GCA

Geotechnical Consultants Australia

Montessori Academy Group Developments Pty Ltd

Hazardous Materials Survey

Proposed Development at:

427 Burwood Road

Belmore NSW 2192

Lot 8 - 12 / - / DP11289 & Lot A / - / DP420721

E2126-1

1st March 2021

Geotechnical Consultants Australia Pty Ltd
(02) 9788 2829
info@geoconsultants.com.au
www.geoconsultants.com.au

Report Distribution

Hazardous Materials Survey

Address: 427 Burwood Road Belmore NSW 2192

GCA Report No.: E2126-1

Date: 1st March 2021

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1 Soft Copy (PDF) – Secured and Issued by Email	Montessori Academy Group Developments Pty Ltd Daniella Assaf daniella@montessoriacademy.com.au
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Version	Prepared By	Reviewed By	Date Issue
Draft	**Luke Breva** *Environmental Scientist*	**Nick Caltabiano** *Project Manager*	26th February 2021
FINAL	**Luke Breva** *Environmental Scientist*	**Nick Caltabiano** *Project Manager*	1st March 2021

Report Revision	Details	Report No.	Date	Amended By
0	FINAL Report	E2126-1	1st March 2021	-
Issued By:			**Joe Nader**	

Geotechnical Consultants Australia Pty Ltd
Suite 5, 5-7 Villiers Street
Parramatta NSW 2151
(02) 9788 2829
www.geoconsultants.com.au
info@geoconsultants.com.au

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APPENDICES

1. Introduction

This Hazardous Materials Survey (HMS) was prepared by Geotechnical Consultants Australia Pty Ltd (GCA) for the site located at No. 427 Burwood Road Belmore NSW 2192 (the site) and was prepared for Ms. Daniella Assaf of Montessori Academy Group Developments Pty Ltd (the client).

This survey was conducted to identify the existence of any potentially hazardous materials within the building structures onsite. This involved a visual inspection of representative areas throughout the properties to identify potential Asbestos Containing Materials (ACM), lead paint, Polychlorinated Biphenyls (PCB's) and Synthetic Mineral Fibre (SMF). This HMS is targeted for the first-floor level of the existing building in the subject site.

Where required, additional sampling/analysis was conducted to assist in the identification of materials suspected of being potentially hazardous to human health.

2. Objectives

The objective of the survey is to identify hazardous materials located throughout the site and to provide a hazardous materials report outlining the findings of the inspection and any recommendations for the management of potentially dangerous materials found onsite.

This is undertaken in relation to legislative requirements concerning the preparation of a site for remediation prior to demolition or construction activities occurs on the property.

3. Scope of Works

- Locate, inspect and sample, as far as reasonably practicable, ACM, SMF, PCB's containing capacitors in in fluorescent light fittings, lead containing paint and lead containing dust.
- Where collected, samples will be analysed at an external National Association of Testing Authorities, Australia (NATA) accredited laboratory.
- Document the nature, location and condition of hazardous building materials identified on the site, including a risk assessment and photographic evidence within a report as well as a register providing recommendations for the remediation of the hazardous building materials.

This register covers the interior and exterior the building onsite. This survey was conducted to identify the presence of common hazardous materials within the first-floor level of the existing building in the subject site.

4. Legislative Requirements

The survey was conducted in accordance with the following:

- Work Health and Safety Act 2011.
- Work Health and Safety Regulation 2017.
- Code of Practice for How to Manage and Control Asbestos in the Workplace September 2016 (SafeWork NSW).
- Code of Practice for How to Safely Remove Asbestos September 2016 (SafeWork NSW).
- Guidance note on the Membrane Filter Method for the estimation of airborne asbestos fibres 2nd edition [NOHSC: 3003 (2005)].
- Code of Practice Demolition Work September 2016 (SafeWork NSW).
- Australian Standards (AS) 2601 (2001) Demolition of Structures.
- AS 4361.2 Guide to Lead Paint Management; Part 2 Residential and Commercial Buildings
- Guide to handling Refractory Ceramic Fibres.
- Code of Practice for the safe use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].
- Guidance notes on the Membrane Filter Method for the estimation of airborne synthetic mineral

fibres [NOHSC: 3006 (1989)].
- Australian and New Zealand Environment and Conservation Council (ANZECC) 1997 publication: Identification of PCB-containing capacitor.

5. Methodology

The survey of the subject site was conducted based on GCA policies and procedures; consistent with ISO 9001 (2015), ISO 17020 and ISO 17025 as well as considering the experience of the competent person and/or Licensed Asbestos Assessor (LAA).

6. About Your Register

The survey involved a visual inspection of accessible and representative building materials and the collection and analysis of materials suspected of containing hazardous materials. Destructive sampling techniques were undertaken to collect the samples where practicable and safe to do so. Where required and possible, samples were collected from discrete locations and the sample location stabilised to prevent further disturbance.

An asbestos register will normally involve a walk-through inspection of the respective Building(s) by a LAA and/or a competent person. During the inspection, samples may be collected to confirm the presence/absence of hazardous materials. If collected, samples must be analysed by a NATA accredited laboratory.

6.1 Asbestos Containing Materials

Suspected ACM's were sampled by GCA in accordance with AS 4964-2004 Method for the Qualitative Identification of Asbestos in Bulk Samples. Where taken, representative samples of suspected ACM are placed into sealable clip-lock plastic bags and were analysed by an external NATA accredited laboratory for the presence of asbestos by Polarised Light Microscopy.

6.2 Synthetic Mineral Fibre Materials

The assessment of SMF materials was carried out by visually identification of SMF with reference to Code of Practice for the 'Safe Use of Synthetic Mineral Fibres' [NOHSC:2006 (1990)]. Where taken, representative samples of suspected SMF are placed into sealable clip-lock plastic bags and were analysed by an external NATA accredited laboratory for the presence of SMF by Polarised Light Microscopy.

6.3 Polychlorinated Biphenyls

The assessment for the potential presence of PCBs capacitors made based on a visual assessment of the age and condition of the light fixtures. Furthermore, the PCB capacitor serial numbers are cross referenced with Australian and New Zealand Environment and Conservation Council (ANZECC) document 'Identification of PCB-containing Capacitors 1997'.

6.4 Lead Containing Paint

Suspected lead-based paint systems are sampled in accordance with AS 4361.2-1998 Guide to Lead Paint Management – Part 2: Residential and Commercial Buildings (AS 4361.2). Where taken, representative samples of paint are collected and placed in a clip-lock sealable bag and then analysed by an external NATA accredited laboratory for determination of the amount of lead by ICP-AES test method.

AS 4361.2 defines in which the lead content is in excess of 1.0 per cent by weight of the dry film as determined by laboratory testing to be lead containing paint. Results are expressed in per-cent weight per weight.

6.5 Lead Containing Dust

Suspected lead containing dust is sampled in accordance with AS 4361.2. An area to be sampled is marked out on the surface where accumulated dust is located. A wet wipe is used to collect the sample. Where taken, representative samples are collected and placed in a clip-lock sealable bag and then analysed by and external NATA accredited laboratory for determination of the amount of lead by Atomic Absorption Spectroscopy.

Samples collected from the spaces are to be compared to 8mg/m^2 adopted clearance criteria as indicated by Section 5.0 of AS 4361.2.

GCA did not identify any area onsite where potential lead containing dust was present, thus, no samples were collected.

7. Inaccessible Areas

Areas which are inaccessible or materials which were not visible during the inspection must be 'Presumed to Contain Asbestos and/or other hazardous materials (i.e. lead dust) until the area can be safely inspected'. These may include:

- Materials which are obscured or covered by a second building fabric, such as a ceiling above a false ceiling, or a second concealed floor covering beneath the primary floor covering.
- Areas with limited/no safe access, such as subfloors, roof areas, ceiling spaces, lift shafts, and some plant rooms.
- Air conditioning, heating, mechanical, electrical or other equipment with inaccessible components which require specialist knowledge.
- General exterior roof surfaces, beneath ground cover and subsurface areas e.g. asbestos in fill/soil.
- Materials dumped, hidden, or otherwise placed in locations which one could not reasonably anticipate.
- Materials other than normal building fabric, materials in special purpose facilities and building materials that cannot be reasonably and safely assessed without assistance.

8. Unexpected Finds and Emergency Procedure

This document outlines the steps and processes that must be followed onsite when an emergency and or unexpected hazardous building material is found.

Most asbestos incidents happen when workers disturb asbestos without expecting it. These incidents are often UNCONTROLLED, around UNPROTECTED PERSONS, and not properly ACTED UPON. What should you do if you or another person disturbs potential ACM?

1. **ISOLATE** the area and set up a barricade to restrict access. Ideally a 10-metre exclusion zone is required as a minimum (anything less will require air monitoring to be undertaken by a NATA accredited company at the exclusion zone boundary).
2. **SIGNPOST** the exclusion zone. Place ASBESTOS WARNING SIGNS at all points of entry into the area. If you don't have asbestos warning signs, use danger flags or normal danger / warning signs in the short term.
3. **CONTACT** your preferred Asbestos Assessor or Occupational Hygienist. They will inspect the area and decide on the appropriate decontamination requirements.
4. **AIR MONITORING** is the only way to answer the question "Have I been exposed to asbestos?", and it MUST be conducted by a NATA accredited company. **REMOVAL** of the contamination should be undertaken by a licensed asbestos removal contractor. Contact your Asbestos Assessor for advice on selecting a licensed removal contractor.
5. **CLEARANCE** is required by a Licensed Asbestos Assessor after the clean-up but before the area is

reoccupied. No person is allowed back into the impacted area prior to clearance being granted (except the contractor or the Asbestos Assessor).

