"> • Sterland Bros. Property Pty Limited • Waltons Insurance Company Pty Limited 	Commercial
Lot 11 DP 534758	1903 to 1973	<ul style="list-style-type: none"> • James MacDowell Conroy, licensed surveyor • Joseph Aggett, contractor • Ethel May Aggett, widow • Henry Griffith Parry, nurseryman • Leslie Reginald Parry, nurseryman 	Private

Lot No.	Date	Proprietor	Inferred Land Use
	1973 to 1978	<ul style="list-style-type: none"> Loogooboo Holding Pty Limited Waltons Insurance Company Pty Limited 	Commercial
Lot B DP 379991	1903 to 1954	<ul style="list-style-type: none"> James MacDowell Conroy, licensed surveyor Amelia Stoneham, widow Claude Delandre, store keeper Norah Delandre, widow Colin Edward Blank, orchardist Thomas Mark Mulcahy, taxi proprietor 	Private
	1954 to 1958	<ul style="list-style-type: none"> Gosford Motors Pty Limited 	Commercial
	1958 to 1969	<ul style="list-style-type: none"> Owen William Gannon, cost clerk Alfred Edward Owen Keeves, hairdresser Mervyn Augustine Wilson, hairdresser John Alexander Corner, company representative Gwen Lila Corner Asca Investments Pty Ltd 	Private/commercial
	1969 to 1978	<ul style="list-style-type: none"> Edwards and Jaco Investments Pty Limited Waltons Insurance Company Limited 	Commercial
Lot 2 to Lot 4 Section 2 DP 6039	1903 to 1978	<ul style="list-style-type: none"> James Macdowell Conroy, licensed surveyor Charles Archibald Pile, gardener Annie Amelia Ash, widow Jeremiah James Mason, retired civil servant Public Trustee Arthur Stephen Sterland, merchant John Alphaeus Sterland, merchant Pearl Sterland Maurice Arthur Sterland Claire Sterland Earl Sterland 	Private
	1951 to 1978	<ul style="list-style-type: none"> Sterland Bros. Property Pty Limited Waltons Insurance Company Pty Limited 	Commercial
Lot D DP 394267	1903 to 1956	<ul style="list-style-type: none"> James MacDowell Conroy, licensed surveyor Joseph Aggett, contractor Ethel May Aggett, widow Henry Griffith Parry, nurseryman Leslie Reginald Parry, nurseryman 	Private
	1956 to 1978	<ul style="list-style-type: none"> Brisbane Water (NSW) Legacy War Orphans Fund Waltons Insurance Company Pty Limited 	Commercial
Lot A DP 379991	1903 to 1973	<ul style="list-style-type: none"> James MacDowell Conroy, licensed surveyor Amelia Stoneham, widow Claude Delandre, store keeper Norah Delandre, widow Colin Edward Blank, orchardist George Anderson, French polisher Florence Anderson Alex Charles Thomson, builder 	Private
	1973 to 1978	<ul style="list-style-type: none"> Sterland Bros. Property Pty Limited Waltons Insurance Company Pty Limited 	Commercial

Lot No.	Date	Proprietor	Inferred Land Use
Lot C DP 375821	1903 to 1973	<ul style="list-style-type: none"> James MacDowell Conroy, licensed surveyor Amelia Stoneham, widow Claude Delandre, store keeper Norah Delandre, widow John Joseph Toohey, labourer Dorothy May Toohey Harold Gordon Little, departmental manager 	Private
	1973 to 1978	<ul style="list-style-type: none"> Sterland Bros. Property Pty Limited Waltons Insurance Company Pty Limited 	Commercial
Lot 1 Section 2 DP 6039	1903 to 1938	<ul style="list-style-type: none"> James MacDowell Conroy, licensed surveyor Sarah Jane Barnett Southwell, married woman George Richard May, laundry proprietor Margaret Hannah Linley, widow 	Private
	1938 to 1978	<ul style="list-style-type: none"> Board of Fire Commissioners of New South Wales Sterland Bros. Property Pty Limited Waltons Insurance Company Pty Limited 	Commercial
Lot 6 Section 2 DP 6039	1903 to 1973	<ul style="list-style-type: none"> James MacDowall Conroy, licensed surveyor Edward Henry Codley, iron monger Jessie Augusta Mason, wife of freeholder Jeremiah James Mason, gentleman Public Trustee Stanley Robert Hubbard, bread carter John Maitland Grahame, minor James Henry Quigley, labourer 	Private
	1973 to 1978	<ul style="list-style-type: none"> Waltons Insurance Company Pty Limited 	Commercial
Lot 13 & 14 Section 2 DP 6039	1903 to 1973	<ul style="list-style-type: none"> James MacDowall Conroy, licensed surveyor Jeremiah James Mason, gentleman John Joseph Allwood, pensioner Mary Ann Grieg, widow Amy Leah Nicholson, wife of agent Jack Roberts, bus proprietor Leslie John Summer, electric retailer Walter James King, manufacturer / factory proprietor Leo Gerard Dibben, oil depot proprietor Eric Hextall, motor trimmer 	Private
	1973 to 1978	<ul style="list-style-type: none"> Waltons Insurance Company Pty Limited 	Commercial
Lot 5 Section 2 DP 6039	1903 to 1965	<ul style="list-style-type: none"> James MacDowall Conroy, licensed surveyor Hubert Stephen Grigg, bootmaker Clara Rosina Stephens, saddler John Pete Tooby, timber merchant Albert Edward Clayton, builder James Edward Manning, hairdresser Owen Andrews, railway employee 	
	1965 to 1978	<ul style="list-style-type: none"> Sterland Bros. Property Pty Limited Waltons Insurance Company Pty Limited 	Commercial
Lot 6 DP 598833	1978 to 1980	<ul style="list-style-type: none"> Waltons Insurance Company Limited 	Commercial

Lot No.	Date	Proprietor	Inferred Land Use
	1980 to 2011	<ul style="list-style-type: none"> Central Coast Shopping Centres Pty Limited Westpoint Nominees Pty Ltd P.T. Limited Pluteus (No.302) Pty Limited Bellevista Pty Limited Gosford Market Place Pty Limited Various leases known as Marketown Shopping Centre from 1978 to 2006 Current lease to Sydney County Council of substation No 2061 from 2006 to current 	Commercial (shopping centre)
	2011 to current	<ul style="list-style-type: none"> Gosford City Council Current lease to Sydney County Council of substation No 2061 from 2006 to current 	Commercial

The historical titles search indicated that the site was generally owned by private landholders, who may have been operating commercial businesses, until the 1950's to 1970's. Since 1970's the site has been owned by various companies and private individuals, and appears to have been used as a shopping centre.

3.2. Aerial photograph review

Aerial photographs of the site were purchased from the Department of Land and Property Information and assessed by a Coffey environmental scientist. The results of the aerial photograph review are summarised below in Table 3.2. The aerial photographs are presented in Appendix C.

Table 3.2: Aerial photograph review

Year	Site	Surrounding Land
1954	<p>The site appears to contain mixed commercial and residential buildings.</p> <p>There appears to be two residential buildings and allotments on the north-east side of the site. To the west of these is a large commercial sized building, followed by vacant land with materials stockpiled. It is not clear what the materials may be. On the north-west corner there appears to be another residential building and allotment, the building may be a corner store.</p> <p>The southern side of the site appears to be mainly residential with some vacant land. The south-east corner is bushland.</p>	<p>The surrounding area is similar to the site, with mixed residential and commercial uses. To the east and south-east is undeveloped bushland.</p>
1964	<p>The two apparent residences on the north-east portion and the residence/corner store on the north-west corner are still present.</p> <p>The large commercial sized building has been extended to the west, south and south-west, and there are trucks or materials stored to the west of the building.</p> <p>There appears to still be a residence and allotment on the southern side. The bushland on the south-east portion has been cleared.</p>	<p>The surrounding area is similar to the site, with mixed residential and commercial uses. To the east and south-east is undeveloped bushland.</p>

Year	Site	Surrounding Land
1976	The site is similar to the 1964 photograph. The residences on the north-eastern portion have been removed. The residence/corner store on the north-west corner has been replaced by a car park. The residence on the southern portion has been removed, and the allotment is vacant. Another building has been constructed in the south-east portion; it appears to be commercial in size.	The majority of the residential buildings have been replaced by commercial buildings and car parks. The bushland to the east and south-east is still undeveloped.
1986	The site has been redeveloped and covered by one large building, with cars parked on the roof.	The surrounding land is similar to 1976. To the east, there have been commercial developments.
1994	The site is similar to 1986.	The surrounding land is similar to 1986.
2006	The site is similar to 1994.	The surrounding land is similar to 1994.

3.3. Site observations

A Coffey environmental scientist visited the site on 17 November 2015. Selected site photographs are presented in Appendix D.

- The site is currently occupied by a commercial shopping centre and car park;
- The buildings appeared to be constructed from concrete, brick, steel and glass;
- Car parking comprises above-ground car parking; and
- The entire land parcel is developed with no open unpaved areas.

3.4. Section 149 planning certificate

A copy of the Section 149 certificates for Lot 6 DP 598833 was obtained from Gosford City Council. A copy of the certificate is provided in Appendix E. The information contained in the certificate is summarised below:

- The site is zoned as B4 Mixed Use, under the Gosford Local Environmental Plan 2014;
- The site does not comprise a critical habitat;
- The site is not situated within a conservation area;
- There are no environmental heritage items situated on the land;
- The site not within the coastal zone as defined by the Coastal Protection Act 1979;
- The site is not within a proclaimed mine subsidence district;
- The site is not within flood prone land;
- The site is bushfire prone; and
- There are no contamination notices for the site under the Contaminated Land Management Act 1997.

