

LOTSEARCH REFERENCE

Reg Sample 001

REPORT DATE

20 Jan 2020 12:56:49

CLIENT ID

Client001

ADDRESS

52-62 John Street, Erskineville, NSW
2043

AREA

1159m²

COUNCIL

Council Of The City Of Sydney



LOTSEARCH
ENVIRONMENTAL

LOT/PLAN

Lot 54, DP852576

Disclaimer:

The purpose of this report is to provide an overview of some of the site history and environmental risk information available, affecting the site as defined by the boundary shown on the site aerial plan (page 3) and maps within this report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order form rather than any address supplied in the order form.

You accept that Lotsearch may omit some of the lot and plan information supplied in the order form to identify the relevant site for the report.

The report is not a substitute for an on-site inspection or review of other available reports and records.

The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

The detailed terms applicable to the use of this report are set out at the end of this report.

Whilst Lotsearch believes Third Party Content to be reliable and has made every effort to map data from the Third Party Content in this report as accurately as possible, some feature boundaries have been inferred from Third Party Content.



LOTSEARCH

ENVIRONMENTAL

Contaminated Land Search

Data Summary

This report provides information collated from Environment Protection Authority registers and datasets that relate to your site or the surrounding area.



EPA Contaminated Land

On-site Yes: Records on an EPA Contaminated land register or former gasworks list have been identified on-site



EPA PFAS Investigation Program

No: No records on the EPA PFAS investigation program have been identified within the surrounding area (100m)



EPA POEO Licence Register

Off-site Yes: Records from the EPA POEO licence dataset have been identified within the surrounding area (100m)



EPA Other Dataset

No: No records from the EPA Other dataset have been identified within the surrounding area (100m)