9. Labelling of Asbestos Containing Materials (ACM)

Labelling of ACM is an effective way to reduce the risk posed by inadvertent or accidental disturbance. The label should be clearly visible and of a suitable design to withstand deterioration by weather and UV light.

10. Survey Findings & Recommendations

Please find attached in **Appendix A** the onsite findings noting the findings and recommendations for the remediation of hazardous building materials found onsite prior to the proposed demolition works. Figures and onsite photographs are also presented in **Appendix A**.

Results of the analysis carried out by the external NATA accredited laboratory on selected samples collected within the site are presented in the laboratory certificates attached in **Appendix B** of this report.

11. Demolition

Buildings and infrastructures within the site are proposed to be demolished. Given the specialist nature of demolition work, a demolition management plan should be prepared to collate the key information relevant to the work into a single document, including some information relevant to WHS and an Asbestos Management Plan (AMP). A demolition management plan should not duplicate a WHS management system or Safe Work Method Statement (SWMS) but may reference them.

12. Limitations

The findings of this report are based on the scope of work outlined in Section 3. GCA performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental consulting profession. No warranties, express or implied are made.

The results of this assessment are based upon the information documented and presented in this report. All conclusions and recommendations regarding the site are the professional opinions of GCA personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, GCA assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of GCA, or developments resulting from situations outside the scope of this project.

The results of this assessment are based on the site conditions identified at the time of the site inspection and validation sampling. GCA will not be liable to revise the report to account for any changes in site characteristics, regulatory requirements, assessment criteria or the availability of additional information, subsequent to the issue date of this report.

GCA is not engaged in environmental consulting and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes.

Geotechnical Consultants Australia Pty Ltd (GCA)

Prepared by:

Luke Breva
Environmental Scientist

Reviewed by:

Nick Caltabiano
Project Manager

RISK ASSESSMENT NOTES:

A score of 0 - 12 = low risk (the current condition of the hazardous material poses a low risk to persons in/and around it)
A score of 12 – 15 = medium risk (the current condition of the hazardous material poses a medium risk to persons in/and around it. Care should be taken with consideration to using appropriate respiratory protection and/or PPE)
A score of 16+ = high risk (the current condition of the hazardous material poses a high risk to persons in/and around it. No unprotected persons should be within the immediate vicinity of this material. Complete respiratory protection and appropriate PPE MUST be worn)

GENERAL NOTES:

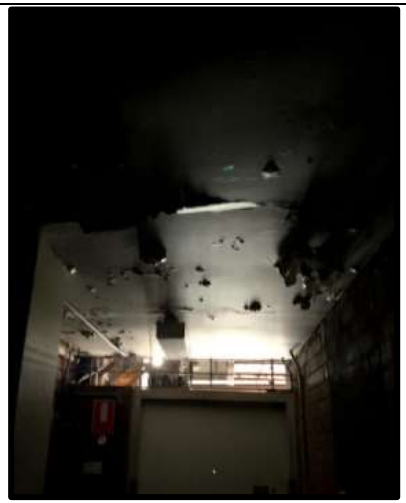
- Electrical backing boards are presumed to be positive for asbestos. To prove otherwise testing must be undertaken, with power isolated by a licenced electrician prior to any sampling taking place.
- Inaccessible areas (eg. locked rooms, subfloor spaces etc.) should be assumed to contain hazardous materials unless proven otherwise

427 Burwood Road, Belmore, NSW, 2192

Occurrence	Friability	Status	Occurrence Details	Comments and Risk Assessment	Image
ASBESTOS					
Wall material present within the rear end of the store.	Non-Friable	Negative	First Recorded: 17.02.21 Reinspection Due: 17.02.26 Labelled: No Removed: Yes Sample Tested: Yes **Name: Sample 2** **No Asbestos Detected** **Lead: <0.001 mg/kg**	**Low Risk** There was minimal risk in obtaining the sample. It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	

Material from a room located between the un – named storefront and AWAFY.	Non-Friable	Negative	First Recorded: 17.02.21 Reinspection Due: 17.02.26 Labelled: No Removed: Yes Sample Tested: Yes **Name: Sample 4** **No Asbestos Detected** **Lead: <0.001 mg/kg**	**Low Risk** There was minimal risk in obtaining the sample. It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	
Wall material from the main hallway of the un – named storefront.	Non-Friable	Negative	First Recorded: 17.02.21 Reinspection Due: 17.02.26 Labelled: No Removed: Yes Sample Tested: Yes **Name: Sample 5** **No Asbestos Detected**	**Low Risk** There was minimal risk in obtaining the sample. It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	

Electrical room within the ground floor	Non - Friable	Positive	First Recorded: 17.02.21 Reinspection Due: 17.02.26 Labelled: No Removed: No Sample Tested: No	**Low Risk** No sample was taken due no access to the area. It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury if/when sample if being collected.	
LEAD PAINT					
Lead paint from the entrance of the un – named store front.	NA	Negative	First Recorded: 17.02.21 Reinspection Due: 17.02.26 Labelled: Yes Removed: Yes Sample Tested: Yes **Name: Sample 1** **Lead Paint: <0.001 mg/kg**	**Low Risk** There was minimal risk in obtaining the sample. However, it is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	

Paint material from the rear end room of AWAFY.	NA	Negative	First Recorded: 17.02.21 Reinspection Due: 17.02.26 Labelled: No Removed: No Sample Tested: No **Name: Sample 3** **Lead Paint: <0.001 mg/kg**	**Low Risk** There was minimal risk in obtaining the sample. However, it is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	
Paint material from the ceiling of one of the room.	Yes	Positive	First Recorded: 17.02.21 Reinspection Due: 17.02.26 Labelled: Yes Removed: Yes Sample Tested: Yes **Name: Sample 6** **Lead Paint: 0.12 mg/kg**	**Low Risk** There was minimal risk in obtaining the sample. It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	

Paint located outside the building.	NA	N/A	First Recorded: 17.02.21 Reinspection Due: 17.02.26 Labelled: No Removed: No Sample Tested: No	**Low Risk** No sample was taken. It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	
PCB					
Down lights within Store	N/A	Assumed Negative	First Recorded: 17.02.21 Reinspection Due: 17.02.26 Labelled: No Removed: No Sample Tested: No	**Low Risk** No sample was taken due to the light being in viable condition. It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	

SMF					
Water heater within the kitchen area.	N/A	Assumed positive	First Recorded: 17.02.21 Reinspection Due: 17.02.26 Labelled: No Removed: No Sample Tested: No	**Low Risk** No sample was taken due to the items being in viable conditions. It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	

