



**Aargus**

Environmental - Remediation - Engineering - Laboratories - Drilling

# **PRELIMINARY SITE INVESTIGATION**

**8-10 Lee Street,  
Haymarket NSW**

*Prepared for*

**Atlassian Pty Ltd**

22<sup>nd</sup> August 2019  
Report No: ES7106

HEAD OFFICE: PO Box 398 Drummoyne NSW 1470

Aargus Pty Ltd ACN 050 212 710 • Aargus Holdings Pty Ltd ACN 063 579 313

Aargus Australia Pty Ltd ACN 086 993 937 • Aargus Recruitment Pty Ltd ACN 098 905 894

Telephone: 1300 137 038 • Facsimile: 1300 136 038 • Email: [admin@aargus.net](mailto:admin@aargus.net) • Website: [www.aargus.net](http://www.aargus.net)

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Environmental Manager

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## ABBREVIATION

ADWG	Australian Drinking Water Guidelines
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethyl benzene and Xylene
COC	Contaminants of Concern
DLWC	Department of Land & Water Conservation
DNR	Department of Natural Resources
DQOs	Data Quality Objectives
POEO	Protection of the Environment Operations
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
HIL	Health-Based Soil Investigation Level
LGA	Local Government Area
NEHF	National Environmental Health Forum
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NHMRC	National Health and Medical Research Council
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PID	Photo Ionisation Detector
PQL	Practical Quantitation Limit
PSH	Phase Separated Hydrocarbon
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance / Quality Control
RAC	Remediation Acceptance Criteria
RAP	Site Remediation Plan
RPD	Relative Percentage Difference
SAC	Site Assessment Criteria
SCID	Stored Chemical Information Database
SEPP	State Environment Planning Policy
SMP	Site Management Plan
SVC	Site Validation Criteria
TCLP	Toxicity Characteristics Leaching Procedure
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
VHC	Volatile Halogenated Compounds

## EXECUTIVE SUMMARY

Aargus Pty Ltd ('Aargus') was appointed by Atlassian Pty Ltd (the 'client') to undertake a Preliminary Site Investigation (PSI) within the property located at 8-10 Lee Street, Haymarket NSW (the 'site').

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

At the time of the inspection (24<sup>th</sup> November 2017), Lot 117 was occupied by the YHA Pty Ltd building, a two-storey backpacker hostel with four (4) refurbished plywood rail carriages along the eastern boundary which are used for accommodation by the hostel. The whole building footprint area was covered with concrete with some minor cracks and staining observed. A timber alfresco area located in the southern corner of the hostel building now covers a previous swimming pool which was backfilled. A lower level catering warehouse (owned by YHA) occupies the length and width of the boundaries of the above YHA Building and adjoining carpark area. Lot 116 was a bitumen driveway and car park with major cracks and oil staining observed. Lower level tunnels extend out from the boundaries of the YHA Building.

The land title information provided suggested that the site was initially granted for use as a cemetery between 1878 and 1937. Between 1937 and 1964, there was no information available. From 1964 to the current date, the site was owned by State Rail. The aerial photography review indicated land use of the site and the adjoining properties appeared to have been industrial /commercial from 1943 until the present.

The findings of the assessment indicated the following areas of potential environmental concern, those being the potential importation of uncontrolled fill to back fill the former swimming pool and/or other areas of the site; current and previous site uses such as parcel storage shed, potential use for pesticides, chemical and paint storage, metal degradation, bitumen car park areas where oil leaks and spills may have occurred, and asbestos based building materials.

In response to the query sent to Aargus via email on Friday 9th August 2019:

*‘If a part of the SP2 zoned land (i.e. Lot 118 being the north east corner of the site) is proposed to be rezoned or any new land uses (i.e. commercial uses) are proposed to be introduced under the SP2 zone under the SLEP 2012, the proposal will trigger clause 6 of SEPP 55. Any PSI report for the proposal should address clause 6 of SEPP 55 and why a DSI is not required given that the proposal only seeks consent to develop the air space and no excavation of the ground or contact with the soil is required for the SP2 zoned land. A DSI can be prepared for the broader Block A site as part of any future application consistent with clause 7 of SEPP 55’,*

the proposed development wishes to construct the building twenty-stories above the air space of Lot 118 in DP1078271 (that being the north east corner of the site). As there are no inground works proposed in Lot 118 as part of this proposal, Clause 6 and/or Clause 7 of SEPP55 are not applicable and should not be triggered, therefore a PSI or DSI is not required.

The contaminants that may be present in some of these areas were considered to be low in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified. It is also recommended that a Hazardous Material Assessment be undertaken followed by an Asbestos and Lead Clearance Certificate once all hazards are removed.

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

# **1 INTRODUCTION**

## **1.1 Background**

Aargus Pty Ltd ('Aargus') was appointed by Atlassian Pty Ltd (the 'client') to undertake a Preliminary Site Investigation (PSI) within the property located at 8-10 Lee Street, Haymarket NSW (the 'site'). The location of the property is presented in Figure 1 of Appendix A.

It is understood that the site is proposed for development of the Heritage listed Inwards Parcels Shed adjoining Central Station into a new hostel whilst retaining the existing Heritage listed building. The proposed development plans can be found in Appendix B.

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

## **1.2 Objective**

The primary objectives of this PSI are as follows:

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

### 1.3 Scope of Works

The scope of works for this PSI includes:

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

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

## 2 SITE IDENTIFICATION AND DESCRIPTION

### 2.1 Site Identification

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

**Table 1: Site Identification**

<b>Lot and DP Number (Address)</b> <sup>1</sup>	Lot 116 in DP1078271A (freehold) <sup>3</sup> Lot 116 in DP1078271B (leasehold) <sup>4</sup> Lot 117 in DP1078271 (freehold) <sup>3</sup> (8-10 Lee Street, Haymarket NSW)
<b>Coordinates</b>	NE: Latitude: -33.88358, Longitude: 151.20496 NW: Latitude: -33.88333, Longitude: 151.20415 SE: Latitude: -33.884174, Longitude: 151.204638 SW: Latitude: -33.884016, Longitude: 151.204308
<b>Approx. Site Area</b>	1,083m <sup>2</sup>
<b>Local Government Area</b>	City of Sydney
<b>Parish</b>	St Lawrence
<b>County</b>	Cumberland
<b>Current Land Zoning</b> <sup>2</sup>	B8 –Metropolitan Centre : (2012-12-14)
<b>Site End Users</b>	Residents, Workers, Visitors

Notes: <sup>1</sup> refer to <http://maps.six.nsw.gov.au/>

<sup>2</sup> [https://www.planningportal.nsw.gov.au/find-a-property/property/3234086\\_8-10\\_Lee\\_Street\\_116\\_Haymarket\\_DP1078271/8-10\\_lee\\_street\\_haymarket\\_2000](https://www.planningportal.nsw.gov.au/find-a-property/property/3234086_8-10_Lee_Street_116_Haymarket_DP1078271/8-10_lee_street_haymarket_2000)

<sup>3</sup> Freehold: the outright ownership of land or property for an unlimited period.

<sup>4</sup> Leasehold: is an ownership of a temporary right to hold land or property in which a lessee or a tenant holds rights of real property by some form of title from a lessor or landlord.

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



## 2.2 Site Inspection

A site visit was carried out on Thursday 24<sup>th</sup> November 2017 by Aargus field scientists to inspect the site for any potential sources of contamination and document any observations made regarding the current site conditions. At the time of the site inspection, the following observations were made:

- The site is irregular in shape. Lot 117 was occupied by the Railway Square YHA building situated along the eastern boundary, with loading dock tunnels, conduits, services and subterranean tunnels which are located below the existing building forecourt.
- The Railway Square YHA consists of a two-storey brick building with a new corrugated metal sheet roofing and concrete covered floor whilst retaining the original Parcel Shed timber framework.
- The ground floor included a lobby, reception and accommodation rooms. A new refurbished plywood rail carriage dormitory used for accommodation is located in the eastern portion of the site and next to Platform One of Central Station.
- The laundry room was observed on the second floor with washing machines. The floor is covered with tiles.
- The Cleaner's Store Room is located on the second floor and is used for access to the roof. Multiple detergent and chemicals containers use for cleaning purposes were observed within this room.
- A new timber outdoor alfresco area is located in the southern corner of the site next to the lobby entrance. The new alfresco area is built on top of the former swimming pool which is now covered and backfilled with unknown sourced fill material.
- Brick walls, sandstone plinths and the concrete floor which form part of the buildings heritage fabric whilst a new corrugated metal sheet roofing was observed.
- The car park area in the front of the building was bitumen covered. Major cracks and oil staining was observed on the bitumen.
- Access to the lower level tunnels was via concrete stairs in the southern corner of the building.
- The lower level tunnels were concrete covered. Electrical switchboards, plant rooms and waste collection rooms were located in these tunnels.

- A small storage room was observed next to the waste collection room. Some paint containers and a floor cleaning scrubber machine was observed inside the room.
- A catering warehouse belonging to Railway Square YHA occupied the north eastern portion of the tunnel. The catering warehouse was located below the existing building.
- The catering warehouse was covered with concrete and included storage rooms, chilling rooms, a small office, fire doors and electrical distribution board rooms.
- Stainless steel kitchen trollies, metal shelves, food boxes, foam eskies, water bottles pack observed inside the entire catering warehouse.
- A loading dock and bitumen car park and lower ground waste collection room and catering warehouse were located within the north east side.
- Major cracks were observed on the concrete surface of the lower level tunnels and catering warehouse.
- The tunnel's wall paintwork appeared to be unstable and flaking and may contain lead paint.
- No surface standing water was noticed at the site.
- No odours or signs of underground storage tanks were observed in this areas.
- The lower ground catering warehouse extended to the length and width boundaries of the above YHA Building and adjoining car park areas.

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

## 2.3 Topography and Surface Water Drainage

The following observations were made during the site inspection carried out on the Monday 24<sup>th</sup> November 2017:

- The slope is gradually from the east to the west.
- Stormwater runoff from the site is expected to flow towards the stormwater drainage along Lee Street.

## 2.4 Surrounding Land Uses

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

**Table 2: Surrounding Land Uses**

Orientation	Description
North	Ambulance Avenue, then Grand Concourse car park
South	Commercial buildings
East	Central Station Country Link Platforms
West	Adina Apartment/Hotel Sydney Central, then Lee Street

### 3 SITE HISTORY

#### 3.1 Land Titles

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

**Table 3: Land Title Information**

Year	Lot 116 in DP1078271 and Lot 117 in DP1078271 (Lee Street, Haymarket NSW)
1998-2017	Rail Corporation New South Wales
	<b>Prior: 32/877478</b>
1990-1998	State Rail Authority Of New South Wales
	<b>Prior: Vol.9823, Fol.64</b>
1964-1990	The Commissioner For Railway
	<b>Prior: Vol.384, Fol.90</b>
1964	No information available before 1964
1878-1937	Grant for a Roman Catholic Burial Ground (Cemetery)

The land title information provided suggested that the site was initially granted for use as a cemetery between 1878 and 1937. Between 1937 and 1964, there was no information available. From 1964 to the current date, the site was owned by State Rail.

A copy of the historical land titles information obtained by Aargus can be found in Appendix D.

## 3.2 Aerial Photographs

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

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

Year	Site	Surrounding areas
1930	Some building structures noted on the site however buildings on the site were hard to distinguish. It was noted that the photo resolution was poor.	N: A road then a train station and vacant land S: Commercial E: Train station W: A commercial building then a road
1943	One large shed occupies the majority of the site along the eastern boundary and within the north eastern and south eastern portion of the site. A boundary wall is observed along the northern boundary, whilst the remainder of the site is vacant and seems to be used as a car park.	No apparent changes were observed from the previous photograph, with the exception of: S: New industrial warehouse W: Construction of new roads
1951	The site layout is almost similar to what observed in the 1943.	No apparent changes were observed from the previous photograph.
1972	The site layout is similar to what observed in 1951.	No apparent changes were observed from the previous photograph.
1994	New shed structures have been developed along the northern boundary.	No apparent changes were observed from the previous photograph, with the exception of: S: Some of the industrial sheds and small building structures are gone.
2004	Shed structure along the northern boundary is no longer present. A new roof is evident on the main building. A small building is located in the south western corner.	No apparent changes were observed from the previous photograph, with the exception of: S: All industrial warehouses gone. Development of new commercial buildings.
2017	The site layout is almost similar to what was observed in the 2004 photo.	No apparent changes were observed from the previous photograph.

In summary, land use of the site and the adjoining properties appeared to have been industrial /commercial since 1943 to the current date.

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

### **3.3 EPA Records**

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

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

The subject site, that being 8-10 Lee Street, Haymarket is not recorded on the list of NSW contaminated sites notified to the NSW EPA.

Copies of the EPA records are included in Appendix F.

#### **3.3.2 POEO Register**

A search of the POEO Register revealed that the site is listed, in particular, for the company Sydney Trains, where Licence Number 12208 applies for Railway Systems Activities.

A copy of the POEO register search and the Licence Numbers is included in Appendix F.

### **3.4 Section 149 Certificates**

The Planning Certificate – Section 149 (2) of the Environmental Planning & Assessment Act 1979 for the site was unavailable at the time of the reporting.

- The site is zoned B8 – Metropolitan Centre(Sydney Local Environmental Plan 2012).
- The property has been listed as an item of Environmental Heritage.
- Complying Developments under the General Housing Code, Rural Housing Code, Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may not be carried out.

- The property has not been identified as being within a wilderness area (identified under the Wilderness Act 1987).
- The property has not been identified as land that is within an environmentally sensitive area or by an environmental planning instrument as being within a buffer area, a river front area, an ecologically sensitive area or a protected area.
- The property has not been identified as being land that is reserved for public purpose in an environmental planning instrument.
- The property has not been identified as being land within a heritage conservation area or a draft heritage conservation area.
- The land has not been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.
- The property has not been identified as land that is subject to a biobanking agreement under part 7A of the threatened Species Conservation Act 1995 or a property vegetation plan under the Native Vegetation Act 2003.
- The land has not been identified by an environmental planning instrument, a development control plan or a policy adopted by the Council as being or affected by a coastline hazard, a coastal hazard or a coastal erosion hazard.
- The land has not been identified as being land in a foreshore area.
- The land has not been identified as unsewered land within a drinking water catchment.
- The land has not been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998.
- The property is not affected by a road widening or road realignment under the Roads Act.
- The land is affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*.
- The land is not within a proclaimed mine subsidence district.
- The development on this land or part of this land is subject to flood related development controls refers to Clause 7015 of Sydney Local Environment Plan 2012 and Section 3.7 of Sydney Development Control Plan 2012.
- No environmental planning instrument or proposed environmental planning instrument applying to the land.
- The land has not been certified as biodiversity certified land.

- The land has not been identified as Bush fire prone land.
- Council has not been notified of an order which has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.
- There is not a current site compatibility certificate (seniors housing, infrastructure, affordable rental housing), relating to the land.
- Loose-fill asbestos insulation is not applicable to the land.
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Copies of the certificates are included in Appendix G.

### **3.5 Interview with YHA representatives**

Information provided by the current YHA representatives indicated that the site was initially a one-storey brick parcel shed from 1906. The shed was used as a storage area to store parcels that were brought by train to the front building (currently No.2 Lee Street known as Adina Apartments) which used to be the main Post Office. In 2003, YHA Pty Ltd leased the building for 99 years expiring on July 15, 2103.

Representatives of YHA suggested that there may have been previous environmental investigations undertaken within the site, however all reports, which are held by RailCorp, were not made available to Aargus at the time of this report.

In addition, the manager of the catering warehouse mentioned that the lower level catering warehouse has been operational since the 1980s.



### **3.6 SafeWork NSW Records**

A search of the Stored Chemical Information Database (SCID) for licences to keep dangerous goods at the site was requested from the SafeWork NSW by Aargus. At the time of completing this report, the requested information was unavailable and will be provided as an addendum to this report.

### **3.7 Council Records**

A request was made to Council by Aargus in order to disclose file records relating to the site. At the time of completing this report, the request was unavailable and will be provided as an addendum to this report.

### **3.8 Former Industrial Processes and Products Manufactured**

Based on the historical record available and the site inspection, industrial processes and/or products manufacturing activity which would have previously occurred and/or are currently occurring on site included past historical transportation of good and products through the lower level tunnels via horse and carriage and by mechanical carts.

### **3.9 Former & Current Chemical Storage and Transfer Areas**

Small chemical detergent containers used for cleaning were noted during site inspection, however, these were stored on the second level. Some paint containers were noted in a small storage room within the lower level tunnel's store rooms. No other major chemical storage and transfer areas were identified based on the historical searches, however the site adjoins platform one (1) of Sydney Central station which may have been used for the transportation of goods and products which may have contained chemicals.

### **3.10 Product Spill & Loss History**

The eastern boundary of the site is currently occupied by YHA Pty Ltd and sealed with concrete. At the time of the inspection, the sealed surfaces were generally in medium condition with cracking inside the building. The bitumen driveway area was generally in poor condition with major cracks and oil staining. The ground level of the site, which occupied by Catering Warehouse were also concrete covered with some minor cracks. According to the warehouse manager, no chemicals were stored within the catering warehouse area.

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

No discharges to the land, water and air were observed.

### **3.12 Complaints History**

No complaints were noted for the site.

### **3.13 Historical Use of Adjacent Land**

Aerial photography indicated the adjoining properties appeared to have been industrial /commercial from 1930 to the current date, in particular, Sydney Central Railway Station is located to the east of the site.

According to the client, the current Adina Hotel building to the west of the site used to be a parcels post office.

### 3.14 OCP Architects – April 2017

OCP Architects prepared a letter to provide high level advice in relation to the key objectives associated with proposed redevelopment of the YHA Railway Square site. According to OCP Architects, the YHA at Railway Square has no individual listings, however it is part of the state significant Central Railway Station Group which has statutory heritage listing. As the Railway Square YHA is within a state listed site, the approval authorities include the NSW Heritage Council (Office of Environment & Heritage) in addition to the City of Sydney Council.

According to OCP Architects report, the individual elements of the Railway Square YHA have typically been assessed in the CMP to be of ‘Moderate’ or lesser significance including: Parcel area overall and Country link Catering (below Sq YHA). However, there are some items of ‘High’ significance including: parcel shed yard, remnant brick walls & sandstone plinths, parcel post office (Adina Hotel), west wing extension overall, and sandstone walls/brick walls/awning.

No heritage issues were envisaged with the proposed plan with the exception of the following:

- New stair placement and form in front of the YHA should retain expression of the western platform to convey and understanding of the original design.
- Placement of the lift core should be determined with consideration for avoiding or minimising impact on the structural elements of the YHA and maintaining views to the parcels post office from the platforms.
- The placement of new structure should avoid impact on fabric of high significance in the vicinity including west wing extension and sandstone/brick walls. Besides the placement of new structure should respond to the structural bays of the existing building. New structure should allow the open spatial quality of the parcel shed yard to be retained.
- The visual impact of major new structure needs to be considered in relation to surrounding heritage elements in addition to the YHA.

The CMP has also identified a significant view to the south of the Parcels post office in a south east direction. One important aspect of this view is the visual access to the sky. Based on OCP report the placement and design of new development above the Railway Square YHA should not detract from this view. Besides, there are views from the parcel shed yard to the clock tower which should be considered with a view to minimising impact in redeveloping the area.

### 3.15 Discussion and Summary of Site History

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

- The land title information provided suggested that the site was initially granted for use as a cemetery between 1878 and 1937.. From 1964 to the current date, the site was owned by State Rail.
- The aerial photography indicated land use of the site and the adjoining properties appeared to have been industrial/commercial since 1943 to the current date.
- As indicated by the site owner, the site was used as a parcel shed to store the post office's parcels brought by train. Then the shed was redeveloped into a two-storey backpacker hostel.
- There were no records for the site listed on the NSW EPA database.
- The POEO register had one licence listed for Railway Systems Activities.
- According to the NSW Government Planning & Environment website the site is being a Class 5 which is low probability of occurrence of acid sulfate soil material within the soil profile.
- The YHA at Railway square has no individual heritage listings, however is part of the state significant Central Railway Station Group which has statutory heritage listings and are to be retained.
- The property has been listed as an item of Environmental Heritage.
- No information has been provided under the matters under the contaminated land management Act 1997, and then such information is inapplicable to this land.

## **4 ENVIRONMENTAL SETTING**

### **4.1 Sensitive Environmental Receptors**

The nearest sensitive environmental receptors are:

- Sydney Central Train Station is located along eastern boundary of the site.
- Ultimo TAFE and Oxford Sydney College is located approximately 70m to the west.
- University of Technology Sydney is located approximately 200m to the west.
- Belmore Park is located approximately 260m to the north.
- Prince Alfred Park is located approximately 315m to the south.
- Darling/Tumbalong Harbour is located approximately 1.2km to the north west.

### **4.2 Soil**

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

### **4.3 Geology**

The Geological Map of Sydney (Geological Series Sheet 9130, Scale 1:100,000, Edition 1, 1983) published by the Department of Minerals and Energy indicates the residual soils within the site to be underlain by Hawkesbury Sandstone, consisting of medium to coarse grained quartz sandstone with very minor shale and laminate lenses.

#### 4.4 Acid Sulfate Soils

To determine whether there is a potential for acid sulphate soils to be present within a site, reference was made to the NSW Department of Land & Water Conservation (DLWC) *Acid Sulfate Soil Risk Map* (Edition Two, December 1997, Scale 1:25,000), specifically Map No. 93 – “Botany - Bay”. The map shows that at the site location and in the immediate vicinity of the site location that there were no known occurrences of acid sulfate soil materials.

The NSW Government Planning & Environment website states that the site is being a Class 5 which is low probability of occurrence of acid sulfate soil material within the soil profile.

[https://www.planningportal.nsw.gov.au/find-a-property/property/3234086\\_8-10\\_Lee\\_Street\\_116\\_Haymarket\\_DP1078271/8-10\\_lee\\_street,\\_haymarket,\\_2000](https://www.planningportal.nsw.gov.au/find-a-property/property/3234086_8-10_Lee_Street_116_Haymarket_DP1078271/8-10_lee_street,_haymarket,_2000)

#### 4.5 Hydrogeology

Based on available information, our desktop study indicates that groundwater from site is likely to be flowing towards Darling/Tumalong Harbour to the north-west.

A search of the Department of Primary Industries borehole database information revealed forty (40) bore within a 500m radius of the site. A summary of the five (5) closest groundwater bores provided by the registered groundwater bore record search is provided in the following table:

**Table 5: Summary of Registered Groundwater Bore Records**

GW Bore ID	Approximate Location	Intended Purpose	Depth (m bgl)	Standing Water Level (m bgl)	Water Bearing Zones	Salinity (mg/l)
GW113855	500m SW	Monitoring bore	—	—	—	—
GW113856	500m SW	Monitoring bore	—	—	—	—
GW113860	500m SW	Monitoring bore	—	—	—	—
GW113873	500m SW	Monitoring bore	—	—	—	—
GW113879	500m SW	Monitoring bore	—	—	—	—

The registered groundwater bore within a 500m radius of the site was used for monitoring purposes and were unlikely to be used for human consumption since the site is not located within the SEPP boundary for the Sydney Drinking Water Catchment.

No information such as standing groundwater level, water bearing zone and salinity were provided in the record.

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

#### **4.6 Local Meteorology**

The monthly rainfall of the local area can be represented by the data collected by Bureau of Meteorology (BOM) from the rainfall gauge located in the Sydney Botanic Gardens, which is located approximately 2.7km northeast of the site. Records indicate that the annual mean rainfall from 1885 to 2017 is 1230.7mm.

Reference can be made to Appendix I – Local Meteorology.

## 5 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

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

**Table 6: Summary of Potential Areas and Contaminants of Concern**

Potential AEC	Potentially contaminating activity	Potential CoCs	Likelihood of Site Impact	Justification
Entire Site	Importation of fill material from unknown origin	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos	Low	Importation of fill material to backfill pool is likely to be localised and is limited to the pool area. There may be areas along the western portion of the car park area with importation of fill material also limited to the carpark area and likely to be localised.
	Current and previous site uses such as parcel shed with rail carriage platform	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos	Low	The site was predominantly concrete and bitumen sealed with major cracks or staining observed.
	Potential for pesticides to have been sprayed or injected on or underneath concrete slabs	OCP	Low	No evidence of sealed injection holes for termite treatment was observed during the inspection.
Metal features	Degradation of metal	Metals	Low	If this has occurred, the impact is likely to have been localised and limited to the surface layer.
Bitumen car park area	Leaks from Vehicles	Metals, TPH, BTEX, PAH	Low	Major cracks and oil staining observed
Paint Container in the lower level	Leaks from the containers	Metals, TPH, BTEX, PAH, phenols, VOCs	Low	The area was covered with concrete. No staining observed.
Building and underground tunnel Structures	Potential Asbestos/Fibro Features Lead Paint	Asbestos, Lead	Low	If present, these will be removed by licensed contractors.



## **6 PRELIMINARY CONCEPTUAL SITE MODEL**

### **6.1 Conceptual Site Model**

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

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

**Table 7: Conceptual Site Model**

Potential Sources	Potential Receptor	Potential Exposure Pathways	Complete Linkages	Risk	Justification
Current and previous site activities  Use of OCPs  Metal degradation  Bitumen driveway  Paint containers  Lower level tunnels	Site users or the general public	Dermal contact, inhalation or ingestion of exposed impacted soils	Limited (Current)	Low	Direct contact with impacted soils is limited due to the presence of the concrete slab across the site within the lower levels. The YHA Building is situated on a suspended concrete slab.
			No (Future)	Negligible	If present, contaminated soils are likely to be remediated and removed for off-site disposal.
	The aquatic ecosystems at Darling/Tumalong Harbour	Migration of impacted groundwater and surface water run-off	Yes (Current)	Low	Migration off site with surface water run off towards the storm water drains.
			No (Future)	Negligible	Any sources of contamination will be removed.
	Underlying Aquifer	Leaching and migration of contaminants through groundwater infiltration	Limited (Current)	Low	Due to the site being entirely sealed, leachability of metals and other inorganics vertical migration of contaminants is likely to be limited.
			No (Future)	Negligible	If present, contaminated groundwater is likely to be remediated.
Asbestos and Lead Paint in lower level tunnels	Site user or visitors	Inhalation of airborne fibres and lead dust from degrading paint	Limited (Current)	Low	Unstable lead paint observed inside lower level tunnels
			No (Future)	Negligible	If present, asbestos will be removed by licensed contractors.

### **6.1.1 Data Gaps**

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

- Confirmation if contamination has occurred from the areas of potential environmental concern listed in Section 5.0, through the collection and laboratory analysis of soil and groundwater samples from across the site.
- Council Searches and SafeWork NSW records were not available at the time of the reporting.
- Previous environmental contamination reports have not yet been provided for referencing during this Desktop Investigation.

## 7 CONCLUSION AND RECOMMENDATIONS

In response to the query sent to Aargus via email on Friday 9th August 2019:

*'If a part of the SP2 zoned land (i.e. Lot 118 being the north east corner of the site) is proposed to be rezoned or any new land uses (i.e. commercial uses) are proposed to be introduced under the SP2 zone under the SLEP 2012, the proposal will trigger clause 6 of SEPP 55. Any PSI report for the proposal should address clause 6 of SEPP 55 and why a DSI is not required given that the proposal only seeks consent to develop the air space and no excavation of the ground or contact with the soil is required for the SP2 zoned land. A DSI can be prepared for the broader Block A site as part of any future application consistent with clause 7 of SEPP 55',*

the proposed development wishes to construct the building twenty-stories above the air space of Lot 118 in DP1078271 (that being the north east corner of the site). As there are no inground works proposed in Lot 118 as part of this proposal, Clause 6 and/or Clause 7 of SEPP55 are not applicable and should not be triggered, therefore a PSI or DSI is not required.

The contaminants that may be present in some of these areas were considered to be low in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified. It is also recommended that a Hazardous Material Assessment be undertaken followed by an Asbestos and Lead Clearance Certificate.

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

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

For and on behalf of

**Aargus Pty Ltd**

**Written by:**



**Setareh Kazemi**

Environmental Scientist

**Reviewed By:**



**Mark Kelly**

Environmental Manager

## LIMITATIONS

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

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

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

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

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

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

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

## REFERENCES

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

- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra.
- Department of Urban Affairs and Planning – EPA (1998) “Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land”.
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1).
- NSW DEC “Guidelines for the NSW Site Auditor Scheme” (2006, 2<sup>nd</sup> edition). NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) – “Waste Classification Guidelines, Part 1: Classifying Waste”.
- NSW EPA “Guidelines for Consultants Reporting on Contaminated Sites” (2011). NSW Environment Protection Authority, Sydney.



