Preliminary Site Investigation Report

Project

Canterbury Olympic Ice Rink
Portion of 17A Phillips Avenue, Canterbury, NSW 2193

Prepared for

The Ice Skating Club of NSW Cooperative Limited

Date

22/11/2024

Report No

18587-ER-2-1

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Document Control

Revision	Date	Author	PM Review	Technical Peer Review	Approved By
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The findings presented in this report are based on specific data and information made available during the course of this project. To the best of Alliance's knowledge, these findings represent a reasonable interpretation of the general condition of the site at the time of report completion.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Alliance.

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Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans, or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, Alliance reserves the right to review and amend this report.

Executive Summary

Alliance Geotechnical Pty Ltd (Alliance) was engaged by The Ice Skating Club of NSW Cooperative Limited to undertake a preliminary site investigation (PSI) at 17A Phillips Avenue, Canterbury (refer **Figure 1**, with the 'site' boundaries outlined in **Figure 2**).

At the commencement of the project, Alliance had the following project appreciation:

- The site is comprised of a portion of Lot 1 in DP818459 and covers an area of approximately 920m^2;
- The site is owned by The Council of the Municipality of Canterbury
- The site is predominantly unsealed vegetation with a small portion in the north east corner occupied with part of an existing ice rink building;
- The site is proposed for redevelopment, including demolition of grandstands, removal of hardstand and existing lighting to make way for the construction of an extension with a lift pit and above ground alterations to the western portion. A copy of the proposed development plans are presented in **Appendix I** In the context of land contamination, this is considered to be a land use scenario generally consistent with:
    - Commercial / industrial such as shops, offices, factories, and industrial sites.
- The proposed land use scenario will include use of a reticulated potable water supply at the site;
- The client has requested a preliminary site investigation (PSI) be undertaken for the site, to assist the client in addressing development consent decision making processes set out in State Environmental Planning Policy (SEPP) Resilience and Hazards 2021; and
- The client does not require the report to be reviewed by a Certified Environmental Practitioner – Site Contamination Specialist (CEnvP-SC).

The objectives of this project were to:

- Assess the potential for land contamination to be present at the site as a result of current and previous land use activities;
- Assess whether the site is suitable, in the context of land contamination, for the proposed land use scenario; and
- Provide recommendations for further investigations, and management or remediation of land contamination (if warranted).

The following scope of works was undertaken address the project objectives:

- A desktop review of site history;
- A site walkover to inform an understanding of current site conditions;
- Assessment of data and reporting.

The nominated scope of works was primarily undertaken with reference to relevant sections of ANZG 2018, HEPA (2020), NEPC (2013), NSW EPA (2020a), NSW EPA (2020b), and WA DOH (2009), as well as other references presented in **Section 12**.

A number of areas of environmental concern (AEC) and contaminants of potential concern (COPC) associated with potential land contaminating activities undertaken at the site, have been identified as part of this project. The AEC, land contaminating activity and COPC are presented in the Table below. The locations of the identified AEC are presented in **Figure 3**.

ID	AEC	Land Contaminating Activity (Source)	COPC
AEC01	Site footprint (920m^2 and ~1m thick)	Uncontrolled filling Migration / leaching of hazardous building materials from adjacent ice-skating rink building Application of termite treatment chemicals on eastern boundary of site (for ice skating rink building)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos
	Site footprint (920m^2 and 1m maximum disturbance depth)	Acid sulfate soils	Sulfidic ores and hydrogen sulfide

Based on the assessment undertaken by Alliance of site history information and site walkover observations, in the context of the proposed land use scenario and objectives of this project, Alliance has made the following conclusions:

- There is a potential for unacceptable land contamination to be present at the site as a result of previous land use activities;
- There is a potential for acid sulfate soils risks requiring management to be present at the site;
- The identified potential land contamination may present an unacceptable human health risk to commercial workers and intrusive maintenance workers;
- The site could be made suitable for the following land use scenario:
    - commercial / industrial such as shops, offices, factories and industrial sites,

  subject to the undertaking of a detailed site investigation (DSI), and management or remediation of identified unacceptable human health risks (if warranted);
- Specific assumptions that apply to the adopted land use scenario, are presented in **Section 9** of this report.

Based on those conclusions, Alliance makes the following recommendations:

- A DSI should be undertaken to address the identified potentially unacceptable human health risks in this PSI. In the event unacceptable human health risks are identified in the DSI, a remedial action plan (RAP) should be prepared and implemented to address those risks;
- An acid sulfate soils assessment should be undertaken to address the potential for acid sulfate soils risks requiring management to be present at the site (in the context of the proposed development. In the event acid sulfate soil risk requiring management are identified in the DSI, an acid sulfate soils management plan (ASSMP) should be prepared and implemented to address those risks;
- The DSI, acid sulfate soils assessment, and preparation of the RAP and ASSMP (if warranted) should be undertaken by a suitably experienced environmental consultant.

This report must be read in conjunction with the ***Important Information About This Report*** statements at the front of this report.

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APPENDICES

1 Introduction

1.1 Background

Alliance Geotechnical Pty Ltd (Alliance) was engaged by The Ice Skating Club of NSW Cooperative Limited to undertake a preliminary site investigation (PSI) at a portion of 17A Phillips Avenue, Canterbury (refer **Figure 1**, with the 'site' boundaries outlined in **Figure 2**).

At the commencement of the project, Alliance had the following project appreciation:

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- The site is predominantly unsealed vegetation with a small portion in the north east corner occupied with part of an existing ice rink building;
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    - Commercial / industrial such as shops, offices, factories, and industrial sites.
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- The client does not require the report to be reviewed by a Certified Environmental Practitioner – Site Contamination Specialist (CEnvP-SC).

1.2 Objectives

The objectives of this project were to:

- Assess the potential for land contamination to be present at the site as a result of past and present land use activities;
- Assess whether the site would be suitable, in the context of land contamination, for the proposed land use scenario; and
- Provide recommendations for further investigations, and management or remediation of land contamination (if warranted).

1.3 Scope of Work

The following scope of works was undertaken address the project objectives:

- A desktop review of site history;
- A site walkover to inform an understanding of current site conditions;

- Assessment of data and reporting.

The nominated scope of works was primarily undertaken with reference to relevant sections of ANZG (2018), NEPC (2013), NSW EPA (2020a), NSW EPA (2020b), HEPA (2020), and WA DOH (2009), as well as other references presented in **Section 12**.

2 Site Identification

2.1 Site Details

Site identification details are presented in **Table 2.1**.

Table 2.1 Site Identification Details

Cadastral Identification	A portion of Lot 1 in DP818459
Geographic Coordinates (Google Earth)	33°54'34" S and 151°06'47" E
Site Area	Approximately 920m^2
Local Government Authority	Canterbury City Council
Current Zoning	RE1: Public Recreation

A copy of a Section 10.7 planning certificate for the site (refer **Appendix E**) indicates that indoor recreation facilities are permitted with consent on land zoned as RE1 – Public Recreation.

2.2 Site Layout

The layout of the site is presented in **Figure 2**. The layout plan includes locations of:

- Site access points;
- Current buildings / structures;

A copy of a detail and level survey of the site is presented in **Appendix F**.

3 Site Environmental Setting

3.1 Geology

The NSW seamless geology dataset v2.4 accessed via https://minview.geoscience.nsw.gov.au indicated that the site is likely to be underlain by quaternary deposits of silt, clay, (fluvially deposited) lithic to quartz-lithic sand and gravel.

Observations made of the soils encountered during previous investigation works on site (outlined in **Section 5.7.1)**, were recorded on field logs. A copy of those logs in presented in **Appendix G.**

A summary of those observations, in the context of subsurface conditions at the site, is presented in **Table 3.1**.

Table Error! Reference source not found. **Site Specific Geology**

Unit	Description	Depth to base of layer (m bgs)
Fill	SAND, fine to medium grained, brown / pale yellow, with fine to coarse gravels of sandstone, ironstone, and brick, trace low plasticity clay, glass, and rootlets, dry to moist.	0.3-1.0
Natural	CLAY, low to medium plasticity, pale grey / orange / red / brown, with fine grained sand, trace rootlets, dry to moist.	1.0-3.4
Natural	Sandy CLAY, low to medium plasticity, pale grey / orange / brown, fine grained sand, trace rootlets, dry to moist	0.7-1.2

3.2 Site Topography and Elevation

A detail and level survey plan of the site indicated that:

- the topography of the site is generally flat with a minor south-east facing slope
- the surface of the site was located at an elevation of approximately 5.49m Australian Height Datum (AHD) in the north-east, 5.8m AHD in the north-west, 5.3m AHD in the south-west and 4.74m AHD in the south-east.

A copy of the detail and level survey is presented in **Appendix F.**

3.3 Acid Sulfate Soils

A review of https://www.environment.nsw.gov.au/eSpade2Webapp indicated that the site Is located in an area mapped as:

- L4: low probability >3m below ground surface

Further assessment of acid sulfate soils, in the context of this project is considered warranted.

3.4 Hydrogeology and Hydrology

A review of readily available online maps indicated that surface water bodies located on or near the site included:

- Cooks River, located approximately 160m to the north and east; and
- Cup and Saucer Creek (tributary of the Cooks River), located approximately 990m to the south-east.

Based on the location of the identified surface water bodies and the site surface topography, the inferred groundwater flow direction at the site is considered likely to be towards the south-east.

Based on site surface topography and site elevation, the inferred surface water flow direction at the site is considered likely to be towards the south-east.

A search of https://www.environment.nsw.gov.au/eSpade2WebApp was undertaken by Alliance, and there was no data related to the hydrogeological landscape available for the locality of the site.

A search of https://realtimedata.waternsw.com.au/water.stm indicated that:

- there are four registered groundwater features located within a 500m radius of the site; and
- authorised uses of these monitoring wells include:
    - domestic; and
    - monitoring.

Information presented in records obtained for these registered groundwater monitoring wells, indicated that:

- boreholes were drilled to depths of between 5m and 15m below ground level;
- the geology encountered during drilling (using rotary methods) included Gravelly CLAY and Sandy CLAY.
- rock was encountered in GW114567, GW114568 and GW114569 at a depth of 1m bgl, and was comprised of SANDSTONE.
- depth to standing water level was not provided in any wells.
- GW114567, GW114568 and GW114569 had a licence status ‘cancelled’.

The domestic well (GW105215) was located approximately 210m north of the site in an inferred up-gradient location. Based on distance and inferred groundwater flow direction, the potential for plausible contaminant source/s on site to be migrating to that well, is considered to be low to negligible, and not warranting further assessment in the context of this investigation.

The monitoring wells (GW114567, GW114568 and GW114569) were located a minimum of 430m east of the site on the opposite side of the Cooks River (likely associated with horse racing track related infrastructure). Based on distance and inferred groundwater flow direction, the potential for a groundwater contaminant source/s that these wells may be monitoring, to be impacting the site, is considered to be low to negligible, and not warranting further assessment in the context of this investigation.

A copy of the online search record is presented in **Appendix B**.

4 Regulatory Records

4.1 Contaminated Land Management Act 1997

A search of the NSW EPA online contaminated land record of notices indicated that the site (and land located immediately adjacent to the site) was not the subject of:

- orders made under Part 3 of the Contaminated Land Management (CLM) Act 1997;
- notices available to the public under section 58 of the CLM Act
- an approved voluntary management proposal under the CLM Act that has not been fully carried out and where NSW EPA approval has not been revoked;
- site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- where practicable, copies of anything formerly required to be part of the public record; or
- actions taken by NSW EPA (or the previous State Pollution Control Commission) under section 35 or 36[1] of the Environmentally Hazardous Chemicals Act 1985.

Alliance notes two petrol stations located approximately 800m south-west (Budget Petroleum – 403 Canterbury Road, Campsie), and 1,100m east of the site (Metro Petroleum – 13-19 Canterbury Road, Canterbury) were subject to an agreed voluntary investigation proposal related to potential petroleum hydrocarbon contamination of soil and groundwater. Given the locations subject to these notices are located a considerable distance from the site (>800m) in either a inferred cross-gradient or downgradient location, further assessment of fuel storage and handling related groundwater contamination risks to the site from these locations, in the context of this investigation is considered not warranted.

A copy of the search record is presented in **Appendix D**.

A search of the NSW EPA online list of NSW contaminated sites notified to NSW EPA indicated that the site (and land located immediately adjacent to the site) was not on the list. A copy of a relevant extract of the search record is presented in **Appendix D**.

4.2 Protection of the Environment Operations (POEO) Act 1997

A search of the NSW EPA online POEO public register indicated that the site was not the subject of a licence, application, notice, audit, pollution study or reduction program.

Alliance notes the Canterbury Aquatic and Fitness Centre located on Phillips Avenue, directly south-east of the site was the subject of licence number 789 for operation of a public swimming centre and allowed for the discharge of pool backwash of up to 100KL/ day, subject to the water not having chlorine (free residual) present beyond the limit of 1.5mg/L. The licence was surrendered in November 2001. Considering the following:

- the location subject to this licence is in an inferred cross or downgradient location from the site; and

[1] Sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985 have been repealed. Notices under these sections are treated by the CLM Act as management orders.

- the discharge point was likely to an underground stormwater system and/or direct to the nearby Cooks River,

further assessment of land contamination risks from pool backwash discharge in the context of this investigation, is considered not warranted.

A copy of the search record is presented in **Appendix D**.

4.3 Work Health and Safety Regulation 2017

A SafeWork NSW Schedule 11 hazardous chemicals (dangerous goods)[2] search for the site was not undertaken.

The review of historical aerial photography and historical land title ownership records undertaken by Alliance (refer **Section 5.1** and **5.2** of this report), did not suggest a potential for licensable quantities of Schedule 11 hazardous chemicals (dangerous goods) to have been stored on the site.

Further assessment of the storage of licensable quantities of Schedule 11 hazardous chemicals (dangerous goods), within the context and objectives of this project, is considered not warranted.

4.4 Environmental Planning and Assessment (EP&A) Act 1979

A copy of the planning certificate issued under section 10.7(2) & (5) of the EP&A Act was obtained, and indicated that within the meaning of the CLM Act, the site was not:

- significantly contaminated land;
- subject to a management order;
- the subject of an approved voluntary management proposal;
- subject to an ongoing maintenance order; or
- the subject of a site audit statement.

A copy of the certificate is presented in **Appendix E**.

[2] Under the Work Health and Safety Regulation

5 Site History

5.1 Historical Land Titles

Alliance undertook a review of a selection of historical land title ownership records of the site. Information obtained during that review, indicated that registered proprietors of the site since 1910, have included:

- A journalist between 1922 and 1937; and
- The Council of the Municipality of Canterbury from 1937 to present.

There were four leases reported for the site, including:

- A lease issued in 1994 that was surrendered as of 2005; and
- A lease to The Ice-Skating Club of New South Wales Co-Operative Limited issued in 2005 and expiring in 2018.

There were no easements reported for the site.

The review of historical land titles indicated the following potential land contamination risks:

- Council use of land from 1937 to present as a works depot or similar, however review of historical aerial imagery (refer **Section 5.2**) does not indicate land use activities of that nature being undertaken on the site, and doesn't warrant further assessment;
- Leaching/migration of hazardous building materials or termite treatment pesticides from an ice-skating rink structure, onto the site; and
- Migration of ice-skating rink coolant fluids containing glycol onto the site. used for the maintenance of ice. The location of the ice-skating rink is inferred to be hydraulically downgradient of the site. Should glycol containing fluids from the ice-skating rink, leak and move into groundwater, the potential for glycol impacted groundwater to migrate onto the site, is considered to be low to negligible and doesn't warrant further assessment.

Further assessment of leaching/migration of hazardous building materials or termite treatment pesticides from an ice-skating rink structure, onto the site is considered warranted.

A copy of the historical land title search record is presented in **Appendix A**.

5.2 Aerial Photography

Alliance undertook a desktop review of a selection of readily available historical aerial photographs of the site. Copies of each of the aerial photographs reviewed, including an indicative site boundary, are presented below.

