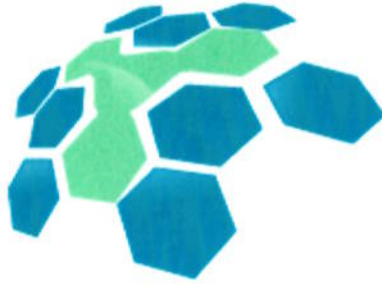


Phase I Preliminary Site Investigation

230-232 Sussex Street, Sydney NSW

Prepared for: Karimbla Construction Services



ADE
CONSULTING
GROUP

Prepared for:

Karimbla Construction Services Pty Ltd

Phase I Preliminary Site Investigation

230-232 Sussex Street, Sydney NSW

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Date: 29th May, 2015

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Envirotech Australia Pty Ltd.

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ABBREVIATIONS

ADE	A.D. Envirotech Australia Pty Ltd
ALS	Australian Laboratory Services
ARAP	Additional Remediation Action Plan
AST	Above Ground Storage Tank
BGL	Below ground level (following excavation works)
BLGL	Below local area ground level
BR	Blind Replicate
BTEX	Benzene, toluene, ethyl-benzene, xylene
COC	Chain of Custody
DEC	Department of Environment and Conservation
DQI	Data Quality Indicators
DQO	Data Quality Objectives
EILs	Ecological Investigation Levels
ESLs	Ecological Screening Levels
GILs	Groundwater Investigation Levels
HILs	Health Investigation Levels
HSLs	Health Screening Levels
LPI	Land Property Information
LTO	Land Titles Office
NATA	National Association of Testing Authorities
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW EPA	New South Wales Environmental Protection Authority
OEH	Office of Environment and Heritage
OPPs	Organophosphorous Pesticides
OCPs	Organochlorine Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance/Quality Control
RPD	Relative Percent Difference
SCID	Stored Chemical Information Database
SWL	Standing Water Level
SH&EWMS	Safety Health and Environmental Works Method Statement
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
VAL	Validation Report
VHC	Volatile Halogenated Compounds

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1 INTRODUCTION

1.1 General Information

A. D. Envirotech Australia Pty Ltd (ADE) was engaged by Karimbla Construction Services Pty Ltd to undertake a Phase I Preliminary Site Contamination Investigation (PSI) to assess the potential for contamination at 230-232 Sussex Street, Sydney NSW (hereafter referred to as the 'site').

The site entails Lots 1, DP71092 in the Local Government Area of Sydney, Parish of St Andrew, County of Cumberland.

A site inspection was undertaken on the 11th May 2015 and comprised of a visual assessment of the site. Details of the field inspection are given in this report, together with comments on the significance of the findings of the investigation.

This report was completed in accordance with the *Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, September 2000.

1.2 Proposed Development

ADE has been advised that the client, Karimbla Construction Services Pty Ltd, plans on renovating the existing building into a hotel and retail premises.

1.3 Objectives

The objectives of the investigation were to:

- Identify past and present potentially contaminating activities;
- Identify potential sources of contamination and types of contaminants;
- Discuss the site condition;
- Provide a preliminary assessment of site contamination for the suitability of the proposed development; and
- Assess the need for further investigations.

1.4 Scope of Work

The scope of work required to achieve the objectives of the investigation involved the following:

- Completion of a Safety, Health & Environment Work Method Statement (SHEWMS);
- Desktop site review of:
 - Land title records;
 - Section 149 certificates;
 - WorkCover NSW;
 - NSW Environment and Heritage;
 - EPA contaminated lands register for notations; and
 - Dial Before You Dig service search;
- Review of past and current activities on the site;
- Review of past and current activities on neighbouring sites and identification of any potential on-site/off-site sources of contamination;

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- Review of past aerial photographs of the site and its surrounds to identify the locations of any previous buildings and/or other infrastructure associated with activities that could be on-site/off-site sources of contamination;
- Review of local geology and hydrogeology (including groundwater bore search);
- Site inspection by an experienced environmental consultant; and
- Preparation of a Phase I PSI report outlining:
 - Detailed information on the results of the desktop review and site inspection;
 - Conclusions regarding the potential for contamination at the site;
 - Conclusions regarding the sites suitability for the proposed development; and
 - Recommendations for a Phase II Detailed Site Investigation (DSI), should it be warranted.

1.5 Legislative Requirements

The legislative framework for the report is based on guidelines that have been issued and/or endorsed by the NSW Environmental Protection Agency (EPA) formerly the Office of Environment and Heritage (OEH) under the following Acts/Regulations:

- *Protection of the Environment Operations Act 1997*
- *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008*
- *Contaminated Land Management Act 1998*

The relevant guidelines issued under the provisions of the aforementioned Acts/Regulations include:

- *Guidelines for the NSW Site Auditor Scheme, NSW DEC 2006.*
- *Guidelines for Consultants Reporting on Contaminated Sites, NSW EPA, 2000.*
- *Guidelines for Assessing Service Station Sites, NSW EPA 1994.*
- *National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013.*
- *Australian Standard AS 4482.1 Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
- *Australian Standard AS 4482.2 Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
- *Sampling Design Guidelines - NSW EPA, 1995.*
- *Waste Classification Guidelines Part 1: Classifying Waste, EPA, 2014.*
- *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008, NSW DECCW 2009.*
- *Guidelines for the Assessment and Management of Groundwater Contamination, NSW DEC, 2007.*

1.6 Whole Report

No one section, or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

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2 SITE IDENTIFICATION

2.1 Site Location

The site has frontage to Sussex Street, Sydney NSW as is shown by Figure 1 below.

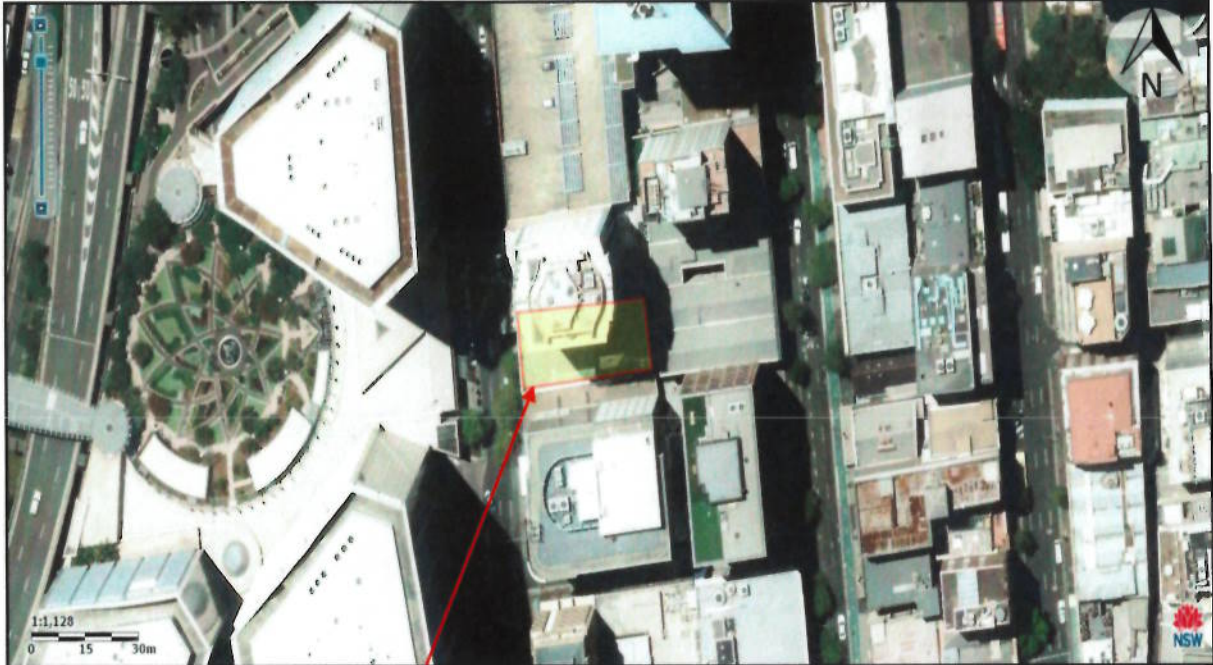


Figure 1. Aerial photograph of the site (Photograph from maps.six.nsw.gov.au; accessed on 08.05.2015).

Bearings provided in this report are approximate only. For ease of representing locations in the report, the site is considered to be off Sussex Street, with a nominal north-south direction assumed. All references to points of the compass within the report are based on these approximate bearings.

2.2 Site Inspection and Description

An Environmental Consultant from ADE carried out a site inspection on the 11th May 2015 in order to make a visual assessment of the site and provide information on potential site contamination issues, some of which are as follows:

- Surrounding land uses and potential contamination sources;
- Presence of hazardous or dangerous goods storage;
- Presence of Underground or Aboveground Storage Tanks, Generators or associated fuel transfers systems i.e. fuel lines;
- Condition of current structures, stockpiles, vegetation and soil;
- Proximity to water bodies/courses; and
- Visible and/or olfactory evidence of contamination.

A three storey building was located in the western/central portion of the site, which covers approx. two thirds of the site, this building is adjoined to a smaller two storey premises within the eastern portion of the site. Anecdotal evidence from the client as well as visual observations dates the building to 1886. Access to the site is via a stone cobbled driveway off Sussex Street, the driveway cuts through the middle

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of the building leading to an open courtyard which separates the two buildings (Refer to Appendix X – Site Plans).

The site is approximately 543 m² with the building predominantly built from bricks; foundation design could not be ascertained at the time of inspection. At the time of inspection the building was empty, floors of the building varied (concrete, tiled and wooden). A small basement approx 15 m x 5 m exists within the north west corner of the site. Access is gained via a stairway. The basement was empty at the time of inspection; remnants of a previous hot water system were present within the south west corner of the basement.

No indicators of contamination either visual or olfactory were noted during the site inspection. No evidence of previous Underground Storage Tanks (USTs) or Above ground Storage Tanks (ASTs) were observed within the site. The concrete slab throughout the building and basement demonstrated no signs of damage or having been compromised.

Photographs and site inspection notes taken on the 11th May 2015 can be found in Appendix III – Photographs.

2.3 Surrounding Land Use

At the time of inspection the primary surrounding land-uses were observed as follows:

- Northern boundary: Astoria Tower is adjoined directly to the northern boundary of the site, it is currently used as a high density residential building with 30 stories and approx. 97 m in height, construction on the building was completed in 1996;
- Eastern boundary: this building is adjoined directly to the eastern boundary of the building, it is currently used as commercial offices with 4 stories;
- Southern boundary: this building is adjoined directly to the southern boundary of the building, it is currently used as commercial offices with 13 stories and approx. 57 m in heights, construction on the building was completed in 1990; and
- Western boundary: Darling Park Tower 1 & 2 are located approx. 20m west of the site across Sussex Street, the buildings are currently used as commercial offices and underground parking facilities. Tower 1 has 30 stories with 4 underground levels for parking and is approx. 126 m in height; construction on the building was completed in 1992. Tower 2 has 32 stories and is approx. 126 m in height; construction on the building was completed in 1999.

Approximately 100 m to the west of the site is the Western Distributor Highway.

2.4 Summary of Site Details

Table 1 below provides a summary of details pertaining to the site.

Table 1. Site details and information.

Site Details	
Site address	230-232 Sussex Street, Sydney NSW
Title identification(s)	Lot 1, DP71092

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Table 1. Continued...

Site Details	
Current site use	Commercial / Office
Proposed site use	Mixed use / hotel and retail
Investigation area	Approximately 543 m ²

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3 PHYSICAL SETTING

3.1 Site Topography and Hydrology

The site is situated at an elevation of approximately 9 m AHD. The topography slopes gently down to the west towards Sydney Harbour (Cockles Bay) where the elevation is approximately 5 m AHD.

The nearest water body is Sydney Harbour (Cockles Bay) located approx. 210 m to the west.