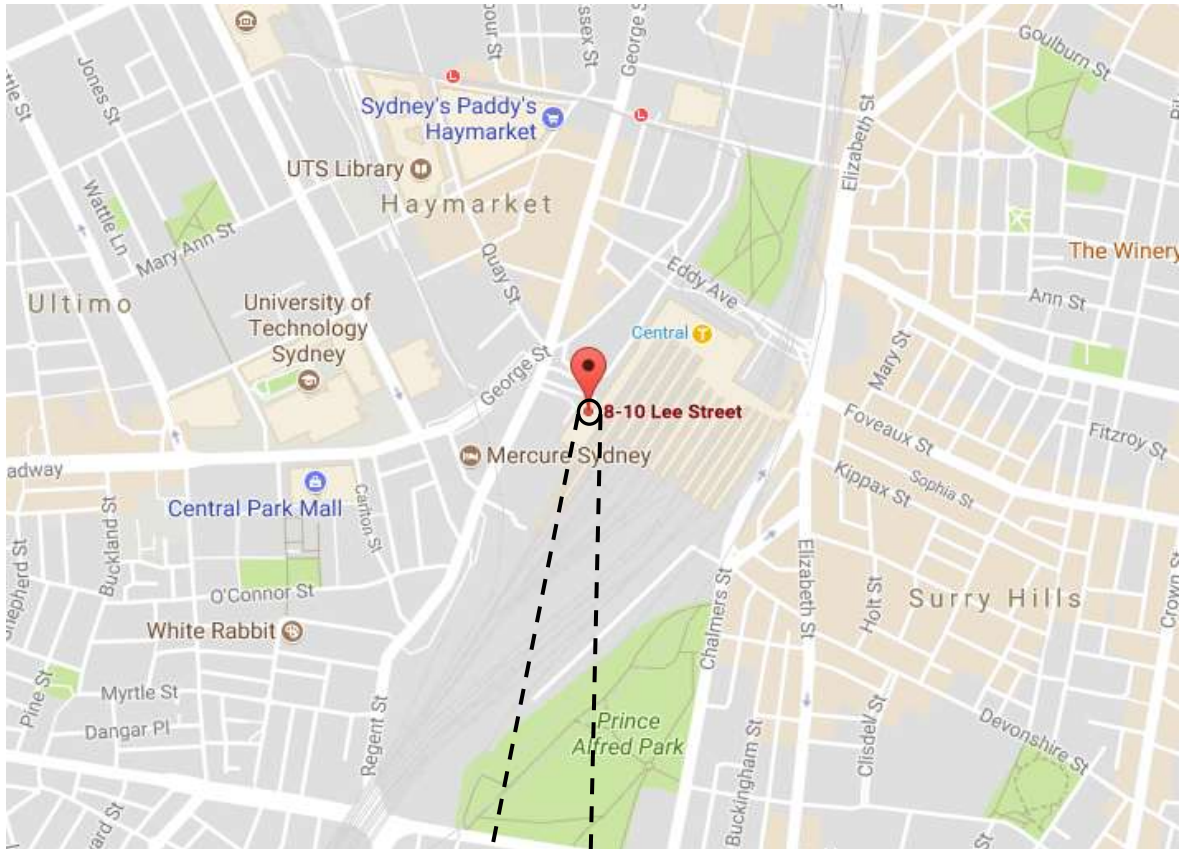
# APPENDIX A

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## SITE PLANS



# SITE LOCALITY MAP



## PROJECT DETAILS

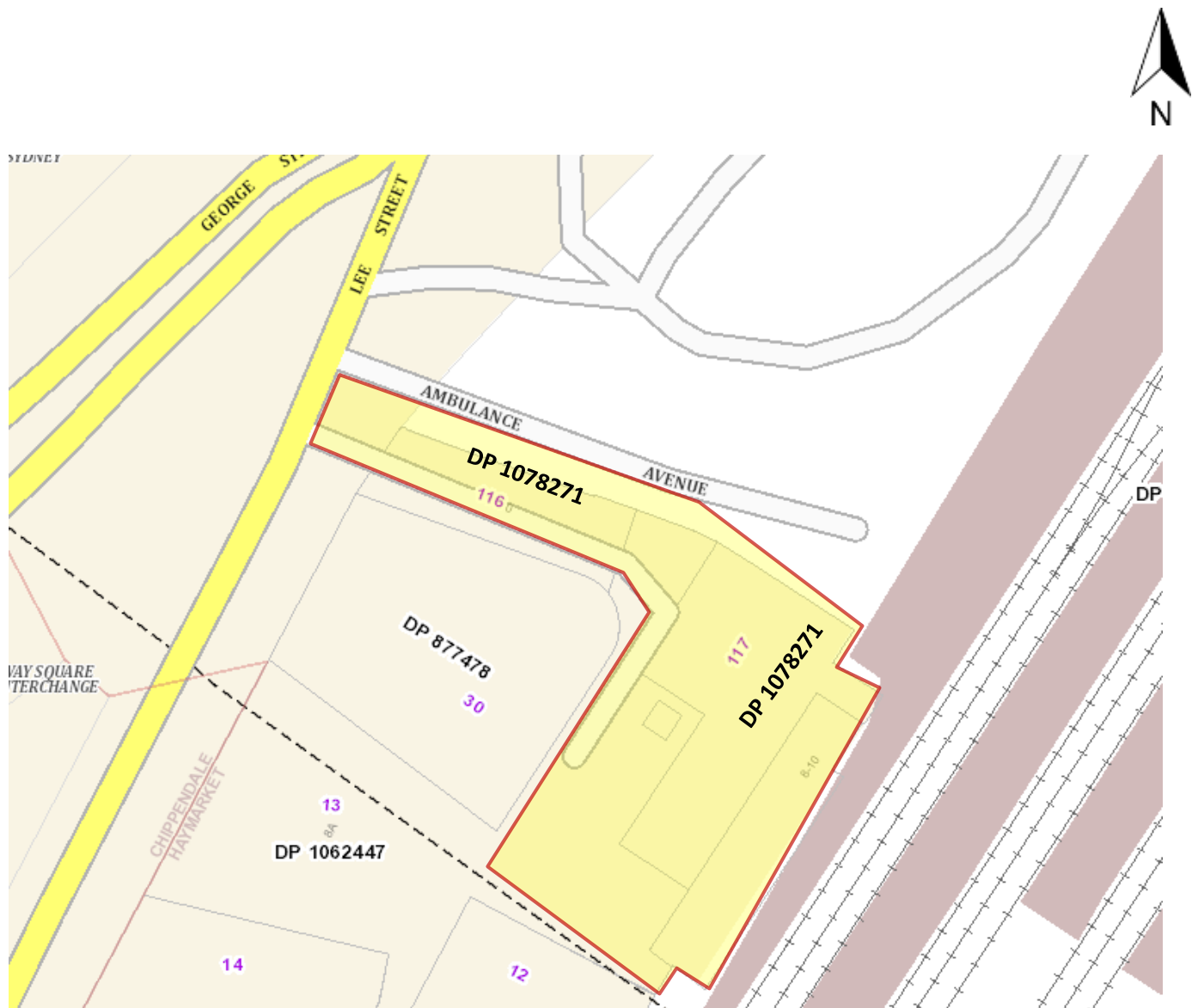
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Project No.	ES7106
Client	Atlassian Pty Ltd
Site Address	8-10 Lee Street, Haymarket NSW



## DRAWING DETAILS

Figure No.	1	Rev No.	0
Scale	As above	Size	A4
Drawn by	SP	Date	24.11.2016
Approved by	MK	Date	30.11.2016

# LOT & DEPOSITED PLAN



## PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES7106
Client	Atlassian Pty Ltd
Site Address	8-10 Lee Street, Haymarket NSW

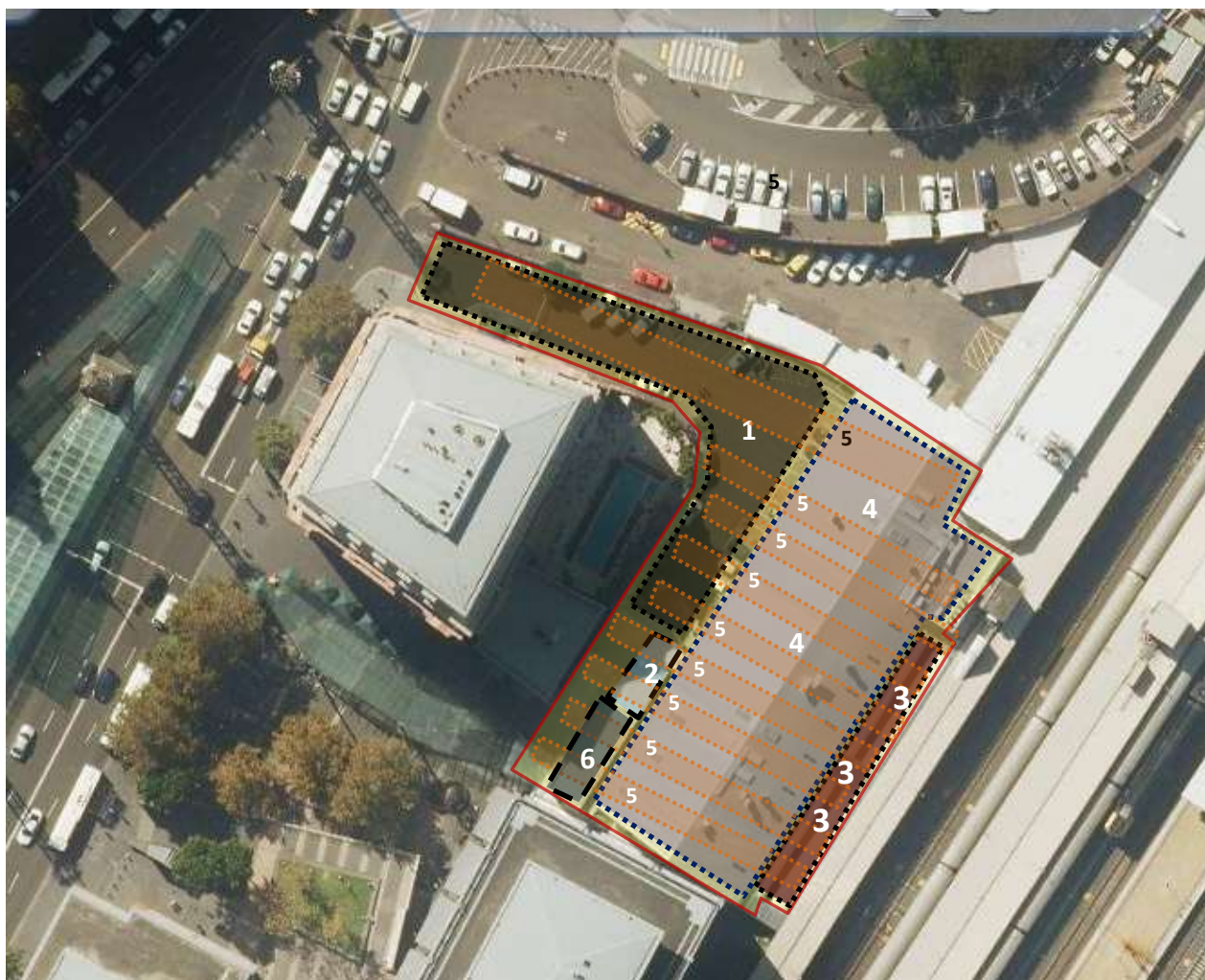


## DRAWING DETAILS

Figure No.	2	Rev No.	0
Scale	As above	Size	A4
Drawn by	SP	Date	24.11.2017
Approved by	MK	Date	30.11.2017



# SITE FEATURES



## SITE FEATURES - LEGEND

1. Bitumen driveway and carpark area
2. Outdoor timber alfresco, former swimming pool
3. Refurbished plywood rail carriages used for accommodation
4. Railway Square YHA, formerly the Inwards Parcel Sheds
5. Loading dock tunnels, services, corridors including offices, waste areas, amenities, plant rooms and catering warehouse
6. Newly constructed building as part of Railway Square YHA

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	3	Rev No.	0
Project No.	ES7106		Scale	As above	Size	A4
Client	Atlassian Pty Ltd		Drawn by	SP	Date	24.11.2017
Site Address	8-10 Lee Street, Haymarket NSW		Approved by	MK	Date	30.11.2017

# **APPENDIX B**

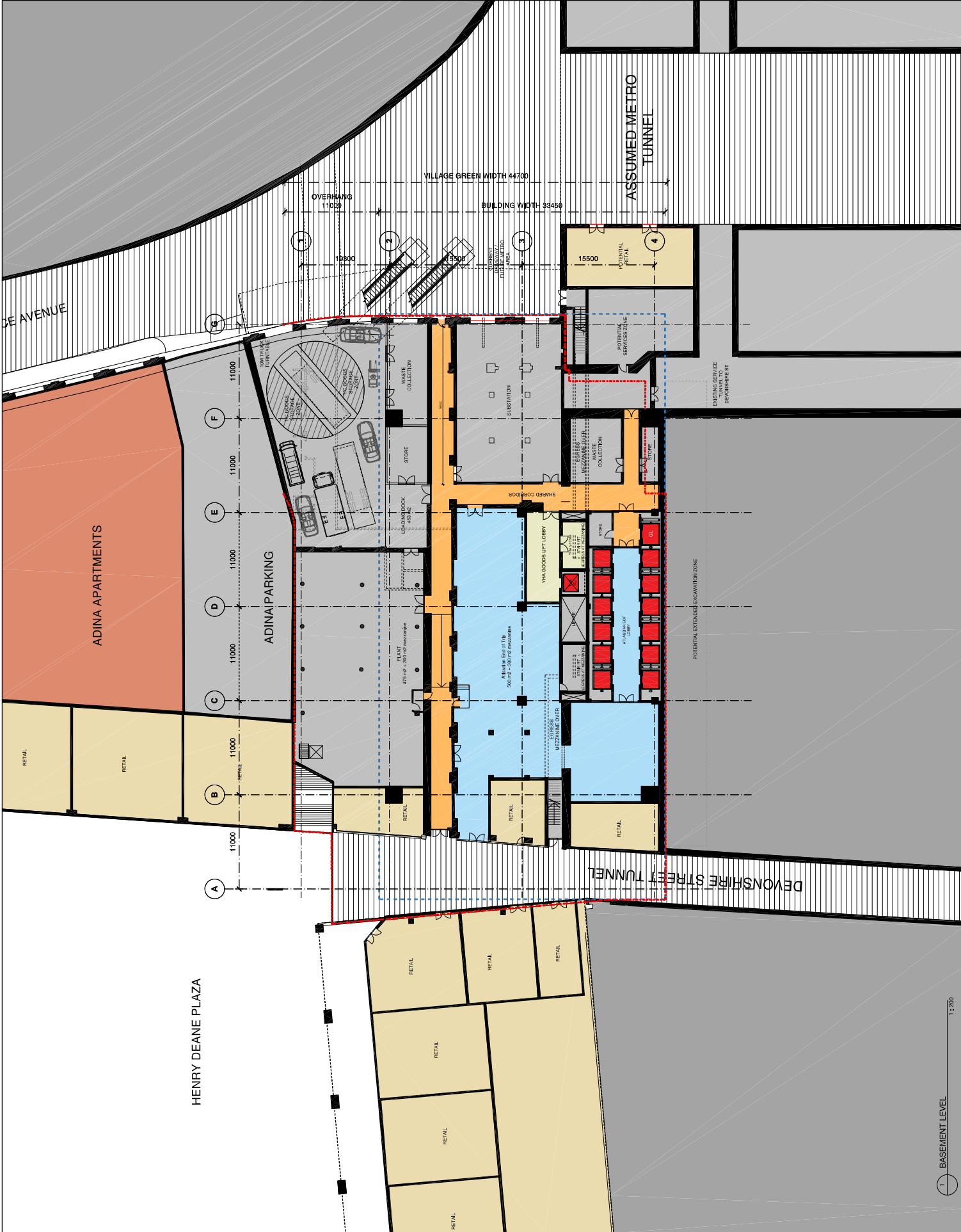
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## **SITE SURVEYS AND PROPOSED DEVELOPMENT PLANS**









Atlassian YHA  
YHA Central Station  
Ground Floor Level  
Base Case

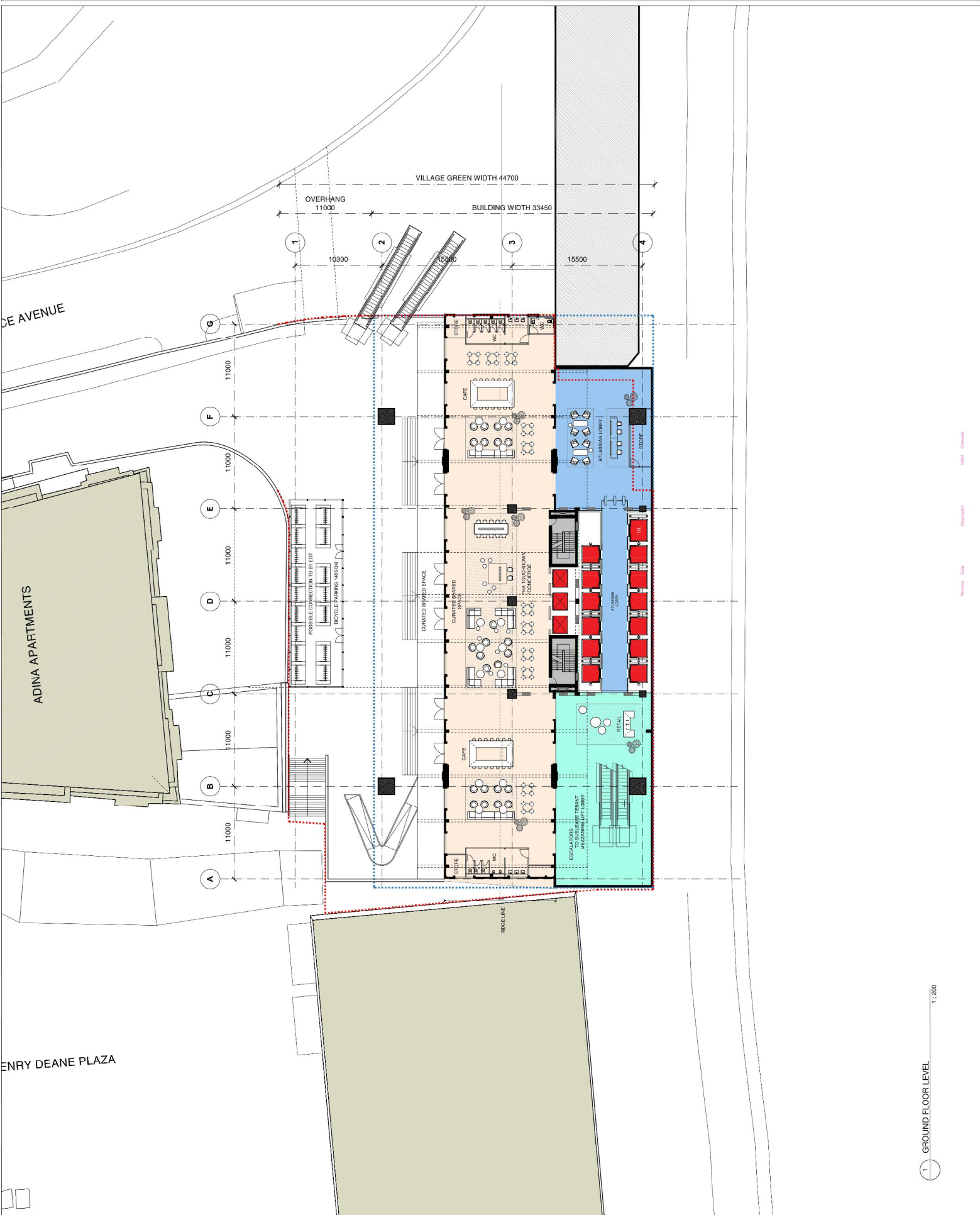
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 DS

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Plot File  
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A03.003 [A]

**Bates Smart Architects Pty Ltd** ABN 68 094 740 986

1 GROUND FLOOR LEVEL







Key

[illegible]

Quets/Twin	= 9
4 Share/Family	= 6
6 Share	= 2
1 DDA Twin	= 1
<b>TOTAL</b>	<b>= 17</b>

Atlassian YHA  
YHA Central Station  
YHA Reception Level  
Base Case



Drawing No. \_\_\_\_\_ [Revision] \_\_\_\_\_  
 --AZI Model Copyright© 2015 AZI, Inc.

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

1 YHA RECEPTION LEVEL 1:200

Revision	Date	Description	Initial	Checked
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BATES SMART<sup>TM</sup>

Key

[illegible]

Queen/Twin = 23  
4 Share/Family = 18  
6 Share = 5  
1 DOA = 1  
TOTAL = 46 Rooms  
148 Beds

Atlassian YHA  
YHA Central Station  
YHA Level 01  
Base Case

[illegible]

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

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

Rates Smart Architects Pty Ltd ABN 68 094 740 988

1 YHA TYPICAL LEVEL

[illegible]

Key

**McBourne** 1 Nicholson Street  
McBourne VIC 3000 Australia  
T 03 8664 6200 F 03 8664 6300  
email [info@batessmart.com.au](mailto:info@batessmart.com.au)  
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**McBourne** 1 Nicholson Street  
McBourne VIC 3000 Australia  
T 03 8664 6200 F 03 8664 6300  
email [info@batessmart.com.au](mailto:info@batessmart.com.au)  
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**BATES** SMART







Revision	Date	Description	Initial	Check
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Atlasian YHA  
YHA Central Station

Atlasian Typical Low Rise Level  
Base Case

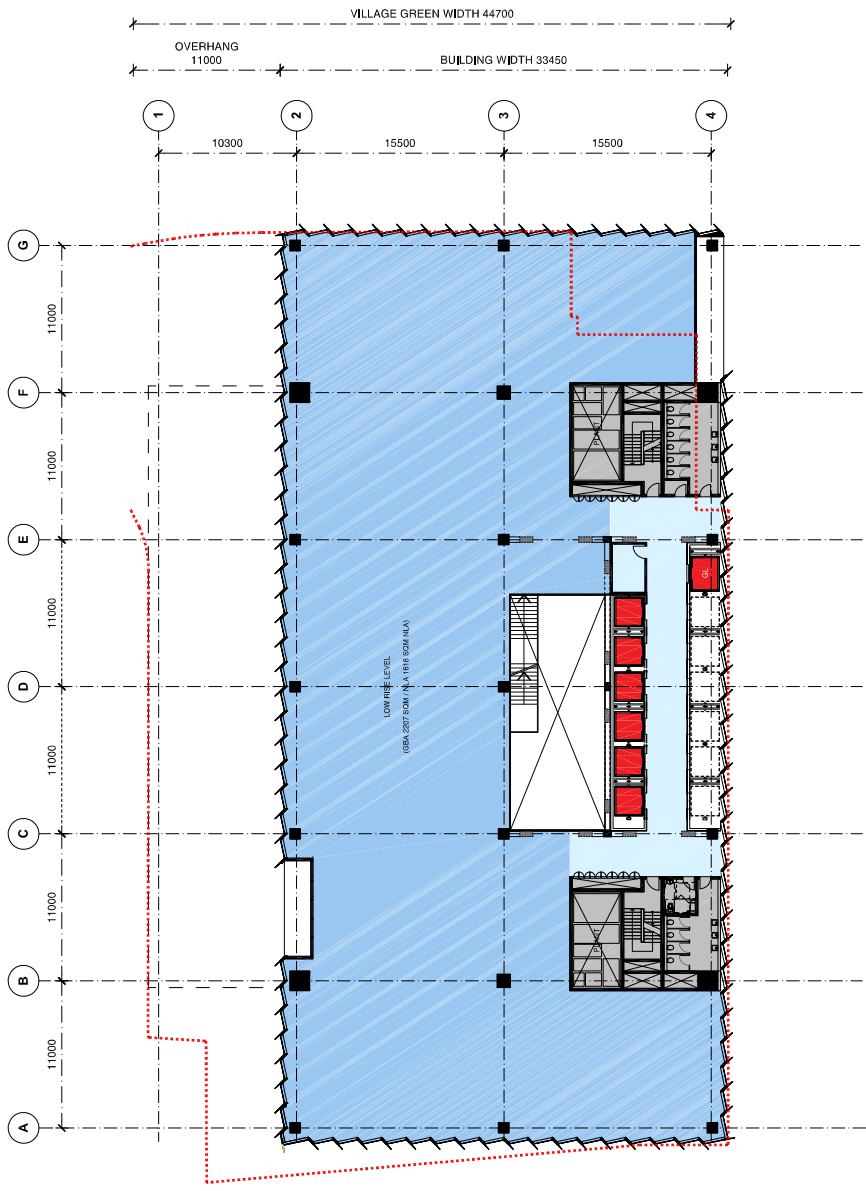
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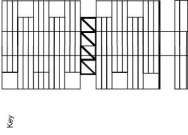
**Melbourne** 1 Nicholson Street  
Melbourne VIC 3000 Australia  
T 03 8664 6200 F 03 8664 6300  
email [melb@batesmart.com.au](mailto:melb@batesmart.com.au)  
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# BATES SMART



Check all dimensions and all conditions prior to commencement of any work. The purpose of this drawing is to provide a visual representation of the proposed design. It is not to be used for construction purposes. All dimensions are to be read in conjunction with all architectural documents and all other relevant documents. Do not scale drawings - refer to figure dimensions only. Any discrepancies shall be referred to the architect. All drawings may not be reproduced or distributed without prior permission from the architect.



EASTERN INSET POSSIBLE ADDITION

Atlasian YHA  
YHA Central Station  
Village Green Level  
Base Case




Project No: 14008A3  
Client: YHA  
Design: DS  
Status: Preliminary  
Date: December 6, 2017  
Drawing No: 121105  
Drawing Title: [Blank]  
Drawing Scale: [Blank]

A03.011 [A]

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key


 Atlasian YHA  
 YHA Central Station  
 Village Green Mezzanine Level  
 Base Case

**A03.012 [B]**

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<b>McBourne 1</b> Nicholson Street Melbourne VIC 3000 Australia T 03 9864 6200 F 03 9864 6300 email <a href="mailto:info@batesmart.com.au">info@batesmart.com.au</a> <a href="http://www.batesmart.com.au">http://www.batesmart.com.au</a>	<b>Sydney 43</b> Brisbane Street Surry Hills NSW 2010 Australia T 02 8364 5100 F 02 8364 5199 email <a href="mailto:syd@batesmart.com.au">syd@batesmart.com.au</a> <a href="http://www.batesmart.com.au">http://www.batesmart.com.au</a>
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Database Smart Architecture Division IBM ARN 68 004 740 088

**BATES**SMART™



Key

VILLAGE GREEN BUILDING WIDTH 44700

OVERHANG 11000

BUILDING WIDTH 33450

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10300 15500 15500

A B C D E F G

11000 11000 11000 11000 11000 11000

TERRACE 320 SQM

HIGH RISE HUB LEVEL  
(GSA 2200 SQM / A LA 1769 SQM IN LA)

RECEPTION

RECEPTION

RECEPTION

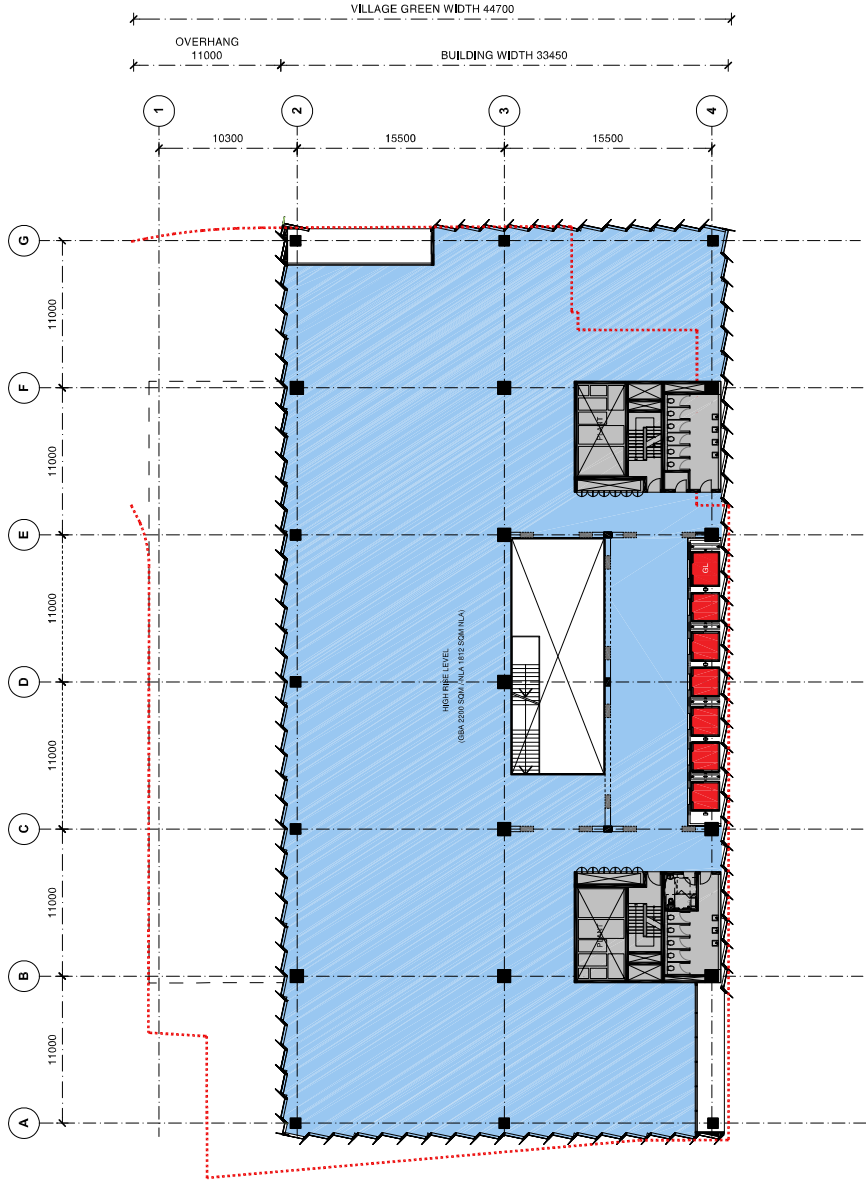
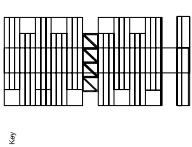
1 TYPICAL HIGH RISE LEVEL  
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TYPICAL HIGH RISE ELEVATION

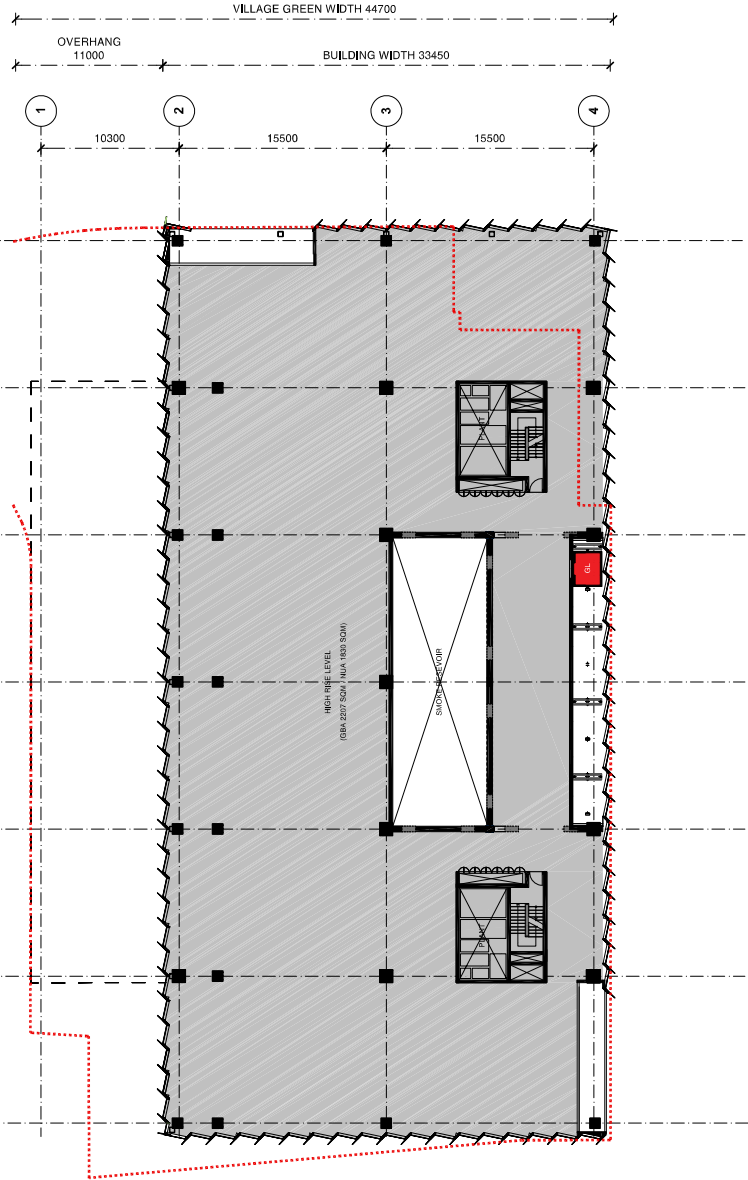
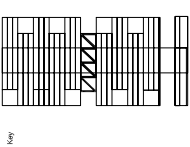
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Check all dimensions and details carefully prior to construction of any work. The contractor is responsible for ensuring that all dimensions and details are correct and for providing the necessary information to the relevant authorities. All dimensions to be used for construction shall be based on the latest approved documents. Do not scale drawings or refer to legend dimensions only. Any discrepancies shall be referred to the architect or engineer immediately. All drawings may not be reproduced or distributed without the permission of the architect or engineer.