APPENDIX A

Figures and Site Photographic Log

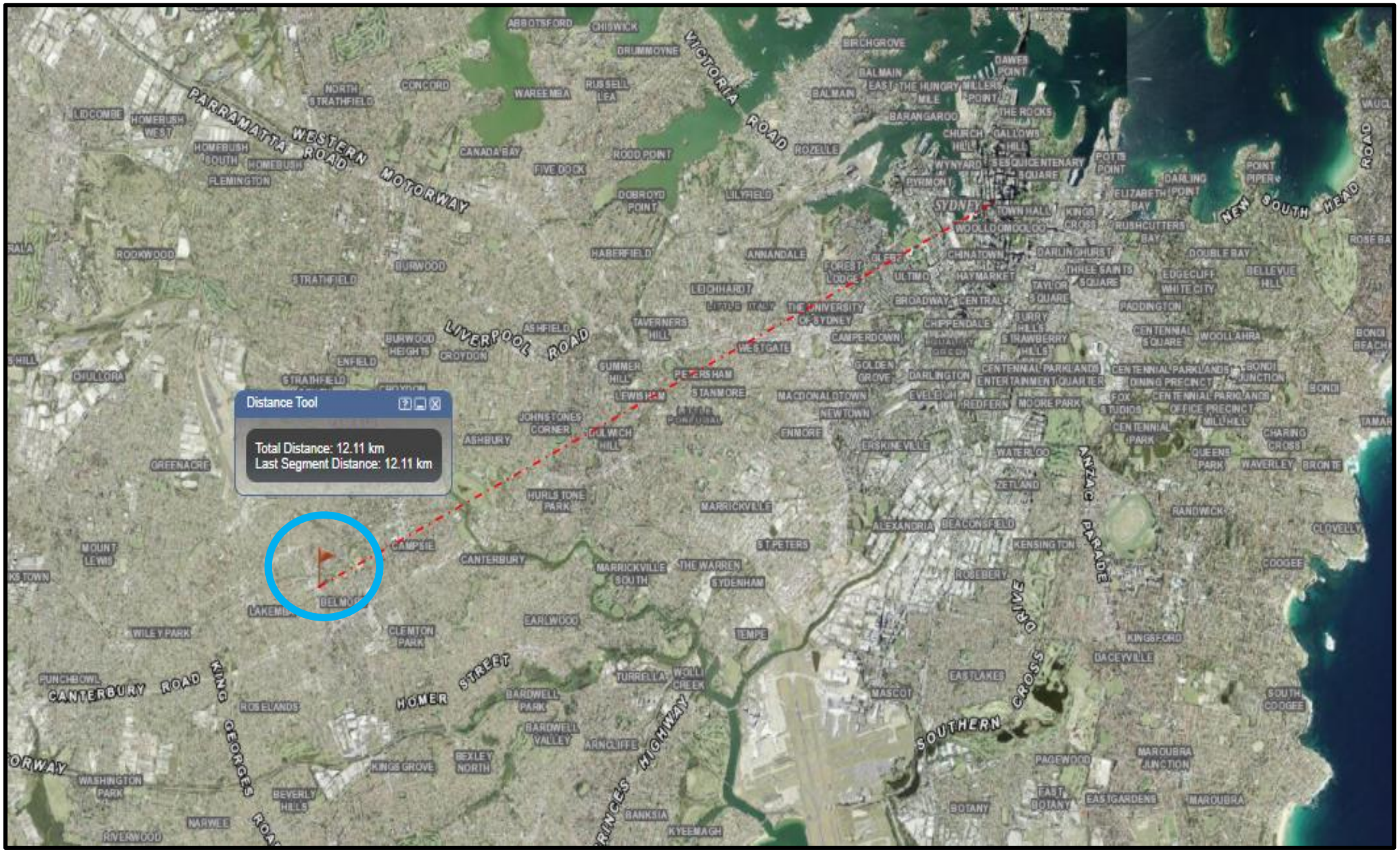


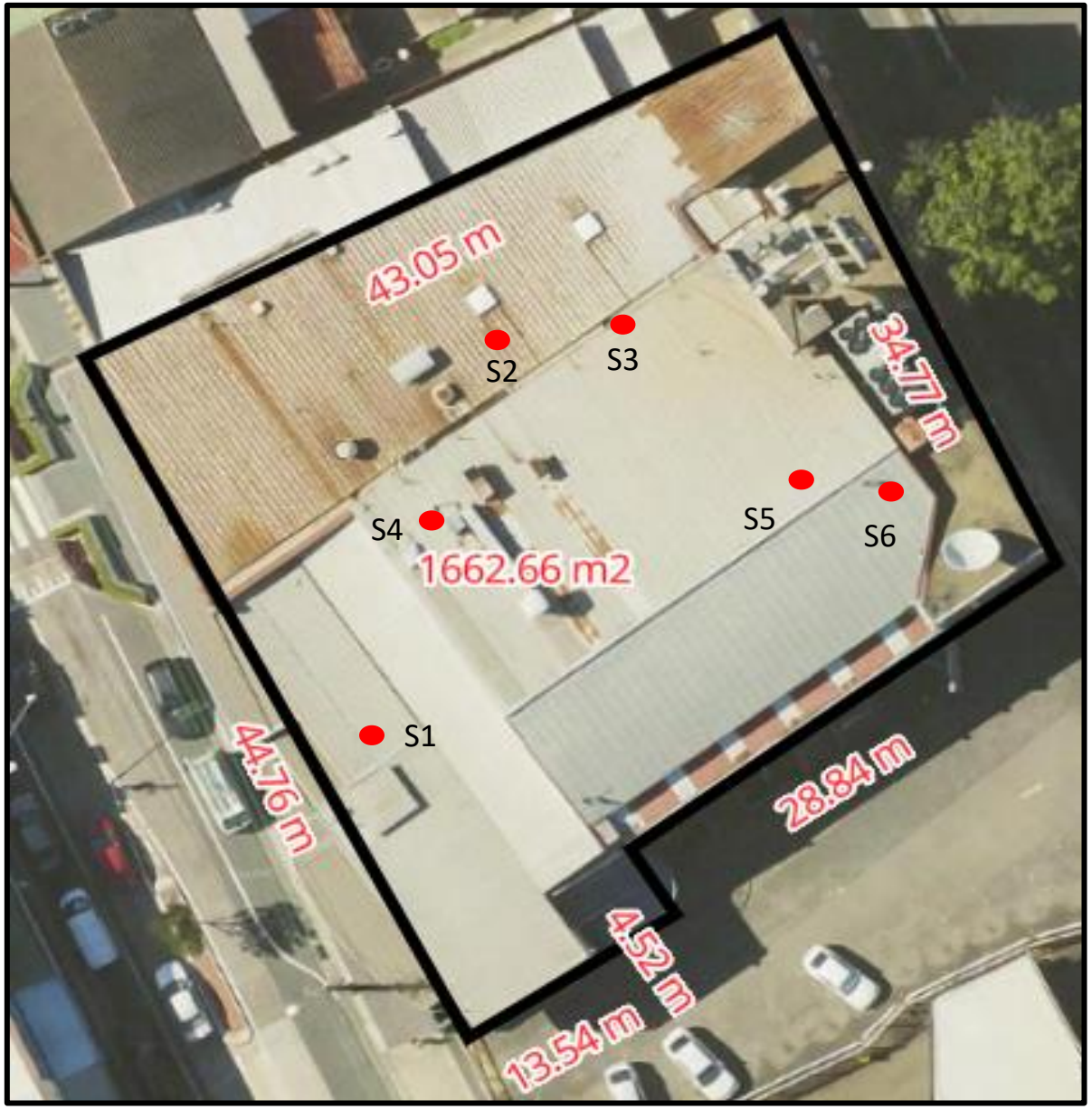
Figure 1: Depicts an aerial map of the site in relation to the CBD. The site is located approximately 12.11 km south - west of Sydney's CBD.

Source: Six Maps 2020

Figure 1	Locality Map
Project	427 Burwood Road, Belmore, NSW, 2192

Figure 2: Depicts an aerial photo of the sites extent. The total area of this site is approximately 1662.66m^2. Six (6) samples were obtained from the ground floor of the site. (NOTE: "NT" = Not Tested)

Name of Sample	Lead Paint (mg/kg)	Asbestos
Sample 1	<0.01	NT
Sample 2	<0.01	No Asbestos Detected
Sample 3	<0.01	NT
Sample 4	<0.01	No Asbestos Detected
Sample 5	NT	No Asbestos Detected
Sample 6	0.12	NT



Site boundary

Source: Metro Maps 2021

Figure 2	Site Area
Project	427 Burwood Road, Belmore, NSW, 2192

N

Figure 3: Depicts an aerial view of the site and surrounding area within the year 1943. The site contains a structural dwelling with a vacant area. The surrounding area is composed of residential structure on square lots. The street names and other labels were from 2021 image.

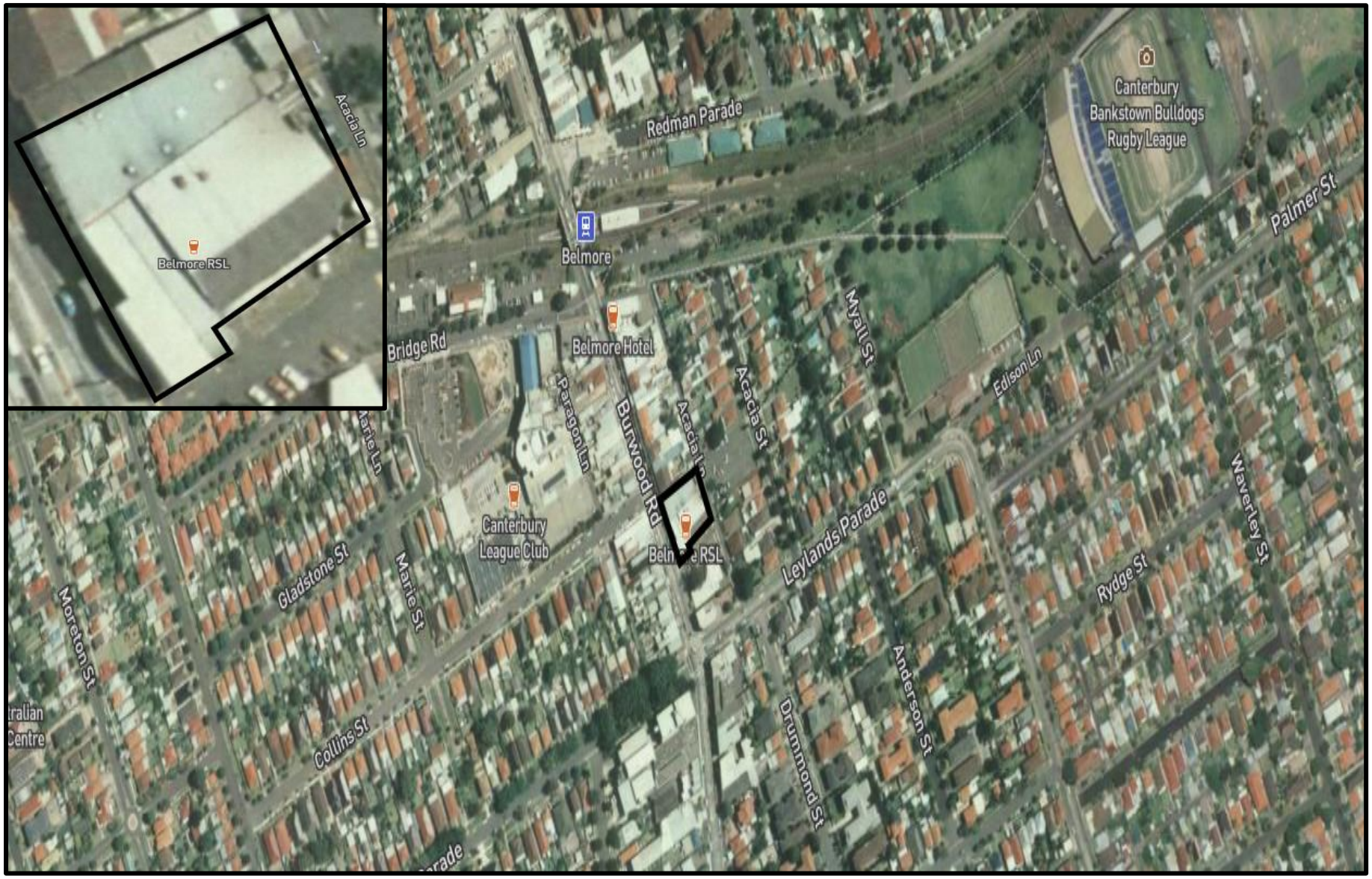
Figure 3	Historical Photograph: 1943
Project	427 Burwood Road, Belmore, NSW, 2192

Site boundary

Source: MetroMaps 2021

N

Figure 4: Depicts an aerial view of the site and surrounding area within the year 2000. Within the site the structural dwelling expanded. The surrounding area further developed through increase in commercial properties. The street names and other labels were from 2021 image.



