GCA

Geotechnical Consultants Australia

Montessori Academy Group
Developments Pty Ltd

Preliminary Site Investigation

Proposed Development at:
427 Burwood Road
Belmore NSW 2192

Lots 8 to 12/-/DP11289 and A/-/DP420721

E21260-1

3rd December 2021

Geotechnical Consultants Australia Pty Ltd
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Report Distribution

Preliminary Site Investigation

Address: 427 Burwood Road Belmore NSW 2192

GCA Report No.: E21260-1

Date: 3rd December 2021

Copies	Recipient/Custodian
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	**Sarah Houlahan** *Environmental Consultant*	**Nick Caltabiano** *Project Manager*	2nd December 2021
FINAL	**Sarah Houlahan** *Environmental Consultant*	**Nick Caltabiano** *Project Manager*	3rd December 2021

Report Revision	Details	Report No.	Date	Amended By
0	FINAL Report	E21260-1	3rd December 2021	-

Issued By:

Joe Nader

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TABLE OF CONTENTS

APPENDICES

Executive Summary

Geotechnical Consultants Australia Pty Ltd (GCA) were appointed by Ms. Daniella Asaf of Montessori Academy Group Developments Pty Ltd (the client) to undertake a Preliminary Site Investigation (PSI) for the property located at No. 427 Burwood Road Belmore NSW 2192 (the site). The site is legally identified as Lot 8 to 12/-/DP11289 and A/-/DP420721, with an area of approximately 1,784.5m^2. The site is currently zoned as B2 – Local Centre.

The proposed development for this site includes alterations and conversion of the existing commercial business space to a childcare facility centre.

The objectives of the PSI were to provide a preliminary assessment of current or historical potentially contaminating activities that may have impacted the site. The scope of work undertaken includes:

- A site inspection to identify potential sources of contamination;
- Historical investigations relating to the site (if any);
- Local Council records and planning certificates;
- NSW Environment Protection Authority (EPA) environmental contaminated lands register;
- Protection of the Environment Operations (POEO) Act public register;
- Dial-Before-You-Dig enquiry for an evaluation into local underground services and assets;
- Review of local geological and hydrogeological information, including an evaluation of the WaterNSW registered groundwater bore database; and
- Acid Sulphate Soils (ASS) data maps.

A site investigation was undertaken on the 30th November 2021 by a qualified environmental consultant. The site was a rhomboid-shaped lot that contained a commercial building, comprised of six (6) lots. The site was sealed with concrete groundcover.

There were no visible or aromatic indicators of potential contamination. There were also no obvious features associated with any underground tanks (bowsers, breather pipe, inlet valve and piping) or odour that would indicate the potential for contamination.

GCA considers the potential for significant contamination of soil and groundwater within the site to be low. Therefore, we find that the site can be considered suitable for the proposed development and land use, providing the recommendations in Section 12 below are implemented.

1. Introduction

Geotechnical Consultants Australia Pty Ltd (GCA) were appointed by Ms. Daniella Asaf of Montessori Academy Group Developments Pty Ltd (the client) to undertake a Preliminary Site Investigation (PSI) for the property located at No. 427 Burwood Road Belmore NSW 2192 (the site). The site is legally identified as Lot 8 to 12/-/DP11289 and A/-/DP420721, with an area of approximately 1,784.5m^2. The site is currently zoned as B2 – Local Centre.

A site inspection was undertaken on the 30th November 2021 by a qualified environmental consultant. Reporting and site photographs were collected on this date (**Appendix A**) with reference to the relevant regulatory criteria (Section 2, Scope of Work). Further information obtained during the inspection is described in Section 4 of this report.

1.1 Proposed Development

The proposed development for this site includes alterations and conversion of the current commercial business space to a childcare facility centre.

Based on the proposed development, the appropriate NEPM Assessment Criteria for future reporting is Residential (A) based on the sensitive human health risk of the intended future use of the site. Current architectural drawings are attached in **Appendix B**.

1.2 Objective of PSI

This PSI report provides a preliminary assessment of current and/or historical potentially contaminating activities that may have impacted the site.

1.3 Trigger for Assessment

The trigger for this assessment is to support a developmental proposal submitted to Council.

2. Scope of Work

The PSI has been prepared in general accordance with the following regulatory framework:

- NSW Environmental Protection Authority (EPA) "Consultants Reporting on Contaminated Land: Contaminated Land Guidelines" (2020);
- NEPM "*Schedule B2 – Guideline on Site Characterisation*" (2013);
- State Environment Protection Policy 55 (SEPP 55). Remediation of Land Under the Environmental Planning and Assessment Act 1997;
- National Environmental Protection (Assessment of Site Contamination) Measure – National Environmental Protection Council 2013; and
- Canterbury Local Environmental Plan (2012).

The scope of works required to complete the PSI includes:

- A site inspection for evidence of sources of potential contamination onsite and neighbouring properties;
- Historical investigations relating to the site (if any);
- Historical aerial photographs;
- Local Council records and planning certificates;
- NSW EPA environmental contaminated lands register;
- Protection of the Environment Operations (POEO) Act public register;
- Dial-Before-You-Dig enquiry for an evaluation into local underground services and assets;
- Review of local geological and hydrogeological information, including an evaluation of the WaterNSW registered groundwater bore database;
- Acid Sulphate Soils (ASS) data maps;
- Establish whether data gaps may exist within the investigation;

- Development of a Conceptual Site Model (CSM) to identify the connections between potential sources of contamination, exposure pathways, and human/ecological receptors; and
- Recommendations for additional investigations (if any), based on the identified data gaps and findings of the PSI.

3. Site Details

Table 1. Site Details

Address	427 Burwood Road Belmore NSW 2192
Deposited Plan	Lot 8 to 12/-/DP11289 and A/-/DP420721
Zoning	B2 – Local Centre
Locality Map	**Figure 1, Appendix A**
Site Plan	**Figure 2, Appendix A**
Area (approx.)	1,784.5m^2

Table 2. Surrounding Land Use

Direction from Site	Land Use
North	Commercial properties
East	Carpark followed by commercial properties
South	Commercial properties
West	Belmore Road followed by commercial properties

4. Site Condition

A qualified environmental consultant inspected the site on the 30th November 2021. Site photographs are provided in **Appendix A**. Observations noted during the inspection are summarised below:

- The site contains a brick and concrete commercial building across the extent;
- The rear of the site building exited onto asphalt groundcover;
- The entire site was sealed;
- The entrance to the site had tiled groundcover;
- The site gradient remains consistent across the entire area of the property;
- There were no visibility or aromatic indicators of potential contamination; and
- The nearest surface water receptor was Wooli Creek located >3km West of the site.

Sensitive receptors within a 500m radius includes residential properties Canterbury League Club (located approximately 140m north-west of the site), Belmore Train Station (located approximately 195m north of the site), All Saints Greek Orthodox Church (located approximately 395m north-east of the site), All Saints Grammar School – Primary Campus (located approximately 460m north-east of the site), Belmore Sports Ground (located approximately 398m east of the site) and Belmore Church of Christ (located approximately 320m south of the site).

5. Site History

5.1 History of Region and Site

A review of the historical aerial photographs indicates how the site and surrounding suburbs have changed over time.

Table 3. Summary of Historical Aerial Photographs

Year	Description of Image
1943	The site contained a residential dwelling. The surrounding area was low density residential and vegetated land.
1955	The site remains unchanged. The surrounding area has increased in residential developments.
1970	The site has undergone significant change, the residential building was demolished and a large commercial building occupied the entire site. The surrounding area remains relatively unchanged.
2000	The site remains unchanged. The surrounding area had increased in commercial developments.
2009	The site and surrounding area remained consistent with the image taken in 2000.
2015	The site and surrounding area remained consistent with the image taken in 2000.
2021	The site and surrounding area remained consistent with the image taken in 2014.

5.2 Section 10.7 (2) Planning Certificate

A Section 10.7 Planning Certificate describes how a property may be used and the restrictions on development. The Planning Certificate is issued under Section 149 of the Environmental Planning and Assessment Act 1979. At the time of reporting, GCA could not get access to the Planning Certificate.

5.3 NSW EPA Contaminated Land Register

A search within the NSW EPA contaminated land register was undertaken for the site. No results were found within 200m radius of the site.

5.4 Protection of the Environment Operations Act (POEO) Public Register

A search on the POEO public register of licensed and delicensed premises (DECC) was undertaken for the site. No results were found within 200m radius of the site.

5.5 SafeWork NSW Hazardous Goods

A search was not undertaken with NSW SafeWork for historical dangerous goods stored onsite. However, based on the historical ownership and historical aerial photographs of the site, no evidence of historical storage of dangerous goods were identified.

5.6 Product Spill and Loss History

The site inspection carried out found no evidence to suggest chemical contamination impact on the site (i.e. chemical staining, unhealthy vegetation).

5.7 Dial Before You Dig

A Dial-Before-You-Dig request was not required for this site as no intrusive sampling processes were undertaken.

6. Geology and Hydrology

The Geological Map of Sydney (Scale 1:100,000), published by the Department of Minerals and Energy indicates the site located within a geological region characterised by the Ashfield Shale (Wianamatta Group). This formation is regionally characterised by laminite and dark grey shale.

A review of the regional maps by the NSW Government Environment and Heritage indicates the site is generally located within the Blacktown landscape group. Blacktown landscape group is normally recognised by undulating rises on Wianamatta Group shales and Hawkesbury shale.

Local relief of Blacktown landscape is typically up to 30 m, with slopes of usually less than 5%. Soils of Blacktown landscape group is generally consisting of shallow to moderately deep (< 100cm) Red and Brown Podzolic Soils on crests, upper slopes, and well-drained areas; deep (150-300 cm) Yellow Podzolic Soils and Soloths on lower slopes and in areas of poor drainage.

A groundwater bore search was conducted on 1st December 2021 and five (5) registered groundwater bores were detected within a 500m radius of the site. Bore log data from GW109519 indicate a maximum depth of 6m and no lithological data were recorded.

7. Acid Sulphate Soils

To determine the potential for Acid Sulphate Soils (ASS) to occur at the site, data were reviewed utilising the NSW Department of Planning, Industry and Environment (DPIE) and eSPADE map viewer. The ASS maps identify five (5) classes of sulphuric acid on land, with Class 1 being the highest at risk of ASS.

The data obtained indicated that the site is located in an area with "no known occurrence".

8. Areas of Environmental Concern

Based on the above information, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Potential Concern (CoPC) for the site were identified and summarised.

Table 4. AEC and Associated CoPC

AEC	Potentially Contaminating/ Hazardous Activity	CoPC	Likelihood of Site Impact	Comments
Entire site	Importation of fill material from unknown origin. Historical onsite operations.	Metals, TPH, BTEX, PAH, OCPs/OPPs, Asbestos	Low	Based on site observations, the presence of imported fill material is possible. However, the site has contained a commercial building across the extent since at least 1970.

Abbreviations: Asbestos Containing Materials (ACM), Hazardous Materials Survey (HMS), Benzene Toluene Ethylbenzene and Xylene (BTEX), Ozone Depleting Substances (ODS), Polychlorinated biphenyls (PCBs), Polycyclic Aromatic Hydrocarbon (PAH), Total Petroleum Hydrocarbons (TPH), Synthetic Mineral Fibres (SMF), Organochlorine Pesticides (OCPs), Organophosphorus Pesticides (OPPs).

9. Conceptual Site Model

A CSM was developed to provide an indication of potential risks associated with contamination source and contamination migration pathways, receptors and exposure mechanisms. The CSM provides a framework for the review of the reliability and useability of the data collected and to identify data gaps in the existing site characterisation. Here, we consider the connections between the following elements:

- Potential contamination sources and their associated CoPC;
- Potential human receptors that may be impacted by the site contamination are current and future site users including occupants to the dwelling/infrastructures onsite, site workers and the general public within the immediate vicinity of the site;
- Potential environmental receptors to the site including but not limited to: groundwater and surface water bodies, residual soils at and/or nearby the site;
- Potential exposure pathways; and
- Whether source-pathway-receptor connections are complete based on current and future suite conditions.

Table 5. Conceptual Site Model

Potential Sources	Potential Receptor	Potential Exposure Pathway	Complete Connection	Risk	Justification/Control Measures
Contaminated soil from importation of uncontrolled fill across the site. Historically onsite operations. ACM, Lead Paint and other Heavy Metals from onsite building. Aerosolised contaminated particles from nearby railway corridor.	Site occupants, workers, general public	Dermal contact, inhalation/ ingestion of particulates.	Limited (current)	Low	Exposure to potentially contaminated soils is limited.
			No (future)	Low	If present, impacted soils are required to be disposed of and remediated offsite.
	Natural soils	Migration of contaminants from fill layer.	Limited (current)	Low	Considering the entire site is sealed with concrete groundcover, migration to natural soils is limited.
			No (future)	Low	If present, impacted soils are required to be disposed of and remediated offsite.
	Wooli Creek	Migration of impacted groundwater and surface water run-off.	No (current)	Low	Unlikely surface waters would reach this receptor considering the creek is located >3km west of the site.
			Limited (future)	Low	If present, contaminated soils and groundwater would require remediation.
	Underlying aquifer	Leaching and migration of contaminants through groundwater infiltration.	Unknown (current)	Low	Migration of CoPC is unlikely at this location.
			Limited (future)	Low	If present, contaminated soil and/or groundwater would require remediation.

10. Data Gaps

The following data gaps have been identified at the site:

- Condition of soils and groundwater (if present) beneath the site.

11. Conclusion

GCA considers the potential for significant contamination of soil and groundwater within the site to be low. Therefore, we find that the site can be considered suitable for the proposed development and land use, providing the recommendations in Section 12 below are implemented.

12. Recommendations

Based on the information collected and available during this investigation, the following recommendations have been made:

- The demolition of any structures and excavation activity on site be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements;
- A site specific 'Unexpected Finds Protocol' is to be made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos; and
- Any soils requiring excavation, onsite reuse and/or removal must be classified in accordance with "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA (2014).

References

- National Environment Protection Measures (2013);
- NSW Environmental Protection Authority (EPA), Consultants Reporting on Contaminated Land: Contaminated Land Guidelines, 2020;
- State Environment Protection Policy 55 (SEPP 55). Remediation of Land under the Environmental Planning and Assessment Act;
- SafeWork NSW, *Site Search for Schedule 11 Hazardous Chemical on Premises;*
- Protection of the Environment Operations Act (POEO) Public Register, https://www.epa.nsw.gov.au/licensing-and-regulation/public-registers, accessed on 1st December 2021;
- NSW EPA- Contaminated land register, https://apps.epa.nsw.gov.au/prclmapp/sitedetails.aspx, accessed on 1st December 2021;
- Topography – map.com, https://en-au.topographic-map.com/, accessed on 1st December 2021;
- WaterNSW, https://realtimedata.waternsw.com.au/, accessed on 1st December 2021.