Image 5.2.1 Aerial Photograph - 1930

Image 5.2.2 Aerial Photograph - 1943

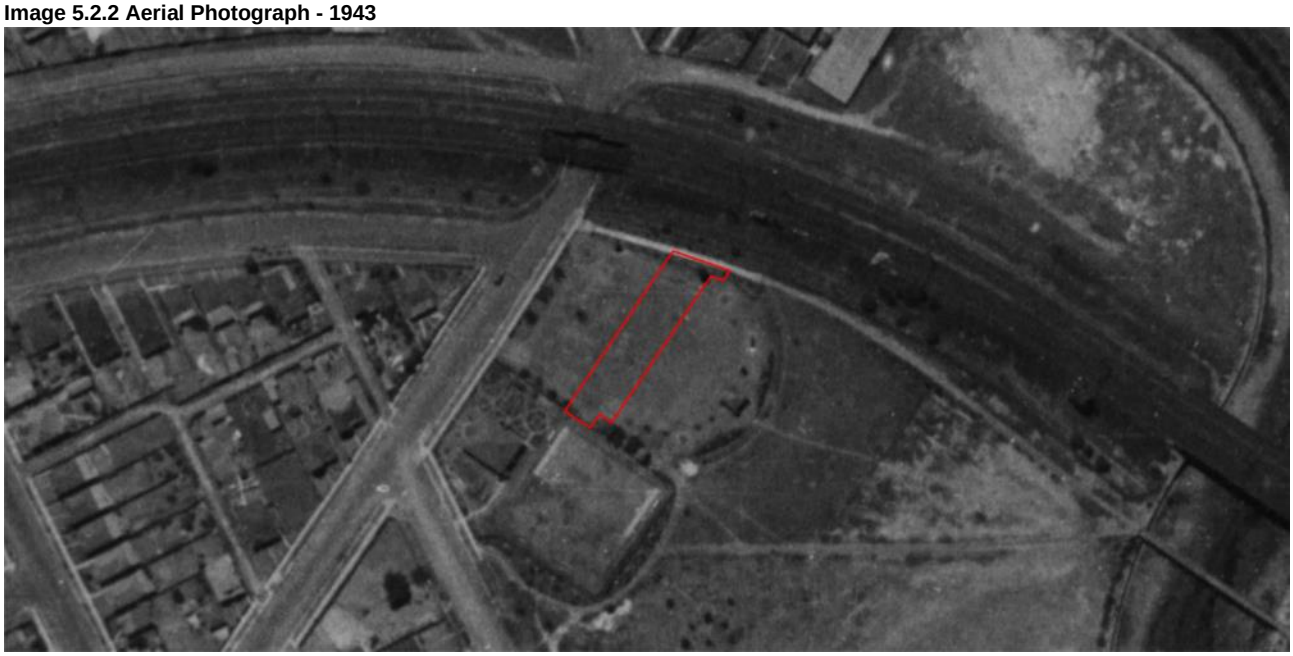

Image 5.2.3 Aerial Photograph - 1951

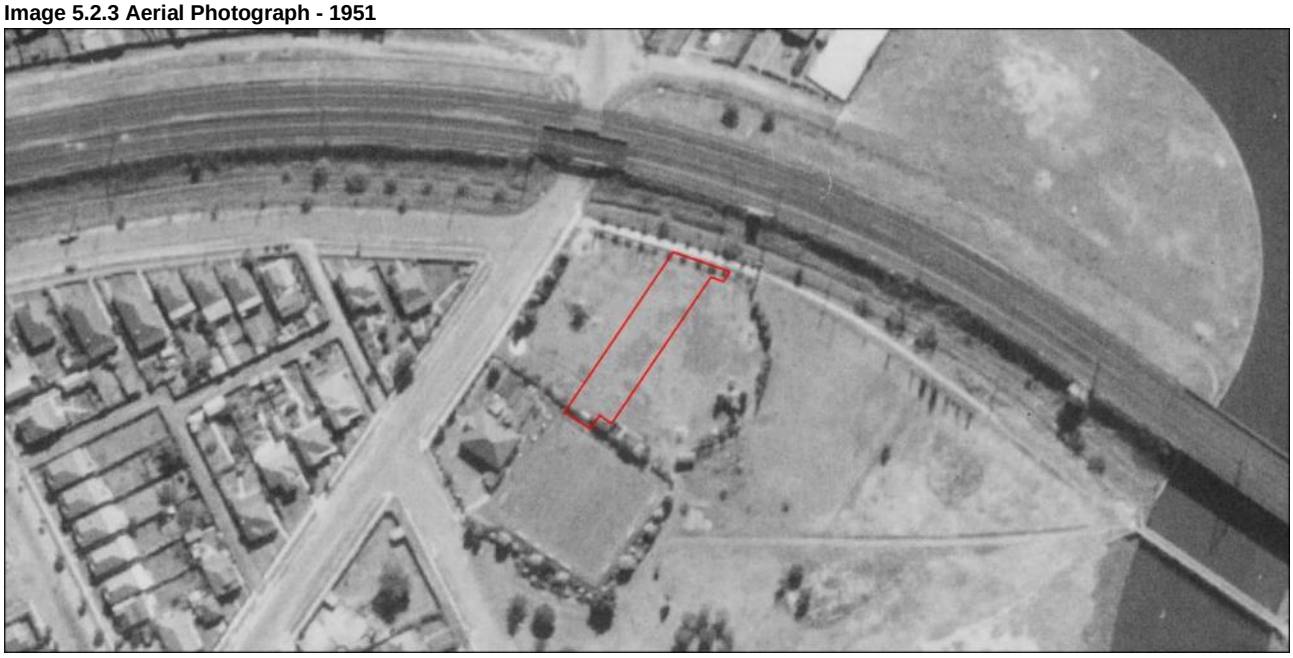

Image 5.2.4 Aerial Photograph - 1961

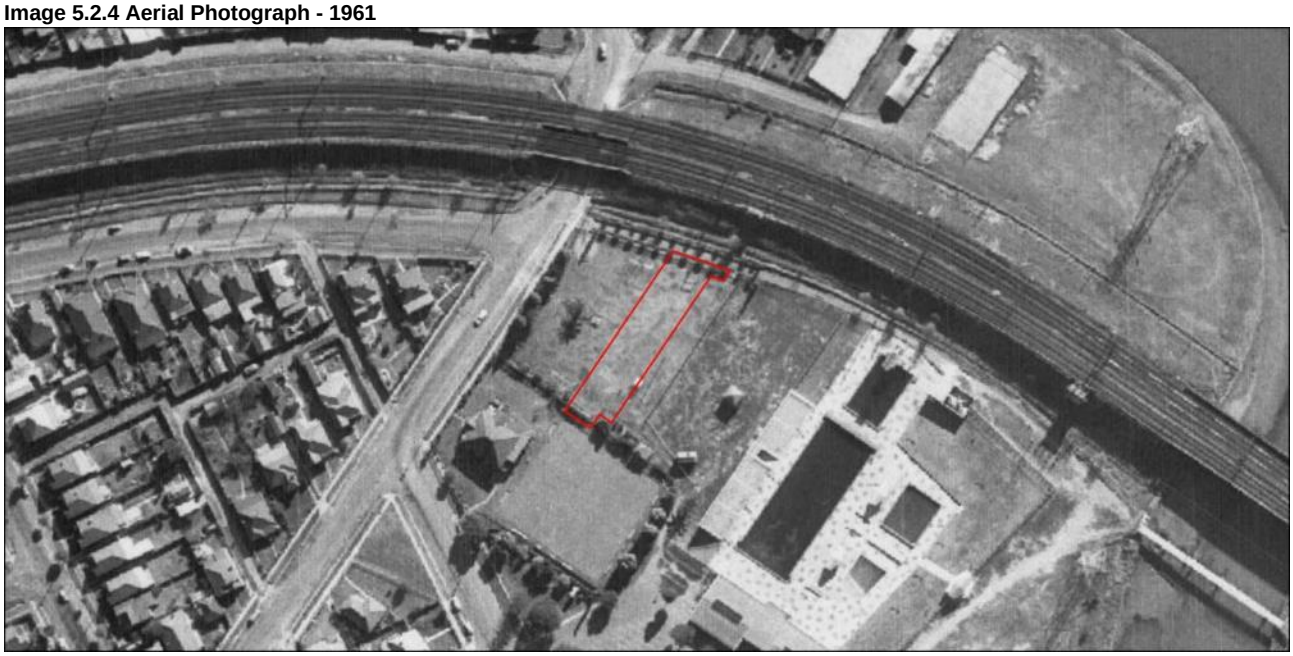

Image 5.2.5 Aerial Photograph - 1971

Image 5.2.6 Aerial Photograph - 1978

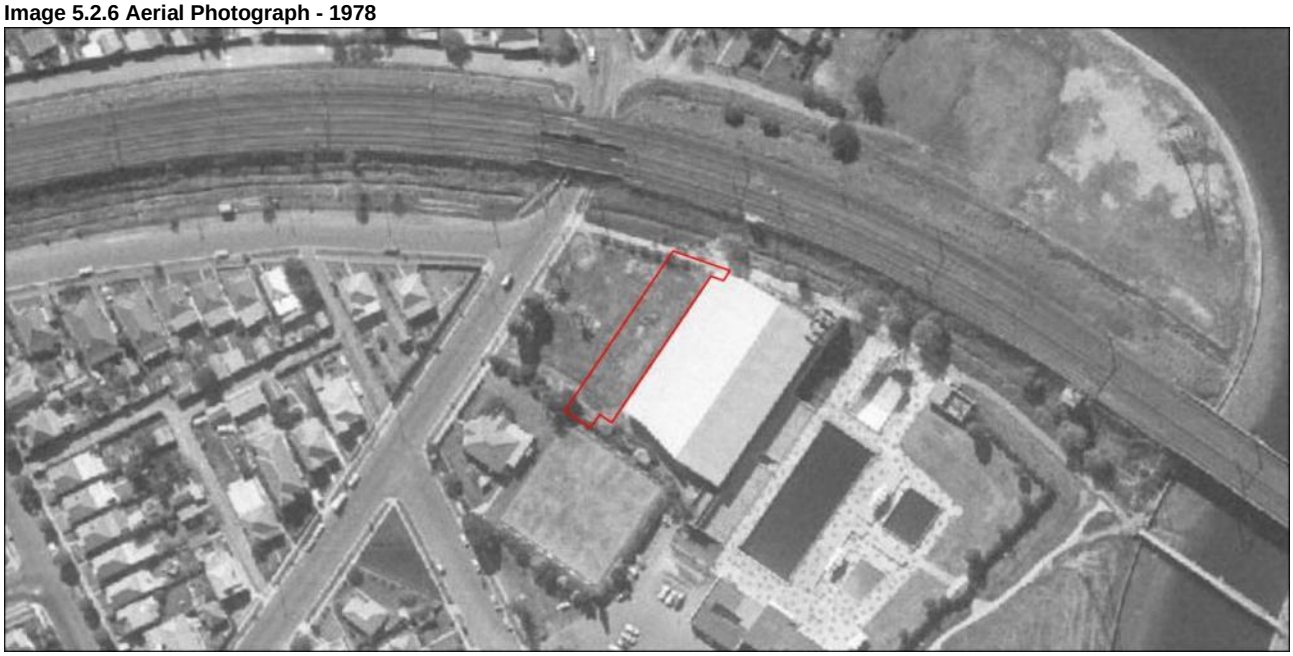

Image 5.2.7 Aerial Photograph - 1986

Image 5.2.8 Aerial Photograph - 1994

Image 5.2.9 Aerial Photograph - 2005

Image 5.2.10 Aerial Photograph - 2010

Image 5.2.11 Aerial Photograph - 2015

Image 5.2.12 Aerial Photograph - 2020

Image 5.2.13 Aerial Photograph - 2024

The findings of the historical aerial photography review are presented in **Table 5.2**.

Table 5.2 Historical Aerial Photography Review

Photograph Date	Observations of Site	Observations of Surrounding Land
1930	Appears to be undeveloped open grassed area.	Appears to be medium density residential to the north, south and west of the site. Residential sized building present adjacent the south-western corner of site. Train line present immediately north of the site, open grassed areas present to the north-east and south-east of the site bordering the Cooks River.
1943	Appears to be scattered vegetation planted along the northern and southern boundaries of site, and part of recreational open space.	Appears to be construction of a bowling green immediately south of the site.
1951	No significant change since previous image.	No significant change since previous image.
1961	No significant change since previous image.	Swimming pools (now Canterbury Aquatic Centre) and ancillary building constructed to the east of the site.
1971	No significant change since previous image.	Construction of large building bordering the eastern portion of the site (now Canterbury Olympic Ice Rink). Appears to be some major ground disturbance northeast of the site adjacent the Cooks River.
1978	No significant change since previous image.	No significant change since previous image.
1986	There appears to have been a light pole installed in the north-eastern corner of the site.	Development of recreational park/bike track northeast of the site adjacent the Cooks River.
1994	No significant change since previous image.	No significant change since previous image.
2005	Appears to be some additional vegetation planted along the eastern boundary of site.	Construction of playground adjacent western border of site, and asphalt carpark immediately adjacent the southern border of the site.
2010	No significant change since previous image.	Expansion of asphalt carpark south of site.
2015	No significant change since previous image.	No significant change since previous image.
2020	No significant change since previous image.	Civil works occurring along rail corridor north of the site.
2024	Temporary construction fencing erected in central portion of site.	Canterbury Aquatic Centre has been demolished and major earthworks occurring to the east of the site.

The review of historical aerial photography indicated a potential for land contaminating activities to have been undertaken on the site, specifically:

- Uncontrolled filling, termite treatment and use of hazardous building materials along eastern border of site associated with the Canterbury Olympic Ice Rink building.

Further assessment of these identified potential land contaminating activities, is considered warranted.

5.3 Meteorology

The Bureau of Meteorology website (http://www.bom.gov.au/climate/data/index.shtml?bookmark=200) was accessed and a search conducted for climatic information measured by the nearest bureau station to the site. A summary of data obtained from that search is presented in **Table 5.3**.

Table 5.3 Local Meteorology Data Summary

Weather Station Location and Identifier	Mean Annual Temperature (°C)		Mean Annual Rainfall (mm)
	Maximum	Minimum	
Canterbury Racecourse AWS - 066194	23.1	12.4	987.8

A copy of the meteorology search record is presented in **Appendix C**.

5.4 Incidents

There was no evidence provided to Alliance regarding incidents at the site.

5.5 Complaints

There was no evidence provided to Alliance regarding complaints about the site.

5.6 Anecdotal Evidence

There was no anecdotal evidence regarding the site, provided to Alliance.

5.7 Previous Contamination Assessments

At the time of undertaking this investigation, Alliance was preparing a material classification assessment for offsite disposal of soils on site. The assessment had not been finished for inclusion in this investigation, however, the following data from that assessment was available for consideration:

- borehole logs in **Appendix G**;
- site layout and sampling plan in **Appendix H**;

Field observations recorded on the logs included:

- uncontrolled filling of up to 1m thickness;
- olfactory indicators of acid sulfate, specifically a moderate to strong sulfurous odour observed at borehole locations BH05 and BH08 at a depth of 1.9m below ground level.

Preliminary field screening (pHf/pHfox) results indicated a potential for PASS to be present.

There was no visual evidence of staining or potential asbestos containing materials observed in the soil samples collected.

6 Site Walkover

A site walkover was undertaken by a suitably experienced Alliance environmental consultant (Sam Willis) on 18 November 2024. During the walkover, Alliance made observations of the general condition of the site and of land use activities being undertaken on the site, as well as land use activities on the land located immediately adjacent to the site. Information on these observations is presented in **Section 6.1** to **Section 6.14**.

It is noted that the presence of constraints on site can prevent a reasonable visual assessment of the surface of the site (e.g. vegetation, hardstand, stockpiles, or stored materials), which can result in data gaps that require consideration during supplementary assessment works.