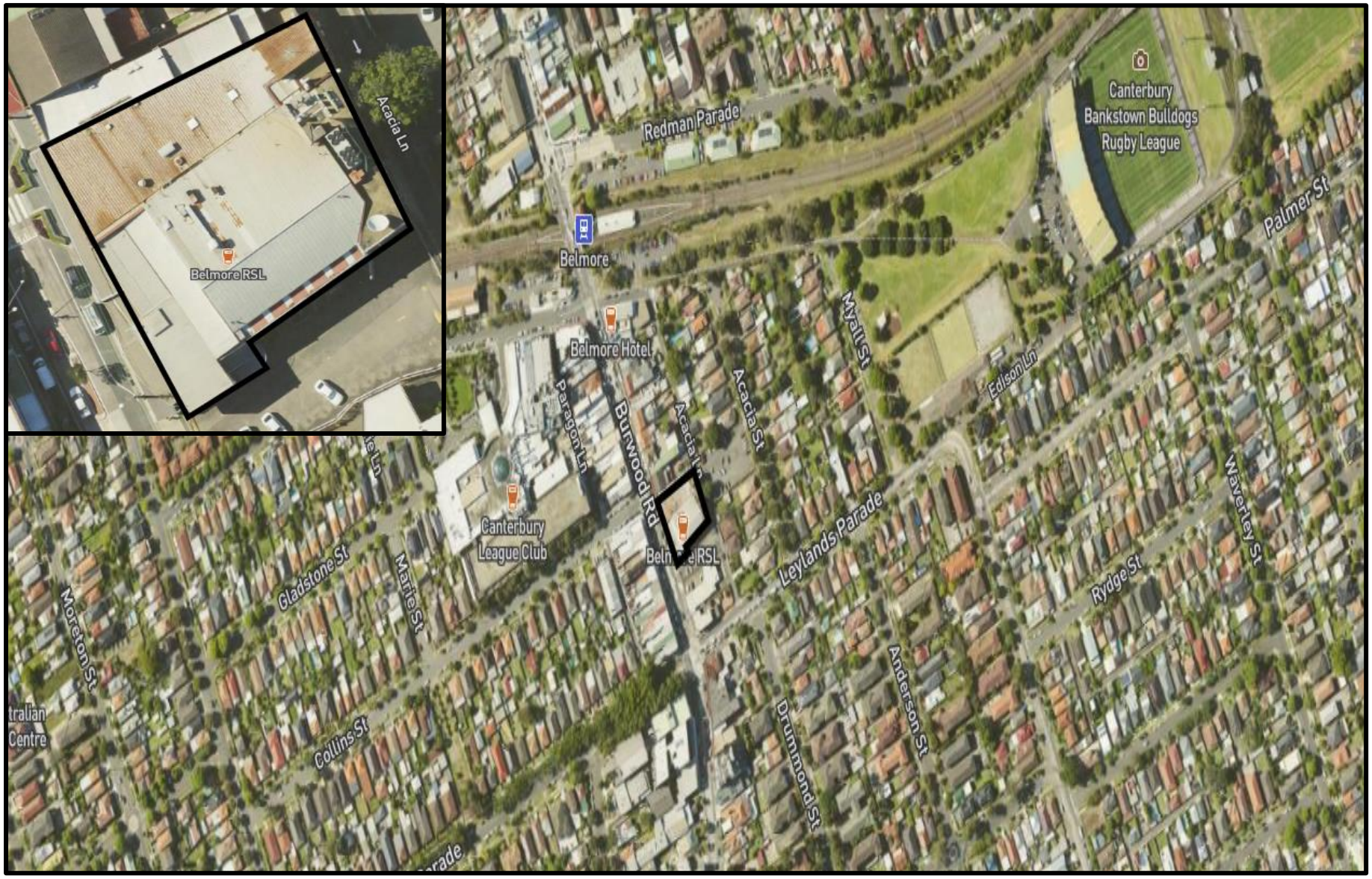
Site boundary

Source: MetroMaps 2021

Figure 4	Historical Photograph: 2000
Project	427 Burwood Road, Belmore, NSW, 2192

N

Figure 5: Depicts an aerial view of the site and surrounding area within the year 2021. The site and surrounding area is similar to the image taken in the year 2000.



Site boundary

Source: MetroMaps 2021

Figure 5	Historical Photograph: 2021
Project	427 Burwood Road, Belmore, NSW, 2192

Onsite Photographs: 17.02.21

Image 1: Depicts the front view of the site. The site is a two-level structural dwelling used for commercial purposes. There is a vent coming out of the structure. In addition, there is an area which is eroding (seen from circle).

Image 2: The image shows one of the storefronts within the site. The storefront is un – named.

Image 3: The image depicts the second storefront (AWAFY) within the structural dwelling.

Image 4: Depicts side profile of the site.

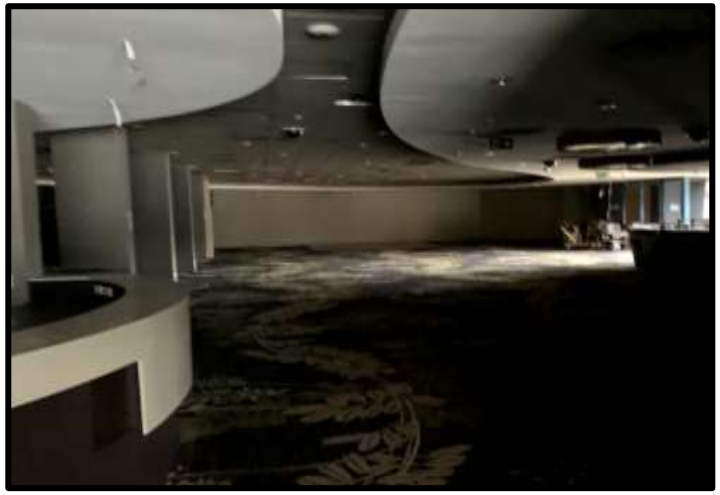


Image 5: Depicts an overview of the main hall of the site found within the ground floor of the un- named storefront.

Image 6: Depicts an overall view of the AWAFY storefront.

APPENDIX B

Laboratory Results (NATA)

SGS

CHAIN OF CUSTODY & ANALYSIS REQUEST

Page 1 of 1

SGS Environmental Services
Unit 16, 33 Maddox Street
Alexandria NSW 2015
Telephone No: (02) 85940400
Facsimile No: (02) 85940499
Email: au.samplereceipt.sydney@sgs.com

Company Name: NEO Consulting Pty Ltd
Address: 186 Riverstone Parade, Riverstone, NSW, 2765

Contact Name: Nick Caltabiano
Luke Brevu

Project Name/No: N4627
Purchase Order No:
Results Required By: Next day / 3 days / (Standard) (Circle one)
Telephone: Nick's mobile: 0416 680 375 Luke's mobile: 0455 485 502
Facsimile:
Email Results: [Read Comment section]

Client Sample ID	Date Sampled	Lab Sample ID	WATER	SOIL	PRESERVATIVE	NO OF CONTAINERS	Asbestos	lead paint	SMF
Sample 1	17-02-21	1			✓	1		✓	
Sample 2	"	2			✓	1	✓	✓	✓
Sample 3	"	3			✓	1		✓	
Sample 4	"	4			✓	1	✓	✓	✓
Sample 5	"	5			✓	1	✓		✓
Sample 6	"	6			✓	1		✓	
Sample 7	"	7			✓	1	✓	✓	✓
Sample 8	"	8			✓	1		✓	
Sample 9	"	9			✓	1		✓	

SGS EHS Sydney COC
SE216603

Relinquished By:	Date/Time:	Received By: B. Sydney	Date/Time 17/02/21 5:45
Relinquished By:	Date/Time:	Received By:	Date/Time
Samples Intact: Yes/ No	Temperature: Ambient / Chilled	Sample Cooler Sealed: Yes/ No	Laboratory Quotation No:
	Comments: Email Reports and Invoices to all emails => ① nick@neoconsulting.com.au ② luke@neoconsulting.com.au ③ admin@neoconsulting.com.au ④ Oskar@neoconsulting.com.au		

ANALYTICAL REPORT

Accreditation No. 2562

CLIENT DETAILS

Contact	Nick Caltabiano
Client	NEO CONSULTING PTY LTD
Address	PO BOX 279 RIVERSTONE NSW 2765
Telephone	0416 680 375
Facsimile	(Not specified)
Email	nick@neoconsulting.com.au
Project	**N4627**
Order Number	(Not specified)
Samples	9

LABORATORY DETAILS

Manager	Huong Crawford
Laboratory	SGS Alexandria Environmental
Address	Unit 16, 33 Maddox St Alexandria NSW 2015
Telephone	+61 2 8594 0400
Facsimile	+61 2 8594 0499
Email	au.environmental.sydney@sgs.com
SGS Reference	**SE216603 R0**
Date Received	17/2/2021
Date Reported	24/2/2021

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

No trace asbestos fibres detected using trace analysis technique.

Asbestos analysed by Approved Identifier Ravee Sivasubramaniam .