3.2 Local Geology and Soil

The site is located on a Gymea Soil Landscape (gy) as indicated on the Sydney Soil Landscape Map, prepared by the Soil Conservation Services of NSW.

The geology of the Gymea Soil Landscape is made up of Hawkesbury Sandstone, which is a medium to coarse-grained quartz sandstone with minor shale and laminite lenses.

The topsoil (A1 Horizon) consists of a loamy sand to sandy loam with loose, apedal single-grained structure and porous sandy fabric. The pH ranges from strongly acid (pH 4.0) to slightly acid (pH 6.0). Small sandstone and platy ironstone fragments, charcoal fragments and roots are common.

Beneath this layer occurs the B Horizon consisting of a yellowish-brown clayey sand. The pH ranges between strongly acid (pH 4.0) to slightly acid (pH 6.5). Sandstone and ironstone fragments are common and are often concentrated in stone lines in the upper parts of this material. Charcoal fragments are common whilst roots are rare.

In conjunction with the B Horizon, occurs a yellowish-brown sandy clay loam to sandy clay with an apedal massive structure and an earthy porous fabric. The pH varies from strongly acid (pH 4.5) to slightly acid (pH 6.0). Strongly weathered sandstone fragments are common. Roots and charcoal fragments are rare.

In conjunction with the above, occurs a yellowish-brown sandy clay or light clay with a moderately to strongly pedal structure and either a smooth or roughfaced ped fabric. This material occurs as subsoil on shale bedrock (B and C horizons). The pH varies from strongly acid (pH 4.0) to slightly acid (pH 6.0). Shale and ironstone fragments are often present, but charcoal fragments are absent and roots are rare.

Fill Material

No intrusive works were conducted during the site inspection. Due to the age of the building, underlying fill materials (if present) are unlikely to contain contaminated materials.

3.3 Hydrogeology

It was beyond the scope of work to study the groundwater flow direction. However, as previously mentioned in the above section, the local groundwater flow is likely to have a westerly direction towards Cockle Bay (Sydney Harbour) which is located approx 210 m to the west.

A search for registered groundwater wells within a 500 m radius of the site was undertaken by ADE via the NSW Office of Water (NSW Groundwater works, NR Atlas website). No groundwater bores were found within the 500 m radius. No groundwater quality data with regard to contaminants of concern were available within the search area (refer to Appendix IV – NSW Groundwater (NRAtlas)).

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3.4 Acid Sulphate Soils

A review of the Acid Sulphate Soil Risk Maps demonstrated that the site is within an area of “no known occurrence or low risk” of acid sulphate soils (refer to Appendix V – Acid Sulfate Soils Map (NRAtlas)).

It should be noted that the site is at an elevation of approximately 9 m AHD. The presence of Acid Sulphate Soils is generally limited to elevations of less than 10 m AHD.

Further assessment of acid sulphate or potential acid sulphate soils may be necessary if major excavation of soils is required.

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4 SITE HISTORY

4.1 Historical Land and Title Search

The site history has been compiled from information gathered from the Land Titles Office (LTO), Land Property Information (LPI) and Council records.

The site entails Lots 1, DP71092 in the Local Government Area of Sydney, Parish of St Andrews, County of Cumberland.

Table 2. Summary of LTO records for Lot 1, Deposited Plan (DP) 71092

Date	Transferred/Leased From	Transferred/Leased To	Transfer No.	Certificate reference
Vol 2899 Folio 240				
04.12.1924	Bartholomew William Foley	Elizabeth Annie Foley, Henry James Foley and Charles Hubert Foley	B126294	Vol 2899 Folio 240
09.10.1934	Elizabeth Annie Foley, Henry James Foley and Charles Hubert Foley	Elizabeth Annie Foley and Henry James Foley	C281330	Vol 2899 Folio 240
15.02.1939	Elizabeth Annie Foley and Henry James Foley	Henry James Foley	C718576	Vol 2899 Folio 240
15.02.1939	Henry James Foley	Elizabeth Margaret Butler, Ann Millicent Foley and Henry James Foley		Vol 2899 Folio 240
15.03.1961	Elizabeth Margaret Butler, Ann Millicent Foley and Henry James Foley	Elizabeth Margaret Butler, Ann Millicent Foley and Jane Foley	H706286	Vol 2899 Folio 240
31.12.1965	Elizabeth Margaret Butler, Ann Millicent Foley and Jane Foley	Elizabeth Margaret Butler	L782883	Vol 2899 Folio 240
06.03.1966	Elizabeth Margaret Butler	Butler Properties Pty Ltd	L782884	Vol 2899 Folio 240
21.08.1970	Butler Properties Pty Ltd	Paul William Butler	L975446	Vol 2899 Folio 240
17.05.1971	Paul William Butler	Jayfrost Pty Ltd	M413578	Vol 2899 Folio 240
Vol. 11690 Folio 229				
27.08.1971	Jayfrost Pty Ltd	The Commonwealth Bank of Australia Ltd	M413519	Vol 11690 Folio 229
22.02.1974	The Commonwealth Bank of Australia Ltd	The Commonwealth Bank of Australia Ltd	N756741	Vol 11690 Folio 229
07.04.1981	The Commonwealth Bank of Australia Ltd	P.T. Limited	S398436 & S398437	Vol 11690 Folio 229
09.09.1981	P.T. Limited	General Credit Ltd	T222032	Vol 11690 Folio 229

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Table 2. Continued...

Date	Transferred/Leased From	Transferred/Leased To	Transfer No.	Certificate reference
16.09.1983	General Credit Ltd	Commonwealth Trading Bank of Australia	T709716	Vol 11690 Folio 229
13.06.1985	Commonwealth Trading Bank of Australia	Public Trustee	V103467	Vol 11690 Folio 229
18.09.1987	Unknown	Commonwealth Bank of Australia	X79928	Vol 11690 Folio 229
Folio 1/71092				
27.08.2014	Unknown	Karimbla Properties Pty Ltd	A1846796	Folio 1/71092

The information obtained from the LTO, LPI and Council Records indicates that the site has had multiple owners over the past 90 years (Refer to Appendix I – LTO Records). No information can be extrapolated with regard to contamination from the LTO records.

4.2 NSW Office of Environment and Heritage

A search of the NSW Office of Environment and Heritage public register of state heritage inventory items identified 230-232 Sussex Street, Sydney under Section 2 as heritage items listed by local councils and shires and state government agencies (Refer to Appendix VI – NSW OEH State Heritage Records).

The search also revealed that circa 1940, Bells' Asbestos & Engineering Co. used the rear two storey premises for the storage and mixing of asbestos.

In 1955 permission was granted for the rear two storey premises to be altered for a dry cleaning business. However, Council records by the City of Sydney indicated no evidence of the site being developed or used as a dry cleaning facility, including additional searches by the City of Sydney Archivists into all indexed file titles as requested by ADE (Refer to Appendix VI – NSW OEH State Heritage Records). Considering the above, ADE considers it unlikely the dry cleaning business was ever operational within the premises.

4.3 Aerial Photographs Review

A review of aerial photographs was conducted and is summarised in Table 3 below. Aerial photographs from the years of 1930, 1943, 1961, 1982 and 2005 were examined (refer to Appendix II - Aerial Photographs).

Table 3. Summary of aerial photography.

Year	Type	Subject Site Description	Adjacent Site Description
1930	Black and White	The site appears to be dominated by an industrial / commercial building. Sussex Street runs north to south along the western boundary of the site.	Industrial properties envelope the surrounding area.
1943	Black and White	The site appears unchanged to previous aerial photographs.	Areas immediately adjacent to site are unchanged, and are similar to current conditions.

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Table 3. Continued...

Year	Type	Subject Site Description	Adjacent Site Description
1961	Colour	The site appears largely unchanged to previous aerial photographs.	Areas immediately adjacent to site are unchanged, and are similar to current conditions. There appears to be a change approx. 178m WSW of the site, the previous building has been demolished and now appears to be a car park.
1982	Colour	The site appears largely unchanged to previous aerial photographs.	Areas immediately adjacent to site consist of residential and office high rise buildings.
2005	Colour	The site resembles its current land use.	Areas immediately adjacent to site consist of residential and office high rise buildings.

4.4 Contaminated Land Register Search

A search of the sites listed by the EPA under the *Contaminated Land Management Act 1997* revealed that no records have been issued against the site. No records of other contaminated sites that could have a potential impact on the site are present on the properties in the area surrounding the site.

4.5 Previous Investigation Reports

No previous investigative reports for the site or surrounding area have been provided by the client.

4.6 Section 149

The site is currently zoned under Zone B8 Metropolitan Centre under the Sydney Local Environmental Plan 2012. The Planning Certificate under Section 149 of the *Environmental Planning and Assessment Act 1979* (See Appendix VII – Section 149 Certificate) provides the state and local environmental planning instruments which affect the site.

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

- The land is not within an investigation area or remediation site under Part 3 of the *Contaminated Land Management Act 1997*;
- The land is not subject to an investigation order or an remediation order within the meaning of the *Contaminated Land Management Act 1997*;
- The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environmental Protection Authority's agreement under Section 19 or 26 of the *Contaminated Land Management Act 1997*; and
- The land is not subject to a site audit statement within the meaning of the *Contaminated Land Management Act 1997*.

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4.7 Dial Before You Dig

An online search for utilities located within the site was conducted and is summarised in Table 4, below. Asset owners were notified and provided information on their utilities (refer to Appendix VIII – Dial Before You Dig).

Table 4. Summary of utilities located on or adjacent to the site

Asset Owner	Utility Type	Utility Location
AARNet	Fibre Optic Cables	Not within the boundary of site, assets are located east of the site in Kent Street running North to South.
Amcom	Fibre Optic Cables	Not within the boundary of site, assets are located South East of the site in Druitt Street running East to West.
Aus Grid	Cable	2 x cable running north to south beneath the footpath, west of the site. Three inspection pits are adjacent to the site within the footpath also.
Jemena	Secondary Main	Not within the boundary of site, assets are located West of the site within Sussex Street. Asset runs North to South.
Next Gen	Cable	Not within the boundary of site, assets are located east of the site in Kent Street running North to South.
Optus	Fibre Optic Cables	Not within the boundary of site, assets are located West of the site within Sussex Street. Asset runs North to South.
Primus Telecom	Cable	Not within the boundary of site, assets are located 20m East of the site, running North to South.
Sydney water	Water Main – Potable Pressure Sewer Main	200mm Cast Iron Cement Lined pipe running North to South within Sussex Street, West of the site. 300mm water main running North to South within Sussex Street, West of the site with a tributary pipe entering the site on an East to West orientation. A 300mm pressure sewer main runs in a North to South direction within Sussex Street, West of the site.
Telstra	Cable	2 x 100 pair cables run North to South within Sussex Street, footway access chamber is located SW of the site (approx. 5m). A 100 pair cable enters the site on a East to West orientation, an inspection chamber/manhole is located within the site.
Verizon	Duct	Not within the boundary of site, assets are located West of the site within Sussex Street. Asset runs North to South.
Vocus	Fibre Optic Cables	Not within the boundary of site, assets are located east of the site in Kent Street running North to South.

New South Wales Office:

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Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

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e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

4.8 Assessment of Historical Information Integrity

The site history assessment has been obtained from a variety of resources including government records from the NSW land titles office, local council, historical archives, historical aerial photographs, NSW Office of Water and EPA. The veracity of the information from these sources is considered to be high. The site history assessment is generally considered to be of high integrity with respect to the historical use of the site.

4.9 WorkCover

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

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5 POTENTIAL CONTAMINATION TYPES AND RECEPTORS

5.1 Potential Contamination Types

Table 5 below provides details of potential contamination types that were identified during the investigation. These are Contaminants of Potential Concern (COPC) were noted for each have the potential to have migrated to or be found on the site based on the site history.