Check all dimensions and details carefully prior to construction of any work. The contractor is responsible for ensuring that all dimensions and details are correct and for ensuring that all dimensions and details are correct and for ensuring that all dimensions and details are correct.



Revision data Description Date  
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Atlasian YHA  
YHA Central Station  
Roof Plan



Scale: 1:200  
Drawing No: A03.016 [A]  
Project No: 14008A3  
Client: YHA  
Design: DS  
Check: DS  
Status: Preliminary  
Date: December 8, 2017  
By: J. Bates  
For: J. Bates  
Drawn by: J. Bates  
Checked by: J. Bates  
Project No: 14008A3

A03.016 [A]  
Bates Smart Architects Pty Ltd  
Sydney 2015  
T 02 9554 0300 F 02 9554 0300  
E info@bates-smart.com.au  
W www.bates-smart.com.au  
Bates Smart Architects Pty Ltd  
Sydney 2015  
T 02 9554 0300 F 02 9554 0300  
E info@bates-smart.com.au  
W www.bates-smart.com.au

Key

Revision	Date	Description	Initial	Checked
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Atlassian YHA  
YHA Central Station  
Roof Level

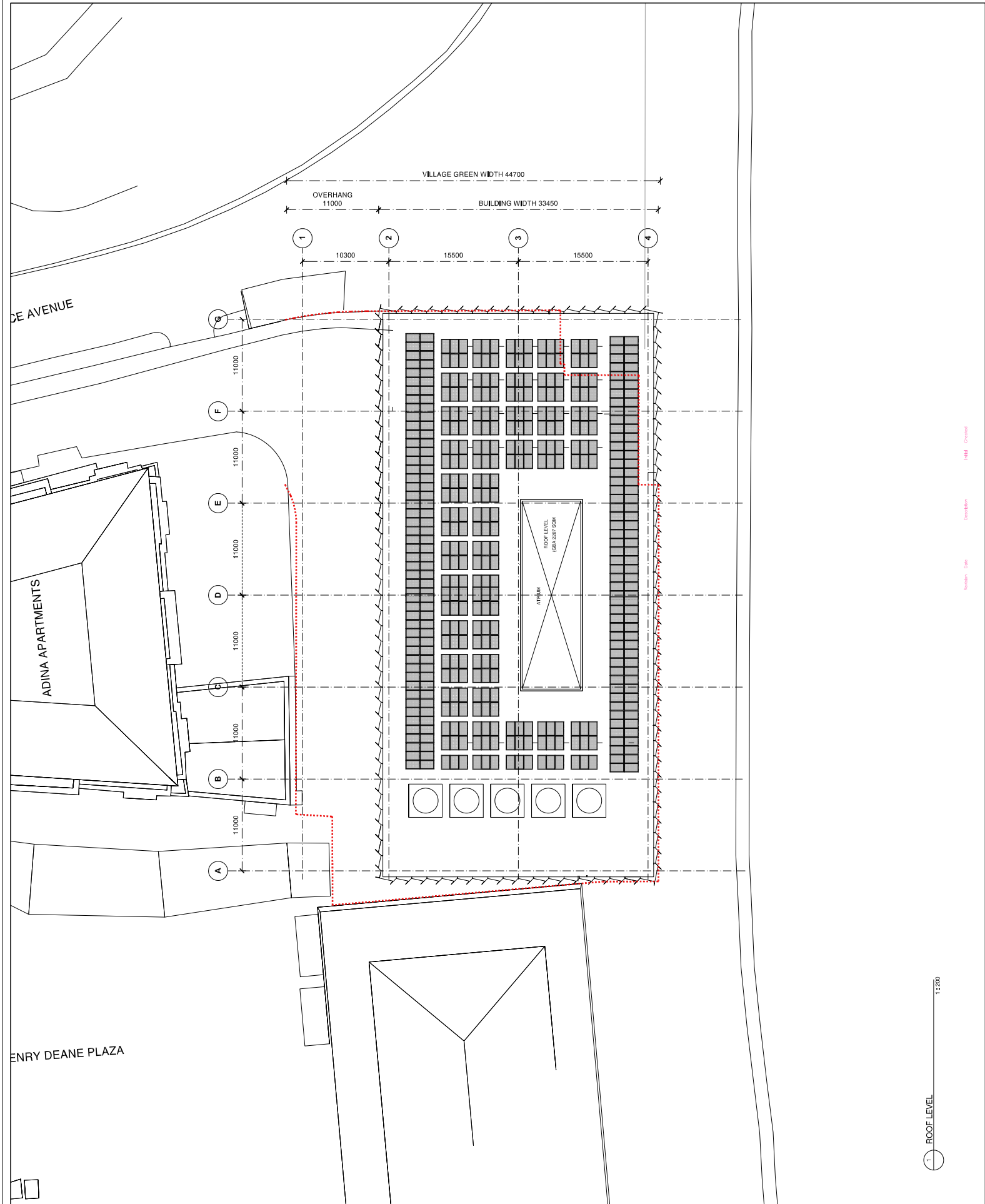


Sub	12:00@A1, 1:40@A3
Checked	DS
Drawn	OK
Project No.	12105
Status	Preliminary
Print Date	December 6, 2017
File Path	\\jc1\p\Projects\2010-2019\12105\main.dwg
Plotter	HP DesignJet 2717
Plot Size	11x17
Plot Scale	1:1
Plotter Driver	HP DesignJet 2717
Plotter Model	

A03.016 [A]

**McBourne** 1 Nicholson Street  
Melbourne VIC 3000 Australia  
T 03 8664 6200 F 03 8664 6300  
email [meb@batessmart.com.au](mailto:meb@batessmart.com.au)  
<http://www.batessmart.com.au>

**Dates Smart Architects Pty Ltd** ABN 68 094 740 988

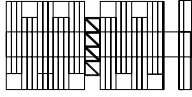
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**Check all dimensions and the connections** prior to commencement of any work. Be aware that the dimensions of the shop drawings may differ from the dimensions and the preparation of shop drawings under the fabrication of any components.

All drawings to be read in conjunction with all architectural documents and all other consultants documents.

Do not scale drawings - refer to stated dimensions only. Any discrepancies shall (hereinafter) be referred to the architect for clarification.

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



Key:

Revision	Date	Description	Initial	Checked
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Atlassian YHA  
YHA Central Station  
Short Section



Scale  
1:200@A1. 1:400@A3

Drawn 1:2006/A1, 1:4006/A3	Checked 1:2006/A1, 1:4006/A3
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DK DS

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Patient No. \_\_\_\_\_

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Project No.  
12105

Preliminary Status

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Plot Date

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Plot Date

December 6, 2017 plot file

[illegible]

A03.020 [A]

**Melbourne** 1 Nicholson Street  
**Sydney** 43 Brisbane Street

**Melbourne VIC 3000 Australia**  
T 03 8664 6200 F 03 8664 6300

email [mek@batessmart.com.au](mailto:mek@batessmart.com.au)  
<http://www.batessmart.com.au>

<http://www.balassmart.com.au>

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## 1 SHORT SECTION

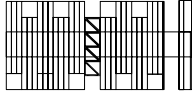
1:200

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**Check 4:** Drawings and the schedule prior to commencement of any work, for purchase, construction or installation of any equipment, shall be submitted to the architect for review. The schedule shall be prepared by the architect and the preparation of shop drawings and the fabrication of any components, materials or equipment shall be in accordance with the schedule. All drawings to be used in conjunction with all architectural documents and all other construction documents.

Do not scale drawings; refer to listed dimensions only. Any discrepancies should immediately be referred to the architect for clarification.

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Key:

Revision	Date	Description	Initial	Checked
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Atlassian YHA  
YHA Central Station  
Long Section



Scale  
1.2000 1.4000 1.6000 1.8000

Scale  
1:200@A1, 1:400@A3

Drawn  
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Project No.Project No.  
12105

**Status**  
**Preliminary**

Preliminary  
Plot Date

First Date  
December 6, 2017

Plot Figs  
<http://www.ncbi.nlm.nih.gov/geo/geoquery.cgi?acc=GSE12100&from=table>  
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Drawing No.

103 031 1A1

A03.021 [A]

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McBourne 1 Nicholson Street

Melbourne 1 Nicholson Street  
Melbourne VIC 3000 Australia

T 03 8684 6200 F 03 8684 6201  
email [melb@batesmart.com](mailto:melb@batesmart.com)

email [melb@batlessmart.com](mailto:melb@batlessmart.com)  
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Bates Smart Architects Pty

# DATA

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1 LONG SECTION

1:200

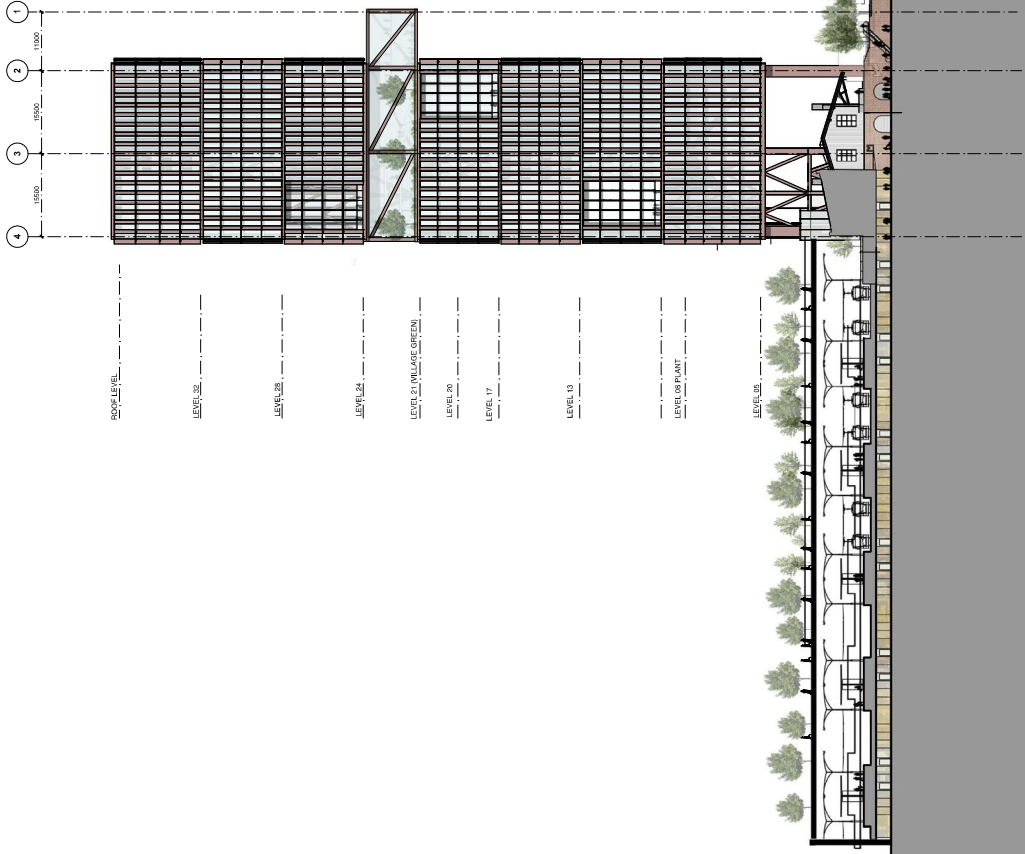
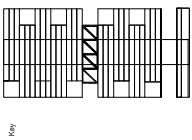
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Check all dimensions and the coordination of any work, the preparation of shop drawings and the fabrication of any components.

All drawings to be kept in conjunction with all architectural documents and all other documents relating to the project. Any discrepancies shall be referred to the architect for clarification.

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



Revision Date Description Initial Checked

Atlassian YHA  
YHA Central Station  
North Elevation



Scale 1:5000  
Drawing No. 12105  
Project No. 12105  
Drawing Title  
Drawing Date  
Drawing No. 12105  
Drawing Title  
Drawing Date  
Drawing No. 12105

A03.025 [A]

Midbourne 1 Nicholson Street  
Melbourne VIC 3000 Australia  
Phone: +61 (0)3 9594 1210  
Email: info@batesmart.com.au  
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 004 740 886

BATESSMART





LEGEND	
BENCH MARK	▲
TELSTRA PIT	■ TEL
LIGHT POLE	● LP
PIT WITH CONCRETE LID	□ CLID
PIT WITH METAL LID	□ MLID
STREET SIGN	⊠ SS
BOLLARD	○ BOL
ROAD TRAFFIC AUTHORITY	⊠ RTA
DRAIN	○ DRN
KERB INLET PIT	■ KIP
SEWER INSPECTION POINT	○ SIP
SEWER MANHOLE	○ SMH
STOP VALVE	⊠ SV
FIRE HYDRANT	■ FHYD
GAS VALVE	⊠ GAS
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
WINDOW	W
DOOR	D
HEAD/SILL	H/S
GAS (DBYD)	— G —
TELSTRA (DBYD)	— T —
WATER (DBYD)	— W —
STORMWATER (DBYD)	— SW —
SEWER (DBYD)	— S —
ELECTRICITY (OVERHEAD)	— P —
ELECTRICITY (U'GROUND) (DBYD)	— E —
NATIONAL BROADBAND NETWORK (DBYD)	— NBN —

- NOTES
1. THE BOUNDARIES HAVE NOT BEEN MARKED
  2. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY
  3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM168140 R.L. 16.115 (A.H.D.) IN AMBULANCE AVENUE
  4. CONTOUR INTERVAL 0.5 m
  5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
  6. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
  7. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
  8. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
  9. 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
  10. SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
  11. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

NOTE:-  
EASEMENTS & RIGHT OF WAYS TO BE ADDED



REFER TO NOTES AND LEGEND



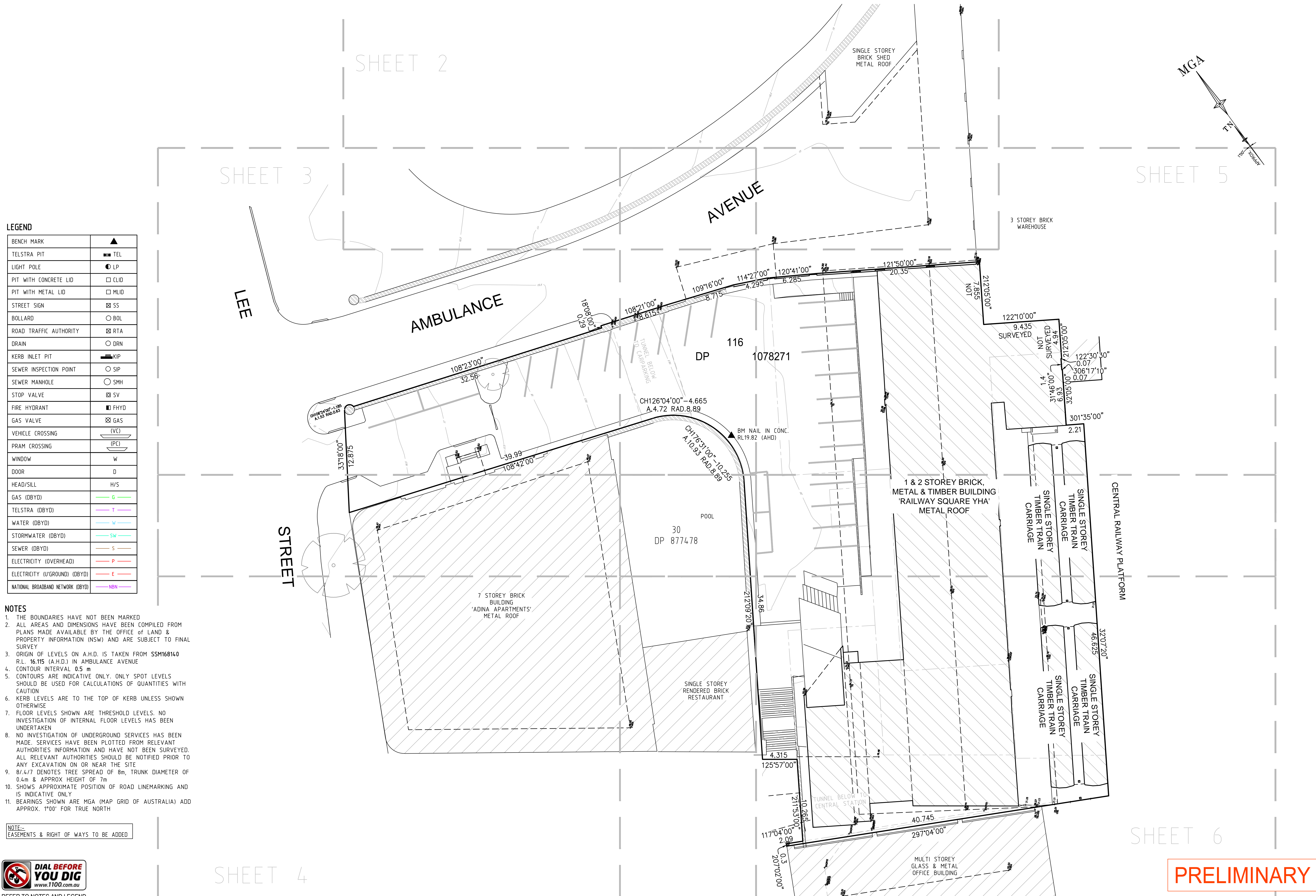
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Revision	Date	Description	Reference

THIS IS THE PLAN REFERRED TO  
IN MY LETTER DATED:  
.....  
Registered Surveyor NSW



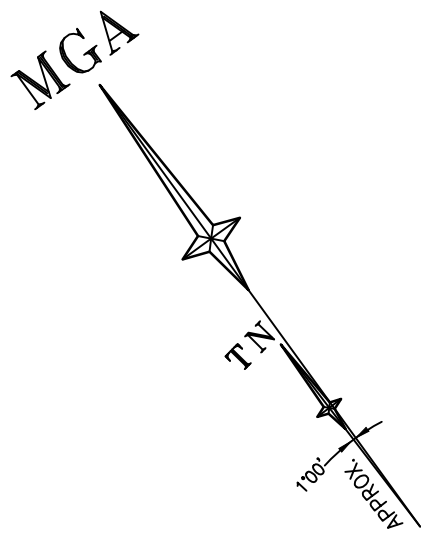
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Drawing title  
PLAN OF DETAIL AND LEVELS OVER LOT 116 IN  
DP1078271 KNOWN AS 'YHA RAILWAY SQUARE' AT  
No.8-10 LEE STREET, HAYMARKET

datum  
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site Area  
3487m<sup>2</sup>  
LGA  
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reference  
number  
50176 001DT  
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Registered Surveyor NSW



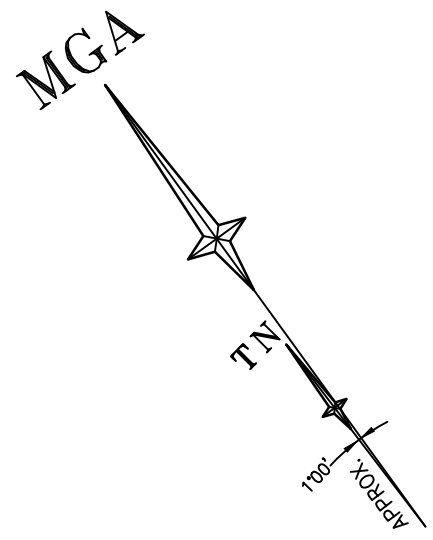
Suite 1, Level 1  
810 Pacific Highway  
Gordon NSW 2072  
Locked Bag 5  
Gordon NSW 2072  
P 1300 587 000  
F 02 9499 7760  
www.ltsl.com.au

Client ATASSIAN PTY LTD  
Drawing title  
PLAN OF DETAIL AND LEVELS OVER LOT 116 IN  
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PRELIMINARY

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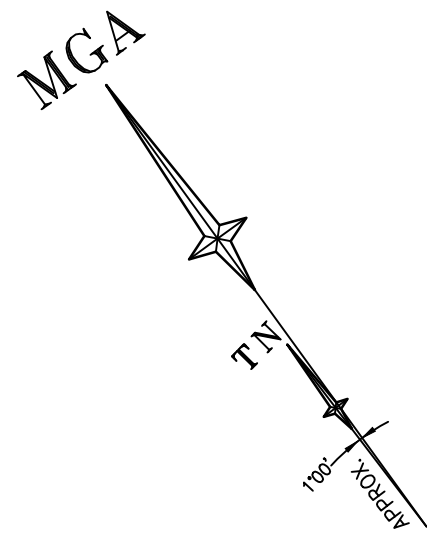
Suite 1, Level 1  
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date of survey  
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STREET

7 STOREY BRICK BUILDING  
'ADINA APARTMENTS'  
METAL ROOF

30  
DP 877478

POOL

SINGLE STOREY  
RENDERED BRICK  
RESTAURANT



REFER TO NOTES AND LEGEND



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Registered Surveyor NSW

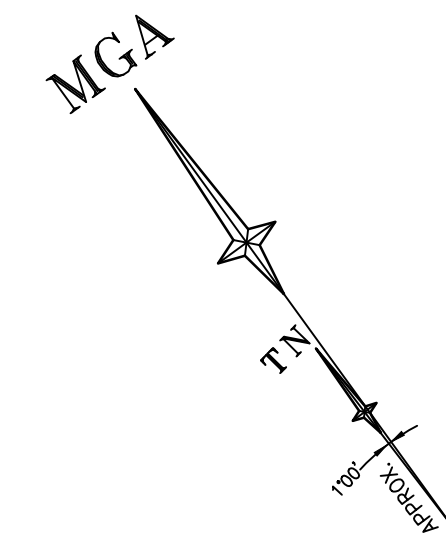
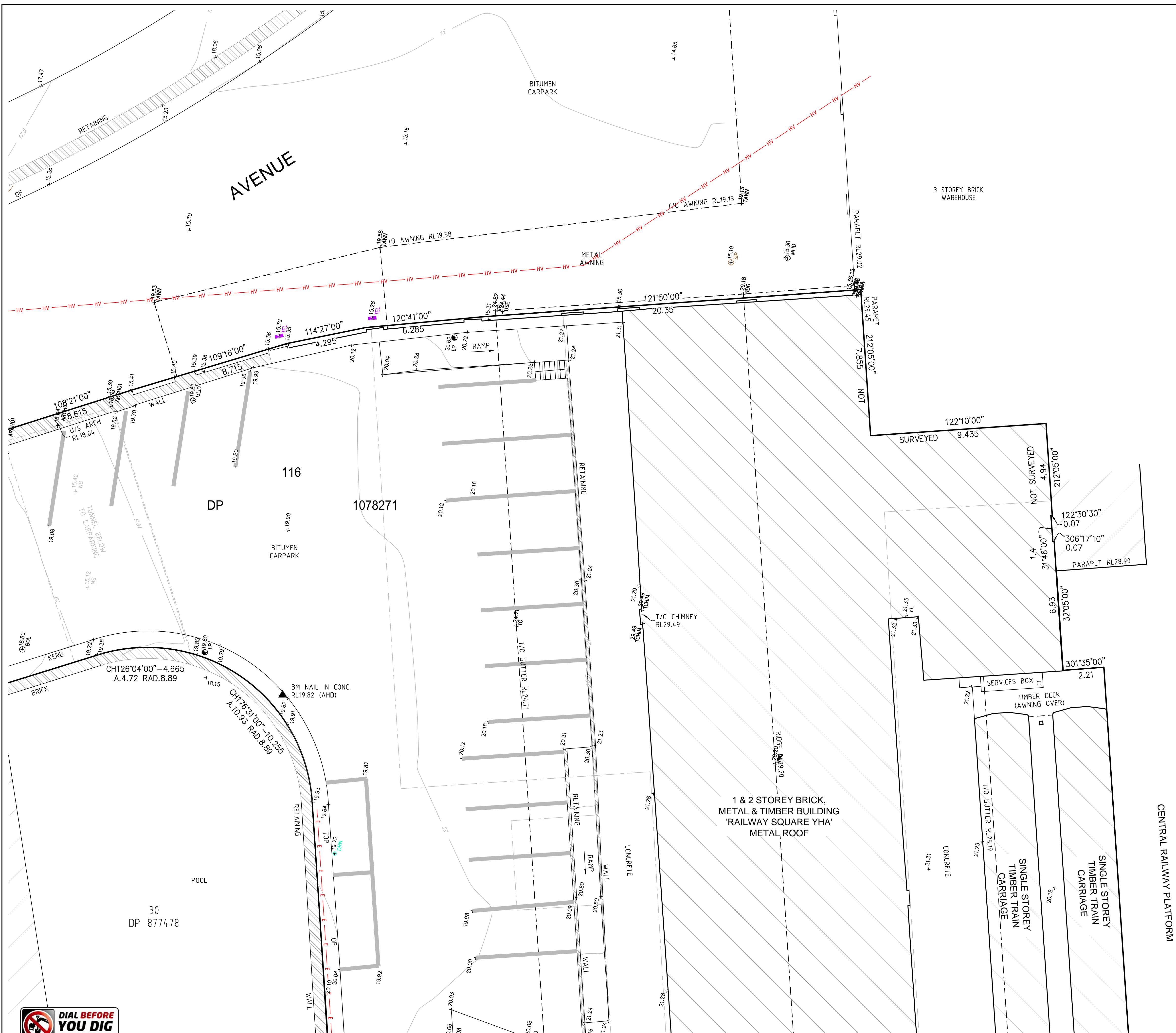


Suite 1, Level 1  
810 Pacific Highway  
Gordon NSW 2072  
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Drawing title  
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Gordon NSW 2072  
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Drawing title  
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DP1078271 KNOWN AS 'YHA RAILWAY SQUARE' AT  
No.8-10 LEE STREET, HAYMARKET

PRELIMINARY

datum AHD	reference number	50176 001DT
site Area 3487m <sup>2</sup>	scale 1:250 @A1	date of survey 22/11/17
LGA SYDNEY	SHEET 7	OF 5





SINGLE STORE  
RENDERED BRIC  
RESTAURANT

1 & 2 STOREY BRICK,  
METAL & TIMBER BUILDING  
'RAILWAY SQUARE YHA'  
METAL ROOF

CENTRAL RAILWAY PLATFORM

SINGLE STOREY  
TIMBER TRAIN  
CARRIAGE

SINGLE STORE  
TIMBER TRAIN  
CARRIAGE

TIMBER DECK  
(AWNING OVER

SINGLE STOREY  
TIMBER TRAIN  
CARRIAGE

SINGLE STOREY  
TIMBER TRAIN  
CARRIAGE

TIMBER DECK  
(AWNING OVER)

