

WARDELL BUILDING PTY LTD



Preliminary Site Investigation



51 Drummond Street, Belmore NSW

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Executive Summary

Background and Objectives

Wardell Building Pty Ltd ("the client") engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) for the property located at address 51 Drummond Street, Belmore NSW ('the site'). This environmental assessment was completed as part of the a Development Application to The City of Canterbury-Bankstown Council ('the Council') for the redevelopment of the site involving demolition of existing structures and the construction of a multi-storey mixed residential building overlying a two level basement car park.

At the time of this assessment, the site is occupied by a commercial warehouse and concrete sealed car park. The site covers a total area of 1,086 m².

The main objective of this investigation was to preliminary characterise the environmental conditions of the site on the basis of historical land uses, as well as anecdotal and documentary evidence of possible pollutant sources.

Key Findings

- Land titles records and historic aerial photography indicated that the site has been used as residential from 1943 to 1965, and for commercial purposes from 1965 to date;
- An application to access records held by Council was lodged by email on 4 August 2021, however no records were made available EI Australia by the time of reporting. Should pertinent information be identified upon receipt of council records, an addendum to the PSI will be prepared and issued.
- A search through the record of notices for contaminated land indicated that the site and neighbouring site were free of statutory notices issued by the NSW EPA. The site was not identified on the List of NSW contaminated sites notified to the NSW EPA;
- The site is currently occupied by a warehouse with sheet metal roof and concrete sealed car park;
- In summary, the site walkover inspection did not identify any evidence of contamination on site or source of contamination from the neighbouring properties; and
- A conceptual site model (CSM), and qualitative risk assessment was produced for the site, which identified low to medium potential contamination risk on the site.

Conclusions and Recommendations

Taking into account the above considerations and subject to the statement of limitation (**Section 8**), EI consider that the site can be made suitable for its proposed use, subject to the implementation of recommendations detailed in **Section 7**.

Based on the findings presented above, EI provide the following recommendations:

- Prior to site demolition, a suitably qualified and experienced consultant should be engaged to perform a Hazardous Materials Survey on existing site structures to identify potentially hazardous building products that may be released to the environment during demolition works. All identified hazardous materials must be appropriately managed to maintain worker health and safety during demolition works and to prevent spreading of hazardous materials to site soils;

- Following demolition and removal of demolition debris, a detailed site walkover by a suitably qualified environmental consultant is to be completed to ensure there are no visible signs of contamination remaining at the surface (i.e. fragmented asbestos sheeting, staining, etc);
- Soil materials being removed from site (including virgin excavated natural materials or VENM) as part of excavation of the two-level basement¹ are to be classified for off-site disposal in accordance the NSW EPA (2014) *Waste Classification Guidelines*;
- Any material being imported to the site (i.e. for landscaping purposes) should be assessed for potential contamination in accordance with NSW EPA guidelines as being suitable for the intended use or be classified as VENM; and
- A letter should be prepared by a certified consultant confirming that the site is suitable for the proposed land use.

¹ It is assumed that no fill material will be retained onsite as part of the development process.

1. Introduction

1.1 Background and Purpose

Mr Donny Kayrouz, of Wardell Building Pty Ltd ('the client'), engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) of the land parcel located at 51 Drummond Street, Belmore NSW (herein referred to as the 'the site').

The site is located approximately 12 km south-west of the Sydney Central Business District within the Local Government Area (LGA) of The City of Canterbury-Bankstown (**Figure 1, Appendix A**). The site is cadastrally identified as Lot 200 DP1062028, and covers a total area of approximately 1,086m², as depicted in the site plan presented as **Figure 2, Appendix A**. At the time of this investigation the site was occupied by an industrial warehouse and concrete sealed car park.

EI understand that this PSI will form part of a Development Application (DA) to Council for proposed redevelopment of the property.

1.2 Proposed Development

Proposed development plans completed by Loucas Architects (**Appendix B**) indicate the site redevelopment will include the demolition of existing structures and the construction of a multi-storey residential building, overlying a two level basement car park which will involve the removal of all fill material across the site.

The proposed basements will cover the majority of the site area, with a finished floor level (FFL) of 37.25 metres Australian Height Datum (mAHD).

1.3 Regulatory Framework

The following regulatory framework and guidelines were considered during the preparation of this report:

- *Contaminated Land Management Act 1997* (the CLM Act);
- NSW EPA (2017) *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme* (3rd Edition);
- NEPC (2013) *Schedule B(2) Guideline on Site Characterisation*, in Amended National Environmental Protection (Assessment of Site Contamination) Measure 1999;
- City of Canterbury Bankstown (2020) *Consolidated Local Environmental Plan*
- OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*, NSW Office of Environment and Heritage (OEH), August 2011; and
- *State Environment Protection Policy 55 (SEPP 55) Remediation of Land, under the NSW Environmental Planning and Assessment Act 1997*.

1.4 Project Objectives

The primary objective of this PSI is to provide a qualitative assessment of the environmental conditions of the site by appraising the potential for site contamination on the basis of field observations, historical land uses, and anecdotal and documentary evidence.

1.5 Scope of Works

In accordance with EI fee proposal P19644.1 (dated 28 July 2021), which details the agreement with the Client to achieve the above objectives, the following scope of works was undertaken:

1.5.1 Desktop Study

- A review of relevant mapping for the project area;
- A detailed site walkover inspection, including inspection of the existing building for the presence of hazardous building materials;
- A search of historical aerial photography archived at NSW Land and Property Information to assist with identifying previous site use, and historical land use in proximity to the site;
- A search of Council records for information relating to operational site history and incidents;
- A search of historical land title records relating to historical site ownership;
- A review of existing underground services on site, which may be subject to physical damage during intrusive investigations; and
- A search of NSW EPA database records for statutory notices issued for the site or adjacent sites under the CLM Act or POEO Act.

1.5.2 Data Analysis and Reporting

At the conclusion of the desk study phase, a list of Areas of Environmental Concern (AECs) and any associated contaminants of potential concern (COPC) will be prepared. This will form the basis for the selection of sampling locations, proposed sampling depths and laboratory analytical parameters to be assigned for analysis, where AECs were identified.

2. Site Description

2.1 Property Identification, Location, and Physical Setting

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure 1, Appendix A**.

Table 2-1 Site Identification

Attribute	Description
Street Address	51 Drummond Street, Belmore NSW
Location Description	The site is located approx. 12 km south-west of the Sydney CBD, bound by: <ul style="list-style-type: none">▪ North: Industrial warehouse followed by a commercial property▪ East: Street, followed by a vacant building▪ South: Lane, followed by commercial properties; and▪ West: High density residential housing
Site Coordinates	Northern corner of site (GDA2020-MGA56): Easting: 323648.056 Northing: 6244760.211 (Source: http://maps.six.nsw.gov.au)
Site Area	Approx. 1,086 m ²
Lot and Deposited Plan (DP)	Lot 200 DP1062028
State Survey Marks	2 State Survey (SS) marks are situated in close proximity (<60 m) to the site: <ul style="list-style-type: none">▪ SS133698 (Approx. 40 m south of site on the north-western corner of Canterbury Road and Drummond Street intersection); and▪ SS25379 (Approx. 60 m south of site on the south-eastern corner of Canterbury Road and Drummond Street intersection);
Local Government Authority	City of Canterbury-Bankstown
Parish	St George
County	Cumberland
Current Zoning	B1 – Neighbourhood Centre (Bankstown Local Environmental Plan 2015)

2.2 Local Land Use

The site is situated within an area of primarily commercial premises, as described in **Table 2-2**. The potential local receptors within close proximity to the site are also identified.

Table 2-2 Local Land Use

Direction	Land Use Description	Potential Receptors (& distance from site)
North	Warehouse, followed by commercial property	<ul style="list-style-type: none"> Warehouse users (adjacent) Staff at building (~20 m N)
East	Street, followed by a vacant building	<ul style="list-style-type: none"> Pedestrians (adjacent)
South	Lane, followed by commercial properties	<ul style="list-style-type: none"> Pedestrians (adjacent) Staff at building (~15 m S)
West	High density residential housing, followed by street	<ul style="list-style-type: none"> Residents (adjacent)

2.3 Regional Setting

Local topography, geology, soil landscape and hydrogeological information are summarised in **Table 2-3**.