3.5. NSW EPA records

A search of the NSW EPA database revealed that six properties within the Gosford City Council area are registered as having current and/or former notices. A copy of the search is provided in Appendix F. Table 3.3 provides a summary of the sites.

Table 3.3: Summary of NSW EPA Listed Contaminated Sites

Address	Use	Location from site
110 Peats Ridge Road, Calga	Former service station	14km west
44 Victoria Street, East Gosford	Mobil service station	8km south-east
1 Aston Road, Erina	Former frozen food distribution depot	5km east
356 Manns Road, West Gosford	Metro meat	2km west
66 Memorial Ave, Woy Woy	Bogas service station	13km south
177-181 Blackwall Road, Woy Woy	Mobil former Woy Woy service station and adjacent land	11km south

These six properties are located at least 2km distance from the site. Based on this it is considered unlikely that contamination on these properties would pose a risk to the site.

3.6. Anecdotal information

Steve Lacey of the Lederer Group provided the following information in a telephone call on 1 December 2015:

- He is not aware of the site's history prior to the shopping centre; and,
- No fill has been imported to the site that he knows of, although he believes there may be some cut to fill on the site based on the topography.

Deborah Warwick, centre manager of the Imperial Shopping Centre, provided the following information in a telephone call on 1 December 2015:

- The Sterland brothers were timber cutters. As far as she was aware there was no treatment of timber on the site;
- The Sterland brothers built new premises on the Marketown Shopping Centre premises (Site B) after having sold the property where the Imperial Shopping Centre is now located (Site A);
- Site B also had a Fire/Ambulance station and some residences in the past.

3.7. Summary of site history

The information obtained from the site history review has been summarised below:

- The site was owned by various private individuals from 1903 to the 1950's to 1970's, and was then owned by various companies until 2011;
- The current site owner, Gosford City Council, has owned the site since 2011;
- Aerial photographs show that the site formerly comprised numerous buildings until sometime between 1976 and 1986:
 - The eastern portion of the site appeared to be used primarily for residential purposes;
 - The western portion appeared to be used primarily for commercial/industrial purposes. Based on the titles and the anecdotal information, it appears that these including sawmilling and a fire/ambulance station.
 - The occupations on the historical titles were numerous and variable. Some of these included manufacturer/factory proprietor, bus proprietor, electrical retailer, oil depot proprietor and merchant. It is possible each of these occupations was carried out on the western portion of the site;
 - The north-west corner may have been used as a corner-store, although no general store owners were listed in the titles. It is noted that in the past general and corner-stores often stored and sold fuel;
- The aerial photographs show the current shopping centre was constructed between 1976 and 1986. Based on the historical titles, it was likely this was constructed about 1978; and
- In general the site appears to have been used for commercial purposes (shopping centre) for about 35 years. Prior to this the site appears to have been used for a combination of residential and commercial/industrial uses since at least 1954.

3.8. Gaps in the site history

Whilst the site history is reasonably comprehensive there are some gaps identified in the review as follows:

- The activities carried out on the site prior to the shopping centre (1978) are not well known. There were numerous site owner occupations in the historical titles, and it is not known whether these occupations were carried out on the site;
- If there was possibly a corner-store on the north-west corner, and there may be fuel infrastructure remaining underground;
- Some of the activities may have required a water source, and there may be wells on the site. This would not be able to be confirmed until the building has been removed; and
- It is not known if the former or current buildings contained hazardous materials such as asbestos containing materials (ACM) and/or lead paint.

4. Preliminary conceptual site model

Based on the site history and site observations noted by Coffey, a conceptual site model (CSM) has been developed.

4.1. Known and potential sources of contamination

Table 4.1 shows the AECs and associated COPCs identified.

Table 4.1: Potential AECs and COPCs

AEC	Potentially Contaminating Activity	COPCs	Likelihood of Contamination*
Former and current buildings	Use of hazardous building materials Use of termiticides	Asbestos, lead (paint), termiticides	Medium to high
Former saw milling activities	Potential use of timber treatment chemicals Use of fuels and lubricants Burial of saw dust and wood shavings	Copper-chrome-arsenic compounds, pentachlorophenol, OCPs, TRH, BTEX, PAH methane, carbon dioxide	Low to medium – timber was most likely hard woods from local region which are not typically treated
Former commercial/industrial activities	Former fire/ambulance station. Unknown former commercial/industrial uses. Potential storage of fuel.	TRH, VOCs, PAHs, OCPs, OPPs, phenols, metals, asbestos	Medium to high
Fill materials	Potential use of fill of unknown quality and origin Fill, if present, would most likely have been imported from surrounding area, and there was little heavy industry in the area at the time	TRH, BTEX, PAHs, metals, asbestos	Low to medium

NOTES:

* = It is important to note that this is not an assessment of the financial risk associated with the AEC in the event contamination is detected, but a qualitative assessment of the probability of contamination being detected at the potential AEC.

Metals - Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel and Zinc; BTEX - Benzene, Toluene, Ethylbenzene and Xylenes; TRH - Total Recoverable Hydrocarbons; PAH - Polycyclic Aromatic Hydrocarbons; OCPs – Organochlorine Pesticides; OPPs – Organophosphorous Pesticides (OPPs); VOCs – volatile organic compounds

4.2. Potentially affected media, receptors and exposure pathways

Table 4.2 summarises the potentially affected media, potential receptors to contamination, and potential and complete exposure pathways.

Table 4.2: Summary of potentially affected media, receptors and exposure pathways

Consideration	Information
Potentially affected media	Soil Groundwater
Potential transport mechanisms and exposure pathways	Direct dermal contact with contaminated soil and/or groundwater Ingestion of contaminated soil and/or groundwater Inhalation of hydrocarbon vapours Inhalation of contaminated soil (as dust) and asbestos fibres Leaching of soil contaminants to groundwater Groundwater discharge to The Broadwater
Potential receptors of contamination	Site occupants, construction and maintenance workers Potential exposure via dermal contact with soil and groundwater, ingestion of soil and groundwater, inhalation of hydrocarbon vapours, and inhalation of soil (as dust) and asbestos fibres. Buildings and structures Contaminants could degrade foundations or underground services. Users of groundwater and freshwater/marine ecosystems Contaminants could leach from soils into groundwater that may migrate off-site to Broadwater.

4.3. Potential and complete exposure pathways

Table 4.3 summarises the potential and complete exposure pathways.

Table 4.3: Potential and complete exposure pathways

Receptor	Exposure Pathway	Comment
Construction/maintenance workers	Potentially complete	There is a potential for construction workers to be exposed to contaminated soil and groundwater and associated vapours.
Site occupants and maintenance workers (after development)	Potentially complete	There is a potential for site occupants to be exposed to contaminated soil and groundwater and associated vapours. Once the development is complete, site occupants may not have access to soil or groundwater depending on whether the development has open spaces with accessible soils. Depending on the development, the exposure pathway may not be completed.
Buildings and underground services	Potentially complete	There is a potential for buried structures and services to be exposed to contaminated soil and groundwater.

5. Conclusions and recommendations

The site history review indicated that the site has been used for commercial/industrial purposes since at least 1954. The uses of the site prior to the shopping centre, which was constructed about 1978, are not well known, with the site owned by numerous individuals with different occupations. It appears that portions of the western side of the site were used for sawmilling, a fire/ambulance station, and other commercial/industrial purposes, and the north-west corner may have been used as a corner-store. The remainder of the site was occupied by buildings which appeared to be residential.

Most of the activities associated with commercial/industrial uses, typically cause “top-down” contamination. The exception to this would be if wells or other underground infrastructure (i.e. tanks) were installed.

The current shopping centre was constructed in about 1978. It is not known if surface soils on the site were removed during construction of the current shopping centre. It is possible imported fill material was used to level the site or provide a base for concrete slabs.

Based on the above, the potential for soil contamination to be present is medium. The potential for groundwater contamination to be present is not known, as the source for groundwater contamination would be contaminated soil and at this stage the presence of soil contamination has not been assessed.

Coffey would recommend further assessment. The assessment should include:

- Obtaining NSW WorkCover dangerous goods records for the site, if available, to assess if dangerous goods such as fuel tanks may be present;
- A hazardous materials survey of the existing buildings, prior to demolition, and a hazardous materials clearance, after demolition of the buildings, to ensure hazardous materials were removed;
- A visual inspection of the site, after demolition of the existing buildings, to assess the presence of potential former wells or other underground infrastructure such as storage tanks as well as fill and potential asbestos containing materials;
- Collection of soil samples across the site, after demolition of existing buildings. The minimum number of samples should comply with the NSW EPA (1995) Sampling Design Guidelines;
- If soil contamination is identified, the risk of groundwater contamination should be assessed and groundwater sampling carried out if required;
- If volatile substances are identified, the risk of vapour contamination should be assessed and vapour sampling carried out if required; and,
- If materials are proposed to be removed from site for the development, the material will require waste classification in accordance with the NSW EPA (2014) Waste Classification Guidelines.

6. Limitations

In preparing this report, current guidelines for assessment of contaminated land were followed. This work has been conducted in good faith in accordance with Coffey's understanding of the client's brief and general accepted practice for environmental consulting.

This report was prepared for Conybeare Morrison International Pty Ltd and the Lederer Group with the objectives of identifying potentially contaminating activities that are currently being performed on the site and that may have been performed on the site in the past, developing a CSM for the site, and providing recommendations on the scope of further assessments. No warranty, expressed or implied, is made as to the information and professional advice included in this report. Third parties cannot rely on the data and interpretation presented in this report and should satisfy themselves concerning their applicability and, where necessary, should seek expert advice in relation to contamination conditions of the site.