Table 5. Potential Sources, Locations and Types of Contaminants.

Potential Source of contamination	Location	Contaminants of Potential Concern
Previous Land-use – Dry Cleaning Business	Rear of site (eastern portion), two storey building	VOCs
Previous Land-use – Asbestos Storage and Mixing	Rear of site (eastern portion), two storey building	Asbestos Containing Material and Asbestos Fibres
Surrounding land-uses, roads	Entire perimeter of site	Heavy Metals, TRH, PAHs, TRHs, BTEX and Phenols

Please note, from the council records for the site, a dry cleaning business was granted permission however there is no evidence of the site ever being developed or used as dry cleaner. Despite this, ADE still inspected the site under the assumption that a dry cleaner was present and made the following conclusion within section 5.4.

No specific assessment of groundwater contamination has been undertaken within this investigation.

5.2 Potential Transport Mechanism

Primary transport mechanisms for the migration of potential contaminants on to the site or off the site include:

- Airborne particulates due to wind turbulence events;
- Surface water runoff and storm water drainage;
- Downward migration and leaching via infiltration of rain water into the soil; and
- Later migration via groundwater.

5.3 Potential Contamination Receptors

The main potential contamination receptors were considered to include:

- Future construction / utility workers involved in excavation within the basement or utility trenches at the Site and down gradient properties;
- Future hotel and retail workers that access the basements in the hotel/retail premises and down-gradient properties;
- Future construction and utility works within the front and rear buildings at the site;
- The aquatic ecosystems in Cockles Bay.

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5.4 Potential Contamination Discussion

During the course of the site inspection no indicators either visual or olfactory contamination were noted. No evidence of asbestos materials, asbestos dust, previous Underground Storage Tanks (USTs) or Above ground Storage Tanks (ASTs) were observed within the site.

The concrete slab throughout the building and basement demonstrated no signs of damage or having been compromised (thus preventing access to subfloor by chemicals e.g. dry cleaning fluid, via spillage and preferential pathways). There were no signs of potential contamination from adjacent land uses, such as chemical runoff from roads.

Taking into account these observations as well as the information obtained during the site history assessment including a search of the Stored Chemical Information Database (which returned no records pertaining to the storage of dangerous chemicals), it is the opinion of ADE that the potential contaminants of concern are unlikely to be present on site and do not pose a risk to the proposed future users of the site.

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6 CONCLUSIONS

Based on the data and evidence collected in the course of the site inspection and site history review, the findings of the Phase I PSI are as follows:

- The land –use has been predominantly used as industrial / commercial since 1886;
- ADE has been advised that the site is to be renovated for use as a hotel and retail premises;
- No indicators of contamination either visual or olfactory were noted during the site inspection. No evidence of previous Underground Storage Tanks (USTs) or Above ground Storage Tanks (ASTs) were observed within the site. The concrete slab throughout the building and basement demonstrated no signs of damage or having been compromised;
- Based on the information collected during the historical assessment and site inspection, it is the opinion of ADE that a Phase II Detailed Site Investigation is not warranted; and
- The site is suitable for the proposed development.

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7 LIMITATIONS

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only and has been based on information provided by the client. The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent and experienced person with experience in environmental investigations, before being used for any other purpose. A.D. Envirotech Australia Pty Ltd (ADE) accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced or amended in any way without prior approval by the client or ADE and should not be relied upon by any other party, who should make their own independent enquiries.

Furthermore, soils, rock and aquifer conditions are often variable, resulting in non-homogenous contaminant distributions across a site. Boundaries between zones of variable contamination are often indistinct and have been interpreted based on available information and the application of professional judgement. The accuracy with which the subsurface conditions have been characterised depends on the frequency and methods of sampling and the uniformity of subsurface conditions and is therefore limited by the scope of works undertaken.

This report does not provide a complete assessment of the environmental status of the site and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, ADE reserves the right to review the report in the context of the additional information.

ADE's professional opinions are based upon its professional judgement, experience, training and results from analytical data. In some cases further testing and analysis may be required, thus producing different results and/or opinions. ADE has limited investigation to the scope agreed upon with its client.

ADE has used a degree of care and skill ordinarily exercised in similar investigations by reputable member of the Environmental Industry within Australia. No other warranty, expressed or implied, is made or intended.

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8 REFERENCES

1. Australian Standard AS 4482.1 *Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
2. Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
3. Chapman, G.A. and Murphy, C.L. (1989), *Soil Landscapes of the Sydney 1:100000 sheet.* Soil Conservation Services of NSW, Sydney.
4. *Contaminated Land Management Act 1998.*
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6. DLWC 1995a, *Guidelines for the Use of Acid Sulfate Soils Risk Maps*, by S.D. Naylor, G.A. Chapman, G. Atkinson, C.L. Murphy, M.J. Tulau, T.C. Flewin, H.B. Milford, & D.T. Morand, Soil Conservation Service of NSW, Department of Land and Water Conservation, Sydney .
7. EPA Requirements for Quality Assurance Project Plans (EPA QA/R-5).
8. *Guidelines for Assessing Service Station Sites*, NSW EPA 1994.
9. *Guidelines for the Assessment and Management of Groundwater Contamination*, NSW DEC, 2007.
10. *Guidelines for Consultants Reporting on Contaminated Sites*, NSW EPA, 2000.
11. *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008*, NSW DECCW 2009.
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13. *Guidelines for the investigation, assessment and remediation of mould in workplaces, March 2001* (Canada, Workplace Safety and Health Division Manitoba Department of Labour & Immigration).
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16. *National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013.*
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18. *NSW Code of Practice: How to Safely Remove Asbestos (2011).*
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20. *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008.*
21. *Sampling Design Guidelines - NSW EPA, 1995.*
22. *Soils Manual 1998.* Acid Sulfate Soil Management Advisory Committee, Wollongbar, NSW, Australia.
23. *Waste Classification Guidelines Part 1: Classifying Waste*, EPA, 2014.
24. *WHS Regulation 2011.*
25. *WHS Act 2011.*
26. *WorkCover NSW Working With Asbestos Guide (2008).*

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Appendix I – LTO Records

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520 934 529 50

HISTORY OF TITLE TRANSACTION

Title Reference: 1/71092

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

5/5/2015 1:49PM

FOLIO: 1/71092

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 11690 FOL 229

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
10/9/1991		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/11/1992	E885795	CAVEAT	
20/11/1992	E915982	WITHDRAWAL OF CAVEAT	
25/5/1993	I349079	WITHDRAWAL OF CAVEAT	
25/5/1993	I349080	MORTGAGE	EDITION 1
7/8/1997	3300505	DISCHARGE OF MORTGAGE	EDITION 2
15/2/1999	5600501	DEPARTMENTAL DEALING	
29/1/2005	AB248379	DISCHARGE OF MORTGAGE	
29/1/2005	AB248380	MORTGAGE	EDITION 3
4/3/2011	AG101442	DISCHARGE OF MORTGAGE	EDITION 4
4/3/2011	AG101443	CAVEAT	
11/3/2011	AG114767	WITHDRAWAL OF CAVEAT	
11/3/2011	AG114768	MORTGAGE	EDITION 5
3/6/2014	AI630140	CAVEAT	
25/6/2014	AI652449	DISCHARGE OF MORTGAGE	
25/6/2014	AI652450	MORTGAGE	EDITION 6
27/8/2014	AI846795	DISCHARGE OF MORTGAGE	
27/8/2014	AI846796	TRANSFER	EDITION 7

*** END OF SEARCH ***

PRINTED ON 5/5/2015

Land and Property Information Division

ABN: 84 104 377 806

GPO BOX 15

Sydney NSW 2001

DX 17 SYDNEY

Telephone: 1300 052 637



Land & Property Information

A division of the Department of Finance & Services

TITLE SEARCH

Title Reference: 1/71092

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/71092

SEARCH DATE	TIME	EDITION NO	DATE
5/5/2015	1:49 PM	7	27/8/2014

LAND

LOT 1 IN DEPOSITED PLAN 71092
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ST ANDREW COUNTY OF CUMBERLAND
TITLE DIAGRAM DP71092

FIRST SCHEDULE

KARIMBLA PROPERTIES (NO. 47) PTY LTD (T AI846796)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: DP1207088.

*** END OF SEARCH ***

PRINTED ON 5/5/2015

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

NEW SOUTH WALES

B



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



11690229

Appln. No. 21092

Vol. 11690 Fol. 229

Prior Title Vol. 2899 Fol. 240



REGISTERED

11 3 1982

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

CAMPBELL



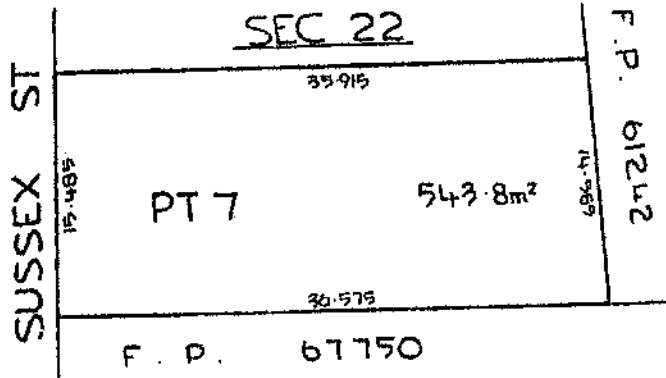
Registrar General.

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



5917722

[Handwritten signature]

THE LAND SYSTEM
RECORDED & NOW
LOT 114 OF 71092

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

(Page 1) Vol.

11690 229 Fol.

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

S 5917722

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the land shown in plan lodged with Primary Application No. 21092 (filed as F.P. 71092) in the City of Sydney Parish of St. Andrew and County of Cumberland being part of Allotment 7 of Section 22 shown in the plan hereon and granted to John Neathway Brown on 29-10-1834.

FIRST SCHEDULE

~~ARAFURA INVESTMENTS PTY. LIMITED in 7/10 shares and AUGDOME HOLDINGS PTY. LIMITED in 3/10 shares as tenants in common.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~5398437 Mortgage to P.P. Limited. V103464.~~

✓ 660011
 V 537 450
 287.1
 (Page 3 of 4 pages)
 V 197732
 W 39895
 W 21500
 X 1990-7
 Y 78012

B

SECOND SCHEDULE (continued)

INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	REGISTERED GENERAL INSTRUMENT	CANCELLATION
V 807467	13-6-1985	Mortgage to Publio Trustees. Registered 13-6-1985			
S 17724		Lease. V 37501 Sub-Lease to Silver Lining Productions Pty. Limited of Suite 102, 1st Floor, 230-232 Sussex Street, Sydney with rights. Expires 30-9-1985. Option of renewal 3 years. Registered 4-9-1984.			X 79927
V 606021		Lease to Window Productions Pty. Limited of ground and first floor, 230A Sussex Street, Sydney, car parking area at rear of 230-232 Sussex Street, Sydney with rights. Expires 31-8-1986. Option of renewal See V 606021. Registered 12-3-1985			
V 606022		Lease to The KIM Film Company Pty. Limited of Suites 201 and 202, 2nd Floor, 230-232 Sussex Street, Sydney with rights. Expires 31-10-1985. Registered 12-3-1985			
V 839581		Lease to Gray Thompson & Partners Pty. Limited of Suite A on the first floor, 230-232 Sussex Street, Sydney, together with rights. Expires 7-6-1987. Option of Renewal for 3 years. Registered 30-8-1985.			
V 839895		Lease to Davis Purhill & White Pty. Limited of Shop 2, Ground Floor, 230-232 Sussex Street, Sydney, with rights. Expires 16-10-1987. Registered 21-11-1985.			
V 79928		Mortgage V 365004 Variation Registered 1985. Registered 18.9.1987.			X 79927
V 780007		Covered by A.V. Bouldersone Holdings Pty. Limited. Registered 6-2-1980			

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

CANCELLED

CERTIFICATE OF TITLE

See new edition
TORRENS TITLE
Register

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Appln.No.21092

Vol. **11690** Fol. **229**

Prior Title Vol.2899 Fol.240

Edition issued 19-10-1971

M413518



11690 Fol. 229

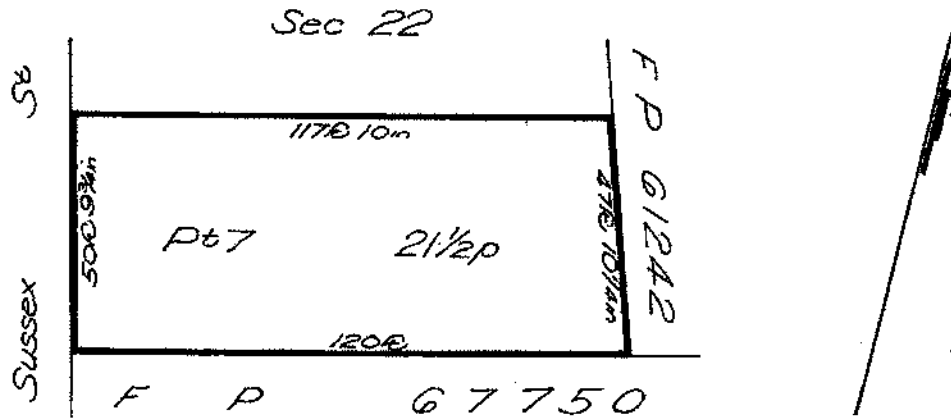
(Page 1) Vol.