Limitations

The findings of this report are based on the scope of work outlined in Section 2. 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. GCA will not be liable to revise the report to account for any changes in site characteristics, regulatory requirements 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:

Sarah Houlahan
Environmental Consultant

Reviewed by:

Nick Caltabiano
Project Manager

APPENDIX A

Figures and Site Photographic Log

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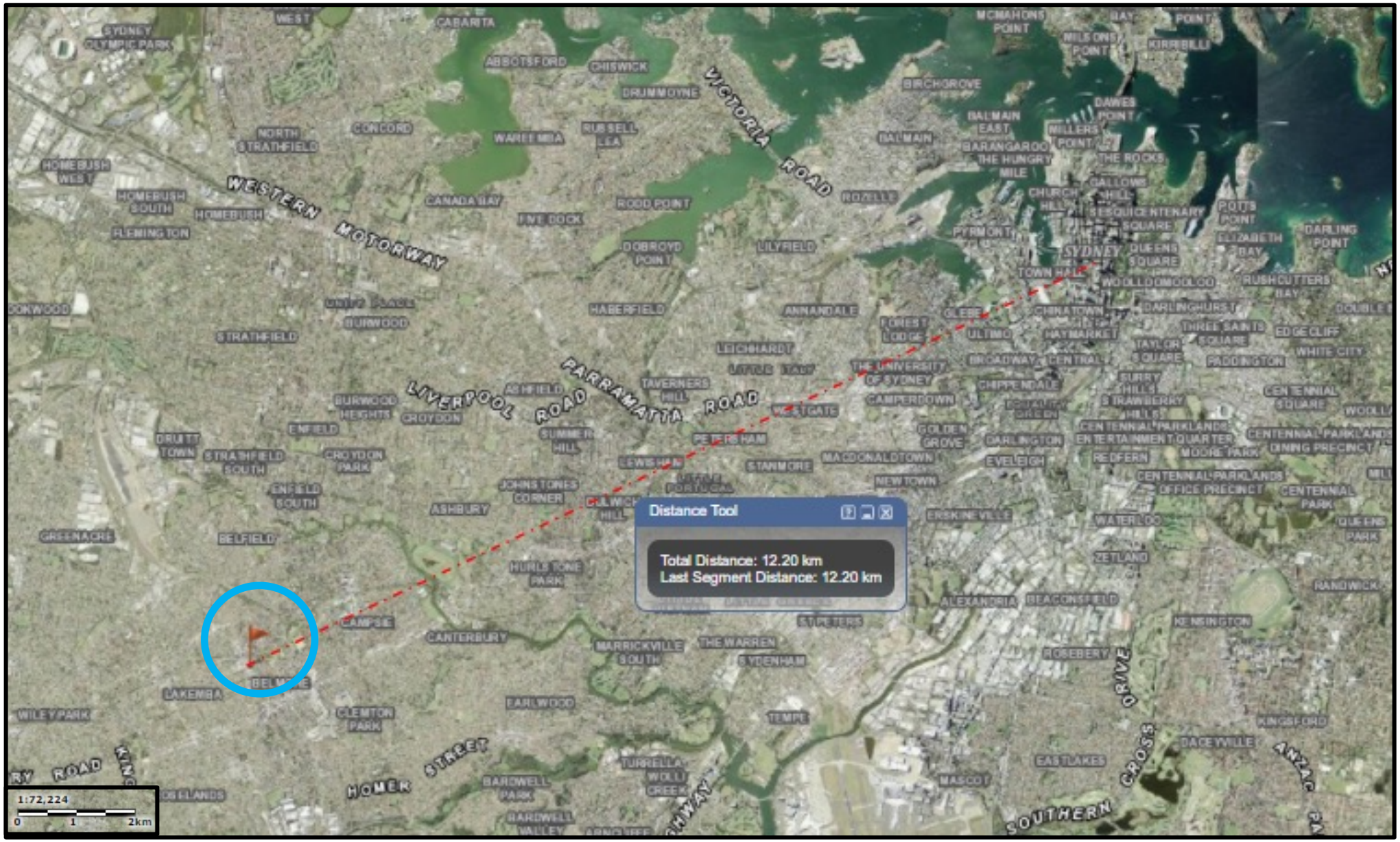
Figure 1. The site is located approximately 12.20km south west of Sydney CBD. Scale bar = 2km.



Site location

Source: Six Maps 2021

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

Figure 2. The approximate area of the entire site is 1,784.5m^2. Scale bar = 10m

Source: Near Map 2021

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

Figure 3. Aerial image of the site and surrounding area in 1943. The site contained a residential dwelling. The surrounding area was low density residential and vegetated land. Scale bar = 10m.

Source: Six Maps 2021

Figure 3	Aerial Image 1943
Project	427 Burwood Road, Belmore NSW 2192

N

Figure 4. Aerial image of the site and surrounding area in 1955. The site remains unchanged. The surrounding area has increased in residential developments. Scale bar = 60m.

Site location

Source: Historical Images 2021

Figure 4	Aerial Image 1955
Project	427 Burwood Road, Belmore NSW 2192

Figure 5. Aerial image of the site and surrounding area in 1970. The site has undergone significant change, the residential building was demolished and replaced by a large commercial building. The commercial building occupied the entire site. The surrounding area remains relatively unchanged. Scale bar = 60m.

Source: Metro Map 2021

Figure 5	Aerial Image 1970
Project	427 Burwood Road, Belmore NSW 2192

Figure 6. Aerial image of the site and surrounding area in 2000. The site remains unchanged. The surrounding area had increased in commercial developments. Scale bar = 10m.

Source: Near Map 2021

Figure 6	Aerial Image 2000
Project	427 Burwood Road, Belmore NSW 2192

Figure 7. Aerial image of the site and surrounding area in 2009. The site and surrounding area remained consistent with the image taken in 2000. Scale bar = 10m, inserted image scale bar = 20m.

Source: Near Map 2021

Figure 7	Aerial Image 2009
Project	427 Burwood Road, Belmore NSW 2192

Figure 8. Aerial image of the site and surrounding area in 2015. The site and surrounding area remained consistent with the image taken in 2009. Scale bar = 10m, inserted image scale bar = 20m.

Source: Near Map 2021

Figure 8	Aerial Images: 2015
Project	427 Burwood Road, Belmore NSW 2192

Figure 9. Aerial image of the site and surrounding area in 2021. The site and surrounding area remained consistent with the image taken in 2015. Scale bar = 10m, inserted image scale bar = 20m.

Source: Near Map 2021

Figure 9	Aerial Images: 2021
Project	427 Burwood Road, Belmore NSW 2192

Figure 10. View of site from Burwood Road, the site contained a two storey brick and concrete commercial building with an awning.

Figure 11. The entrance to the site was tiled and sealed.

Figure 12. Burwood Road view of the site entrance.

Figure 13. Rear of the site. The site building exit had metal stairs that led to an asphalt covered area.

Figure 14. Rear of site contained asphalt groundcover.

Figure 15. Rear of the site. The site building was bricked in this area, supported by concrete pylons and had a concrete staircase. Graffiti was present across much of the first storey external walls.

APPENDIX B

Property Report and Relevant Site Information

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

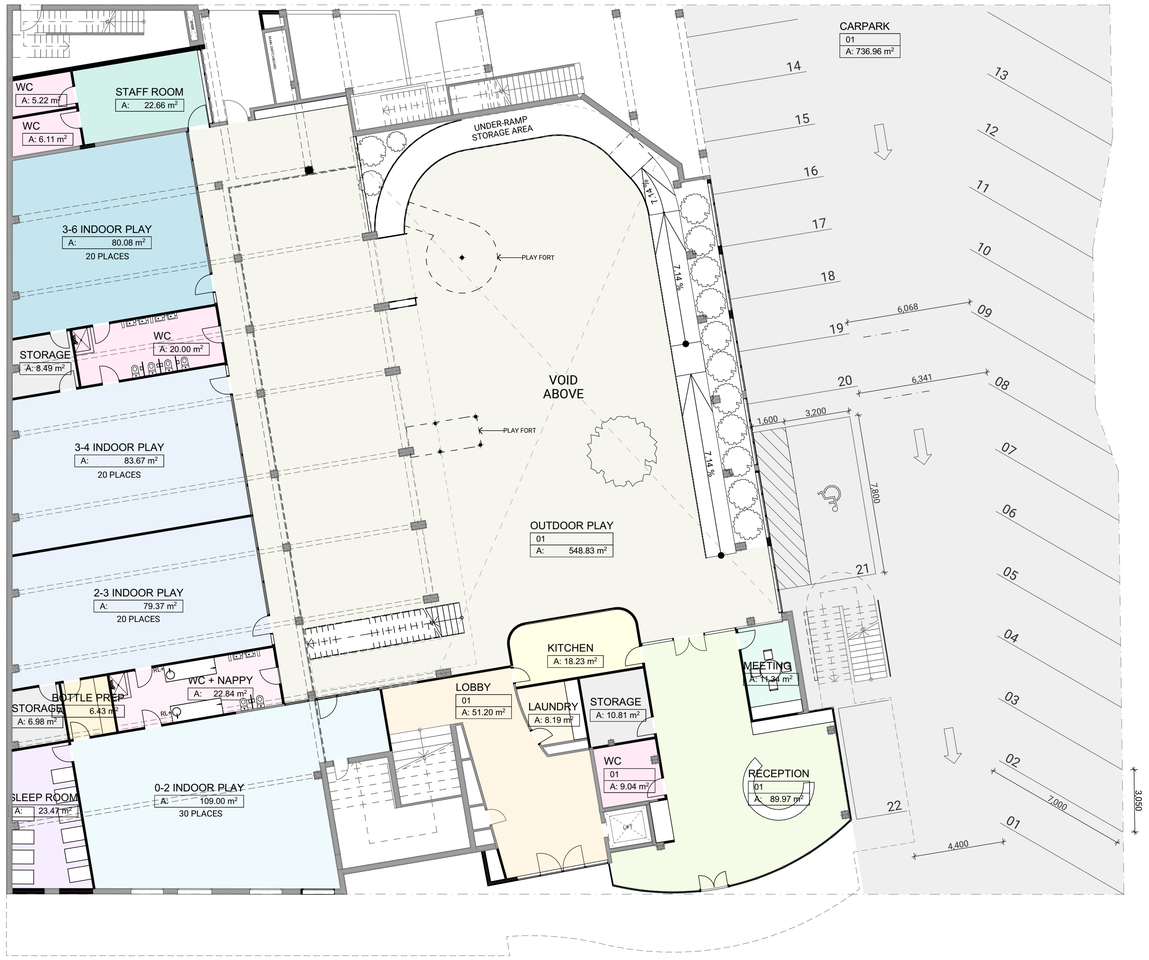
State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- 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 and Consents) 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: Excluded (pub. 17-9-2021)
- 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
Regional Plan Boundary	Greater Sydney



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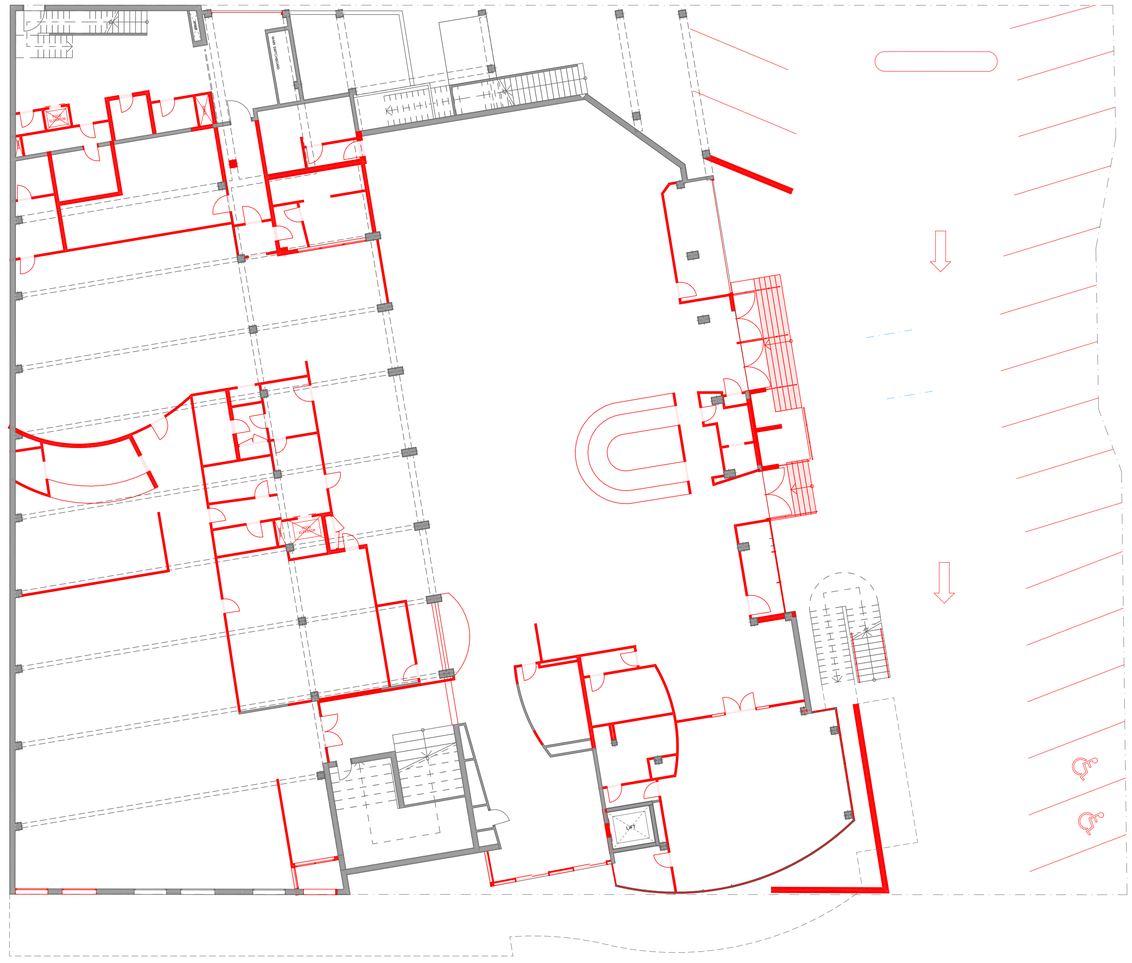

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CHILDCARE CENTRE - 120 PLACES

INDOOR PLAY AREAS			
Zone Category	Calculated Area	Required Area	No. Children
0-2 INDOOR PLAY	109.00	97.50	30
2-3 INDOOR PLAY	79.37	65.00	20
3-4 INDOOR PLAY	83.67	65.00	20
3-6 INDOOR PLAY	80.08	65.00	20
3-6 INDOOR PLAY	109.55	97.50	30