This report does not cover hazardous building materials issues.

COPY

7. References

Advanced Legal Searchers Pty Ltd (2015) Historical Titles Search for Gosford

Department of Land and Property Information (2015) Aerial Photography for Gosford (1954, 1964, 1976, 1986, 1994, 2006).

Geological Survey of NSW (1966) 1:100,000 Sydney Geological Series Sheet.

NEPC (2013) National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended in 2013, National Environment Protection Council.

NSW EPA (2015) Register of Contaminated Sites: Gosford City Council Local Government Area, accessed from <http://www.environment.nsw.gov.au/prclmapp/searchregister.aspx>

NSW OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites.

NSW Office of Water (2015) Groundwater Bore Search – Gosford.

Gosford City Council (2015) Section 149 Planning Certificate, 42 William Street, Gosford Certificate No 140141, dated 17 November 2015.

Gosford City Council (2015) Section 149 Planning Certificate, 136-146 Donnison Street, Gosford, Certificate No 140140, dated 17 November 2015.

Soil Conservation Service of NSW (1995) 1:25,000 Gosford Acid Sulfate Soils Risk Map, Edition 1. Topographic map for Gosford (<http://imagery.maps.nsw.gov.au/>), accessed on 20 November 2015.

Important information about your **Coffey** Environmental Report

Introduction

This report has been prepared by Coffey for you, as Coffey's client, in accordance with our agreed purpose, scope, schedule and budget.

The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared, and the opinions, recommendations and conclusions set out in the report are made in accordance with generally accepted principles and practices of that profession.

The report is based on information gained from environmental conditions (including assessment of some or all of soil, groundwater, vapour and surface water) and supplemented by reported data of the local area and professional experience. Assessment has been scoped with consideration to industry standards, regulations, guidelines and your specific requirements, including budget and timing. The characterisation of site conditions is an interpretation of information collected during assessment, in accordance with industry practice,

This interpretation is not a complete description of all material on or in the vicinity of the site, due to the inherent variation in spatial and temporal patterns of contaminant presence and impact in the natural environment. Coffey may have also relied on data and other information provided by you and other qualified individuals in preparing this report. Coffey has not verified the accuracy or completeness of such data or information except as otherwise stated in the report. For these reasons the report must be regarded as interpretative, in accordance with industry standards and practice, rather than being a definitive record.

Your report has been written for a specific purpose

Your report has been developed for a specific purpose as agreed by us and applies only to the site or area investigated. Unless otherwise stated in the report, this report cannot be applied to an adjacent site or area, nor can it be used when the nature of the specific purpose changes from that which we agreed.

For each purpose, a tailored approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible quantify, risks that both recognised and potential contamination pose in the context of the agreed purpose. Such risks may be financial (for example, clean up costs or constraints on site use) and/or physical (for example, potential health risks to users of the site or the general public).

Limitations of the Report

The work was conducted, and the report has been prepared, in response to an agreed purpose and scope, within time and budgetary constraints, and in reliance on certain data and information made available to Coffey.

The analyses, evaluations, opinions and conclusions presented in this report are based on that purpose and scope, requirements, data or information, and they could change if such requirements or data are inaccurate or incomplete.

This report is valid as of the date of preparation. The condition of the site (including subsurface conditions) and extent or nature of contamination or other environmental hazards can change over time, as a result of either natural processes or human influence. Coffey should be kept apprised of any such events and should be consulted for further investigations if any changes are noted, particularly during construction activities where excavations often reveal subsurface conditions.

In addition, advancements in professional practice regarding contaminated land and changes in applicable statutes and/or guidelines may affect the validity of this report. Consequently, the currency of conclusions and recommendations in this report should be verified if you propose to use this report more than 6 months after its date of issue.

The report does not include the evaluation or assessment of potential geotechnical engineering constraints of the site.

Interpretation of factual data

Environmental site assessments identify actual conditions only at those points where samples are taken and on the date collected. Data derived from indirect field measurements, and sometimes other reports on the site, are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions.

Variations in soil and groundwater conditions may occur between test or sample locations and actual conditions may differ from those inferred to exist. No environmental assessment program, no matter how comprehensive, can reveal all subsurface details and anomalies. Similarly, no professional, no matter how well qualified, can reveal what is hidden by earth, rock or changed through time.

The actual interface between different materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but

steps can be taken to reduce the impact of unexpected conditions.

For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of a suitably qualified and experienced environmental consultant through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other unrecognised features encountered on site. Coffey would be pleased to assist with any investigation or advice in such circumstances.

Recommendations in this report

This report assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the investigation area. Recommendations are based on the resulting interpretation.

Should further data be obtained that differs from the data on which the report recommendations are based (such as through excavation or other additional assessment), then the recommendations would need to be reviewed and may need to be revised.

Report for benefit of client

Unless otherwise agreed between us, the report has been prepared for your benefit and no other party. Other parties should not rely upon the report or the accuracy or completeness of any recommendation and should make their own enquiries and obtain independent advice in relation to such matters.

Coffey assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report.

To avoid misuse of the information presented in your report, we recommend that Coffey be consulted before the report is provided to another party who may not be familiar with the background and the purpose of the report. In particular, an environmental disclosure report for a property vendor may not be suitable for satisfying the needs of that property's purchaser. This report should not be applied for any purpose other than that stated in the report.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, a suitably qualified and experienced environmental consultant should be retained to explain the implications of the report to other professionals referring to the report and then review plans and specifications produced to see how other professionals have incorporated the report findings.

Given Coffey prepared the report and has familiarity with the site, Coffey is well placed to provide such

assistance. If another party is engaged to interpret the recommendations of the report, there is a risk that the contents of the report may be misinterpreted and Coffey disowns any responsibility for such misinterpretation.

Data should not be separated from the report

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists or engineers based on their interpretation of field logs, field testing and laboratory evaluation of samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

This report should be reproduced in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

Responsibility

Environmental reporting relies on interpretation of factual information using professional judgement and opinion and has a level of uncertainty attached to it, which is much less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. As noted earlier, the recommendations and findings set out in this report should only be regarded as interpretive and should not be taken as accurate and complete information about all environmental media at all depths and locations across the site.

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Figures

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LEGEND

■ SITE B BOUNDARY



Scale (metres) 1:5000

AERIAL IMAGE SOURCE: GOOGLE EARTH PRO 7.1.2
AERIAL IMAGE ©: AEROMETREX 2015

drawn	EC / AW
approved	-
date	2 / 12 / 15
scale	AS SHOWN
original size	A4



client:	CONYBEARE MORRISON INTERNATIONAL		
project:	GOSFORD DEVELOPMENT PROJECT		
title:	SITE LOCATION		
project no:	GEOTLCOV25439AA-AE	figure no:	FIGURE 1
		rev:	A

PLOT DATE: 21/12/2015 2:49:31 PM DWG FILE: F:\GEO\TECHNICS\1\PROJECTS\GEO\TL\COV25439AA\GOSF ORD MIXED USE DEVELOPMENT\CAD\GEO\TL\COV25439AA-AE.DWG



LEGEND

— SITE B BOUNDARY



Scale (metres) 1:2000

AERIAL IMAGE SOURCE: GOOGLE EARTH PRO 7.1.2
AERIAL IMAGE ©: AEROMETREX 2015

drawn	EC / AW
approved	-
date	2 / 12 / 15
scale	AS SHOWN
original size	A4



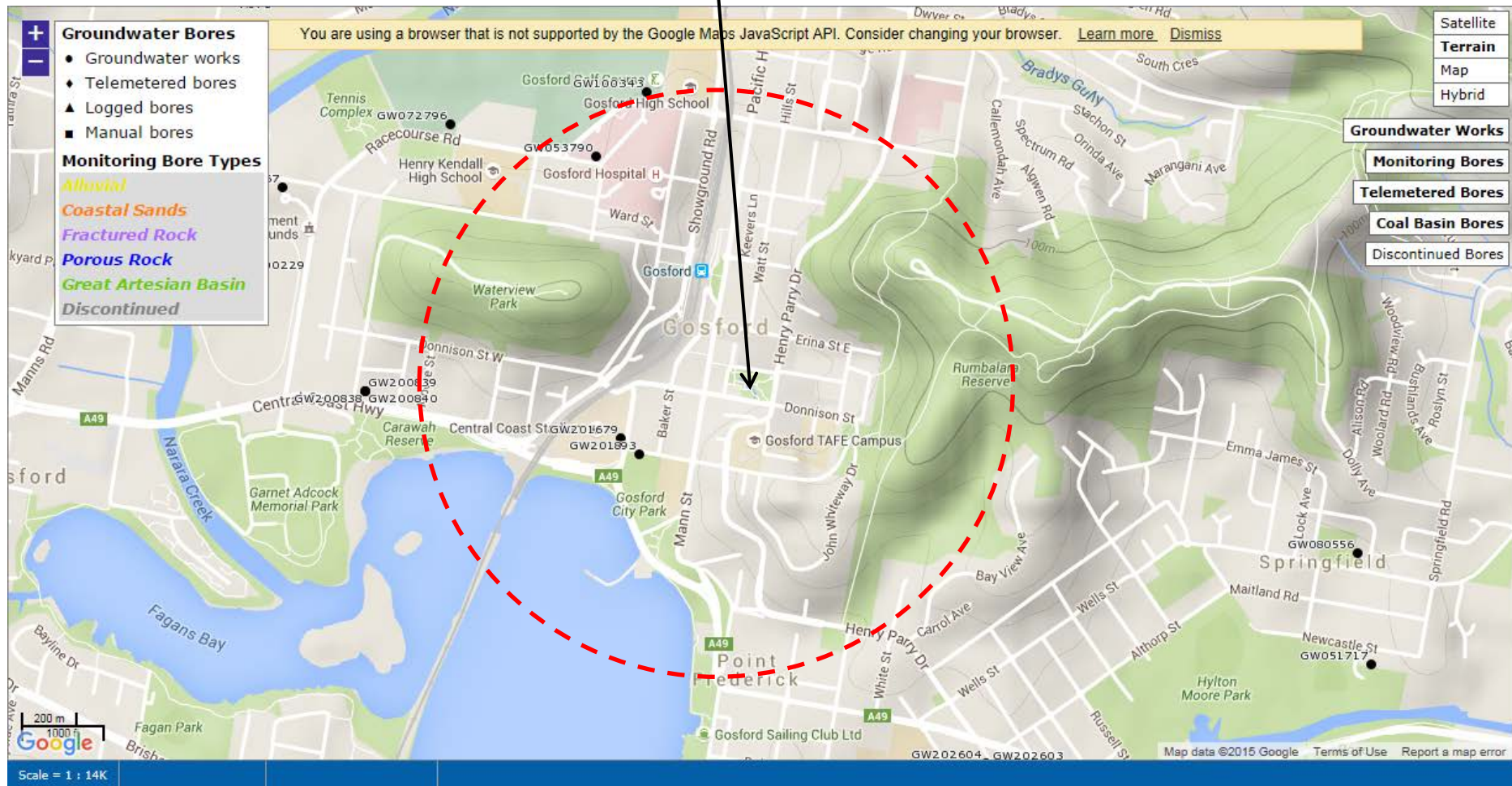
client:	CONYBEARE MORRISON INTERNATIONAL		
project:	GOSFORD DEVELOPMENT PROJECT		
title:	SITE LAYOUT AND FORMER SITE FEATURES		
project no:	GEOTLCOV25439AA-AE	figure no:	FIGURE 2
		rev:	A