1

AIR CONDITIONING

MULTI STOREY  
GLASS & METAL  
OFFICE BUILDING



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.....  
Registered Surveyor NSW



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810 Pacific Highway  
Gordon NSW 2072  
Locked Bag 5  
Gordon NSW 2072  
P 1300 587 000  
F 02 9499 7740

Client ATLISSIAN PTY LTD  
Drawing title  
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NO 8-10 LEE STREET, HAMMARKET

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site Area 3487m <sup>2</sup>	scale 1:250 @A1	date of survey 22/11/17
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IN MY LETTER DATED:  
  
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Registered Surveyor NSW

LOCKLEY  
Registered Surveyors NSW  
www.ltsl.com.au

Suite 1, Level 1  
810 Pacific Highway  
Gordon NSW 2072  
Locked Bag 5  
Gordon NSW 2072  
P 1300 587 000  
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OF 7 | 7



DIAGRAM OF STRATUM HEIGHT LIMITS

PRELIMINARY



# APPENDIX C

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## SITE PHOTOGRAPHS



## SITE PHOTOGRAPHS

<b>Client:</b>	Atlassian Pty Ltd
<b>Project:</b>	Preliminary Site Investigation
<b>Site Location:</b>	8-10 Lee Street, Haymarket
<b>Job No.:</b>	ES7106
<b>Photos Taken By:</b>	SP



**Photograph N° 1**



View of: Bitumen car park area  
Looking: South  
Inspected on 24.11.2017

**Photograph N° 2**



View of: Oil staining on bitumen car park area  
Looking: East

**Photograph N° 3**



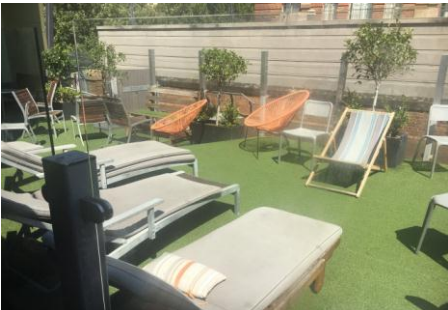
View of: Refurbished dormitory Rail Carriages  
Looking: South  
Inspected on 24.11.2017

**Photograph N° 4**



View of: Detergents and Chemicals within Cleaner's Store Room  
Inspected on 24.11.2017

**Photograph N° 5**



View of : Former swimming pool now covered  
Looking: South  
Inspected on 24.11.2017

**Photograph N° 6**



View of : Second floor corridor YHA building  
Inspected on 24.11.2017

## SITE PHOTOGRAPHS

<b>Client:</b>	Atlassian Pty Ltd
<b>Project:</b>	Preliminary Site Investigation
<b>Site Location:</b>	8-10 Lee Street, Haymarket
<b>Job No.:</b>	ES7106
<b>Photos Taken By:</b>	SP



**Photograph N° 7**



View of: Lower level service tunnels  
Inspected on 24.11.2017

**Photograph N° 8**



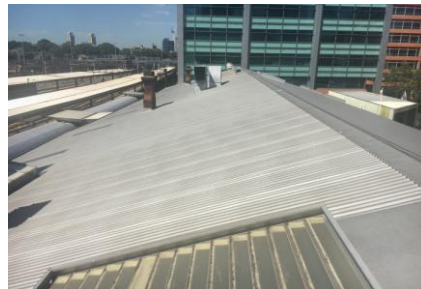
View of : Flaking paint within underground service tunnels. May contain Lead.  
Inspected on 24.11.2017

**Photograph N° 9**



View of : Lower level catering warehouse with coolrooms  
Inspected on 24.11.2017

**Photograph N° 10**



View of : New corrugated metal sheet roofing above YHA Building  
Looking: South  
Inspected on 24.11.2017

# APPENDIX D

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## LAND TITLES



# TITLE SEARCH

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

No. 71

Search certified to:

27/11/2017 9:32 AM

COMPUTER FOLIO REFERENCE	
116/1078271A	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
1	23/8/2011

Page 1

SUB FOLIO

LAND

-----

FEE SIMPLE IN LOT 116 IN DEPOSITED PLAN 1078271

AT HAYMARKET

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ST LAWRENCE COUNTY OF CUMBERLAND

TITLE DIAGRAM DP1078271

FIRST SCHEDULE

-----

RAIL CORPORATION NEW SOUTH WALES

SECOND SCHEDULE (54 NOTIFICATIONS)

-----

- 1 V570388 LAND EXCLUDES MINERALS
- 2 V861363 LAND EXCLUDES MINERALS
- 3 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN THE TITLE DIAGRAM
- 4 DP877478 RIGHT OF WAY (LIMITED IN HEIGHT) DESIGNATED (B) AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP877478 EASEMENT FOR OVERHANG 0.9 METRE(S) WIDE DESIGNATED (E4) AFFECTING THE PART(S) OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP877478 EASEMENT FOR AWNING 3.2 METRES WIDE DESIGNATED (E3) AFFECTING THE PART(S) OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP877478 EASEMENT FOR SUPPORT 6.5 METRES WIDE APPURTENANT TO THE PART(S) OF THE LAND ABOVE DESCRIBED FORMERLY SHOWN AS BEING LOT 6 IN DP880518

END OF PAGE 1 - CONTINUED OVER

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

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# HISTORICAL TITLE SEARCH

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

No. 72

Search certified to: 27/11/2017 9:42AM

Computer Folio Reference: 116/1078271

Page 1

First Title(s): OLD SYSTEM

Prior Title(s): 16/1062447      ~~16/1062447~~

Recorded	Number	Type of Instrument	C.T. Issue
8/12/2005	DP1078271	DEPOSITED PLAN	FOLIO CREATED EDITION 1
7/5/2007	AD96764	LEASE	EDITION 2
11/5/2007	AD111481	SUB-LEASE	
23/8/2011	AG403771	REQUEST	
23/8/2011	AG403771	SUB FOLIOS CREATED:	
		116/1078271A-B.	

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

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72

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



# TITLE SEARCH

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

No. 81

**WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\***

COMPUTER FOLIO REFERENCE
16/1062447
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE
<b>CANCELLED</b>

Page 1

LAND

---

LOT 16 IN DEPOSITED PLAN 1062447

AT SYDNEY

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ST LAWRENCE COUNTY OF CUMBERLAND

TITLE DIAGRAM DP1062447

## FIRST SCHEDULE

---

RAIL CORPORATION OF NEW SOUTH WALES

## SECOND SCHEDULE (38 NOTIFICATIONS)

---

- 1 V570388 LAND EXCLUDES MINERALS
- 2 V861363 LAND EXCLUDES MINERALS
- 3 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN THE TITLE DIAGRAM
- 4 DP877478 EASEMENT FOR SUPPORT 6.5 METRE(S) WIDE APPURTENANT TO THE PART OF THE LAND ABOVE DESCRIBED FORMERLY 6/880518
- 5 DP877478 RIGHT OF WAY (LIMITED IN STRATUM AND DESIGNATED (B)) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP877478 EASEMENT FOR OVERHANG 0.9 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP877478 EASEMENT FOR AWNING 3.2 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 6151739 EASEMENT FOR SHELTER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE WHOLE OF LOT 2 IN DP804113
- 9 9750952 RIGHT OF WAY 4 METRE(S) WIDE AND VARIABLE WIDTH LEE STREET LEVEL TO GROUND LEVEL AFFECTING THE PART(S)

END OF PAGE 1 - CONTINUED OVER

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**FOLIO CANCELLED**

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# HISTORICAL TITLE SEARCH

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

No. 82

Search certified to: 27/11/2017 9:47AM

Computer Folio Reference: 16/1062447

Page 1

First Title(s): OLD SYSTEM

Prior Title(s): (32/877478 ) 3/880518

6-7/880518

Recorded	Number	Type of Instrument	C.T. Issue
9/6/2004	DP1062447	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/12/2005	DP1078271	DEPOSITED PLAN	FOLIO CANCELLED

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

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82

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# TITLE SEARCH

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

No. 21

WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\*

COMPUTER FOLIO REFERENCE
32/877478
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE
CANCELLED

Page 1

LAND

LOT 32 IN DEPOSITED PLAN 877478

AT SYDNEY

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ST LAWRENCE COUNTY OF CUMBERLAND

TITLE DIAGRAM DP877478

## FIRST SCHEDULE

RAIL CORPORATION OF NEW SOUTH WALES

(AP AA651710)

## SECOND SCHEDULE (44 NOTIFICATIONS)

1 THE LAND WITHIN DESCRIBED IS LIMITED IN STRATUM IN THE MANNER  
INDICATED IN THE TITLE DIAGRAM

2 V861363 LAND EXCLUDES MINERALS

3 V570388 LAND EXCLUDES MINERALS

4 3291490 EASEMENT FOR OPERATION OVER RAMPS AND COLONNADE  
AFFECTING THE PART(S) AS SHOWN IN DEPOSITED PLAN  
267881 AND AS MORE FULLY SET OUT IN 3291490  
3589933 NOW VESTED IN THE TRANSPORT ADMINISTRATION  
CORPORATION

5 5188309 LEASE TO ANDREW MIN OF SHOP 21, CENTRAL RAILWAY  
STATION DEVONSHIRE TUNNEL CONCOURSE. EXPIRES:  
31/5/2003.

6 DP880518 RIGHT OF FOOTWAY LIMITED IN STRATUM APPURTENANT TO  
THE LAND ABOVE DESCRIBED AFFECTING THE LAND DESIGNATED  
(E) IN DP880518

7 5476759 LEASE TO EXCHANGE CORPORATION AUSTRALIA PTY LIMITED  
OF SHOP 13, EDDY AVENUE RAMP, CENTRAL RAILWAY STATION.  
EXPIRES: 31/7/2003. OPTION OF RENEWAL: 5 YEARS.

END OF PAGE 1 - CONTINUED OVER

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**FOLIO CANCELLED** PRINTED ON 27/11/2017

21

5

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**HISTORICAL TITLE SEARCH**Certificate issued under Section 96G  
of the Real Property Act 1900

No. 13

Search certified to: 27/11/2017 9:57AM  
Computer Folio Reference: 32/877478

Page 1

First Title(s): OLD SYSTEM  
Prior Title(s): 3/804113

Recorded	Number	Type of Instrument	C.T. Issue
25/5/1998 <sup>8</sup>	DP877478	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
27/5/1998	5002925	LEASE	EDITION 1
27/5/1998	5002926	LEASE	EDITION 2
27/5/1998	5014565	DEPARTMENTAL DEALING	
11/8/1998	5188309	LEASE	EDITION 3
18/9/1998	5274908	LEASE	EDITION 4
23/9/1998	DP880518	DEPOSITED PLAN	
11/1/1999	5476759	LEASE	EDITION 5
4/2/1999	5569135	LEASE	
4/2/1999	5569136	TRANSFER OF LEASE	EDITION 6
25/6/1999	5931231	LEASE	EDITION 7
18/8/1999	6022393	LEASE	
18/8/1999	6077776	LEASE	
18/8/1999	6086698	LEASE	EDITION 8
27/10/1999	6151739	TRANSFER	EDITION 9
2/3/2000	6534787	LEASE	EDITION 10
8/3/2000	DP1010692	DEPOSITED PLAN	

END OF PAGE 1 - CONTINUED OVER

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



**HISTORICAL TITLE SEARCH**Certificate issued under Section 96G  
of the Real Property Act 1900

No. 13

Search certified to: 27/11/2017 9:57AM  
Computer Folio Reference: 32/877478

Page 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
10/4/2000	6649661	LEASE	
10/4/2000	6687407	LEASE	EDITION 11
11/12/2000	7191599	LEASE	
11/12/2000	7261754	CHANGE OF NAME	
11/12/2000	7261755	SUB-LEASE	
11/12/2000	7261756	SUB-LEASE	EDITION 12
20/2/2001	7294678	LEASE	EDITION 13
22/3/2001	7444645	LEASE	EDITION 14
7/6/2001	7511956	LEASE	EDITION 15
3/9/2001	7685491	LEASE	EDITION 16
18/10/2001	7923800	LEASE	EDITION 17
24/10/2001	8052752	LEASE	EDITION 18
26/11/2001	8089141	LEASE	EDITION 19
28/12/2001	8173661	LEASE	EDITION 20
28/12/2001	8235801	DEPARTMENTAL DEALING	EDITION 21
22/5/2002	8536950	LEASE	EDITION 22
29/5/2002	8640344	LEASE	EDITION 23
1/10/2002	8996704	DEPARTMENTAL DEALING	EDITION 24
19/11/2002	9019786	REQUEST	

END OF PAGE 2 - CONTINUED OVER

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**HISTORICAL TITLE SEARCH**Certificate issued under Section 96G  
of the Real Property Act 1900

No. 13

Search certified to: 27/11/2017 9:57AM

Computer Folio Reference: 32/877478

Page 3

Recorded	Number	Type of Instrument	C.T. Issue
19/11/2002	9019787	SURRENDER OF LEASE	EDITION 25
19/11/2002	9088717	LEASE	
22/11/2002	9022910	LEASE	EDITION 26
19/12/2002	9202295	LEASE	EDITION 27
14/2/2003	9318513	LEASE	EDITION 28
14/2/2003	9318514	LEASE	
20/2/2003	9394508	TRANSFER OF LEASE	EDITION 29
18/7/2003	9750974	TRANSFER GRANTING EASEMENT	EDITION 30
8/8/2003	9860637	LEASE	EDITION 31
11/9/2003	9914359	LEASE	
11/9/2003	9914371	LEASE	
11/9/2003	9952928	LEASE	
11/9/2003	9929721	LEASE	EDITION 32
23/9/2003	9999124	TRANSFER OF LEASE	
23/9/2003	9999125	TRANSFER OF LEASE	
30/9/2003	AA21981	VARIATION OF LEASE	EDITION 33
5/12/2003	AA149228	LEASE	EDITION 34
12/12/2003	AA248736	SURRENDER OF LEASE	
12/12/2003	AA248737	LEASE	EDITION 35
9/1/2004	AA268383	LEASE	EDITION 36

END OF PAGE 3 - CONTINUED OVER

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



# HISTORICAL TITLE SEARCH

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

No. 13

Search certified to: 27/11/2017 9:57AM  
Computer Folio Reference: 32/877478

Page 4

Recorded	Number	Type of Instrument	C.T. Issue
3/2/2004	AA329109	LEASE	
3/2/2004	AA329113	TRANSFER OF LEASE	EDITION 37
27/5/2004	AA651710	APPLICATION	
9/6/2004	DP1062447	DEPOSITED PLAN	FOLIO CANCELLED
20/7/2016	AK607998	DEPARTMENTAL DEALING	

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

jsteyns

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# HISTORICAL TITLE SEARCH

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

No. 80

Search certified to: 27/11/2017 11:00AM

Computer Folio Reference: 1/509570

Page 1

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 9823 FOL 64

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/8/1990	Z114308	LEASE	EDITION 1
18/12/1990	DP804113	DEPOSITED PLAN	
1/3/1991	Z530100	DEPARTMENTAL DEALING	
17/7/1991	Z777612	DEPARTMENTAL DEALING	
19/5/1994	U277850	DEPARTMENTAL DEALING	FOLIO CANCELLED

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

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80

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# TITLE SEARCH

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

No. 79

WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\*

COMPUTER FOLIO REFERENCE
1/509570
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE
CANCELLED

Page 1

LAND

LOT 1 IN DEPOSITED PLAN 509570

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ST LAWRENCE COUNTY OF CUMBERLAND

TITLE DIAGRAM DP509570

FIRST SCHEDULE

STATE RAIL AUTHORITY OF NEW SOUTH WALES

(L 2114308)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS (S.134 PUBLIC WORKS ACT, 1900)

2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)

3 Z114308 LEASE TO FANOURI GEORGAMLIS & MARY GEORGAMLIS AS

JOINT TENANTS OF PREMISES KNOWN AS CENTRAL DEVONSHIRE

ST, NO 16 KIOSK SYDNEY, AS SHOWN 30.2 SQUARE METRES IN

PLAN WITH Z114308. EXPIRES 29.3.1995

\* 4 U277850 \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\* NEW FOLIOS

CREATED FOR LOTS 1 TO 3 IN DP804113

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES

NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED

CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS

RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE

IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND

COMPRISED IN THIS FOLIO.

Z530100 NOTE: LOTS 1, 2, 3 & 4, DP804113 ACQUIRED FOR RAILWAY

PURPOSES GAZ 25.1.91 FOL 817

END OF PAGE 1 - CONTINUED OVER

doccopl

**FOLIO CANCELLED**

PRINTED ON 27/11/2017

79

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# TITLE SEARCH

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

No. 79

**WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\***

Page 2

COMPUTER FOLIO REFERENCE
1/509570
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE
CANCELLED

NOTATIONS (CONTINUED)

-----  
Z777612 NOTE: DE804113 RESCISSION OF RESUMPTION OF LAND FOR RAILWAY  
PURPOSES GAZ. 10.5.1991 FOL 3675

UNREGISTERED DEALINGS: NIL

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

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**FOLIO CANCELLED** PRINTED ON 27/11/2017 79

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# HISTORICAL TITLE SEARCH

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

No. 77

Search certified to: 27/11/2017 10:48AM

Computer Folio Reference: 3/804113

Page 1

First Title(s): OLD SYSTEM

Prior Title(s): 1/509570

VOL 384 FOL 90

PA63785

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
18/12/1990	DP804113	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
20/5/1994	PA63785	PRIMARY APPLICATION	FOLIO CREATED EDITION 1
25/9/1996	2422174	LEASE	
25/9/1996	2422175	LEASE	
25/9/1996	2422176	LEASE	
25/9/1996	2422177	LEASE	
25/9/1996	2443238	LEASE	EDITION 2
26/9/1996	2443239	LEASE	EDITION 3
30/10/1996	2574534	LEASE	EDITION 4
18/7/1997	DP267881	DEPOSITED PLAN	
31/7/1997	3284069	LEASE	EDITION 5
8/8/1997	3291490	TRANSFER GRANTING EASEMENT	EDITION 6
10/9/1997	3359662	LEASE	EDITION 7
2/10/1997	3462522	LEASE	EDITION 8
21/11/1997	3589933	REQUEST	
21/11/1997	3596660	TRANSFER OF LEASE	

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 27/11/2017

77

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



# HISTORICAL TITLE SEARCH

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

No. 77

Search certified to: 27/11/2017 10:48AM

Computer Folio Reference: 3/804113

Page 2

Recorded	Number	Type of Instrument	C.T. Issue
24/3/1998	3872473	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 9
4/5/1998	3943240	LEASE	
4/5/1998	3943241	LEASE	
4/5/1998	3943242	LEASE	EDITION 10
25/5/1998	DP877478	DEPOSITED PLAN	FOLIO CANCELLED

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

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



# TITLE SEARCH

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

No. 83

WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\*

COMPUTER FOLIO REFERENCE

18/1062447

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

CANCELLED

Page 1

LAND

LOT 18 IN DEPOSITED PLAN 1062447

AT SYDNEY

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ST LAWRENCE COUNTY OF CUMBERLAND

TITLE DIAGRAM DP1062447

## FIRST SCHEDULE

RAIL CORPORATION OF NEW SOUTH WALES

## SECOND SCHEDULE (59 NOTIFICATIONS)

- 1 V570388 LAND EXCLUDES MINERALS
- 2 V861363 LAND EXCLUDES MINERALS
- 3 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN THE TITLE DIAGRAM
- 4 3291490 EASEMENT FOR OPERATION OVER RAMPS AND COLONNADE AFFECTING THE PART(S) AS SHOWN IN DEPOSITED PLAN 267881 AND AS MORE FULLY SET OUT IN 3291490 3589933 NOW VESTED IN THE TRANSPORT ADMINISTRATION CORPORATION
- 5 DP877478 EASEMENT FOR SUPPORT 6.5 METRE(S) WIDE APPURTENANT TO THE PART OF THE LAND ABOVE DESCRIBED FORMERLY 4-5/880518
- 6 6151739 RIGHT OF FOOTWAY 2.5 WIDE & VARIABLE AFFECTING THE PART OF THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM. SEE DP804113.
- 7 6151739 EASEMENT FOR ACCESS & MAINTENANCE AFFECTING THE PART OF THE LAND SHOWN AS "SITE OF PROPOSED RIGHT OF FOOTWAY 2.5 WIDE & VARIABLE" IN THE TITLE DIAGRAM. SEE

END OF PAGE 1 - CONTINUED OVER

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**FOLIO CANCELLED**

PRINTED ON 27/11/2017

83

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# TITLE SEARCH

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

No. 83

WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\*

COMPUTER FOLIO REFERENCE
18/1062447
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE
CANCELLED

Page 2

## SECOND SCHEDULE (59 NOTIFICATIONS) (CONTINUED)

- 
- DP804113.
- 8 6151739 EASEMENT FOR SUPPORT AFFECTING THE WHOLE OF THE  
LAND ABOVE DESCRIBED
- 9 6151739 RIGHT OF FOOTWAY 0.5 METRE(S) WIDE AND VARIABLE  
APPURTENANT TO THE LAND ABOVE DESCRIBED. SEE DP804113
- 10 6151739 EASEMENT FOR ACCESS & MAINTENANCE APPURTENANT TO  
THE LAND ABOVE DESCRIBED. SEE DP804113
- 11 6151739 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN  
APPURTENANT TO THE LAND ABOVE DESCRIBED. SEE DP804113.
- 12 6151739 EASEMENT FOR SHELTER APPURTENANT TO THE LAND ABOVE  
DESCRIBED AFFECTING THE WHOLE OF LOT 2 IN DP804113
- 13 6534787 LEASE TO CHEEKY MONKEY CYCLE COMPANY PTY LIMITED OF  
THE PREMISES, 456 PITT STREET, SYDNEY SHOWN HATCHED IN  
PLAN WITH 6534787. EXPIRES: 30/11/2004.
- 14 6687407 LEASE TO AFS CATERING PTY LIMITED OF SHOP 1 AND  
BASEMENT STOREROOM, CENTRAL RAILWAY STATION. EXPIRES:  
7/11/2014.
- 15 7294678 LEASE TO NEWSLINK PTY LIMITED OF THE PART OF  
PLATFORMS 11/12, SYDNEY TERMINAL, CENTRAL STATION  
SHOWN HATCHED IN PLAN WITH 7294678. EXPIRES:  
31/8/2005. OPTION OF RENEWAL: 5 YEARS.
- 16 7511956 LEASE TO STATE TRANSIT AUTHORITY OF NEW SOUTH WALES  
OF PART BEING LOT 10 IN DP1010692. EXPIRES:  
25/11/2009.
- 17 7685491 LEASE TO FIREFLY COACHES PTY LIMITED OF 482 PITT  
STREET, SYDNEY AS SHOWN IN PLAN (PAGE 9) WITH 7685491.  
EXPIRES: 31/5/2005.
- 18 7923800 LEASE TO GARY GUOQING CAI & JANNY YAFEN YUAN OF  
PREMISES KNOWN AS "SHOP 7C", EDDY AVE RAMP, CENTRAL  
STATION SHOWN HATCHED IN PLAN (PAGE 8) WITH 7923800.  
EXPIRES: 21/1/2006.

END OF PAGE 2 - CONTINUED OVER

doccopl

**FOLIO CANCELLED** PRINTED ON 27/11/2017

83

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# TITLE SEARCH

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

No. 83

**WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\***

COMPUTER FOLIO REFERENCE

18/1062447

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

**CANCELLED**

Page 3

## SECOND SCHEDULE (59 NOTIFICATIONS) (CONTINUED)

- 19 8089141 LEASE TO D.M.G. PTY LIMITED OF SHOP 20, DEVONSHIRE STREET CONCOURSE, CENTRAL RAILWAY STATION AS SHOWN HATCHED IN PLAN WITH 8089141. EXPIRES: 28/2/2005.
- 20 8173661 LEASE TO STEWART BAILLIE OF SHOP 7A, EDDY AVENUE RAMP, CENTRAL STATION AND SHOWN CROSS- HATCHED IN PLAN WITH 8173661. EXPIRES: 12/3/2006.
- 21 8536950 LEASE TO GEORGE PARASKEVOPOULOS & ARTHUR PARAS OF SHOP 11, EDDY AVENUE, CENTRAL RAILWAY STATION SHOWN HATCHED IN PLAN (PAGE 9) WITH 8536950. EXPIRES: 30/6/2006.

9394508 TRANSFER OF LEASE 8536950 LESSEE NOW ORCHID KING TRADING PTY LTD

- 22 9202295 LEASE TO SINGAPORE EXCHANGE AND FINANCE PTY LTD OF SHOP 10, EDDY AVENUE, CENTRAL RAILWAY STATION SHOWN IN PLAN (PAGE 8) WITH 9202295. EXPIRES: 31/8/2007.
- 23 9318513 LEASE TO CENTRAL MIRAGE PHOTO PTY LTD OF SHOP 16 EDDY AVENUE RAMP, CENTRAL RAILWAY STATION SHOWN IN PLAN (PAGE 9) WITH 9318513. EXPIRES: 30/9/2007.
- 24 9318514 LEASE TO NOWRA COACHES PTY LIMITED OF 486-488 PITT STREET, CENTRAL RAILWAY STATION, SYDNEY AS SHOWN IN PLAN (PAGE10) WITH 9318514. EXPIRES: 31/12/2006.
- 25 9750952 RIGHT OF WAY 6 METRE(S) WIDE AND VARIABLE WIDTH LEE STREET LEVEL TO LOWER GROUND LEVEL AFFECTING THE PART(S) DESIGNATED "R2" SHOWN SO BURDENED IN PLAN (PAGES 5 & 6) WITH 9750952
- 26 9750974 RIGHT OF WAY 6 METRE(S) WIDE AND VARIABLE WIDTH LEE STREET LEVEL TO LOWER GROUND LEVEL AFFECTING THE PART(S) DESIGNATED "R2" SHOWN SO BURDENED IN PLAN (PAGE 5 & 6) WITH 9750974
- 27 9860637 LEASE TO NEWSLINK PTY LIMITED OF KIOSK PLATFORMS 22/23, CENTRAL RAILWAY STATION. EXPIRES: 31/5/2008.

END OF PAGE 3 - CONTINUED OVER

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# TITLE SEARCH

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

No. 83

COMPUTER FOLIO REFERENCE

18/1062447

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

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Page 4

## SECOND SCHEDULE (59 NOTIFICATIONS) (CONTINUED)

- 
- AA21981 VARIATION OF LEASE 9860637
- 28 9914359 LEASE TO NEWSLINK PTY LIMITED OF SHOP 9, COUNTRY CONCOURSE AT CENTRAL RAILWAY STATION AND SHOWN HATCHED IN PLAN WITH 9914359. EXPIRES: 31/3/2008.
- 29 9914371 LEASE TO NEWSLINK PTY LIMITED OF SHOP 22, DEVONSHIRE ST, CENTRAL RAILWAY STATION AND SHOWN HATCHED IN PLAN WITH 9914371. EXPIRES: 31/3/2008.
- 30 9952928 LEASE TO NEWSLINK PTY LIMITED OF SHOP 11, CHALMERS ST. CENTRAL RAILWAY STATION AND SHOWN HATCHED IN PLAN WITH 9952928. EXPIRES: 31/3/2008.
- 31 9929721 LEASE TO NEWSLINK PTY LIMITED OF KIOSK, ON PLATFORMS 18 & 19, CENTRAL RAILWAY STATION. EXPIRES: 31/5/2008.
- 32 AA149228 LEASE TO IRENA RUVINSKY OF SHOP 7B EDDY AVENUE RAMP, CENTRAL RAILWAY STATION, SHOWN CROSS-HATCHED IN PLAN (PAGE 8) WITH AA149228. EXPIRES: 12/2/2006.
- 33 AA248737 LEASE TO EVANGELIOS KALLIAS & SYLVIA KALLIAS OF SHOP 7, EDDY AVENUE RAMP, CENTRAL RAILWAY STATION. EXPIRES: 30/9/2008.
- AA329113 TRANSFER OF LEASE AA248737 LESSEE NOW SALIM KOKSAL & ILHAM OZGEN
- 34 AA268383 LEASE TO EVANGELIOS KALLIAS & SYLVIA KALLIAS OF SHOP 15 EDDY AVENUE RAMP, CENTRAL STATION AS SHOWN HATCHED IN PLAN WITH AA268383 (PAGE 8). EXPIRES: 30/9/2008.
- 35 AA329109 LEASE TO SHENG GUI WEI OF SHOP 12, EDDY AVENUE, CENTRAL RAILWAY STATION SHOWN IN PLAN (PAGE 8) WITH AA329109. EXPIRES: 31/1/2008.
- 36 DP1062447 RIGHT OF WAY (G) LIMITED IN STRATUM VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 37 DP1062447 RIGHT OF FOOTWAY (E) LIMITED IN STRATUM VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE

END OF PAGE 4 - CONTINUED OVER

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# TITLE SEARCH

Computer Folio Certificate issued under  
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No. 83

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COMPUTER FOLIO REFERENCE  
18/1062447

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE  
CANCELLED

Page 5

SECOND SCHEDULE (59 NOTIFICATIONS) (CONTINUED)

-----  
TITLE DIAGRAM

- 38 DP1062447 RIGHT OF FOOTWAY (E2) LIMITED IN STRATUM VARIABLE  
WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 39 DP1062447 EASEMENT TO DRAIN SEWAGE (W1) VARIABLE WIDTH  
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 40 DP1062447 EASEMENT FOR SUPPORT (W2) VARIABLE WIDTH APPURTENANT  
TO THE LAND ABOVE DESCRIBED
- 41 DP1062447 EASEMENT FOR SUPPORT (W4) VARIABLE WIDTH AFFECTING  
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 42 DP1062447 RIGHT OF WAY (F13) VARIABLE WIDTH AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 43 DP1062447 EASEMENT FOR SUPPORT AND SERVICES (Z) LIMITED IN  
STRATUM VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE  
DESCRIBED
- 44 DP1062447 RIGHT OF ACCESS (W5) LIMITED IN STRATUM VARIABLE  
WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE  
TITLE DIAGRAM
- 45 DP1062447 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN  
(W6) LIMITED IN STRATUM VARIABLE WIDTH AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 46 DP1062447 EASEMENT TO DRAIN WATER (A4) OVER EXISTING SWALE  
DRAIN VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO  
BURDENED IN THE TITLE DIAGRAM
- 47 DP1062447 EASEMENT FOR LIGHT AND AIR (K) 6 WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 48 DP1062447 RIGHT OF WAY (N) VARIABLE WIDTH AFFECTING THE PART(S)  
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 49 DP1062447 EASEMENT FOR FIRE SERVICES (B1) 6 WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 50 AA874684 LEASE TO COMMONWEALTH BANK OF AUSTRALIA OF SHOPS 30  
& 31, EDDY AVENUE RAMP, CENTRAL RAILWAY STATION.