OUTDOOR PLAY AREA			
Zone Category	Calculated Area	Required Area	No. Children
OUTDOOR PLAY	959.28	840	120

GFA CALCULATION

GFA SCHEDULE EXCL. OUTDOOR PLAY		
Home Story Name	Zone Category	Calculated Area
GROUND FLOOR - BURWOOD RD	GFA	701.87
FIRST FLOOR - COMMERCIAL	GFA	753.13
		1,455.00 m²

GFA SCHEDULE INCL. OUTDOOR PLAY		
Home Story Name	Zone Category	Calculated Area
GROUND FLOOR - BURWOOD RD	GFA	701.87
GROUND FLOOR - BURWOOD RD	GFA (OUTDOOR PLAY)	611.61
FIRST FLOOR - COMMERCIAL	GFA	753.13
FIRST FLOOR - COMMERCIAL	GFA (OUTDOOR PLAY)	541.10
		2,607.71 m²

2014 BUR 427 Burwood Rd, Belmore.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
01 - WIP	Work in Progress		Transmittal Set

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
GROUND FLOOR PLAN

REV
01 - WIP
ISSUED ON: Work in Progress

SCALE
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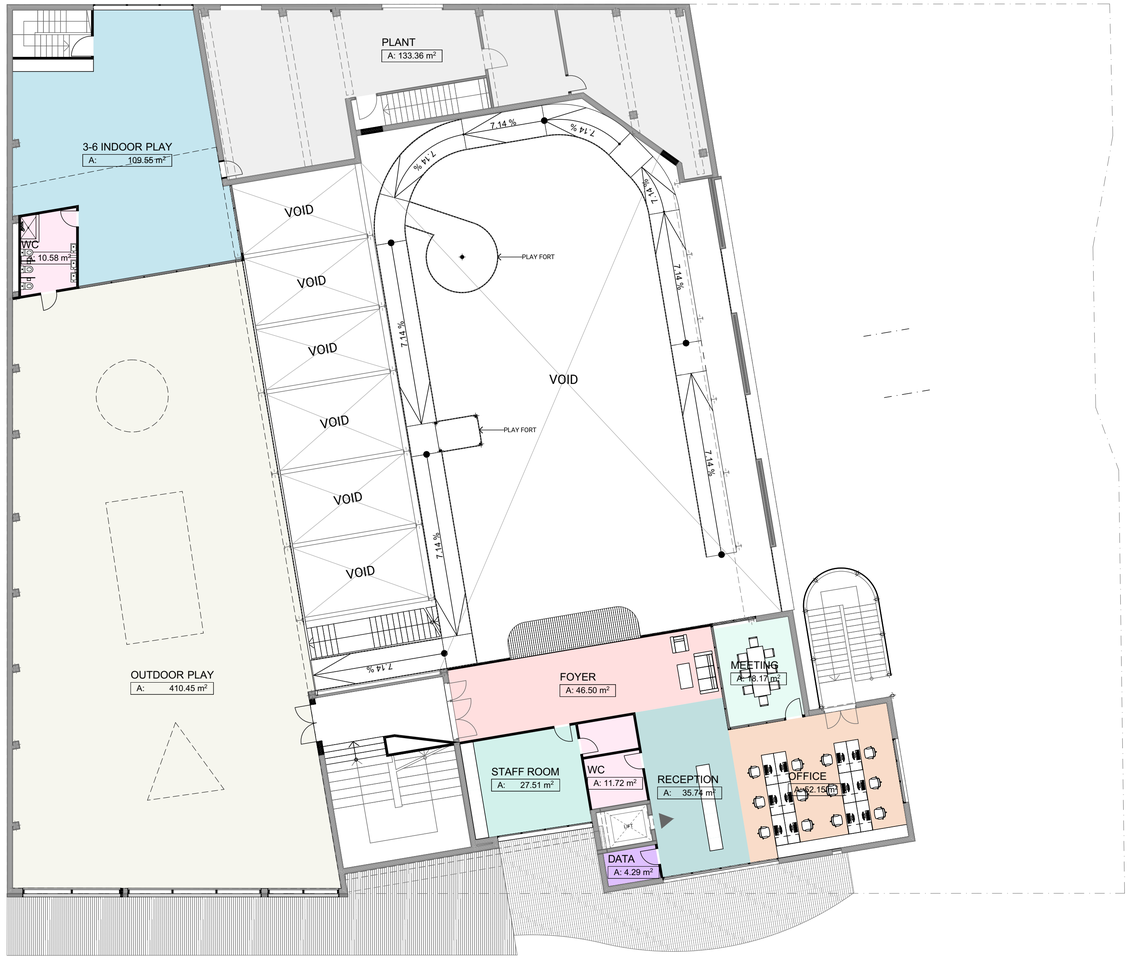
PAPER SIZE A1



2 PROPOSED FF
1:150

1 DEMOLITION FF
1:150

AREA SCHEDULE

FIRST FLOOR AREAS	
Zone Category	Calculated Area
3-6 INDOOR PLAY	109.55
DATA	4.29
FOYER	46.50
MEETING	18.17
OFFICE	52.15
OUTDOOR PLAY	410.45
PLANT	133.36
RECEPTION	35.74
STAFF ROOM	27.51
WC	22.30

GFA CALCULATION

GFA SCHEDULE EXCL. OUTDOOR PLAY		
Home Story Name	Zone Category	Calculated Area
GROUND FLOOR - BURWOOD RD	GFA	701.87
FIRST FLOOR - COMMERCIAL	GFA	753.13
		1,455.00 m²

GFA SCHEDULE INCL. OUTDOOR PLAY		
Home Story Name	Zone Category	Calculated Area
GROUND FLOOR - BURWOOD RD	GFA	701.87
GROUND FLOOR - BURWOOD RD	GFA (OUTDOOR PLAY)	611.61
FIRST FLOOR - COMMERCIAL	GFA	753.13
FIRST FLOOR - COMMERCIAL	GFA (OUTDOOR PLAY)	541.10
		2,607.71 m²

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REVISION HISTORY:

Rev	Date	Chk	Transmittal Set Name
01 - WIP	Work in Progress		Transmittal Set

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

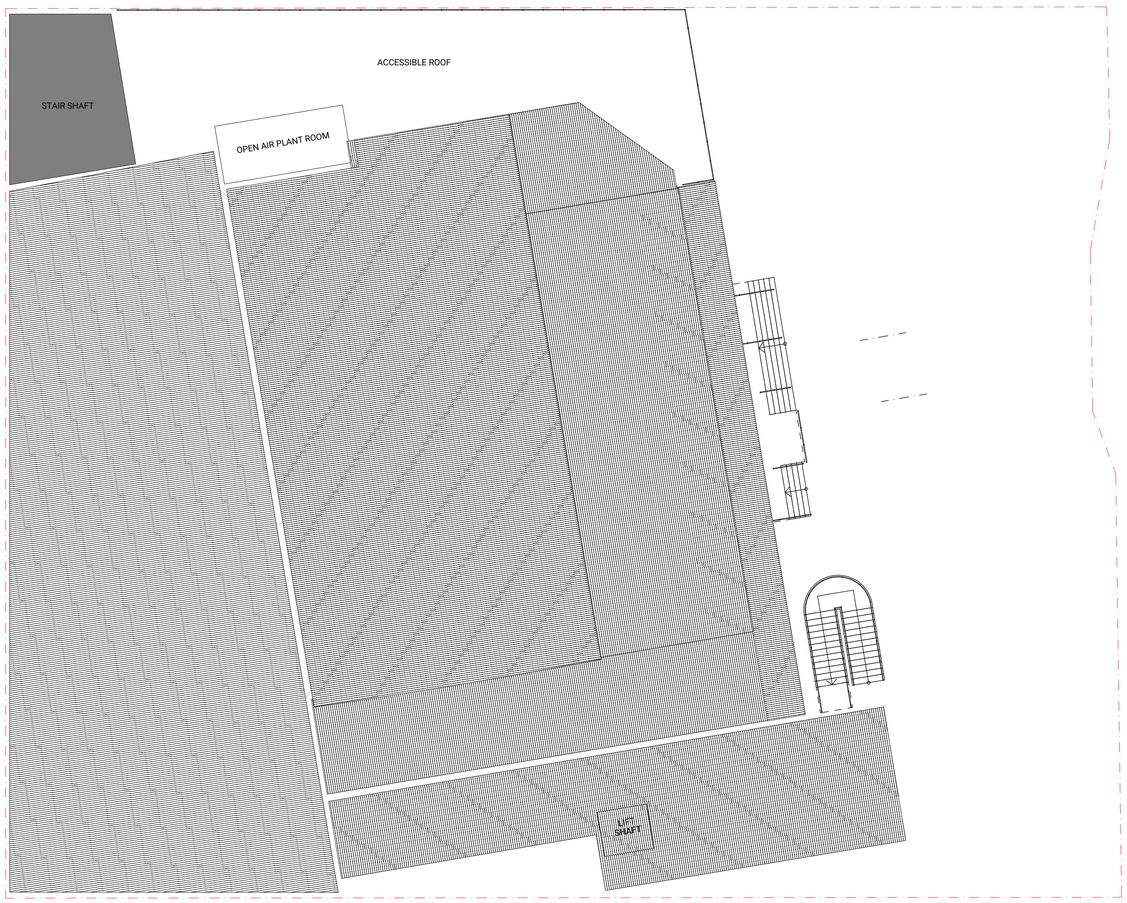
PROJECT STAGE

FEA ■ SD DD APP CC TEN CA PC

SHEET
A101
TITLE
FIRST FLOOR PLAN

REV
01 - WIP
ISSUED ON: Work in Progress

SCALE
1:150, 1:1
PAPER SIZE A1



1 EXISTING RF
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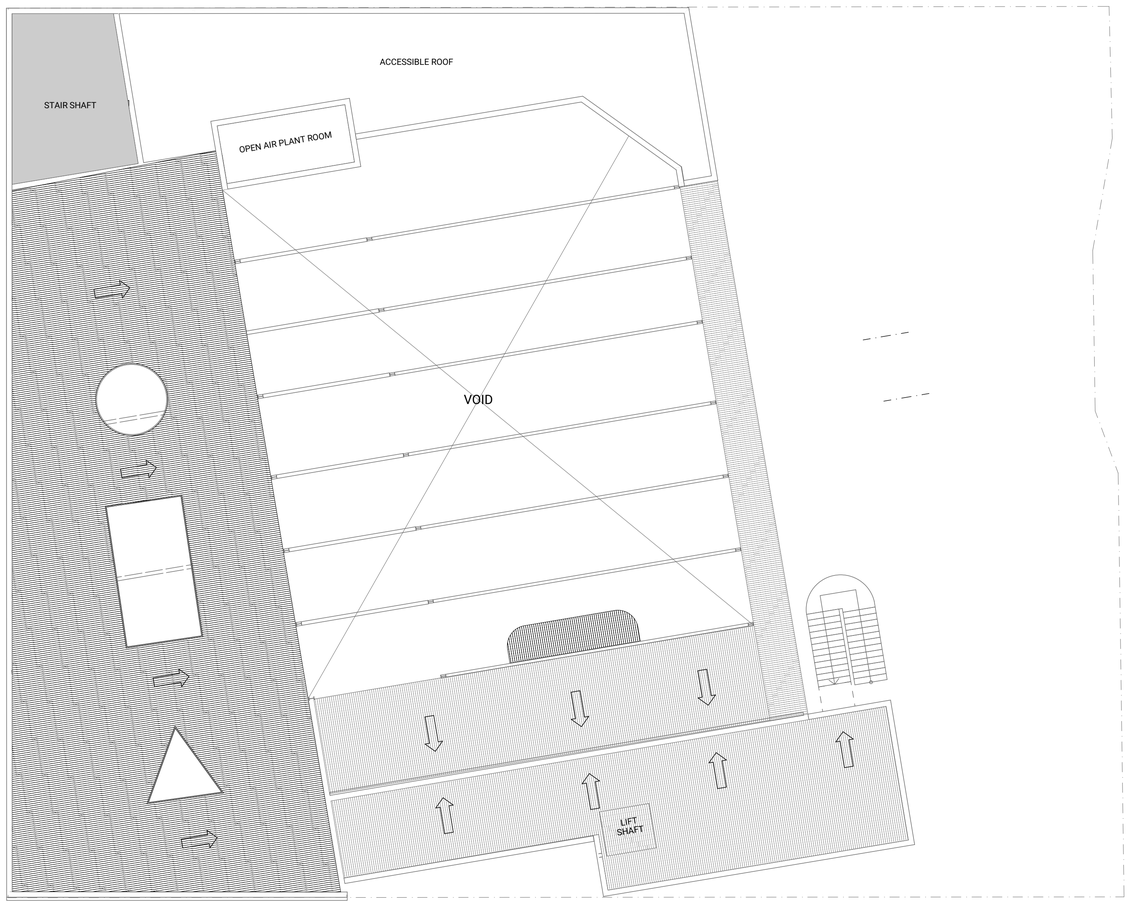

2 PROPOSED RF
1:150

2014 BUR 427 Burwood Rd, Belmore.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:

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CLIENT Mr Charles Assaf
CCA Investments Trust