6.1 Current Land Use

The land use scenario at the time of the walkover appeared to be public open space, with a public playground adjacent to the northern portion, while the southern portion was fenced off with temporary construction fencing.

Image 6.1.1 View of the central portion of the site facing west, with public playground visible on right side of image.

6.2 Site Boundaries

The northern site boundary was enclosed with wooden post and rail fencing and the eastern boundary of the site was enclosed by the wall of an adjacent building associated with the ice rink. The southern and western boundary was not demarcated by anything, with the southern boundary open to the asphalt carpark adjacent to the site and the western boundary of the site open to unsealed landscaping.

Image 6.2.1 Wooden fencing to the northern boundary.

6.3 Surfaces and Buildings

The following site surfaces were observed during the walkover:

- The majority of the site was unsealed and covered in unsealed grass surfacing.
- The southern and eastern portions of the site were landscaped with hedges / trees along the eastern boundary and scattered plants/shrubs along the southern boundary of the site. A mature tree was also noted within the southern portion noted to be fenced off.
- There was an area of asphalt hardstand observed in the south-eastern portion of the site approximately 15m^2 in area, in good condition with minimal cracking.
- A concrete drainage line was observed running along the eastern boundary of the site.

There were no buildings observed on site during the walkover, however immediately adjacent to the eastern boundary was a two-storey brick clad building associated with the adjacent ice rink.

Image 6.3.1 Brick clad building observed adjacent to the eastern boundary of the site.

Image 6.3.2 Asphalt hardstand in southern portion of the site

6.4 Infrastructure

The following infrastructure was observed during the walkover:

- two metal light poles for street lighting in the north-eastern and south-eastern corners of the site
- metal signage pole in the southern portion of the site.

Image 6.4.1 Metal light pole observed in the north-eastern corner of the site.

6.5 Surface Water and Drainage

There were no surface water bodies observed on site. There was a concrete drainage line running along the eastern border of the site with downpipes and discharge pipes from the adjacent building flowing into the drainage line.

Based on observations made during the walkover, site drainage mechanisms on site are considered likely to include:

- Infiltration into site soils if soil permeability allows it;
- Overland surface flow following site topography, towards subsurface drainage pipes; and
- Inflow to downpipes attached to adjacent building roofs and gutters, into subsurface drainage lines.

Image 6.5.1 Concrete drainage line observed along eastern boundary of the site.

6.6 Hazardous Building Materials

There was visual evidence observed during the walkover of potential asbestos containing materials in the form of drainage pipes installed on the side of the adjacent building.

A hazardous building materials survey was not within the scope of this project.

Image 6.6.1 Drainage pipes observed in north-eastern corner of the site potentially comprising asbestos containing materials.

6.7 Chemical Handling and Storage

There was no visual evidence observed during the walkover, of chemical handling and storage occurring on site.

6.8 Underground and Aboveground Storage Tanks

There was no visual evidence observed during the walkover (e.g. bowsers, fill points, dip points or vent pipes), of the potential for underground storage tanks (UST).

There was no visual evidence observed during the walkover, of aboveground storage tanks (AST).

6.9 Septic Systems

There was no visual evidence observed of septic systems on the site.

6.10 Waste

There were two stockpiles of soil observed in the central portion of the site, referred to as Stockpile 1 and Stockpile 2 for the purposes of this report.

Stockpile 1 was approximately 1m^3 and the surface of the stockpile indicated it was comprised of a brown sandy topsoil material with grass present in the material. This material appeared to be related to topsoil scraped from an area adjacent to the site.

Stockpile 2 was approximately 0.5m^3 and the surface of the stockpile indicated it was comprised of a brown sandy material with rock gravels. This material appeared to be for use as part of construction works on land adjacent the site.

Image 6.10.1 Stockpile 1 and Stockpile 2 observed in the central portion of the site.

Image 6.10.2 Close-up view of stockpile 2

6.11 Fill Material

There was visual evidence of shallow filling across the site surface, indicated by the presence of a low mound across the vegetated portion of the site (~750m^2 in area and estimated to be nominally 0.5m thick), and a minor retaining wall adjacent the asphalt hardstand in the southern portion of the site. It was also apparent that based on the drainage line discussed within **Section 6.5** that the ground level to facilitate construction of the adjacent building was lower and that material had been placed on the site to bring the levels up.

Information presented in **Section 3.1** and **Section 5.7.1** indicated uncontrolled fill materials across the vegetated area of the site extended to a depth of 0.3 to 0.6m below ground level, with a deeper pocket of fill observed at borehole BH01 to a depth of 1.0m below ground level in the south east corner of the site.

Image 6.11.1 Retaining wall observed in the southern portion of the site.

6.12 Staining and Odours

There was no olfactory evidence detected of significant or widespread odours at the site.

6.13 Phytotoxicity

There was no visual evidence observed to suggest widespread or significant phytotoxic impact in the form of plant stress and/or dieback in vegetation present on the site. Similar observations were made of vegetation on land immediately beyond the site boundaries.

6.14 Land Use on Adjacent Land

Observations made from the site boundary, indicated land use activities on adjacent land were comprised of the following:

- North – train line;
- East – Canterbury Olympic Ice Rink;
- West – public playground and landscaped area; and
- South – asphalt carpark.

Image 6.14.1 Train line to the north of the site.

7 Per and Poly-Fluoroalkyl Substances (PFAS)

Per and poly-fluoroalkyl substances (PFAS) are a group of chemicals that are manufactured for their unique properties. There are numerous PFAS that may be present in the environment. Perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA) are two major PFAS, that were originally found as components in products used to provide stain resistance or as firefighting foams. Some PFAS have been recognised as highly persistent, potentially bio-accumulative and toxic, and have been detected in the environment, wildlife, people, and food. When considering potential for PFAS to be present on a site, Section 6 of HEPA (2020) advises that consideration should be given to identifying the presence of:

- Major primary sources of PFAS, including major commercial, industrial and government facilities, infrastructure and activities that historically or currently use or store PFAS containing products, nothing that all PFAS formulations should be considered, such as surfactants used in chrome plating or firefighting, hydraulic fluids and lubricants, and wastes and liquid wastes;
- Other primary sources where PFAS is or has been used, such as firefighting training facilities, foam deluge system installations, metal plating works, car washes, and electricity generation and distribution facilities;
- Secondary sources where diffuse PFAS inputs are or have been received, such as landfills, wastewater treatment facilities, liquid waste treatment facilities, and bio-solids stockpiles.

Data obtained during the site history review reported in **Section 5**, and observations made during the site walkover in **Section 6**, was reviewed in the context of Section 6.1, Table B1 and Table B2 of HEPA (2020).

Alliance considers that activities associated with PFAS contamination due to risk of fire, and activities associated with PFAS more broadly are unlikely to have been undertaken at the site.

Alliance notes that activities associated with PFAS more broadly may have occurred adjacent to the site, specifically sports facilities. The former bowling green identified adjacent to the southern portion of the site within **Section 5.2** and ice-skating rink adjacent to the eastern boundary of the site, could plausibly be considered to be sports facilities. The presence of PFAS in the context of sports facilities, can be associated with use of synthetic grasses as playing surfaces. It is Alliance's experience that:

- use of synthetic grasses in an ice-skating rink in a manner that would present a land contamination risk to the site, is considered not plausible;
- outdoor lawn bowling greens are generally constructed from natural grasses. The former bowling green was noted to be outdoor and likely constructed using natural, not synthetic, grasses. On this basis, Alliance considers the potential for PFAS risks arising from use of synthetic grasses on the former lawn bowl green, to be low to negligible.

Further assessment of PFAS related land contamination risks at the site, is considered not warranted.

8 Chemical Control Orders

Chemical control orders (CCO) are created under Part 3, Division 5 of the Environmentally Hazardous Chemicals Act 1985, and are used to control particular chemicals selectively and specifically, or chemical wastes, to limit their potential or actual impact on the environment. Alliance has adopted the matrix presented in **Table 8** (which is based on the NSW EPA CCO available at the time of this project), to facilitate a preliminary screening of the potential for those control order chemicals to be present on site.

Table 8 Chemical Control Order Preliminary Screening

Preliminary CCO Screening Questions	Potential to have occurred
Were aluminium smelter wastes used or stored on site?[3]	No
Were dioxin contaminated wastes generated or stored on site?[4]	No
Were organotin wastes generated or stored on site?[5]	No
Were polychlorinated biphenyls (PCB) used or stored on site?[6]	No
Were scheduled chemicals[7] used, or wastes stored, on site?[8]	Yes

The historical records review and observations made during the site walkover, identified the following potential sources of CCO related chemicals:

- Termite treatment of building immediately adjacent to the eastern boundary of the site.

Based on the results of the preliminary CCO screening questions above, further assessment of CCO related land contamination risks at the site, is considered warranted.

[3] SPCC 1986, 'Chemical Control Order In Relation to Aluminium Smelter Wastes Containing Fluoride and/or Cyanide' dated 21 March 1986
[4] NSW EPA 1986, 'Chemical Control Order In Relation to Dioxin-Contaminated Waste Materials' dated 14 March 1986
[5] NSW EPA 1989, 'Chemical Control Order In Relation to Organotin Wastes' dated 11 March 1989
[6] NSW EPA 1997, 'Polychlorinated Biphenyl Chemical Control Order' dated 20 June 1997
[7] Primarily organochlorine pesticide (OCP) compounds, with some industrial by-products
[8] NSW EPA 2004, 'Chemical Control Order in Relation to Scheduled Chemical Wastes

9 Conceptual Site Model

9.1 Preamble

A conceptual site model (CSM) is a representation of site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The initial CSM is constructed from the information obtained during the PSI and it can be used to identify data gaps and inform a decision on whether a detailed site investigation (DSI) is required.

The CSM identifies complete and potential pathways between the known or potential source(s) and the receptors. Where a pathway between a source and a receptor is incomplete, the exposure to chemical substances via that pathway cannot occur, but the potential for that pathway to be completed (for example, by abstraction of groundwater or a change in land use) should be considered in the assessment.

9.2 Land Use

9.2.1 Adopted Land use Scenario

For the purpose of this project, Alliance understands that the proposed land use scenario for the site includes:

- Commercial / industrial such as shops, offices, factories, and industrial sites.

Section 3.2.5.3 of NEPC (2013i) advises that:

- although many commercial premises welcome children on an intermittent basis, it is unlikely that children visit the majority of workplaces frequently;
- in commercial premises where children are regular visitors, such as shopping centres, both the duration and frequency of child exposures are generally lower than that of a full-time employee.

Alliance considers an ice-skating rink to be comparable to a shopping centre, in the context of land use scenarios, for the purpose of land contamination assessment.

9.2.2 Assumptions for Adopted Land Use Scenario

Section 3 of NEPC (2013e) advises that the commercial/industrial land use scenario, which assumes typical commercial or light industrial properties, consisting of single or multistorey buildings where work areas are on the ground floor (constructed on a ground level slab) or above subsurface structures (such as basement car parks or storage areas).

The dominant users of commercial / industrial sites are adult employees who are largely involved in office-based or light industrial activities.

The outdoor areas of the commercial/industrial facilities are largely covered by hardstand, with some limited areas of landscaping or lawns and facilities. Opportunities for direct access to soil by employees using these facilities are likely to be minimal, but there may be potential for employees to inhale, ingest, or come into direct dermal contact with dust particulates derived from the soil on the site.

The land use scenario does not include more sensitive uses that may be permitted under relevant commercial or industrial zonings. These more sensitive uses include childcare, educational facilities, caretaker residences, hotels, and hostels, etc. Information on uses permitted under local council zoning schemes for commercial/industrial land use can be obtained from local council planning zones/schemes. Should these more sensitive uses be permitted, then 'residential with accessible soil,' 'residential with minimal access to soil,' or 'public open space' land use scenarios should be considered.

9.3 Sources of Contamination

A number of potential land contaminating activities have been identified for the site, based on the site history review and site walkover observations. These include:

- Uncontrolled filling;
- Termite treatment of building immediately adjacent eastern boundary; and
- Use of hazardous building materials on building immediately adjacent eastern boundary.

Table J1 in Appendix J of AS 4482.1-2005[9], Table B1 in Appendix B of WA DWER (2021) and Table B1 and Table B2 in Appendix B of HEPA (2020) provides guidance on chemicals associated with land use activities. That guidance provides a basis for deciding on contaminants of potential concern (COPC) for each relevant land use activity. Information on COPC adopted for this project is presented in **Section 9.4** of this report.

9.4 Receptors

9.4.1 Identified Receptors

Based on the adopted land use scenario in **Section 9.2**, receptors at the site would primarily be commercial workers and intrusive maintenance workers.

9.4.2 Assumptions for Identified Receptors

The receptors at a commercial/industrial site are predominantly adult employees, who are largely involved in office-based or light indoor industrial activities. The employees who are most susceptible to health risks associated with volatile soil contaminants are the employees who work in offices on the ground floor, as the greatest potential for vapour intrusion occurs with workspaces immediately overlying contaminated soil.

Employees may make use of outdoor areas of a commercial/industrial premises for activities such as meal breaks. Opportunities for direct access to soil by employees using these facilities are likely to be minimal, but there may be potential for employees to inhale, ingest, or come into direct dermal contact with dust particulates derived from the soil on the site.

[9] Alliance understands this standard has been withdrawn, however, guidance on the Aged Standards Review process at https://www.standards.org.au/standards-development/aged-standards, indicates that it is still possible for a withdrawn standard to be used within an industry or reference by a government if chosen to do so. On the basis that this standard is referenced in NEPC (2013b), it is considered reasonable to still refer to it, within the context of this project.

Intrusive maintenance workers are assumed to be adult workers who carry out work in shallow trenches (maximum depth of 1m). The work may include work related to telephone, electricity, gas, water, and sewer. It is also assumed that the workers will follow industry accepted procedures in relation to health and safety. The assumptions do not extend to work in deep trenches (such as deep sewers), on the basis that deep trench work would usually require confined space health and safety procedures to be followed, including the use of personal protective equipment.

In the context of petroleum hydrocarbons, exposure[10] may occur through:

- inhalation of volatiles from contaminants at any depth (soil and groundwater); and
- direct contact (dust inhalation, ingestion, and dermal contact) for contaminated soils from surface to 2m below ground surface (i.e. trench walls for surface to 1m, trench floor 1 to 2m below ground surface).

Potential acute exposure risks or explosion hazards associated with very high concentrations of vapours are not considered in this scenario.

9.5 Exposure Pathways

9.5.1 Human Health

9.5.1.1 Dermal Contact / Ingestion / Dust Inhalation

Site history information and observations made during the site walkover, indicated a potential for contaminants to be present in soils at the site, which could present a dermal contact, ingestion, or dust inhalation risk to human health.

The proposed land use scenario may include some minor unsealed and open space areas, where a pathway between identified receptors and direct contact, ingestion, and dust inhalation contaminant sources, may be complete.

Further assessment of dermal contact, dust inhalation and ingestion risk are considered warranted.

9.5.1.2 Vapour Intrusion / Inhalation

A vapour intrusion / inhalation exposure risk to human health can be present when a vapour source (either primary or secondary[11]) is present.

Site history information and observations made during the site walkover, did not indicate a potential for a primary or secondary source of vapour to be present on the site.

Site history information and observations made during the site walkover, indicated a potential for a historical uncontrolled filling to be present at the site. However, Alliance notes that the activity of transporting, placement and spreading of uncontrolled fill soils would typically include significant disturbance of those soils, that can result in the volatilisation of those contaminants that could normally present a vapour intrusion / inhalation risk (e.g. light fraction petroleum hydrocarbons, naphthalene and chlorinated hydrocarbons).

[10] Section 2.1.4 of Friebel, E & Nadebaum, P 2011

[11] Primary sources typically include underground storage tanks. Secondary sources typically include significantly contaminated soil or groundwater.

On that basis, Alliance considers that the potential for contaminants to be present in the uncontrolled filling, at concentrations which could present a vapour intrusion / inhalation risk, would be low.