END OF PAGE 5 - CONTINUED OVER

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# TITLE SEARCH

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

No. 83

WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\*

COMPUTER FOLIO REFERENCE

18/1062447

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

CANCELLED

Page 6

## SECOND SCHEDULE (59 NOTIFICATIONS) (CONTINUED)

EXPIRES: 31/8/2008.

51 AA874685 LEASE TO MCCAFFERTYS GREYHOUND PTY LTD OF SHOPS 4,  
5, 6 & 7, EDDY AVENUE, CENTRAL RAILWAY STATION.  
EXPIRES: 31/5/2007. OPTION OF RENEWAL: 2 YEARS.

52 AA874686 LEASE TO D.M.G. PTY LIMITED OF SHOP 19, DEVONSHIRE  
STREET, CENTRAL RAILWAY STATION. EXPIRES: 31/8/2008.

53 AA874687 LEASE TO ANDREW MIN OF SHOP 21, DEVONSHIRE STREET,  
CENTRAL RAILWAY STATION. EXPIRES: 31/3/2009.

AB113887 TRANSFER OF LEASE AA874687 LESSEE NOW KOO-HONG  
MIN & SEONG-OK MIN

54 AA920578 LEASE TO JABAG TRADING PTY LTD OF SHOP 14, EDDY  
AVENUE RAMP, CENTRAL RAILWAY STATION SHOWN CROSS  
HATCHED IN PLAN (PAGE 10) WITH AA920578. EXPIRES:  
31/12/2008.

55 AA938622 LEASE TO CHINA JADE FILM PRODUCTIONS PTY LTD OF SHOP  
8, EDDY AVENUE, CENTRAL RAILWAY STATION SHOWN IN PLAN  
(PAGE 9) WITH AA938622. EXPIRES: 31/8/2007.

\* AB227335 TRANSFER OF LEASE AA938622 LESSEE NOW HIRETURN  
AUSTRALIA PTY LTD

\* AB240362 VARIATION OF LEASE AA938622  
56 AB96577 LEASE TO EMMANUEL THEOHARIS & VOULA THEOHARIS OF  
SHOPS 28 & 29, EDDY AVENUE RAMP, CENTRAL RAILWAY  
STATION SHOWN CROSSHATCHED IN PLAN (PAGE 9) WITH  
AB96577. EXPIRES: 31/12/2008.

57 AB96613 LEASE TO INTERNATIONAL CURRENCY SERVICES AUSTRALIA  
PTY LIMITED OF SHOP 13, EDDY AVENUE RAMP, CENTRAL  
RAILWAY STATION SHOWN CROSSHATCHED IN PLAN (PAGE 10)  
WITH AB96613. EXPIRES: 31/8/2006. OPTION OF RENEWAL: 2  
YEARS.

58 AB122720 LEASE TO SIAMAK TAHERI & VEEDA TAHERI OF SHOP 3,  
EDDY AVENUE, CENTRAL RAILWAY STATION SHOWN HATCHED IN

END OF PAGE 6 - CONTINUED OVER

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# TITLE SEARCH

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

No. 83

**WARNING: \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\***

COMPUTER FOLIO REFERENCE
18/1062447
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE
<b>CANCELLED</b>

Page 7

SECOND SCHEDULE (59 NOTIFICATIONS) (CONTINUED)

PLAN (PAGE 9) WITH AB122720. EXPIRES: 30/9/2009.

\* 59 DP1078271 \*\*\*\*\* FOLIO CANCELLED \*\*\*\*\* EASEMENT(S)

RELEASED AND NEW FOLIOS HAVE BEEN CREATED FOR LOT(S)  
116 - 118 IN DP1078271

## NOTATIONS

DP1010692 PLAN FOR LEASE PURPOSES

UNREGISTERED DEALINGS: NIL

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

doccopl

**FOLIO CANCELLED** PRINTED ON 27/11/2017

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# TITLE SEARCH

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

No. 73

Search certified to:

27/11/2017 9:33 AM

COMPUTER FOLIO REFERENCE

117/1078271

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

1

8/12/2005

Page 1

LAND

-----

LOT 117 IN DEPOSITED PLAN 1078271

AT HAYMARKET

LOCAL GOVERNMENT AREA SYDNEY

PARISH OF ST LAWRENCE COUNTY OF CUMBERLAND

TITLE DIAGRAM DP1078271

FIRST SCHEDULE

-----

RAIL CORPORATION NEW SOUTH WALES

SECOND SCHEDULE (12 NOTIFICATIONS)

-----

- 1 V570388 LAND EXCLUDES MINERALS
- 2 V861363 LAND EXCLUDES MINERALS
- 3 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN THE TITLE DIAGRAM
- 4 DP877478 EASEMENT FOR SUPPORT 6.5 METRES WIDE APPURTENANT TO THE PART(S) OF THE LAND ABOVE DESCRIBED FORMERLY SHOWN AS BEING LOT 7 IN DP880518
- 5 6151739 EASEMENT FOR SHELTER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE WHOLE OF LOT 2 IN DP804113
- 6 9750952 RIGHT OF WAY 4 METRES WIDE AND VARIABLE WIDTH DESIGNATED (R1) LEE STREET LEVEL TO GROUND LEVEL AFFECTING THE PART(S) OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP1062447 EASEMENT FOR SUPPORT (D) AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP1062447 EASEMENT FOR SUPPORT DESIGNATED (J) AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN

END OF PAGE 1 - CONTINUED OVER

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# TITLE SEARCH

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

No. 73

Search certified to:

27/11/2017 9:33 AM

COMPUTER FOLIO REFERENCE	
117/1078271	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
1	8/12/2005

Page 2

SECOND SCHEDULE (12 NOTIFICATIONS) (CONTINUED)

-----  
THE TITLE DIAGRAM

- 9 DP1062447 EASEMENT FOR VENTILATION SYSTEM 2.07 METRES WIDE  
(LIMITED IN DEPTH) DESIGNATED (A10) APPURTENANT TO THE  
LAND ABOVE DESCRIBED
- 10 DP1062447 RIGHT OF WAY VARIABLE WIDTH DESIGNATED (N)  
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 11 DP1062447 EASEMENT FOR SERVICES DESIGNATED (P) AFFECTING THE  
WHOLE OF THE LAND ABOVE DESCRIBED
- 12 DP1078271 EASEMENT FOR ACCESS TO VENTILATION SYSTEM DESIGNATED  
(A5) APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

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73

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# HISTORICAL TITLE SEARCH

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

No. 74

Search certified to: 27/11/2017 9:31AM

Computer Folio Reference: 117/1078271

Page 1

First Title(s): OLD SYSTEM  
Prior Title(s): 17/1062447

Recorded	Number	Type of Instrument	C.T. Issue
8/12/2005	DP1078271	DEPOSITED PLAN	FOLIO CREATED EDITION 1

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

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



# HISTORICAL TITLE SEARCH

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

No. 65

Search certified to: 28/11/2017 10:49AM  
Computer Folio Reference: 17/1062447

Page 1

First Title(s): OLD SYSTEM

Prior Title(s): 32/877478 3/880518

6-7/880518 ,

Recorded	Number	Type of Instrument	C.T. Issue
9/6/2004	DP1062447	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/12/2005	DP1078271	DEPOSITED PLAN	FOLIO CANCELLED

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

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65

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



# HISTORICAL TITLE SEARCH

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

No. 84

Search certified to: 27/11/2017 9:47AM

Computer Folio Reference: 18/1062447

Page 1

First Title(s): OLD SYSTEM

Prior Title(s): 1/804113

~~32/877478~~

~~4-7/880518~~

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
9/6/2004	DP1062447	DEPOSITED PLAN	FOLIO CREATED EDITION 1
10/6/2004	DP1037502	WITHDRAWN - PRE-EXAMINATION PLAN	
19/8/2004	AA874684	LEASE	
19/8/2004	AA874685	LEASE	
19/8/2004	AA874686	LEASE	
19/8/2004	AA874687	LEASE	EDITION 2
14/9/2004	AA920578	LEASE	
14/9/2004	AA938622	LEASE	EDITION 3
26/11/2004	AB113887	TRANSFER OF LEASE	
6/12/2004	AB96577	LEASE	
6/12/2004	AB96613	LEASE	
14/12/2004	AB122720	LEASE	EDITION 4
10/2/2005	AB227335	TRANSFER OF LEASE	
10/2/2005	AB240362	VARIATION OF LEASE	
8/12/2005	DP1078271	DEPOSITED PLAN	FOLIO CANCELLED
20/7/2016	AK607998	DEPARTMENTAL DEALING	

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END OF PAGE 1 - CONTINUED OVER

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# HISTORICAL TITLE SEARCH

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

No. 84

Search certified to: 27/11/2017 9:47AM

Computer Folio Reference: 18/1062447

Page 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
*** END OF SEARCH ***			

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LAND  
REGISTRY  
SERVICES

# HISTORICAL TITLE SEARCH

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

No. 69

Search certified to: 28/11/2017 9:33AM

Computer Folio Reference: 6/880518

Page 1

First Title(s): OLD SYSTEM  
Prior Title(s): 31/877478

Recorded	Number	Type of Instrument	C.T. Issue
23/9/1998	DP880518	DEPOSITED PLAN	FOLIO CREATED EDITION 1
24/9/1998	5287909	DEPARTMENTAL DEALING	EDITION 2
18/7/2003	9750952	TRANSFER GRANTING EASEMENT	EDITION 3
23/3/2004	AA515661	DEPARTMENTAL DEALING	
27/5/2004	AA651710	APPLICATION	
27/5/2004	AA651711	REQUEST	
9/6/2004	DP1062447	DEPOSITED PLAN	FOLIO CANCELLED

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

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PRINTED ON 28/11/2017

69

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



Registrar General

# HISTORICAL TITLE SEARCH

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

No. 61

Search certified to: 28/11/2017 9:43AM

Computer Folio Reference: 31/877478

Page 1

First Title(s): OLD SYSTEM  
Prior Title(s): 3/804113

Recorded	Number	Type of Instrument	C.T. Issue
25/5/1998	DP877478	DEPOSITED PLAN	FOLIO CREATED EDITION 1
23/9/1998	DP880518	DEPOSITED PLAN	FOLIO CANCELLED

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

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



64

9823

(Page 1) Vol. Fol.

NEW SOUTH WALES  
Application No. 43837



CERTIFICATE OF TITLE  
ENTRY ACT, 1900, as amended.

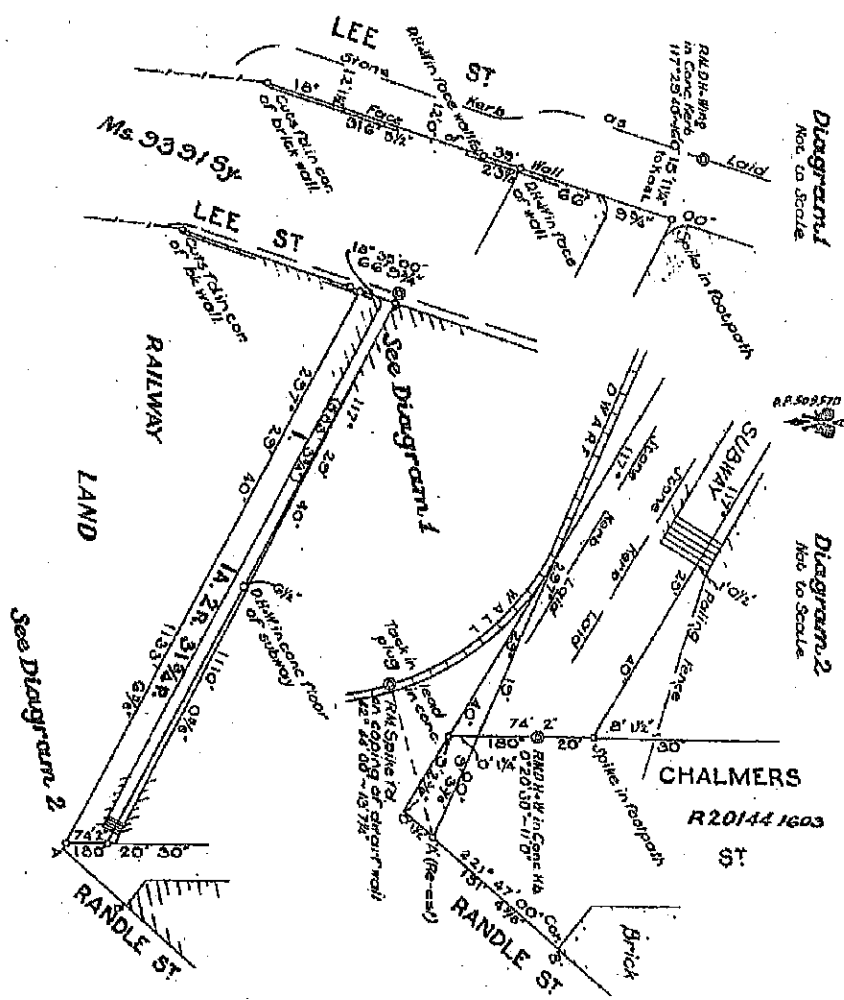
Vol. 9823 Fol. 64  
1st Edition Issued 29-9-1964

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

Witness *St Cohen*

**CANCELLED**  
*Registrar General*

PLAN SHOWING LOCATION OF LAND  
SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 509570 in the City of Sydney Parish of St. Lawrence and County of Cumberland being land for which no Crown Grant has issued excepting thereout the mines and deposits specified in Section 134, Public Works Act 1900 and Section 141, Public Works Act, 1912.

FIRST SCHEDULE (continued overleaf)

THE COMMISSIONER FOR RAILWAYS.

SECOND SCHEDULE (continued overleaf).

*XB*  
*XC*  
*GRN*

*Registrar General*

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

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

**CANCELLED**

SEE AUTO FOLIO

[illegible]

**CANCELLED**

[illegible]

FORM No. 62

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



PA 1-43837

11.1.94 1964

2/10  
1.7.64

APPLICATION FOR A CERTIFICATE OF TITLE FOR RESUED LAND  
REAL ESTATE ACT, 1900, SECTION 31A.

LAND FOR WHICH NO KNOWN  
GRANT HAS ISSUED.  
(Returned for Rly. purposes by 623-5-1301)

THE COMMISSIONER FOR RAILWAYS a body corporate created under or by virtue of the Transport  
(Division of Functions) Act, 1932 hereby certifies that a Notification of Resumption, a  
copy of which is attached hereto appeared in the Government Gazette of the tenth day of  
April One thousand nine hundred and sixty-four and that THE COMMISSIONER FOR RAILWAYS  
hereby applies to the Registrar General for a Certificate of Title for so much of the  
land described in the said notification as is not under the provisions of the Real  
Property Act 1900 and which is the whole of the land comprised in Deposited Plan number  
509570 and certifies this application to be correct for the purposes of the said Act.

DATED this Seventeenth day of June 1964.

The Common Seal of THE COMMISSIONER  
FOR RAILWAYS hath been hereunto duly  
affixed in the presence of:-



*[Signature]*  
for Secretary for Railways.  
CORRECT  
*[Signature]*  
Attest for Railways

Cert. of T. issued Vol. 9823  
Dated 29 SEP 1964  
64



No. Resumption Register  
CONVEYANCING ACT, 1919-1932

## NOTICE OF RESUMPTION OF LAND



*Published in Government Gazette No. 44 of 1964  
April, 1964*

### NOTIFICATION OF APPROPRIATION AND RESUMPTION OF LAND FOR RAILWAY PURPOSES UNDER THE MINISTRY OF TRANSPORT ACT, 1912, AND THE PUBLIC WORKS ACT, 1912, AS RESPECTIVELY AMENDED

WHEREAS the Commissioner for Railways is desirous of acquiring the land referred to in the Schedule hereto for the purpose of confirming his title to the land which was acquired and first been used in connection with the extension of Sydney Station Yard; and whereas the said land is, in the opinion of the Minister, required for the purposes of the Public Works Act, 1912, as amended; and whereas, I, the Governor, in the advice of the Executive Council and the Public Works Act, 1912, as amended, have commanded do hereby direct that the said land may be acquired and taken for the purpose aforesaid; and I do declare by this notification to be published in the Government Gazette and in one or more newspapers published or circulated in the Police District wherein the said land is situated that the land referred to in the Schedule hereto is hereby appropriated and resumed for the purpose hereinbefore referred to.

#### SCHEDULE

All that parcel of land situate in the parish of St. Lawrence county of Cumberland City of Sydney and State of New South Wales being part of the former site of Devonshire-street Commencing at the intersection of the south-western side of the former site of Devonshire-street with a south-eastern side of Lee-street and bounded thence by part of that side of Lee-street bearing 18 degrees 35 minutes 66 feet 3 inches thence by the north-eastern side of the former site of Devonshire-street bearing 117 degrees 21 minutes 180 degrees 20 minutes 30 seconds of Devonshire-street thence by the south-western side of that street bearing 297 degrees 29 minutes 40 seconds 1133 feet 64 inches to the point of commencement being 1 acre 2 roods 314 perches in area.

Signed at Sydney, this nineteenth day of February, 1964.  
E. W. WOODWARD, Governor.

By His Excellency's Command,  
JOHN McMAHON, Minister for Transport.  
(5808)  
GOD SAVE THE QUEEN!

*Signed: V. C. N. Brien, Government Printer—1964*

This is the copy Notification of Resumption referred to in the annexed Application for a Certificate of Title by The Commissioner for Railways.

DATED this *Seventeenth* day of *June* 1964.

For and on behalf of  
THE COMMISSIONER FOR RAILWAYS

*W. J. Wood*  
For Secretary for Railways.

# **APPENDIX E**

---

## **AERIAL PHOTOGRAPHS**





# HISTORICAL AERIAL PHOTOGRAPHS - 1930



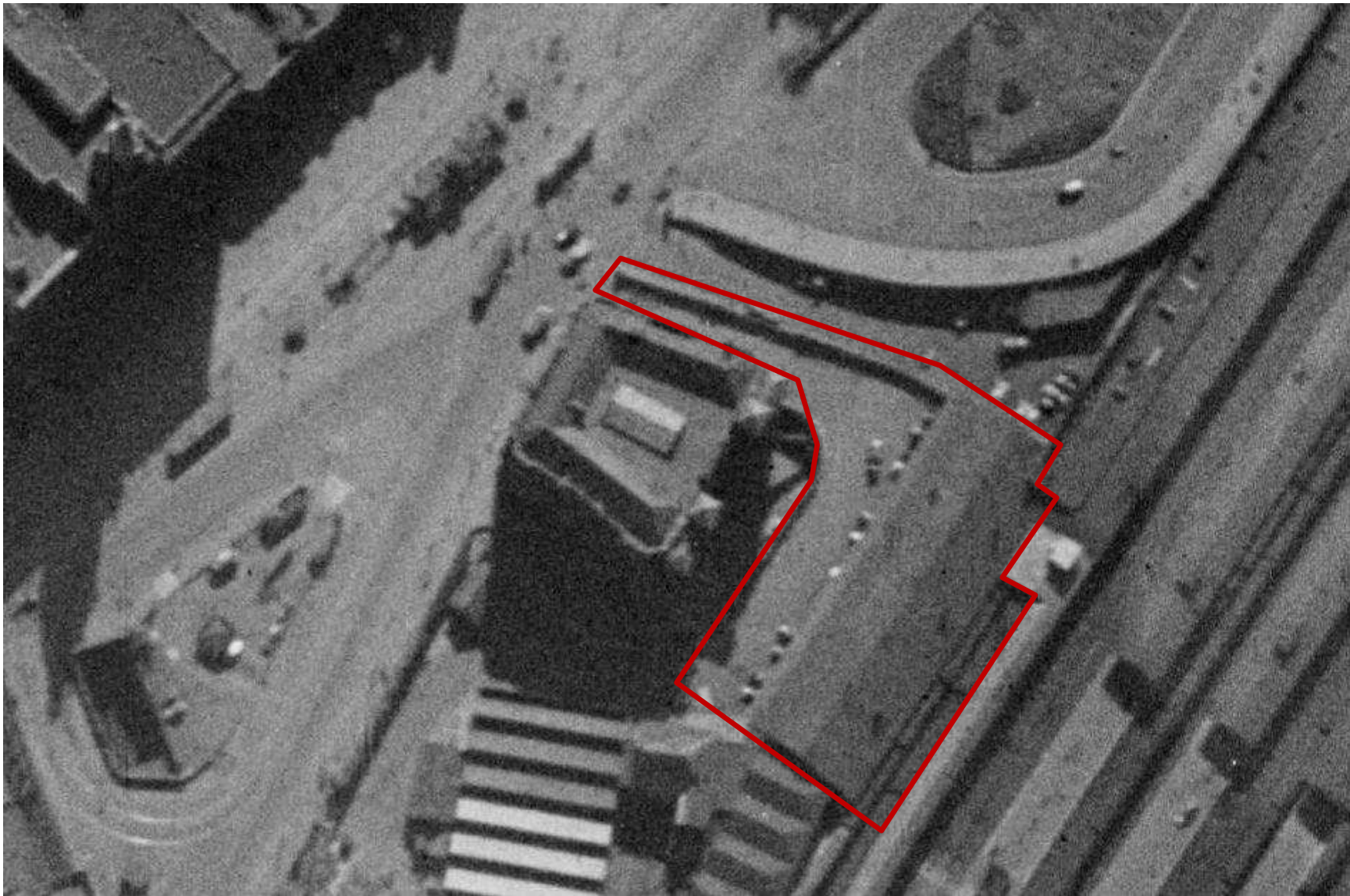
## LEGEND

Site Boundary



PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	A	Rev No.	0
Project No.	ES7106		Scale	NA	Size	A3
Client	Atlassian Pty Ltd		Drawn by	SP	Date	22.11.2017
Site Address	8-10 Lee Street, Haymarket NSW		Approved by	MK	Date	30.11.2017

# HISTORICAL AERIAL PHOTOGRAPHS - 1943



**LEGEND**

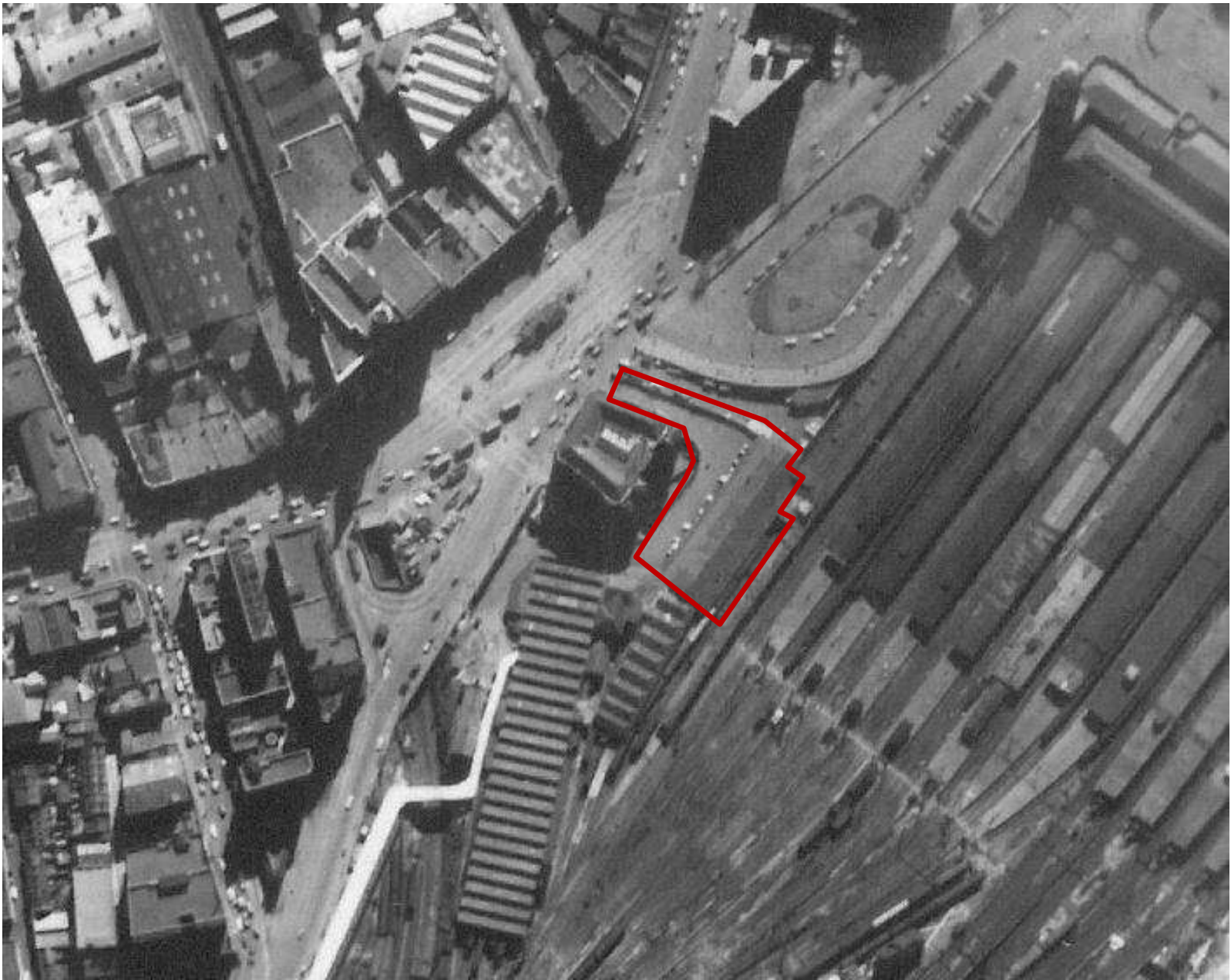
Site Boundary



PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	B	Rev No.	0
Project No.	ES7106		Scale	NA	Size	A3
Client	Atlassian Pty Ltd		Drawn by	SP	Date	22.11.2017
Site Address	8-10 Lee Street, Haymarket NSW		Approved by	MK	Date	30.11.2017



# HISTORICAL AERIAL PHOTOGRAPHS - 1951



## LEGEND

Site Boundary



## PROJECT DETAILS

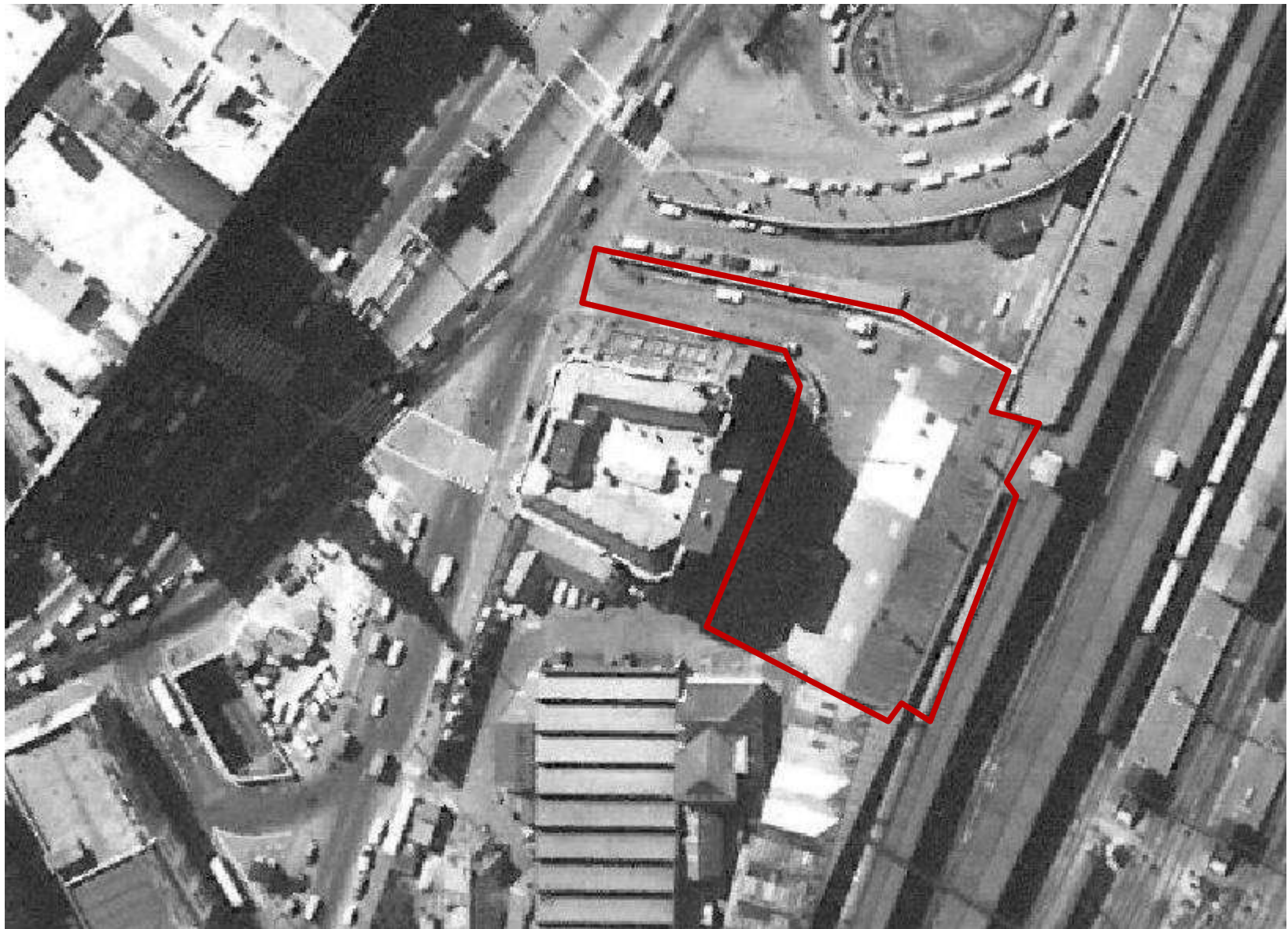
Project Title	Preliminary Site Investigation
Project No.	ES7106
Client	Atlassian Pty Ltd
Site Address	8-10 Lee Street, Haymarket NSW