CONTRACTOR

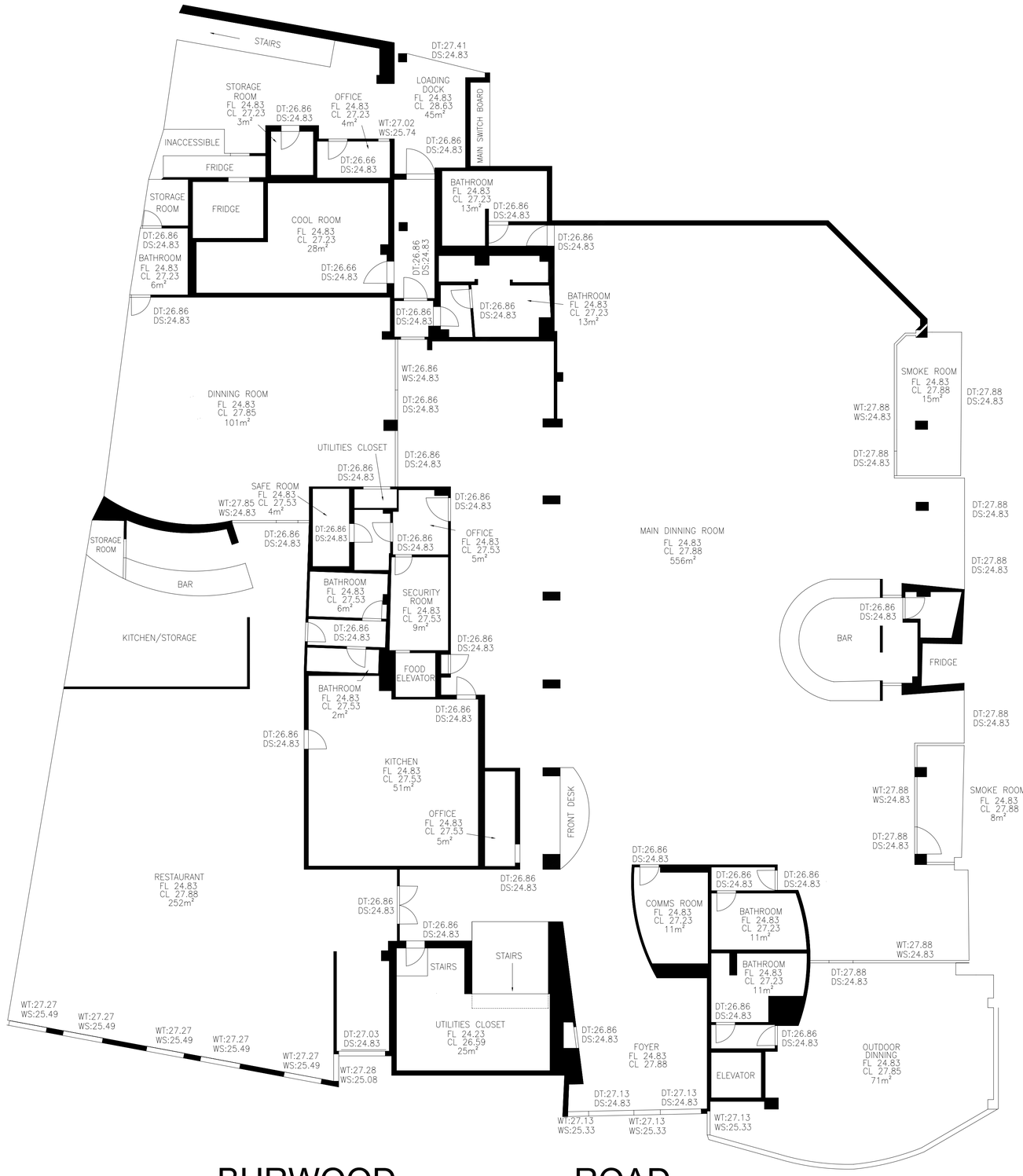
PROJECT STAGE

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

SHEET
A102
TITLE
ROOFTOP PLAN

REV
01 - WIP
ISSUED ON: Work in Progress

SCALE
1:150
PAPER SIZE A1



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

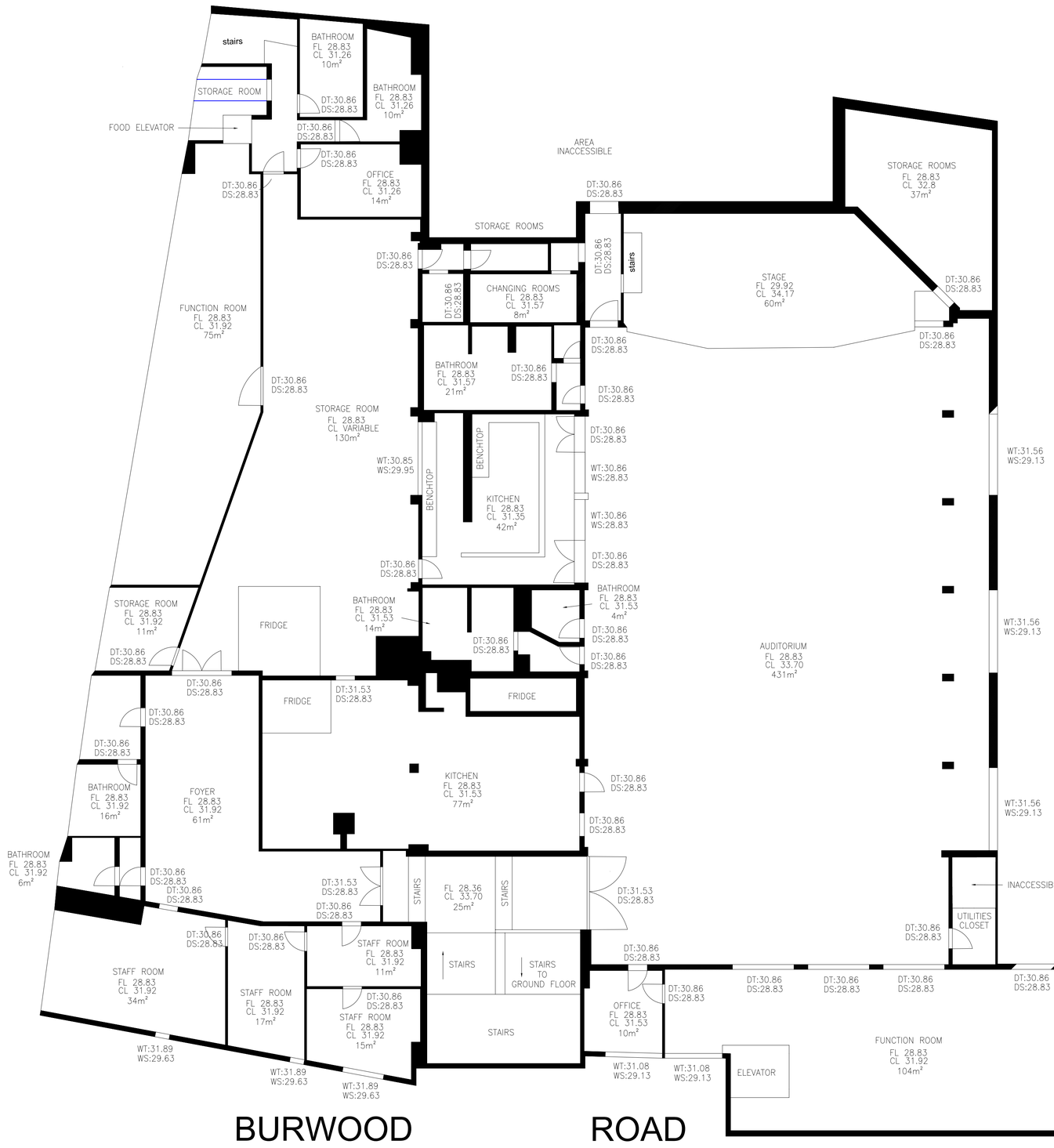
PLAN SHOWING INTERNAL FLOOR PLAN
AT 427 BURWOOD ROAD, BELMORE

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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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 2 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

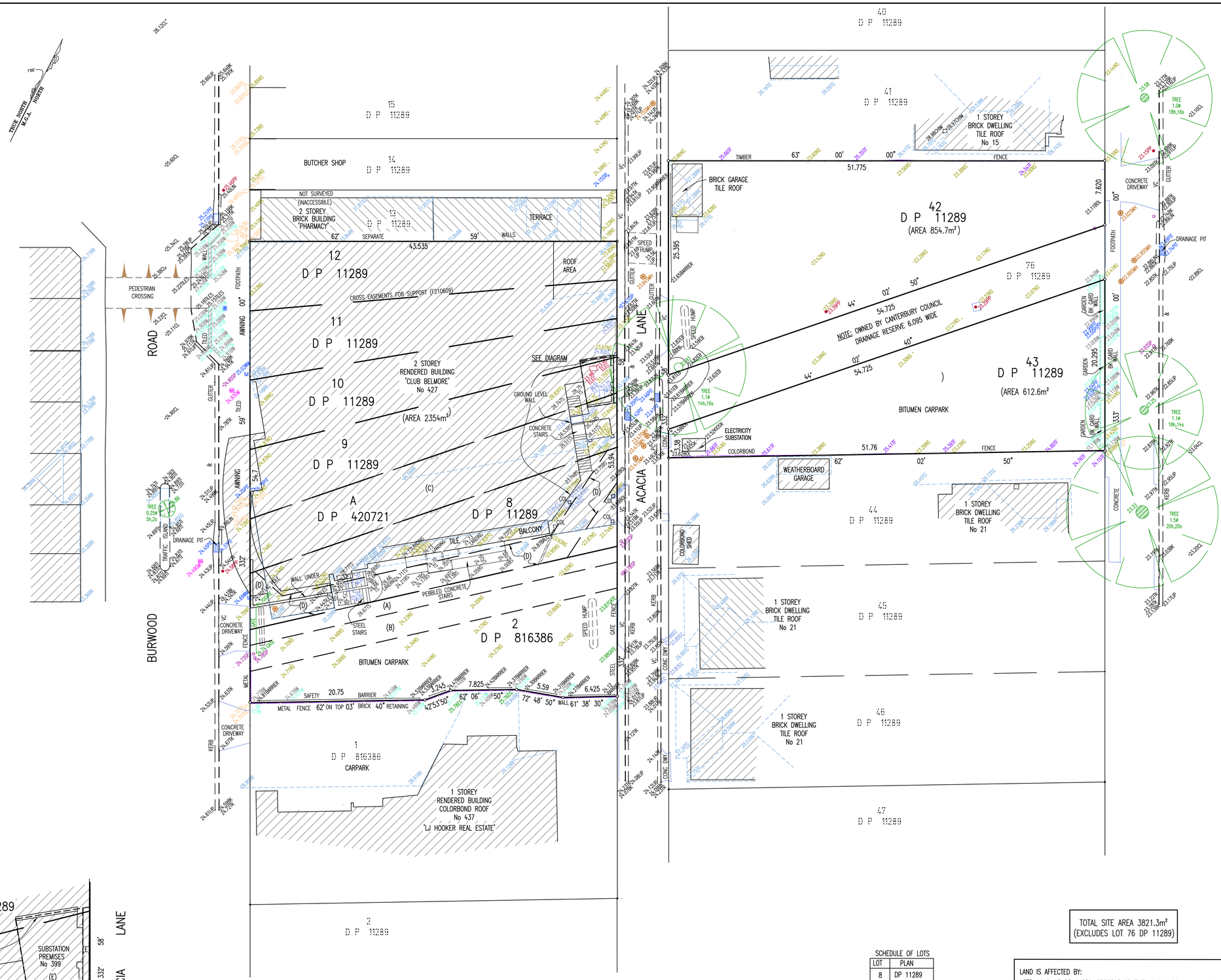

DIAGRAM
NOT TO SCALE

ISSUE	DATE	AMENDMENT	BY

TYPICAL NOTES:

1. ORIGIN OF LEVELS SSM 68100, R.L.24.994 (A.H.D.)
2. BEARINGS ARE ON MGA NORTH.
3. NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
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6. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY AND THE RELEVANT SERVICE DIAGRAMS OF THE VARIOUS AUTHORITIES. ALL SERVICE MUST BE VERIFIED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN. VERIS AUSTRALIA PTY LTD BEAR NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE SERVICES SHOWN HEREON.
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10. CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY ONLY. SPOT LEVELS SHOULD BE USED IF DETAILED DESIGN IS TO BE UNDERTAKEN.
11. CONTOUR INTERVAL XXX METRE.

LEGEND OF TYPICAL CODES

AE	ARCHITECTURAL EMBELLISHMENT	MLID	METAL LID
AP	ALIGNMENT PIN	NS	NATURAL SURFACE
AWN	AWNING	OCC	OCCUPANCY
BALC	BALCONY	OPT	OPTUS PIT
BAWN	BOTTOM OF AWNING	PC	PRAM CROSSING
BB	BOTTOM OF BANK	PED	PEDESTRIAN CROSSING
BCH	BOTTOM OF CHIMNEY	PERG	PERGOLA
BD	BOTTOM OF DOOR	PM	PERMANENT MARK
BDY	BOUNDARY	PP	POWER POLE
BF	BOTTOM OF FENCE	RCK	ROCK
BHR	BOTTOM OF HANDRAIL	RLWY	RAILWAY
BIT	BITUMEN	RM	REFERENCE MARK
BK	BOTTOM OF KERB	RR	ROOF RIDGE
BLD	BUILDING	RSN	CONCRETE NAIL
BM	BENCH MARK	SEW	SEWER
BOL	BOLLARD	SHR	SHRUB
BR	BOTTOM OF ROCK	SIP	SEWER INSPECTION PIT
BRK	BRICK	SLH	SEWER LAMP HOLE
BRW	BOTTOM OF RETAINING WALL	SMH	SEWER MANHOLE
BS	BOTTOM OF STEPS	SP	SIGN POST
BW	BOTTOM OF WALL	SSM	STATE SURVEY MARK
BWIN	BOTTOM OF WINDOW	SV	STOP VALVE
CHM	CHIMNEY	SW	STORM WATER
CL	CENTRELINE	TARCH	TOP OF ARCH
CLID	CONCRETE LID	TAWN	TOP OF AWNING
COL	COLUMN	TB	TOP OF BANK
COM	COMMUNICATIONS PIT	TBX	TELSTRA BOX
CONC	CONCRETE	TCH	TOP OF CHIMNEY
CPT	CARPORT	TD	TOP OF DOOR
D	DOOR	TEL	TELSTRA PIT
DD	DISH DRAIN	TELP	TELSTRA PILLAR
DH	DRILL HOLE	TF	TOP OF FENCE
DHW	DRILL HOLE & WINGS	TG	TOP OF GUTTER
DWY	DRIVEWAY	THR	TOP OF HANDRAIL
EB	EDGE OF BITUMEN	TI	TRAFFIC ISLAND
EBOX	ELECTRICITY BOX	TK	TOP OF KERB
EC	EDGE OF CONCRETE	TL	TRAFFIC LIGHT
ED	EDGE OF DOOR	TP	TOP OF PARAPET
EG	EDGE OF GARDEN	TR	TREE
ELEC	ELECTRICITY PIT	TRF	TOP OF ROOF
EP	EDGE OF PATH	TRK	TOP OF ROCK
ER	EDGE OF ROAD	TRW	TOP OF RETAINING WALL
FCE	FENCE	TS	TOP OF STEPS
FL	FLOOR LEVEL	TW	TOP OF WALL
FFL	FINISHED FLOOR LEVEL	TWIN	TOP OF WINDOW
FP	FENCE POST	US	UNDERSIDE
GD	GLASS DOOR	UAWN	UNDERSIDE OF AWNING
GL	GROUND LEVEL	UKS	UNKNOWN SERVICE
GM	GAS METER	USB	UNDERSIDE OF BEAM
HPG	HIGH POWERED GAS	USC	UNDERSIDE OF CEILING
HR	HANDRAIL	USE	UNDERSIDE OF EAVE
HYD	HYDRANT	USG	UNDERSIDE OF GUTTER
IL	INVERT LEVEL	V	VENT
K	KERB	VER	VERANDAH
LIN	LINTEL	VC	VEHICLE CROSSING
LP	LAMP POST	W	WINDOW
MH	MANHOLE	WM	WATER METER