SIGNATORIES

Bennet LO
Senior Organic Chemist/Metals Chemist

Ravee SIVASUBRAMANIAM
Hygiene Team Leader

Metals in Paint by ICPOES [AN065/AN320] Tested: 23/2/2021

PARAMETER	UOM	LOR	Sample 1 PAINT - 17/2/2021 SE216603.001	Sample 2 PAINT/MATERIAL - 17/2/2021 SE216603.002	Sample 3 PAINT - 17/2/2021 SE216603.003	Sample 4 PAINT/MATERIAL - 17/2/2021 SE216603.004	Sample 6 PAINT - 17/2/2021 SE216603.006
Lead, Pb	%w/w	0.001	<0.001	<0.001	<0.001	<0.001	**0.12**

PARAMETER	UOM	LOR	Sample 7 PAINT/MATERIAL - 17/2/2021 SE216603.007	Sample 8 PAINT - 17/2/2021 SE216603.008	Sample 9 PAINT - 17/2/2021 SE216603.009
Lead, Pb	%w/w	0.001	**0.047**	**0.12**	**0.18**

Fibre ID in bulk materials [AN602] Tested: 23/2/2021

PARAMETER	UOM	LOR	Sample 2 PAINT/MATERIAL - 17/2/2021 SE216603.002	Sample 4 PAINT/MATERIAL - 17/2/2021 SE216603.004	Sample 5 MATERIAL - 17/2/2021 SE216603.005	Sample 7 PAINT/MATERIAL - 17/2/2021 SE216603.007
Asbestos Detected	No unit	-	No	No	No	No

METHOD	METHODOLOGY SUMMARY
AN065/AN320	A portion of paint chips sample is digested with nitric acid to solubilise the metals into solution. Digest then analysed by ICP OES with result calculated back to the as received paint sample basis .
AN602	Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic `clues`, which provide a reasonable degree of certainty, dispersion staining is a mandatory `clue` for positive identification. If sufficient `clues` are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
AN602	Fibres/material that cannot be unequivocably identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf). The fibres detected may or may not be asbestos fibres.
AN602	AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples, Section 8.4, Trace Analysis Criteria, Note 4 states:"Depending upon sample condition and fibre type, the detection limit of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."

FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
		NVL	Not validated.	LOR	Limit of Reporting.
**	Indicative data, theoretical holding time exceeded.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
		LNR	Sample listed, but not received.		
***	Indicates that both * and ** apply.				

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.
Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the " Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.
Note that in terms of units of radioactivity:

a. 1 Bq is equivalent to 27 pCi
b. 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: www.sgs.com.au/en-gb/environment-health-and-safety .

APPENDIX C

Previous Investigations and reports

Property Report

427 BURWOOD ROAD BELMORE 2192

Property Details

Address:	427 BURWOOD ROAD BELMORE 2192		
Lot/Section /Plan No:	10/-/DP11289	11/-/DP11289	12/-/DP11289
	8/-/DP11289	9/-/DP11289	A/-/DP420721
Council:	CANTERBURY-BANKSTOWN COUNCIL		

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Canterbury Local Environmental Plan 2012 (pub. 21-12-2012)
Land Zoning	B2 - Local Centre: (pub. 21-12-2012)
Height Of Building	18 m
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

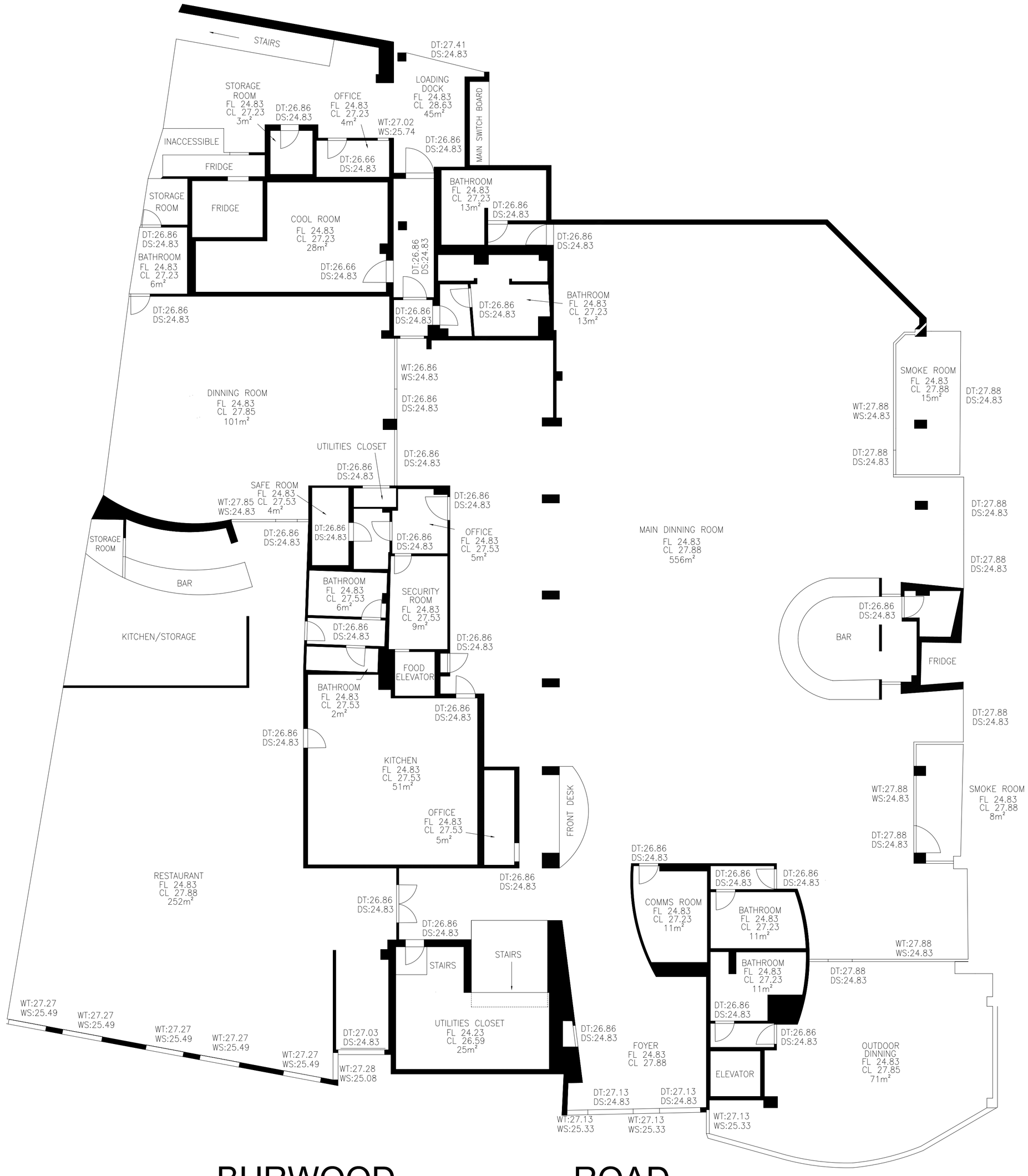
State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 19—Bushland in Urban Areas: Land Application (pub. 24-10-1986)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)
- State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes): Land Application (pub. 31-5-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Local Aboriginal Land Council	METROPOLITAN



NOTES

NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN.

DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DETAIL FROM THE DRAWING. SURVEYOR MUST BE CONTACTED IF THERE ARE ANY DISCREPANCIES.

SERVICES ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (A.H.D.) SHOWN WITHIN THE DETAIL SURVEY PROVIDED BY VERIS AUSTRALIA PTY LTD DATED ON THE 29.11.18

CEILING & DOOR HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ±0.05m

AREAS ARE APPROXIMATE ONLY.