Table 2-3 Regional Setting

Attribute	Description
Topography	The site has gently sloping (<5%) topography towards the northeast. The regional topography slopes downward from the site in all directions.
Site Drainage	Site drainage is likely to be consistent with the general slope of the site (i.e. to the northeast). Stormwater is likely to be collected by existing pit and pipe drainage, to the municipal stormwater system.
Regional Geology	With reference to the <i>1:100 000 scale Geological Series Sheet 9130 (Sydney)</i> the site is likely to be underlain by Wianamatta Shale (<i>Rwa</i>), consisting of black to dark-grey shale and laminate.
Soil Landscapes	<p>The Soil Conservation of NSW Soil Landscapes of the <i>Sydney 1:100,000 Sheet</i> (Chapman and Murphy, 1989) indicated that the site overlies a Residual Soil Landscape – Blacktown (bt), characterised as gently undulating rises on Wianamatta Group shales and Hawkesbury shale.</p> <p>According to Chapman and Murphy, this landscape type is characterised by shallow to moderately deep (<100 cm) Red and Brown Podzolic Soils (Dr3.21, Dr3.11, Db2.11) on crests, upper slopes and well-drained areas; Red and Brown Podzolic Soils (Dr3.21, Dr3.11, Db2.11) on crests, upper slopes and well-drained areas and deep (150–300 cm) Yellow Podzolic Soils and Soloths (Dy2.11, Dy3.11) on lower slopes and in areas of poor drainage.</p>
Acid Sulfate Soil (ASS) Risk	<p>With reference to the Botany Bay Acid Sulfate Soil Risk Map (1:25,000 scale; Murphy, 1997), the subject land lies within the map class description of 'No Known Occurrence'. In such cases, acid sulfate soils (ASS) are not known or expected to occur and "land management activities are not likely to be affected by ASS materials".</p> <p>With reference to the Council Local Environmental Plan (LEP) 2012 Acid Sulfate Soils Map (Sheet ASS_006), the subject land lies within an area not classified as containing acid sulfate soils.</p> <p>As such, during redevelopment the site is not expected to encounter acid sulfate soils.</p>
Nearest Surface Water Feature	The Cooks River is located approximately 2.5 km northeast of the site.

Attribute	Description
Anticipated Groundwater Flow Direction	Groundwater is anticipated to flow in the direction of Cooks River, which lies found approximately 2.5 km down gradient of the site to the northeast, which ultimately drains to Botany Bay approximately 7.5 km southeast of the site.

2.4 Groundwater Bore Records and Local Groundwater Use

An online search of registered groundwater bores was conducted by EI on 3 August 2021 through the WaterNSW (Ref. <https://realtimedata.waternsw.com.au/water.stm>). There were no registered bores within a 500 m radius of the site (**Appendix D**). GIS data was used to view and export WaterNSW data for the purposes of this report (Ref. <http://qgis.osgeo.org>)

2.5 Site Walkover Inspection

Site observations were recorded during a site walkover inspection of the site. At the time of EI Australia's inspection the interior of the warehouse was inaccessible. A summary of site observations are detailed below. Site observations indicated the following:

- The site was occupied by a two storey commercial warehouse with a sheet metal roof and concrete sealed car park in the front portion of the property (**Photograph 1**);
- The warehouse appeared to be in moderate conditions, with very minimal cracking on the building walls;
- The sealed concrete surfaces around the warehouse exterior was in moderate to poor condition, with several significant cracks and indicators of erosion visible (**Photograph 2**);
- A small grass area was located at the south western corner of the site. The grass was overgrown in areas, with some barren areas also visible (**Photograph 3**);
- Three electrical substations were located along the south western site boundary (**Photographs 3 & 4**);
- A sewer and gas access point, and a Telstra service pit was located along the southern lot boundary (**Photographs 5 & 6**);
- A broken terracotta stormwater pipe was located along the southern lot boundary;
- A stormwater drain was located along the site boundary with Drummond Street;
- No characteristic odours or evidence of gross contamination were observed at any part of the site during the inspection; and
- No evidence indicative of underground petroleum storage systems (UPSS) or aboveground storage tanks (AST) were observed on any parts of the site.

In summary, the site walkover inspection did not identify any evidence of contamination on site or source of contamination from the neighbouring properties.

The location of site buildings is presented on the site layout diagram in **Figure 2, Appendix A**.

3. Previous Investigations

EI is unaware of any previous environmental investigations having been completed at the site.

4. Site History and Searches

4.1 Site Land Titles Information / Historical Aerial Review

A historical land titles search was conducted through the NSW Historical Imagery Database on 2 August 2021. Copies of relevant documents resulting from this search are presented in **Appendix E**. A summary of all the previous and current registered proprietors (**Table 4-1**), along with information obtained from the available historical aerial photographs, in relation to past potential land uses (**Table 4-2**). The historical aerial photographs reviewed as part of this PSI included:

- **1930:** Sheet Number 9130, Frame 1186 Sydney RUN 6, 1-1-30;
- **1951:** Sheet Number 9130, Frame 98 Sydney RUN 16, 1-5-51;
- **1965:** Sheet Number 9130, Frame 5192 Sydney RUN 22, 29-8-65;
- **1971:** Sheet Number 9130, Frame 5216 Sydney RUN 23, 29-8-71
- **1978:** Sheet Number 9130, Frame 13 Sydney RUN 19, 31-5-78
- **1986:** Sheet Number 9130, Frame 107 Sydney RUN 107, 2-8-86
- **2009:** Google Earth; and
- **2019:** Google Earth.

Table 4-1 Summary of Owner History

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)
14.08.1917 (1917 to 1935)	Arthur Harold Andrews (Clothier, now Freeholder)
	Annie Louise Andrews (Widow)
22.05.1935 (1935 to 1945)	Norman Rolestone Andrews (Carrier)
	Albert Edward Andrews (Traveller)
	(Executors of the estate of Arthur Harold Andrews)
15.05.1945 (1945 to 1946)	Annie Louise Andrews (Widow)
	Norman Rolestone Andrews (Carrier)
06.02.1946 (1946 to 1946)	Clarence Lancelot Noble (Entertainer)
	Helen Catherine Noble (Married Woman)
	Annie McGoulriek
09.11.1946	Clarence Lancelot Noble (Entertainer)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)
(1946 to 1949)	Helen Catherine Noble (Married Woman)
17.02.1949	
(1949 to 1951)	Frederick Matthews (Contractor)
26.01.1951	Lloyd George Reeves (Packer)
(1951 to 1963)	Hazel Victoria May Reeves (Married Woman)
25.02.1963	
(1963 to 1975)	Poly-Flor Manufacturing Company Pty. Limited.
31.01.1975	
(1975 to 1979)	Ceeco Products Pty. Limited
12.11.1979	
(1979 to 1987)	Permanent Trustee Nominees (Canberra) Limited
08.04.1987	
(1987 to 1988)	Aristea Pty. Limited
24.10.1988	
(1988 to 2004)	Raymond Owen Ruffels (Tennis Professional)
	Luigi Alberto Alibrandi
01.03.2004	Marisa Alibrandi
(2004 to 2007)	Antonio Alibrandi
	Grace Alibrandi
28.06.2007	
(2007 to Date)	# Villa Marketown Pty Ltd

Note 1 # denotes current registered proprietor

Table 4-2 Summary of Aerial Photograph History

Aerial Photograph	Site description based on historical aerial photographs	Land use
1930	The site appeared to be part of a public park extending from the sites current northern boundary to Canterbury Road south of the site.	Public
1951	The site appeared to have been developed into a residential property with the current lot boundary now visible.	Residential

Aerial Photograph	Site description based on historical aerial photographs	Land use
1965, 1971, 1978	The residential property appeared to be still present at this time.	Commercial
1986	The original residential property appeared to be demolished. The current industrial warehouse appeared to be constructed on the site between 1978 and 1986.	Commercial
2009, 2019	The site use did not appear to change over this time.	Commercial

In summary, review of land titles records and historic aerial photography indicated that the site has been predominantly residential from the 1930s to 1965, and for commercial purposes from at least 1965 to date.

4.1.1 Historical Aerial Review of Surrounding Properties

Over the study period (1930 – 2021) surrounding property land uses changed as follows:

- Lots directly north of the site changed from low density residential housing (1943 – 1965) to commercial warehousing (1971 – present).
- Lots directly south of the site changed from public/crown land (1943 – 1951) to commercial warehousing (1971 – present).
- The lot directly south of the site beyond Canterbury Road was seen to be used as commercial warehousing (1943 – 1996), which was then demolished and the vacant land appears to have been used for storage purposes (2003 – present).
- The lot directly west of the site changed in use from low density residential (1943 – 1971) to commercial warehousing (1971 – 2017) and later changed to high density residential housing (2017 – present).
- Land use of the lots east of the site beyond Drummond Street remained low density residential and commercial warehousing (1943 – present); however the commercial warehouse was noted to be vacant at the time of inspection.

4.2 Council Information

An application to access records held by Council was lodged by email on 4 August 2021. No records were made available by the time of reporting. Should pertinent information be identified upon receipt of council records, an addendum to the PSI will be prepared and issued.

4.3 NSW EPA Online Records

4.3.1 Contaminated Land – Record of Notices under Section 58 of CLM Act (1997)

An on-line search of the contaminated land public record of NSW EPA Notices was conducted on 02 August 2021. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the *Contaminated Land Management Act 1997* (CLM Act);
- Notices available to the public under Section 58 of the CLM Act;
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the NSW Environment Protection Authority (NSW EPA) has not been revoked;

- Site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by NSW EPA under section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act).

The search confirmed that the site known as 51 Drummond Street, Belmore NSW and surrounding lands within close proximity (within 250 m) were not subject to any regulatory notices relevant to the above legislation.

4.3.2 List of NSW contaminated sites notified to NSW EPA

A search through the List of NSW Contaminated Sites notified to the NSW EPA under Section 60 of the CLM Act 1997 was conducted on 02 August 2021. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the NSW EPA. The site or localities in proximity (≤ 250 m) to the site have not been notified as contaminated to the NSW EPA.

4.3.3 POEO Public Register

A search of the Protection of the Environment Operations (POEO) Act public register was conducted on 02 August 2021. The public register contains records related to environmental protection licences, applications, notices, audits, pollution studies, and reduction programmes. The search for Belmore did not identify any properties within close proximity (approx. 250 m) to the site on the POEO Public register.