**Appendix A - Registered groundwater bore
information**

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Site C



1km radius around site

NSW Office of Water

Work Summary

GW053790

Licence: 20BL112177

Licence Status: CANCELLED

Authorised Purpose INDUSTRIAL
(s):

Intended Purpose(s): GENERAL USE

Work Type: Bore

Work Status:

Construct.Method: Rotary

Owner Type: Private

Commenced Date:

Completion Date: 01/01/1980

Final Depth: 42.70 m

Drilled Depth:

Contractor Name:

Driller:

Assistant Driller:

Property: N/A NSW

Standing Water Level
(m):

GWMA: -

GW Zone: -

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County Parish Cadastre
Form A: NORTH NORTH.024 43
Licensed: NORTHUMBERLAND GOSFORD Whole Lot //

Region: 10 - Sydney South Coast

CMA Map: 9131-2S

River Basin: 212 - HAWKESBURY RIVER
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation (Unknown)
Source:

Northing: 6300906.0
Easting: 345483.0

Latitude: 33°25'12.3"S
Longitude: 151°20'17.1"E

GS Map: -

MGA Zone: 0

Coordinate GD.,ACC.MAP
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	0.00	9.10	152			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

*** End of GW053790 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW201679

Licence: 20BL169297

Licence Status: CANCELLED

Authorised Purpose IRRIGATION

(s):

Intended Purpose(s): RECREATION - LOW SECURITY,
IRRIGATION

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary Mud

Owner Type: Local Govt

Commenced Date:

Completion Date: 20/09/2004

Final Depth: 102.00 m

Drilled Depth: 102.00 m

Contractor Name: Slade Drilling

Driller: Donald Edmond Irvine

Assistant Driller: Tim Waldron

Property: GRAHAM PARK DANE DRIVE
GOSFORD 2250

Standing Water Level:

GWMA:
GW Zone:Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: NORTH
Licensed:Parish
NORTH.24Cadastre
1//1011876

Region: 20 - Hunter

CMA Map: 9131-2S

River Basin: 211 - MACQUARIE -
TUGGERAH LAKES

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Elevation Unknown

Source:

Northing: 6299999.0

Easting: 345578.0

Latitude: 33°25'41.8"S

Longitude: 151°20'20.3"E

GS Map: -

MGA Zone: 0

Coordinate GPS - Global

Source: Positioning System

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	36.00	273			Rotary Mud
1		Hole	Hole	36.00	102.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	102.00	200	168		Graded, PL: Poured/Shovelled
1	1	Casing	Steel Stainless 304	0.00	72.00	150	140		Cemented, Seated, Welded - Butt, S: 60.00-72.00m
1	1	Casing	Steel Stainless 304	0.00	30.00	200	187		Cemented, Welded - Butt
1	1	Casing	Steel Stainless 304	0.00	25.00	273	263		Cemented, Welded - Butt
1	1	Opening	Screen - Wedge Wire	30.00	36.00	168		1	Stainless Steel 304, Welded - Butt, A: 0.50mm

1	1	Opening	Screen - Wedge Wire	54.00	60.00	168		1	Stainless Steel 304, Welded - Butt, A: 0.50mm
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Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
30.00	36.00	6.00	Unknown						
54.00	60.00	6.00	Unknown						

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	6.00	6.00	Sand, medium, golden	Sand	
6.00	13.00	7.00	Clay, grey	Clay	
13.00	16.00	3.00	Sand, fine, grey, with clay	Sand	
16.00	24.00	8.00	Sand, medium-fine, grey, with dirty water & clay	Sand	
24.00	25.00	1.00	Gravel & Sand, harder	Gravel with Clay	
25.00	30.00	5.00	Shale, grey	Shale	
30.00	35.00	5.00	Sandstone, with some Shale bands, highly fractured	Sandstone	
35.00	57.00	22.00	Shale	Shale	
57.00	65.00	8.00	Sandstone	Sandstone	
65.00	65.00	0.00	Shale	Shale	
75.50	102.00	26.50	Shale	Shale	
65.00	75.50	10.50	Sandstone, grey	Sandstone	

Remarks

20/09/2004: Form A Remarks:
Nat Carling, 2-May-2012; GPS provided by the driller.

*** End of GW201679 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW201893

Licence: 20BL169565

Licence Status: ACTIVE

Authorised Purpose RECREATION (GROUNDWATER)
(s):

Intended Purpose(s): RECREATION (GROUNDWATER)

Work Type: Bore**Work Status:** Equipped**Construct.Method:** Rotary Mud**Owner Type:** Local Govt**Commenced Date:****Completion Date:** 08/08/2004**Final Depth:** 78.00 m**Drilled Depth:** 78.00 m**Contractor Name:** Slade Drilling Pty Ltd**Driller:** Donald Edmond Irvine**Assistant Driller:** Tim Waldron

Property: GOSFORD LEAGUES FIELD
(REC) BAKER STREET
GOSFORD 2250 NSW

Standing Water
Level:

GWMA:
GW Zone:

Salinity:
Yield: 1.500

Site Details

Site Chosen By:

County
Form A: NORTH

Parish
NORTH.24

Cadastre
RD ADJ
5/81/758466

Licensed:**Region:** 20 - Hunter**CMA Map:** 9131-2S

River Basin: 211 - MACQUARIE -
TUGGERAH LAKES

Grid Zone:**Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)**Northing:** 6299950.0**Latitude:** 33°25'43.4"S**Elevation** Unknown**Easting:** 345638.0**Longitude:** 151°20'22.5"E**Source:****GS Map:** -**MGA Zone:** 0

Coordinate GPS - Global
Source: Positioning System

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	30.00	300			Rotary Mud
1		Hole	Hole	30.00	78.00	250			Down Hole Hammer
1		Annulus	Cement	0.00	30.00	300	215		PL:Pouring/Shovelled
1		Annulus	Waterworn/Rounded	30.00	78.00	250	160		Graded, PL:Pouring/Shovelled
1	1	Casing	Pvc Class 9	0.00	78.00	160	150		Cemented, Screwed and Glued
1	1	Casing	Other	0.00	30.00	215	202		Driven into Hole, Welded - Butt
1	1	Opening	Slots - Vertical	30.00	78.00	160		1	

										Casing - Hand Sawn Slot, PVC Class 18, Screwed and Glued, SL: 40.0mm, A: 1.00mm
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Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
30.00	36.00	6.00	Unknown			1.20			
42.00	54.00	12.00	Unknown			0.30			

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	Sandy Clay, with wood & gravel	Sandy Clay	
3.00	5.00	2.00	Clay, marine, grey	Clay	
5.00	11.00	6.00	Sand, grey, with clay	Sand	
11.00	12.00	1.00	Sandstone, weathered layer	Sandstone	
12.00	14.00	2.00	Sandy Clay	Sandy Clay	
14.00	16.00	2.00	Sandstone, weathered	Sandstone	
16.00	20.00	4.00	Clay; pink & red	Clay	
20.00	27.00	7.00	Shale, grey	Shale	
27.00	30.00	3.00	Sandstone, white	Sandstone	
30.00	34.00	4.00	Shale	Shale	
34.00	35.00	1.00	Sandstone	Sandstone	
35.00	44.00	9.00	Shale, grey red	Shale	
44.00	46.00	2.00	Sandstone	Sandstone	
46.00	60.00	14.00	Shale & Sandstone layers	Shale	
60.00	78.00	18.00	Shale, solid, grey Sandstone layers	Shale	

Remarks

08/08/2004: Form A Remarks:
Nat Carling, 11-May-2012; GPS provided by the driller.