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

Jawataon
Registrar General.



PLAN SHOWING LOCATION OF LAND



M413518 *dlb*
Am

Scale: 30 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the land shown in plan lodged with Primary Application No.21092 (filed as F.P.71092) in the City of Sydney Parish of St.Andrew and County of Cumberland being part of Allotment 7 of Section 22 shown in the plan hereon and granted to John Neathway Brown on 29-10-1834.

FIRST SCHEDULE

~~JAYPAF PT. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

Jawataon
Registrar General

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

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

Cadastral Records Enquiry Report

Requested Parcel : Lot 1 DP 71092

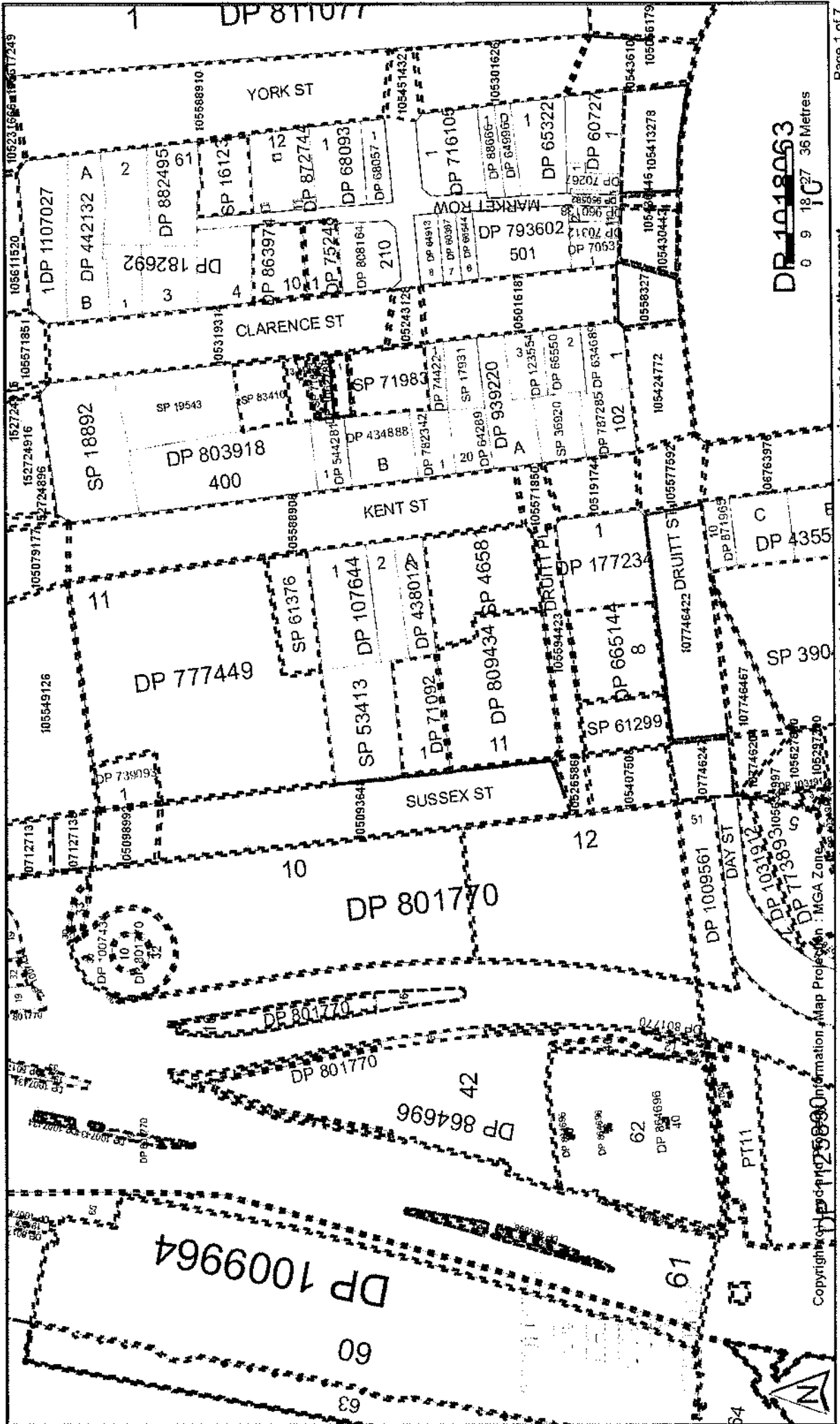
Identified Parcel : Lot 1 DP 71092

Locality : SYDNEY

LGA : SYDNEY

Parish : ST ANDREW

County : CUMBERLAND



Copyright © DP 125880 Information, Map Projection : MGA Zone 56

Cadastral Records Enquiry Report

Requested Parcel : Lot 1 DP 71092

Identified Parcel : Lot 1 DP 71092

Locality : SYDNEY

LGA : SYDNEY

Parish : ST ANDREW

County : CUMBERLAND

	Status	Surv/Comp	Purpose
DP71092 Lot(s): 1			
DP1207088	UNREGISTERED	SURVEY	CONSOLIDATION
DP75248 Lot(s): 1			
DP267074	REGISTERED	SURVEY	EASEMENT
DP665144 Lot(s): 8			
DP1004260	REGISTERED	SURVEY	REDEFINITION
DP739093 Lot(s): 1			
DP649111	REGISTERED	SURVEY	EASEMENT
DP773893 Lot(s): 5			
DP1110512	REGISTERED	SURVEY	EASEMENT
DP777449 Lot(s): 11			
DP649111	REGISTERED	SURVEY	EASEMENT
DP801770 Lot(s): 10, 12			
DP1181007	REGISTERED	SURVEY	EASEMENT
Lot(s): 12			
DP1175987	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
NSW GAZ 11-04-2003			Folio : 4446
ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993			
EASEMENT DESIGNATED (XX) IN DP1048307			
DP809434 Lot(s): 11			
DP1207088	UNREGISTERED	SURVEY	CONSOLIDATION
DP863974 Lot(s): 10			
DP267074	REGISTERED	SURVEY	EASEMENT
DP864696 Lot(s): 40, 42			
DP1084896	REGISTERED	SURVEY	EASEMENT
DP1175987	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
DP1007434 Lot(s): 30, 32, 33			
DP801770	HISTORICAL	SURVEY	SUBDIVISION
DP1009561 Lot(s): 56			
DP1175987	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
Lot(s): 50			
DP870306	HISTORICAL	SURVEY	SUBDIVISION
DP1048307	REGISTERED	SURVEY	ROADS ACT, 1993
Lot(s): 50, 51			
DP814006	HISTORICAL	SURVEY	PRIMARY APPLN NON SUBDIVISION
Lot(s): 50, 56			
DP801770	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 51			
NSW GAZ 30-05-2003			Folio : 5003
ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993			
PART LOT 51 DP1009561 BELOW A HORIZONTAL PLANE AT 11.0 METRES AHD			
NSW GAZ 17-01-2003			Folio : 376
ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993			
STRATUM LOT 31 DP1048307			
DP1009964 Lot(s): 62			
DP1084896	REGISTERED	SURVEY	EASEMENT
DP1175987	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION

Caution: For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGs Charting and Reference Maps.

Cadastral Records Enquiry Report

Requested Parcel : Lot 1 DP 71092

Identified Parcel : Lot 1 DP 71092

Locality : SYDNEY

LGA : SYDNEY

Parish : ST ANDREW

County : CUMBERLAND

	Status	Surv/Comp	Purpose
Lot(s): 61			
DP1048307	REGISTERED	SURVEY	ROADS ACT, 1993
DP1181007	REGISTERED	SURVEY	EASEMENT
NSW GAZ		17-01-2003	Folio : 376
THE 1293 M2 PART OF LOT 39 DP1048307 BELOW A HORIZONTAL PLANE AT 10.5 METRES AHD AND THE 534.9 M2 AND THE 89.8 M2 PARTS OF LOT 39 DP1048307 BELOW THE REGULAR INCLINED PLANES DEFINED BY THE HEIGHTS SHOWN ON SHEET 10 OF DP1048307			
Lot(s): 60			
DP1019128	REGISTERED	SURVEY	EASEMENT
Lot(s): 60, 64			
DP870306	HISTORICAL	SURVEY	SUBDIVISION
DP1009561	REGISTERED	SURVEY	SUBDIVISION
Lot(s): 60, 61, 65			
DP801770	HISTORICAL	SURVEY	SUBDIVISION
DP1007434	REGISTERED	SURVEY	SUBDIVISION
Lot(s): 60, 62			
DP864696	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 60, 63			
DP789973	HISTORICAL	SURVEY	SUBDIVISION
DP1018063			
Lot(s): 10			
DP1048011	REGISTERED	SURVEY	ROADS ACT, 1993
DP1069902	REGISTERED	SURVEY	EASEMENT
NSW GAZ		11-04-2003	Folio : 4446
ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993 LOTS 101-102 IN DP1048011 (STRATUM LOTS) AND EASEMENTS DESIGNATED (G) AND (F) IN DP1048011			
DP1031912			
Lot(s): 2, 3			
DP861767	HISTORICAL	SURVEY	SUBDIVISION
DP1110512	REGISTERED	SURVEY	EASEMENT
DP1046870			
Lot(s): 20			
DP1036978	HISTORICAL	SURVEY	ROADS ACT, 1993
DP1092390	REGISTERED	COMPILATION	EASEMENT
DP1110512	REGISTERED	SURVEY	EASEMENT
NSW GAZ		07-03-2003	Folio : 4059
ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993 LOTS 23-24 AND EASEMENT DESIGNATED (R) IN DP1046870 - SEE RESUMPTION 9450438			
DP1048307			
Lot(s): 2			
DP870306	HISTORICAL	SURVEY	SUBDIVISION
DP1009561	REGISTERED	SURVEY	SUBDIVISION
NSW GAZ		14-02-2003	Folio : 2123
ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993 STRATUM LOTS 23,24,26,40,42 AND 43 DP1048307			
DP1062788			
Lot(s): 1, 2, 3, 4			
DP1033673	REJECTED	SURVEY	CONSOLIDATION
DP1061885	HISTORICAL	SURVEY	CONSOLIDATION
SP71833	REGISTERED	COMPILATION	PART STRATA
DP1125890			
Lot(s): 11			
DP1165825	REGISTERED	SURVEY	EASEMENT
NSW GAZ		04-09-2009	Folio : 5023
ACQUIRED FOR THE PURPOSES OF THE ELECTRICITY SUPPLY ACT, 1995 PROPOSED EASEMENTS DESIGNATED (E) AND (M) (LIMITED IN STRATUM) SHOWN IN DP1125890			
Lot(s): 10, 11			
DP814006	HISTORICAL	SURVEY	PRIMARY APPLN NON SUBDIVISION
DP1009561	REGISTERED	SURVEY	SUBDIVISION
DP1045592	REGISTERED	SURVEY	EASEMENT
DP1048307	REGISTERED	SURVEY	ROADS ACT, 1993
DP1058604	REGISTERED	SURVEY	RESUMPTION OR ACQUISITION

Caution: For all **ACTIVITY PRIOR to SEPT 2002** you must refer to the RGs Charting and Reference Maps.