5. Preliminary Characterisation

5.1 Overview

The primary purpose of this assessment was to evaluate the potential for site contamination at the site and, should potential contamination be indicated, to qualitatively evaluate any associated environmental and human-health risks. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour or groundwater contamination, which may require that the site be remediated prior to any redevelopment, particularly where more sensitive land uses are proposed.

For the purposes of producing a qualitative assessment of risk, the degree of contamination risk at this site is indicated in this section with due regard for site contamination experienced on typical residential sites.

Since this assessment is based on the findings of a preliminary site investigation, which did not involve sampling and analysis of soils, soil vapours or groundwater, risks have been assessed on the basis of:

- Information gleaned from the site history searches in relation to previous land uses and anecdotal findings relating to operational activities, the type of materials handled on the site and their packaging;
- Site surface conditions, as deduced from visual observations;
- The geological and hydrological setting of the site; and
- Professional judgement based on previous experience on similar sites.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site.

Nevertheless, the information provided in this report may be sufficient to make a decision as to the risks associated with potentially impacted soils and groundwater at the site.

5.2 Historical Site Use and Generic Risks

Based on the historical information available showed that the site was predominantly residential since 1930s to date (see **Appendix E**).

The assessment of these risks in relation to this site is outlined in **Table 5-1**.

Table 5-1 Assessment of Potential Contamination Risk

Potential Sources	Impacted Media	Potential Contaminants of Concern	Likelihood for Contamination
Importation of fill of unknown origin and quality placed at the site	Soil	HM, TRH, PAH, BTEX, OC/OP Pesticides, PCB and asbestos	Low to medium While significant filling was not observed during site walkover, there is the possibility that filling material may have been used for levelling purposes during the construction of the original residential property.

Potential Sources	Impacted Media	Potential Contaminants of Concern	Likelihood for Contamination
Weathering of exposed building fabrics, painted surfaces and metallic objects from site structures	Soil	HM and asbestos	Low to medium Given the age of the structures, potential lead-based paints and asbestos-containing building materials may have been used in the existing site buildings.
Potential contamination of site soils from previous pesticide use	Soil	HM, PCB, OCP	Medium Any impacts, should they be present, would likely be present within the footprint of existing structures. If present, pesticides are expected to be limited to shallow soils considering the nature of the application.
Hazardous building products contained and in existing site structures	Building fabrics	HM, asbestos, and PCB,	Medium Due to some site structures likely being constructed around 1980, hazardous building products are likely to be present in the existing structure.
Hazardous industrial goods previously and/or currently stored in the warehouse structure	Building fabrics, soil	HM, TRH, PAH, BTEX, OC/OP Pesticides, PCB and asbestos	Medium Given the age of the warehouse structure and its previous use, hazardous products may have been stored within the structure since its construction. If present, these hazardous products are likely to only have affected building fabrics within the structure due to leaks and spills, as well as shallow soil materials within the site.
Hazardous building products contained in fill materials following demolition of the original residential property	Soil	HM, asbestos, and PCB,	Medium Due to the original site structure being constructed between 1930 and 1951, hazardous building products are likely to be present in soils impacted during the demolition of the structure around 1980. Additionally, the presence of electrical substations onsite increases the probability of residual hazardous materials within the fill materials following demolition of the current site structures.
Migration of contaminants from soil onsite and the migration of contaminants from off-site sources	Groundwater	HM, TRH, BTEX and PAH	Low The site and its surrounding areas have been predominately used for commercial warehousing and residential purposes at least from 1943 to date. No dry cleaners, motor garage or petrol station has been identified within 150m radius to the site, with the exception of AKR Mechanical and Electrical which is located approximately 120m south east of the site and is considered to be cross gradient. This is based on local topography.

Note 1 HM – Heavy Metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, and zinc) unless otherwise indicated, TRH – Total Recoverable Hydrocarbons, PAH – Polycyclic Aromatic Hydrocarbons, BTEX – Benzene, Toluene, Ethylene and Xylene, OC/OP pesticides - Organochlorine and Organophosphorus Pesticides, PCB - Poly-chlorinated Biphenyls.

5.3 PFAS Assessment

NSW EPA (2017) requires that PFAS is considered in assessing contamination. EI used the following decision tree (**Table 5-2**) based on EnRisk (2016) for prioritising the potential for PFAS to be present on site and whether PFAS sampling of soil and groundwater is required. According to **Table 5-2**, PFAS is not considered to be a COPC for the site.

Table 5-2 PFAS Decision Tree

Preliminary Screening	Probability	Justification
Did fire training occur on-site?	Low	The site has being used as residential land
Is an airport or fire station up gradient of or adjacent to the site? ¹	Low	Fire and Rescue NSW Lakemba Fire Station is located approximate 1130 m up gradient to the west of the site. The risk of migration of PFAS contamination to the site is low due to long distance.
Have “fuel” fires ever occurred on-site? e.g. ignition of fuel (solvent, petrol, diesel, kerosene) tanks?	Low	Due to the long-term use as industrial storage, there is some probability of contamination, however there are no known occurrences of fuel fires.
Have PFAS been used in manufacturing or stored on-site? ²	Low	PFAS contamination not expected to be associated with the specific land uses of the site.
If the probability is medium to high in any of the rows, does the site analytical suite need to be optimised to PFAS analysis?	No	Due to the increased probability of fuel /solvent fires during the site previous usage, PFAS analysis is required.

Note 1 Runoff from fire training areas may impact surface water, sediment and groundwater.

Note 2 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam (<https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas>)

Note 3 If medium or high probability is applicable to any of the preliminary screening questions, the site analytical suite will be optimised to include preliminary sampling and testing for PFAS in soil (ASLP Testing) and water.

5.4 Emerging Chemicals

The NSW EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the EHC Act 1985 to selectively and specifically control chemicals of concern and limit their potential impact on the environment. CCOs provide the NSW EPA a rapid and flexible mechanism for responding to emerging chemical issues. As with PFAS compounds, EI has considered chemicals controlled by CCOs and other potential emerging chemicals in this assessment as outlined in **Table 5-3** below.

Table 5-3 Emerging or Controlled Chemicals

Chemicals of Concern (CCO or emerging)	Decision
Were aluminium smelter wastes used or stored on site (CCO, 1986)?	No
Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site? ¹	No
Were organotin products (CCO, 1989) used or stored on site? ²	No
Were polychlorinated biphenyls (PCBs) used or PCB wastes (CCO, 1997) stored on-Site? ³	Potentially Possibly contained within pesticides or electrical installations

Chemicals of Concern (CCO or emerging)	Decision
Were scheduled chemical or wastes (CCO, 2004) used or stored ⁴	Potentially <i>Possible pesticides used onsite.</i>
Are other emerging chemicals suspected? ⁵	No
If Yes to any questions, has site sampling suite been optimised to include specific sampling for other chemicals of concern in soil, air and water	<i>Identified in Section 5.5.3</i>

Note 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the Site.

Note 2 From anti-fouling paints used or removed at boat & ship yards and marinas.

Note 3 From older transformer oils & electrical capacitors

Note 4 Twenty-four mostly organochlorine pesticides and industrial by-products

Note 5 Other chemicals considered as emerging e.g. 1,4dioxane (associated with some cVOCs).

5.5 Conceptual Site Model

5.5.1 Overview

In accordance with NEPM (2013) *Schedule B2 – Guideline on Site Characterisation* and to aid in the assessment of data collection for the site, EI developed a conceptual site model (CSM) assessing plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for identifying data gaps in the existing site characterisation and future site assessments. Potential contamination sources, exposure pathways and receptors that were considered relevant for this assessment are summarised along with a qualitative assessment of the potential risks posed by complete exposure pathways.

5.5.2 Potential Contamination Sources

On the basis of the PSI findings potential contamination sources are as follows:

- Unknown type and concentration of contaminants within imported fill soils beneath existing site structure;
- Unknown type and concentrations of contaminants within soil materials originating from demolition works of original residential structures;
- Weathering of exposed building structures (including, painted surfaces, metallic objects, cement-fibre sheeting etc.);
- Long-term application of pesticides onsite, particularly beneath building footprints; and
- Long-term storage and/or spillage of hazardous materials within the structure
- Potentially hazardous materials (PCBs) used within electrical substations onsite
- Hazardous building materials (including potential ACM), used onsite;

5.5.3 Chemicals of Potential Concern

Based on the findings of the PSI, the chemicals of potential concern (COPC) at the site are considered to be:

Soil

- Heavy metals (HM);
- Total recoverable hydrocarbons (TRH);
- Monocyclic aromatic hydrocarbon compounds *benzene*, *toluene*, *ethyl-benzene* and *xylenes* (BTEX);

- Polycyclic aromatic hydrocarbons (PAH);
- Organochlorine and organophosphorus pesticides (OCP/ OPP);
- Polychlorinated biphenyls (PCB); and
- Asbestos.

5.5.4 Potential Pollutant Linkages

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised in **Table 5-4** Preliminary Conceptual Site Model.