GROUND FLOOR

VERTEX SURVEYORS
A B N 16 617 581 567

Timothy A. J. Michael
Registered Surveyor
Nº 9114

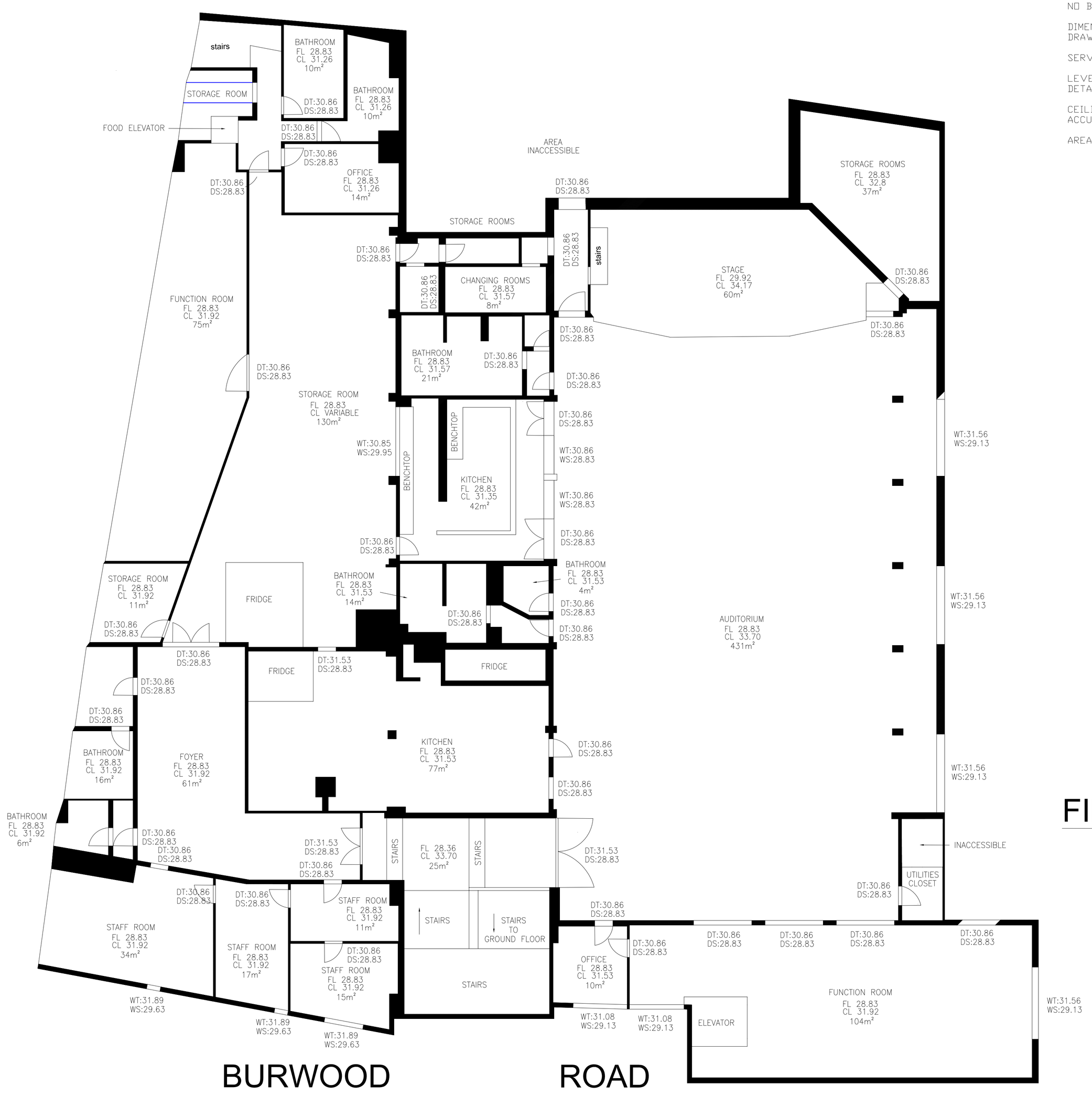
PLAN SHOWING INTERNAL FLOOR PLAN
AT 427 BURWOOD ROAD, BELMORE

CLIENT: MONTESSORI ACADEMY	JOB No.: 20059	LGA: CANTERBURY-BANKSTOWN
THIS PLAN IS FOR THE PURPOSE OF: INTERNAL FLOOR PLAN	PLAN No.: 20059-001	DATUM: AHD
ADDRESS: 427 BURWOOD ROAD, BELMORE	DATE: 1/12/2020	SCALE: 1:100@A1
	DRAWN: M.W.	CONT. INTERVAL: N/A
	CHK: T.M.	SHEET 1 OF 2

LEGEND:
DT: DOOR TOP
DS: DOOR SILL
WT: WINDOW TOP
WS: WINDOW SILL
FL: FLOOR LEVEL
CL: CEILING LEVEL

0 1 2 3 4 5 10m
BAR SCALE
PLOTTED SCALE 1:100 (A1 SIZE SHEET)

REVISION No.	REVISION DATE:	COMMENT:
A	1/12/2020	INITIAL ISSUE



FIRST FLOOR

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PLAN No.: 20059-001	DATUM: AHD
DATE: 1/12/2020	SCALE: 1:100@A1
DRAWN: M.W.	CONT. INTERVAL: N/A
CHK: T.M.	SHEET 2 OF 2

LEGEND:
DT: DOOR TOP
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WS: WINDOW SILL
FL: FLOOR LEVEL
CL: CEILING LEVEL

0 1 2 3 4 5 10m
BAR SCALE
PLOTTED SCALE 1:100 (A1 SIZE SHEET)

REVISION No.	REVISION DATE:	COMMENT:
A	1/12/2020	INITIAL ISSUE

SUPERCONTEXT

SUPERCONTEXT ARCHITECTURE STUDIO (SYDNEY)*

Level 1, 117 Reservoir St
Surry Hills, NSW, 2010
Australia

Office | +61 (0)2 8325 1772
studio@supercontext.studio
www.supercontext.studio

Nominated Practice Architect
Andrew Daly NSW ARB #9300

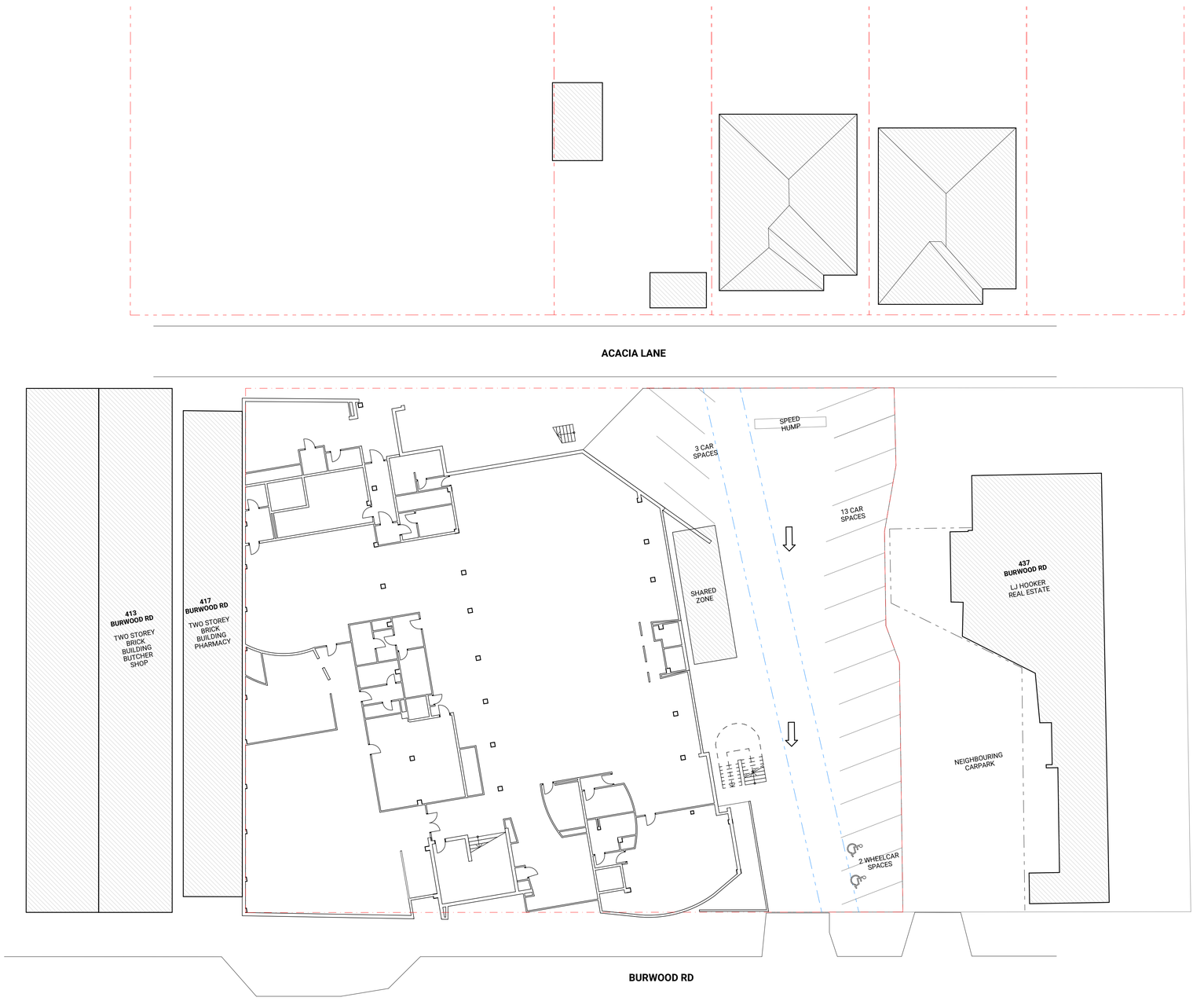
*SAS(SY)

Club Belmore RSL Adaptive Reuse

427 Burwood Rd Belmore NSW 2192 Australia

PREPARED FOR
Mr Charles Assaf

DRAWING No.	DESCRIPTION	REV	CHK	ISSUED	PUBLIS...	REMARK
000	FRONT PAGE	01 - WIP	AD	☐	☐	
100	Site Plan (GF)			☐	☐	
101	EXISTING FLOOR PLANS	01 - WIP	AD	☐	☐	
102	OPTION 1 - CONCEPT LAYOUT	01 - WIP	AD	☐	☐	
103	OPTION 2 - CONCEPT LAYOUT	01 - WIP	AD	☐	☐	
104	OPTION 3 - CONCEPT LAYOUT	01 - WIP	AD	☐	☐	
105	OPTION 3 - CONCEPT LAYOUT			☐	☐	
106	REFERENCE IMAGES	01 - WIP	AD	☐	☐	



2014 BUR 427 Burwood Rd, Belmore 2021.01.20_APD.pln

Drawing Notes

Do not scale off drawings, refer to marked dimensions only.

DWGs where issued are FOR INFORMATION only and are not to be relied upon. The architect is not liable for cost increases due to the use of DWGs by consultants or contractors.

All dimensions to be confirmed on site prior to proceeding.

Notify architect of any dimension discrepancies.

All drawings are colour coded, print all copies in colour.

Refer all specialist consultant information in conjunction with this drawing set.