LEGEND OF TYPICAL SERVICES

C	COMMUNICATIONS CABLE	RW	RECYCLED WATER
CWP	CERAMIC STORMWATER PIPE	RM	RISING MAIN
E	UNDERGROUND ELECTRICITY CABLES	RMS	ROADS & MARITIME SERVICES
		S	SEWER
AC AC	UNDERGROUND ELECTRICITY & OPTUS CABLES	SO	SEWER OUTFALL
		ST	SHARED TRENCH
FS	FIRE SERVICE	SW	STORM WATER
G	GAS LINE	SW OK	STORMWATER CREEK
GE	GAS LINE & ELECTRICITY CABLES	T	TELSTRA CABLES
NBN	NATIONAL BROAD BAND CABLES	TC	TELSTRA & GAS CABLES
NG	NATURAL GAS LINE	U	UNKNOWN SERVICE
OH	OVERHEAD CABLES	VO	VODUS CABLES
OPT	OPTUS CABLE	VR	VERIZON CABLES
PE	PRIVATE ELECTRICITY	W	WATER SUPPLY
PS	PRIVATE SEWER	WM	WATER MAIN
PW	PRIVATE WATER		

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2. ALL UNDERGROUND SERVICE INFORMATION HAS BEEN COMPILED FROM SERVICE AUTHORITY PLANS PROVIDED BY THE AUTHORITIES.
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Liability limited by a scheme approved under Professional Standards Legislation

DIAL BEFORE YOU DIG 1100 The Essential First Step

REDUCTION RATIO 1 : 200

0 2 4 6 8 10 12 14 16 18 20

LENGTHS ARE IN METRES

CLIENT: CAMPSIE RSL SUB-BRANCH CLUB LTD

TITLE No: SEE LOT SCHEDULE	REF:201044
DATUM: A.H.D.	ISSUE:1
DATE OF SURVEY: 22.11.18	ISSUE DATE:29.11.18
SURVEYOR: DK	SHEET SIZE:B1
DRAFTER: PH	SHEET 1 OF 2 SHEETS

PLAN OF DETAIL & LEVELS AT No 427 BURWOOD ROAD BELMORE

TOTAL SITE AREA 3821.3m²
(EXCLUDES LOT 76 DP 11289)

SCHEDULE OF LOTS

LOT	PLAN
8	DP 11289
9	DP 11289
10	DP 11289
11	DP 11289
12	DP 11289
42	DP 11289
43	DP 11289
A	DP 420721
2	DP 816386

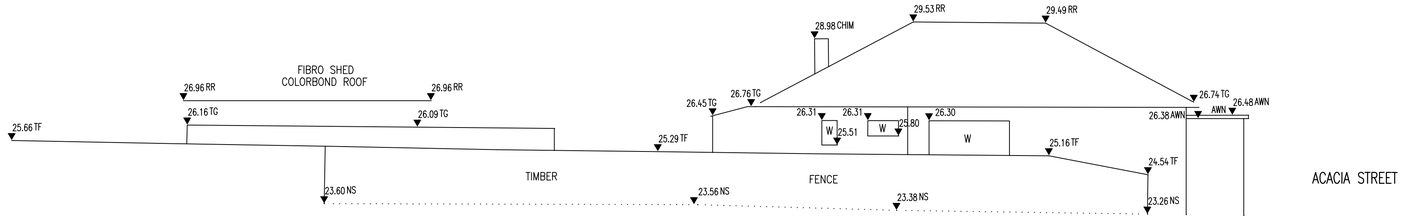
LAND IS AFFECTED BY:

LOTS 11 & 12 DP 11289–CROSS EASEMENTS FOR SUPPORT OF PARTY WALL (F210609)
(A) LOT 2 DP 816386 EASEMENT FOR ELECTRICITY PURPOSES (L221224)
(B) LOT 2 DP 816386 EASEMENT TO DRAIN WATER 3 WIDE (DP 644441)
(C) DRAINAGE RESERVE 6.095 WIDE (H684217)
(D) LOT 8 DP 11289 DRAINAGE RESERVE 3.05 WIDE (H684217)
(E) LOT A DP 420721 & LOTS 9 & 10 DP 11289 RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES (X581435)(L257155)
LOT 42–AFFECTED BY COVENANT (B60297)
LOT 43–AFFECTED BY COVENANT (B250665)
LOTS 11–12–AFFECTED BY COVENANT (A892033)
LOT 10–AFFECTED BY COVENANT (A992897)
LOT 9–AFFECTED BY COVENANT (A941792)

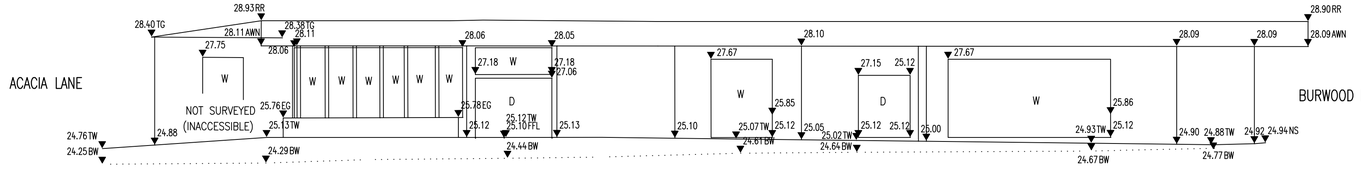
veris

Veris Australia Pty Ltd
Suite 301, Level 3, 55 Holt Street
Surry Hills NSW 2012
PO Box 1807
Strawberry Hills NSW 2012
t: (02) 92124655
email: surryhills@veris.com.au
web site: www.veris.com.au

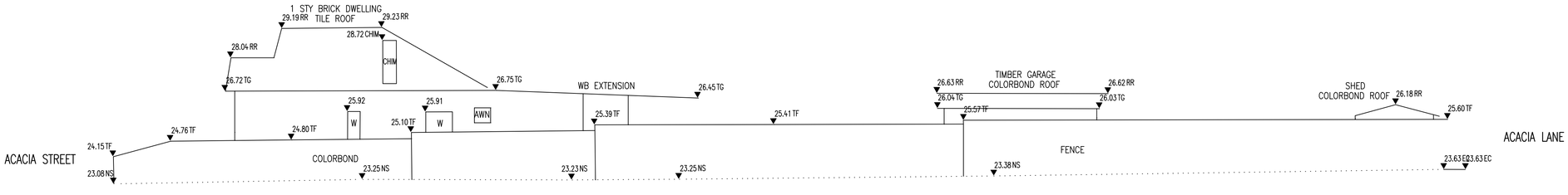
X:\00ALL VERIS JOBS\201001-201500\201044 427 BURWOOD RD BELMORE\201044_DETAIL.DWG



SOUTHERN ELEVATION No 15 ACACIA STREET



NORTHERN ELEVATION No 437 BURWOOD ROAD



NORTHERN ELEVATION No 21 ACACIA STREET

ISSUE	DATE	AMENDMENT	BY

TYPICAL NOTES:

1. ORIGIN OF LEVELS SSM 68100, R.L.24.9940 (A.H.D.)
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11. CONTOUR INTERVAL XXX METRE.

LEGEND OF TYPICAL CODES

AE	– ARCHITECTURAL EMBELLISHMENT	MUD	– METAL LID
AP	– ALIGNMENT PIN	NS	– NATURAL SURFACE
AWN	– AWNING	OCC	– STRUCTURE
BALC	– BALCONY	OPT	– OPTUS PIT
BAWN	– BOTTOM OF AWNING	PC	– PRAM CROSSING
BB	– BOTTOM OF BANK	PED	– PEDESTRIAN CROSSING
BCH	– BOTTOM OF CHIMNEY	PERG	– PERGOLA
BD	– BOTTOM OF DOOR	PM	– PERMANENT MARK
BDY	– BOUNDARY	PP	– POWER POLE
BF	– BOTTOM OF FENCE	ROK	– ROCK
BHR	– BOTTOM OF HANDRAIL	RLWY	– RAILWAY
BIT	– BITUMEN	RM	– REFERENCE MARK
BK	– BOTTOM OF KERB	RR	– ROOF RIDGE
BLD	– BUILDING	RSN	– CONCRETE NAIL
BM	– BENCH MARK	SEW	– SEWER
BOL	– BOLLARD	SHR	– SHRUB
BR	– BOTTOM OF ROCK	SIP	– SEWER INSPECTION PIT
BRK	– BRICK	SLH	– SEWER LAMP HOLE
BRW	– BOTTOM OF RETAINING WALL	SMH	– SEWER MANHOLE
BS	– BOTTOM OF STEPS	SP	– SIGN POST
BW	– BOTTOM OF WALL	SSM	– STATE SURVEY MARK
BWIN	– BOTTOM OF WINDOW	SV	– STOP VALVE
CHIM	– CHIMNEY	SW	– STORM WATER
CL	– CENTRELINE	TARCH	– TOP OF ARCH
CLD	– CONCRETE LID	TAWN	– TOP OF AWNING
COL	– COLUMN	TB	– TOP OF BANK
COM	– COMMUNICATIONS PIT	TBX	– TELSTRA BOX
CONC	– CONCRETE	TCH	– TOP OF CHIMNEY
CPT	– CARPORT	TD	– TOP OF DOOR
D	– DOOR	TEL	– TELSTRA PIT
DD	– DISH DRAIN	TELP	– TELSTRA PILLAR
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ELP	– LIGHT POLE	TRK	– TOP OF ROCK
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FFL	– FINISHED FLOOR LEVEL	US	– UNDERSIDE
FP	– FENCE POST	UAWN	– UNDERSIDE OF AWNING
GD	– GLASS DOOR	UKS	– UNKNOWN SERVICE
GL	– GROUND LEVEL	USB	– UNDERSIDE OF BEAM
GM	– GAS METER	USC	– UNDERSIDE OF CEILING
HPG	– HIGH POWERED GAS	USE	– UNDERSIDE OF EAVE
HR	– HANDRAIL	USG	– UNDERSIDE OF GUTTER
HYD	– HYDRANT	V	– VENT
IL	– INVERT LEVEL	VER	– VERANDAH
K	– KERB	VC	– VEHICLE CROSSING
LIN	– LINTEL	W	– WINDOW
LP	– LAMP POST	WM	– WATER METER
MH	– MANHOLE		

LEGEND OF TYPICAL SERVICES

C	COMMUNICATIONS CABLE	RW	RECYCLED WATER
CMP	CERAMIC STORMWATER PIPE	RM	RISING MAIN
E	UNDERGROUND ELECTRICITY CABLES	RMS	ROADS & MARITIME SERVICES
		S	SEWER
AE AO	UNDERGROUND ELECTRICITY & OPTUS CABLES	SD	SEWER OUTFALL
		ST	SHARED TRENCH
FS	FIRE SERVICE	SW	STORM WATER
G	GAS LINE	SW CK	STORMWATER CREEK
GE	GAS LINE & ELECTRICITY CABLES	T	TELSTRA CABLES
NBN	NATIONAL BROAD BAND CABLES	TG	TELSTRA & GAS CABLES
NG	NATURAL GAS LINE	U	UNKNOWN SERVICE
OH	OVERHEAD CABLES	VO	VOCUS CABLES
OPT	OPTUS CABLE	VR	VERIZON CABLES
PE	PRIVATE ELECTRICITY	W	WATER SUPPLY
PS	PRIVATE SEWER	WM	WATER MAIN
PW	PRIVATE WATER		

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Liability limited by a scheme approved under Professional Standards Legislation

DIAL BEFORE YOU DIG – The Essential First Step

REDUCTION RATIO 1 : 100

0 1 2 3 4 5 6 7 8 9 10

LENGTHS ARE IN METRES

CLIENT: CAMPSIE RSL SUB-BRANCH CLUB LTD

TITLE No: SEE LOT SCHEDULE	REF:201044
DATUM: A.H.D.	ISSUE:1
DATE OF SURVEY: 22.11.18	ISSUE DATE:29.11.18
SURVEYOR: DK	SHEET SIZE:A1
DRAFTER: PH	SHEET 2 OF 2 SHEETS

PLAN OF DETAIL & LEVELS AT No 427 BURWOOD ROAD BELMORE

Veris Australia Pty Ltd
Suite 301, Level 3, 55 Holt Street
Surry Hills NSW 2012
PO Box 1807
Strawberry Hills NSW 2012
t: (02) 92124655
email: surryhills@veris.com.au
web site: www.veris.com.au

X:\00ALL VERIS JOBS\201001-201500\201044 427 BURWOOD RD BELMORE\201044_DETAIL.DWG

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

Copies	Recipient/Custodian
1 Soft Copy (PDF) – Secured and Issued by Email	Montessori Academy Group Developments Pty Ltd Daniella Assaf daniella@montessoriacademy.com.au
1 Original – Saved to GCA Archives	Secured and Saved by GCA on Register

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**	

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TABLE OF CONTENTS

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:

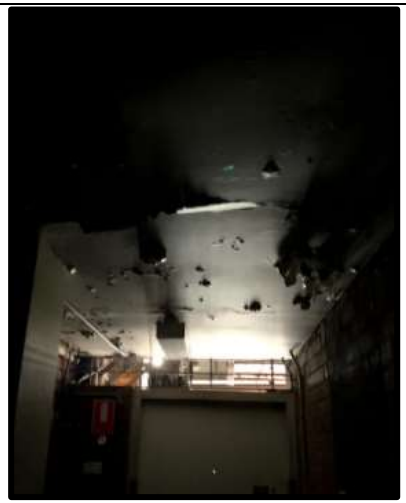
- Electrical backing boards are presumed to be positive for asbestos. To prove otherwise testing must be undertaken, with power isolated by a licenced electrician prior to any sampling taking place.
- Inaccessible areas (eg. locked rooms, subfloor spaces etc.) should be assumed to contain hazardous materials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