Table 5-4 Preliminary Conceptual Site Model

Media	Potential Contamination Source	Potential Contaminant of Concern	Exposure Pathway	Potential Receptor	Likelihood of Contamination
Building Fabrics	Hazardous building products contained in existing site structures and onsite electrical substations	<ul style="list-style-type: none"> Heavy Metals (HMs) including lead-based paint; Synthetic mineral fibers (SMF); Polychlorinated Biphenyls (PCBs); and Asbestos containing material (ACM). 	<ul style="list-style-type: none"> Inhalation; and Ingestion 	<ul style="list-style-type: none"> Site workers (during construction); and Service trench and maintenance workers. 	Moderate Construction of the existing structure occurred at least before 1980 as well as the presence of three electrical substation onsite, hazardous building products are likely to be present.
Soil	Importation of fill of unknown origin and quality placed at the site	<ul style="list-style-type: none"> HM; Total recoverable hydrocarbons (TRH); Benzene, toluene, ethylbenzene and xylene (BTEX); Polycyclic Aromatic Hydrocarbons (PAH); Organochlorine and organophosphorus pesticides (OCPs / OPPs); PCB; and Asbestos. 	<ul style="list-style-type: none"> Ingestion; Inhalation; Dermal Contact; Vapor Intrusion; Bioaccumulation (ecological); and Leaching of contaminants from impacted soils to groundwater (secondary source) where significant impacts are identified. 	<ul style="list-style-type: none"> Site workers (during construction); Future site users of a residential and commercial setting; Service trench and maintenance workers; Ecological Receptors; and Groundwater (where significant contamination is identified) 	Low Observed site soil appeared to be reworked natural/topsoil. No obvious signs of filling were observed during the site walkover inspection.
	Weathering of exposed building materials that may contain hazardous substances within site structures and onsite electrical substations.	<ul style="list-style-type: none"> HMs; SMF; PCBs; and Asbestos. 	<ul style="list-style-type: none"> Inhalation; Ingestion; Dermal Contact; and Bioaccumulation (ecological); 	<ul style="list-style-type: none"> Site workers (during construction); and Service trench and maintenance workers. and Ecological Receptors. 	Moderate Construction of the existing structure occurred at least before 1980, and hazardous building products are likely to be present, however the proposed basement footprint covered a majority of the site area and any fill will be removed from the site during construction of the basement for the proposed development removing risk to future site users.

Media	Potential Contamination Source	Potential Contaminant of Concern	Exposure Pathway	Potential Receptor	Likelihood of Contamination
	The use of pesticides and termiticides within and beneath structures	<ul style="list-style-type: none"> ▪ OCPs / OPPs 	<ul style="list-style-type: none"> ▪ Ingestion; ▪ Dermal Contact; and ▪ Bioaccumulation (ecological). 	<ul style="list-style-type: none"> ▪ Site workers (during construction); ▪ Future residents, service trench and maintenance workers; and ▪ Ecological Receptors 	<p>Low</p> <p>Should impacts be present, they will exist at near-surface beneath or surrounding the structures, and would be shallow, considering the application.</p>
	Potential low-level leakage of petroleum hydrocarbons and diesel from vehicles parked onsite	<ul style="list-style-type: none"> ▪ HM ▪ TRH ▪ BTEX ▪ PAH; and ▪ VOCs 	<ul style="list-style-type: none"> ▪ Ingestion; ▪ Inhalation; ▪ Dermal Contact; ▪ Vapor Intrusion; ▪ Bioaccumulation (ecological); and ▪ Leaching of contaminants from impacted soils to groundwater (secondary source) where significant impacts are identified. 	<ul style="list-style-type: none"> ▪ Site workers (during construction); ▪ Future site users of a residential and commercial setting; ▪ Service trench and maintenance workers; ▪ Ecological Receptors; and ▪ Groundwater (where significant contamination is identified) 	<p>Low</p> <p>Should contamination be present, the impacts would be localised, and shallow. Hardstand surfaces were in relatively good conditions, and would restrict the migration of contaminants from the surface. In addition, any fill will be removed from the site during construction of the basement for the proposed development removing risk to future site users.</p>
Groundwater	Migration of contaminants from soil onsite and the migration of contaminants from off-site sources	<ul style="list-style-type: none"> ▪ HM; ▪ TRH; ▪ BTEX; and ▪ PAH. 	<ul style="list-style-type: none"> ▪ Ingestion; ▪ Vapor Intrusion; ▪ Dermal Contact; ▪ Bioaccumulation; and ▪ Offsite migration 	<ul style="list-style-type: none"> ▪ Site workers (during construction); ▪ Future residents, service trench and maintenance workers; ▪ Ecological Receptors of Local creeks and marine Waters 	<p>Low</p> <p>The site and its surrounding areas have been predominately used for commercial warehousing and residential purposes at least from 1943 to date.</p> <p>No dry cleaners, motor garage or petrol station has been identified within 150m radius to the site, with the exception of AKR Mechanical and Electrical which is located approximately 120m</p>

Media	Potential Contamination Source	Potential Contaminant of Concern	Exposure Pathway	Potential Receptor	Likelihood of Contamination
					south east of the site and is considered to be cross gradient. This is based on local topography.

6. Conclusions

The property located at 51 Drummond Street, Belmore NSW was the subject of a Preliminary Site Investigation. The investigation was prepared to accompany as part of the Development Application to Council.

Based on proposed development plans, the site redevelopment would involve demolition of existing structures and the construction of a multi-storey mixed use (residential and commercial) building overlying a two-level basement car park, as shown in **Appendix B**.

Based on the findings of this assessment, it is concluded that:

- Land titles records and historic aerial photography indicated that the site has been used as residential from 1943 to 1965, and for commercial purposes from 1965 to date;
- An application to access records held by Council was lodged by email on 4 August 2021, however no records were made available by EI Australia by the time of reporting. Should pertinent information be identified upon receipt of council records, an addendum to the PSI will be prepared and issued.
- A search through the record of notices for contaminated land indicated that the site and neighbouring site were free of statutory notices issued by the NSW EPA. The site was not identified on the List of NSW contaminated sites notified to the NSW EPA;
- The site is currently occupied by a warehouse with sheet metal roof and concrete sealed car park;
- In summary, the site walkover inspection did not identify any evidence of contamination on site or source of contamination from the neighbouring properties; and
- A conceptual site model (CSM), and qualitative risk assessment was produced for the site, which identified low to medium potential contamination risk on the site.

Taking into account the above considerations and subject to the statement of limitation (**Section 8**), EI considers that the site can be made suitable for its proposed use, subject to the implementation of recommendations detailed in **Section 7**.

7. Recommendations

Based on the findings presented above, EI provide the following recommendations:

- Prior to site demolition, a suitably qualified and experienced consultant should be engaged to perform a Hazardous Materials Survey on existing site structures to identify potentially hazardous building products that may be released to the environment during demolition works. All identified hazardous materials must be appropriately managed to maintain worker health and safety during demolition works and to prevent spreading of hazardous materials to site soils;
- Following demolition and removal of demolition debris, a detailed site walkover by a suitably qualified environmental consultant is to be completed to ensure there are no visible signs of contamination remaining at the surface (i.e. fragmented asbestos sheeting, staining, etc);
- Soil materials being removed from site (including virgin excavated natural materials or VENM) as part of excavation of the two-level basement³ are to be classified for off-site disposal in accordance the NSW EPA (2014) *Waste Classification Guidelines*;
- Any material being imported to the site (i.e. for landscaping purposes) should be assessed for potential contamination in accordance with NSW EPA guidelines as being suitable for the intended use or be classified as VENM; and
- A letter should be prepared by a certified consultant confirming that the site is suitable for the proposed land use.

³ It is assumed that no fill material will be retained onsite as part of the development process.

8. Statement of Limitations

This report has been prepared for the exclusive use of Wardell Building Pty Ltd, who is the only intended beneficiary of EI's work. The scope of the investigations carried out for the purpose of this report is limited to those agreed with Wardell Building Pty Ltd on 28 July 2021.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of historical site use and current use of the site. Due to the preliminary nature of this assessment, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities, but for which the requested information is still pending.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

References

Chapman, G.A. and Murphy, C.L. (1989) Soil Landscapes of the Sydney 1:100 000 sheet, Soil Conservation Service of NSW, Sydney, September 1989;

DEC (2006) Soil Investigation Levels for Urban Development Sites in NSW, in Guidelines for the NSW Site Auditor Scheme, 2nd Edn., NSW Dept. of Environment and Conservation, DEC 2006/121, April 2006;

DMR (1987) Sydney 1:100,000 Geological Series Sheet 9131 & 9132 (Edition 1). Geological Survey of New South Wales, Department of Mineral Resources;

NSW EPA (2014) Waste Classification Guidelines, NSW EPA, November 2014;

NSW EPA (2017) Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme, NSW EPA, October 2017;

Hazelton, P. A. (2002) Soil and Land Information of the Sydney 1:100,000 Sheet, The Soil Conservation Service of NSW;

Canterbury Bankstown Consolidated Local Environmental Plan 2015.