Further assessment of vapour intrusion / inhalation risks associated with the uncontrolled filling, is considered not warranted.

9.5.1.3 Asbestos

Bonded asbestos containing material (ACM) is comprised of asbestos bound in a matrix (including cement or resin), which is in sound condition, although possibly broken or fragmented.

Fibrous asbestos (FA) comprises friable asbestos material and includes severely weathered cement sheeting, insulation products and woven asbestos material. This type of friable asbestos is defined here as asbestos material that is in a degraded condition such that it can be broken or crumbled by hand pressure. This material is typically unbonded or was previously bonded and is now significantly degraded (crumbling).

Asbestos fines (AF) include free fibres, small fibre bundles and small fragments of ACM[12] that would pass through a 7mm x 7mm aperture sieve.

FA and AF are considered to be 'friable' asbestos, which is material that is in a powder form or that can be crumbled, pulverised, or reduced to powder by hand pressure when dry.

Site history information and observations made during the site walkover, indicated a potential for ACM, FA, and/or AF to be present in soils at the site.

The proposed land use scenario is unlikely to include unsealed and open space areas, where a pathway between identified receptors and asbestos in soils, may be complete. The proposed redevelopment will include earthworks and bulk excavation of soil where transient construction workers may be at risk of exposure to land contamination risks as a result of potential asbestos contamination in soils.

Further assessment of asbestos exposure risk is considered warranted.

9.5.2 Management Limits for Petroleum Hydrocarbons

Section 2.9 of NEPC (2013a) states that there are a number of policy considerations which reflect the nature and properties of petroleum hydrocarbons:

- Formation of observable light non-aqueous phase liquids (LNAPL);
- Exposure of workers in trenches to petroleum hydrocarbon vapours;
- Fire and explosive hazards;
- Effects on buried infrastructure e.g., penetration of, or damage to, in-ground services by hydrocarbons;
- Aesthetic considerations and

[12] For bonded ACM fragments to pass through a 7mm x 7mm sieve implies a substantial degree of damage which increases the potential for fibre release.

- Technological factors.

Section 2.9 of NEPC (2013a) notes that:

- CME (2008) includes management limits to avoid or minimise these potential effects. Application of management limits requires consideration of site specific factors such as depth of building basements and services, and depth to groundwater, to determine the maximum depth to which the limits should apply.
- management limits may have less relevance at operating industrial sites (including mine sites) which have no or limited sensitive receptors in the area of potential impact.
- the presence of site total petroleum hydrocarbon (TPH) contamination at the levels of the management limits does not imply that there is no need for administrative notification or controls in accordance with jurisdiction requirements.

Site history information and walkover observations did not indicate a potential for these policy considerations to be associated with relevant identified areas of environmental concern (AEC) at the site, in the context of the proposed future land use scenario. On that basis, further assessment of petroleum hydrocarbons in soils, in the context of those policy decisions, is considered warranted.

9.5.3 Hazardous Ground Gases

NSW EPA (2020a) provides advice on ground gases that if present in the pore space of soils and rocks and can adversely impact human health and safety or the integrity of structures. The ground gases that are generally of concern in this context are:

- Bulk ground gases, including methane, carbon dioxide, carbon monoxide, hydrogen, hydrogen sulphide, and petroleum vapours; and
- Trace ground gases including radon, volatile organic compounds, and mercury vapour.

Alliance has reviewed site history information review and site walkover observations in the context of sources and origins of hazardous ground gases in Table 1 and Table 2 of NSW EPA (2020a). Based on that review, Alliance considers that further assessment of hazardous ground gases in the context of this project, is considered not warranted.

9.5.4 Aesthetics

Aesthetic issues generally relate to the presence of low-concern or non-hazardous inert foreign material (refuse) in soil or fill resulting from human activity. Sites that are assessed as being acceptable from a human health and environmental perspective may still contain foreign material[13]. Sites may have some soil discolouration from relatively inert chemical waste (e.g. ferric metals) or residual odour (e.g. natural sulfur odour).

Assessment should be undertaken in the context of the sensitivity of the proposed land use scenario (e.g. higher expectations apply to residential properties with gardens compared with industrial settings). General assessment considerations should include:

[13] Geotechnical issues related to the presence of fill should be treated separately to assessment of site contamination.

- That chemically discoloured soils or large quantities of various types of inert refuse, particularly if unsightly, may cause ongoing concern to site users;
- The depth of the materials, including chemical residues, in relation to the final surface of the site;
- The need for, and practicality of, any long-term management of foreign material;
- The presence of small quantities of non-hazardous material and low odour residue (e.g. weak petroleum odours) that will decrease over time should not be a cause of concern in most circumstances
- Sites with large quantities of well-covered known inert material that present no health hazard such as brick fragments and cement wastes, are usually of low concern for non-sensitive and sensitive land uses; and
- Caution should be used when assessing sensitive land uses, such as residential, when large quantities of various fill types and demolition rubble are present.

Alliance has adapted guidance in Section 3.6.2 and Section 3.6.3 of NEPC (2013a) to facilitate a preliminary assessment of potential aesthetic risks, identified during review of site history information and site walkover observations. The results of the preliminary assessment are presented in Table 9.5.4, and they are used to assess whether the need for further assessment to be undertaken, has been triggered.

Table 9.5.4 Preliminary Aesthetics Screening

Preliminary Aesthetics Screening Questions	Potential
Is there potential for highly malodorous soils or extracted groundwater (e.g. strong residual petroleum hydrocarbon odours, hydrogen sulphide in soil or extracted groundwater, organosulfur compounds) to be present on site?	No
Is there hydrocarbon sheen on surface waters at site?	No
Is there potential for discoloured chemical deposits or soil staining with chemical waste other than of a very minor nature, to be present in site soils;	No
Is there potential for large monolithic deposits of otherwise low risk material, e.g. gypsum as powder or plasterboard or cement kiln dust, to be present in site soils;	No
Is there potential for putrescible refuse including material that may generate hazardous levels of methane such as a deep fill profile of green waste or large quantities of timber waste, to be present in site soils?	No
Is there potential for residue from animal burial (e.g. former abattoir sites) to be present in site soils.	No
Is there potential for large quantities of non-hazardous inert material to be present in site soils?	No
Is there potential for high odour residue material to be present in site soils?	No
Is there potential for large quantities of various fill types and demolition rubble to be present in site soils proposed for residential land use?	No

Site history information and observations made during the site walkover, and considered during the aesthetics risk assessment, did not identify potential for unacceptable aesthetics risks to be present at the site.

Further assessment of aesthetic risks is considered not warranted.

9.5.5 Terrestrial Ecosystems

Site history information and observations made during the site walkover, indicated a potential for contaminants, which may present a risk to terrestrial ecosystems, may be present on site.

Section 3.4.2 of NEPC (2013a) states that:

- a pragmatic risk-based approach should be taken when assessing ecological risk in residential and commercial / industrial land use settings;
- in existing residential and urban development sites, there are often practical considerations that enable soil properties to be improved by addition of ameliorants with a persistent modifying effect or by the common practice of backfilling or top dressing with clean soil;
- in other cases, all of the site soils will be removed during site development works or relocated for the formation of new landforms;
- sites may also be backfilled with clean soil/fill and the fate of any excavated contaminated soil should be considered in this process; and
- commercial and industrial sites may have large building structures and extensive areas covered with concrete, other pavement or hardstand materials and may have limited environmental values requiring consideration while in operational use.

Alliance has considered the potential for sensitive ecological receptors to be present at the site, in the context of site history information, site walkover observations and the proposed land use scenario.

Alliance notes that:

- Observations of flora onsite were limited to a limited number of scattered trees at the boundary of the site, with evidence of observed native herbaceous flora species across the site;
- The proposed land use scenario will include covering the majority of the site with building footprints;
- Mammals are unlikely to access the site following construction of proposed buildings;
- Invertebrates currently present at the site (including soil fauna, earthworms, and insects) are likely to be removed during excavation works and/or significantly disturbed during proposed building construction works;
- Birds are unlikely to remain onsite following removal of the scattered trees at the site boundary, and construction of the new building;
- Reptiles are unlikely to remain onsite following removal of the scattered trees at the site boundary, excavation works, and construction of the new building;

On that basis, further assessment of terrestrial ecosystem risks is considered not warranted.

9.5.6 Groundwater

Section 2.2 of NSW DEC (2007) provides guidance on the need for the potential for groundwater contamination to be assessed, for the purposes of evaluating whether it may pose an unacceptable risk to human health and/or the environment.

Section 3.2 of NEPC (2013d) provides guidance on the environmental values (that are conducive to public benefit, welfare, safety, or health) and that require protection from the effects of pollution, waste discharge and deposits. These values include:

- Ecosystem protection;
- Aquaculture and human consumers of food;
- Agricultural water (irrigation and stock water);
- Recreation and aesthetics;
- Drinking water; and
- Industrial water.

In the context of aquatic ecosystems, ANZG (2018) defines level of protection is the degree of protection afforded to a water body based upon its ecosystem condition (current or desired health status of an ecosystem relative to the human degree of disturbance). Selecting a level of protection should consider:

- Maintaining the existing ecosystem condition, or
- Enhancing a modified ecosystem by targeting the most appropriate level of condition.

ANZG (2018) recognises three categories of current or desired ecosystems:

- High conservation or ecological value systems;
- Slightly to moderately disturbed ecosystems; and
- Highly disturbed ecosystems.

Alliance has undertaken an assessment of the likely nearest aquatic ecosystem to the site (refer **Section 3.4**) and considers that it is a freshwater system. Following review of site specific attributes, and in the context of guidance provided in ANZG (2018)[14], Alliance considers that the nearest aquatic ecosystem is:

- a slightly to moderately disturbed ecosystem, on the basis that:
    - aquatic biological diversity may have been adversely affected to a relatively small but measurable degree by human activity;
    - the biological communities are likely to remain in a healthy condition and ecosystem integrity is largely retained;

Groundwater at the site is considered likely to discharge to the nearest downgradient surface water body identified for the site (refer **Section 3.4**). That surface water body is considered likely to be polluted and be of a quality that is not consistent with natural background water quality.

Geology at the site is likely to include low permeability clays, which would limit vertical migration of soil contaminants (if present) into groundwater.

The shallowest groundwater at the site is likely to be transient perched groundwater generally present in the shallow clays, after heavy rain events. Data on natural background water quality for transient groundwater is generally not available. Subsequently, comparison of site specific shallow transient groundwater data against background quality is therefore not practical.

[14] https://www.waterquality.gov.au/anz-guidelines/resources/key-concepts/level-of-protection

Section 3.4 of this report did not identify licensed agricultural, irrigation, recreational or industrial water abstraction bores within a 500m radius of the site. **Section 3.4** of this report identified a domestic groundwater well (conservatively assumed to be for drinking water abstraction) within a 500m radius of the site, however this was located cross gradient of the site and deemed unlikely to be impacted by migration of contaminants through groundwater away from the site.

The nearest surface water body to the site is not located on or adjacent to the site and is located a significant distance 160m from the site. Alliance considers it unlikely that occupants of the site would frequent that surface water body for the collection and consumption of aquatic based foods, at a rate that the intake would present an unacceptable risk to human health.

The current and future land use scenario for the site includes a reticulated drinking water system. Urban development surrounding the site is also considered likely to include a reticulated drinking water system. Commercial/industrial development on the site and commercial development on land down gradient of the site, is considered likely to:

- prevent agricultural and industrial land use activities from being undertaken, which would mitigate the potential for abstraction of groundwater for irrigation, stock watering and industrial purposes; and
- include a reticulated drinking water system, which Alliance considers use of as a drinking water source, for commercial / industrial purposes, and as a recreational water source (e.g. filling up swimming pools or ponds on site), is considered a more plausible scenario.

Given the distance between the site and the nearest downgradient surface water body, it is considered that diffusion and dilution of potential contaminants on site, if they were to migrate into groundwater, would unlikely result in an unacceptable aquatic ecosystem risk to that surface water body.

Based on this, Alliance considers that further assessment of:

- Ecosystem protection;
- Aquaculture and human consumers of food;
- Agricultural water (irrigation and stock water);
- Recreation and aesthetics;
- Drinking water; and
- Industrial water.

as groundwater values, is not warranted.

9.6 Source, Pathway and Receptor Links

Based on:

- The identified sources of contamination associated with the locations of where potential land contaminating activities have been undertaken at the site (areas of environmental concern or AEC);
- The identified contaminants of potential concern (COPC) associated with those land contaminating activities;
- The receptors identified for the site, based on the proposed land use scenario; and

- The exposure pathways between the identified sources and receptors that have been assessed as being potentially or actually complete,

a conceptual site model (CSM) that identifies plausible south-pathway-receptor linkages for the site, is presented **Table 9.6**.

The locations of the AEC are presented in **Figure 3**.

Table 9.6 Source, Pathway and Receptor Links

ID	AEC	Land Contaminating Activity (Source)	COPC	Exposure Pathway	Receptor
AEC01	Site footprint (920m^2 and ~1m thick)	Uncontrolled filling Migration / leaching of hazardous building materials from adjacent ice-skating rink building Application of termite treatment chemicals on eastern boundary of site (for ice skating rink building)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos	Dermal contact Soil Ingestion Dust inhalation Inhalation (asbestos) Management limits	Commercial workers Intrusive maintenance workers
	Site footprint (920m^2 and 1m maximum disturbance depth)	Acid sulfate soils	Sulfidic ores and hydrogen sulfide	Building / infrastructure and ecosystem contact H_2S inhalation	Site environment and structures Intrusive maintenance workers

10 Duty to Report Contamination

Section 1.3 of NSW EPA (2020b) states that contaminated land consultants should take reasonable steps to draw the client's attention to its potential duty to report contamination under section 60 of the Contaminated Land Management Act 1997.

Section 2 in NSW EPA (2015) includes guidance on how to address reporting obligations under section 60 of the Contaminated Land Management Act 1997, including those parties required to notify EPA as soon as practical after they become aware of contamination. Those parties include:

- Anyone whose activities have contaminated land; or
- An owner of land that has been contaminated.

Alliance understands that the client is the occupier of the land that the site is located on. However, the scope of work that Alliance was engaged to undertake for this project, did not include assessment of site contamination data against the relevant duty to report notification triggers provided in NSW EPA (2015). However, if the client:

- has undertaken activities on the site that may have contaminated the land; or
- is the owner of the land that may have been contaminated;

then NSW EPA (2015) includes guidance on when the client should seek further advice about site contamination and its obligations regarding the duty to report. Additional information on the client's duty to report can be found at www.epa.nsw.gov.au.

11 Conclusions and Recommendations

Based on the assessment undertaken by Alliance of site history information and site walkover observations, in the context of the proposed land use scenario and objectives of this project, Alliance has made the following conclusions:

- There is a potential for unacceptable land contamination to be present at the site as a result of previous land use activities;
- There is a potential for acid sulfate soils risks requiring management to be present at the site;
- The identified potential land contamination may present an unacceptable human health risk to commercial workers and intrusive maintenance workers;
- The site could be made suitable for the following land use scenario:
    - commercial / industrial such as shops, offices, factories and industrial sites,

  subject to the undertaking of a detailed site investigation (DSI), and management or remediation of identified unacceptable human health risks (if warranted);
- Specific assumptions that apply to the adopted land use scenario, are presented in **Section 9** of this report.

Based on those conclusions, Alliance makes the following recommendations:

- A DSI should be undertaken to address the identified potentially unacceptable human health risks in this PSI. In the event unacceptable human health risks are identified in the DSI, a remedial action plan (RAP) should be prepared and implemented to address those risks;
- An acid sulfate soils assessment should be undertaken to address the potential for acid sulfate soils risks requiring management to be present at the site (in the context of the proposed development. In the event acid sulfate soil risk requiring management are identified in the DSI, an acid sulfate soils management plan (ASSMP) should be prepared and implemented to address those risks;
- The DSI, acid sulfate soils assessment, and preparation of the RAP and ASSMP (if warranted) should be undertaken by a suitably experienced environmental consultant.