Cadastral Records Enquiry Report

Requested Parcel : Lot 1 DP 71092

Identified Parcel : Lot 1 DP 71092

Locality : SYDNEY

LGA : SYDNEY

Parish : ST ANDREW

County : CUMBERLAND

	Status	Surv/Comp	Purpose
Lot(s): 10			
NSW GAZ		04-09-2009	Folio : 5023
ACQUIRED FOR THE PURPOSES OF THE ELECTRICITY SUPPLY ACT, 1995 LOT 10 DP1125890			
DP1130038			
Lot(s): 210			
DP814006	HISTORICAL	SURVEY	PRIMARY APPLN NON SUBDIVISION
DP1009561	REGISTERED	SURVEY	SUBDIVISION
DP1045592	REGISTERED	SURVEY	EASEMENT
DP1048307	REGISTERED	SURVEY	ROADS ACT, 1993
DP1058604	REGISTERED	SURVEY	RESUMPTION OR ACQUISITION
DP1125890	REGISTERED	SURVEY	SUBDIVISION
DP1181007	REGISTERED	SURVEY	EASEMENT
DP1199026	REGISTERED	SURVEY	ROADS ACT, 1993
DP1147364			
Lot(s): 1010			
DP870306	HISTORICAL	SURVEY	SUBDIVISION
DP1009561	REGISTERED	SURVEY	SUBDIVISION
DP1009697	REGISTERED	SURVEY	SUBDIVISION
DP1009796	REGISTERED	SURVEY	SUBDIVISION
DP1031387	REGISTERED	SURVEY	SUBDIVISION
DP1064783	WITHDRAWN	SURVEY	SUBDIVISION
DP1082817	REGISTERED	SURVEY	LEASE
DP1115542	REGISTERED	SURVEY	SUBDIVISION
SP16123			
SP78955	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP39042			
SP72573	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP46581			
SP66826	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP71852	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP61299			
DP165558	HISTORICAL	SURVEY	UNRESEARCHED
DP1004260	REGISTERED	SURVEY	REDEFINITION
SP61376			
DP863066	HISTORICAL	SURVEY	REDEFINITION
SP71833			
DP1061885	HISTORICAL	SURVEY	CONSOLIDATION
DP1062788	REGISTERED	SURVEY	SUBDIVISION
SP73537	UNNECESSARY	COMPILATION	PART STRATA
J.P71983			
DP1063458	HISTORICAL	SURVEY	CONSOLIDATION
SP74676	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP83410			
DP87856	HISTORICAL	SURVEY	UNRESEARCHED
DP1061885	REGISTERED	SURVEY	CONSOLIDATION
DP1140731	REGISTERED	SURVEY	SUBDIVISION
Intersection			
Polygon Id(s): 107127137			
DP1181007	REGISTERED	SURVEY	EASEMENT
Polygon Id(s): 107127137, 107127138			
DP1181018	REGISTERED	SURVEY	ROADS ACT, 1993
Polygon Id(s): 105627800, 107746204			
DP1147571	REGISTERED	SURVEY	ROADS ACT, 1993
Polygon Id(s): 105430446, 105436107, 105577592, 105583271, 105627800, 107746204, 107746247			
NSW GAZ		13-12-2002	Folio : 10666
PART - SUBSURFACE STRATUM ACQUIRED FOR CROSS CITY TUNNEL			
Polygon Id(s): 105079177, 105231666, 105243128, 105265866, 105430446, 105436107, 105451432, 105571850, 105571851, 105577592, 105583271, 105627800, 107127137, 107127138, 107746204, 107746247, 152724896, 152724915			
DP1196090	REGISTERED	SURVEY	SURVEY INFORMATION ONLY

Caution: For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGs Charting and Reference Maps.

Cadastral Records Enquiry Report

Requested Parcel : Lot 1 DP 71092

Identified Parcel : Lot 1 DP 71092

Locality : SYDNEY

LGA : SYDNEY

Parish : ST ANDREW

County : CUMBERLAND

	Status	Surv/Comp	Purpose
Road			
Polygon Id(s): 105632997 DP1147571	REGISTERED	SURVEY	ROADS ACT, 1993
Polygon Id(s): 106763976 NSW GAZ		13-12-2002	Folio : 10666
PART ADJOINING DRUITT ST - SUBSURFACE STRATUM ACQUIRED FOR CROSS CITY TUNNEL			
Polygon Id(s): 105093648, 105098992 DP1181018	REGISTERED	SURVEY	ROADS ACT, 1993
Polygon Id(s): 105056179, 105413278, 105424772, 105430442, 105632997, 107746422, 107746467 NSW GAZ		13-12-2002	Folio : 10666
PART - SUBSURFACE STRATUM ACQUIRED FOR CROSS CITY TUNNEL			
Polygon Id(s): 105016187, 105056179, 105093648, 105098992, 105191744, 105301626, 105319314, 105407508, 105413278, 105424772, 105430442, 105549126, 105588908, 105588910, 105594423, 105611520, 105617249, 106763976, 107746422, 107746467, 152724916 DP1196090	REGISTERED	SURVEY	SURVEY INFORMATION ONLY

Caution: For all **ACTIVITY PRIOR to SEPT 2002** you must refer to the RGs Charting and Reference Maps.

Cadastral Records Enquiry Report

Requested Parcel : Lot 1 DP 71092

Identified Parcel : Lot 1 DP 71092

Locality : SYDNEY

LGA : SYDNEY

Parish : ST ANDREW

County : CUMBERLAND

Plan	Surv/Comp	Purpose
DP60367	SURVEY	UNRESEARCHED
DP60727	SURVEY	UNRESEARCHED
DP64289	SURVEY	UNRESEARCHED
DP64913	SURVEY	UNRESEARCHED
DP64996	SURVEY	UNRESEARCHED
DP65322	SURVEY	UNRESEARCHED
DP66544	SURVEY	UNRESEARCHED
DP66550	SURVEY	UNRESEARCHED
DP68057	SURVEY	UNRESEARCHED
DP68093	SURVEY	UNRESEARCHED
DP70267	SURVEY	UNRESEARCHED
DP70312	SURVEY	UNRESEARCHED
DP70535	SURVEY	UNRESEARCHED
DP71092	COMPILATION	UNRESEARCHED
DP74422	COMPILATION	UNRESEARCHED
DP75248	SURVEY	UNRESEARCHED
DP88666	SURVEY	UNRESEARCHED
DP107644	SURVEY	UNRESEARCHED
DP123554	COMPILATION	DEPARTMENTAL
DP177234	SURVEY	UNRESEARCHED
DP182692	SURVEY	UNRESEARCHED
P434888	SURVEY	UNRESEARCHED
JP435519	SURVEY	UNRESEARCHED
DP438012	SURVEY	UNRESEARCHED
DP442132	SURVEY	UNRESEARCHED
DP544281	SURVEY	OLD SYSTEM CONVERSION
DP634689	SURVEY	OLD SYSTEM CONVERSION
DP665144	COMPILATION	DEPARTMENTAL
DP716105	SURVEY	SUBDIVISION
DP739093	SURVEY	OLD SYSTEM CONVERSION
DP773893	SURVEY	RESUMPTION OR ACQUISITION
DP777449	COMPILATION	SUBDIVISION
DP782342	COMPILATION	DEPARTMENTAL
DP787285	SURVEY	SUBDIVISION
DP793602	COMPILATION	CONSOLIDATION
DP801770	SURVEY	SUBDIVISION
DP803918	COMPILATION	CONSOLIDATION
DP808164	SURVEY	CONSOLIDATION
DP809434	SURVEY	SUBDIVISION
DP811077	SURVEY	SUBDIVISION
DP863974	SURVEY	REDEFINITION
DP864696	SURVEY	SUBDIVISION
DP871965	SURVEY	REDEFINITION
DP872744	SURVEY	SUBDIVISION
DP882495	SURVEY	REDEFINITION
P939220	SURVEY	UNRESEARCHED
DP950582	SURVEY	UNRESEARCHED
DP960138	COMPILATION	UNRESEARCHED
DP1007434	SURVEY	SUBDIVISION
DP1009561	SURVEY	SUBDIVISION
DP1009964	SURVEY	SUBDIVISION
DP1018063	SURVEY	LEASE
DP1031912	SURVEY	ROADS ACT, 1993
DP1036978	SURVEY	ROADS ACT, 1993
DP1046870	SURVEY	ROADS ACT, 1993
DP1048307	SURVEY	ROADS ACT, 1993
DP1062788	SURVEY	SUBDIVISION
DP1107027	COMPILATION	DEPARTMENTAL
DP1125890	SURVEY	SUBDIVISION
DP1130038	SURVEY	SUBDIVISION
DP1147364	SURVEY	SUBDIVISION
SP16123	COMPILATION	STRATA PLAN
SP17931	COMPILATION	STRATA PLAN
SP18892	COMPILATION	STRATA PLAN
SP19543	COMPILATION	STRATA PLAN
SP36920	COMPILATION	STRATA PLAN
SP39042	COMPILATION	STRATA PLAN
SP46581	COMPILATION	STRATA PLAN
SP53413	COMPILATION	STRATA PLAN

Cadastral Records Enquiry Report

Requested Parcel : Lot 1 DP 71092

Identified Parcel : Lot 1 DP 71092

Locality : SYDNEY

LGA : SYDNEY

Parish : ST ANDREW

County : CUMBERLAND

Plan	Surv/Comp	Purpose
SP61299	COMPILATION	STRATA PLAN
SP61376	COMPILATION	STRATA PLAN
SP71833	COMPILATION	STRATA PLAN
SP71833	COMPILATION	PART STRATA
SP71983	COMPILATION	STRATA PLAN
SP83410	COMPILATION	PART STRATA

Appendix II – Aerial Photographs

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail: info@ADenvirotech.com.au

ABN:

520 934 529 50



Aerial Photograph 1. Aerial photograph of the site dated 1930. Sourced from the Department of Finance and Services records, accessed on the 06.05.2015.



Aerial Photograph 2. Aerial photograph of the site dated 1961. Sourced from the Department of Finance and Services records, accessed on the 06.05.2015.

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Aerial Photograph 3. Aerial photograph of the site dated 1982. Sourced from the Department of Finance and Services records, accessed on the 06.05.2015.



Aerial Photograph 4. Aerial photograph of the site dated 2005. Sourced from the Department of Finance and Services records, accessed on the 06.05.2015.

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Appendix III – Photographs

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

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P.O. Box 288
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Photograph 1 – Front view of the site from Sussex Street facing East, view shows pedestrian access points and the driveway.



Photograph 2 – View of basement, facing east. Concrete slab appears not to be compromised.