Murphy, C.L. (1997) Acid Sulfate Soil Risk of the Botany Bay Sheet Department of Land and Water Conservation, Sydney, Second Edition. Supplied by the Sydney South Coast, Geographical Information Systems Unit;

NEPC (2013) Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 Guideline on site-specific health risk assessments, National Environmental Protection (Assessment of Site Contamination) Measure 1999, National Environmental Protection Council, December 1999, Amendment 2013;

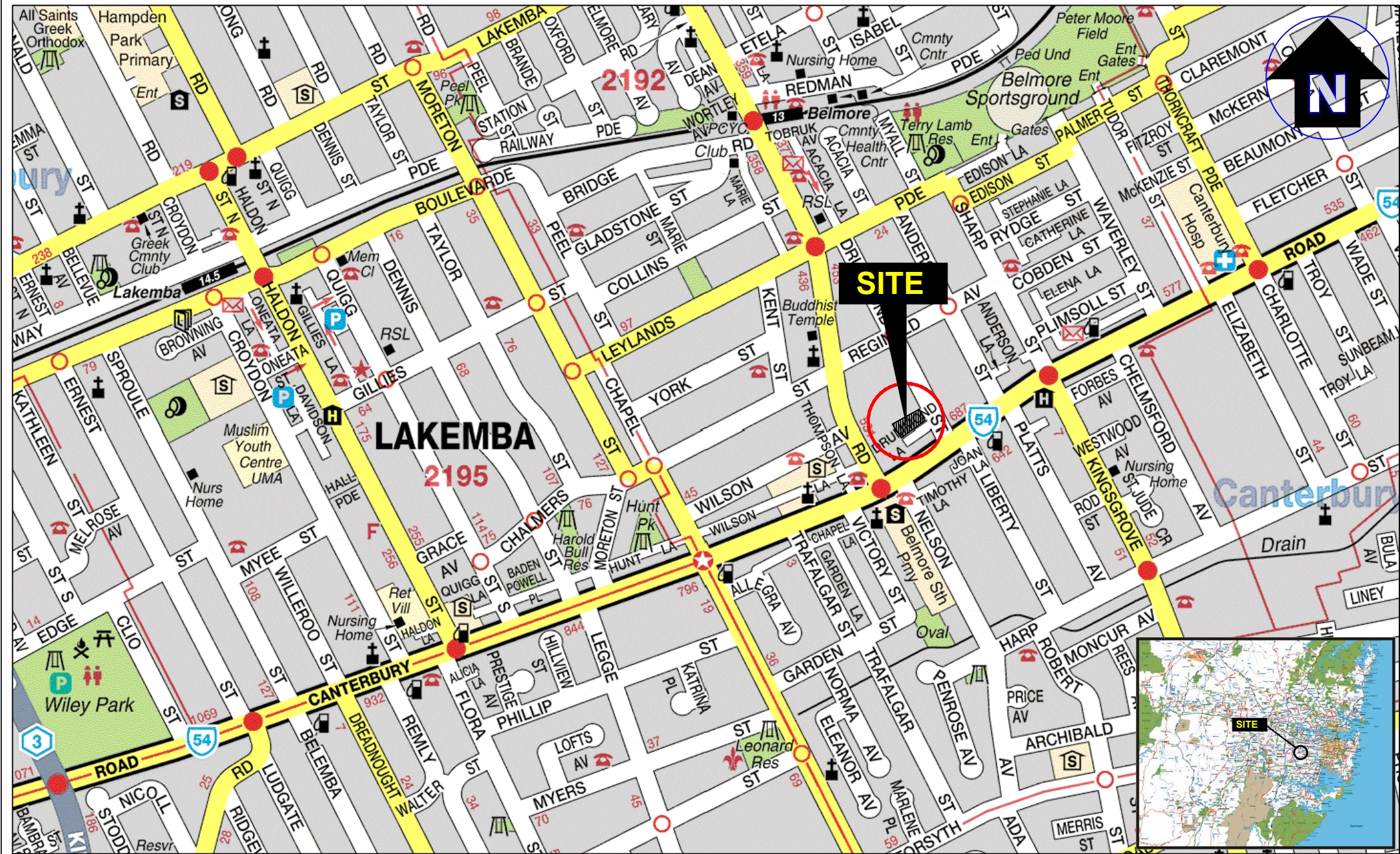
OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites, NSW Office of Environment and Heritage (OEH), OEH 2011/0650, 23 p; and

SEPP 55 (1997) State Environment Protection Policy 55, Remediation of Land under the Environmental Planning and Assessment Act 1997.

Abbreviations

ACM	Asbestos-containing materials
ASS	Acid sulfate soils
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
COPC	Contaminants of Potential Concern
DA	Development Application
DEC	Department of Environment and Conservation, NSW (see OEH)
DECC	Department of Environment and Climate Change, NSW (see OEH)
DP	Deposited Plan
EI	EI Australia
NSW EPA	NSW Environment Protection Authority
km	Kilometres
m	Metres
mAHD	Metres Australian Height Datum
mBGL	Metres Below Ground Level
NEPC	National Environmental Protection Council
NSW	New South Wales
OCP	Organochlorine Pesticides
OEH	Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)
OPP	Organophosphorus Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PSI	Preliminary Site Investigation
TRH	Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank

Appendix A - Figures



Drawn:	T.C.
Approved:	A.B.
Date:	03-08-21
Scale:	Not To Scale

Wardell Building Pty Ltd
 Preliminary Site Investigation
 51 Drummond Street, Belmore NSW

Site Locality Plan

Figure:

1



LEGEND

--- Approximate site boundary

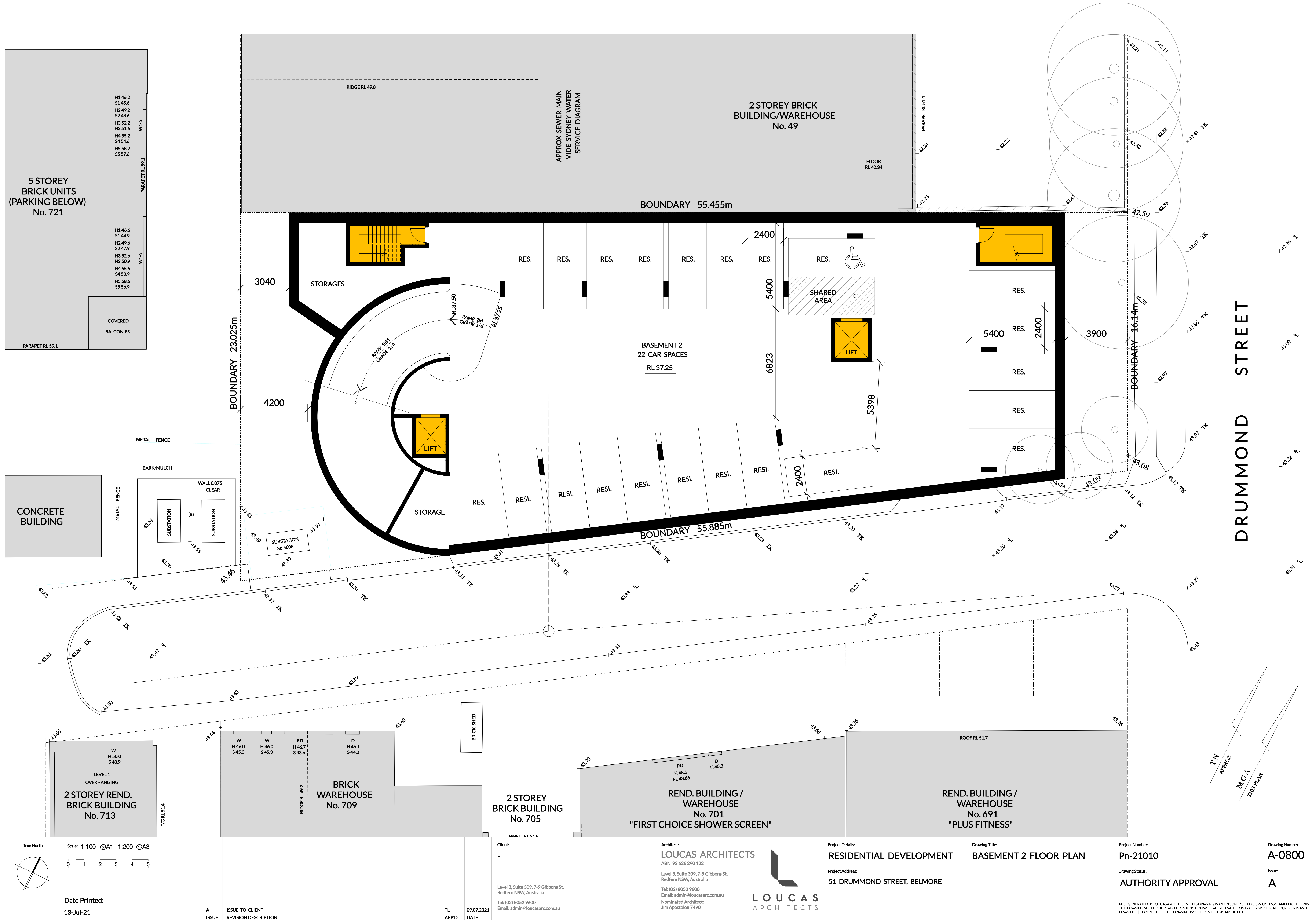


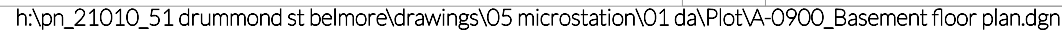
Drawn:	T.C.
Approved:	A.B.
Date:	06-08-21