## DRAWING DETAILS

Figure No.	C	Rev No.	0
Scale	NA	Size	A3
Drawn by	SP	Date	22.11.2017
Approved by	MK	Date	30.11.2017

# HISTORICAL AERIAL PHOTOGRAPHS - 1972



## LEGEND

Site Boundary



## PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES7106
Client	Atlassian Pty Ltd
Site Address	8-10 Lee Street, Haymarket NSW

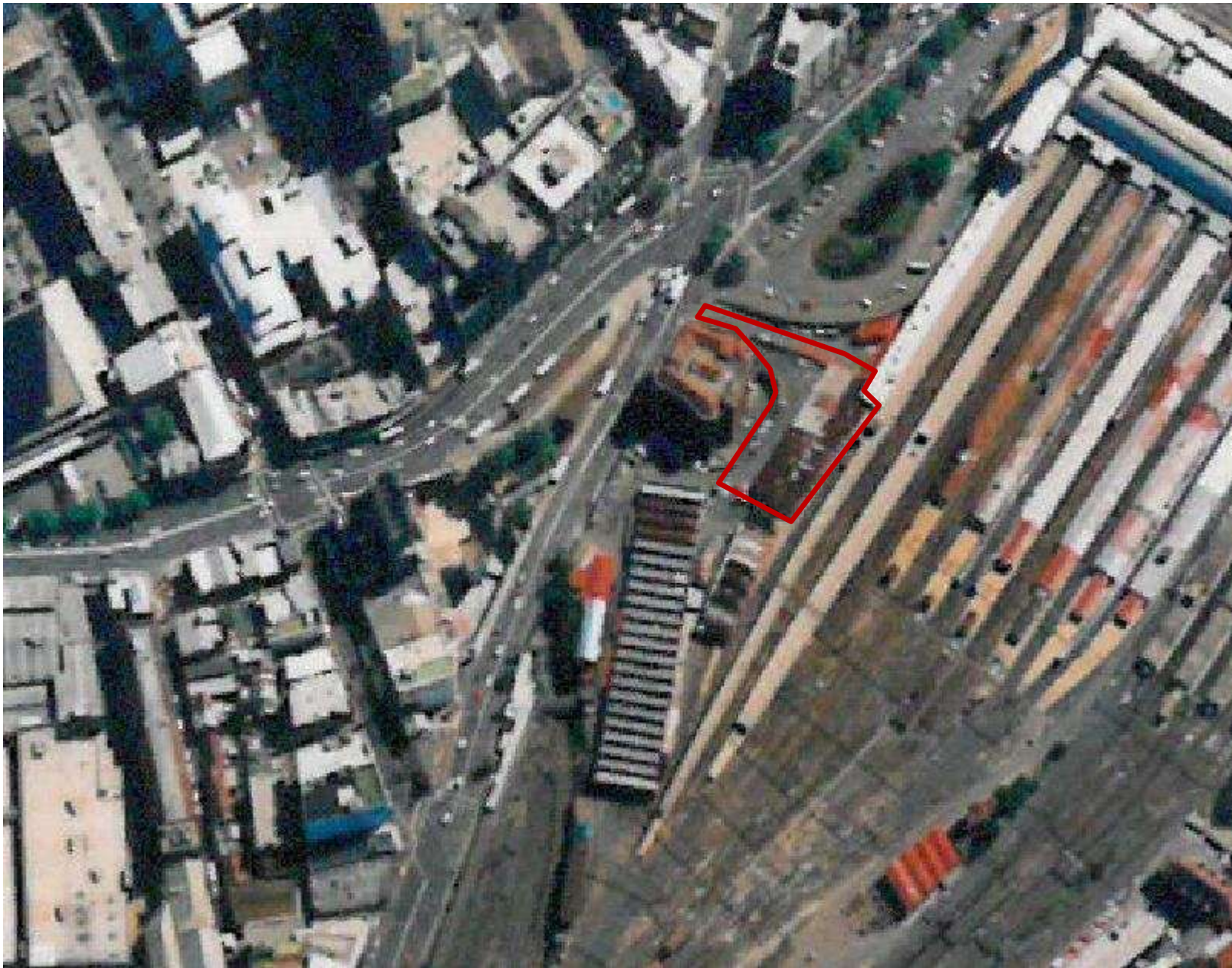


## DRAWING DETAILS

Figure No.	D	Rev No.	0
Scale	NA	Size	A3
Drawn by	SP	Date	22.11.2017
Approved by	MK	Date	30.11.2017



HISTORICAL AERIAL PHOTOGRAPHS - 1994



LEGEND

Site Boundary



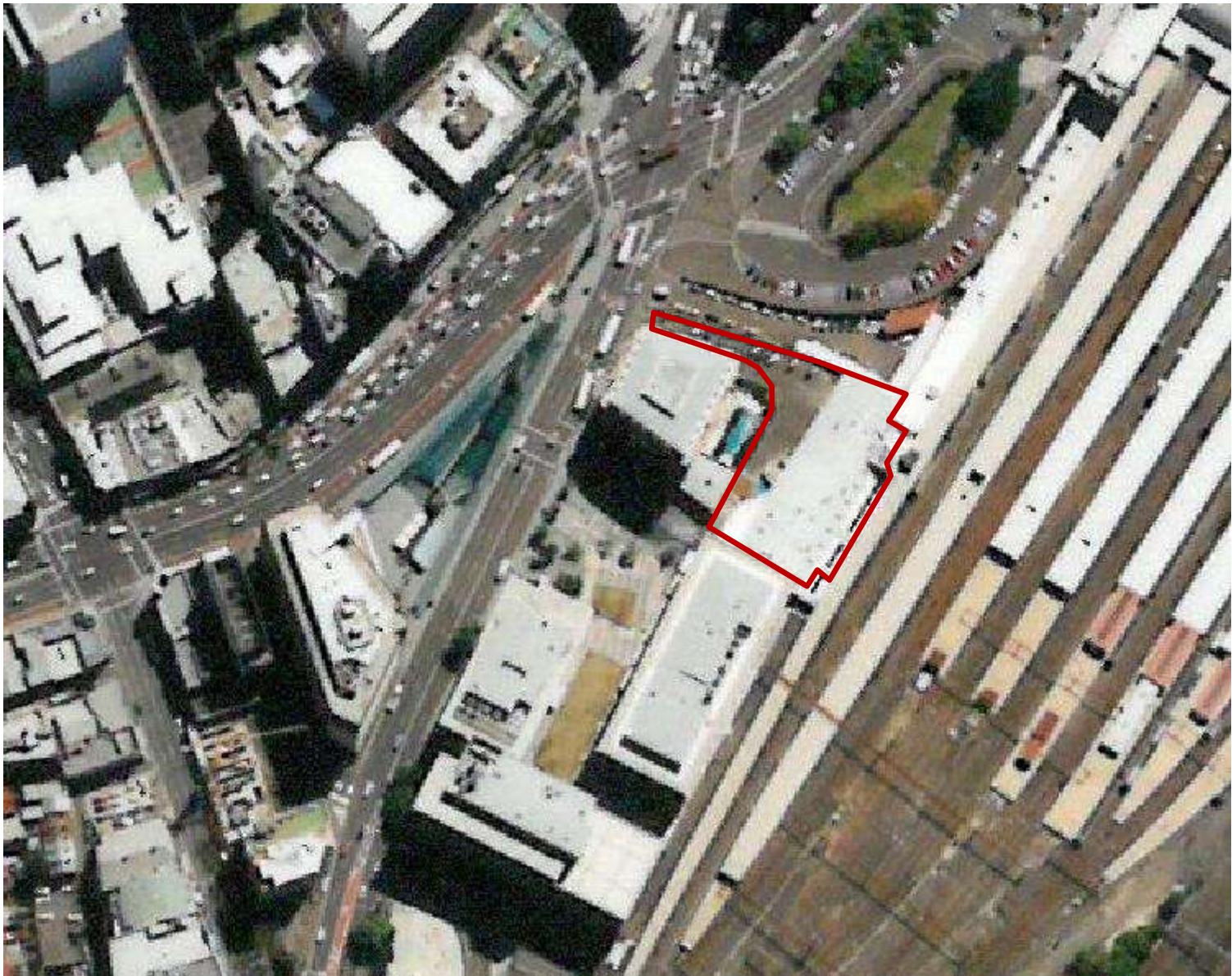
PROJECT DETAILS	
Project Title	Preliminary Site Investigation
Project No.	ES7106
Client	Atlassian Pty Ltd
Site Address	8-10 Lee Street, Haymarket NSW



DRAWING DETAILS			
Figure No.	E	Rev No.	0
Scale	NA	Size	A3
Drawn by	SP	Date	22.11.2017
Approved by	MK	Date	30.11.2017



HISTORICAL AERIAL PHOTOGRAPHS - 2004



LEGEND

Site Boundary



PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES7106
Client	Atlassian Pty Ltd
Site Address	8-10 Lee Street, Haymarket NSW

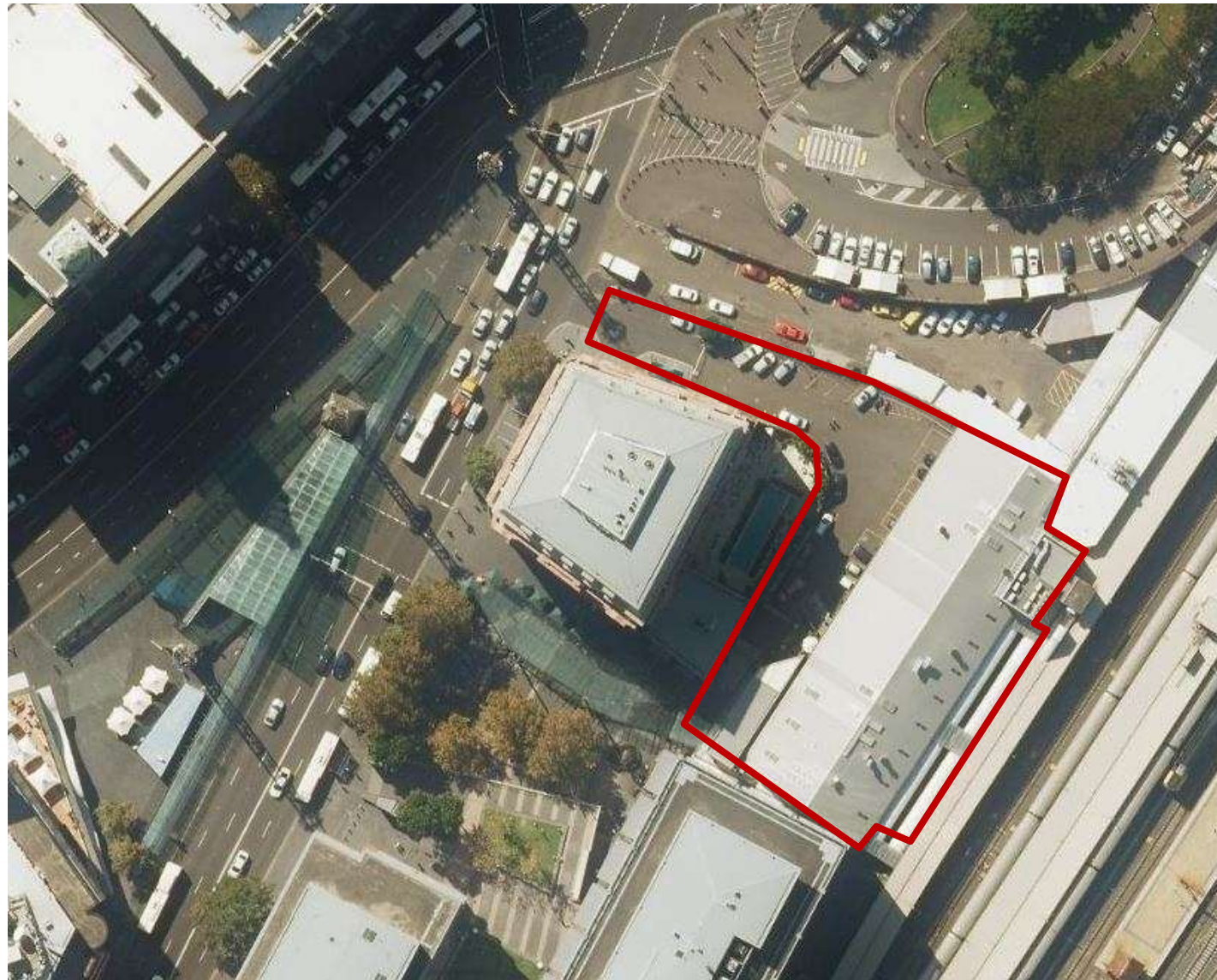
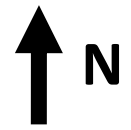


DRAWING DETAILS

Figure No.	F	Rev No.	0
Scale	NA	Size	A3
Drawn by	SP	Date	22.11.2017
Approved by	MK	Date	30.11.2017



# CURRENT AERIAL PHOTOGRAPHS - 2017



## LEGEND

Site Boundary



## PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES7106
Client	Atlassian Pty Ltd
Site Address	8-10 Lee Street, Haymarket NSW



## DRAWING DETAILS

Figure No.	G	Rev No.	0
Scale	NA	Size	A3
Drawn by	SP	Date	22.11.2017
Approved by	MK	Date	30.11.2017

# **APPENDIX F**

---

## **NSW EPA RECORDS**





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

## Search results

Your search for: Suburb: HAYMARKET

did not find any records in our database.

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

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

More information about particular sites may be available from:

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

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

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

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

[Search Again](#)

[Refine Search](#)

### Search TIP

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

... [more search tips](#)

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## Search results

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

**Suburb - HAYMARKET**

returned 14 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
<a href="#">3085778300</a>	Jackson Phillips	Central Station, HAYMARKET, NSW 2000	Penalty Notice	Issued	18 Dec 2015
<a href="#">12208</a>	SYDNEY TRAINS	PO BOX K349, HAYMARKET, NSW 1238	POEO licence	Issued	17 Dec 2004
<a href="#">1044735</a>	SYDNEY TRAINS	PO BOX K349, HAYMARKET, NSW 1238	s.58 Licence Variation	Issued	21 Apr 2005
<a href="#">1058748</a>	SYDNEY TRAINS	PO BOX K349, HAYMARKET, NSW 1238	s.58 Licence Variation	Issued	28 Aug 2006
<a href="#">1077085</a>	SYDNEY TRAINS	PO BOX K349, HAYMARKET, NSW 1238	s.58 Licence Variation	Issued	16 Aug 2007
<a href="#">1082393</a>	SYDNEY TRAINS	PO BOX K349, HAYMARKET, NSW 1238	s.58 Licence Variation	Issued	12 Feb 2008
<a href="#">1507145</a>	SYDNEY TRAINS	PO BOX K349, HAYMARKET, NSW 1238	s.58 Licence Variation	Issued	06 Jul 2012
<a href="#">1510586</a>	SYDNEY TRAINS	PO BOX K349, HAYMARKET, NSW 1238	s.58 Licence Variation	Issued	21 Mar 2013
<a href="#">1514864</a>	SYDNEY TRAINS	PO BOX K349, HAYMARKET, NSW 1238	s.58 Licence Variation	Issued	13 Jun 2013
<a href="#">1517239</a>	SYDNEY TRAINS	PO BOX K349, HAYMARKET, NSW 1238	s.58 Licence Variation	Issued	29 Oct 2013
<a href="#">1519322</a>	SYDNEY TRAINS	PO BOX K349, HAYMARKET, NSW 1238	s.58 Licence Variation	Issued	10 Jan 2014
<a href="#">1519943</a>	SYDNEY TRAINS	PO BOX K349, HAYMARKET, NSW 1238	s.58 Licence Variation	Issued	10 Feb 2014
<a href="#">1535588</a>	SYDNEY TRAINS	PO BOX K349, HAYMARKET, NSW 1238	s.58 Licence Variation	Issued	13 Nov 2015
<a href="#">1548840</a>	SYDNEY TRAINS	PO BOX K349, HAYMARKET, NSW 1238	s.58 Licence Variation	Issued	27 Jan 2017

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## Notice summary

[Search Again](#)[Return to Previous Page](#)

### Summary of Notice No: 1548840

[View report](#) (PDF document 247 kb)

**Organisation:** SYDNEY TRAINS  
**Location:** Sydney Trains  
PO BOX K349, HAYMARKET, NSW, 1238  
**LGA:** SYDNEY  
**Catchment:** Sydney Coast & Georges River  
**Issue date:** 27 Jan 2017  
**Notice type:** s.58 Licence Variation

### Licence

Number	Name	Licence status
<a href="#">12208</a>	SYDNEY TRAINS	Issued

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## Licence summary

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### Summary Licence No: 12208

[View this licence](#) (PDF document 163 kb)

**Licence holder:** SYDNEY TRAINS

**Trading as:** Sydney Trains

**Premises:**

Sydney Trains

PO BOX K349, HAYMARKET, NSW, 1238

**LGA:** SYDNEY **Catchment:** Sydney Coast & Georges River

**Administrative fee:** \$6,450.00

**Licence status:** Issued

**Activity type:** Railway systems activities

**Licence review:** Complete date 17 Dec 2012

Complete date 17 Dec 2007

Due date 17 Dec 2017

**Pollution incident management plan:**

Last tested 02 Jun 2016

**Current Environmental Risk Level:**

Level 3

### Applications

Number	Application type	Current status	Date received
<a href="#">143581</a>	s.58 Licence Variation	Withdrawn	04 Jul 2005
<a href="#">1048848</a>	s.58 Licence Variation	Issued	09 Jun 2005
<a href="#">1515298</a>	s.55 Licence Transfer	Approved	23 May 2013
<a href="#">1522517</a>	s.58 Licence Variation	Issued	26 May 2014
<a href="#">1524149</a>	s.58 Licence Variation	Issued	08 Aug 2014
<a href="#">1525455</a>	s.58 Licence Variation	Issued	29 Sep 2014
<a href="#">1526648</a>	s.58 Licence Variation	Issued	24 Nov 2014
<a href="#">1528187</a>	s.58 Licence Variation	Issued	21 Jan 2015
<a href="#">1529616</a>	s.58 Licence Variation	Issued	13 Mar 2015
<a href="#">1530626</a>	s.58 Licence Variation	Issued	05 May 2015
<a href="#">1540967</a>	s.58 Licence Variation	Issued	23 May 2016
<a href="#">1556804</a>	s.58 Licence Variation	Issued	29 Aug 2017
<a href="#">1558082</a>	s.58 Licence Variation	Issued	26 Oct 2017

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### Notices

Number	Issue date	Notice type
<a href="#">1044735</a>	21 Apr 2005	s.58 Licence Variation
<a href="#">1048848</a>	27 Jun 2005	s.58 Licence Variation
<a href="#">1058748</a>	28 Aug 2006	s.58 Licence Variation
<a href="#">1077085</a>	16 Aug 2007	s.58 Licence Variation
<a href="#">1082393</a>	12 Feb 2008	s.58 Licence Variation
<a href="#">1507145</a>	06 Jul 2012	s.58 Licence Variation
<a href="#">1510586</a>	21 Mar 2013	s.58 Licence Variation
<a href="#">1514864</a>	13 Jun 2013	s.58 Licence Variation
<a href="#">1517239</a>	29 Oct 2013	s.58 Licence Variation
<a href="#">1519322</a>	10 Jan 2014	s.58 Licence Variation
<a href="#">1519943</a>	10 Feb 2014	s.58 Licence Variation
<a href="#">1522517</a>	04 Jun 2014	s.58 Licence Variation
<a href="#">1524149</a>	15 Aug 2014	s.58 Licence Variation
<a href="#">1525455</a>	08 Oct 2014	s.58 Licence Variation
<a href="#">1526648</a>	26 Nov 2014	s.58 Licence Variation
<a href="#">1528187</a>	11 Feb 2015	s.58 Licence Variation

<a href="#">1529616</a>	02 Apr 2015	s.58 Licence Variation
<a href="#">1530626</a>	21 May 2015	s.58 Licence Variation
<a href="#">1535588</a>	13 Nov 2015	s.58 Licence Variation
<a href="#">1540967</a>	27 May 2016	s.58 Licence Variation
<a href="#">1548840</a>	27 Jan 2017	s.58 Licence Variation
<a href="#">1556804</a>	15 Sep 2017	s.58 Licence Variation
<a href="#">1558082</a>	27 Oct 2017	s.58 Licence Variation

### Pollution studies and reduction programs

Title	Program type	Start date	Complete date
Investigation of the Causes of Wheel Squeal in the Waverton and Wollstonecraft Area	Noise	13 Nov 2015	<a href="#">Conditions</a>

### Annual Returns

Start date	End date	Date received	Non-compliance	LBL data
01-Jul-2016	30-Jun-2017	29-Aug-2017		Not available
01-Jul-2015	30-Jun-2016	11-Jan-2017	<a href="#">yes</a>	Not available
01-Jul-2014	30-Jun-2015	28-Aug-2015	<a href="#">yes</a>	Not available
01-Jul-2013	30-Jun-2014	25-Aug-2014	<a href="#">yes</a>	Not available
01-Jan-2013	30-Jun-2013	29-Aug-2013	<a href="#">yes</a>	Not available
01-Jan-2012	31-Dec-2012	01-Mar-2013	<a href="#">yes</a>	Not available
01-Jan-2011	31-Dec-2011	29-Feb-2012	<a href="#">yes</a>	Not available
01-Jan-2010	31-Dec-2010	29-Aug-2017		Not available
01-Jan-2009	31-Dec-2009	02-Mar-2010	<a href="#">yes</a>	Not available
01-Jan-2008	31-Dec-2008	26-Feb-2009		Not available
01-Jan-2007	31-Dec-2007	27-Feb-2008		Not available
01-Jan-2006	31-Dec-2006	05-Mar-2007		Not available
01-Jan-2005	31-Dec-2005	03-Mar-2006	<a href="#">yes</a>	Not available
17-Dec-2004	31-Dec-2004	04-Mar-2005	No	Not available

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# **APPENDIX G**

---

## **SECTION 149 CERTIFICATES**



**City of Sydney**  
**Town Hall House**  
**456 Kent Street**  
**Sydney NSW 2000**

Telephone +61 2 9265 9333  
Fax +61 2 9265 9222  
council@cityofsydney.nsw.gov.au  
GPO Box 1591 Sydney NSW 2001  
cityofsydney.nsw.gov.au



INFOTRACK PTY LIMITED  
GPO BOX 4029  
SYDNEY NSW 2001

## PLANNING CERTIFICATE

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

---

<b>Applicant:</b>	INFOTRACK PTY LIMITED
<b>Applicant's reference:</b>	8245727
<b>Address of property:</b>	12 Lee Street , HAYMARKET NSW 2000
<b>Owner:</b>	RAIL CORPORATION NEW SOUTH WALES
<b>Description of land:</b>	Lot 117 DP 1078271
<b>Certificate No.:</b>	2017307769
<b>Certificate Date:</b>	27/11/17
<b>Receipt No:</b>	106337
<b>Fee:</b>	\$80.00
<b>Paid:</b>	24/11/17

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

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

### CERTIFICATE ENQUIRIES:

Ph: 9265 9333  
Fax: 9265 9415

*city of villages*

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

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

**DEVELOPMENT CONTROLS**

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

**ZONING**

**Zone B8 Metropolitan Centre (Sydney Local Environmental Plan 2012)**

**1 Objectives of zone**

- To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy.
- To provide opportunities for an intensity of land uses commensurate with Sydney's global status.
  - To permit a diversity of compatible land uses characteristic of Sydney's global status and that serve the workforce, visitors and wider community.
- To encourage the use of alternatives to private motor vehicles such as public transport, walking or cycling.
- To promote uses with active street frontages on main streets and on streets in which buildings are used primarily (at street level) for the purposes of retail premises.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

**4 Prohibited**

Nil

**PROPOSED ZONING**

This property is not affected by a draft zone.

**LOCAL PLANNING CONTROLS**

**Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012  
NSW Legislation Website.**

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

**PLANNING PROPOSAL: Amendment of the following Local Environmental Plans -  
Street Art as exempt development:**

Sydney Local Environmental Plan 2012 (Sydney LEP 2012);  
Sydney Local Environmental Plan 2005;  
Sydney Local Environmental Plan (Green Square Town Centre) 2013;  
Sydney Local Environmental Plan (Green Square Town Centre Stage 2) 2013;  
Sydney Local Environmental Plan (Glebe Affordable Housing Project) 2011;



Sydney Local Environmental Plan (Harold Park) 2011;  
South Sydney Local Environmental Plan 1998; and  
South Sydney Local Environmental Plan No. 114.

The planning proposal seeks to implement an amendment to the LEPs listed above that will include street art as exempt development if it meets specific criteria.

## HERITAGE

### **Item of Environmental Heritage**

*(Sydney Local Environmental Plan 2012)*

This property has been listed as an Item of Environmental Heritage

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

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

## STATE PLANNING INSTRUMENTS

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

### **State Environmental Planning Policy No. 19 – Bushland in Urban Areas**

This is a policy to protect and preserve bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. This policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

### **State Environmental Planning Policy No. 32 – Urban Consolidation**

This policy implements the principles of urban consolidation, including the orderly, economic use and development of land. The policy enables urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development.

### **State Environmental Planning Policy No. 33 – Hazardous and Offensive Development**

This policy aims to amend the definitions of hazardous and offensive industries; to render ineffective any environmental planning instruments not defining hazardous or offensive as per this policy; to control development of hazardous and offensive industries.

### **State Environmental Planning Policy No. 55 – Remediation of Land**

This policy provides planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

**State Environmental Planning Policy No. 64 – Advertising and Signage**

This policy aims to ensure that signage (including advertising):

Is compatible with the desired amenity and visual character of an area, and

- Provides effective communications in suitable locations, and
- Is of a high quality design and finish.

To this end the policy regulates signage (but not content) under Part 4 of the Act and provides limited time consents for the display of certain advertisements. The policy does not apply to signage that is exempt development under an environmental planning instrument. It does apply to all signage that can be displayed with or without consent and is visible from any public place or reserve, except as provided by the policy.

This policy should be read in conjunction with the Sydney Local Environmental Plan 2005, the City of Sydney Signage and Advertising Structures Development Control Plan 2005 and State Environmental Planning Policy No. 60 where these apply.

**State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings**

This policy aims to improve the design quality of flats of three or more storeys with four or more self contained dwellings. The policy sets out a series of design principles for local councils to consider when assessing development proposals for residential flat development. The policy also creates a role for an independent design review panel and requires the involvement of a qualified designer in the design and approval process.

**State Environmental Planning Policy No.70 – Affordable Housing (Revised Schemes) (Gazetted 31.05.02)**

The policy identifies that there is a need for affordable housing in the City of Sydney, describes the kinds of households for which affordable housing may be provided and makes a requirement with respect to the imposition of conditions relating to the provision of affordable housing (provided other requirements under the Act are met).

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

This Policy does not apply to land described in Schedule 1 (Environmentally sensitive land), or land that is zoned for industrial purposes, or land to which an interim heritage order made under the *Heritage Act 1997* by the Minister administering that Act applies, or land to which a listing on the State Heritage Register kept under the *Heritage Act 1997* applies.

The Policy aims to encourage the provision of housing (including residential care facilities) that will increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and make efficient use of existing infrastructure and services, and be of good design.

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

Aims to ensure consistency in the implementation of the BASIX scheme throughout the State. This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.

**State Environmental Planning Policy (State Significant Precincts) 2005**

This Policy aims to identify development of economic, social or environmental significance to the State or regions of the State so as to provide a consistent and comprehensive assessment and decision making process for that development.

NB: This SEPP also contains exempt & complying provisions

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

This Policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State.

**State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007**

This Policy aims to ensure that suitable provision is made for ensuring the safety of persons using temporary structures or places of public entertainment.

**State Environmental Planning Policy (Infrastructure) 2007**

This Policy aims to facilitate the effective delivery of infrastructure across the state.