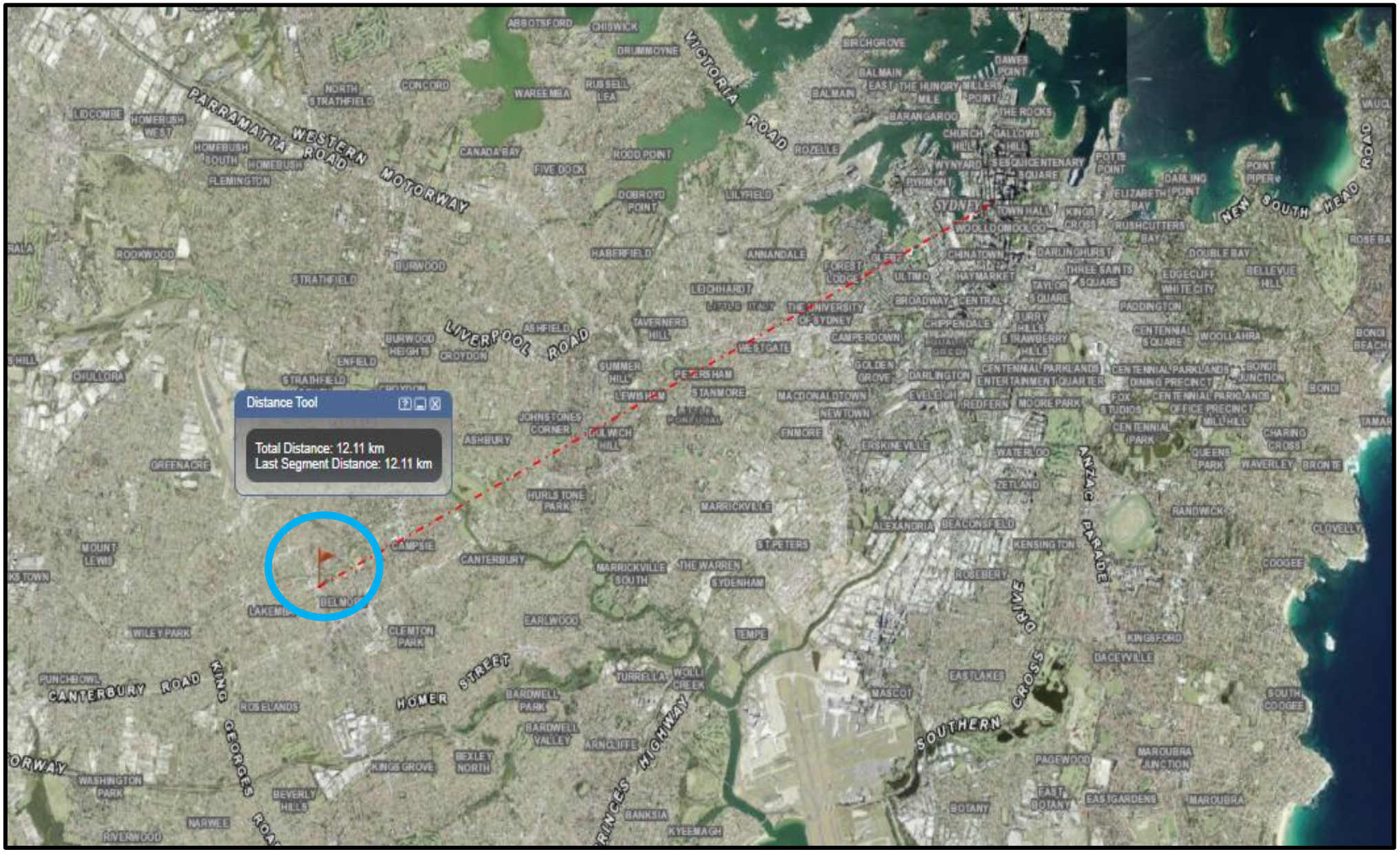


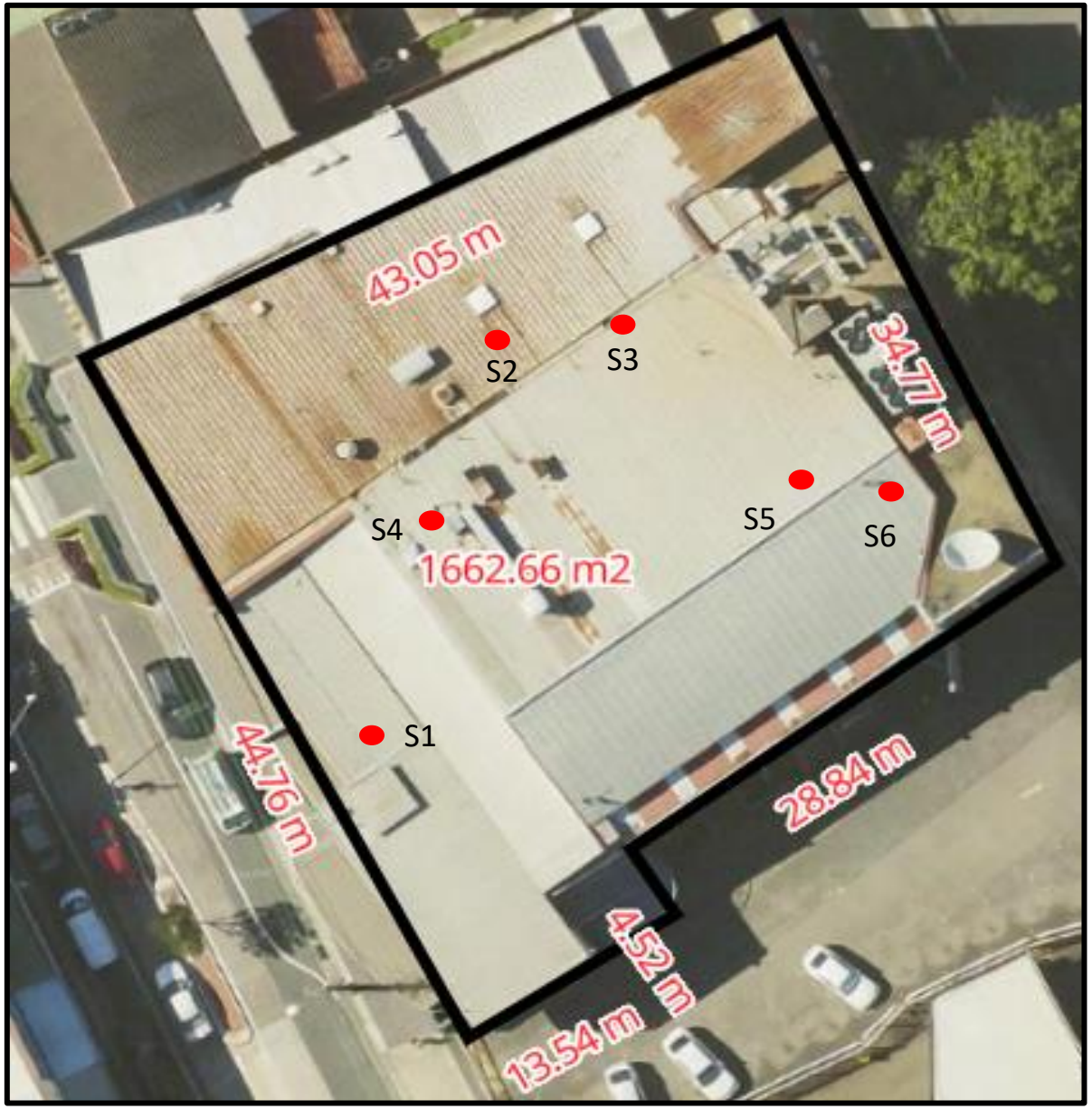
Figure 1: Depicts an aerial map of the site in relation to the CBD. The site is located approximately 12.11 km south - west of Sydney's CBD.

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.

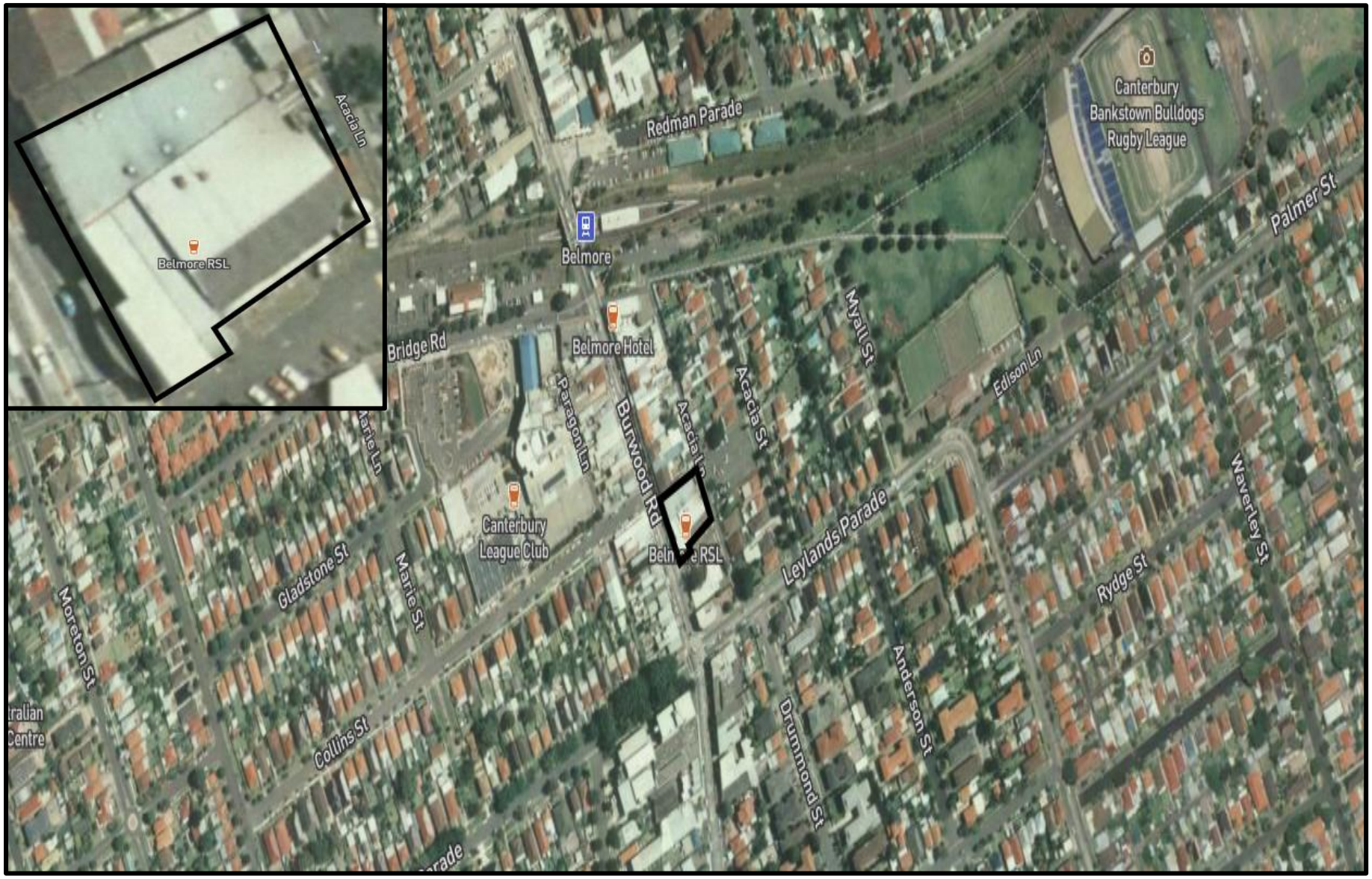
Figure 3	Historical Photograph: 1943
Project	427 Burwood Road, Belmore, NSW, 2192

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.



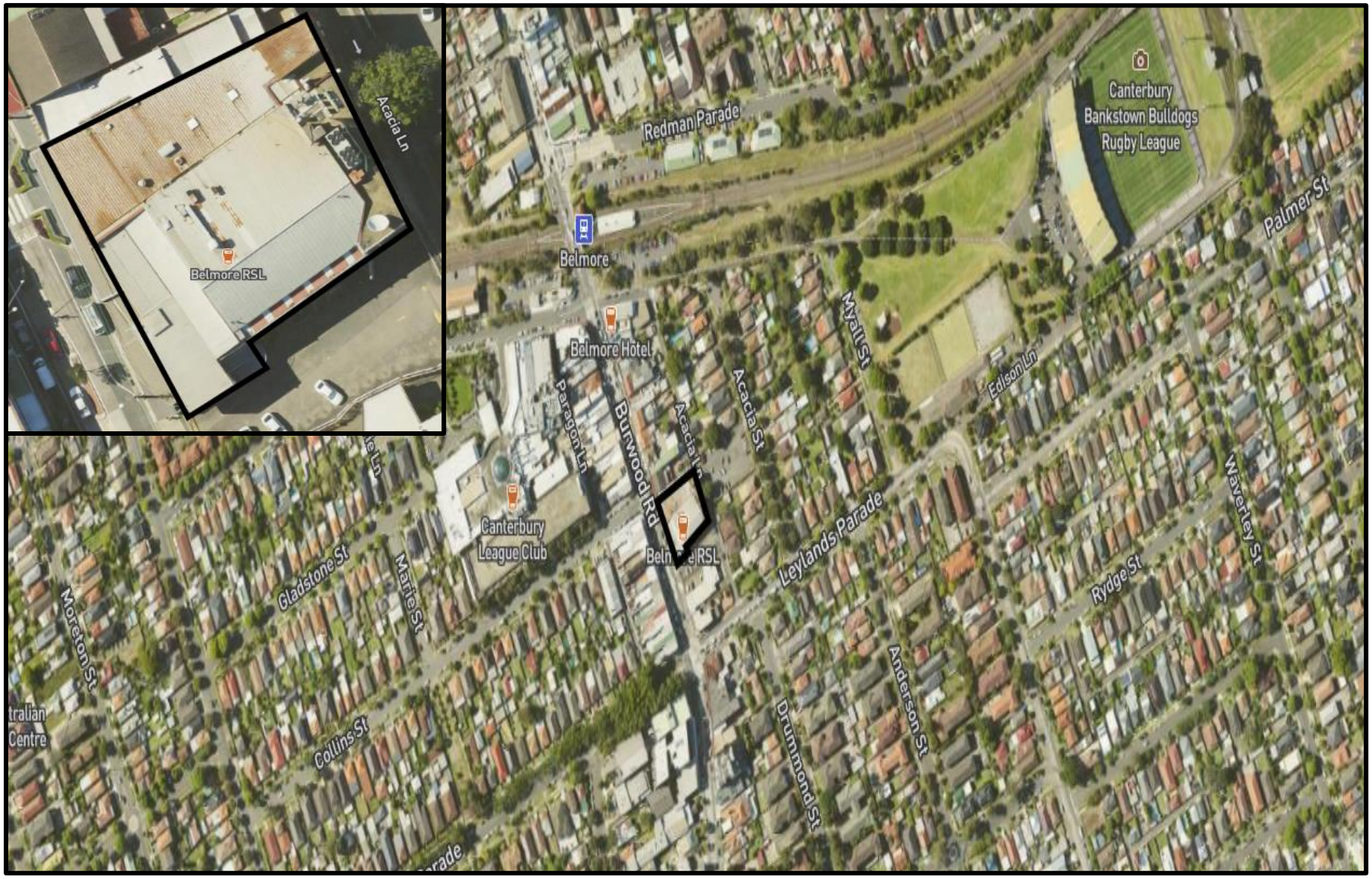
Site boundary

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.