LOTSEARCH REFERENCE

Reg Sample 001

REPORT DATE

20 Jan 2020 12:56:49

CLIENT ID

Client001

ADDRESS

52-62 John Street, Erskineville, NSW
2043

AREA

1159m²

COUNCIL

Council Of The City Of Sydney

LOT/PLAN

Lot 54, DP852576

CUSTOMER SUPPORT

support@lotsearch.com.au

+61 (02) 8287 0680



lotsearch.com.au

Site Aerial Image 2019

52-62 John Street, Erskineville, NSW 2043



LEGEND

-  Site Boundary
-  Buffer 100m

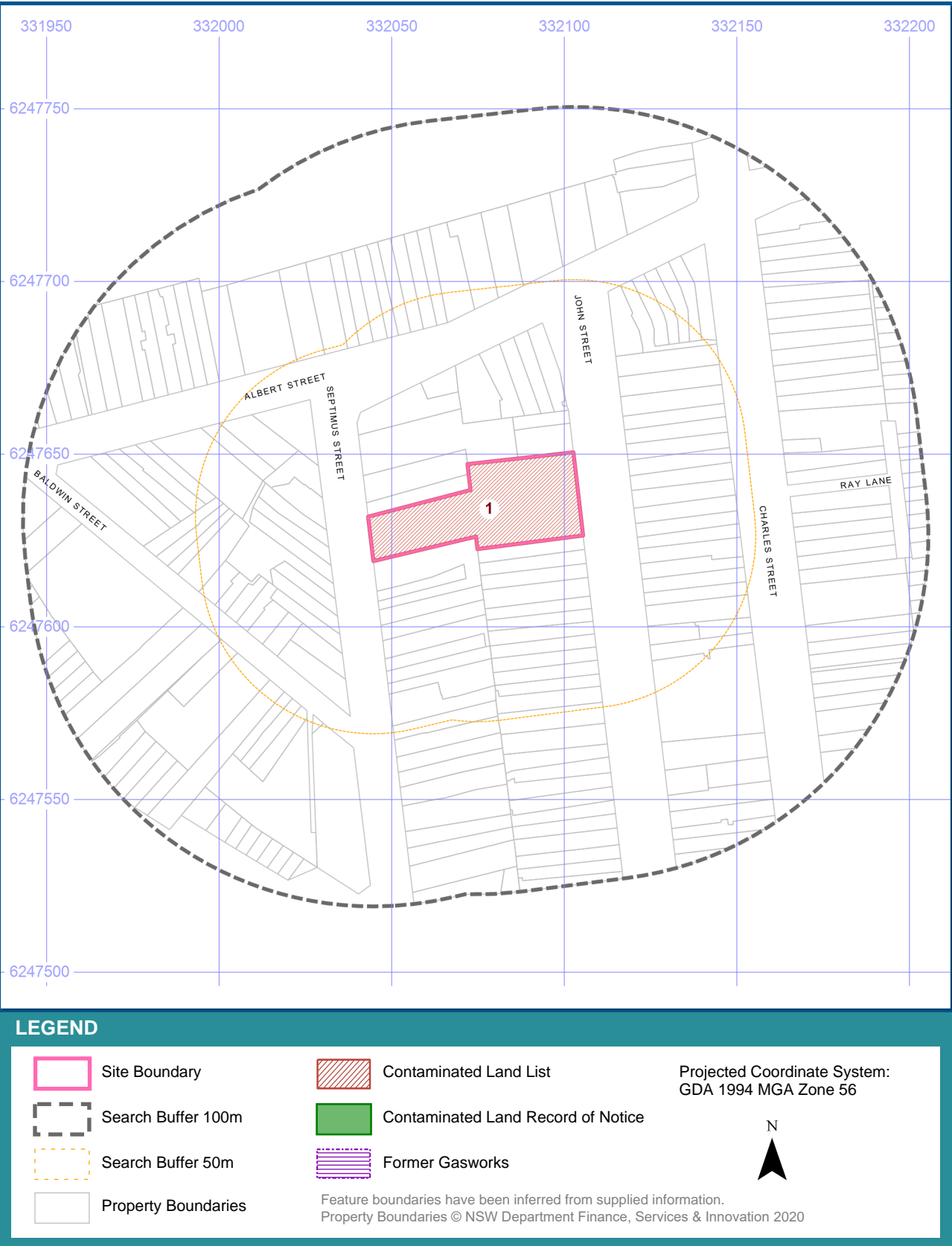
Data Sources Aerial Imagery: © Aerometrex Pty Ltd

Projected Coordinate System:
GDA 1994 MGA Zone 56



Section 1: Contaminated Land & Former Gasworks

52-62 John Street, Erskineville, NSW 2043



Section 1: Contaminated Land & Former Gasworks

52-62 John Street, Erskineville, NSW 2043

Contaminated Sites Notified to EPA

Contaminated Sites Notified to the EPA within the dataset buffer:

Note. If sites are removed from the contaminated site list by the EPA, Lotsearch will retain the record within this dataset, and assign the record a status of 'Previous EPA List'. Lotsearch began collating this dataset in August 2014. Any site that was on the list but removed before August 2014, will not appear in this dataset.

Map Id	Site	Address	Suburb	Activity	Management Class	Status	LS Ref	Location Confidence	Dist (m)	Direction
1	Department of Housing	52 John Street	Erskineville	Other Industry	Regulation under CLM Act not required	Current EPA List	470	Premise Match	0m	On-site

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

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

Section 1: Contaminated Land & Former Gasworks

52-62 John Street, Erskineville, NSW 2043

Contaminated Land Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	LS Ref	Location Confidence	Dist (m)	Direction
N/A	No records in buffer								

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	LS Ref	Location Confidence	Dist (m)	Direction
N/A	No records in buffer						

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Section 2: EPA PFAS Investigation Program