NB: This SEPP also contains exempt & complying provisions

**State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008**

This Policy is an 'amending instrument' that removes or modifies referral and concurrence clauses within local environmental plans (LEPs), regional environmental plans (REPs) and State environmental planning policies (SEPPs).

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

This Policy Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

**State Environmental Planning Policy (Affordable Rental Housing) 2009**

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people. NOTE: Does not apply to land at Green Square or at Ultimo Pyrmont, or on southern employment land.

**State Environmental Planning Policy (Urban Renewal) 2010**

The aims of this Policy are as follows:

- (a) to establish the process for assessing and identifying sites as urban renewal precincts,
- (b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,
- (c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.

**State Environmental Planning Policy (State and Regional Development) 2011**

The aims of this Policy are as follows:

- (a) to identify development that is State significant development,
- (b) to identify development that is State significant infrastructure and critical State significant infrastructure,
- (c) to confer functions on joint regional planning panels to determine development applications.

**State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

The aims of this Policy are:

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

**State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017**

The aim of this Policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the state.

### **Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

This plan applies to land within the Sydney Harbour Catchment, as shown edged heavy black on the Sydney Harbour Catchment Map, being part of the Sydney Region declared by order published in Gazette No 38 of 7 April 1989 at page 1841.

This plan has the following aims with respect to the Sydney Harbour Catchment: to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected and maintained: as outstanding natural asset, and as a public asset of national and heritage significance, for existing and future generations; to ensure a healthy, sustainable environment on land and water; to achieve a high quality urban environment; to ensure a prosperous working waterfront and an effective transport corridor, to encourage a culturally rich and vibrant place for people; to ensure accessibility to and along Sydney Harbour and its foreshores; to ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity, to provide a consolidated, simplified and updated legislative framework for future planning.

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### **OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 - E. P. & A. REGULATION, 2000. CLAUSES (3) - (10)**

#### **(3) Complying Development**

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

**Note: All Exempt and Complying Development Codes:** Council does not have sufficient information to ascertain the extent of a land based exclusion on a property. Despite any statement preventing the carrying out of complying development in the Codes listed below, complying development may still be carried out providing the development is not on the land affected by the exclusion and meets the requirements and standards of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

### **General Housing Code & Commercial and Industrial (New Buildings and Additions) Code**

Complying development **may not** be carried out on the land under the General Housing Code & the Commercial and Industrial (New Buildings and Additions) Code if because of the provisions of clause 1.17A, 1.18(1)(c3) & 1.19 (Land-based requirements for exempt and complying development) any of the following statements are **YES**

▪ Clause 1.19(5)d. Land that is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Applies only to the Commercial and Industrial (New Buildings and Additions) Code.	NO
▪ Clause 1.17A(d). Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i> .	YES
▪ Clause 1.17A(d) & 1.18(1)(c3). Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	YES
▪ Clause 1.17A(c). Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i> .	NO
▪ Clause 1.17A(e) & 1.19(1)e or 1.19(5)f. Has been identified as land that is within an environmentally sensitive area or by an environmental planning instrument as being within a buffer area, a river front area, an ecologically sensitive area, environmentally sensitive land or a protected area	NO
▪ Clause 1.19(1)a.or 1.19(5)a Has been identified as being within a heritage conservation area or a draft heritage conservation area.	NO
▪ Clause 1.19(1)b or 1.19(5)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument.	NO
▪ Clause 1.19(1)c or 1.19(5)c. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.	NO
▪ Clause 1.19(1)d or 1.19(5)e. Has been identified as land that is subject to a biobanking agreement under part 7A of the threatened Species Conservation Act 1995 or a property vegetation plan under the Native Vegetation Act 2003.	NO
▪ Clause 1.19(1)f or 1.19(5)g. Has been identified by an environmental planning instrument, a development control plan or a policy adopted by the Council as being or affected by a coastline hazard, a coastal hazard or a coastal erosion hazard.	NO
▪ Clause 1.19(1)g or 1.19(5)h. Has been identified as being land in a foreshore area.	NO
▪ Clause 1.19(1)h. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour. (Applies only to the General Housing Code)	NO
▪ Clause 1.19(1)j or 1.19(5)i. Has been identified as unsewered land within a drinking water catchment.	NO
▪ Clause 1.19(1)i. Has been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998.	NO

### Housing Alterations Code

Complying development under the Housing Alterations Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

**Commercial and Industrial Alterations Code**

Complying development under the Commercial and Industrial Alterations Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

**Subdivisions Code**

Complying development under the Subdivisions Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

**Rural Housing Code**

The Rural Housing Code does not apply to this Local Government Area.

**General Development Code**

Complying development under the General Development Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

**Demolition Code**

Complying development under the Demolition Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

(4) Coastal Protection Act, 1979

The council has not been notified by the department of public works that the land is affected by the operation of section 38 or 39 of the coastal protection act, 1979.

(4A) Certain information relating to beaches and coasts

(1) In relation to a coastal council an order has **not** been made under Part 4D of the coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

(2) In relation to a coastal council : Council has **not** been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land)

(4B) Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council : The owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

**Note.** "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

(5) Mine Subsidence District

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the mine subsidence compensation act, 1961.

(6) Road Widening and/or Road Realignment affected by (a) Division 2 of Part 3 of the Roads act 1993 or (c) any resolution of council or other authority.

This land **is not** affected by road widening and/or road realignment under section 25 of the Roads Act, 1993 and/or resolution of Council or any other authority.

(6) Road Widening and/or Road Realignment Affected by (b) any environmental planning instrument.

This land **is not** affected by any road widening or road realignment under any planning instrument.

(7) Council and other public authorities policies on hazard risk restrictions:

- (a) The land **is not** affected by a policy adopted by the Council that that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk; and
- (b) The land **is not** affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to on planning certificate issued by Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.



**(7A) Flood related development controls information.**

The development on this land or part of this land is subject to flood related development controls refer to Clause 7.15 of Sydney Local Environment Plan 2012 and Section 3.7 of Sydney Development Control Plan 2012.

**(8) Land reserved for acquisition**

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**(9) Contribution plans**

The following Contributions Plans apply to properties within the City of Sydney local government area. Contributions plans marked **YES** may apply to this property:

<ul style="list-style-type: none"> <li>Central Sydney Development Contributions Plan 2013 – in operation 9<sup>th</sup> July 2013</li> </ul>	<b>YES</b>
<ul style="list-style-type: none"> <li>City of Sydney Development Contributions Plan 2015 – in operation 1<sup>st</sup> July 2016</li> </ul>	<b>NO</b>
<ul style="list-style-type: none"> <li>Redfern Waterloo Authority Contributions Plan 2006 – in operation 16<sup>th</sup> May 2007</li> <li>Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16<sup>th</sup> May 2007</li> </ul>	<b>NO</b>

**(9A) Biodiversity certified land**

The land has not been certified as biodiversity certified land.

**(10) Biobanking Agreement**

Council has not been notified of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995.

**(11) Bush fire prone land**

The land has not been identified as Bush fire prone land.

**(12) Property vegetation plans**

Not Applicable.

**(13) Orders under Trees (Disputes Between Neighbours) Act 2006**

Council has not been notified of an order which has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

**(14) Directions under Part 3A**

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (seniors housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any condition of consent to a development application granted after 11 October 2007 required by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(16) Site compatibility certificates for infrastructure

The land to which the certificate relates is not subject to a valid site compatibility certificate (infrastructure), of which Council is aware, in respect of proposed development on the land.

(17) Site compatibility certificates and conditions for affordable rental housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

(18) Paper subdivision information

Not Applicable.

(19) Site verification certificates

The land to which the certificate relates is not subject to a valid site verification certificate of which Council is aware.

(20) Loose-fill asbestos insulation

Not Applicable

**Note.** The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) The land to which the certificate relates **is not** declared to be **significantly contaminated land** within the meaning of that act as at the date when the certificate is issued.

(b) The land to which the certificate relates **is not** subject to a **management order** within the meaning of that act as at the date when the certificate is issued.

(c) The land to which the certificate relates **is not** the subject of an **approved voluntary management proposal** within the meaning of that act at the date the certificate is issued.

(d) The land to which the certificate relates **is not** the subject of an **ongoing maintenance order** within the meaning of that act as at the date when the certificate is issued.

(e) As at the date when the certificate is issued, Council **has not** identified that a **site audit statement** within the meaning of that act has been received in respect of the land the subject of the certificate.

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**PLANNING CERTIFICATE SECTION 149(2) INFORMATION:**

*Information provided in accordance with planning certificate section 149 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.*

**PLANNING CERTIFICATE UNDER SECTION 149 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

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*PLANNING CERTIFICATE SECTION 149 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.*

**Contaminated Land Potential:**

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 149 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

**Hazard Risk Restriction:**

The City of Sydney Local Environmental Plan 2012 incorporates Acid Sulfate soil maps. Development on the land identified in those maps should have regard to Division 4 clause 7.16 of the LEP.

**Construction Noise and View Loss Advice:**

Intending purchasers are advised that the subject property may be affected by construction noise and loss or diminution of views as a result of surrounding development.

**City of Sydney Tree Preservation Order 2004 (TPO)**

This order applies to all land where South Sydney Local Environmental Plan 1998 applies and the City of Sydney Council or the Central Sydney Planning Committee is the relevant consent authority under the *Environmental Planning & Assessment Act 1979*. Contact Council's Contract and Asset Management section for more information.

**Outstanding Notice & Order information**

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order of type 6, 10, 11 under Section 121B of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

**Metrowest Investigation Area**

Consent may be granted to the carrying out of development below ground level on land identified as the Future Rail Tunnel Investigation Area in Schedule 7, or determined by the consent authority to be within the Future Rail Tunnel Investigation Area, only after the consent authority has referred a copy of the development application to Rail Corporation New South Wales pursuant to Clause 80 of Sydney Local Environmental Plan 2005.

**Residential & Visitor Parking Permit Schemes**

The City of Sydney co-ordinates a Resident Permit Parking Scheme and a Visitor Permit Parking scheme. This property may be restricted from participating in either scheme. Eligibility may change after the date of this certificate, as parking supply and other traffic demands change. For more information contact Council's call centre on 9265 9333.

**Draft Central Sydney Planning Strategy:**

The planning controls for this land are currently under review by the City. A planning proposal, associated draft development control plan, the *draft Central Sydney Planning Strategy* and

the *draft Central Sydney Affordable Housing Program* were endorsed by Council on 25 July 2016 for submission to the Greater Sydney Commission. Once a gateway determination is obtained from the Greater Sydney Commission the documents will be placed on public exhibition in line with Council's resolution. Copies of these documents can be obtained at <http://www.cityofsydney.nsw.gov.au/council/about-council/meetings/calendar-and-business-papers-2016/2016/july/planning-and-development-committee> (item 4).

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## **ADVICE FROM OTHER BODIES**

### **Sydney Ports Corporation Advice**

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

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*Advice provided in accordance with planning certificate section 149 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 149 (6) of the Environmental Planning and Assessment Act, 1979).*

***For information regarding outstanding notices and orders a CERTIFICATE FOR OUTSTANDING NOTICES OF INTENTION AND/OR AN ORDER UNDER SECTION 735A OF THE LOCAL GOVERNMENT ACT, 1993 AND SECTION 121ZP OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 may be applied for at Sydney City Council.***

*Planning certificate section 149 (2), local planning controls are available for inspection at the following locations:*

### **General Enquiries :**

**Telephone: 02 9265 9333**

**Facsimile: 02 9265 9415**

### **Town Hall House**

Level 2,  
Town Hall House,  
456 Kent Street,  
Sydney.  
8am – 6pm, Monday - Friday

### **Glebe Customer Service Centre**

Glebe Library,  
186 Glebe Point Road,  
Glebe  
9am – 5pm, Monday – Friday

### **Neighbourhood Service Centre Kings Cross**

50 Darlinghurst Road,  
Potts Point  
9am – 5pm, Monday – Friday  
9am – 12pm, Saturday

### **Neighbourhood Service Centre Redfern**

158 Redfern Street  
Redfern  
9am-5pm Monday – Friday  
9am – 12 Noon Saturday

**Green Square Customer Service Centre**

The Tote,  
100 Joynton Avenue,  
Zetland  
10am-6pm Monday – Friday

*State planning controls are available for inspection at the following locations:*

**Sydney Harbour Foreshore Authority** (former Sydney Cove Authority and Darling Harbour Authority),  
Level 6,  
66 Harrington Street,  
The Rocks.

**Department of Planning & Infrastructure Information Centre**

23-33 Bridge Street,  
Sydney NSW 2000

*Where planning certificate section 149 (5) matters are supplied, complete details are available by writing to:*

*Chief Executive Officer,  
City of Sydney,  
G.P.O. Box 1591,  
Sydney, NSW 2000*

End of Document



**City of Sydney**  
**Town Hall House**  
**456 Kent Street**  
**Sydney NSW 2000**

Telephone +61 2 9265 9333  
Fax +61 2 9265 9222  
council@cityofsydney.nsw.gov.au  
GPO Box 1591 Sydney NSW 2001  
cityofsydney.nsw.gov.au



INFOTRACK PTY LIMITED  
GPO BOX 4029  
SYDNEY NSW 2001

## PLANNING CERTIFICATE

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

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<b>Applicant:</b>	INFOTRACK PTY LIMITED
<b>Applicant's reference:</b>	82456727
<b>Address of property:</b>	8-10 Lee Street , HAYMARKET NSW 2000
<b>Owner:</b>	RAIL CORPORATION NEW SOUTH WALES
<b>Description of land:</b>	Lot 116 DP 1078271
<b>Certificate No.:</b>	2017307767
<b>Certificate Date:</b>	27/11/17
<b>Receipt No:</b>	106328
<b>Fee:</b>	\$80.00
<b>Paid:</b>	24/11/17

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

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

### CERTIFICATE ENQUIRIES:

Ph: 9265 9333  
Fax: 9265 9415

*city of villages*

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

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

**DEVELOPMENT CONTROLS**

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

**ZONING**

**Zone B8 Metropolitan Centre (Sydney Local Environmental Plan 2012)**

**1 Objectives of zone**

- To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy.
- To provide opportunities for an intensity of land uses commensurate with Sydney's global status.
  - To permit a diversity of compatible land uses characteristic of Sydney's global status and that serve the workforce, visitors and wider community.
- To encourage the use of alternatives to private motor vehicles such as public transport, walking or cycling.
- To promote uses with active street frontages on main streets and on streets in which buildings are used primarily (at street level) for the purposes of retail premises.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

**4 Prohibited**

Nil

**PROPOSED ZONING**

This property is not affected by a draft zone.

**LOCAL PLANNING CONTROLS**

**Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012  
NSW Legislation Website.**

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

**PLANNING PROPOSAL: Amendment of the following Local Environmental Plans -  
Street Art as exempt development:**

Sydney Local Environmental Plan 2012 (Sydney LEP 2012);  
Sydney Local Environmental Plan 2005;  
Sydney Local Environmental Plan (Green Square Town Centre) 2013;  
Sydney Local Environmental Plan (Green Square Town Centre Stage 2) 2013;

Sydney Local Environmental Plan (Glebe Affordable Housing Project) 2011;  
Sydney Local Environmental Plan (Harold Park) 2011;  
South Sydney Local Environmental Plan 1998; and  
South Sydney Local Environmental Plan No. 114.

The planning proposal seeks to implement an amendment to the LEPs listed above that will include street art as exempt development if it meets specific criteria.

## HERITAGE

### **Item of Environmental Heritage**

*(Sydney Local Environmental Plan 2012)*

This property has been listed as an Item of Environmental Heritage

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

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

## STATE PLANNING INSTRUMENTS

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

### **State Environmental Planning Policy No. 19 – Bushland in Urban Areas**

This is a policy to protect and preserve bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. This policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

### **State Environmental Planning Policy No. 32 – Urban Consolidation**

This policy implements the principles of urban consolidation, including the orderly, economic use and development of land. The policy enables urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development.

### **State Environmental Planning Policy No. 33 – Hazardous and Offensive Development**

This policy aims to amend the definitions of hazardous and offensive industries; to render ineffective any environmental planning instruments not defining hazardous or offensive as per this policy; to control development of hazardous and offensive industries.

### **State Environmental Planning Policy No. 55 – Remediation of Land**

This policy provides planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

**State Environmental Planning Policy No. 64 – Advertising and Signage**

This policy aims to ensure that signage (including advertising):

Is compatible with the desired amenity and visual character of an area, and

- Provides effective communications in suitable locations, and
- Is of a high quality design and finish.

To this end the policy regulates signage (but not content) under Part 4 of the Act and provides limited time consents for the display of certain advertisements. The policy does not apply to signage that is exempt development under an environmental planning instrument. It does apply to all signage that can be displayed with or without consent and is visible from any public place or reserve, except as provided by the policy.

This policy should be read in conjunction with the Sydney Local Environmental Plan 2005, the City of Sydney Signage and Advertising Structures Development Control Plan 2005 and State Environmental Planning Policy No. 60 where these apply.

**State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings**

This policy aims to improve the design quality of flats of three or more storeys with four or more self contained dwellings. The policy sets out a series of design principles for local councils to consider when assessing development proposals for residential flat development. The policy also creates a role for an independent design review panel and requires the involvement of a qualified designer in the design and approval process.

**State Environmental Planning Policy No.70 – Affordable Housing (Revised Schemes) (Gazetted 31.05.02)**

The policy identifies that there is a need for affordable housing in the City of Sydney, describes the kinds of households for which affordable housing may be provided and makes a requirement with respect to the imposition of conditions relating to the provision of affordable housing (provided other requirements under the Act are met).

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

This Policy does not apply to land described in Schedule 1 (Environmentally sensitive land), or land that is zoned for industrial purposes, or land to which an interim heritage order made under the *Heritage Act 1997* by the Minister administering that Act applies, or land to which a listing on the State Heritage Register kept under the *Heritage Act 1997* applies.

The Policy aims to encourage the provision of housing (including residential care facilities) that will increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and make efficient use of existing infrastructure and services, and be of good design.

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

Aims to ensure consistency in the implementation of the BASIX scheme throughout the State. This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.

**State Environmental Planning Policy (State Significant Precincts) 2005**

This Policy aims to identify development of economic, social or environmental significance to the State or regions of the State so as to provide a consistent and comprehensive assessment and decision making process for that development.

NB: This SEPP also contains exempt & complying provisions

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

This Policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State.

**State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007**

This Policy aims to ensure that suitable provision is made for ensuring the safety of persons using temporary structures or places of public entertainment.

**State Environmental Planning Policy (Infrastructure) 2007**

This Policy aims to facilitate the effective delivery of infrastructure across the state.

NB: This SEPP also contains exempt & complying provisions

**State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008**

This Policy is an 'amending instrument' that removes or modifies referral and concurrence clauses within local environmental plans (LEPs), regional environmental plans (REPs) and State environmental planning policies (SEPPs).

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

This Policy Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

**State Environmental Planning Policy (Affordable Rental Housing) 2009**

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people. NOTE: Does not apply to land at Green Square or at Ultimo Pyrmont, or on southern employment land.

**State Environmental Planning Policy (Urban Renewal) 2010**

The aims of this Policy are as follows:

- (a) to establish the process for assessing and identifying sites as urban renewal precincts,
- (b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,
- (c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.

**State Environmental Planning Policy (State and Regional Development) 2011**

The aims of this Policy are as follows:

- (a) to identify development that is State significant development,
- (b) to identify development that is State significant infrastructure and critical State significant infrastructure,
- (c) to confer functions on joint regional planning panels to determine development applications.

**State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

The aims of this Policy are:

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

**State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017**

The aim of this Policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the state.



### **Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

This plan applies to land within the Sydney Harbour Catchment, as shown edged heavy black on the Sydney Harbour Catchment Map, being part of the Sydney Region declared by order published in Gazette No 38 of 7 April 1989 at page 1841.

This plan has the following aims with respect to the Sydney Harbour Catchment: to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected and maintained: as outstanding natural asset, and as a public asset of national and heritage significance, for existing and future generations; to ensure a healthy, sustainable environment on land and water; to achieve a high quality urban environment; to ensure a prosperous working waterfront and an effective transport corridor, to encourage a culturally rich and vibrant place for people; to ensure accessibility to and along Sydney Harbour and its foreshores; to ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity, to provide a consolidated, simplified and updated legislative framework for future planning.

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### **OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 - E. P. & A. REGULATION, 2000. CLAUSES (3) - (10)**

#### **(3) Complying Development**

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

**Note: All Exempt and Complying Development Codes:** Council does not have sufficient information to ascertain the extent of a land based exclusion on a property. Despite any statement preventing the carrying out of complying development in the Codes listed below, complying development may still be carried out providing the development is not on the land affected by the exclusion and meets the requirements and standards of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

### **General Housing Code & Commercial and Industrial (New Buildings and Additions) Code**

Complying development **may not** be carried out on the land under the General Housing Code & the Commercial and Industrial (New Buildings and Additions) Code if because of the provisions of clause 1.17A, 1.18(1)(c3) & 1.19 (Land-based requirements for exempt and complying development) any of the following statements are **YES**

▪ Clause 1.19(5)d. Land that is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Applies only to the Commercial and Industrial (New Buildings and Additions) Code.	NO
▪ Clause 1.17A(d). Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i> .	YES
▪ Clause 1.17A(d) & 1.18(1)(c3). Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	YES
▪ Clause 1.17A(c). Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i> .	NO
▪ Clause 1.17A(e) & 1.19(1)e or 1.19(5)f. Has been identified as land that is within an environmentally sensitive area or by an environmental planning instrument as being within a buffer area, a river front area, an ecologically sensitive area, environmentally sensitive land or a protected area	NO
▪ Clause 1.19(1)a.or 1.19(5)a Has been identified as being within a heritage conservation area or a draft heritage conservation area.	NO
▪ Clause 1.19(1)b or 1.19(5)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument.	NO
▪ Clause 1.19(1)c or 1.19(5)c. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.	NO
▪ Clause 1.19(1)d or 1.19(5)e. Has been identified as land that is subject to a biobanking agreement under part 7A of the threatened Species Conservation Act 1995 or a property vegetation plan under the Native Vegetation Act 2003.	NO
▪ Clause 1.19(1)f or 1.19(5)g. Has been identified by an environmental planning instrument, a development control plan or a policy adopted by the Council as being or affected by a coastline hazard, a coastal hazard or a coastal erosion hazard.	NO
▪ Clause 1.19(1)g or 1.19(5)h. Has been identified as being land in a foreshore area.	NO
▪ Clause 1.19(1)h. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour. (Applies only to the General Housing Code)	NO
▪ Clause 1.19(1)j or 1.19(5)i. Has been identified as unsewered land within a drinking water catchment.	NO
▪ Clause 1.19(1)i. Has been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998.	NO

### Housing Alterations Code

Complying development under the Housing Alterations Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

**Commercial and Industrial Alterations Code**

Complying development under the Commercial and Industrial Alterations Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

**Subdivisions Code**

Complying development under the Subdivisions Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

**Rural Housing Code**

The Rural Housing Code does not apply to this Local Government Area.

**General Development Code**

Complying development under the General Development Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

**Demolition Code**

Complying development under the Demolition Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

(4) Coastal Protection Act, 1979

The council has not been notified by the department of public works that the land is affected by the operation of section 38 or 39 of the coastal protection act, 1979.

(4A) Certain information relating to beaches and coasts

(1) In relation to a coastal council an order has **not** been made under Part 4D of the coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

(2) In relation to a coastal council : Council has **not** been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land)

(4B) Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council : The owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

**Note.** "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

(5) Mine Subsidence District

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the mine subsidence compensation act, 1961.

(6) Road Widening and/or Road Realignment affected by (a) Division 2 of Part 3 of the Roads act 1993 or (c) any resolution of council or other authority.

This land **is not** affected by road widening and/or road realignment under section 25 of the Roads Act, 1993 and/or resolution of Council or any other authority.

(6) Road Widening and/or Road Realignment Affected by (b) any environmental planning instrument.

This land **is not** affected by any road widening or road realignment under any planning instrument.

(7) Council and other public authorities policies on hazard risk restrictions:

(a) The land **is not** affected by a policy adopted by the Council that that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk; and

(b) The land **is not** affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to on planning certificate issued by Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

**(7A) Flood related development controls information.**

The development on this land or part of this land is subject to flood related development controls refer to Clause 7.15 of Sydney Local Environment Plan 2012 and Section 3.7 of Sydney Development Control Plan 2012.

**(8) Land reserved for acquisition**

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**(9) Contribution plans**

The following Contributions Plans apply to properties within the City of Sydney local government area. Contributions plans marked **YES** may apply to this property:

▪ Central Sydney Development Contributions Plan 2013 – in operation 9 <sup>th</sup> July 2013	<b>YES</b>
▪ City of Sydney Development Contributions Plan 2015 – in operation 1 <sup>st</sup> July 2016	<b>NO</b>
▪ Redfern Waterloo Authority Contributions Plan 2006 – in operation 16 <sup>th</sup> May 2007 ▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16 <sup>th</sup> May 2007	<b>NO</b>

**(9A) Biodiversity certified land**

The land has not been certified as biodiversity certified land.

**(10) Biobanking Agreement**

Council has not been notified of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995.

**(11) Bush fire prone land**

The land has not been identified as Bush fire prone land.

**(12) Property vegetation plans**

Not Applicable.

**(13) Orders under Trees (Disputes Between Neighbours) Act 2006**

Council has not been notified of an order which has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

**(14) Directions under Part 3A**

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (seniors housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any condition of consent to a development application granted after 11 October 2007 required by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(16) Site compatibility certificates for infrastructure

The land to which the certificate relates is not subject to a valid site compatibility certificate (infrastructure), of which Council is aware, in respect of proposed development on the land.

(17) Site compatibility certificates and conditions for affordable rental housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

(18) Paper subdivision information

Not Applicable.

(19) Site verification certificates

The land to which the certificate relates is not subject to a valid site verification certificate of which Council is aware.

(20) Loose-fill asbestos insulation

Not Applicable

**Note.** The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) The land to which the certificate relates **is not** declared to be **significantly contaminated land** within the meaning of that act as at the date when the certificate is issued.

(b) The land to which the certificate relates **is not** subject to a **management order** within the meaning of that act as at the date when the certificate is issued.

(c) The land to which the certificate relates **is not** the subject of an **approved voluntary management proposal** within the meaning of that act at the date the certificate is issued.

(d) The land to which the certificate relates **is not** the subject of an **ongoing maintenance order** within the meaning of that act as at the date when the certificate is issued.

(e) As at the date when the certificate is issued, Council **has not** identified that a **site audit statement** within the meaning of that act has been received in respect of the land the subject of the certificate.



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**PLANNING CERTIFICATE SECTION 149(2) INFORMATION:**

*Information provided in accordance with planning certificate section 149 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.*

**PLANNING CERTIFICATE UNDER SECTION 149 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

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*PLANNING CERTIFICATE SECTION 149 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.*

**Contaminated Land Potential:**

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 149 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

**Hazard Risk Restriction:**

The City of Sydney Local Environmental Plan 2012 incorporates Acid Sulfate soil maps. Development on the land identified in those maps should have regard to Division 4 clause 7.16 of the LEP.

**Construction Noise and View Loss Advice:**

Intending purchasers are advised that the subject property may be affected by construction noise and loss or diminution of views as a result of surrounding development.

**City of Sydney Tree Preservation Order 2004 (TPO)**

This order applies to all land where South Sydney Local Environmental Plan 1998 applies and the City of Sydney Council or the Central Sydney Planning Committee is the relevant consent authority under the *Environmental Planning & Assessment Act 1979*. Contact Council's Contract and Asset Management section for more information.

**Outstanding Notice & Order information**

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order of type 6, 10, 11 under Section 121B of the Environmental Planning and Assessment Act, 1979). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

In relation to this property, there **is not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

**Metrowest Investigation Area**

Consent may be granted to the carrying out of development below ground level on land identified as the Future Rail Tunnel Investigation Area in Schedule 7, or determined by the consent authority to be within the Future Rail Tunnel Investigation Area, only after the consent authority has referred a copy of the development application to Rail Corporation New South Wales pursuant to Clause 80 of Sydney Local Environmental Plan 2005.

**Residential & Visitor Parking Permit Schemes**

The City of Sydney co-ordinates a Resident Permit Parking Scheme and a Visitor Permit Parking scheme. This property may be restricted from participating in either scheme. Eligibility may change after the date of this certificate, as parking supply and other traffic demands change. For more information contact Council's call centre on 9265 9333.

**Draft Central Sydney Planning Strategy:**

The planning controls for this land are currently under review by the City. A planning proposal, associated draft development control plan, the *draft Central Sydney Planning Strategy* and

the *draft Central Sydney Affordable Housing Program* were endorsed by Council on 25 July 2016 for submission to the Greater Sydney Commission. Once a gateway determination is obtained from the Greater Sydney Commission the documents will be placed on public exhibition in line with Council's resolution. Copies of these documents can be obtained at <http://www.cityofsydney.nsw.gov.au/council/about-council/meetings/calendar-and-business-papers-2016/2016/july/planning-and-development-committee> (item 4).

#### **Low-Rental Residential Building**

Council's records indicate that this property may be a low-rental residential building as defined by State Environmental Planning Policy No. 10: – Retention of Low Cost Rental Accommodation, which aims to facilitate the conservation of low cost accommodation. Council's consent and the concurrence of the Director General of the Department of Planning are required to demolish, alter, strata subdivide or change the use of a low-rental residential building.