*** End of GW201893 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Appendix B – Historical land titles

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Note 5:

Current Search

Folio Identifier 6/598833 (title attached)

DP 598833 (plan attached)

Dated 11th November, 2015

Registered Proprietor:

GOSFORD CITY COUNCIL

(Gosford Town Centre – Lease Folios created – Lease Premises Index LF163)

Title Tree

Lot 6 DP 598833

Folio Identifier 6/598833

Certificate of Title Volume 13766 Folio 182

See Notes (a) to (o)

(a)

(b)

(c)

(d)

CTVol 2259 Fol 217 CTVol 2716 Fol 99 CTVol 2822 Fol 64 CTVol 2893 Fol 129

Certificate of Title Volume 2144 Folio 188

Certificate of Title Volume 1468 Folio 227

(e)

(f)

(g)

(h)

CTVol 6413 Fol 156 CTVol 6534 Fol 195 CTVol 6536 Fol 82 CTVol 6551 Fol 18
CTVol 5760 Fol's 229 & 230 Certificate of Title Vol 2619 Fol 63 CTVol 1940 Fol 174
CTVol 5567 Fol's 2 & 3 Certificate of Title Vol 2144 Fol 188 /
CTVol 4871 Fol's 87 & 88 Certificate of Title Volume 1468 Folio 227
CTVol 4792 Fol's 70 & 71 ****

(ei)

(eii)

CTVol 4519 Fol 134 CTVol 4522 Fol 166
CTVol 3042 Folio 197
CTVol 2144 Folio 188
CTVol 1468 Folio 227

(i)

(j)

CTVol 6609 Folio 85 CTVol 7168 Folio 15
CTVol 6497 Folio 240 CTVol 1527 Folio 166
CTVol 1940 Folio 174 /
Certificate of Title Volume 1468 Folio 227

(k)	(l)	(m)
CTVol 10482 Folio 78	CTVol 11013 Folio 143	CTVol 11039 Folio 157
CTVol 8270 Folio 2	CTVol 7867 Fol's 204 & 205	CTVol 9717 Folio 138
CTVol 7367 Folio 45	CTVol 6729 Fol 179	CTVol 1527 Folio 166
CTVol 6413 Folio164	CTVol 6497 Folio 240	/
CTVol 5674 Fol's 181 & 182	CTVol 1940 Folio 174	/
CTVol 4871 Fol's 87 & 88	Certificate of Title Volume 1468 Folio 227	
CTVol 4792 Fol's 70 & 71		***

(ki)	(kii)
CTVol 4519 Fol 134	CTVol 4522 Fol 166
CTVol 3042 Folio 197	
CTVol 2144 Folio 188	
CTVol 1468 Folio 227	

(n)	(o)	
CTVol 11039 Folio 158	CTVol 11267 Folio 188	
CTVol 9717 Folio 138	(oi)	(oii)
CTVol 1527 Folio 166	CTVol 3034 Fol 49	CTVol 7772 Fol 108
CTVol 1468 Folio 227	CTVol 2294 Fol 202	CTVol 2780 Fol 99

CTVol 2144 Folio 188

CTVol 1468 Folio 227

Summary of Proprietors

Lot 6 DP 598833

Year	Proprietor
	(Lot 6 DP 598833)
2011 – todate	Gosford City Council
2006 – 2011	Gosford Market Place Pty Limited
2006 – 2006	Bevillesta Pty Limited
<i>(2006 – todate)</i>	<i>(current lease to Sydney County Council of substation No 2061 shown on Folio Identifier 6/598833)</i>
<i>(2006 – todate)</i>	<i>(various leases shown on Historical Folio 6/598833 (attached) and LF163)</i>
	(Lot 6 DP 598833 – CTVol 13766 Fol 182)
2003 – 2006	Bevillesta Pty Limited
1990 – 2003	Pluteus (No.302) Pty Limited
1987 – 1990	P.T Limited
<i>(1984 – 2006)</i>	<i>(lease to The Sydney County Council of substation No 2061)</i>
1981 – 1987	Westpoint Nominees Pty Limited
1980 – 1981	Central Coast Shopping Centres Pty Limited
1978 – 1980	Waltons Insurance Company Limited
<i>(1978 – 2006)</i>	<i>(various retail leases of premises known as 'Markettown Shopping Centre, Gosford shown on CTVol 13766 Fol 182 (attached))</i>

See notes (a) to (o)

Note (a)

	(Lot 13 Section 2 DP 6039 – CTVol 2259 Fol 217)
1973 – 1978	Waltons Insurance Co. Limited
1968 – 1973	Eric Hectall, motor trimmer
1959 – 1968	Leo Gerard Dibben, oil depot proprietor
1957 – 1959	Walter James King, factory proprietor
1957 – 1957	Jack Roberts, bus proprietor
1931 – 1957	Public Trustee
1912 – 1931	Jeremiah James Mason, gentleman
1912 – 1912	John Joseph Allwood, pensioner
	(Allotments 1 to 3 & Part 4 Section 33 Parish Gosford - Area 8 Acres 2 Roods 13 ¼ Perches – CTVol 2144 Fol 188)
1911 – 1912	James Macdowall Conroy, licensed surveyor
	(Allotments 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Roods 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1911	James MacDowall Conroy, licensed surveyor

Note (b)

	(Lot 5 Section 2 DP 6039 – CTVol 2716 Fol 99)
1973 – 1978	Waltons Insurance Company Limited
1965 – 1973	Stenland Bros. Proprietary Limited
1949 – 1965	Owen Andrews, railway employee
1937 – 1949	James Edward Manning, hairdresser
1922 – 1937	Albert Edward Clayton, builder
1920 – 1922	John Pete Tooby, timber merchant
1919 – 1920	Clara Rosina Stephens, saddler
1916 – 1919	Hubert Stephen Grigg, bootmaker
	(Allotments 1 to 3 & Part 4 Section 33 Parish Gosford – Area 8 Acres 2 Roods 13 ¼ Perches – CTVol 2144 Fol 188)
1911 – 1916	James Macdowall Conroy, licensed surveyor
	(Allotments 1 to 4 Section 33 Parish Gosford Area 10 Acres 0 Roods 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1911	James MacDowall Conroy, licensed surveyor

Note (c)

	(Lot 14 Section 2 DP 6039 – CTVol 2822 Fol 64)
1973 – 1978	Waltons Insurance Company Limited
1968 – 1973	Eric Hextall, motor trimmer
1959 – 1968	Leo Gerard Dibben, oil depot proprietor
1958 – 1959	Walter James King, manufacturer
1955 – 1958	Leslie John Summer, electrical retailer
1926 – 1955	Amy Leah Nicholson, wife of agent
1918 – 1926	Mary Ann Greig, widow
	(Allotments 1 to 3 & Part 4 Section 33 Parish Gosford – Area 8 Acres 2 Roods 13 ¼ Perches – CTVol 2144 Fol 188)
1911 – 1918	James MacDowall Conroy, licensed surveyor
	(Allotments 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Roods 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1911	James MacDowall Conroy, licensed surveyor

Note (d)

	(Lot 6 Section 2 DP 6039 – CTVol 2893 Fol 129)
1973 – 1978	Waltons Insurance Company Limited
1955 – 1973	James Henry Quigley, labourer
1938 – 1955	John Maitland Grahame, minor
1938 – 1938	Stanley Robert Hubbard, bread carter
1931 – 1938	Public Trustee
1928 – 1931	Jeremiah James Mason
1920 – 1928	Jessie Augusta Mason, wife of freeholder
1918 – 1920	Edward Henry Codley, iron monger
	(Allotments 1 to 3 & Part 4 Section 33 Parish Gosford – Area 8 Acres 2 Roods 13 ¼ Perches – CTVol 2144 Fol 188)
1911 – 1918	James MacDowall Conroy, licensed surveyor
	(Allotments 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Roods 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1911	James MacDowall Conroy, licensed surveyor

Note (e)

	(Lot B & C DP 350891 – CTVol 6413 Fol 156)
1973 – 1978	Waltons Insurance Company Limited
1951 – 1973	Stenland Bros. (Property) Pty Limited
	(Lots B & C DP 350891 – CTVol 5760 Fol 229)
1951 – 1951	Earl Sterland, merchant John Alphaeus Sterland, merchant
1947 – 1951	Arthur Stephen Sterland, merchant John Alphaeus Sterland, merchant
	(Lots B & C DP 350891 – CTVol 5562 Fol 2 & 3)
1946 – 1947	Maurice Arthur Kemp Sterland, shop assistant Claire Streland, spinster
	(Part Allotments 2 & 4 Section 33 Parish Gosford & other lands - Area 1 Acre 3 Roods 28 Perches- CT Vol 4871 Fol 87 & 88)
1937 – 1946	Arthur Stephen Sterland, merchant John Alphaeus Sterland, merchant
	(Part Allotments 2 & 4 Section 33 & other lands Parish Gosford Area 2 Acres 0 Roods 25 ¼ Perches - CT Vol 4792 Fol 70 & 71)
1936 – 1937	Arthur Stephen Sterland, merchant John Alphaeus Sterland, merchant

See Notes (ei) & (eii)

Note (ei)

	(Part Lot 4 Section 2 DP 6039 – CTVol 4519 Fol 134)
1932 – 1936	Arthur Stephen Sterland, merchant John Alphaeus Sterland, merchant
	(Lots 3 & 4 Section 2 DP 6039 – Area 2 Roods – CTVol 3042 Fol 197)
1931 – 1932	Public Trustee
1923 – 1931	Jeremiah James Mason, retired civil servant
1920 – 1923	Annie Amelia Ash, widow
1920 – 1920	Charles Archibald Pile, gardener
	(Allotments 1 to 3 & Part 4 Section 33 Parish Gosford – Area 8 Acres 2 Roods 13 ¼ Perches – CTVol 2144 Fol 188)
1911 – 1920	James MacDowall Conroy, licensed surveyor
	(Allotments 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Roods 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1911	James MacDowall Conroy, licensed surveyor