This report must be read in conjunction with the ***Important Information About This Report*** statements at the front of this report.

12 References

ANZECC 2000, 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality' dated October 2000

ANZG 2018, 'Australian and New Zealand guidelines for fresh and marine water quality' (https://www.waterquality.gov.au/anz-guidelines).

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EnRisk 2016, 'Proposed Decision Tree for Prioritising Sites Potentially Contaminated with PFAS' dated 25 February 2016.

Friebel, E & Nadebaum, P 2011, 'Health screening levels for petroleum hydrocarbons in soil and groundwater. Part 2: Application document', CRC CARE Technical Report No. 10.

HEPA 2020, 'PFAS National Environmental Management Plan', dated January 2020, version 2.0

National Environment Protection Council (NEPC) 2013a, 'Schedule B(1) Guideline on Investigation Levels for Soil and Groundwater', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013b, 'Schedule B(2) Guideline on Site Characterisation', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013c, 'Schedule B(3) Guideline on Laboratory Analysis of Potentially Contaminated Soil', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013d, 'Schedule B(4) Guideline on Site-Specific Health Risk Assessment Methodology', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013e, 'Schedule B(5a) Guideline on Ecological Risk Assessment', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013f, 'Schedule B(5b) Guideline on Methodology to Derive Ecological Investigation Levels in Contaminated Soils', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013g, 'Schedule B(5c) Guideline on Ecological Investigation Levels for Arsenic, Chromium (III), Copper, DDT, Lead, Naphthalene, Nickel and Zinc', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013h, 'Schedule B(6) Guideline on The Framework for Risk-Based Assessment of Groundwater Contamination', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013i, 'Schedule B(7) Guideline on Derivation of Health-Based Investigation Levels', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

NHMRC 2008, 'Guidelines for Managing Risks in Recreational Water 2008' dated 2008

NHMRC 2019, 'Guidance on Per and Polyfluoroalkyl (PFAS) in Recreational Water', ref: EH45

NSW DEC 2007, 'Contaminated Sites: Guidelines for the Assessment and Management of Groundwater Contamination' dated March 2007, ref: DEC 2007/144.

NSW DPIE 2021, 'State Environmental Planning Policy (Resilience and Hazards) 2021'

NSW EPA 1986, 'Chemical Control Order In Relation to Dioxin-Contaminated Waste Materials' dated 14 March 1986

NSW EPA 1989, 'Chemical Control Order In Relation to Organotin Wastes' dated 11 March 1989

NSW EPA 1997, 'Polychlorinated Biphenyl Chemical Control Order' dated 20 June 1997

NSW EPA 2004, 'Chemical Control Order in Relation to Scheduled Chemical Wastes', dated 11 June 2004

NSW EPA 2015, 'Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997' dated September 2015, ref: EPA 2015/0164.

NSW EPA 2016, 'Environmental Guidelines: Solid Waste Landfills, Second Edition', dated 2016, ref: EPA 2016/0259

NSW EPA 2017, 'Contaminated Land Management, Guidelines for the NSW Site Auditor Scheme (3rd edition)', dated October 2017, ref: EPA 2017P0269.

NSW EPA 2020a, 'Assessment and management of hazardous ground gases' dated May 2020, ref: EPA 2019P2047

NSW EPA 2020b, 'Contaminated Land Guidelines: Consultants reporting on contaminated land' dated May 2020, ref: EPA2020P2233.

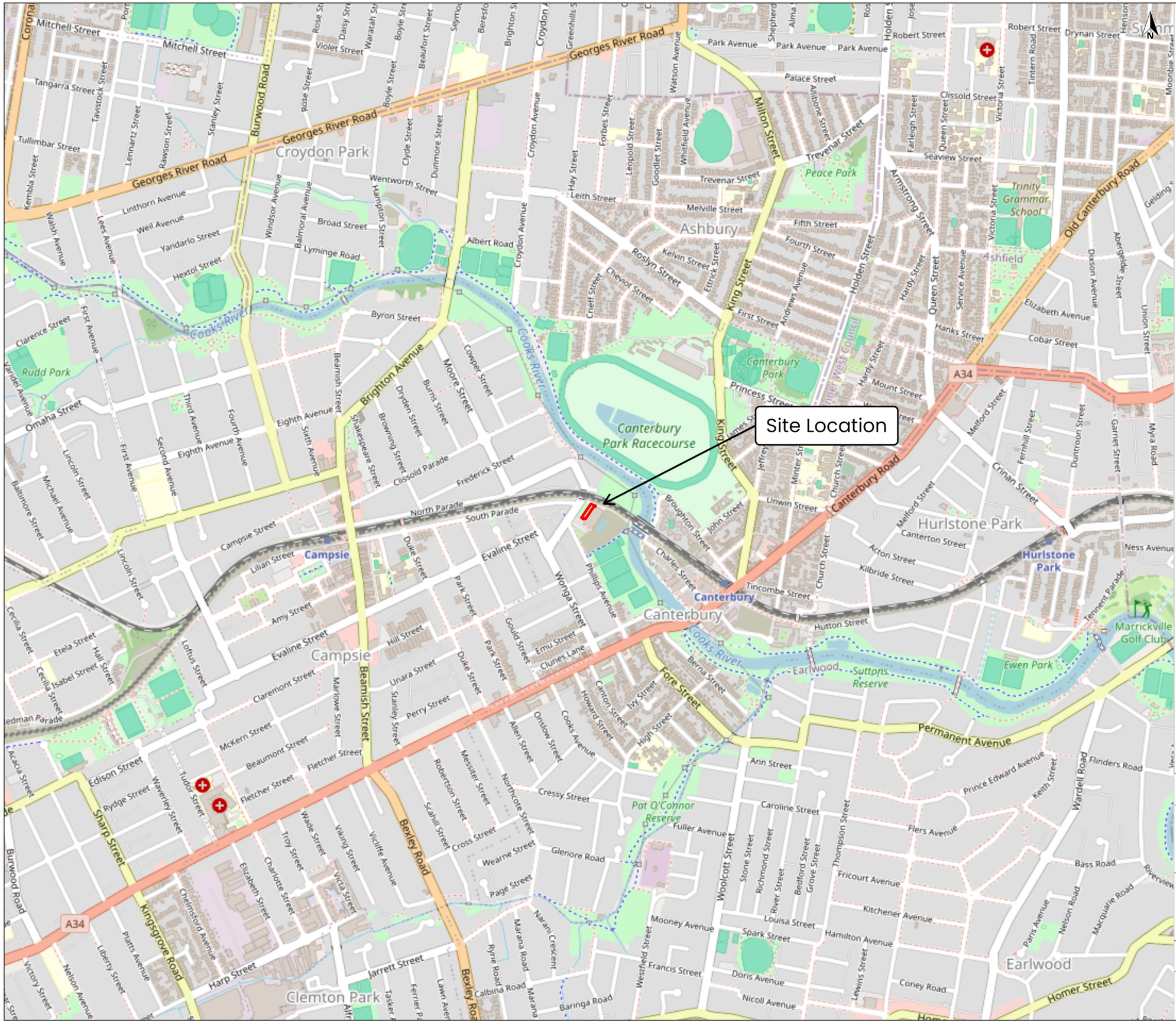
SPCC 1986, 'Chemical Control Order In Relation to Aluminium Smelter Wastes Containing Fluoride and/or Cyanide' dated 21 March 1986

Sullivan, L, Ward, N, Toppler, N and Lancaster, G 2018, 'National Acid Sulfate Soils Guidance: National acid sulfate soils sampling and identification methods manual' dated June 2018

WA DWER 2021, ‘Assessment and management of contaminated sites’, dated November 2021.

WA DOH 2009, ‘Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia’, dated May 2009.

FIGURES



Legend

- Site Boundary

0 250 m 500 m

alliance

Produced by **Datanest.earth**

Title: Site Locality Plan		
Client: The Ice Skating Club of NSW Cooperative Limited		Size: A3
Project: Canterbury Olympic Ice Rink	Drawn: DH	Figure No.: 1
Date: 19-11-2024	Checked: JR	
Proj No: 18587	Scale: 1:13500	Version: ER-2-1

Legend

- Canterbury Olympic Ice Rink
- Site Access
- Site Boundary

0 5 m 10 m

alliance

Produced by **Datanest.earth**

Title: Site Layout Plan		
Client: The Ice Skating Club of NSW Cooperative Limited		Size: A3
Project: Canterbury Olympic Ice Rink	Drawn: DH	Figure No.: 2
Date: 19-11-2024	Checked: JR	
Proj No: 18587	Scale: 1:400	Version: ER-2-1

Legend

- Site Boundary
- AEC01 - Site Footprint

0 2.5 m 5 m

alliance

Produced by **Datanest.earth**

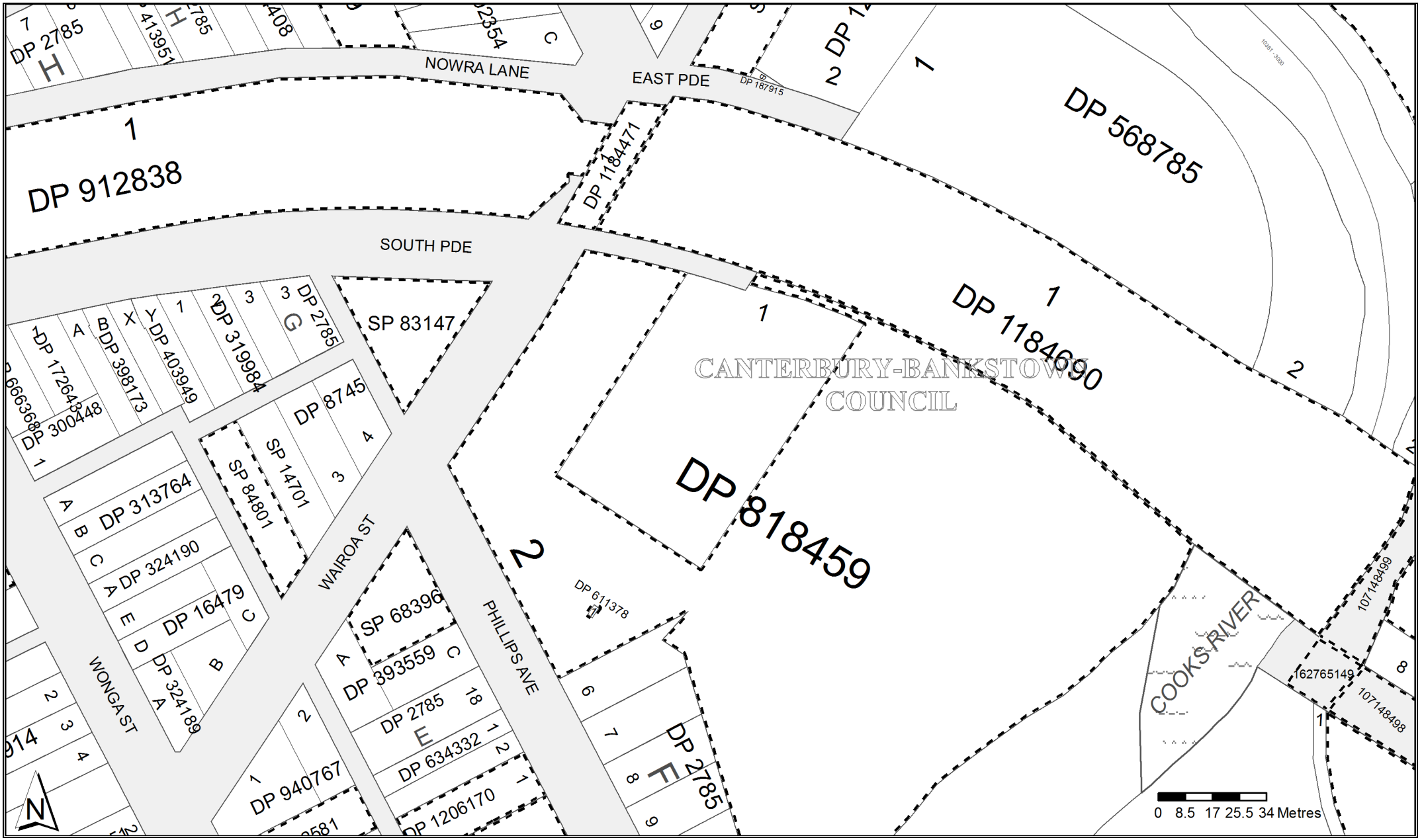
Title: Areas of Environmental Concern		
Client: The Ice Skating Club of NSW Cooperative Limited		Size: A3
Project: Canterbury Olympic Ice Rink	Drawn: DH	Figure No.: 3
Date: 19-11-2024	Checked: JR	
Proj No: 18587	Scale: 1:250	Version: ER-2-1

APPENDIX A – Land Titles

Cadastral Records Enquiry Report : Lot 1 DP 818459

Ref : 7A Philips Avenue, Canterbury

Locality : CANTERBURY
Parish : ST GEORGE
LGA : CANTERBURY-BANKSTOWN
County : CUMBERLAND



This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

PLAN FORM 2

Plan Drawing only to appear in this space

*OFFICE USE ONLY

DP 818459

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

THE COMMON SEAL OF THE MUNICIPALITY OF CANTERBURY WAS HERETO AFFIXED THIS TWENTIETH DAY OF MAY, 1992, PURSUANT TO A RESOLUTION OF COUNCIL PASSED AT ITS MEETING HELD ON 19th MARCH, 1992.

GENERAL MANAGER

MAYOR

SRA CONSENT TO RAILWAY DEFINITION HAS BEEN FURNISHED

Crown Lands Office Approval

PLAN APPROVED ..... Authorised Officer

Land District .....

Paper No. .....

Field Book ..... pages .....

Council Clerk's Certificate

I hereby certify that —

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

* (b) the requirements of Part 3 Division 2 of the † Water Board Act 1987 and Water Supply Authorities Act 1987

have been complied with by the applicant in relation to the proposed SUBDIVISION (insert 'new road', 'subdivision' or 'consolidated lot') set out herein

Subdivision No. 9355

Date 19 MAY 1992

(Signature) ..... Council Clerk

Council File No. 669/ICE RINK S

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.

† Delete if inapplicable.

TOS 2

SURVEYOR'S REFERENCE 10529

DIAGRAM 1
SCALE 1:800

Ⓒ RIGHT OF CARRIAGEWAY 2 WIDE & VARIABLE
Ⓓ EASEMENT FOR SERVICES 2 WIDE & VARIABLE
Ⓔ EASEMENT FOR SERVICES VARIABLE WIDTH
Ⓕ EASEMENT FOR SERVICES 6 WIDE
Ⓖ EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (APPROX POSITION)

(x) BENEFITED BY RIGHT OF WAY (Z43673)

(y) LAND EXCLUDES MINERALS - SEE SEC. 141 PUBLIC WORKS ACT, 1912

SCHEDULE OF CURVED BOUNDARIES

No	CHORD	ARC	RAD.
1	107° 32' 55" 99.35	99.63	382.22
2	98° 23' 18.825	18.825	375.74
3	274° 23' 33.465	33.475	"
4	96° 07' 50" 52.665	52.705	382.22

SCHEDULE OF SHORT BOUNDARIES

No	BEARING	DIST
1	115° 08'	1.83
2	25° 08'	3.66
3	295° 08'	1.83
4	205° 08'	3.66
5	205° 19'	2.025
6	277° 24'	3.765
7	205° 19'	4.7
8	96° 52'	13.815
9	102° 20'	14.21
10	107° 17'	6.495

DIAGRAM 2
(NOT TO SCALE)

PLAN
OF SUBDIVISION OF
LOT 2 D.P. 611378
PART POR. 78 LOTS A & B
D.P. 316985

Lengths are in metres. Reduction Ratio 1:800

Mun./~~Shire~~ City: CANTERBURY
Locality: CANTERBURY
Parish: ST. GEORGE
County: CUMBERLAND

This is sheet 1 of my plan in sheets. (Delete if inapplicable)

I, GEOFFREY ALAN COOK.
of J.T. HIGGINS & CO. 149 CASTLEREAGH ST. SYDNEY
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulations, 1933 and any special requirements of the Department of Lands, and was completed on
25.9.91 & 7.1.1992
#
Signature Geoffrey A Cook
Surveyor registered under the Surveyors Act, 1929, as amended.
Datum Line of Azimuth. A - B
#Insert date of survey.