New South Wales Office:

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Silverwater, NSW 2128

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e-mail: info@ADenvirotech.com.au

ABN:

520 934 529 50

Appendix IV – Groundwater Search (NRAtlas)

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

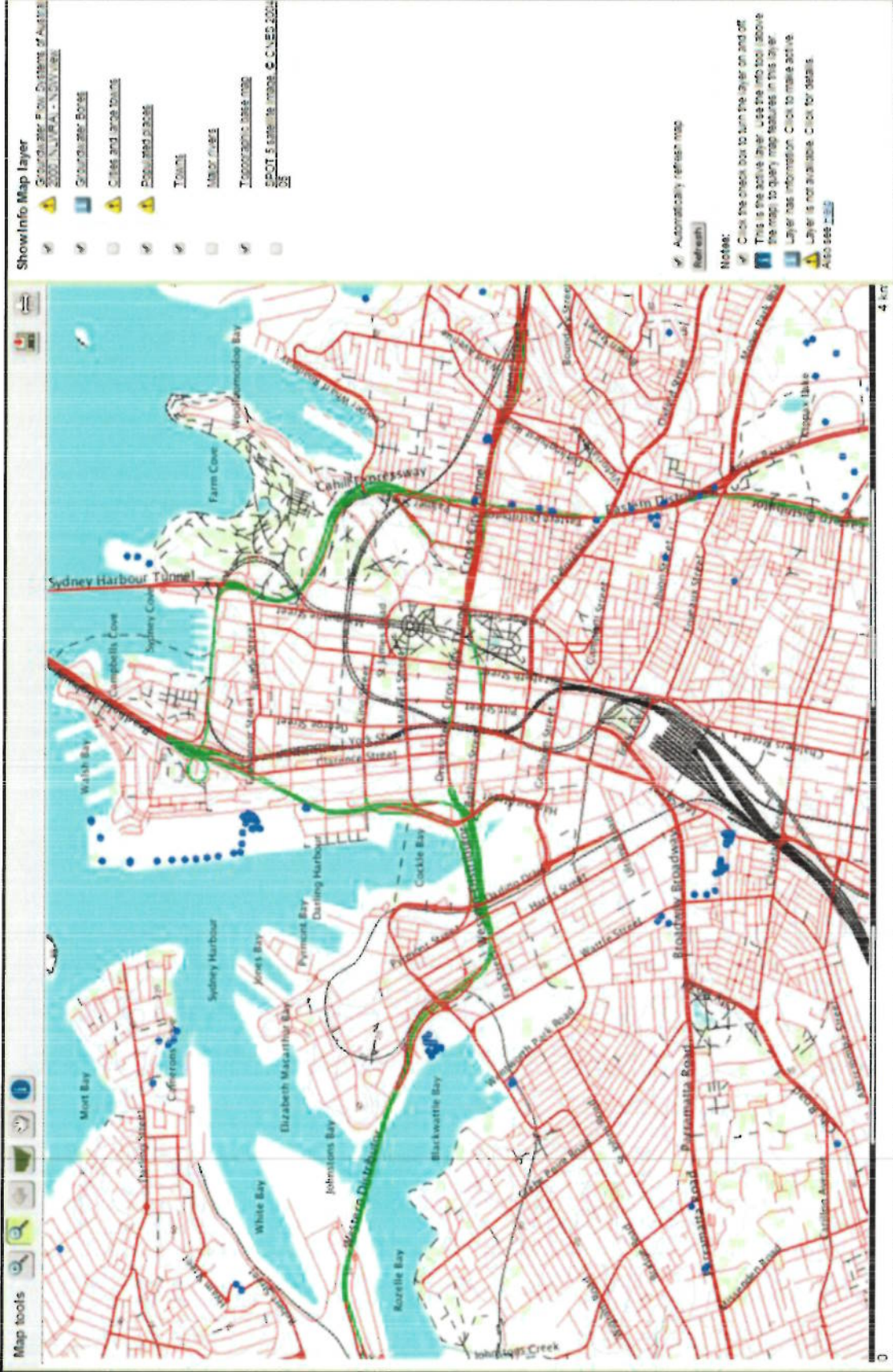
NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail: info@ADenvirotech.com.au

ABN:

520 934 529 50



Groundwater Bore Locations, 230-232 Sussex Street, Sydney NSW (map obtained from; www.nratlas.nsw.gov.au. Accessed 05/05/2015)

Appendix V – Acid Sulphates Soils (NRAtlas)

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

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ABN:

520 934 529 50



Probability of acid sulfate soil occurrences, 230-232 Sussex Street, Sydney NSW (map obtained from; www.nratlas.nsw.gov.au. Accessed 05/05/2015)

Appendix VI - NSW OEH State Heritage Records

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

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ABN:

520 934 529 50

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Former "Foley Bros" Warehouse Including Cartway, Courtyard and Interiors

Item details

Name of item: Former "Foley Bros" Warehouse Including Cartway, Courtya
Type of item: Built
Group/Collection: Commercial
Category: Warehouse/storage area
Location: Lat: -33.8736529199629 Long: 151.203152961762
Primary address: 230-232 Sussex Street, Sydney, NSW 2000
Local govt. area: Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
230-232 Sussex Street	Sydney	Sydney			Primary Address

Statement of significance:

The Foley Bros building ensemble is a remarkable and largely intact survival of a modest warehouse, cartway and courtyard complex now extremely rare. Its has a high degree of significance because of its ability to demonstrate configuration and the functioning of these small scaled warehouse complexes. It demonstrates the nineteenth century development of this area of Sydney as warehousing close to the wharfage and railway facilities at the south end of Darling Harbour. Its facade is a confident and comparatively refined design in modelled stucco which most pleasingly addresses the street, with gentle human scale. It is a good example of modern adaptive re-use of a historic building.

Date significance updated: 21 Nov 11

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker: Unknown

Builder/Maker: Unknown

Construction years: 1886-1886

Physical description: The building comprises a street front block three storeys high, with a centre cartway paved with trachyte setts, leading to a courtyard accessing a two-storeyed rear block. On the north and south sides of the courtyard, narrow first-floor structures link the front and rear blocks. The front building is mostly of sandstock brick, with a pleasing restrained modelled stucco street facade articulated in three bays, the smallest in the centre above the cartway. Segmentally-arched openings at street level are now remodelled, the outer ones as glassed entrances, and the cartway with a roller shutter. The segmental arch

motif is repeated above in stucco. The Classical parapet carries the name and date of the building. The courtyard still exhibits its working character, with arched loading doorways and cat-heads. The interiors of the front feature some of the original structure of posts (iron at first floor, timber at second) and girders. The rear building has heavy timber posts and girders. Category: Individual Building. Style: Victorian Free Classical. Storeys: 3 + Basement (Under part). Facade: Stuccoed brick. Side/Rear Walls: Brick & Stuccoed Brick. Internal Walls: Mainly modern partitions, timber and plasterboard. Roof Cladding: Corrugated metal. Internal Structure: Timber and iron posts, timber girders. Floor: Timber joists, herringboning and flooring. Roof: Timber. Ceilings: Exposed floor structure; plasterboard. Stairs: Concrete stair to basement. Another stair serves upper floors of the street front block. Original timber stair survives in rear block.. Lifts: None. AirConditioned: Yes

Physical condition and/or Archaeological potential:

In earlier years the Council designated the parts flanking the cartway as buildings 'A' and 'B', while the rear block was described as building 'C'. Building 'A', which is No. 230, north of the cartway, has a basement. Buildings 'A' and 'B' are linked at first and second floors, though the asymmetrically arrangement of the roof, with a larger span over building 'B', suggests that this was not originally so. The cartway has its original floor of trachyte kerbs and setts, complete with cartwheel ruts; and the floor structure of the storey above, with stone-corbelled girders, joists etc, can still be seen, complete with a floor trapdoor..

Date condition updated: 12 Jan 06

Modifications and dates:

1886, Date on Facade

Further information:

High Significance: Form and configuration of the entire complex including front and rear buildings, flanking wings, courtyard and cobbled cartway. All original or early fabric both external and internal. Low Significance: Modern shopfronts on Sussex Street.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use: Offices

Former use: Warehouses, Storage, Offices

History

Historical notes:

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

230-232 Sussex Street, was built for Foley Bros in 1886 as two iron roofed, three-storey brick and stone stores with a two-storey store of similar construction at the rear. The first occupants were produce merchants Garrad & Booth (230) and grain and produce agents Parker Bros (232). Blacksmiths H. Pollard & Sons were briefly in the rear store later occupied by Foley Bros. Occupants of No. 230 ceased to be produce-oriented companies when the NSW Creamery Butter Company depot vacated it in 1903, to be replaced by auctioneers and commission agents, agricultural seedsmen, a manufacturer, and use as a bulk store. In 1928 a ship Chandler was there and in the 1930s a leathers goods company. Coffee merchants Poole & Holmes remained at No. 232 until 1928 to be replaced by a company of merchants and importers and another of carriers. C1940 Bells' Asbestos & Engineering Co. used the rear for the storage and mixing of asbestos. For a period in the 1960s No. 230 was a molasses store and offices and No.232 a canvas goods warehouse and showrooms. In 1955 permission was granted for the rear of No. 230 to be altered for a dry cleaning business. During 1907-1910 Foley Bros sold the property to B. W. Foley who in turn sold it to Charles B. Byrne during 1914-17. Bartholomew W. Foley bought the property in 1918 and it remained in the family until at least 1966.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-

Assessment of significance

- SHR Criteria a)** [Historical significance] It illustrates the development of warehousing in this southern part of the city following the growth of wharfage and railway facilities in Darling Harbour and the Haymarket area. Its form, planning, structure and appearance graphically demonstrate a warehouse type once fairly common but now extremely rare. Has historic significance at a State level. Has historic significance locally.
- SHR Criteria c)** [Aesthetic significance] It elucidates the use of traditional low technology forms, structure and finishes, much of which survives and can be seen. Its planning, with two (originally three) separate but linked blocks, a cartway and working courtyard, reflects the maximum utilisation of a site. Importantly, it demonstrates the early handling and storage of bulky merchandise, ie large vehicles moving in and out, off street loading space and facilities for the vertical movement of goods within the courtyard space. The use of both metal and timber structural posts. Has aesthetic significance locally. Cultural: The form, functional arrangement and appearance of the building complex, enfolding a working courtyard, are attractive and evocative. The facade, despite modernisation, is a

handsome example of restrained modelling in stucco.

SHR Criteria f) [Rarity] It is rare because of the unusually original nature of this complex and in retaining its relationship with an external courtyard space essential for its function.

SHR Criteria g) [Representativeness] It illustrates the development of warehousing in this southern part of the city following the growth of wharfage and railway facilities in Darling Harbour and the Haymarket area. Its form, planning, structure and appearance graphically demonstrate a warehouse type once fairly common but now extremely rare.

Assessment criteria: Items are assessed against the [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

General: The overall form, scale and configuration of the former Foley Bros Warehouse and courtyard complex should be retained. A vertical extension would be inappropriate even if set back. The existing conservation plan should be upgraded as required and used to guide the future use and maintenance of the place. Exterior: Original or early window loading bay and moulded details and window joinery should be conserved without alteration and appropriately maintained. Previously painted brick facades should continue to be painted in a traditional colour scheme. Previously unpainted surfaces such as face brickwork and stone should remain unpainted. The Sussex Street shopfronts should be replaced in a more appropriate design when the opportunity arises in the future. Interior: There is scope for sensitive adaptation of the interior provided this does not involve removal of the original timber post and beam structure. Original structural elements should remain visible where possible. Previously unpainted structural elements and wall surfaces should not be painted. The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Sydney LEP 2012	I1963	14 Dec 12		

Heritage study

References, internet links & images

Type	Author	Year	Title	Internet Links
Written		2001	Policy for the Management of Warehouse/Courtyard Complexes in Central Sydney	
Written			City of Sydney Council Street Cards;	

Written		City of Sydney Council Building Survey Cards;
Written		National Trust Card;
Written		Sands Directories;
Written		Sydney Cityscope;
Written		Land titles search; Certificate of Title Vol 11690 Folio 229;
Written	Anita Heiss	Aboriginal People and Place, Barani: Indigenous History of Sydney City
Written	Thorp, Wendy	1998 Foley Brothers warehouse, 230-232 Sussex Street, Sydney : archaeological assessment
Written	Tropman & Tropman Architects	1995 Proposed high rise residential redevelopment at 230-232 Sussex Street, Sydney : statement of heritage impact
Written	Tropman & Tropman Architects.	1994 Preliminary conservation plan for Laneway associated with former Foley Brothers warehouse at 230-232 Sussex Street, Sydney

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name: Local Government
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59008.