Note (eii)

	(Lots 3 & Part lot 4 Section 2 DP 6039 – CTVol 4522 Fol 166)
1932 – 1936	Arthur Stephen Sterland, merchant John Alphaeus Sterland, merchant
	(Lots 3 & 4 Section 2 DP 6039 – Area 2 Roods – CTVol 3042 Fol 197)
1931 – 1932	Public Trustee
1923 – 1931	Jeremiah James Mason, retired civil servant
1920 – 1923	Annie Amelia Ash, widow
1920 – 1920	Charles Archibald Pile, gardener
	(Allotments 1 to 3 & Part 4 Section 33 Parish Gosford – Area 8 Acres 2 Roods 13 ¼ Perches – CTVol 2144 Fol 188)
1911 – 1920	James MacDowall Conroy, licensed surveyor
	(Allotments 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Roods 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1911	James MacDowall Conroy, licensed surveyor

Note (f)

	(Lot 1 Section 2 DP 6039 – Area 7 ¼ Perches – CTVol 6534 Fol 195)
1973 – 1978	Waltons Insurance Company Limited
1952 – 1973	Sterland Bros. Property Pty Limited
	(Lot 1 Section 2 DP 6039 – Area 1 Rood – CTVol 2619 Fol 63)
1938 – 1952	Board of Fire Commissioners of New South Wales
1919 – 1938	Margaret Hannah Linley, widow
1916 – 1919	George Richard May, laundry proprietor
1915 – 1916	Sarah Jane Barnett Southwell, married woman
	(Allotments 1 to 3 & Part 4 Section 33 Parish Gosford – Area 8 Acres 2 Roods 13 ¼ Perches – CTVol 2144 Fol 188)
1911 – 1915	James MacDowall Conroy, licensed surveyor
	(Allotments 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Roods 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1911	James MacDowall Conroy, licensed surveyor

Note (g)

	(Part Lot 1 Section 2 DP 6039 – Area 32 ¾ Perches – CTVol 6536 Fol 82)
1973 – 1978	Waltons Insurance Company Limited
1967 – 1973	Sterland Bros. Property Pty Limited
1952 – 1967	Board of Fire Commissioners of New South Wales
	(Lot 1 Section 2 DP 6039 – Area 1 Rood – CTVol 2619 Fol 63)
1938 – 1952	Board of Fire Commissioners of New South Wales
1919 – 1938	Margaret Hannah Linley, widow
1916 – 1919	George Richard May, laundry proprietor
1915 – 1916	Sarah Jane Barnett Southwell, married woman
	(Allotments 1 to 3 & Part 4 Section 33 Parish Gosford – Area 8 Acres 2 Roods 13 ¼ Perches – CTVol 2144 Fol 188)
1911 – 1915	James MacDowall Conroy, licensed surveyor
	(Allotments 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Roods 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1911	James MacDowall Conroy, licensed surveyor

Note (h)

	(Lot C DP 375821 – Area 32 Perches – CTVol 6551 Fol 18)
1973 – 1978	Waltons Insurance Company Limited
1961 – 1973	Sterland Bros. Property Pty Limited
1960 – 1961	Harold Gordon Little, departmental manager
1952 – 1960	John Joseph Toohey, labourer Dorothy May Toohey
	(Part Allotment 4 Section 33 Parish Gosford – Area 2 Roods 16 ¾ Perches – CTVol 1940 Fol 174)
1949 – 1952	Norah Delandre, widow
1921 – 1949	Claude Delandre, store keeper
1909 – 1921	Amelia Stoneham, widow
	(Allotment 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Rood 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1909	James MacDowall Conroy, licensed surveyor

Note (i)

	(Lot A DP 379991 – Area 32 Perches – CTVol 6609 Fol 85)
1973 – 1978	Waltons Insurance Company Limited
1969 – 1973	Sterland Bros. Property Pty Limited
1959 – 1969	Alex Charles Thomson, builder
1953 – 1959	George Anderson, french polisher Florence Anderson
	(Lots A & B DP 375821 – Area 1 Rood – CTVol 6497 Fol 240)
1952 – 1953	Colin Edward Black, orchardist
	(Part Allotment 4 Section 33 Parish Gosford – Area 2 Roods 16 ¾ Perches – CTVol 1940 Fol 174)
1949 – 1952	Norah Delandre, widow
1921 – 1949	Claude Delandre, store keeper
1909 – 1921	Amelia Stoneham, widow
	(Allotment 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Rood 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1909	James Macdowall Conroy, licensed surveyor

Note (j)

	(Lot D DP 394267 – Area 29 ¼ Perches – CTVol 7168 Fol 15)
1974 – 1978	Waltons Insurance Company Limited
1956 – 1974	Brisbane Water (N.S.W) Legacy War Orphans Fund
	(Part Allotments 1 & 4 Section 33 Parish Gosford – Area 2 Roods 16 ¾ Perches – CTVol 1527 Fol 166)
1936 – 1956	Leslie Reginald Parry, nurseryman
1922 – 1936	Henry Griffith Perry, nurseryman
1922 – 1922	Ethel May Aggett, widow
1909 – 1922	Joseph Aggett, contractor
	(Allotment 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Rood 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1909	James Macdowall Conroy, licensed surveyor

Note (k)

	(Lot 2 Section 2 DP 6039 & Lot A DP 350891 – Area 1 Rood 26 ½ Perches – CTVol 10482 Fol 78)
1974 – 1978	Waltons Insurance Company Limited
1967 – 1974	Sterland Bros. Property Pty Limited
	(Lots 2 Section 2 DP 6039 & Lot A DP 350891 & other lands – Area 1 Rood 26 ½ Perches – CTVol 8270 Fol 2)
1961 – 1967	Sterland Bros. Property Pty Limited
	(Lots 2 Section 2 DP 6039 & Lot A DP 350891 & other lands – Area 1 Rood 26 ½ Perches – CTVol 7367 Fol 45)
1957 – 1961	Sterland Bros. Property Pty Limited
	(Lot 2 Section 2 DP 6039 & Lot A DP 350891 - CTVol 6413 Fol 164)
1951 – 1957	Sterland Bros. Property Pty Limited
	(Lot 2 & Part Lot 3 Section 2 DP 6039 – CTVol 5674 Fol's 181 & 182)
1951 – 1951	Pearl Sterland John Alphaeus Sterland, merchant
1947 – 1951	Arthur Stephen Sterland, merchant John Alphaeus Sterland, merchant
	(Part Allotments 2 & 4 Section 33 Parish Gosford & other lands - Area 1 Acre 3 Roods 28 Perches - CT Vol 4871 Fol 87 & 88)
1937 – 1947	Arthur Stephen Sterland, merchant John Alphaeus Sterland, merchant
	(Part Allotments 2 & 4 Section 33 & other lands Parish Gosford - Area 2 Acres 0 Roods 25 ¼ Perches - CT Vol 4792 Fol 70 & 71)
1936 – 1937	Arthur Stephen Sterland, merchant John Alphaeus Sterland, merchant

See Notes (ki) & (kii)

Note (ki)

	(Part Lot 4 Section 2 DP 6039 – CTVol 4519 Fol 134)
1932 – 1936	Arthur Stephen Sterland, merchant John Alphaeus Sterland, merchant
	(Lots 3 & 4 Section 2 DP 6039 – Area 2 Roods – CTVol 3042 Fol 197)
1931 – 1932	Public Trustee
1923 – 1931	Jeremiah James Mason, retired civil servant
1920 – 1923	Annie Amelia Ash, widow
1920 – 1920	Charles Archibald Pile, gardener
	(Allotments 1 to 3 & Part 4 Section 33 Parish Gosford – Area 8 Acres 2 Roods 13 ¼ Perches – CTVol 2144 Fol 188)
1911 – 1920	James MacDowall Conroy, licensed surveyor
	(Allotments 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Roods 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1911	James MacDowall Conroy, licensed surveyor

Note (kii)

	(Lots 3 & Part lot 4 Section 2 DP 6039 – CTVol 4522 Fol 166)
1932 – 1936	Arthur Stephen Sterland, merchant John Alphaeus Sterland, merchant
	(Lots 3 & 4 Section 2 DP 6039 – Area 2 Roods – CTVol 3042 Fol 197)
1931 – 1932	Public Trustee
1923 – 1931	Jeremiah James Mason, retired civil servant
1920 – 1923	Annie Amelia Ash, widow
1920 – 1920	Charles Archibald Pile, gardener
	(Allotments 1 to 3 & Part 4 Section 33 Parish Gosford – Area 8 Acres 2 Roods 13 ¼ Perches – CTVol 2144 Fol 188)
1911 – 1920	James MacDowall Conroy, licensed surveyor
	(Allotments 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Roods 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1911	James MacDowall Conroy, licensed surveyor

Note (I)

	(Lot B DP 379991 – CTVol 11013 Fol 143)
1973 – 1978	Waltons Insurance Company Limited
1969 – 1973	Edwards & Jaco Investments Pty Limited
	(Lot B DP 379991 – CTVol 7867 Fol's 204 & 205)
1960 – 1969	John Alexander Corner, company representative Gwen Lila Corner Asca Investments Pty Limited
	(Lot B DP 379991 – Area 32 ¼ Perches – CTVol 6729 Fol 179)
1958 – 1960	Mervyn Augustine Wilson, hairdresser Alfred Edward Owen Keeves, hairdresser Owen William Gannon, cost clerk
1954 – 1958	Gosford Motors Pty Limited
1953 – 1954	Thomas Mark Mulcahy, taxi proprietor
	(Lots A & B DP 375821 – Area 1 Rood – CTVol 6497 Fol 240)
1952 – 1953	Colin Edward Black, orchardist
	(Part Allotment 4 Section 33 Parish Gosford – Area 2 Roods 16 ¾ Perches – CTVol 1940 Fol 174)
1949 – 1952	Norah Delandre, widow
1921 – 1949	Claude Delandre, store keeper
1909 – 1921	Amelia Stoneham, widow
	(Allotment 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Rood 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1909	James MacDowall Conroy, licensed surveyor