Plans used in preparation of survey/compilation.
D.P. 611378, D.P. 316985, D.P. 393559
D.P. 2785, Ms 12471Sy

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT 1919 & 1964 IT IS INTENDED TO CREATE:

1. RIGHT OF CARRIAGEWAY 2 WIDE & VARIABLE
2. EASEMENT FOR SERVICES 2 WIDE & VARIABLE
3. EASEMENT FOR SERVICES VARIABLE WIDTH
4. EASEMENT FOR SERVICES 6 WIDE
5. EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES
6. RESTRICTION ON THE USE OF LAND.

RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES 3.66 WIDE VIDE S 806596
LOT 1 D.P. 611378
* DENOTES WING IN COR. OF WALL

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 15th September 1992

DESCRIPTIONS OF LAND REFERRED TO.

All that piece or parcel of land situate in the parish of Alexandria, county of Cumberland, and State of New South Wales, in the Municipality of Woollahra, and be the herein dimensions all a little more or less, and containing by admeasurement 32¼ perches, comprising lot 31, and part of lot 2 of section "F" of the Grafton Estate,—as shown in number 666, Book 1,204, Conveyance, in the Lands Titles Office, Sydney: Commencing at a point on the north-western side of Old South Head road at the south-east corner of lot 1 of the aforesaid section; and bounded thence on the south-west by lines first along the eastern face of a brick wall bearing north-westerly 26 feet and ¼ of an inch and 34 feet 3 inches respectively, and again along the western face of a retaining wall and its prolongation along a fence to a lane 20 feet wide bearing in all north-westerly 156 feet 9 inches; thence on the north-west by that lane bearing north-easterly 28 feet; thence on the north-east by a line bearing south-easterly 199 feet 6¼ inches to the north-western side of Old South Head road aforesaid; and thence on the south-east by that side of that road bearing south-westerly 60 feet, to the point of commencement;—and said to be in the possession of James Hunter.

Also, all that piece or parcel of land situate in the parish of Alexandria, county of Cumberland, and State of New South Wales, in the Municipality of Woollahra, and be the hereinafter mentioned dimensions all a little more or less, and containing by admeasurement 7¾ perches or thereabouts, and being part of lot 1, section "F" of the Grafton Estate, and being portion of No. 247, Book 1,113, in the Registrar-General's Office, Sydney: Commencing at the south-eastern corner of Grafton-street, at its junction with the south-western boundary of lot 1 aforesaid; and bounded thence by part of the south-eastern boundary of Grafton-street, and being part of the south-western boundary of lot 1 aforesaid, being a line bearing 343 degrees 4 minutes 52 feet to the corner of a dedication for portion of a lane to Magney-lane; thence bearing 61 degrees 11 minutes 33 feet 3½ inches to the north-east corner of lot 1 aforesaid; thence by part of the north-eastern boundary of lot 1 aforesaid bearing south-easterly 91 feet 10 inches to an arc of a circle, the radius of which is 32 feet 8¾ inches to the centre, which is situated to the south-west; thence by part of the arc of that circle 52 feet 8 inches, to the point of commencement;—and said to be in the possession of the trustees of the estate of the late Charles Pettit.

[Misc. 1923-3,102] [438]

NOTIFICATION OF RESUMPTION OF LAND UNDER THE LOCAL GOVERNMENT ACT, 1919.

IN pursuance of section 536 (4) of the Local Government Act, 1919, and under Division 1, Part V of the Public Works Act, 1912, I notify that so much of the land hereunder described as is Crown Land is hereby appropriated, and so much thereof as is private property is hereby resumed for Park purposes, and I further notify that the said land is hereby vested in the Council of the Municipality of Canterbury.

Dated this sixteenth day of August, 1923.

R. T. BALL,
Minister for Public Works.

DESCRIPTION OF LAND REFERRED TO.

All that piece or parcel of land situate in the parish of St. George, county of Cumberland, and State of New South Wales, being lots 3, 4, and 5, section F, of D.P. 2,785: Commencing on the north-eastern side of Kangaroo-street, at a point bearing 144 degrees 5 minutes and distant 98 feet 8½ inches from the intersection of the north-eastern side of Kangaroo-street with the south-eastern side of Wairoa-street; and bounded thence on the north-west by the north-western boundary of lot 3 bearing 54¼ degrees 5 minutes 184 feet 6 inches; thence on the north-east by the north-eastern boundaries of lots 3, 4, and 5 bearing 113 degrees 25 minutes 130 feet 3 inches; thence on the south-east by the south-eastern boundaries of the said lot 5 bearing successively 213 degrees 32 minutes 108 feet 2 inches, and 234 degrees 5 minutes 149 feet 8 inches to the north-eastern side of Kangaroo-street aforesaid; thence on the south-west by that side of that street bearing 324 degrees 5 minutes 150 feet, to the point of commencement;—having an area of 2 roods 37¼ perches or thereabouts, and said to be in the possession of the Public Trustee.

[Misc. 1923-3,101] [742]

PUBLIC WATERING PLACES ACT, 1900.

YANTARA TANK.

Western District.

ESTABLISHMENT OF PUBLIC WATERING PLACE No. 938.

IT is hereby notified that the Reserves specified in the Schedule below are hereby declared and established a Public Watering Place pursuant to the above-named Act, and will be known as the Yantara Tank P.W.P. No. 938.

[Papers 1923-1,494]

R. T. BALL,
Minister for Public Works.

Department of Public Works,
Sydney, 3rd August, 1923.

THE SCHEDULE.

County of Yantara, parish of Gilgwapla, containing an area of 7,280 acres. The Crown Lands within the boundaries of measured portions T.L. 938 and P.W.P. 938,—as shown on the plans catalogued W.L.B. 2,286 and W.L.B. 2,287 in the office of the Western Land Board, Sydney.

The above were reserved respectively from sale as Nos. 56,101 and 56,103, and license and lease generally as Nos. 56,102 and 56,104 for travelling stock and camping, by Gazette notice of the 6th April, 1923.

[747]

[465] Department of Agriculture,
Stock and Brands,
Sydney, 17th August, 1923.

IT is hereby notified, for general information, that, in pursuance of section 6, subsections 1, 2, and 3 of the Stock Diseases (Tick) Act, 1901, and Amendment Act, 1915, that the undermentioned area is hereby quarantined for the period of twelve months, and all stock within that area are also quarantined for the above period, and must not be removed from the holdings upon which they are now depastured, except under permit from the Inspector of Stock.

BONALBO QUARANTINE AREA.

Counties Buller and Drake: Commencing at the junction of the Tooloom and Richmond Ranges; and bounded thence by the Tooloom Range, which is the western watershed of the Duck and Bonalbo Creeks, south-westerly and southerly to the Clarence River; by that river downwards to the western boundary of portion 49, parish of Emu, county of Drake; by the west and part of the south boundaries of that portion and the north boundary of portion 26 to the Clarence River aforesaid; by that river downwards to the south-west corner of portion 43, parish of Evans; by that southern and eastern boundaries of that portion to Tunglebong Creek; by that creek upwards to the south-west corner of portion 189; by the west boundary of that portion and a fence running north-west to the southern boundary of portion 58; by that boundary to the Tunglebong Creek aforesaid; by that creek upwards to the south-west corner of portion 206; by the west and north boundaries of that portion and the north and east boundaries of portion 205 to Tunglebong Creek aforesaid; by that creek upwards to the north-west corner of portion 8, parish Black Camp; by the north boundary of that portion and its prolongation east to a spur of the Richmond Range aforesaid; thence by that spur to the range; and by that range northerly, to the point of commencement.

[1922-186-52 S.B.]

FRANK A. CHAFFEY.

[436] Department of Education,
Sydney, 20th July, 1923.

NEW PUBLIC SCHOOL.

IT is hereby notified, for general information, in accordance with the provisions of the 34th section of the Public Instruction Act of 1880, that it is proposed to establish a Public School at

ASHFIELD SOUTH.

ALBERT BRUNTNELL,
Minister of Public Instruction.

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
14/11/2024 2:36PM

FOLIO: B/316985

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4011 FOL 72

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/9/1992	DP818459	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Received: 14/11/2024 14:36:45

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
14/11/2024 2:36PM

FOLIO: A/316985

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4001 FOL 56

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/2/1992	E250825	MORTGAGE OF LEASE	
14/9/1992	DP818459	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
14/11/2024 2:36PM

FOLIO: 1/124637

First Title(s): VOL 760 FOL 159
Prior Title(s): VOL 1178 FOL 219

Recorded	Number	Type of Instrument	C.T. Issue
31/10/1991		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/2/1992	E250825	MORTGAGE OF LEASE	
14/9/1992	DP818459	DEPOSITED PLAN	FOLIO CANCELLED
13/12/1999	6414718	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

14/11/2024 2:36PM

FOLIO: 1/818459

First Title(s): OLD SYSTEM
Prior Title(s): 1/124637 A-B/316985
VOL 2696 FOL 115

Recorded	Number	Type of Instrument	C.T. Issue
14/9/1992	DP818459	DEPOSITED PLAN	FOLIO CREATED EDITION 1
3/2/1994	I883891	DISCHARGE OF MORTGAGE	
3/2/1994	I883892	SURRENDER OF LEASE	
3/2/1994	I883893	LEASE	
3/2/1994	I883894	MORTGAGE OF LEASE	EDITION 2
19/9/2002	8970231	VARIATION OF LEASE	EDITION 3
4/10/2005	AB809814	SURRENDER OF LEASE	
4/10/2005	AB809815	LEASE	EDITION 4

*** END OF SEARCH ***

Received: 14/11/2024 14:36:42

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/818459

SEARCH DATE	TIME	EDITION NO	DATE
14/11/2024	2:35 PM	4	4/10/2005

LAND

LOT 1 IN DEPOSITED PLAN 818459
AT CANTERBURY
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP818459

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF CANTERBURY

SECOND SCHEDULE (9 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 LAND EXCLUDES MINERALS -SEE SEC 141 PUBLIC WORKS ACT, 1912 AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
3 Z43673 RIGHT OF WAY APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
4 DP818459 RIGHT OF CARRIAGEWAY 2 WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
5 DP818459 EASEMENT FOR SERVICES 2 WIDE & VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
6 DP818459 EASEMENT FOR SERVICES VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
7 DP818459 EASEMENT FOR SERVICES 6 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
8 DP818459 EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
9 AB809815 LEASE TO THE ICE SKATING CLUB OF NEW SOUTH WALES CO-OPERATIVE LIMITED EXPIRES: 19/12/2018.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

APPENDIX B – Groundwater Records

State Overview
State Overview

Rivers and Streams
favourites | search | download sites | find a site
Real Time Data - Rivers And Streams

Daily River Reports
Daily River Reports

Dams
favourites | search | download sites | find a site
Real Time Data - Major Dams

Groundwater (Telemetered data)
favourites | search | download sites | find a site
Real Time Data - Bores

All Groundwater Site details
search | download sites | find a site | search by licence
All Groundwater Map

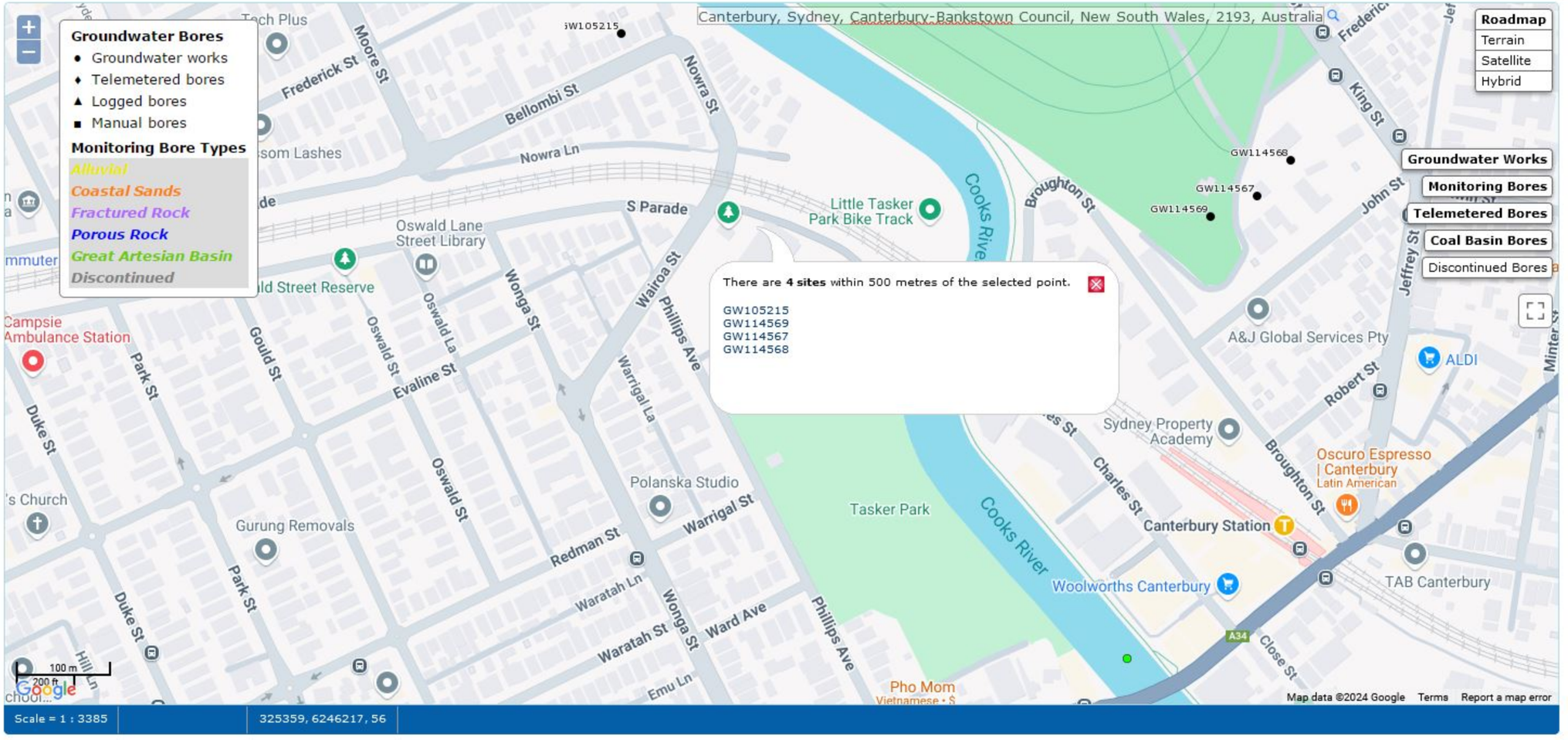
Meteorology
favourites | search | download sites | find a site
Real Time Data - Weather Stations

ALL GROUNDWATER MAP

bookmark this page

All data times are Eastern Standard Time

Map | Info



WaterNSW
Work Summary

GW105215

Licence: 10BL161418
Licence Status: CONVERTED

Authorised Purpose(s): DOMESTIC
Intended Purpose(s): DOMESTIC

Work Type: Bore
Work Status: Supply Obtained
Construct.Method:
Owner Type: Private

Commenced Date:
Completion Date: 05/06/2003
Final Depth: 15.00 m
Drilled Depth:

Contractor Name: (None)
Driller:
Assistant Driller:

Property: N/A NSW
GWMA:
GW Zone:
Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	ST GEORGE	LT 7 DP 12648
Licensed:	CUMBERLA	STGEORGE	Whole Lot 7//12648

Region: 10 - Sydney South Coast
River Basin: 213 - SYDNEY COAST - GEORGES RIVER
Area/District:
CMA Map: 9130-3S
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: (Unknown)
Northing: 6246456.000
Easting: 325448.000
Latitude: 33°54'28.3"S
Longitude: 151°06'43.2"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	15.00	175			Hand Drilled
1	1	Casing	Lining	0.00	0.00				

Remarks

05/06/2003: Form A Remarks:
Bore was dug by hand by licensee.