Development permission under the County of Cumberland Planning Scheme Ordinance to use two storeyed building at rear of premises Nos.230/232 Sussex Street, Sydney, as a dry cleaning factory, involving use of oil fired electric boiler, washer-hydro-extractor tumbler and presses, was granted on the 28th January, 1955.

Development permission for the proposed use of the two-storeyed building at premises, Nos.230/232 Sussex Street, Sydney, as offices and storerooms, involving carrying out of internal alterations was granted on the 4th April, 1966.

Development permission for the proposed use of second floor of three-storeyed building at premises, Nos.230/232 Sussex Street, Sydney, as general offices in conjunction with use of applicant's adjoining premises, involving carrying out of alterations, including provision of access between adjoining buildings and an additional stairway, was granted on the 19th April, 1966.

Development permission for the proposed use of a section 21' x 68' on the northern side of the ground floor of the three-storey building at premises, Nos.230/232 Sussex Street, Sydney, for upholstery repairs during the hours of 7.30 a.m. and 4.00 p.m. Mondays to Fridays, involving the use of three (3) sewing machines, and to erect a new shop front at a cost of £100, was granted on the 6th September, 1965.

No interim development permission was granted under Division 7, Part XIII A of the Local Government Act.

No Notice has been issued by The Council of the City of Sydney pursuant to Section 342F of the Act.

20th June, 1955

London Dry Cleaners Pty. Ltd.,
230/232 Sussex Street,
SYDNEY.

Dear Sir,

PREMISES NO. 232 SUSSEX STREET, SYDNEY

With reference to the proposed installation of pressing plant on the first floor of the above premises, you are hereby advised that the matter should be taken up with your Architect or Consulting Structural Engineer for the purpose of investigating safe carrying capacity of the existing floor, and to determine whether the provision of additional structural members will be necessary.

Yours faithfully,

J. Rankin
(J. Rankin)
City Building Survey

*Pending 10.8.55 (x. a.s.)
J.W.*

CITY BUILDING SURVEYOR'S DEPARTMENT

16
1/55

PAPERS NO.

T.C.'S. PAPERS

SUBJECT re 230-232 Sussex Street, Sydney.

FOR REPORT BY	SUBJECT
---------------	---------

Copy of letter from London Dry Cleaners Pty. Ltd. to the Town Clerk, dated 10.1.55.

"The above Company has recently become tenant of the property at 230-232 Sussex Street. At present there are no services beyond sewerage available and before proceeding further we would appreciate the formal consent of the Council to our proposals. These are as follows:-

To set up a small dry-cleaning factory by installing:-

- a. Boiler The most economic would be an oil-fired type of 4 to 6 H.P. at 100 lbs. per sq. in.. It is possible to operate this without smoke or fumes particularly when compered to the ships fifty yards away. If this is not acceptable then we would have to install an electric boiler with its high cost operation.
- b. Dry Cleaning Plant. This will consist of washer, hydro-extractor, tumbler, and two fully enclosed settling tanks of approximately 200 gals. each.
- c. Presses: We propose to set up two steam vacuum type presses preferably on the first floor.
- d. Staff. To start with we would have:-
 - 1 dry cleaner.
 - 2 pressers
 - 1 examiner and assembler.
 - 4

There is at present toilet accommodation only for males. An amenities and changing section would be located on the first floor.
- e. General. All steam will be trapped and returned to the boiler in the form of condensate. The tumbler exhaust will have fine mesh filter screens and there will be no discharge of fluff or dust. All installation will supervised by the necessary Departments.

Your early approval would greatly facilitate our development programme.

We would also like to take this opportunity of assuring the Council that they can rely at all times on the full co-operation of the Company in respect of all ordinances and regulations.

In the meantime we remain."

Handwritten: J.C.S. 14.1.55
Mr. Piro 14.1.55

Handwritten: No. 2/14/15

Handwritten: DA 29/5
Submitted
20.1.55

The Town Clerk:

It is recommended that the Company be informed that it will be necessary to submit a Development Application in triplicate on the attached forms.

Handwritten: Letter sent by TC 17.1.55

C.B.S. 14.1.55

CITY BUILDING SURVEYOR'S DEPARTMENT

PAPERS NO. _____

T.C's. PAPERS _____

SUBJECT

232 Sussex St Sydney.

FOR REPORT BY	SUBJECT
---------------	---------

CBI.

It would appear that the letter hereunder is requesting an inspection of the building to ensure its stability when the pressing plant and rollers are re-located on the 1st floor.

It is recommended that London Dry Cleaners Pty Ltd be advised to consult a Civil Engineer for the purpose of checking the floor loadings.

B/S
16.5.05

SL

~~to~~ Letter as requested above please
J
16/6/11

CC. As requested.

B/S
21/6

5

TOWN CLERK'S OFFICE
CITY BUILDING SURVEYOR'S
MINUTE PAPER

Department

Town Clerk's No. 268 55
Dept. No. D.A.29/55
Subject: Premises Nos. 230-232 Sussex Street, Sydney - Change of Use - Development Application
Date 24th January, 1955.

JAN 1955

THE TOWN CLERK.

- 1. Name of Applicant: London Dry Cleaners Pty.Ltd.
Address: 72-74 Lamb Street, Lilyfield.
- 2. Date of receipt of Application: 20th January, 1955.
- 3. Description of premises and present use: Two-storey building 50' x 20' at present vacant, at the rear of a two-storey building used partly as a carrier's office and partly as showroom, office and workroom for the manufacture of canvas goods. The rear building has been used for storage purposes for over fifty years.
- 4. Proposed Development: To use the rear building as a dry cleaning factor involving use of oil-fired or electric boiler, washer, hydroextractor, tumbler and presses.
- 5. Nature of surrounding area: Commercial and Industrial.
- 6. Is the site within a Proclaimed Residential District: No.
- 7. Zoning - City Council: Industrial Class "B" (Proposed Scheme)
Cumberland County Council: Business and Commercial Centre (County)
- 8. Does the application conflict with any planning proposal: No.
- 9. Result of consultation with Officers of the Cumberland County Council: Local planning matter only.

REMARKS:

The proposal conforms with the zoning under both Schemes and is considered not likely to cause injury to the amenity of the neighbourhood.
RECOMMENDATION:

It is recommended that the Application be granted under Part XIII A of the Local Government Act, 1919, as amended.

LORD MAYOR APPROVED

Council 12.12.54

Submitted to Rt. Hon. Lord Mayor for approval

27.1.55 [Signature]
Town Clerk

Approved [Signature]
Deputy Lord Mayor

Col 5 1901

[Signature]
CITY BUILDING SURVEYOR

LETTER TYPED
28.1.55
1.2.55

Applications Details

230-232 Sussex Street , SYDNEY NSW 2000
 Property Applications: B/1971/428, PARTITIONS, GRD FLOOR
 Property Applications: B/1971/902, ALTERATIONS
 Property Applications: B/1972/981, ALTS 2ND FLR
 Property Applications: B/1973/612, MECHANICAL VENTILATION, 2ND
 FLOOR
 Property Applications: B/1975/30, ALTERATIONS
 Property Applications: B/1981/446, ALTERATIONS TO ENTERANCE OF
 PREMISES
 Property Applications: B/1988/791, ALTERATIONS TO PARTITIONING
 - 2ND FLOOR
 Property Applications: D/1971/73, USE PREMS FOR MANU & W/SALE
 OPT PROD
 Property Applications: D/1971/177, USE OF FIRST FLOOR AS OFFICE
 Property Applications: D/1971/416, OFFICES, SHOWROOM, WHOLESALE
 OF JEWELLERY
 Property Applications: D/1972/619, USE FOR THE SALE OF BILLIARD
 TABLES
 Property Applications: D/1972/688, USE BASEMENT FOR RETAIL
 ELECTRONIC EQUIP
 Property Applications: D/1974/743, OPEN N.WALL TO EXTEND & USE
 AS OFFICES
 Property Applications: D/1974/744, TO USE PREMISES AS AN OFFICE
 Property Applications: D/1976/388, USE AS A SHOP WITH OFFICE
 SPACE
 Property Applications: D/1982/821, SALE CAMPING GOODS - GRD
 FLR, ERECT SIGN
 Property Applications: D/1990/353, NEW BLDG:16 STOREY
 CPMMERCIAL ,70 PKG SPC
 Property Applications: D/1990/634, ERECT 6 SIGNS
 Property Applications: D/1994/38, NEW BLDG:25 STOREY
 RESIDENTIAL ,2 OFFICE
 Property Applications: D/1995/585, NEW BLDG:25 STOREY
 RESIDENTIAL /OFFICE
 Property Applications: D/1996/827, NEW BLDG 22 STOREY RES/OFFICE
 Property Applications: D/1998/322, Construct 6 new basemt
 levels plus 21 new levels residential above 3 levels commercial
 Property Applications: HWC/2015/18, cancelled - duplicate
 Property Applications: HWC/2015/16, Investigation contract
 works including the removal of intrusive and insignificant fabric
 CT-11690/229
 Lot 1 DP 71092

StatusDefault

Include
 Sub-Properties

%Close

Appendix VII – Section 149

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail info@ADenvirotech.com.au

ABN:

520 934 529 50

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



AD ENVIROTECH
UNIT 6, 7 Millennium Ct
SILVERWATER NSW 2128

PLANNING CERTIFICATE

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

Applicant:	AD ENVIROTECH
Applicant's reference:	9054 - PSI - 230/232 SUSSEX ST
Address of property:	230-232 Sussex Street , SYDNEY NSW 2000
Owner:	KARIMBLA PROPERTIES (NO 47) PTY LTD
Description of land:	Lot 1 DP 71092
Certificate No.:	2015302884
Certificate Date:	5/05/15
Receipt No:	21457
Fee:	\$53.00
Paid:	5/05/15

Title information, description, dimensions and area 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 to Sydney Local Environmental Plan 2012 – Minor
Policy and Housekeeping Amendments 2014**

The Planning Proposal seeks to amend the *Sydney Local Environmental Plan 2012* by implementing minor policy and housekeeping amendments that align future development and the objectives of the City's Sustainable Sydney 2030, and improve the operation and accuracy of the plan by permitting additional uses to a site, correcting errors, refining definitions, correcting descriptions, removing barriers and updating details.

HERITAGE [\(Sydney Local Environmental Plan 2012\)](#)

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 may be identified as being of state heritage significance, and entered on the State Heritage Register.

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on (02) 9873 8500 for an application form or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS [\(Sydney Local Environmental Plan 2012\)](#)

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au.

State Environmental Planning Policy No. 4 – Development without Consent and Miscellaneous Complying Development

This policy allows relatively simple or minor changes of land or building use and certain types of development by public authorities without the need for formal development applications. The types of development covered are outlined in the policy.

State Environmental Planning Policy No. 6 – Number of Storeys in a Building

This policy sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No. 10 – Retention of Low-Cost Accommodation

This policy aims to provide a mechanism for the retention of low-cost rental accommodation. The policy establishes criteria for determining a low-cost rental residential building (including boarding houses, hostels and low rental residential flat buildings), matters for Council consideration and requirements for development proposed under the policy.

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. 22 – Shops and Commercial Premises

This policy allows, with the consent of Council, a change of use from a shop to another kind of shop or commercial premises, where the new use is prohibited under an environmental planning instrument.

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 2003 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 (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 (Major Development) 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

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.

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.