52-62 John Street, Erskineville, NSW 2043

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

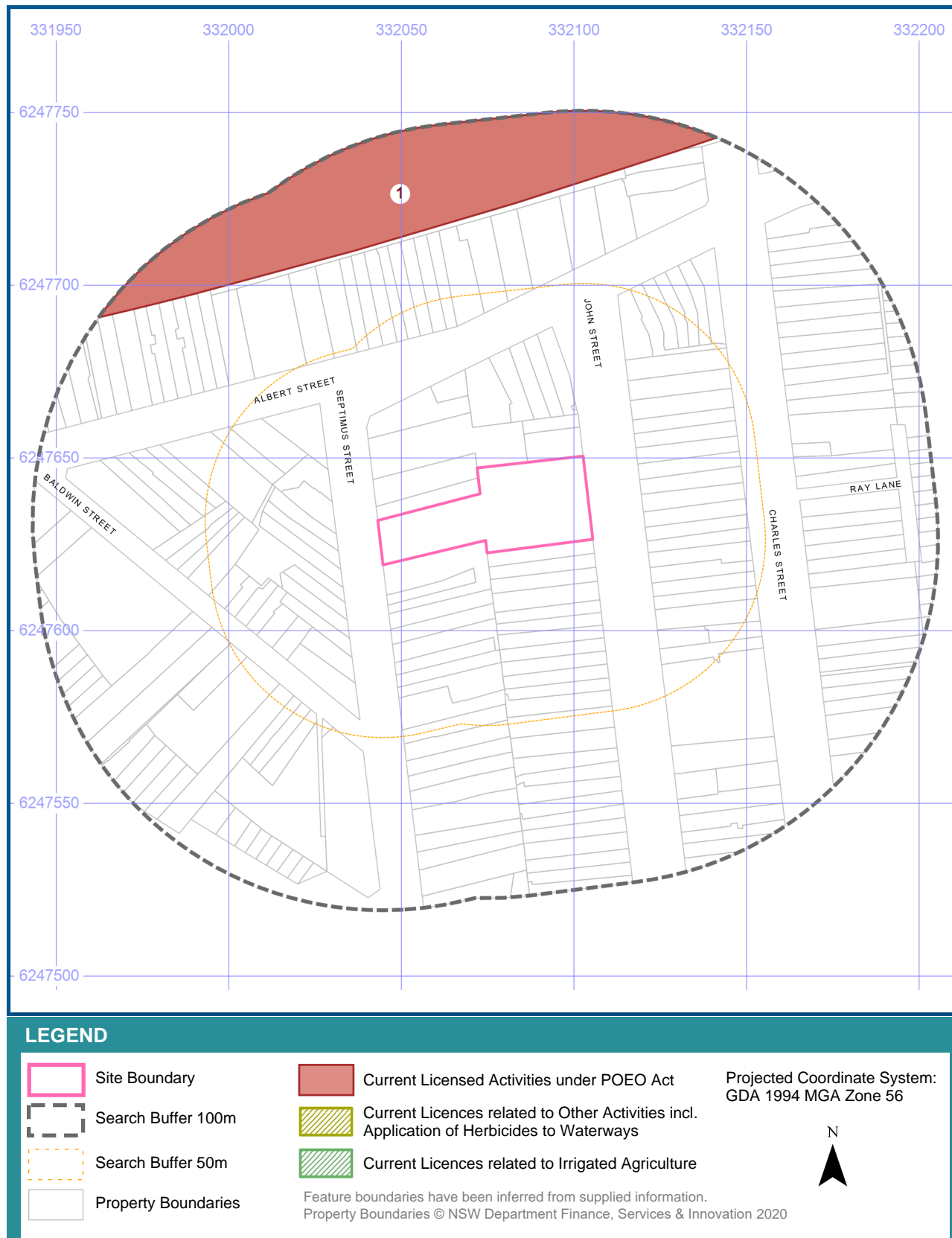
Map Id	Site	Address	Location Confidence	Distance (m)	Direction
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Section 3: Current EPA Licensed Activities

52-62 John Street, Erskineville, NSW 2043

Licensed Activities under the POEO Act 1997



Section 3: Current EPA Licensed Activities

52-62 John Street, Erskineville, NSW 2043

Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

Map Id	EPL	Organisation	Name	Address	Suburb	Activity	LS Ref	Loc Conf	Dist (m)	Dir'n
1	12208	SYDNEY TRAINS		PO BOX K349, HAYMARKET, NSW 1238		Railway systems activities	583816	Network of Features	70m	North

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Section 4: Former EPA Licensed Activities

52-62 John Street, Erskineville, NSW 2043

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Map Id	Licence No	Organisation	Name	Address	Suburb	Activity	LS Ref	Loc Conf	Dist (m)	Dir'n
N/A	No records in buffer									

Delicensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Map Id	Licence No	Organisation	Location	Status	Issued Date	Activity	LS Ref	Loc Conf	Dist (m)	Dir'n
N/A	No records in buffer									

Former Licensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Section 5: Other Sites with Potential Contamination Issues Known to the EPA

52-62 John Street, Erskineville, NSW 2043

Other Sites with Potential Contamination Issues Known to the EPA

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy area

Sites within the dataset buffer:

Map Id	Site Id	Site Name	Site Address	Dataset	Comments	LS Ref	Loc Conf	Dist (m)	Dir'n
N/A		No records in buffer							

EPA Other Sites with Contamination Issues: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Environmental Data Summary Table

The table below highlights how many features from the following datasets appear on-site, within 50m of the site or beyond 50m in the surrounding area.