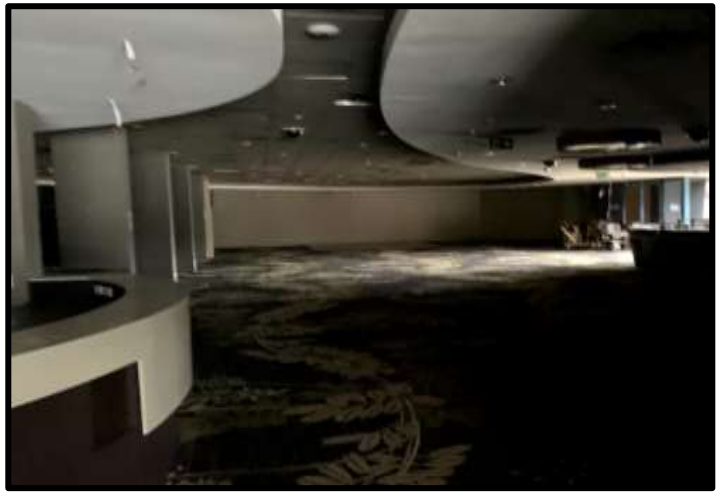


Image 5: Depicts an overview of the main hall of the site found within the ground floor of the un- named storefront.

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

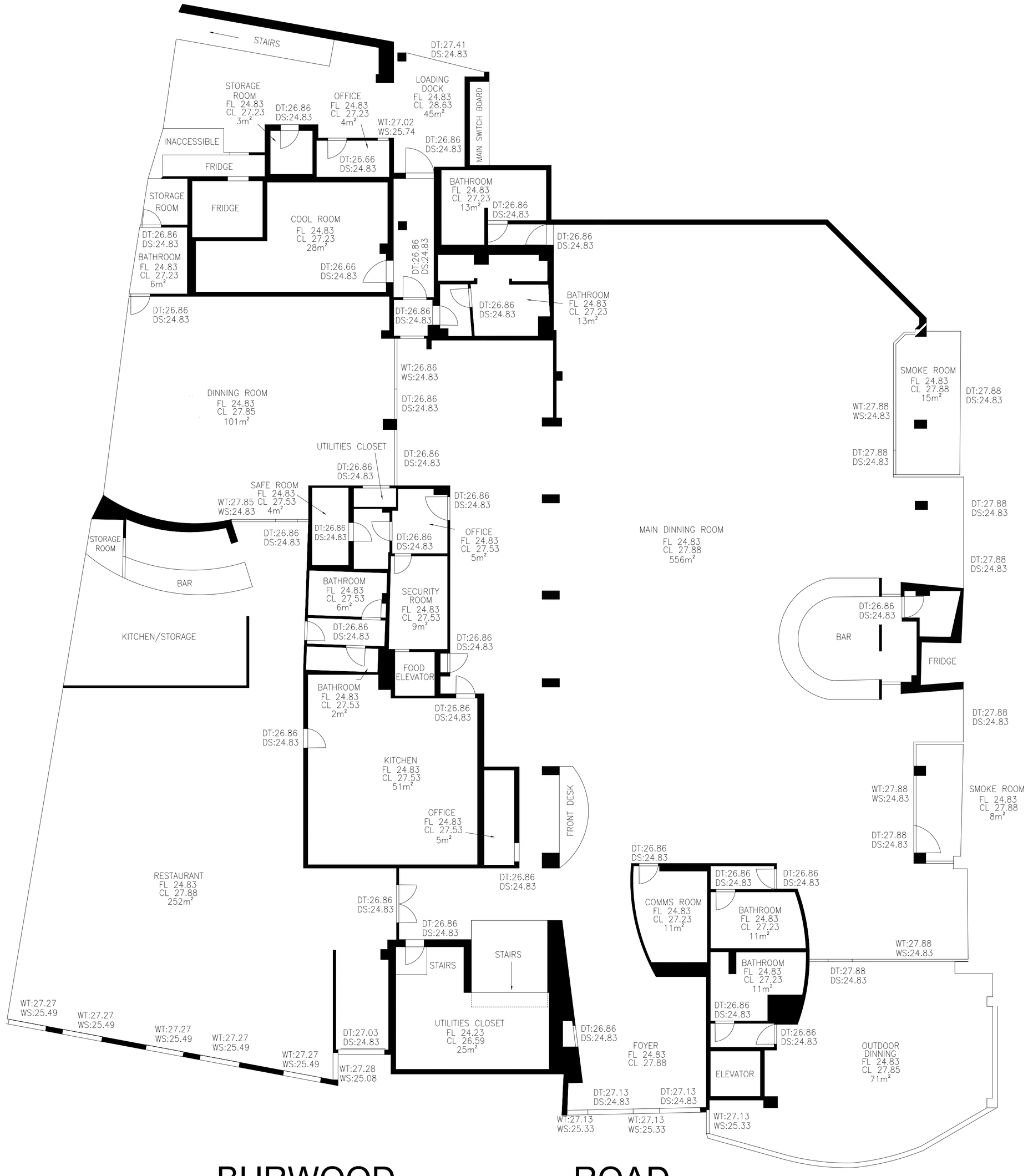
State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- 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

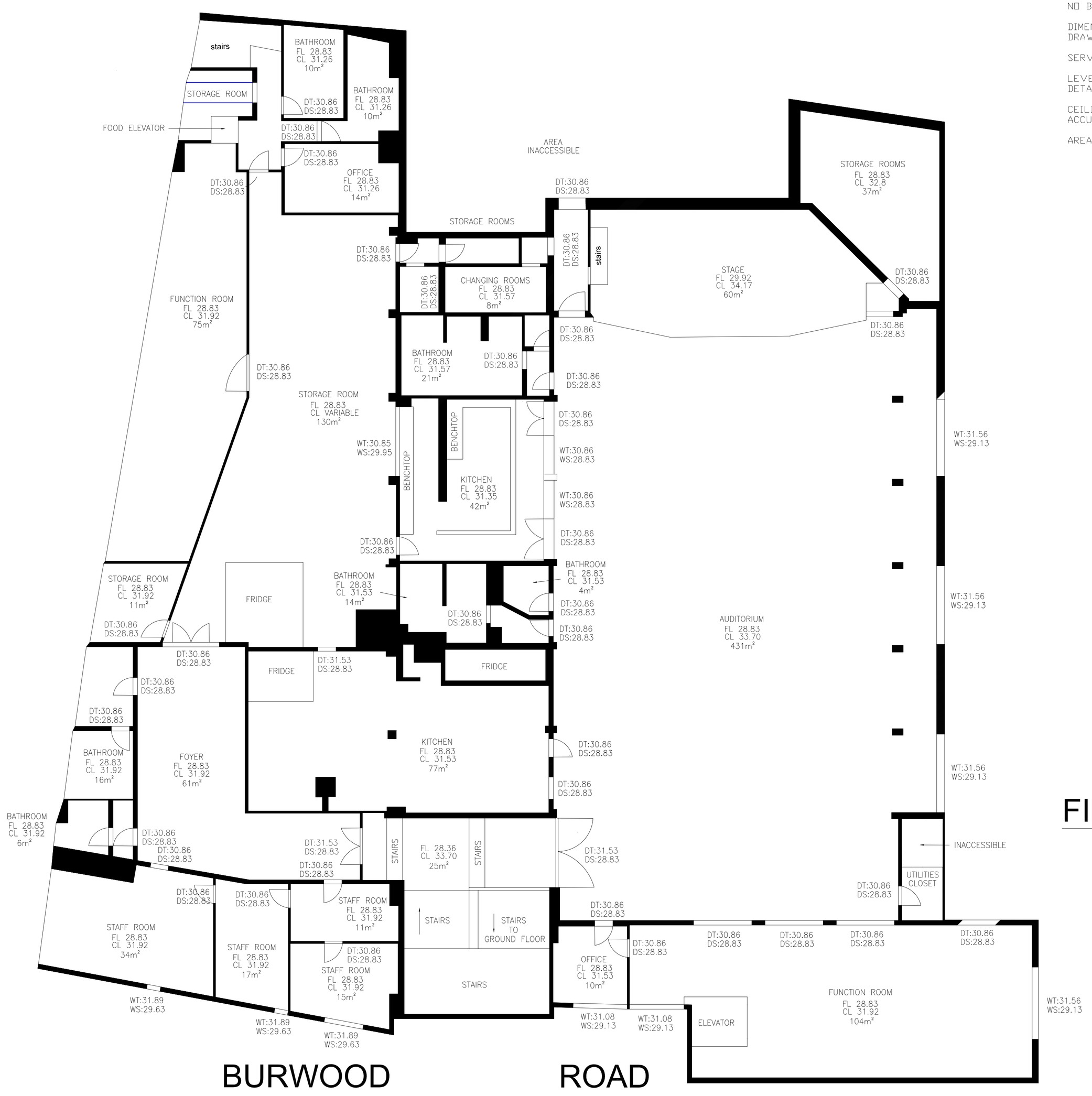
PLAN SHOWING INTERNAL FLOOR PLAN
AT 427 BURWOOD ROAD, BELMORE

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

NOTES

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A B N 16 617 581 567

Timothy A. J. Michael
Registered Surveyor
Nº 9114

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AT 427 BURWOOD ROAD, BELMORE

CLIENT: MONTESSORI ACADEMY

THIS PLAN IS FOR THE PURPOSE OF: INTERNAL FLOOR PLAN

ADDRESS: 427 BURWOOD ROAD, BELMORE

JOB No.: 20059	LGA: CANTERBURY-BANKSTOWN
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
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

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

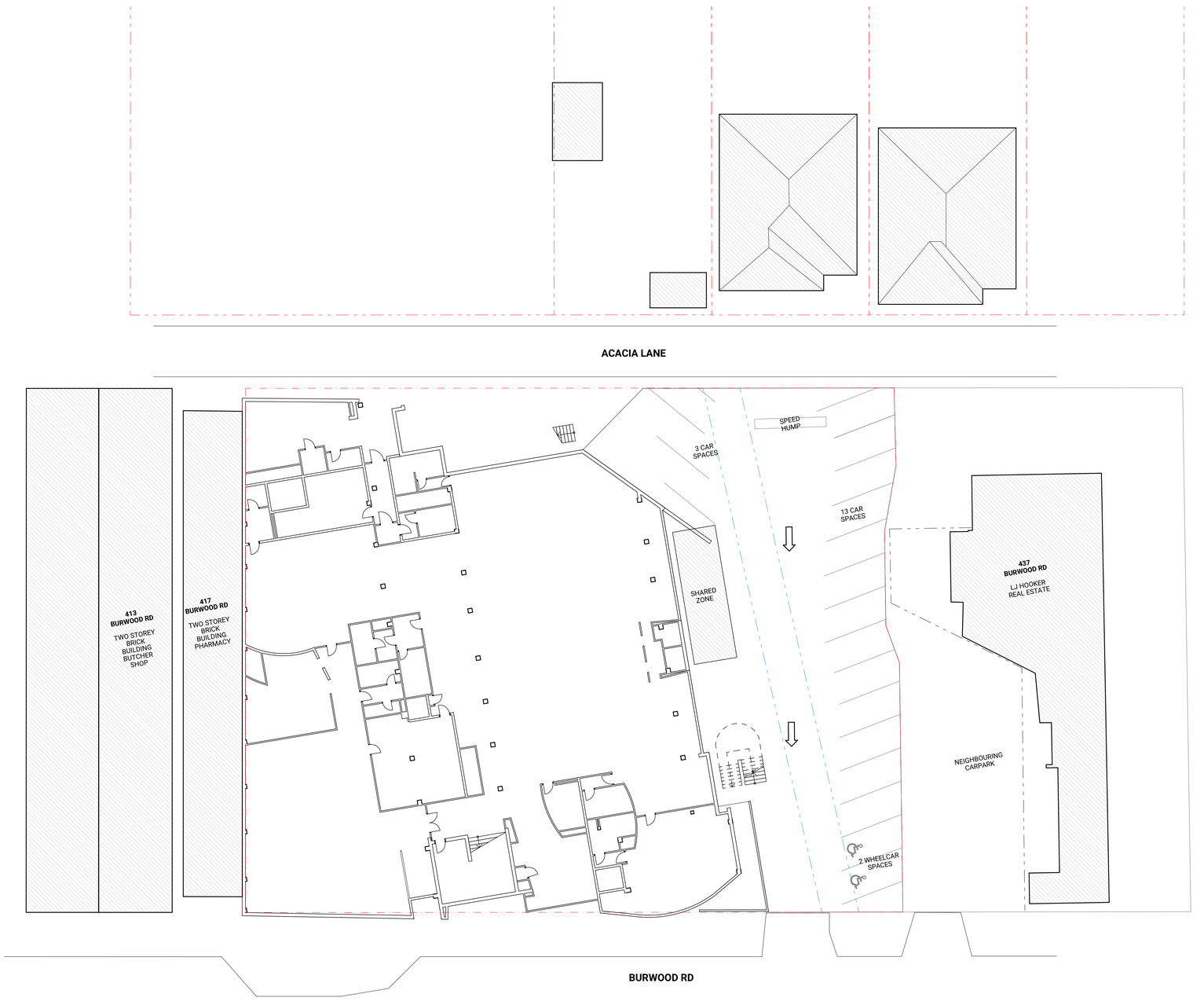
*SAS(SY)

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

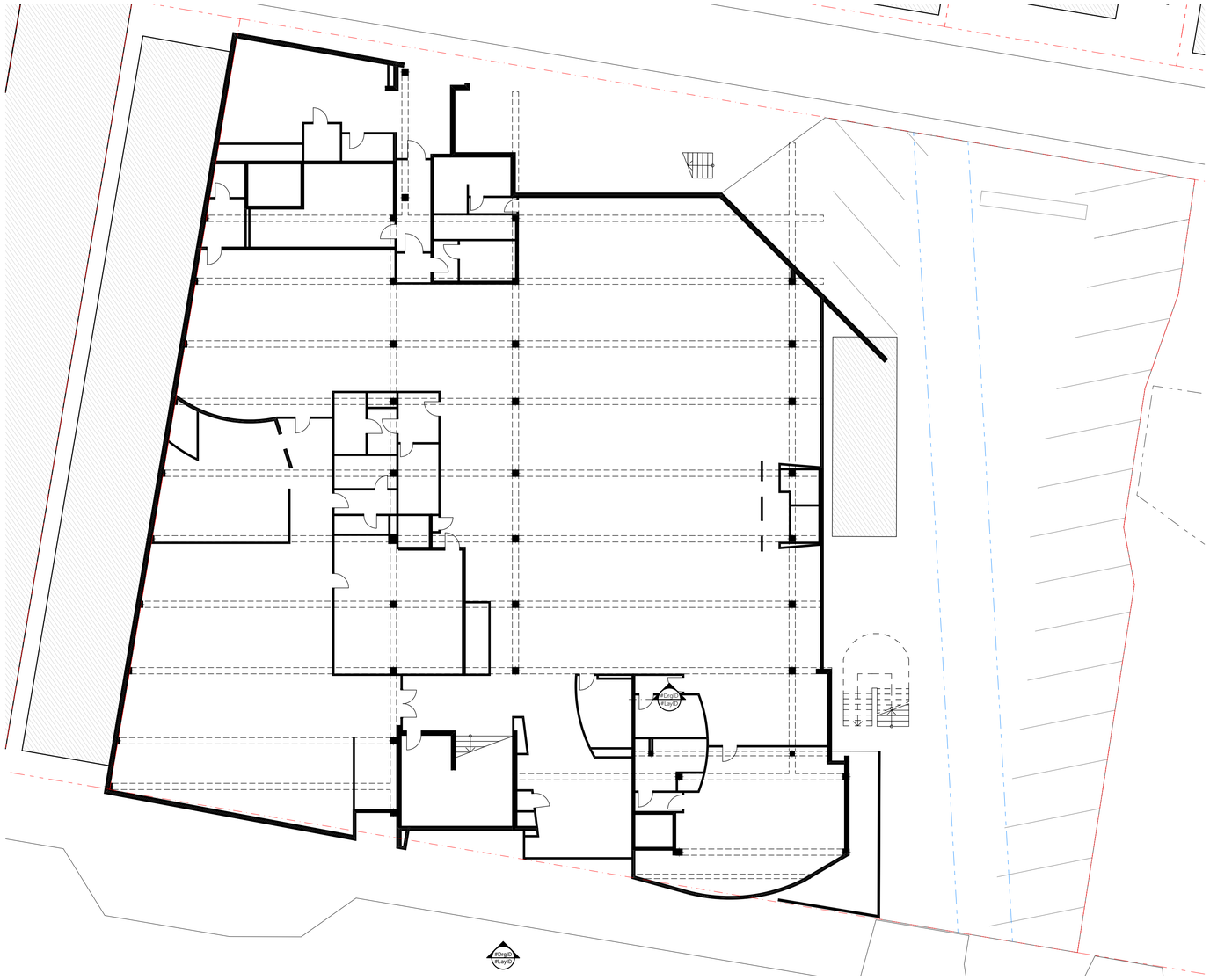
FEA | SD | DD | APP | CC | TEN | CA | PC