Concept Design

SUPERCONTEXT

STUDIO@SUPERCONTEXT.STUDIO / (02) 8325 1772
117 RESERVOIR ST, SURRY HILLS, 2010, NSW
NOM ARCH: ANDREW DALY / NSW ARB #9300

REVISION HISTORY:

Rev	Date	Chk	Transmittal Set Name

PROJECT DETAILS

NAME **Club Belmore RSL Adaptive Reuse**
ADDRESS **427 Burwood Rd Belmore NSW 2192 Australia**
AUTHORITY **Canterbury - Bankstown Council**
CLIENT **Mr Charles Assaf**
CCA Investments Trust

CONTRACTOR

PROJECT STAGE

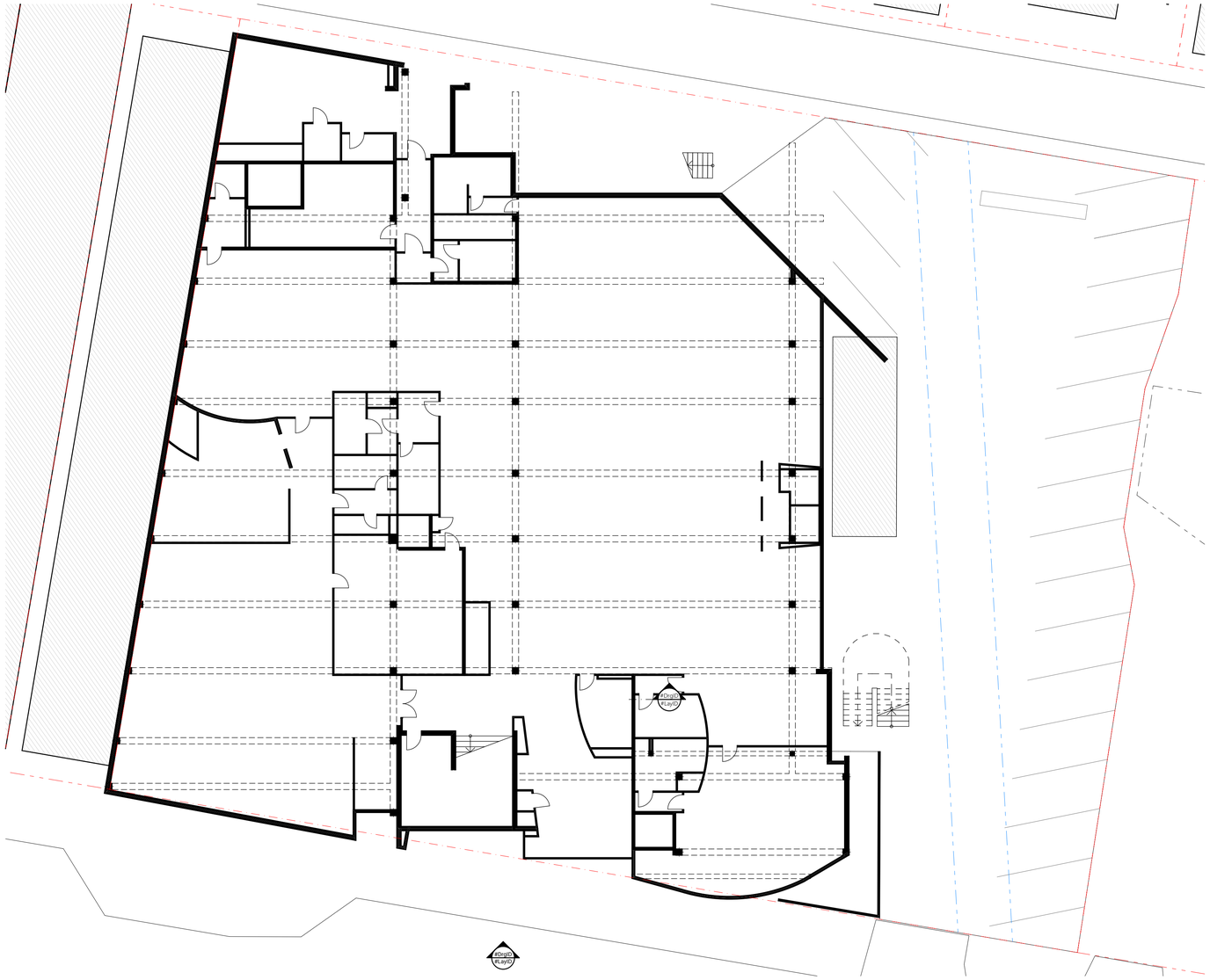
FEA | SD | DD | APP | CC | TEN | CA | PC

SHEET
A100
TITLE
Site Plan (GF)

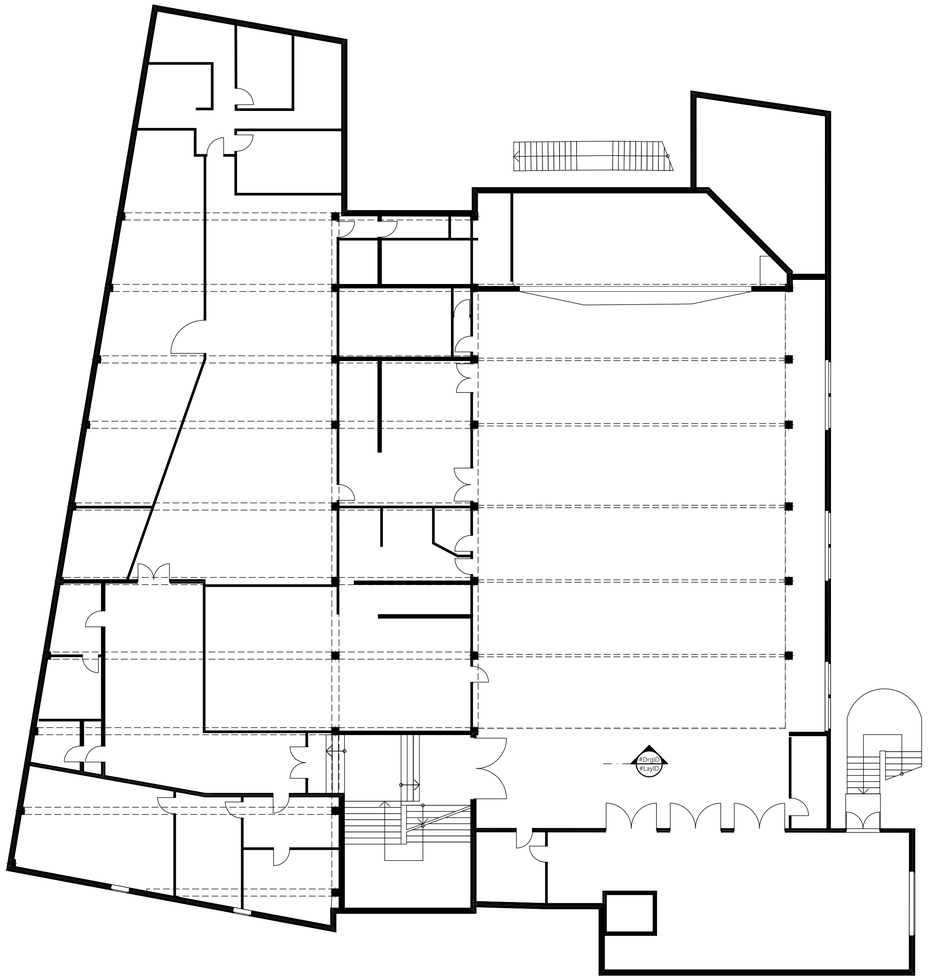
REV

ISSUED ON:

SCALE
1:200
PAPER SIZE A1



1 EXISTING GROUND FLOOR PLAN
1:150



2 EXISTING FIRST FLOOR PLAN
1:150

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REVISION HISTORY:

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01 - WIP	Work in Progress		Transmittal Set

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AUTHORITY **Canterbury - Bankstown Council**
CLIENT **Mr Charles Assaf**
CCA Investments Trust