Datasets	Onsite	Adjacent (< 50m from site boundary)	Surrounding Area (>50m to Dataset Buffer)	Dataset Buffer (m)
Section 1: Contaminated Land & Former Gasworks				
Contaminated Sites Notified to EPA	1	0	0	100
Contaminated Land Records of Notice	0	0	0	100
Former Gasworks	0	0	0	100
Section 2: EPA PFAS Investigation Program				
EPA PFAS Investigation Program	0	0	0	100
Section 3: Current EPA Licensed Activities				
Licensed Activities under the POEO Act 1997	0	0	1	100
Section 4: Former EPA Licensed Activities				
Delicensed POEO Activities still regulated by the EPA	0	0	0	100
Former POEO Licensed Activities now revoked or surrendered	0	0	0	100
Section 5: Other sites with potential contamination issues known to the EPA				
Other Sites with Potential Contamination Issues Known to the EPA	0	0	0	100

Location Confidences

Where Lotsearch has mapped data records based on a supplied address or location, a location confidence has been assigned to the data record. This provides an indication of the positional accuracy of the record. The following confidences are used under the heading 'Location Confidence' or 'Loc Conf':

Location Confidence	Description
Premise Match	This indicates the record has been mapped to a specific address or premise.
Road Intersection	This indicates the record has been mapped to the intersection of two or more roads. The supplied data may specify an address such as 'corner of x and y roads'. Alternatively, Lotsearch may not be able to determine which side of an intersection an address should be assigned.
Road Match	This indicates the record has been mapped to a specific road. The supplied data may not provide an address number, or Lotsearch may not be able to determine a specific building or premise from the supplied address.
General Area / Suburb Match	Lotsearch has not been able to determine a specific building or road from the supplied address, but they have been able to map it to a general area or suburb.
Network of Features	This indicates the record has been mapped to a network of features, for example a rail network.
Buffered Point	This indicates that the record was supplied with specific point coordinates, and Lotsearch has buffered this point to create a polygon area.

Dataset Listing Table

52-62 John Street, Erskineville, NSW 2043

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Contaminated Sites Notified to EPA	Environment Protection Authority	15/01/2020	14/01/2020	Monthly
Contaminated Land Records of Notice	Environment Protection Authority	16/12/2019	16/12/2019	Monthly
Former Gasworks	Environment Protection Authority	07/01/2020	11/10/2017	Monthly
EPA PFAS Investigation Program	Environment Protection Authority	07/01/2020	07/01/2020	Monthly
Licensed Activities under the POEO Act 1997	Environment Protection Authority	07/01/2020	07/01/2020	Monthly
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	07/01/2020	07/01/2020	Monthly
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	07/01/2020	07/01/2020	Monthly
Other Sites with Potential Contamination Issues Known to the EPA	Environment Protection Authority	13/12/2018	13/12/2018	Annually
Property Boundaries & Roads	NSW Department of Finance, Services & Innovation	19/09/2019	19/09/2019	Quarterly

Useful Contacts

Lotsearch Pty Ltd

www.lotsearch.com.au
support@lotsearch.com.au
(02) 8287 0680

NSW Environment Protection Authority (EPA)

www.epa.nsw.gov.au
info@epa.gov.au
131 555 or (02) 9995 5555

Council Of The City Of Sydney

www.cityofsydney.nsw.gov.au
council@cityofsydney.nsw.gov.au
02 9265 9333

USE OF REPORT - APPLICABLE TERMS

For Purchasers of EPA Register & Data Search reports, please refer to Lotsearch's Terms and Conditions provided at the point of sale. For End Users of the EPA Register & Data Search reports, please refer to the Applicable Terms below.

The following terms apply to any person (End User) who is given the Report by the person who purchased the Report from Lotsearch Pty Ltd (ABN: 89 600 168 018) (Lotsearch) or who otherwise has access to the Report (Terms). The contract terms that apply between Lotsearch and the purchaser of the Report are specified in the order form pursuant to which the Report was ordered and the terms set out below are of no effect as between Lotsearch and the purchaser of the Report.