***** End of GW105215 *****

WaterNSW
Work Summary

GW114567

Licence: 10BL604312 **Licence Status:** CANCELLED

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger - Solid
Owner Type: Private

Commenced Date:
Completion Date: 11/09/2014
Final Depth: 4.00 m
Drilled Depth: 5.00 m

Contractor Name: EPOCA ENVIRONMENTAL
Driller: Daniel Giles Fox
Assistant Driller:

Property: AUSTRALIAN TURF CLUB 98 KING ST CANTERBURY 2193 NSW
GWMA:
GW Zone:
Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	PETERSHAM	7//1129704
Licensed:	CUMBERLA	PETERSHA	Whole Lot 7//1129704

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6246319.000
Easting: 326033.000
Latitude: 33°54'33.1"S
Longitude: 151°07'05.9"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	100			Auger - Solid Flight
1		Annulus	Bentonite/Grout	1.00	1.50				
1		Annulus	Waterworn/ Rounded	1.50	5.00				Graded
1	1	Casing	Pvc Class 18	0.00	2.00	63	50		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	2.00	5.00	63		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 40.0mm, A: 0.40mm

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.10	0.10	BITUMEN / ROADBASE	Fill	
0.10	0.30	0.20	FILL: GRAVELLY CLAY,GREY/ BROWN,SOFT	Fill	
0.30	1.00	0.70	SANDY CLAY YELLOW / BROWN	Sandy Clay	

1.00	3.00	2.00	SANDSTONE WEATHERED,YELLOW/ BROWN,HARD	Sandstone	
3.00	5.00	2.00	SANDSTONE WEATHERED,YELLOW/ BROWN,HARD	Sandstone	

***** End of GW114567 *****

WaterNSW
Work Summary

GW114568

Licence: 10BL604312 **Licence Status:** CANCELLED

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger - Solid
Owner Type: Private

Commenced Date:
Completion Date: 30/03/2011
Final Depth: 4.00 m
Drilled Depth: 5.00 m

Contractor Name: EPOCA ENVIRONMENTAL
Driller: Daniel Giles Fox
Assistant Driller:

Property: AUSTRALIAN TURF CLUB 98 KING ST CANTERBURY 2193 NSW
GWMA:
GW Zone:
Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	PETERSHAM	7//1129704
Licensed:	CUMBERLA	PETERSHA	Whole Lot 7//1129704

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6246352.000
Easting: 326064.000
Latitude: 33°54'32.0"S
Longitude: 151°07'07.1"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	100			Auger - Solid Flight
1		Annulus	Bentonite/Grout	1.00	1.50				
1		Annulus	Waterworn/ Rounded	1.50	5.00				Graded
1	1	Casing	Gab Monitoring Po	0.00	1.00				
1	1	Casing	Pvc Class 18	0.00	2.00	63	50		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	2.00	5.00	63		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 40.0mm, A: 0.40mm

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.10	0.10	BITUMEN / ROADBASE	Fill	
0.10	0.30	0.20	FILL,GRAVELLY CLAY.GREY BROWN,SOFT LOW PLASTICITY	Fill	

0.30	1.00	0.70	SANDY CLAY YELLOW/BROWN,SOFT	Sandy Clay	
1.00	3.00	2.00	WEATHERED SANDSTONE YELLOW BROWN HARD	Sandstone	
3.00	5.00	2.00	WEATHERED SANDSTONE YELLOW BROWN HARD	Sandstone	

***** End of GW114568 *****

WaterNSW
Work Summary

GW114569

Licence: 10BL604312 **Licence Status:** CANCELLED

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger - Solid
Owner Type: Private

Commenced Date:
Completion Date: 30/03/2011
Final Depth: 4.00 m
Drilled Depth: 5.00 m

Contractor Name: EPOCA ENVIRONMENTAL
Driller: Daniel Giles Fox
Assistant Driller:

Property: AUSTRALIAN TURF CLUB 98 KING ST CANTERBURY 2193 NSW
GWMA:
GW Zone:
Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	PETERSHAM	7//1129704
Licensed:	CUMBERLA	PETERSHA	Whole Lot 7//1129704

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6246299.000
Easting: 325991.000
Latitude: 33°54'33.7"S
Longitude: 151°07'04.3"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	100			Auger - Solid Flight
1		Annulus	Bentonite/Grout	1.00	1.50				
1		Annulus	Waterworn/ Rounded	1.50	5.00				Graded
1	1	Casing	Gab Monitoring Po	0.00	1.00				
1	1	Casing	Pvc Class 18	0.00	2.00	63	50		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	2.00	5.00	63		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 40.0mm, A: 0.40mm

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.10	0.10	BITUMEN / ROADBASE	Fill	
0.10	0.30	0.20	FILL GRAVELLY CLAY GREY/ BROWN,SOFT,LOW PLASTICITY	Fill	

0.30	1.00	0.70	SANDY CLAY YELLOW/BROWN, SOFT	Sandy Clay	
1.00	3.00	2.00	SANDSTONE WEATHRED YELLOW/ BROWN,HARD	Sandy Clay	
3.00	5.00	2.00	SANDSTONE WEATHRED YELLOW/ BROWN,HARD,WET	Sandstone	

***** End of GW114569 *****

APPENDIX C – Bureau of Meteorology Information

Australian Government
Bureau of Meteorology

Climate statistics for Australian locations

Monthly climate statistics

All years of record

Site information

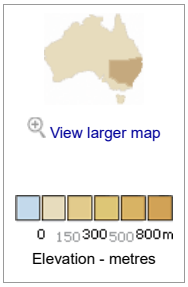
Site name: CANTERBURY RACECOURSE AWS
Site number: 066194
Latitude: 33.91 °S **Longitude:** 151.11 °E
Elevation: 3 m
Commenced: 1995 **Status:** Open
Latest available data: 14 Nov 2024

Additional information

Additional site information

Nearest alternative sites

1. 066037 SYDNEY AIRPORT AMO (7.1km)
2. 066195 SYDNEY OLYMPIC PK (VIS METER) (7.4km)
3. 066212 SYDNEY OLYMPIC PARK AWS (ARCHERY CENTRE) (8.8km)



View: (•) Main statistics ( ) All available | Period: 30 year period not available | Text size: (•) Normal ( ) Large

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years	
Temperature															
Mean maximum temperature (°C)	27.9	27.3	26.0	23.6	20.7	18.1	17.7	19.1	22.0	23.5	24.7	26.6	23.1	29	1995 2024
Mean minimum temperature (°C)	18.6	18.3	16.6	12.8	9.2	7.0	5.8	6.6	9.4	12.2	14.8	16.9	12.4	29	1995 2024
Rainfall															
Mean rainfall (mm)	82.2	128.3	115.1	104.6	77.8	103.9	66.0	60.6	49.7	64.8	74.8	65.0	987.8	28	1995 2024
Decile 5 (median) rainfall (mm)	64.6	115.3	72.8	74.4	48.2	76.8	51.3	41.6	47.5	38.1	56.6	66.4		30	n/a n/a
Mean number of days of rain ≥ 1 mm	7.8	8.2	9.2	7.3	6.8	8.4	6.7	5.2	5.3	6.6	8.0	6.9	86.4	28	1995 2024
Other daily elements															
Mean daily sunshine (hours)															
Mean number of clear days															
Mean number of cloudy days															
9 am conditions															
Mean 9am temperature (°C)	22.7	22.3	20.4	18.2	14.7	11.9	10.9	12.8	16.5	18.7	19.8	21.6	17.5	15	1995 2010
Mean 9am relative humidity (%)	68	74	76	72	73	76	73	62	59	59	66	66	69	14	1995 2010
Mean 9am wind speed (km/h)	11.4	10.9	9.8	10.4	10.6	9.9	10.2	12.0	12.8	12.6	13.0	12.2	11.3	15	1995 2010
3 pm conditions															
Mean 3pm temperature (°C)	25.9	25.7	24.5	22.0	19.3	17.1	16.4	17.8	20.4	21.5	22.8	24.7	21.5	15	1995 2010
Mean 3pm relative humidity (%)	57	60	58	57	54	54	50	42	46	50	54	54	53	14	1995 2010
Mean 3pm wind speed (km/h)	22.3	20.7	19.2	17.3	15.1	13.7	15.0	17.8	19.8	21.1	22.0	22.2	18.8	15	1995 2010

red = highest value blue = lowest value

Product IDCJCM0028 Prepared at Thu 14 Nov 2024 02:54:33 AM AEDT

Monthly statistics are only included if there are more than 10 years of data. The number of years (provided in the 2nd last column of the table) may differ between elements if the observing program at the site changed. More detailed data for individual sites can be obtained by contacting the Bureau.

Related Links

- This page URL: http://www.bom.gov.au/climate/averages/tables/cw_066194.shtml
- About climate averages: http://www.bom.gov.au/climate/cdo/about/about-stats.shtml
- Bureau of Meteorology website: http://www.bom.gov.au

Page created: Thu 14 Nov 2024 02:54:33 AM AEDT

This page was created at **on**

APPENDIX D – NSW EPA Records

Background

A strategy to systematically prioritise, assess and respond to notifications under Section 60 of the ***Contaminated Land Management Act 1997*** (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under ***Government Information (Public Access) Act 2009***.

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

After receiving a report, the first step is to confirm that the report does not relate to a pollution incident. The Protection of the Environment Operations Act 1997 (POEO Act) deals with pollution incidents, waste stockpiling or dumping. The EPA also has an incident management process to manage significant incidents (https://www.epa.nsw.gov.au/reporting-and-incidents/incident-management).

In many cases, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any significant risks for the community or environment. Such sites may still need to be cleaned up, but this can be done in conjunction with any subsequent building or redevelopment of the land. These sites do not require intervention under the CLM Act, and are dealt with through the planning and development consent process. In these cases, the EPA informs the local council or other planning authority, so that the information can be recorded and considered at the appropriate time (https://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/role-of-planning-authorities).

Where indications are that the contamination could cause actual harm to the environment or an unacceptable offsite impact (i.e. the land is 'significantly contaminated'), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site. If the reported contamination could present an immediate or long-term threat to human health NSW Health will be consulted. SafeWork NSW and Water NSW can also be consulted if there appear to be occupational health and safety risks or an impact on groundwater quality.

As such, the sites notified to the EPA and presented in the list of contaminated sites notified to the EPA are at various stages of the assessment and remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The list provides an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the person who notified the site.

The following questions and answers may assist those interested in this issue.

Frequently asked questions

Why does my land appear on the list of notified sites?

Your land may appear on the list because:

- the site owner and/or the polluter has notified the EPA under section 60 of the CLM Act
- the EPA has been notified via other means and is satisfied that the site is or was contaminated.

If a site is on the list, it does not necessarily mean the contamination is significant enough to regulate under the CLM Act.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that EPA is aware of. If a site is not on the list, it does not necessarily mean the site is not contaminated.

The EPA relies on responsible parties and the public to notify contaminated sites.

How are notified contaminated sites managed by the EPA?

There are different ways the EPA can manage notified contaminated sites. Options include:

• regulation under the CLM Act, POEO Act, or both
• notifying the relevant planning authority for management under the planning and development process
• managing the site under the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2014.

There are specific cases where contamination is managed under a tailored program operated by another agency (for example, the Resources & Geoscience's Legacy Mines Program).

What should I do if I am a potential buyer of a site that appears on the list?

You should seek advice from the seller to understand the contamination issue. You may need to seek independent contamination or legal advice.

The information provided in the list is indicative only and a starting point for your own assessment. Land contamination from past site uses is common, mainly in urban environments. If the site is properly remediated or managed, it may not affect the intended future use of the site.

Who can I contact if I need more information about a site?

You can contact the Environment Line at any time by calling 131 555 or by emailing info@environment.nsw.gov.au.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

Site Status	Explanation
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or *Protection of the Environment Operations Act 1997*.
Under Preliminary Investigation Order	The EPA has issued a Preliminary Investigation Order under s10 of the *Contaminated Land Management Act 1997*, to obtain additional information needed to complete the assessment.
Regulation under CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the *Contaminated Land Management Act 1997* is not required.

Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the *Contaminated Land Management Act 1997*. A regulatory approach is being finalised.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record.
Contamination currently regulated under POEO Act	Contamination is currently regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA as the appropriate regulatory authority reasonably suspects that a pollution incident is occurring/ has occurred and that it requires regulation under the POEO Act. The EPA may use environment protection notices, such as clean up notices, to require clean up action to be taken. Such regulatory notices are available on the POEO public register.
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the *Environmental Planning and Assessment Act 1979* (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the *Contaminated Land Management Act 1997* (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the *Protection of the Environment Operations Act 1997* (POEO Act).

Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the *Environmental Planning and Assessment Act 1979* (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record.

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CAMPERDOWN	The Spruce	12-14 Marsden STREET	Other Industry	Regulation under CLM Act not required	-33.88720632	151.1784514
CAMPSIE	Budget Petroleum and adjacent property	403 Canterbury Road and 1 Una STREET	Service Station	Contamination currently regulated under CLM Act	-33.91605617	151.1086596
CAMPSIE	Former Sunbeam factory	60 Charlotte STREET	Other Industry	Contamination formerly regulated under the CLM Act	-33.92254225	151.1025796
CANLEY HEIGHTS	Former Caltex Canley Heights	368 Canley Vale ROAD	Service Station	Regulation under CLM Act not required	-33.88271081	150.9154176
CANLEY HEIGHTS	Caltex Canley Heights Service Station	280-286 Canley Vale ROAD	Service Station	Regulation under CLM Act not required	-33.88393501	150.9241656
CANLEY VALE	Coles Express Lansvale	99 Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-33.89295753	150.9606136
CANLEY VALE	Former Mobil Service Station	96 Canley Vale ROAD	Service Station	Regulation under CLM Act not required	-33.88591573	150.9369801
CANOWINDRA	BP-branded Jasbe Service Station	76 Rodd STREET	Service Station	Regulation under CLM Act not required	-33.56131773	148.6682805
CANTERBURY	Metro Petroleum Service Station	13-19 Canterbury ROAD	Service Station	Contamination currently regulated under CLM Act	-33.90783455	151.125207
CAPTAINS FLAT	Rail corridor adjacent to Lake George Mine	1 Copper Creek Road ROAD	Other Industry	Contamination currently regulated under CLM Act	-35.59038471	149.4382246
CAPTAINS FLAT	Captains Flat former Station Masters Cottage	2 Copper Creek ROAD	Other Industry	Contamination currently regulated under CLM Act	-35.59027127	149.4384122
CAPTAINS FLAT	Captains Flat Rail Corridor	Copper Creek ROAD	Other Industry	Contamination currently regulated under CLM Act	-35.590513	149.438729
CAPTAINS FLAT	Vacant Land - 58 Foxlow Street, Captains Flat NSW 2623	58 Foxlow STREET	Landfill	Under assessment	-35.592825	149.445142
CARDIFF	7-Eleven Service Station	399 Main ROAD	Service Station	Regulation under CLM Act not required	-32.93391137	151.6562111
CARDIFF	Former Caltex Service Station	367 Main ROAD	Service Station	Regulation under CLM Act not required	-32.93761223	151.6577781
CARDIFF	Maneela Oval	Main ROAD	Other Industry	Regulation under CLM Act not required	-32.93018443	151.6435559

Environment Protection Authority

Environment Protection Licence

Section 55 Protection of the Environment Operations Act 1997

- Licence number: 789
- File number: 400364
- Licence Anniversary Date: 01-February
- Review date not later than 01-Jul-2002

Information about this licence

Dictionary

The licence contains a dictionary, which defines terms used in the licence. It is found at the end of the licence.