Note (m)

	(Lot 11 DP 534758 – CTVol 11039 Fol 157)
1974 – 1978	Waltons Insurance Company Limited
1973 – 1974	Looboogoo Holding Pty Limited
1969 – 1973	Leslie Reginald Parry, nurseryman
	(Lot 1 DP 509348 – CTVol 9717 Fol 138)
1964 – 1969	Leslie Reginald Parry, nurseryman
	(Part Allotments 1 & 4 Section 33 Parish Gosford – Area 2 Roods 16 ¾ Perches – CTVol 1527 Fol 166)
1936 – 1964	Leslie Reginald Parry, nurseryman
1922 – 1936	Henry Griffith Perry, nurseryman
1922 – 1922	Ethel May Aggett, widow
1909 – 1922	Joseph Aggett, contractor
	(Allotment 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Rood 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1909	James MacDowall Conroy, licensed surveyor

Note (n)

	(Lot 12 DP 534758 – CTVol 11039 Fol 158)
1974 – 1978	Waltons Insurance Company Limited
1970 – 1974	Sterland Bros. Property Pty Limited
1969 – 1970	Leslie Reginald Parry, nurseryman
	(Lot 1 DP 509348 - CTVol 9717 Fol 138)
1964 – 1969	Leslie Reginald Parry, nurseryman
	(Part Allotments 1 & 4 Section 33 Parish Gosford – Area 2 Roods 16 ¾ Perches – CTVol 1527 Fol 166)
1936 – 1964	Leslie Reginald Parry, nurseryman
1922 – 1936	Henry Griffith Perry, nurseryman
1922 – 1922	Ethel May Aggett, widow
1904 – 1922	Joseph Aggett, contractor
	(Allotment 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Rood 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1904	James Macdowall Conroy, licensed surveyor

Note (o)

	(Lot 2 DP 540292 - CTVol 11267 Fol 188)
1974 – 1978	Waltons Insurance Company Limited
1973 – 1974	Norman Dyett Pty Limited
1972 – 1973	Brumond Pty Limited
1970 – 1972	Gosford Credit Corporation Pty Limited

See Notes (oi) & (oii)

Note (oi)

	(Lot 12 Section 2 DP 6039 – CTVol 3034 Fol 49)
1961 – 1970	Gosford Credit Corporation Pty Limited
<i>(1964 – 1970)</i>	<i>(lease to Bonds Wear Pty Limited)</i>
1957 – 1961	Walters James King, factory proprietor
1957 – 1957	Jack Roberts, bus proprietor
1931 – 1957	Public Trustee
1920 – 1931	Jeremiah James Mason, gentleman
	(Lots 9 & 12 Section 2 DP 6039 – CTVol 2294 Fol 202)
1913 – 1920	Jeremiah James Mason, gentleman
1912 – 1913	John Joseph Allwood, pensioner
	(Allotments 1 to 3 & Part 4 Section 33 Parish Gosford – Area 8 Acres 2 Roods 13 ¼ Perches – CTVol 2144 Fol 188)
1911 – 1912	James MacDowall Conroy, licensed surveyor
	(Allotments 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Roods 2 ¾ Perches - CTVol 1468 Fol 227)
1903 – 1911	James MacDowall Conroy, licensed surveyor

Note (oii)

	(Lot 11 Section 2 DP6039 – CTVol 7772 Fol 108)
1961 – 1970	Gosford Credit Corporation Pty Limited
<i>(1964 – 1970)</i>	<i>(lease to Bonds Wear Pty Limited)</i>
1959 – 1961	Walters James King, factory proprietor
	(Lots 10 & 11 Section 2 DP 6039 – CTVol 2780 Fol 99)
1958 – 1959	Walters James King, factory proprietor
1957 – 1958	Jack Roberts, bus proprietor
1919 – 1957	Ethel Maud Clifton, wife of veterinary surgeon
1917 – 1919	Charlotte Susannah Johnson, widow
	(Allotments 1 to 3 & Part 4 Section 33 Parish Gosford – Area 8 Acres 2 Roods 13 ¼ Perches – CTVol 2144 Fol 188)
1911 – 1917	James MacDowall Conroy, licensed surveyor
	(Allotments 1 to 4 Section 33 Parish Gosford – Area 10 Acres 0 Roods 2 ¾ Perches – CTVol 1468 Fol 227)
1903 – 1911	James MacDowall Conroy, licensed surveyor


Appendix C – Aerial photographs

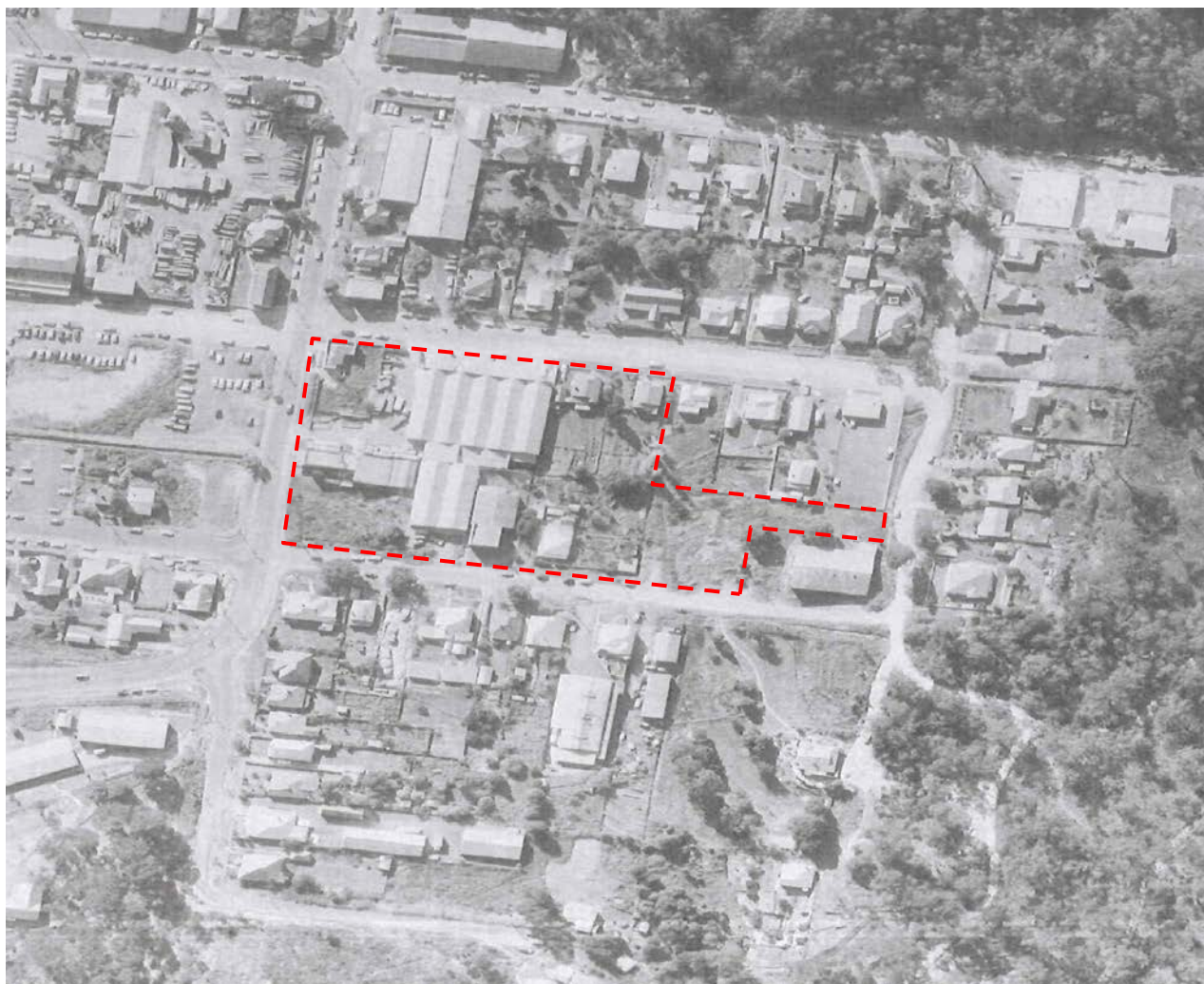
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COPY




Approximate Site Boundary

drawn			client:	Conybeare Morrison International Pty Ltd	
approved			project:	Proposed Mixed Use Development, Gosford Town Centre	
date			title:	AERIAL PHOTOGRAPH	
scale	NTS		project no:	GEOTLCOV25439AA	figure no: 1954
original size	A4				




Approximate Site Boundary

drawn			client:	Conybeare Morrison International Pty Ltd	
approved			project:	Proposed Mixed Use Development, Gosford Town Centre	
date			title:	AERIAL PHOTOGRAPH	
scale	NTS		project no:	GEOTLCOV25439AA	figure no: 1964
original size	A4				




Approximate Site Boundary

drawn			client:	Conybeare Morrison International Pty Ltd	
approved			project:	Proposed Mixed Use Development, Gosford Town Centre	
date			title:	AERIAL PHOTOGRAPH	
scale	NTS		project no:	GEOTLCOV25439AA	figure no: 1976
original size	A4				