CONTRACTOR

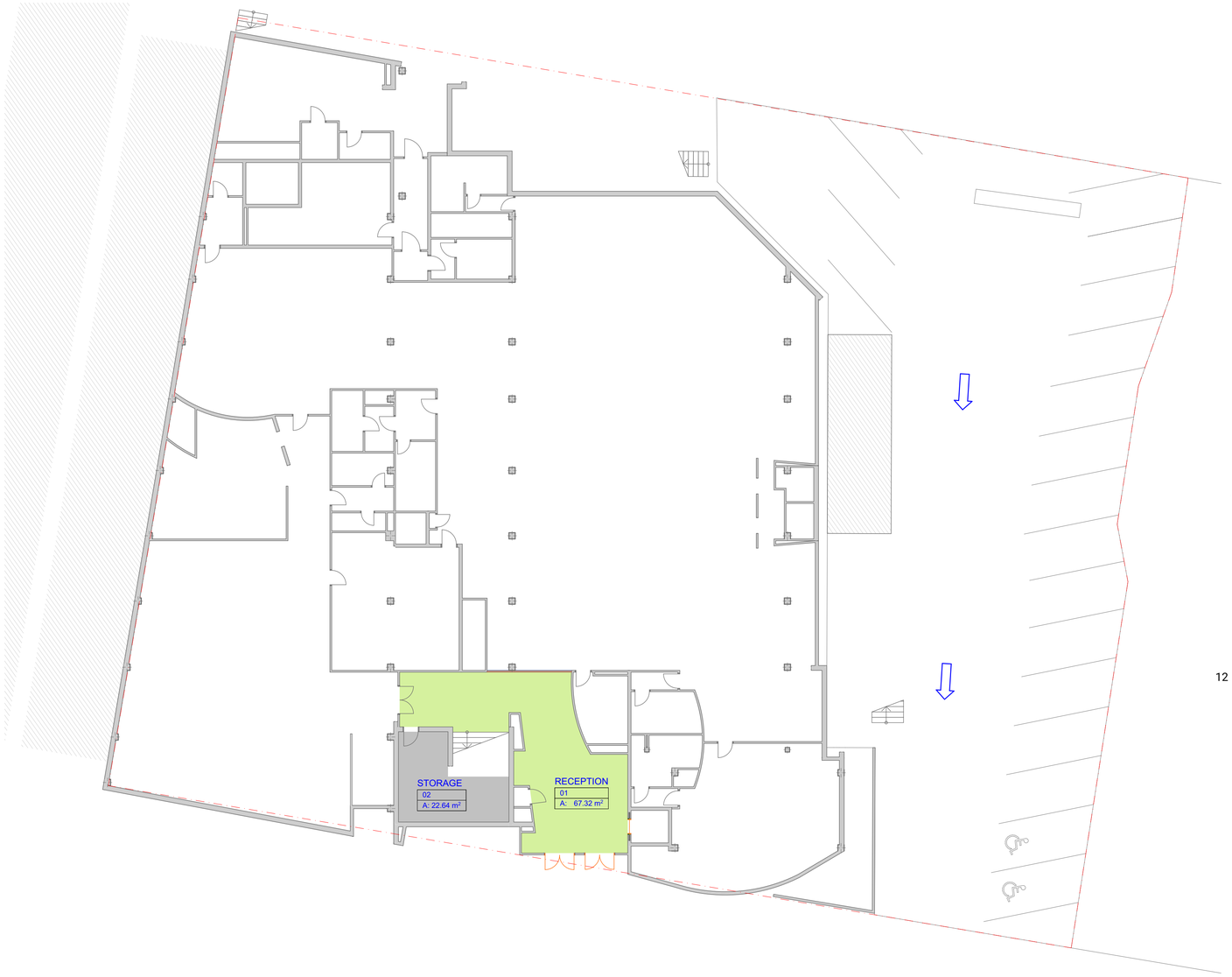
PROJECT STAGE

FEA	SD	DD	APP	CC	TEN	CA	PC
■							

SHEET
A101
TITLE
EXISTING FLOOR PLANS

REV
01 - WIP
ISSUED ON: Work in Progress

SCALE
1:150
PAPER SIZE A1



2 OPTION 3 GF
1:150

1 OPTION 3 FF
1:150

CHILDCARE RATIOS

BURWOOD RD, BELMORE MONTESSORY ACADEMY

CHILDREN:

0 - 2 ..... 24 CHILDREN
2 - 3 ..... 20 CHILDREN
3 - 6 ..... 30 CHILDREN

OVERALL ..... 74 CHILDREN

STAFF:

0 - 2 ..... 8 STAFF
2 - 3 ..... 4 STAFF
3 - 6 ..... 3 STAFF

SUPPORT ..... 2 STAFF

OVERALL ..... 17 STAFF

CARPARKS:

EXISTING CARPARKS ..... 18 PARKS

ASSUME TRAFFIC GENERATION RATE OF 1:4 PARKING TO CHILDREN (AS PER MCCLAREN EMAIL ADVICE)

PARKING REQUIRED 74/4 = 18.5 SPACES

KEY DESIGN PRINCIPLES

1. MINIMAL DEMOLITION OF EXTERIOR ENVELOPE TO AVOID ABORTIVE WORKS WHEN NEW DEVELOPMENT ULTIMATELY PROPOSED

2. RETAIN AND REPAIR OR REPLACE EXISTING ROOF; THE EXISTING FIRST FLOOR STRUCTURE APPEARS TO BE OF TIMBER CONSTRUCTION WHICH WOULD PRESENT SIGNIFICANT COST IMPLICATIONS AND RISK TO WATER PROOF

3. RETAIN EXISTING AUDITORIUM SPACE AS PRINCIPLE PLAYGROUND DUE TO HIGH CEILINGS AND OPPORTUNITY TO INTRODUCE FRESH AIR AND LIGHT THROGH SIDE FACADE.

4. 0-2 PLAYGROUND IS A SMALL SPACE WITH LIGHT PROVIDED BY SKYLIGHTS, AND ADDITIONAL VENTILATION PROVIDED THROUGH NEW OPENINGS TO BURWOOD RD AND INTERNAL CEILING FANS TO MAINTAIN AIR-FLOW

2014 BUR 427 Burwood Rd, Belmore 2021.01.20_APD.pln

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AUTHORITY Canterbury - Bankstown Council
CLIENT Mr Charles Assaf, CCA Investments Trust

CONTRACTOR

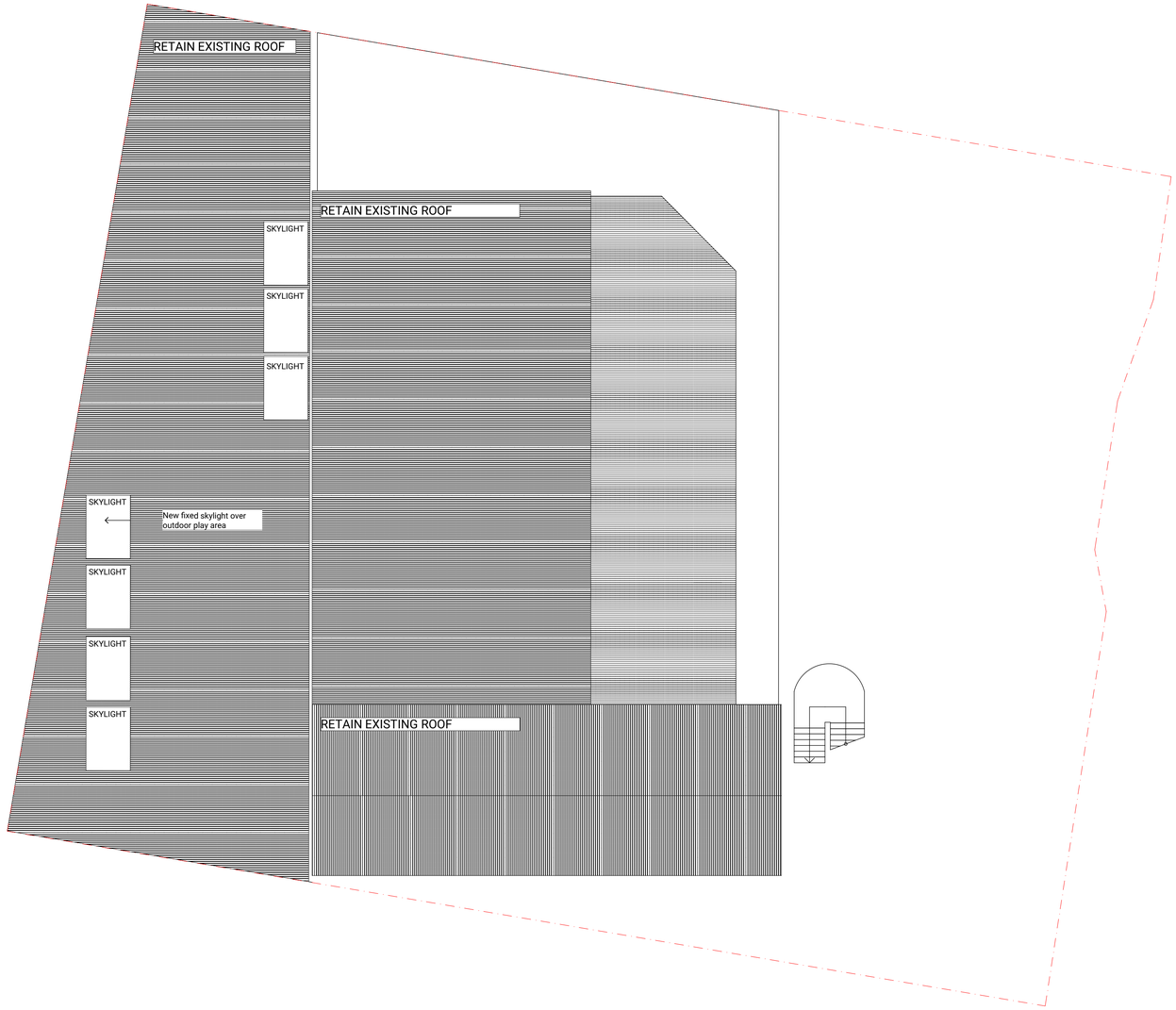
PROJECT STAGE

FEA | SD | DD | APP | CC | TEN | CA | PC

SHEET
A104
TITLE
OPTION 3 - CONCEPT LAYOUT

REV
01 - WIP
ISSUED ON: Work in Progress

SCALE
1:150
PAPER SIZE A1



1 OPTION 3 RF
1:150

2 0-2-Outdoor-Play

CHILDCARE RATIOS

BURWOOD RD, BELMORE MONTESSORY ACADEMY

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0 - 2 ..... 24 CHILDREN
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3 - 6 ..... 30 CHILDREN

OVERALL ..... 74 CHILDREN

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2 - 3 ..... 4 STAFF
3 - 6 ..... 3 STAFF

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CONTRACTOR

PROJECT STAGE

FEA SD DD APP CC TEN CA PC

SHEET
A105
TITLE
OPTION 3 - CONCEPT LAYOUT

REV

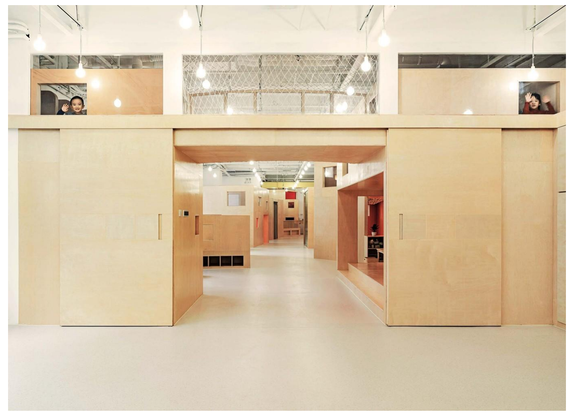
ISSUED ON:

SCALE
1:150
PAPER SIZE A1

REFERENCE IMAGES

CAMPERDOWN CHILDCARE
BY CO-AP ARCHITECTS

LEDEER DAYCARE CENTER
BY CREDOHUS



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SHEET
A106
TITLE
REFERENCE IMAGES

REV
01 - WIP
ISSUED ON: Work in Progress

SCALE
1:1
PAPER SIZE A1