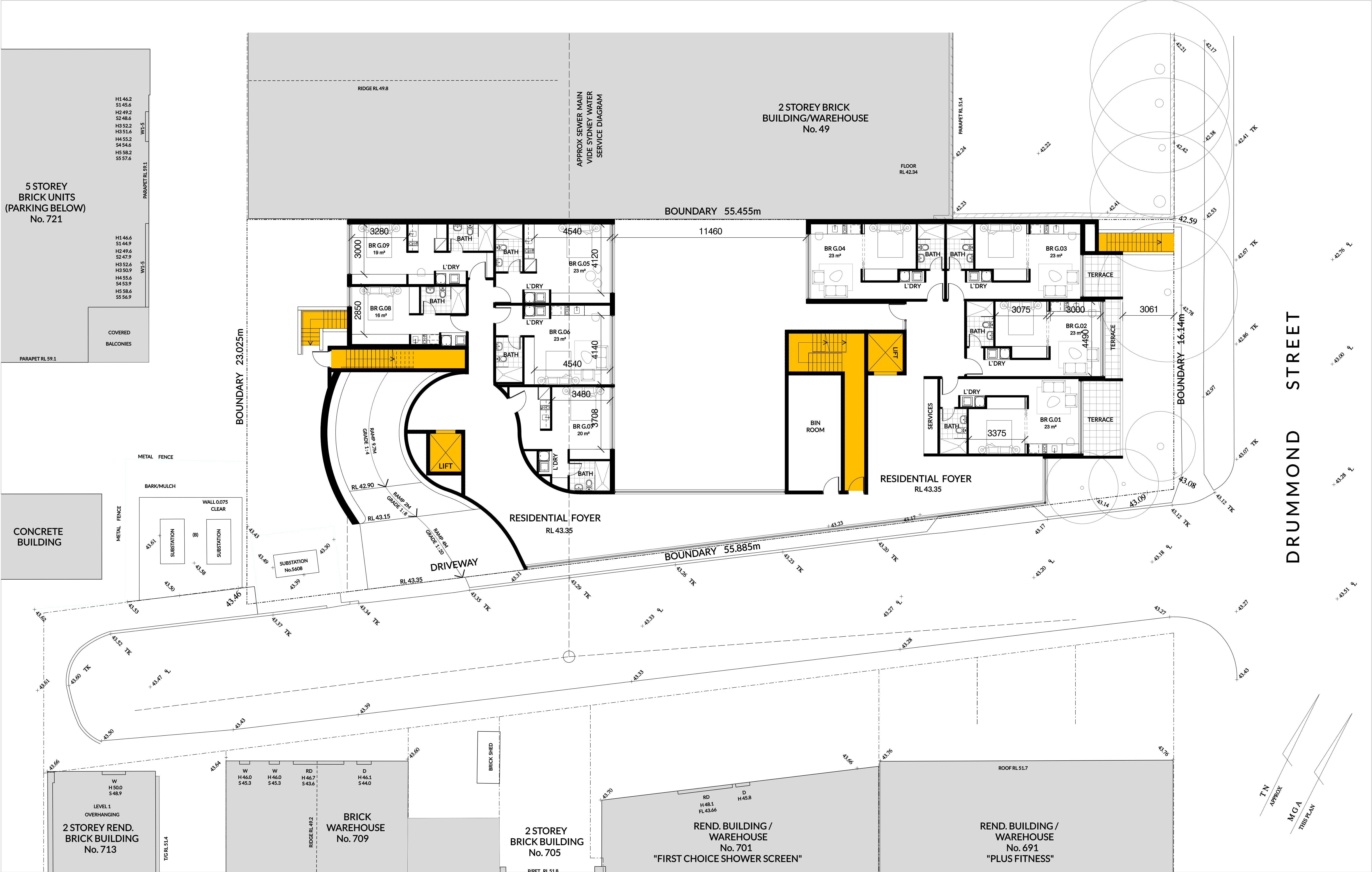
Wardell Building Pty Ltd
Preliminary Site Investigation
51 Drummond Street, Belmore NSW
Sampling Location Plan

Figure:
2
Project: E25284
E01_Rev0

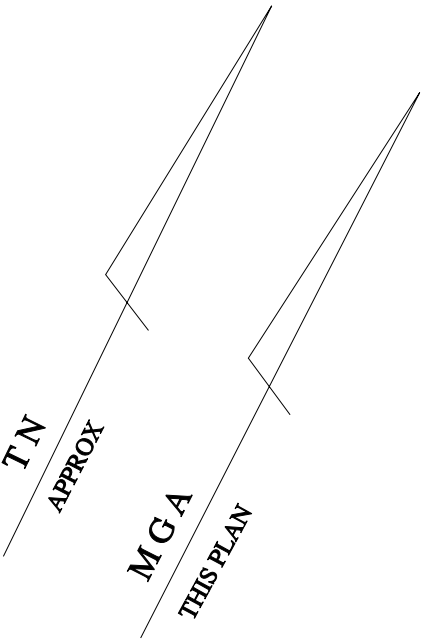
Appendix B – Proposed Development Plans







<p>True North</p>		<p>Scale: 1:100 @A1 1:200 @A3</p>		<p>Date Printed:</p> <p>13-Jul-21</p>		<p>A</p> <p>ISSUE</p> <p>ISSUE TO CLIENT</p> <p>REVISION DESCRIPTION</p>		<p>TL</p> <p>APPD</p> <p>09.07.2021</p> <p>DATE</p>		<p>Client:</p> <p>-</p> <p>Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia</p> <p>Tel: (02) 8052 9600 Email: admin@loucasarc.com.au</p>		<p>Architect:</p> <p>LOUCAS ARCHITECTS</p> <p>ABN 92 626 290 122</p> <p>Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia</p> <p>Tel: (02) 8052 9600 Email: admin@loucasarc.com.au</p> <p>Nominated Architect: Jim Apostolou 7490</p>		<p>Project Details:</p> <p>RESIDENTIAL DEVELOPMENT</p> <p>Project Address:</p> <p>51 DRUMMOND STREET, BELMORE</p>		<p>Drawing Title:</p> <p>GROUND FLOOR PLAN</p>		<p>Project Number:</p> <p>Pn-21010</p> <p>Drawing Status:</p> <p>AUTHORITY APPROVAL</p>		<p>Drawing Number:</p> <p>A-1000</p> <p>Issue:</p> <p>A</p>		<p>PLOT GENERATED BY LOUCAS ARCHITECTS THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORTS AND DRAWINGS COPYRIGHT OF THIS DRAWING IS VESTED IN LOUCAS ARCHITECTS</p>	
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<p>True North</p>		<p>Scale: 1:100 @A1 1:200 @A3</p>		<p>Date Printed: 13-Jul-21</p>		<p>A ISSUE</p>		<p>ISSUE TO CLIENT REVISION DESCRIPTION</p>		<p>TL APPD</p>		<p>09.07.2021 DATE</p>		<p>Client: -</p>		<p>Architect: LOUCAS ARCHITECTS ABN 92 626 290 122 Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia Tel: (02) 8052 9600 Email: admin@loucasarc.com.au Nominated Architect: Jim Apostolou 7490</p>		<p>Project Details: RESIDENTIAL DEVELOPMENT Project Address: 51 DRUMMOND STREET, BELMORE</p>		<p>Drawing Title: L2 - L4 FLOOR PLAN</p>		<p>Project Number: Pn-21010</p>		<p>Drawing Number: A-1200</p>		<p>Issue: A</p>		<p>Authority Approval</p>		<p>Plot generated by LOUCAS ARCHITECTS. THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORTS AND DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED IN LOUCAS ARCHITECTS</p>	
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Appendix C – Site Photograph



Photograph 1: 51 Drummond Street, Belmore NSW (26-08-2021)



Photograph 2: 51 Drummond Street, Belmore NSW (26-08-2021)
[Sealed surfaces around building exterior in moderate to poor condition]



Photograph 3: 51 Drummond Street, Belmore NSW (26-08-2021)
[Grassed area along SW lot boundary with some barren areas and visible die back]



Photograph 4: 51 Drummond Street, Belmore NSW (26-08-2021)
[soil surfaces around substations where covered with mulch]



Photograph 5: 51 Drummond Street, Belmore NSW (26-08-2021)



Photograph 6: 51 Drummond Street, Belmore NSW (26-08-2021)



Photograph 7: 51 Drummond Street, Belmore NSW (26-08-2021)
[Waste stockpiled along the NW site boundary]

Appendix D – Groundwater Bore Search



Figure C: Local groundwater monitoring wells. No wells were found within a 500m radius of the site (Ref. <http://qgis.osgeo.org>).

Appendix E – Historical Property Titles

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



09651043

Appln. No. 5373
Prior Title Vol. 5653 Fol. 79

Vol. 5031 Fol. 43

CANCELLED ☒
1st Edition issued 9-3-1964.