1. End User acknowledges and agrees that:
 - (a) The Report is to provide an overview of some of the site history and environmental risk information available, affecting the site as defined by the boundary shown on the site aerial plan (page 3) and maps within the Report (**Property**);
 - (b) Lotsearch has defined the Property by reference to lot and plan information supplied in the order form rather than any address supplied in the order form and Lotsearch may omit some of the lot and plan information supplied in the order form to identify the relevant Property for the Report;
 - (c) the Report is compiled from or using content (**Third Party Content**) which is comprised of:
 - (i) content provided to Lotsearch by third party content suppliers with whom Lotsearch has contractual arrangements or content which is freely available or methodologies licensed to Lotsearch by third parties with whom Lotsearch has contractual arrangements (**Third Party Content Suppliers**); and
 - (ii) content which is derived from content described in paragraph (i);
 - (d) neither Lotsearch nor Third Party Content Suppliers takes any responsibility for or give any warranty in relation to the accuracy or completeness of any Third Party Content included in the Report including any contaminated land assessment or other assessment included as part of a Report;
 - (e) the Third Party Content Suppliers do not constitute an exhaustive set of all repositories or sources of information available in relation to the property which is the subject of the Report and accordingly neither Lotsearch nor Third Party Content Suppliers gives any warranty in relation to the accuracy or completeness of the Third Party Content incorporated into the report including any contaminated land assessment or other assessment included as part of a Report;
 - (f) Reports are generated at a point in time (as specified by the date/time stamp appearing on the Report) and accordingly the Report is based on the information available at that point in time and Lotsearch is not obliged to undertake any additional reporting to take into consideration any information that may become available between the point in time specified by the date/time stamp and the date on which the Report was provided by Lotsearch to the purchaser of the Report;
 - (g) Reports must be used or reproduced in their entirety and End User must not reproduce or make available to other persons only parts of the Report;
 - (h) Lotsearch has not undertaken any physical inspection of the property;
 - (i) neither Lotsearch nor Third Party Content Suppliers warrants that all land uses or features whether past or current are identified in the Report;
 - (j) the Report does not include any information relating to the actual state or condition of the Property;
 - (k) the Report should not be used or taken to indicate or exclude actual fitness or unfitness of Land or Property for any particular purpose;
 - (l) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
 - (m) the End User should undertake its own inspections of the Land or Property to satisfy itself that there are no defects or failures.
2. The End User may not make the Report or any copies or extracts of the report or any part of it available to any other person. If End User wishes to provide the Report to any other person or make extracts or copies of the Report, it must contact the purchaser of the Report before doing so to ensure the proposed use is consistent with the contract terms between Lotsearch and the purchaser.

3. Neither Lotsearch (nor any of its officers, employees or agents) nor any of its Third Party Content Suppliers will have any liability to End User or any person to whom End User provides the Report and End User must not represent that Lotsearch or any of its Third Party Content Suppliers accepts liability to any such person or make any other representation to any such person on behalf of Lotsearch or any Third Party Content Supplier.
4. The End User hereby to the maximum extent permitted by law:
 - (a) acknowledges that the Lotsearch (nor any of its officers, employees or agents), nor any of its Third Party Content Supplier have any liability to it under or in connection with the Report or these Terms;
 - (b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and
 - (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
5. The End User acknowledges that any Third Party Supplier shall be entitled to plead the benefits conferred on it under clause 4, despite not being a party to these terms.
6. End User must not remove any copyright notices, trade marks, digital rights management information, other embedded information, disclaimers or limitations from the Report or authorise any person to do so.
7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
8. To the extent permitted by law and subject to paragraph 9 and 10, all implied terms, representations and warranties whether statutory or otherwise relating to the subject matter of these Terms other than as expressly set out in these Terms are excluded.
9. Subject to paragraph 10, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If that law applies to the supply of this Report, then, Customer is entitled to exercise its rights under that law but Lotsearch's liability is limited to the maximum extent permitted under applicable laws.
11. Subject to paragraph 10, neither Lotsearch nor the End User is liable to the other for:
 - (a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or
 - (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
12. These Terms are subject to New South Wales law.