Approximate Site Boundary

drawn			client:	Conybeare Morrison International Pty Ltd	
approved			project:	Proposed Mixed Use Development, Gosford Town Centre	
date			title:	AERIAL PHOTOGRAPH	
scale	NTS		project no:	GEOTLCOV25439AA	figure no: 1986
original size	A4				




Approximate Site Boundary

drawn			client:	Conybeare Morrison International Pty Ltd	
approved			project:	Proposed Mixed Use Development, Gosford Town Centre	
date			title:	AERIAL PHOTOGRAPH	
scale	NTS		project no:	GEOTLCOV25439AA	figure no: 1994
original size	A4				



Approximate Site Boundary

drawn			client:	Conybeare Morrison International Pty Ltd	
approved			project:	Proposed Mixed Use Development, Gosford Town Centre	
date			title:	AERIAL PHOTOGRAPH	
scale	NTS		project no:	GEOTLCOV25439AA	figure no: 2006
original size	A4				

Appendix D – Site photographs

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COPY



Photo 1 - Looking at south-east side of site, entrance to car park on right hand side of photo



Photo 2- Looking at south-west side of site, entrance to shops on left hand side of photo



drawn	ELC		client:	CONYBEARE MORRISON INTERNATIONAL	
approved			project:	GOSFORD TOWN CENTRE DEVELOPMENT	
date	1/12/2015			SITE B - DONNISON STREET	
scale	NA		title:	SITE PHOTOGRAPHS	
original size	NA		project no:	GEOTLCOV25439AA	Photo no: 1-2



Photo 3 - Looking at northern side of site, entrance to above-ground car park



Photo 4- Showing north side of site

drawn	ELC		client:	CONYBEARE MORRISON INTERNATIONAL	
approved			project:	GOSFORD TOWN CENTRE DEVELOPMENT	
date	1/12/2015			SITE B - DONNISON ST	
scale	NA		title:	SITE PHOTOGRAPHS	
original size	NA		project no:	GEOTLCOV25439AA	Photo no: 3-4

Appendix E – Section 149 certificates

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COPY



Gosford City Council

Coffey Environments Australia Pty Ltd - Warabrook
19 Warabrook Blvd
WARABROOK NSW 2304

PO Box 21
Gosford NSW 2250
DX 7211 Gosford
Telephone 02 4325 8222
Facsimile 02 4323 2477
goscity@gosford.nsw.gov.au
www.gosford.nsw.gov.au
www.facebook.com/GosfordCityCouncil
www.twitter.com/gosford_council
ABN 78 303 458 861

PLANNING CERTIFICATE

This Planning Certificate is issued in accordance with Section 149 of the *Environmental Planning and Assessment Act, 1979*

Certificate No:	140140
Certificate Date:	17 November 2015
Address:	136-146 Donnison Street GOSFORD
Lot Description:	LOT: 6 DP: 598833
Parish:	Gosford
County:	Northumberland
Assessment No:	579851
Receipt No:	3965040
Parcel No:	42399
Applicants Reference:	GEOTLCOV25439AA
Applicants Email:	damien.hendrick@coffey.com

Part 2 - Environmental Planning and Assessment Regulation 2000

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.

Gosford Local Environmental Plan 2014

Specific Site State Environmental Planning Policies

None

General Site State Environmental Planning Policies

ZONE B4 MIXED USE UNDER GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development

State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 62 - Sustainable Aquaculture

State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 50 - Canal Estate Development

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy No. 36 - Manufactured Home Estates

State Environmental Planning Policy No. 33 - Hazardous and Offensive Development

State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)

State Environmental Planning Policy No. 30 - Intensive Agriculture

State Environmental Planning Policy No. 21 - Caravan Parks

State Environmental Planning Policy No. 19 - Bushland in Urban Areas

Sydney Regional Environmental Plan No. 9 - Extractive Industry (No 2-1995)

- (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).

Draft State Environmental Planning Policy (Competition) 2010

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

Gosford Development Control Plan 2013

2 ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

- (a) to (d) is the zoning of the land and the land use table for each of the zones listed, including existing and proposed Local Environmental Plans in landuse tables.

Zone B4 Mixed Use under Gosford Local Environmental Plan 2014

PERMITTED WITHOUT CONSENT

Nil

PERMITTED WITH CONSENT

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in Permitted without consent or Prohibited

PROHIBITED

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Group homes (transitional); Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Hospitals; Hostels; Industrial retail outlets; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Resource recovery facilities; Rural industries; Rural workers dwellings; Secondary dwellings; Semi-detached dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wholesale supplies

- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land, if so, the minimum land dimensions so fixed,

No.

(f) whether the land includes or comprises critical habitat,

None

(g) whether the land is in a conservation area (however described),

No.

(h) whether an item of environmental heritage (however described) is situated on the land.

No.

2A ZONING AND LAND USE UNDER SEPP (SYDNEY REGIONAL GROWTH CENTRES) 2006

Not applicable

3 COMPLYING DEVELOPMENT

General Housing Code

Complying development under the General Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Rural Housing Code

Complying development under the Rural Housing Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

General Development Code

Complying development under the General Development Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Subdivision Code

Complying development under the Subdivision Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Demolition Code

Complying development under the Demolition Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land under Clauses 1.17A & 1.19. This information needs to be read in conjunction with the whole of the SEPP.

4 COASTAL PROTECTION

The Council has not been notified that by the relevant NSW Government Department that the land is affected by Sections 38 and 39 or Parts 4C, 4D of the Coastal Protection Act, 1979.

Further Council has not been notified that annual charges apply under 4B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works.

4A Information relating to beaches and coasts

- (1) whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

No.

- (2) (a) whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

None.

4B Annual Charges for coastal protection services under *Local Government Act 1993*

None

5 MINE SUBSIDENCE

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of The Mine Subsidence Compensation Act, 1961.

6 ROAD WIDENING AND ROAD RE-ALIGNMENT

Whether or not the land is affected by any road widening or road alignment.

The property is adjacent to a State Road under the control of Roads and Maritime Services (RMS) and may be affected by an existing road widening scheme.

Enquiries regarding this matter should in the first instance be directed to the RMS Hunter Regional Office Property Enquiries Officer on 49240240. Project or study specific information enquiries should be directed to the RMS's Central Coast Office on 4379 7001.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(No, unless a message is listed below)

Chapter 6.4 of Gosford Development Control Plan (Geotechnical Requirements) applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling house or residential flat buildings (excluding group homes or seniors housing) subject to flood related development controls.

No.

Is development on the land or part of the land for any other purpose subject to flood related development controls.

No.

8 LAND RESERVED FOR ACQUISITION

No.

9 CONTRIBUTION PLANS

Gosford City Council Section 94A Development Contributions Plan - Gosford City Centre

9A BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

10 BIOBANKING AGREEMENTS

Is land to which a biobanking agreement under Part 7A of the *Threatened Special Conservation Act 1995* relates.

No.

11 BUSHFIRE PRONE LAND

All or part of the land is shown as bush fire prone on Council's records. Further details of any applicable restrictions on development of the land may be obtained from the Duty Building Surveyor on (02) 4325 8222.

12 PROPERTY VEGETATION PLANS

Has Council been notified by the person or body that approved the plan that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No.

13 ORDERS UNDER TREES (DISPUTE BETWEEN NEIGHBOURS) ACT 2006

Has Council been notified that an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land?

No.

14 DIRECTIONS UNDER PART 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

15(a) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (SENIORS HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

No.

15(b) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CLAUSE 18 (2) OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AFTER 11 OCTOBER 2007?

No.

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

No.

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

17(1) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (AFFORDABLE RENTAL HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?

No.

17(2) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CL 17 (1) OR 37 (1) OF STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009?

No.

18 PAPER SUBDIVISION INFORMATION

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

None

(2) The date of any subdivision order that applies to the land.

Nil

19 SITE VERIFICATION CERTIFICATE

There is no current site verification certificate, of which the Council is aware in respect of the land.

Note

1 CONTAMINATED LAND MANAGEMENT ACT 1997 NOTICES UNDER SECTION 59(2)

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

**2 NATION BUILDING AND JOB PLAN (STATE INFRASTRUCTURE DELIVERY) ACT 2009
EXEMPTION UNDER SECTION 23 OR AUTHORISATION UNDER SECTION 24 OF THE
ACT.**

No.

**The following additional information is issued under Section 149(5) of
the *Environmental Planning and Assessment Act, 1979***

Council has fixed a foreshore building line on all lands fronting any harbour, bay, ocean, lake, estuary, lagoon or tidal river and creek.

If this land adjoins land or roads over which there is an easement for services to drain water, to drain sewage or where services, drainage, sewerage or other utilities have been installed and easements have not been created, foundations may be required such as will ensure the stability of any improvements on the subject land against any influence from use of the easement or installations over the adjoining land or roads.

Note: This Certificate is issued without Alteration and Erasure.

Appendix F – NSW EPA records

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COPY



Healthy Environment, Healthy Community, Healthy Business

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

Search results

Your search for:LGA: Gosford City Council

Matched 17 notices
relating to 6 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
CALGA	101 Peats Ridge ROAD	Former service station	2 former
EAST GOSFORD	44 Victoria STREET	Mobil Service Station	2 current and 2 former
ERINA	1 Aston ROAD	Former Frozen Food Distribution Depot	2 current
WEST GOSFORD	356 Manns ROAD	Metro Meat	2 former
WOY WOY	66 Memorial AVENUE	Bogas Service Station	2 current and 3 former
WOY WOY	177-181 Blackwall ROAD	Mobil Former Woy Woy Service Station and adjacent land	2 current

Page 1 of 1

11 November 2015

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