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

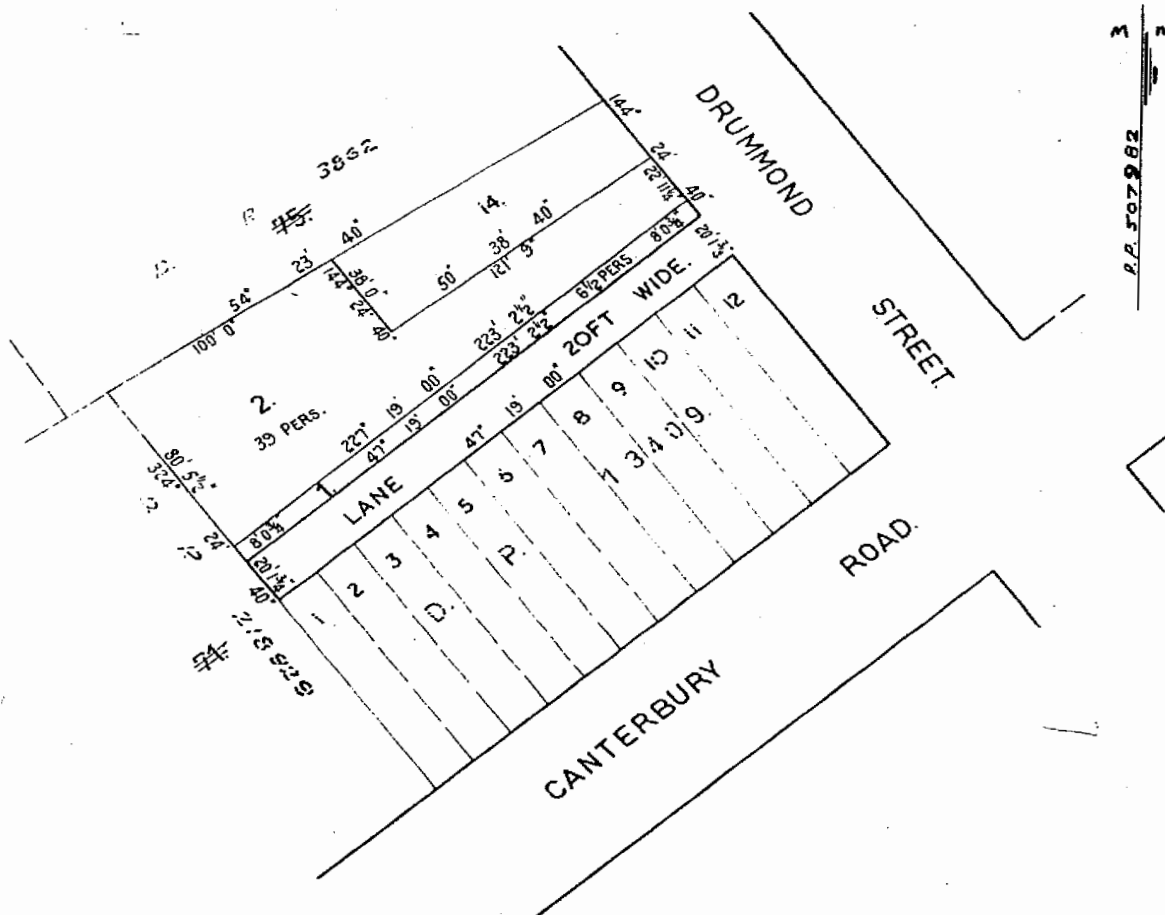
Witness

B. Bailey

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 2 in Deposited Plan 507982 at Belmore in the Municipality of Canterbury Parish of St. George and County of Cumberland being part of Portion 83 granted to Francis Wilde on 30-6-1823.

FIRST SCHEDULE (Continued overleaf)

POLY-FLOR MANUFACTURING COMPANY-PTY.-LIMITED.

J. Watson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

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

J. Watson
Registrar General.



CIFICATE OF TITLE



14134026

NEW SOUTH WALES

Appln. No.5373

Prior Titles:

Vol. 8002 Fol.147

Vol. 9526 Fol. 49

Vol. 9651 Fol. 43

Vol. 9825 Fols.206 & 207

Vol. 990 Fol.236

Vol.14046 Fols.35 & 36

PROPERTY ACT, 1900



Vol. 14134 Fol. 26

EDITION ISSUED

CANCELLED

6 1990

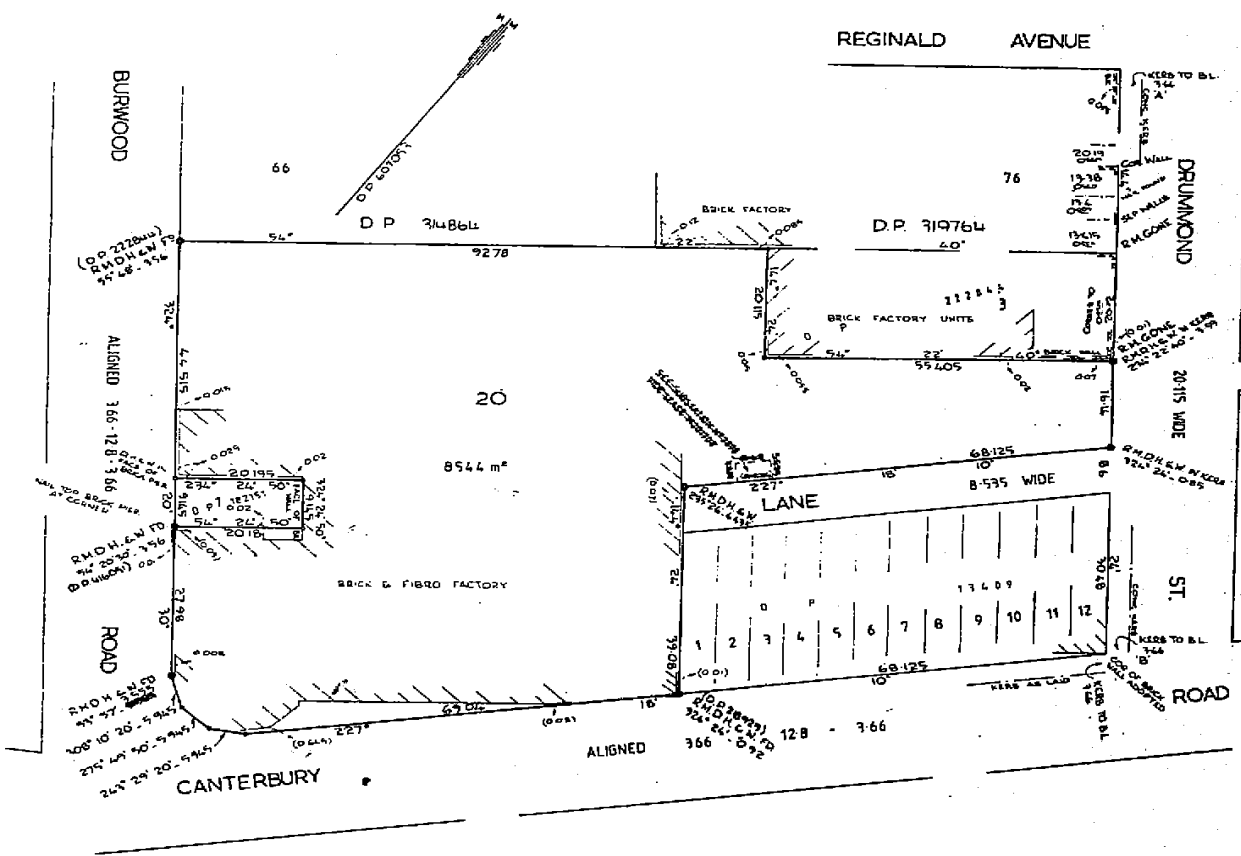
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land which described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

be SEE AUTO FOLIO
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

5 Estate in Fee Simple in Lot 20 in Deposited Plan 607053 at Belmore in the Municipality of Canterbury Parish of St.George and County of Cumberland being part of Portion 83 granted to Francis Wilde on 30-6-1823.

FIRST SCHEDULE

~~PERMANENT TRUSTEE NOMINEES (CANBERRA) LIMITED.~~

SECOND SCHEDULE

- CRY1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- L✓2. M201708 P Lease to The Sydney County Council of Substation premises No.2898. Expires 31-5-1990.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Aristea Pty. Limited by Transfer W761691 Registered 8-4-1987

INSTRUMENT

NATURE

NUMBER

REGISTERED

Signature of
Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
NATURE	NUMBER					
S621175	Lease to Nagera Harpy Manufacturing (Aust.) Pty. Limited of premises being Unit E 51 Drummond Street, Belmore					
S827836	Lease to Sydney County Council of premises shown on plan annexed to S827836 as substation premises				Expired	8-4-1987
S998522	Lease to Pacific Removals Pty. Limited of premises being unit D in the complex of factory warehouses known as 717-727 Canterbury Road, Belmore, together with and reserving rights and option of renewal. Expires 14-6-1986. Registered 19-4-1982.					
V716246	Lease to Terramor Holdings Pty Ltd. of Unit A and amenities, Unit B and Level 3 of Unit C in factory premises erected on the whole of the land with rights. Expires 17-2-1986 with option of renewal for 5 years. Registered 1-7-1985					
W274989	Lease to Elevators Pty. Limited of Unit C in factory premises. Expires 31-5-1988. Option of renewal 3 years. Registered 23-4-1986				Expired	23-4-1986
W606151	Lease to Terramor Holdings Pty. Limited of premises being factory units Aa and Ea on level 1, Ab, Eb and Ec on level 2 and area marked parking on level 2 of the building erected on the land within described as shown in DP117136, together with rights. Expires 30.6.1991 with an option of renewal for 5 years. Registered 22.12.1986.					
W606151	Lease to Kost Distribution Company Pty. Limited of premises being factory unit Da on level 1 at 51 Drummond Street, Belmore as shown in DP117136. Expires 17.2.1989 with an option of renewal for 3 years. Registered 22.12.1986.					
					Surrendered	X114188.