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#### **ADVICE FROM OTHER BODIES**

##### **Sydney Ports Corporation Advice**

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

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*Advice provided in accordance with planning certificate section 149 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 149 (6) of the Environmental Planning and Assessment Act, 1979).*

***For information regarding outstanding notices and orders a CERTIFICATE FOR OUTSTANDING NOTICES OF INTENTION AND/OR AN ORDER UNDER SECTION 735A OF THE LOCAL GOVERNMENT ACT, 1993 AND SECTION 121ZP OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 may be applied for at Sydney City Council.***

*Planning certificate section 149 (2), local planning controls are available for inspection at the following locations:*

##### **General Enquiries :**

**Telephone: 02 9265 9333**

**Facsimile: 02 9265 9415**

##### **Town Hall House**

Level 2,  
Town Hall House,  
456 Kent Street,  
Sydney.  
8am – 6pm, Monday - Friday

##### **Glebe Customer Service Centre**

Glebe Library,  
186 Glebe Point Road,  
Glebe  
9am – 5pm, Monday – Friday

##### **Neighbourhood Service Centre Kings Cross**

50 Darlinghurst Road,  
Potts Point  
9am – 5pm, Monday – Friday  
9am – 12pm, Saturday

**Neighbourhood Service Centre Redfern**

158 Redfern Street  
Redfern  
9am-5pm Monday – Friday  
9am – 12 Noon Saturday

**Green Square Customer Service Centre**

The Tote,  
100 Joynton Avenue,  
Zetland  
10am-6pm Monday – Friday

*State planning controls are available for inspection at the following locations:*

**Sydney Harbour Foreshore Authority** (former Sydney Cove Authority and Darling Harbour Authority),

Level 6,  
66 Harrington Street,  
The Rocks.

**Department of Planning & Infrastructure Information Centre**

23-33 Bridge Street,  
Sydney NSW 2000

*Where planning certificate section 149 (5) matters are supplied, complete details are available by writing to:*

*Chief Executive Officer,  
City of Sydney,  
G.P.O. Box 1591,  
Sydney, NSW 2000*

End of Document

# **APPENDIX H**

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## **GROUNDWATER BORE SEARCH**



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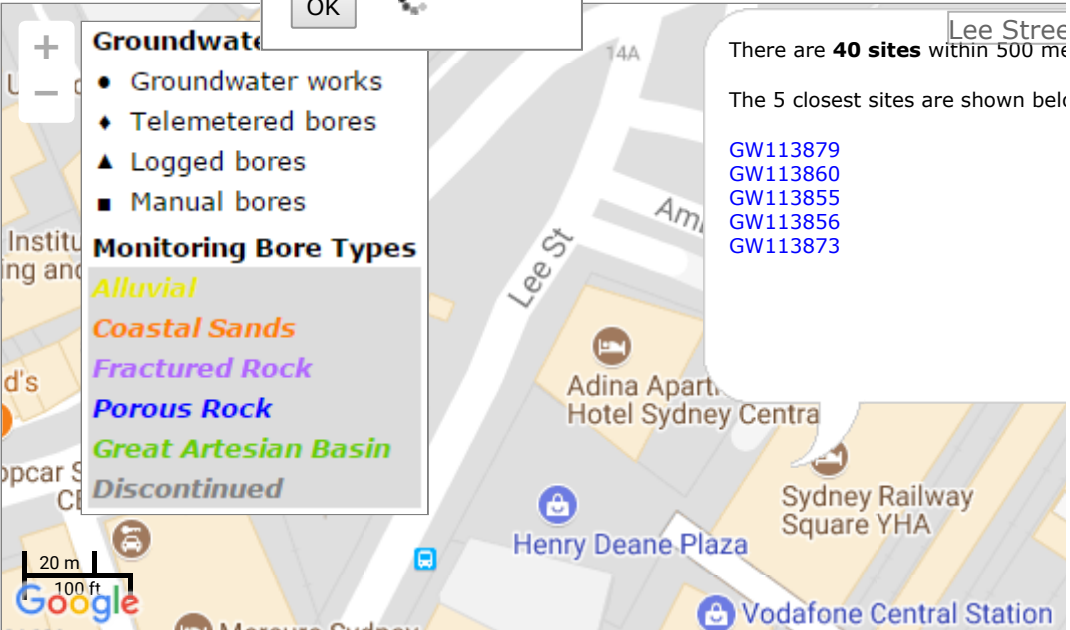
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# NSW Office of Water

## Work Summary

GW113855

Licence: 10BL165951

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 22/07/2003

Final Depth:

Drilled Depth:

Contractor Name: Terratest

Driller: Unknown Unknown

Assistant Driller:

Property: CARLTON & UNITED BREWERIES  
26 - 100 BROADWAY WELLINGTON  
ST CHIPPENDALE 2008

Standing Water Level:

GWMA:  
GW Zone:

Salinity:  
Yield:

### Site Details

Site Chosen By:

County  
Form A: CUMBE  
Licensed:

Parish  
CUMBE.1

Cadastre  
1//76719

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

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

Northing: 6248970.0  
Easting: 333710.0

Latitude: 33°53'11.5"S  
Longitude: 151°12'06.5"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

### 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
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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)
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### Geologists Log

### Drillers Log

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

01/08/2014: Nat Carling, 1-Aug-2014; Added status, drill method, depth, updated work type.

# NSW Office of Water

## Work Summary

GW113856

Licence: 10BL165951

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 23/07/2003

Final Depth:

Drilled Depth:

Contractor Name: Terratest

Driller: Unknown Unknown

Assistant Driller:

Property: CARLTON & UNITED BREWERIES  
26 - 100 BROADWAY WELLINGTON  
ST CHIPPENDALE 2008

Standing Water Level:

GWMA:  
GW Zone:

Salinity:  
Yield:

## Site Details

Site Chosen By:

County  
Form A: CUMBE  
Licensed:

Parish  
CUMBE.1

Cadastre  
1//76719

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

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

Northing: 6248970.0  
Easting: 333708.0

Latitude: 33°53'11.5"S  
Longitude: 151°12'06.4"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

## 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
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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)
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## Geologists Log

## Drillers Log

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

01/08/2014: Nat Carling, 1-Aug-2014; Added status, drill method, depth, updated work type.

# NSW Office of Water

## Work Summary

GW113860

Licence: 10BL165951

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 16/09/2003

Final Depth:

Drilled Depth:

Contractor Name: Terratest

Driller: Unknown Unknown

Assistant Driller:

Property: CARLTON & UNITED BREWERIES  
26 - 100 BROADWAY WELLINGTON  
ST CHIPPENDALE 2008

Standing Water Level:

GWMA:  
GW Zone:

Salinity:  
Yield:

## Site Details

Site Chosen By:

County  
Form A: CUMBE  
Licensed:

Parish  
CUMBE.1

Cadastre  
1//76719

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

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

Northing: 6248976.0  
Easting: 333712.0

Latitude: 33°53'11.3"S  
Longitude: 151°12'06.6"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

## 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
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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)
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## Geologists Log

## Drillers Log

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

01/08/2014: Nat Carling, 1-Aug-2014; Added status, drill method, depth, updated work type.

# NSW Office of Water

## Work Summary

GW113873

Licence: 10BL165951

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 26/07/2003

Final Depth:

Drilled Depth:

Contractor Name: Terratest

Driller: Unknown Unknown

Assistant Driller:

Property: CARLTON & UNITED BREWERIES  
26 - 100 BROADWAY WELLINGTON  
ST CHIPPENDALE 2008

Standing Water Level:

GWMA:  
GW Zone:

Salinity:  
Yield:

### Site Details

Site Chosen By:

County  
Form A: CUMBE  
Licensed:

Parish  
CUMBE.1

Cadastre  
1//76719

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

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

Northing: 6248979.0  
Easting: 333698.0

Latitude: 33°53'11.2"S  
Longitude: 151°12'06.0"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

### 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
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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)
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### Geologists Log

### Drillers Log

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

01/08/2014: Nat Carling, 1-Aug-2014; Added status, drill method, depth, updated work type.

# NSW Office of Water

## Work Summary

GW113879

Licence: 10BL165951

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE  
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 25/07/2003

Final Depth:

Drilled Depth:

Contractor Name: Terratest

Driller: Unknown Unknown

Assistant Driller:

Property: CARLTON & UNITED BREWERIES  
26 - 100 BROADWAY WELLINGTON  
ST CHIPPENDALE 2008

Standing Water Level:

GWMA:  
GW Zone:

Salinity:  
Yield:

### Site Details

Site Chosen By:

County  
Form A: CUMBE  
Licensed:

Parish  
CUMBE.1

Cadastre  
5//1142053

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

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

Northing: 6249000.0  
Easting: 333711.0

Latitude: 33°53'10.5"S  
Longitude: 151°12'06.6"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

### 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
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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)
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### Geologists Log

### Drillers Log

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

01/08/2014: Nat Carling, 1-Aug-2014; Added status, drill method, depth, updated work type.

# APPENDIX I

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## METEOROLOGY





Australian Government  
Bureau of Meteorology

## Monthly rainfall

The Monthly rainfall is the total of all available Daily rainfall for the month. Observations of Daily rainfall are nominally made at 9 am local clock time and record the total for the previous 24 hours. Rainfall includes all forms of precipitation that reach the ground, such as rain, drizzle, hail and snow.

[About monthly rainfall](#)

Station: Sydney Botanic Gardens

Number: 66006

Opened: 1885

Now: Open

Lat: 33.87° S

Lon: 151.22° E

Elevation: 15 m

Key: Units are millimetres. 12.3 = Not quality controlled.

Period for calculating statistics: ☒ All years ☐ 1961-1990

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
<a href="#">1885</a>	87.0	29.0	52.1	36.1	4.1	414.5	191.0	0.0	11.4	6.6	12.4	94.9	939.1
<a href="#">1886</a>	66.1	12.7	127.4	84.2	60.2	39.0	137.1	49.9	6.6	101.1	107.0	78.8	870.1
<a href="#">1887</a>	153.8	114.8	65.9	207.2	261.0	140.4	90.2	183.3	33.3	9.1	128.4	139.4	1526.8
<a href="#">1888</a>	0.0	74.6	2.5	0.5	11.0	41.5	72.9	51.1	64.4	26.1	8.6	199.1	552.3
<a href="#">1889</a>	43.3	57.1	24.2	86.8	521.9	28.3	238.4	113.4	99.8	15.0	130.7	54.7	1413.6
<a href="#">1890</a>	139.3	468.3	424.7	71.8	216.7	288.3	229.7	37.6	63.5	45.4	120.7	62.0	2168.0
<a href="#">1891</a>	102.7	69.5	251.0	143.4	91.5	426.0	107.7	92.5	165.8	48.1	85.2	23.6	1607.0
<a href="#">1892</a>	136.9	116.1	481.9	98.6	81.2	55.3	110.0	133.6	181.1	132.3	72.0	165.8	1764.8
<a href="#">1893</a>	95.1	81.6	275.5	190.8	43.9	198.8	135.6	76.1	39.6	119.2	115.4	44.6	1416.2
<a href="#">1894</a>	40.3	180.8	340.7	100.3	32.8	41.7	57.0	39.9	176.2	69.8	10.4	99.6	1189.5
<a href="#">1895</a>	220.6	204.7	37.8	76.1	66.8	31.4	10.7	15.1	110.2	24.6	76.3	86.4	960.7
1896	42.9	120.9	102.4	3.3	99.6	269.0	51.3	39.9	7.9	50.8	136.4	43.2	967.6
1897	32.3	8.9	98.0	163.8	87.6	205.7	157.2	115.8	30.7	30.7	4.1	135.4	1070.2
1898	139.7	116.3	41.4	12.4	313.4	167.9	74.7	130.8	30.5	97.5	11.9	26.4	1162.9
<a href="#">1899</a>	52.8	30.7	73.7	86.1	162.1	287.5	102.6	373.9	0.0	90.2	131.1	20.3	1411.0
1900	43.7	39.1	109.2	151.9	319.0	282.7	326.9	12.4	64.8	2.5	187.7	44.5	1584.4
1901	161.5	37.8	83.6	356.6	46.5	23.6	101.3	109.5	73.7	45.7	17.3	8.6	1065.7
1902	58.4	7.6	52.6	64.3	34.0	22.9	284.5	163.6	49.8	268.7	72.6	63.5	1142.5
1903	49.0	26.2	93.2	45.5	80.5	47.5	120.4	143.0	126.7	94.7	61.0	101.6	989.3
1904	48.8	98.6	132.3	332.5	146.3	4.6	274.8	37.3	27.4	62.7	12.4	21.3	1199.0
1905	43.2	52.3	204.0	141.2	143.3	58.2	11.4	17.8	69.3	64.0	9.9	42.9	857.5



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1906	58.4	9.7	99.3	23.9	213.6	54.9	5.6	131.6	33.0	48.0	109.5	33.8	821.3
1907	66.0	63.0	203.7	35.1	38.6	254.5	11.2	7.6	7.1	14.5	52.3	45.2	798.8
1908	43.9	182.1	70.4	73.4	67.1	25.4	290.1	243.8	75.4	38.1	16.5	31.8	1158.0
1909	32.5	202.7	34.8	34.8	30.7	117.6	22.8	56.7	132.3	66.9	23.1	86.4	841.3
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1910	128.2	11.8	184.5	94.7	68.2	78.8	225.7	5.8	53.1	84.0	4.9	214.0	1153.7
1911	369.0	131.9	48.6	77.0	40.0	4.0	188.1	202.7	47.0	17.9	46.0	70.1	1242.3
1912	31.6	162.3	219.5	121.1	84.4	58.3	286.2	46.4	11.2	25.2	80.0	53.0	1179.2
1913	20.4	38.3	207.6	243.4	416.2	278.3	194.3	1.8	35.7	26.7	16.3	5.0	1484.0
1914	17.8	39.6	250.2	37.1	79.0	153.5	228.8	58.5	161.0	191.6	61.8	221.0	1499.9
1915	34.8	35.1	82.4	309.8	141.2	42.2	146.1	31.2	42.2	24.6	1.4	85.0	976.0
1916	36.9	70.3	97.4	114.8	51.9	52.1	90.6	73.1	119.3	208.9	79.0	81.6	1075.9
1917	76.5	160.0	29.8	340.9	79.6	110.7	8.9	39.7	148.6	127.7	179.4	51.6	1353.4
1918	317.5	105.7	62.4	142.0	13.2	12.5	217.5	63.9	90.4	19.3	34.8	26.9	1106.1
1919	48.0	144.6	145.5	113.6	642.1	62.3	53.5	20.1	99.0	105.1	89.5	73.6	1596.9
1920	183.8	44.8	42.4	62.9	9.9	62.1	153.9	32.7	26.3	43.9	46.9	403.4	1113.0
1921	80.8	20.9	86.1	152.0	184.0	24.2	198.4	30.5	73.1	82.7	71.6	134.4	1138.7
1922	182.3	56.8	49.9	38.3	106.7	43.0	291.4	52.4	105.9	87.7	10.9	38.4	1063.7
1923	43.2	19.5	51.8	257.2	26.0	102.0	161.2	105.8	63.7	34.0	41.5	35.0	940.9
1924	93.7	57.8	96.5	168.7	83.0	50.7	41.2	65.7	74.9	32.8	82.8	66.2	914.0
1925	114.3	48.3	68.5	54.2	536.6	171.0	5.4	96.7	15.7	16.6	99.0	30.8	1257.1
1926	89.0	26.2	317.6	92.3	69.4	33.2	58.4	26.7	43.3	7.6	0.5	172.2	936.4
1927	104.2	16.5	105.0	455.2	54.5	112.6	8.4	7.8	75.7	91.0	151.7	54.5	1237.1
1928	62.4	173.4	128.6	118.2	82.1	175.3	172.5	34.8	4.6	42.9	6.8	51.1	1052.7
1929	8.4	295.7	133.7	172.0	253.0	75.0	79.0	103.5	41.4	211.1	95.2	48.8	1516.8
1930	114.6	15.9	109.5	164.6	121.8	326.3	108.2	31.1	5.4	49.1	22.5	133.4	1202.4
1931	55.9	39.4	182.2	189.8	91.4	32.2	315.8	4.8	145.8	24.7	81.8	93.4	1257.2
1932	5.1	119.3	78.4	97.1	54.5	30.1	80.2	55.4	228.7	23.5	95.1	106.7	974.1
1933	189.1	10.0	58.6	191.3	138.5	51.8	83.4	8.2	68.0	105.2	114.1	81.3	1099.5
1934	58.6	207.2	51.8	224.5	141.5	114.0	261.2	157.0	174.9	51.1	112.8	159.1	1713.7
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1935	75.2	81.7	72.5	24.7	57.6	120.1	34.1	5.3	63.5	86.0	60.0	110.2	790.9
1936	98.6	120.6	92.9	46.7	55.8	75.4	21.8	35.5	36.9	20.5	6.4	140.1	751.2
1937	54.2	31.9	254.5	157.0	19.8	404.6	81.4	107.8	12.7	85.5	103.4	57.8	1370.6

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1938	257.7	105.8	31.5	70.6	94.1	11.8	77.7	217.2	50.4	73.1	38.9	10.9	1039.7
1939	76.5	2.0	265.8	107.5	90.0	19.7	34.6	63.3	69.3	50.1	53.2	19.8	851.8
1940	8.9	18.2	13.3	159.9	153.8	40.7	99.9	76.4	71.4	56.1	62.1	159.5	920.2
1941	99.9	54.8	40.5	82.6	55.0	53.2	44.5	75.7	51.6	51.3	29.1	25.9	664.1
1942	8.1	35.3	520.9	13.9	40.6	136.1	55.7	27.7	17.8	152.6	132.6	98.0	1239.3
1943	50.1	12.9	29.1	38.5	367.1	10.6	5.9	189.4	211.1	41.7	211.0	81.2	1248.6
1944	72.9	92.9	109.4	69.7	99.4	53.1	79.0	109.3	23.3	27.2	15.8	20.3	772.3
1945	58.1	43.0	34.5	324.3	185.6	202.3	79.2	57.4	6.1	35.8	51.9	38.7	1116.9
1946	14.2	74.0	97.3	260.2	63.2	171.7	1.5	5.8	25.3	63.5	87.4	18.6	882.7
1947	40.7	126.2	53.7	196.9	126.2	51.1	13.2	46.1	20.7	52.1	112.1	212.9	1051.9
1948	212.9	62.6	105.3	37.3	152.6	198.0	18.2	9.9	71.4	16.2	26.1	104.3	1014.8
1949	274.9	165.8	113.8	34.6	123.6	427.6	69.1	147.8	257.1	37.7	96.3	50.5	1798.8
1950	160.6	151.8	122.8	166.8	165.8	681.4	346.5	85.5	97.2	112.3	108.8	44.2	2243.7
1951	270.4	63.4	112.8	41.3	175.1	373.7	49.9	157.0	89.7	50.0	16.5	14.8	1414.6
1952	56.1	53.9	97.2	250.0	61.6	152.9	226.2	346.4	21.1	212.1	80.1	40.8	1598.4
1953	78.5	159.0	95.2	18.8	479.0	42.4	77.5	51.7	28.8	69.0	47.1	10.7	1157.7
1954	137.2	246.3	18.3	19.4	40.1	11.5	117.4	35.1	56.5	179.9	166.8	83.1	1111.6
1955	203.5	271.7	229.0	80.4	330.2	142.3	49.3	16.3	27.7	45.8	227.2	251.1	1874.5
1956	105.5	578.1	356.1	32.7	149.3	210.0	60.7	89.7	27.4	64.7	8.8	27.3	1710.3
1957	49.9	69.7	160.0	26.1	2.6	27.0	130.9	139.6	21.5	12.0	27.9	52.4	719.6
1958	122.8	338.5	343.7	76.4	14.2	212.6	30.3	84.1	29.5	53.4	11.3	148.9	1465.7
1959	154.7	185.2	150.7	36.0	52.9	113.8	201.4	92.0	89.5	320.8	105.6	47.8	1550.4
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1960	56.9	89.3	41.8	30.1	113.3	87.4	148.5	59.8	63.2	272.7	66.4	240.1	1269.5
1961	58.1	86.9	43.5	83.8	29.3	53.7	39.8	258.5	50.7	71.9	485.9	164.8	1426.9
1962	117.3	166.5	58.5	88.4	256.3	3.8	46.5	115.8	79.8	20.6	13.0	119.3	1085.8
1963	123.2	44.0	398.5	241.5	216.2	254.3	74.0	237.7	20.0	59.9	42.1	243.6	1955.0
1964	17.2	40.1	153.6	135.7	78.8	434.4	9.1	24.6	16.7	85.5	71.9	38.1	1105.7
1965	30.5	33.5	7.9	93.2	45.8	235.2	93.1	11.5	95.6	177.4	37.8	38.1	899.6
1966	22.8	140.9	138.4	240.3	65.8	139.9	15.6	100.1	62.7	57.6	179.6	96.1	1259.8
1967	156.7	156.6	136.9	39.1	43.9	342.4	31.3	200.2	107.8	87.4	111.2	48.8	1462.3
1968	132.7	20.2	115.4	16.0	116.7	23.9	64.3	28.7	5.1	4.4	18.1	86.9	632.4
1969	53.0	251.2	100.8	186.5	49.4	204.0	51.0	164.7	85.3	42.9	248.0	35.5	1472.3
1970	142.8	49.3	203.4	58.5	10.6	40.7	1.8	34.4	165.4	20.3	127.5	274.4	1129.1

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1971	132.2	181.2	78.2	84.6	114.6	70.2	19.6	180.6	54.6	2.5	76.0	129.5	1123.8
1972	400.7	110.3	201.0	70.6	96.3	112.0	4.1	34.9	11.1	170.0	63.5	42.8	1317.3
1973	279.8	351.1	108.5	77.4	28.5	73.8	107.6	91.2	72.6	178.6	121.8	33.4	1524.3
1974	200.6	44.0	284.6	164.6	229.5	220.5	17.4	175.8	46.4	74.7	115.2	33.4	1606.7
1975	47.6	140.0	388.6	78.0	18.6	379.2	49.0	25.8	49.6	115.0	32.2	37.4	1361.0
1976	293.6	221.0	304.3	50.8	22.9	155.4	153.4	38.0	135.4	286.0	112.6	23.6	1797.0
1977	99.0	174.4	256.8	25.8	133.2	111.4	10.0	20.6	49.0	20.0	36.0	30.8	967.0
1978	225.4	15.4	250.2	141.0	118.2	301.8	19.4	37.2	113.6	88.3	96.8	93.0	1500.3
1979	122.1	16.1	200.2	24.6	121.2	169.4	26.4	9.2	28.0	50.0	91.8	2.6	861.6
1980	169.7	81.4	76.2	22.6	132.1	47.4	52.4	14.8	5.5	34.1	41.2	50.2	727.6
1981	64.4	208.0	38.2	133.4	90.0	43.4	39.8	10.4	4.0	244.0	126.8	66.2	1068.6
1982	51.2	31.4	164.8	20.2	15.8	125.4	160.8	23.9	208.5	51.2	20.0	22.2	895.4
1983	42.6	50.2	310.2	157.8	203.2	78.6	40.6	145.4	46.6	158.0	35.0	103.2	1371.4
1984	191.2	130.5	276.6	100.6	142.5	89.8	150.8	8.8	52.4	54.0	517.3	97.9	1812.4
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1985	2.2	54.9	87.0	297.4	128.8	123.8	83.6	27.5	76.2	140.0	63.0	91.0	1175.4
1986	202.1	90.2	18.6	117.7	55.8	16.0	48.7	482.7	31.2	99.2	172.2	6.8	1341.2
1987	83.2	18.2	149.2	70.8	47.9	82.6	113.9	189.1	8.1	272.5	180.6	82.3	1298.4
1988	96.3	100.0	79.0	347.7	272.4	86.1	109.3	72.1	145.2	0.6	166.1	132.7	1607.5
1989	158.8	143.4	143.2	380.4	157.6	249.8	32.7	66.2	2.2	15.3	60.6	141.6	1551.8
1990	82.9	664.7	139.1	341.5	110.1	42.0	75.7	201.0	202.1	53.6	29.8	42.0	1984.5
1991	99.6	51.3	17.1	47.4	137.2	347.1	105.3	4.6	18.7	11.9	121.7	185.1	1147.0
1992	74.5	490.2	86.9	67.5	73.6	97.3	15.8	34.2	25.3	87.7	147.1	205.4	1405.5
1993	65.5	75.8	92.1	62.8	18.8	60.8	99.8	66.6	169.3	50.5	94.2	32.2	888.4
1994	42.0	87.6	171.0	122.0	40.1	70.1	79.9	35.8	28.0	49.2	53.5	69.1	848.3
1995	101.8	61.2	176.9	41.7	180.9	114.6	1.5	0.0	223.3	35.5	170.9	81.2	1189.5
1996	132.5	39.6	59.1	42.6	169.7	176.2	52.2	130.6	142.9	17.3	114.8	37.8	1115.3
1997	178.0	124.6	27.4	6.6	200.4	110.0	190.6	38.4	137.2	54.8	25.8	30.0	1123.8
1998	90.8	33.9	19.5	344.1	333.3	148.6	89.8	532.3	43.6	37.9	73.4	59.3	1806.5
1999			31.1	269.1	74.4	91.2	202.5	135.8		174.5	86.2	92.8	
2000	57.3	24.3		61.6			23.5	23.6	32.2	84.4		46.4	
2001	182.2		105.3			34.0	127.2	68.9	29.6	35.7		44.5	
2002	106.7	384.2	52.4	34.6	101.5	30.8	21.8	25.6	24.0	8.6	17.4	73.0	880.6
2003	15.2	65.6	151.6	223.6	377.2	52.6	64.8	54.4	5.2	106.4	106.8	58.8	1282.2

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
<a href="#">2004</a>		127.8	100.2	27.8	9.3	45.4	42.2	150.8	51.8	246.0	75.6	88.0	
<a href="#">2005</a>	72.4	146.4		27.8	46.4	80.0	82.0	1.2		45.6	132.8	28.0	
<a href="#">2006</a>		50.7	42.7		47.1	202.0		102.2	180.5	22.0	49.1	103.6	
<a href="#">2007</a>	49.0	108.6	84.7	196.5	12.6		63.2	162.0	44.4	25.7	179.7	<i>116.9</i>	
<a href="#">2008</a>		263.1	65.2	144.6	3.7	143.8	100.0	45.4	95.2	75.2	69.3	68.4	
<a href="#">2009</a>	28.2	114.9	61.8	147.0	148.6		60.4		17.6		19.4	73.2	
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
<a href="#">2010</a>	43.4	261.8		29.6	196.2	176.8	123.9	42.2	47.1	99.7	153.2	97.8	
<a href="#">2011</a>	69.8				143.7	96.3	277.7	54.3	81.1	50.6	168.4	83.9	
<a href="#">2012</a>	195.2		271.5	189.2	53.3	267.8	65.9	23.7	25.2	31.4	53.4	47.1	
<a href="#">2013</a>	186.0	188.2	65.7	232.3	111.0	358.6	38.8	17.0	56.2	38.0	197.9	37.9	1527.6
<a href="#">2014</a>	20.4	62.8	128.6		39.0	68.6	18.9	214.2	54.8	94.2	23.7	139.7	
<a href="#">2015</a>	200.6	57.7		406.1	102.5	126.3	49.0	94.0	94.1	53.1	127.9	116.8	
<a href="#">2016</a>	268.2	34.2	220.8	121.1	7.9	374.8	101.8	160.9	77.8	32.1	30.2	65.5	1495.3
<a href="#">2017</a>	55.6	<i>236.0</i>	<i>340.4</i>	<i>84.5</i>	<i>34.3</i>	<i>207.2</i>	<i>14.8</i>	<i>26.4</i>	<i>0.6</i>	<i>61.0</i>			

1885 ▼ Go View a year of daily data

## Summary statistics for all years

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	103.6	113.2	134.5	123.1	120.8	135.4	97.6	85.9	68.0	75.1	85.2	82.2	1230.7
Lowest	0.0	2.0	2.5	0.5	2.6	3.8	1.5	0.0	0.0	0.6	0.5	2.6	552.3
5th %ile	14.6	12.8	21.1	19.0	10.8	14.1	7.3	5.6	5.3	8.9	8.7	16.9	769.1
10th %ile	27.1	18.2	33.6	25.6	18.8	25.3	11.6	9.3	8.1	16.2	12.4	23.6	850.7
Median	78.5	75.8	100.5	88.4	90.0	96.8	77.6	56.0	51.8	51.7	73.0	65.8	1169.1
90th %ile	202.4	238.1	279.0	262.0	256.3	304.2	226.1	188.5	161.0	177.1	168.6	164.3	1638.3
95th %ile	269.5	321.4	342.6	341.3	350.2	377.2	280.8	226.4	180.8	226.5	184.5	213.4	1807.4
Highest	400.7	664.7	520.9	455.2	642.1	681.4	346.5	532.3	257.1	320.8	517.3	403.4	2243.7

Data within the table which are in italics represent observations which have not been fully quality controlled, a process which may take a number of months to complete. While these data may be correct, you should exercise caution in their use.

Gaps occur in the table where there are missing valid daily observations within the month. This is frequently associated with the observer being unavailable (where observations are undertaken manually), a failure in the observing equipment, or when an event has produced suspect data.

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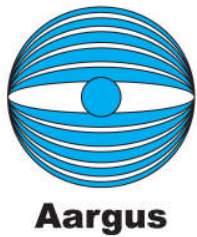
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# **APPENDIX J**

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**IMPORTANT  
INFORMATION ABOUT  
YOUR REPORT**





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

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

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

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

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

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

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

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

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

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

Your environmental report should not be used:

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

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

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

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



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

### **SUBSURFACE CONDITIONS CAN CHANGE**

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

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

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

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

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

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

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

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

### **READ RESPONSIBILITY CLAUSES CLOSELY**

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