SHEET
A100
TITLE
Site Plan (GF)

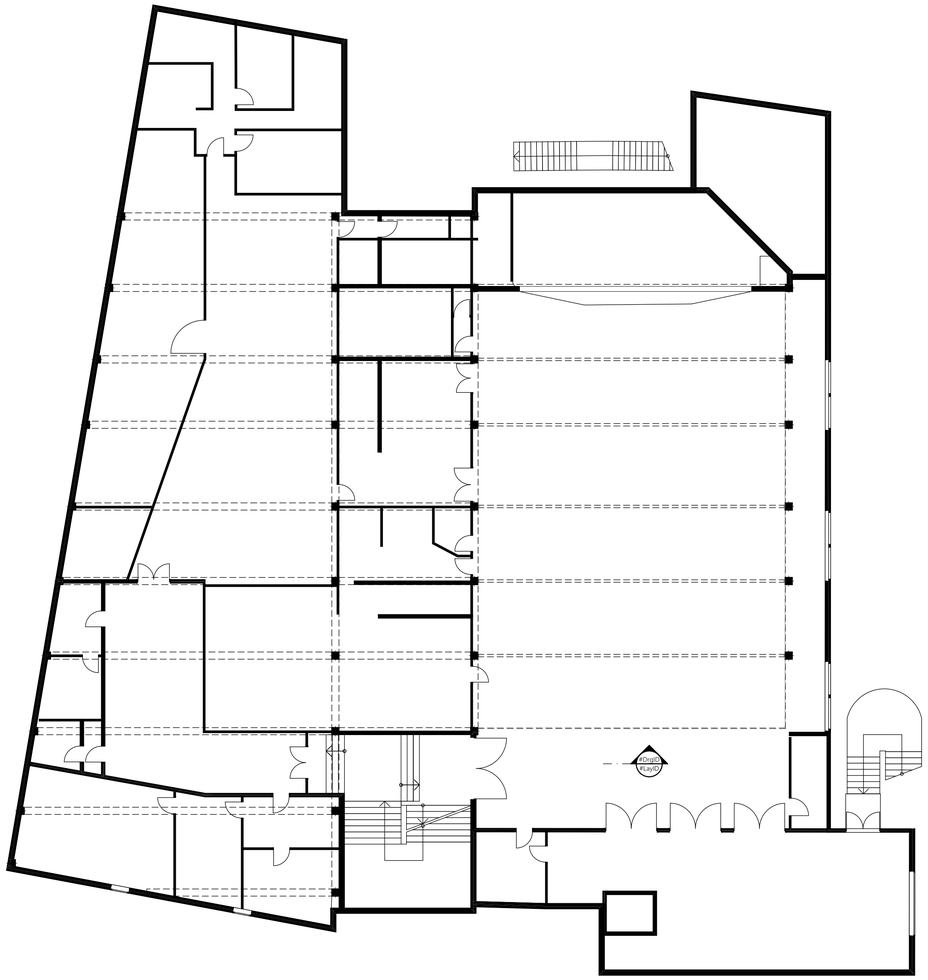
REV

ISSUED ON:

SCALE
1:200
PAPER SIZE A1



1 EXISTING GROUND FLOOR PLAN
1:150



2 EXISTING FIRST FLOOR PLAN
1:150

2014 BUR 427 Burwood Rd, Belmore 2021.01.20_APD.pln

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117 RESERVOIR ST, SURRY HILLS, 2010, NSW
NOM ARCH: ANDREW DALY / NSW ARB #9300

REVISION HISTORY:

Rev	Date	Chk	Transmittal Set Name
01 - WIP	Work in Progress		Transmittal Set

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

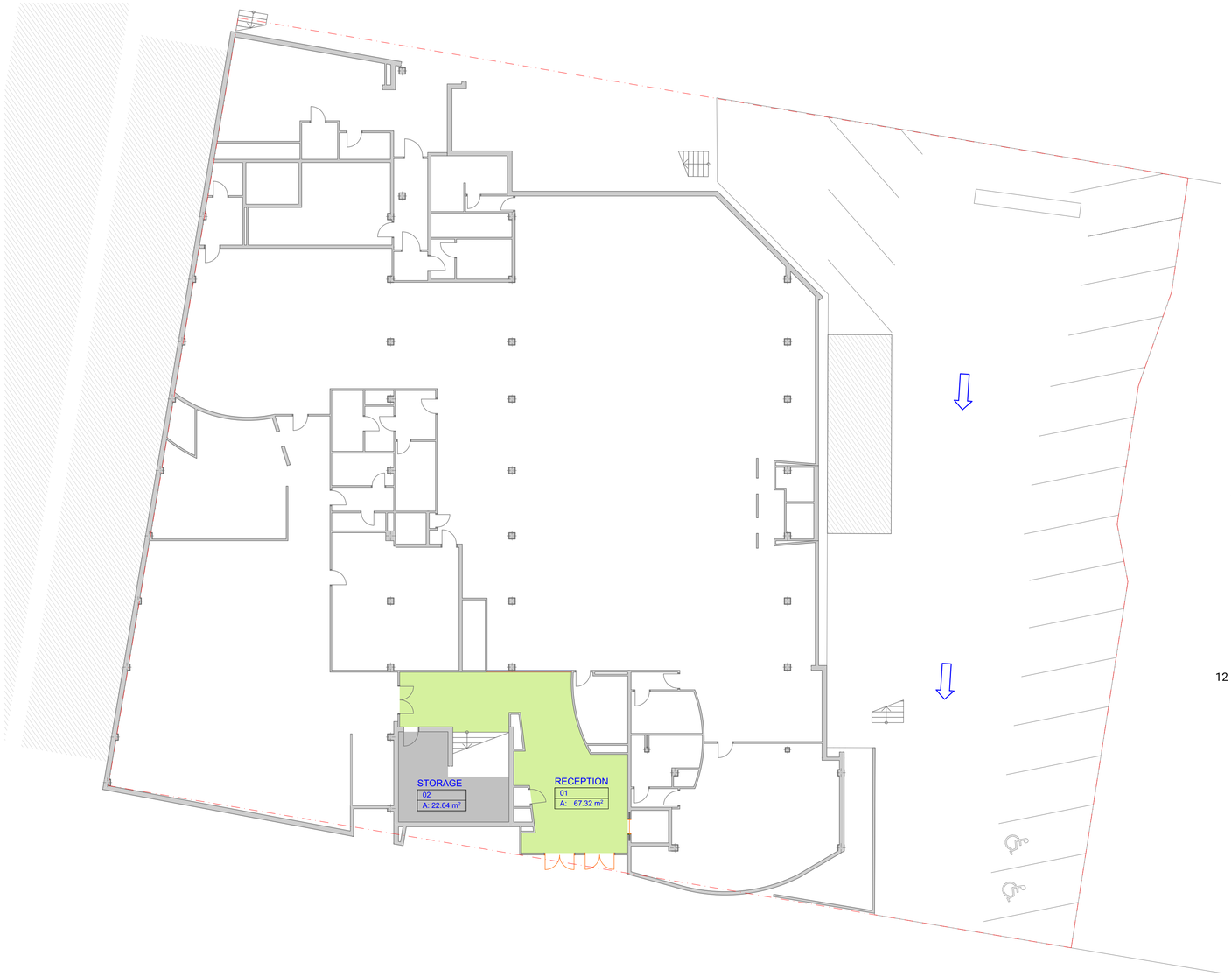
PROJECT STAGE

FEA	SD	DD	APP	CC	TEN	CA	PC
■							

SHEET
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

Drawing Notes

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Concept Design

SUPERCONTEXT
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117 RESERVOIR ST, SURRY HILLS, 2010, NSW
NOM ARCH: ANDREW DALY / NSW ARB #9300

REVISION HISTORY:

Rev	Date	Chk	Transmittal Set Name
01 - WIP	Work in Progress		Transmittal Set

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

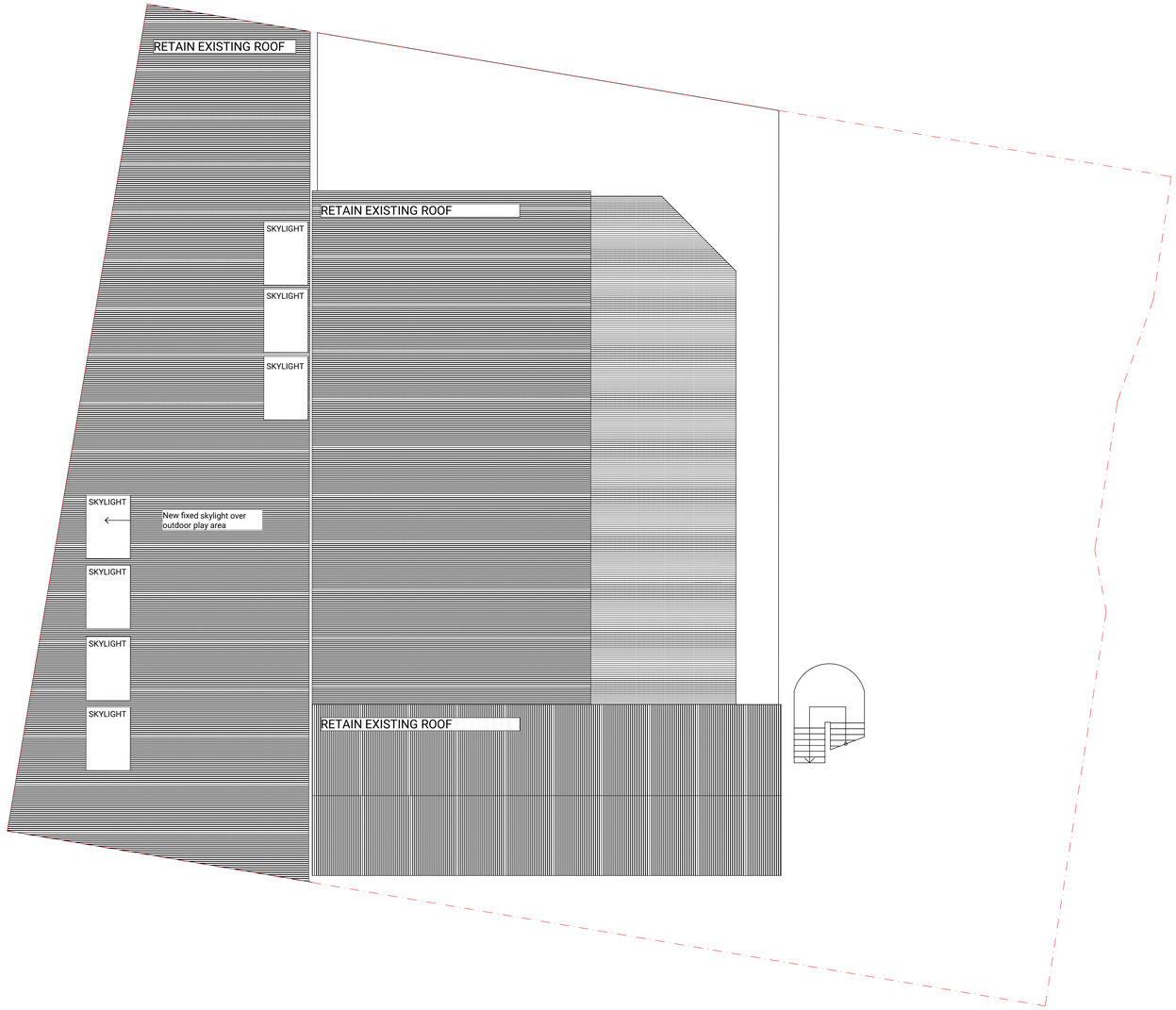
PROJECT STAGE

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

SHEET
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

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

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PARKING REQUIRED 74/4 = 18.5 SPACES

2014 BUR 427 Burwood Rd, Belmore 2021.01.20_APD.pln

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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
A105
TITLE
OPTION 3 - CONCEPT LAYOUT

REV

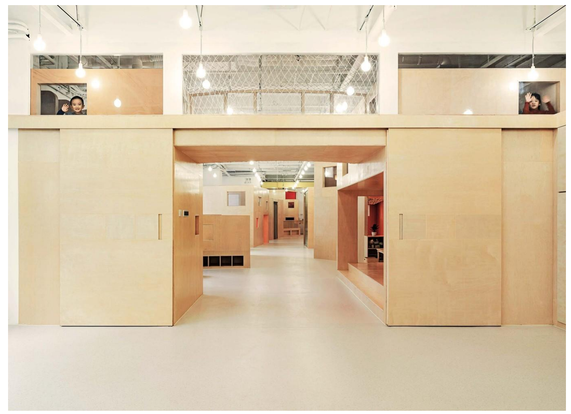
ISSUED ON:

SCALE
1:150
PAPER SIZE A1

REFERENCE IMAGES

CAMPERDOWN CHILDCARE
BY CO-AP ARCHITECTS

LEDEER DAYCARE CENTER
BY CREDOHUS



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CCA Investments Trust

CONTRACTOR

PROJECT STAGE

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

SHEET
A106
TITLE
REFERENCE IMAGES

REV
01 - WIP
ISSUED ON: Work in Progress

SCALE
1:1
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