**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> .	NO
▪ 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.	YES
▪ 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)l. Has been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998.	NO

Housing Internal 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 in 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

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 th July 2013	YES
▪ Ultimo Pyrmont Section 94 Contributions Plan (approved C.S.P.C 15 th December 1994 and Council 19 th December 1994)	NO
▪ City of Sydney Development Contributions Plan 2006 – in operation 7 th April 2007	NO
▪ Redfern Waterloo Authority Contributions Plan 2006 – in operation 16 th May 2007	NO
▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16 th May 2007	

(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.

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.

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.

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 Council 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 VIII – Dial Before You Dig (DBYD)

New South Wales Office:

A. D. Envirotech Australia Pty Ltd
Unit 6/7 Millennium Court
Silverwater, NSW 2128

Queensland Office:

A. D. Envirotech Australia Pty Ltd
P.O. Box 288
Upper Coomera, QLD 4209

Telephone:

NSW: (02) 8541 7214
QLD: (07) 5519 4610

Internet:

site: www.ADenvirotech.com.au
e-mail: info@ADenvirotech.com.au

ABN:

520 934 529 50

Dial Before You Dig Response

To:
Mr Kyle McClintock (Customer ID: 1444282)
AD Envirotech
4/10-11 Millennium Court
Silverwater, NSW 2128

Email: k.mcclintock@adenvirotech.com.au
Phone: 0448412865
Fax: Not Supplied
Mobile: 0448412865

Sequence No: 45321693
Location: Sussex Street
Sydney, NSW
Commencement Date: 15/05/2015 12:00:00 AM

Dear Mr Kyle McClintock,

This letter is to confirm that the proposed work at Sussex Street is in the vicinity and may impact AARNet fibre optic cable assets.

Attached is a map indicating the approximate location of the AARNet assets in relation to your enquiry area.

There may be additional AARNet assets in this area contained within Telstra duct. No work is to take place until plans have been obtained from Telstra and reviewed as necessary.

Any information provided is valid for 28 days from the date of issue of this document.

Please review the map and if you have any further concerns, contact the AARNet NOC on 1300 APL NOC (1300 275 662).

If you are proposing to carry out digging in the vicinity of AARNet underground infrastructure you will need to carry out these works in accordance with the guidelines below.

WARNING

Where AARNet plans have been attached, they are indicative of the position of AARNet Pty Ltd's (AARNet) fibre optic installation/s only. Services belonging to other third parties are not included on these plans.

These plans have been prepared solely for the use of AARNet and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of our assets relative to fences, buildings etc., as they existed at the time the fibre etc. was installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared.

AARNet makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. AARNet does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of AARNet, its employees, agents, officers or contractors).

The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to AARNet's fibre optic installations.

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

WORKING IN THE VICINITY OF AARNET ASSETS

All Areas

Under no circumstances shall construction, digging or excavating work entailing crossing AARNet plant be carried out without first exposing or locating the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

Manual pot-holing needs to be undertaken with extreme care, common-sense and employing techniques least likely to damage cables. For example, orientate shovel blades and trowels parallel to the cable rather than digging across the cable.

Visual location of asset must be carried out by hand digging or using non-destructive water jet method (pot holing) where construction activities may damage or interfere with AARNet assets.

The following minimum clearances must be maintained between mechanical construction activity and the located AARNet asset.

Jackhammers / Pneumatic Breakers	Not within 1.0m of actual location
Vibrating Plate or Wacker Packer Compactor	Not within 0.5m of actual location 300mm compact clearance before compactor can be used over AARNet conduits. 750mm compact clearance cover before compactor can be used Over AARNet Direct Buried cable
Boring Equipment (in-line, horizontal and vertical)	Not within 5.0m of actual location without supervision of accredited plant location contractor onsite OR AARNet asset must exposed via hand dig or non-destructive water jet method (pot holing). AND AARNet asset must not be crossed without first exposing the asset at the crossing point and not without an accredited plant location contractor representative onsite.
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven over AARNet conduits or assets with less than 600mm of cover. Depth to be verified via hand digging
Mechanical Excavators, Farm ploughing, Boring, Tree removal, fencing	Not within 1.0m of actual location. Constructor to hand dig or use non-destructive water jet method (pot holing) and expose asset.

Urban Areas

Under no circumstances shall construction, digging or excavating work be carried out: within 1.5m of AARNet assets without first locating and identifying the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

Rural Areas

Under no circumstances shall construction, digging or excavating work be carried out within 10m of AARNet plant be carried out without first locating and identifying the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

ASSET RELOCATIONS

You are not permitted to relocate, modify or alter any AARNet assets under any circumstances.

Please contact AARNet Infrastructure Development Group via email apl-infdev@aar.net.edu.au for all enquiries relating to the relocation of AARNet assets.

DAMAGE

AARNet will seek Compensation for any loss caused by damage to its assets.

Damage to any AARNet asset must be immediately reported to AARNet NOC on 1300 APL NOC (1300 275 662).

FURTHER ASSISTANCE

Assistance can be obtained by contacting AARNet NOC on 1300 APL NOC (1300 275 662)

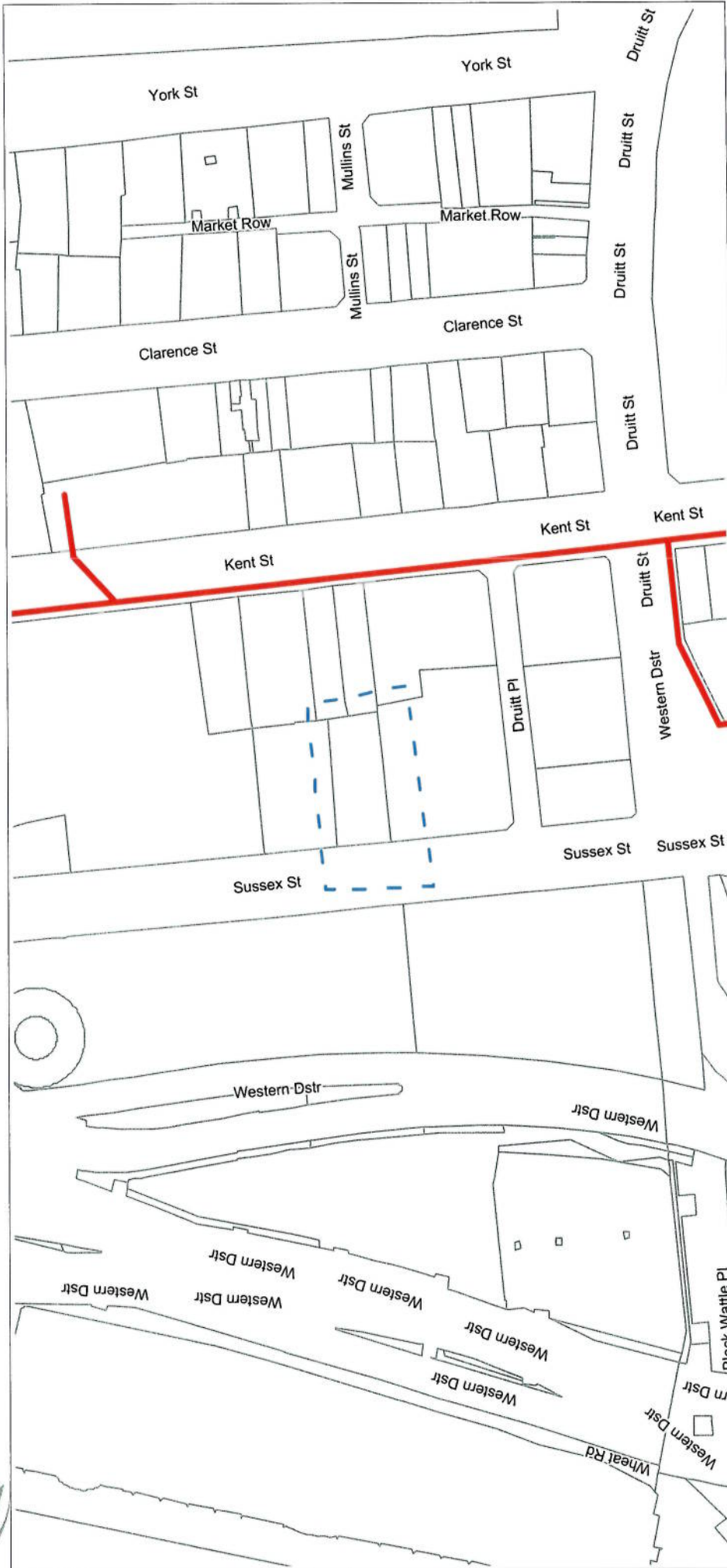
Where an on-site location is provided by an accredited locator, the owner is responsible for all costs associated with hand digging or use of non-destructive water jet method (pot holing) to visually locate AARNet assets.

If plant location drawings or visual location of AARNet assets by digging reveals that the location of AARNet plant is situated wholly or partly within the owner work area, then AARNet Infrastructure Development Group apl-infdev@aarnet.edu.au must be contacted to discuss possible engineering solutions.



AARNET

Sequence Number: 45321693
Address: Sussex Street, Sydney, NSW, 2000



Create Date: 05/05/2015

Scale: 1:1500

DISCLAIMER: While every care is taken by AARNET to ensure the accuracy of this data, AARNET makes no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which may be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.

Exact positions of any assets shown on this map report should be confirmed on site.

DIAL BEFORE YOU DIG

LOCATION NOTICE OF TELECOMMUNICATIONS SERVICES

05/05/2015

Company / Name: AD Envirotech - Mr Kyle McClintock

Phone: 0448412865

Address: 4/10-11 Millennium Court

Suburb: Silverwater

Post Code: 2128

State: NSW

Mobile: 0448412865

Fax: Not Supplied

Email: k.mcclintock@adenvirotech.com.au

Dear Mr Kyle McClintock

Thank you for your request dated 05/05/2015 12:54 , regarding the location of telecommunication services. You requested information for the below area:

Sequence No: 45321696

Job No: 9134206

Address: Sussex Street

Suburb: Sydney

State: NSW

Nearest Cross Road:

Additional Information: Not Supplied

YES - We can confirm that AMCOM has fibre-optic services in the vicinity.

Please find attached a copy of the services plan for the location of the works. Please note that these plans have a life of 30 days, as future works may affect your enquiry.

Yours sincerely,

Stuart Wallace
GIS Coordinator

Please note that the attached plans are to be treated as a guide only, and AMCOM bears no responsibility for the accuracy of the said plans. If machinery is being used in the area, pot-holing to locate services is mandatory.

EMERGENCY CONTACT: 1800 262 663

Amcom Pty Ltd

Legend

Scale 1:2001



NOTES

Please note Amcom pits may be labelled as Megaport.



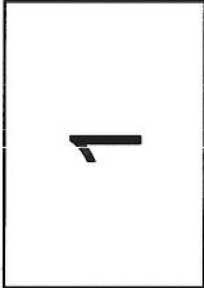
DIAL BEFORE YOU DIG
www.1100.com.au

SEQUENCE NO: 45321696
JOB NO: 9134206
ADDRESS: Sussex Street Sydney



amcom

Legend



Scale 1:2000



NOTES

Please note Amcom pits may be labelled as Megaport.













DIAL BEFORE YOU DIG
www.1700.com.au

SEQUENCE NO: 45321696
JOB NO: 9134206
ADDRESS: Sussex Street Sydney



amcom

Legend Guide

	Line drawn by the person requesting the information on DigSafe (DBYD Website)
	Point drawn by the person requesting the information on DigSafe (DBYD Website)
	Amcom Pit
	Amcom Conduit
	Amcom Pits
	Amcom Conduit
	Amcom Pit
	Amcom Conduit
	3rd Party Pits which Amcom Fibre Passes Through.
	3rd Party Conduit which Amcom Fibre Passes Through.

The above guide indicates the different layers within the Legend on the map.