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

S621675
S621676S827836
7C

C.T. 25.38

S998522

V716246

W274989

W606150

51

W715058

W761691

2M

X114188

X235731

V/M

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~W745058 Caveat by Equiticorp Australia Limited. Registered 27.1.1987.~~



W761692

M W761692P Mortgage to Equiticorp Australia Limited. Registered 8-4-1987.

L X114189P Lease to Rossprint Pty. Limited of premises being 51 Drummond Street, Belmore including 11 car parking spaces adjacent thereto. Expires 8.3.1992 with Option of Renewal of 5 years. Registered 14.12.1987.



U W761692F Mortgage X235731. Variation. Registered 14.12.1987.



NOTATIONS AND UNREGISTERED DEALINGS

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



SEARCH DATE

17/8/2021 12:16PM

FOLIO: 20/607053

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

Prior Title(s): VOL 14134 FOL 26

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/10/1988	X919536	DISCHARGE OF MORTGAGE	
24/10/1988	X919537	LEASE	
24/10/1988	X919538	TRANSFER	
24/10/1988	X919542	MORTGAGE	EDITION 1
9/2/1990	Y780787	LEASE	EDITION 2
22/3/1991	Z541937	LEASE	EDITION 3
24/6/1993	I436490	LEASE	EDITION 4
4/1/1994	I920458	DISCHARGE OF MORTGAGE	
4/1/1994	I920460	MORTGAGE	EDITION 5
7/7/1997	3207288	LEASE	
7/7/1997	3207289	LEASE	EDITION 6
23/12/1997	3688921	LEASE	
23/12/1997	3688922	LEASE	EDITION 7
27/10/1998	5355148	LEASE	EDITION 8
15/3/2002	8434196	LEASE	
15/3/2002	8434197	LEASE	EDITION 9
3/2/2004	DP1062028	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

RP 13

STAMP DUTY



\$ 1.00



X919538

TRANSFER
 REAL PROPERTY ACT, 1900

T

1	3 of 7	+
\$	42.00	

2314

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 14134 Folio 26 Now Being 20/607053	WHOLE	Belmore
ARISTEA PTY. LIMITED C/- 11th floor, 155 Castlereagh Street, Sydney.		

DESCRIPTION
 OF LAND
 Note (a)

TRANSFEROR
 Note (b)

ESTATE
 Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 3,450,000.00
 and transfers an estate in fee simple
 in the land above described to the TRANSFEE

TRANSFEE
 Note (d)

RAYMOND OWEN RUFFELS of 90C Canonbury Grove, Bexley North, Tennis
 Professional.

OFFICE USE ONLY

S

TENANCY
 Note (e)

~~no joint tenants/tenants in common~~

PRIOR
 ENCUMBRANCES.
 Note (f)

subject to the following PRIOR ENCUMBRANCES 1. 11201708, S. 827836, 11221709, W. 606150
 2. MD X 114189, 11221709 3.

DATE 7 October, 1988.

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
 Note (g)

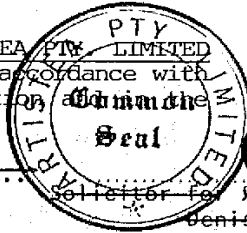
Signed in my presence by the transferor who is personally known to me

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

THE COMMON SEAL of ARISTEA PTY. LIMITED
 was hereunto affixed in accordance with
 its Articles of Association in the
 presence of:
 Secretary
 Solicitor for XXXXXX Transferor
 Director
 Denis J. McCabe



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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee
 DENIS JOHN MCCABE
 SOLICITOR FOR TRANSFEE
 8/10/88

TO BE COMPLETED
 BY LODGING PARTY
 Notes (h)
 and (i)

OFFICE USE ONLY

LODGED BY		M. J. ARMSTRONG LAW STATIONER 111 DUFF STREET SYDNEY N.S.W. 2007		LOCATION OF DOCUMENTS	
CT	OTHER	✓ Stat. dec. Hereby Name & signature Cases			
		In L.T.O. with			
		Produced by			
Delivery Box Number	Checked	Passed	REGISTERED	-19	Secondary Directions
	Signed	Extra Fee	24 OCT 1988		Delivery Directions



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/8/2021 12:16PM

FOLIO: 200/1062028

First Title(s): OLD SYSTEM

Prior Title(s): 20/607053

Recorded	Number	Type of Instrument	C.T. Issue
3/2/2004	DP1062028	DEPOSITED PLAN	FOLIO CREATED EDITION 1
1/3/2004	AA457953	DISCHARGE OF MORTGAGE	
1/3/2004	AA457954	TRANSFER	EDITION 2
28/6/2007	AD229821	TRANSFER	EDITION 3
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM6164	DEPARTMENTAL DEALING	
29/4/2021	AR5080	CAVEAT	

*** END OF SEARCH ***

Belmore 51 Drummond Street

PRINTED ON 17/8/2021

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Received: 17/08/2021 12:16:21

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· Licensee: D La Rosa, Izzo & Co

I KANSER

New South Wales
Real Property Act 1900



STAMP DUTY

PRIVACY NOTE: this information is legally required and will beco
Office of State Revenue use only

AA457954J

NEW SOUTH WALES DUTY
20-01-2004 0001802073-001
SECTION 18(2)
DUTY \$ *****2.00

(A) TORRENS TITLE

If appropriate, specify the part transferred
FOLIO 1/1062028 **200/1062028**

Delivery Box Name, Address or DX and Telephone

Reference (optional):

CODES
T
TW
(Sheriff)

(C) TRANSFEROR

RAYMOND OWEN RUFFELS

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$980,000.00 and as regards

(E) ESTATE

The land specified above transfers to the transferee an estate in fee simple.

(F) SHARE
TRANSFERRED

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

(H) TRANSFEE

LUIGI ALBERTO ALIBRANDI AND MARISA ALIBRANDI as joint tenants in an undivided one
half share as tenants in common with **ANTONIO ALIBRANDI AND GRACE ALIBRANDI** as to the
remaining undivided one half share as joint tenants
TENANCY:

(I)

DATE

(J) I certify that the transferor, with whom I am personally acquainted or as to
whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the
Real Property Act 1900 by the transferor.

Signature of witness:

Signature of transferor:

Name of witness: **ANDREW AI TRONG THAN**
9 Marion St., Bankstown

Address of witness: **Solicitor**

Certified correct for the purposes of the Real
Property Act 1900 by the person whose
signature appears below.

Signature:

Signatory's name: John Izzo
Signatory's capacity: Solicitor for
Transferee

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: La Rosa, Izzo & Co

TRANSFER

New South Wales
Real Property Act 1900



AD229821D

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the required by this form for the establishment and maintenance of the Real Property Act Register. Section 30B of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

28-06-2007 0004372988-001
SECTION 18(2)
DUTY \$ *****2.00

(A) TORRENS TITLE

If appropriate, specify the part transferred
FOLIO IDENTIFIER 200/1062028

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone	CODES
476V	LA ROSA, IZZO & CO DX 498	T TW (Sheriff)
Reference (optional):		

(C) TRANSFEROR

LUIGI ALIBRANDI, MARISA ALIBRANDI, ANTONIO ALIBRANDI and GRACE ALIBRANDI

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$1,200,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) ESTATE

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

VILLA MARKETOWN PTY LTD A.C.N. 001 294 444

(I)

TENANCY:

DATE

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness:

Address of witness:

D. LA ROSA
122 Castlereagh St
Sydney

Certified correct for the purposes of the Real Property Act 1900 by the transferor

Signature of transferor:

H. Alibrandi
L. Alibrandi
G. Alibrandi
A. Alibrandi

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name:

Signatory's capacity:

John Izzo

Solicitor for the Transferee

Q 225 11



FOLIO: 200/1062028

SEARCH DATE	TIME	EDITION NO	DATE
17/8/2021	12:06 PM	3	28/6/2007

LAND

LOT 200 IN DEPOSITED PLAN 1062028
AT BELMORE
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1062028

FIRST SCHEDULE

VILLA MARKETOWN PTY LTD

(T AD229821)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 S827836 LEASE TO SYDNEY COUNTY COUNCIL OF PREMISES SHOWN ON
PLAN WITH S827836 AS SUBSTATION PREMISES NO 5608 WITH
R.O.W. & EASEMENT FOR ELECTRICITY PURPOSES OVER
ANOTHER PART. EXPIRES 31-12-2030

* AK971351 LEASE OF LEASE S827836 TO BLUE ASSET PARTNER PTY
LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE
2.3 (b) (ii).

* AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE
DEALING. CLAUSE 12.1

* AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY
SERVICES PTY LTD

* AK971571 CHANGE OF NAME AFFECTING LEASE S827836 LESSEE
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING
CORPORATION

* 3 AR5080 CAVEAT BY RK ENGADINE INVESTMENTS PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Belmore 51 Drummond Street

PRINTED ON 17/8/2021