Responsibilities of licensee

Separate to the requirements of this licence, general obligations of licensees are set out in the Protection of the Environment Operations Act 1997 ("the Act") and the Regulations made under the Act. These include obligations to:

- Ensure persons associated with you comply with this licence, as set out in section 64 of the Act.
- Control the pollution of waters and the pollution of air (see for example sections 120 - 132 of the Act).
- Report incidents causing or threatening material environmental harm to the environment, as set out in Part 5.7 of the Act.

Transfer of licence

Transfer of the licence to another person may be requested by the licensee using the form for this purpose available from the EPA.

Variation of licence conditions

Variations to the conditions of this licence may be requested by the licensee using the form for this purpose available from the EPA. The EPA may also vary a licence at any time by written notice without an application being made.

Where a licence has been granted in relation to development which was assessed under the Environmental Planning and Assessment Act 1979 in accordance with the procedures applying to integrated development, the EPA may not impose conditions which are inconsistent with the development consent conditions until the licence is first reviewed under Part 3.6 of the Act.

Duration of licence

This licence will remain in force until the licence is surrendered by the licence holder or until it is suspended or revoked by the EPA or the Minister. A licence may only be surrendered with the written approval of the EPA.

Licence review

The Act requires that the EPA review your licence at least every 3 years after the issue of the licence, as

set out in Part 3.6 of the Act. You will receive advance notice of the licence review. For licences held immediately before 1 July 1999, the first review will take place before 1 July 2002.

Fees and annual return to be sent to the EPA

The licence requires you to forward to the EPA an Annual Return, comprising a Statement of Compliance and a summary of any monitoring required by the licence (including the recording of complaints).

The Annual Return must be submitted within 60 days after the end of each reporting period. Where a licence is transferred, surrendered or revoked, a special reporting period applies.

For each licence fee period you must pay:

- an administrative fee; and
- a load-based fee (if applicable).

Usually the licence fee period is the same as the reporting period.

See condition R1 and the accompanying form regarding the Annual Return requirements.

The EPA publication "A Guide to Licensing" contains information about how to calculate your licence fees.

Public register and access to monitoring data

Part 9.5 of the Act requires the EPA to keep a public register of details and decisions of the EPA in relation to, for example:

- licence applications
- licence conditions and variations
- statements of compliance

Under s320 of the Act application can be made to the EPA for access to monitoring data which has been submitted to the EPA by licensees.

Licence anniversary date

01-February

This licence is issued to

CANTERBURY CITY COUNCIL
P.O. BOX 77
CAMPSIE NSW 2194

subject to the conditions which follow:

1 Administrative conditions

A1 What the licence authorises and regulates

A1.1 This licence regulates water pollution resulting from the activity/ies specified below carried out at the premises specified in A2.

OPERATION OF PUBLIC SWIMMING CENTRE

A1.2 Not applicable.

A1.3 Not applicable.

A2 Premises to which this licence applies

A2.1 The licence applies to the following premises:

Premises Details
CANTERBURY AQUATIC & FITNESS CENTRE
PHILLIPS AVE
CANTERBURY
NSW
2193
LOT 6-11 SECT F DP 2785 PART LOT 1-2 DP818459

A3 Other activities

A3.1 Not applicable.

A4 Information supplied to the EPA

A4.1 Works and activities must be carried out in accordance with the proposal contained in the licence application, except as expressly provided by a condition of this licence.

In this condition the reference to "the licence application" includes a reference to:
(a) the applications for any licences (including former pollution control approvals) which this licence replaces under the Protection of the Environment Operations (Savings and Transitional) Regulation 1998 and
(b) the licence information form provided by the licensee to the EPA to assist the EPA in connection with the issuing of this licence.

2 Discharges to air and water and applications to land

P1 Location of monitoring/discharge points and areas

P1.1 Not applicable.

P1.2 The following points referred to in the table are identified in this licence for the purposes of the monitoring and/or the setting of limits for discharges of pollutants to water from the point.

P1.3 The following utilisation areas referred to in the table below are identified in this licence for the purposes of the monitoring and/or the setting of limits for any application of solids or liquids to the utilisation area.

Water and land

EPA identi-fication no.	Type of monitoring point	Type of discharge point	Description of location
1		Discharge of pool backwash	Discharge at rear of filter beds, as marked "Discharge Point 001" on map titled "Canterbury Aquatic Centre 'Location & Discharge Point'" submitted with Licence Information Form dated 16/2/00

3 Limit conditions

L1 Pollution of waters

L1.1 Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997.

L2 Load limits

L2.1 Not applicable.

L2.2 Not applicable.

L3 Concentration limits

L3.1 For each monitoring/discharge point or utilisation area specified in the table\s below (by a point number), the concentration of a pollutant discharged at that point, or applied to that area, must not exceed the concentration limits specified for that pollutant in the table.

L3.2 Where a pH quality limit is specified in the table, the specified percentage of samples must be within the specified ranges.

L3.3 To avoid any doubt, this condition does not authorise the pollution of waters by any pollutant other than those specified in the table\s.

Water and Land

POINT 1

Pollutant	Units of Measure	50 percentile concentration limit	90 percentile concentration limit	3DGM concentration limit	100 percentile Concentration Limit
Chlorine (free residual)	mg/L				1.5

L4 Volume and mass limits

L4.1 For each discharge point or utilisation area specified below (by a point number), the volume/mass of:

(a) liquids discharged to water; or;

(b) solids or liquids applied to the area;

must not exceed the volume/mass limit specified for that discharge point or area.

Point	Unit of measure	Volume/Mass Limit
1	KL/day	100

L5 Waste

L5.1 Not applicable.

L6 Noise Limits

L6.1 Not applicable.

4 Operating conditions

O1 Activities must be carried out in a competent manner

O1.1 Licensed activities must be carried out in a competent manner.

This includes:
(a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and
(b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

O2 Maintenance of plant and equipment

O2.1 All plant and equipment installed at the premises or used in connection with the licensed activity:
(a) must be maintained in a proper and efficient condition; and
(b) must be operated in a proper and efficient manner.

5 Monitoring and recording conditions

M1 Monitoring records

M1.1 The results of any monitoring required to be conducted by this licence or a load calculation protocol must be recorded and retained as set out in this condition.

M1.2 All records required to be kept by this licence must be:
(a) in a legible form, or in a form that can readily be reduced to a legible form;
(b) kept for at least 4 years after the monitoring or event to which they relate took place; and
(c) produced in a legible form to any authorised officer of the EPA who asks to see them.

M1.3 The following records must be kept in respect of any samples required to be collected for the purposes of this licence:

(a) the date(s) on which the sample was taken;
(b) the time(s) at which the sample was collected;
(c) the point at which the sample was taken; and
(d) the name of the person who collected the sample.

M2 Requirement to monitor concentration of pollutants discharged

M2.1 Not applicable.

M3 Testing methods - concentration limits

M3.1 Not applicable.

M3.2 Not applicable.

M4 Recording of pollution complaints

M4.1 The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.

M4.2 The record must include details of the following:

(a) the date and time of the complaint;
(b) the method by which the complaint was made;
(c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
(d) the nature of the complaint;
(e) the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
(f) if no action was taken by the licensee, the reasons why no action was taken.

M4.3 The record of a complaint must be kept for at least 4 years after the complaint was made.

M4.4 The record must be produced to any authorised officer of the EPA who asks to see them.

M5 Telephone complaints line

M5.1 The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.

M5.2 The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.

M5.3 Conditions M5.1 and M5.2 do not apply until 3 months after:

(a) the date of the issue of this licence or
(b) if this licence is a replacement licence within the meaning of the Protection of the Environment Operations (Savings and Transitional) Regulation 1998, the date on which a copy of the licence was served on the licensee under clause 10 of that regulation.

M6 Requirement to monitor volume or mass

M6.1 Not applicable.

6 Reporting conditions

R1 Annual return documents

What documents must an Annual Return contain?

R1.1 The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:
(a) a Statement of Compliance; and
(b) a Monitoring and Complaints Summary.
A copy of the form in which the Annual Return must be supplied to the EPA accompanies this licence. Before the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

Period covered by Annual Return

R1.2 An Annual Return must be prepared in respect of each reporting period, except as provided below.

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

R1.3 Where this licence is transferred from the licensee to a new licensee,
(a) the transferring licensee must prepare an Annual Return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
(b) the new licensee must prepare an Annual Return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

R1.4 Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an Annual Return in respect of the period commencing on the first day of the reporting period and ending on
(a) in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
(b) in relation to the revocation of the licence - the date from which notice revoking the licence operates.

Deadline for Annual Return

R1.5 The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

Notification where actual load can not be calculated

R1.6 Not applicable.

Licensee must retain copy of Annual Return

R1.7 The licensee must retain a copy of the Annual Return supplied to the EPA for a period of at least 4 years after the Annual Return was due to be supplied to the EPA.

Certifying of Statement of Compliance and Signing of Monitoring and Complaints Summary

R1.8 Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:
(a) the licence holder; or
(b) by a person approved in writing by the EPA to sign on behalf of the licence holder.

R1.9 A person who has been given written approval to certify a certificate of compliance under a licence issued under the Pollution Control Act 1970 is taken to be approved for the purpose of this condition until the date of first review of this licence.

R2 Notification of environmental harm

Note: The licensee or its employees must notify the EPA of incidents causing or threatening material harm to the environment as soon as practicable after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act.

R2.1 Notifications must be made by telephoning the EPA's Pollution Line service on 131 555.

R2.2 The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

R3 Written report

R3.1 Where an authorised officer of the EPA suspects on reasonable grounds that:
(a) where this licence applies to premises, an event has occurred at the premises; or
(b) where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,
and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.

R3.2 The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.

R3.3 The request may require a report which includes any or all of the following information:
(a) the cause, time and duration of the event;
(b) the type, volume and concentration of every pollutant discharged as a result of the event;

(c) the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; and
(d) the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
(e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
(f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event;
(g) any other relevant matters.

R3.4 The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

General conditions

G1 Copy of licence kept at the premises

G1.1 A copy of this licence must be kept at the premises to which the licence applies.

G1.2 The licence must be produced to any authorised officer of the EPA who asks to see it.

G1.3 The licence must be available for inspection by any employee or agent of the licensee working at the premises.

Pollution studies and reduction programs

U1 Backwash works program

U1.1 The Licensee must by 30 June 2001 carry out the works proposed in Councils report dated May 1998, headed ‘Pool Filter Backwash’.

Special conditions

E1.1 Not applicable.

Dictionary

General Dictionary

In this licence, unless the contrary is indicated, the terms below have the following meanings:

3DGM [in relation to a concentration limit]	Means the three day geometric mean, which is calculated by multiplying the results of the analysis of three samples collected on consecutive days and then taking the cubed root of that amount. Where one or more of the samples is zero or below the detection limit for the analysis, then 1 or the detection limit respectively should be used in place of those samples
Act	Means the Protection of the Environment Operations Act 1997
activity	Means a scheduled or non-scheduled activity within the meaning of the Protection of the Environment Operations Act 1997
actual load	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 1998
AMG	Australian Map Grid
anniversary date	The anniversary date is the anniversary each year of the date of issue of the licence. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
annual return	Is defined in R1.1
Approved Methods Publication	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 1998
assessable pollutants	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 1998
BOD	Means biochemical oxygen demand
COD	Means chemical oxygen demand
composite sample	Unless otherwise specifically approved in writing by the EPA, a sample consisting of 24 individual samples collected at hourly intervals and each having an equivalent volume.
cond.	Means conductivity
environment	Has the same meaning as in the Protection of the Environment Operations Act 1997
environment protection legislation	Has the same meaning as in the Protection of the Environment Administration Act 1991
EPA	Means Environment Protection Authority of New South Wales.
fee-based activity classification	Means the numbered short descriptions in Schedule 1 of the Protection of the Environment Operations (General) Regulation 1998.
flow weighted composite sample	Means a sample whose composites are sized in proportion to the flow at each composites time of collection.
grab sample	Means a single sample taken at a point at a single time
hazardous waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997

industrial waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
inert waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
licensee	Means the licence holder described at the front of this licence
load calculation protocol	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 1998
local authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
material harm	Has the same meaning as in section 147 Protection of the Environment Operations Act 1997
MBAS	Means methylene blue active substances
Minister	Means the Minister administering the Protection of the Environment Operations Act 1997
mobile plant	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
motor vehicle	Has the same meaning as in the Protection of the Environment Operations Act 1997
O&G	Means oil and grease
percentile [in relation to a concentration limit of a sample]	Means that percentage [eg.50%] of the number of samples taken that must meet the concentration limit specified in the licence for that pollutant over a specified period of time. In this licence, the specified period of time is the Reporting Period unless otherwise stated in this licence.
plant	Includes all plant within the meaning of the Protection of the Environment Operations Act 1997 as well as motor vehicles.
pollution of waters [or water pollution]	Has the same meaning as in the Protection of the Environment Operations Act 1997
premises	Means the premises described in condition A2.1
public authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
regional office	Means the relevant EPA office referred to in the Contacting the EPA document accompanying this licence
reporting period	For the purposes of this licence, the reporting period means the period of 12 months after the issue of the licence, and each subsequent period of 12 months. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
reprocessing of waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
scheduled activity	Means an activity listed in Schedule 1 of the Protection of the Environment Operations Act 1997
solid waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
treatment of waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
TSP	Means total suspended particles
TSS	Means total suspended solids
utilisation area	Means any area shown as a utilisation area on a map submitted with the application for this licence

waste	Has the same meaning as in the Protection of the Environment Operations Act 1997
waste code	Means the waste codes listed in Appendix 5 of the EPA document A Guide to Licensing Part B.
waste type	Means Group A, Group B, Group C, inert, solid, industrial or hazardous waste

Mr Tim Gilbert

Principal Officer Sydney Industry

(By Delegation)

Date of this edition - 28-Nov-2001

End Notes

1	Licence varied by notice V/M upgrade, issued on 10-Jul-2000, which came into effect on 10-Jul-2000.
2	This licence was surrendered by notice 1012929 on 28-Nov-2001.

Number	Name	Location	Type	Status	Issued date
6069	B. M. HIGGINBOTTOM PTY LTD	15 ELIZABETH STREET, CAMPSIE, NSW 2194	POEO licence	No longer in force	14-Feb-00
1044233	B. M. HIGGINBOTTOM PTY LTD	15 ELIZABETH STREET, CAMPSIE, NSW 2194	s.58 Licence Variation	Issued	8-Feb-05
1027203	MORRIS PRODUCTIONS PTY. LIMITED	4-10 HARP STREET, CAMPSIE, NSW 2194	s.58 Licence Variation	Issued	19-May-03
1028579	MORRIS PRODUCTIONS PTY. LIMITED	4-10 HARP STREET, CAMPSIE, NSW 2194	s.58 Licence Variation	Issued	2-Jul-03
6973	QUALITY HOLDINGS PTY LTD	4-10 HARP STREET, CAMPSIE, NSW 2194	POEO licence	Surrendered	26-Jun-00
1050831	QUALITY HOLDINGS PTY LTD	4-10 HARP STREET, CAMPSIE, NSW 2194	s.58 Licence Variation	Issued	30-Aug-05
1056123	QUALITY HOLDINGS PTY LTD	4-10 HARP STREET, CAMPSIE, NSW 2194	s.58 Licence Variation	Issued	6-Mar-06
1095136	QUALITY HOLDINGS PTY LTD	4-10 HARP STREET, CAMPSIE, NSW 2194	s.58 Licence Variation	Issued	11-Feb-09
1097966	QUALITY HOLDINGS PTY LTD	4-10 HARP STREET, CAMPSIE, NSW 2194	s.58 Licence Variation	Issued	13-May-09
1111439	QUALITY HOLDINGS PTY LTD	4-10 HARP STREET, CAMPSIE, NSW 2194	s.58 Licence Variation	Issued	4-May-10
1118273	QUALITY HOLDINGS PTY LTD	4-10 HARP STREET, CAMPSIE, NSW 2194	s.58 Licence Variation	Issued	13-Aug-10
1528444	QUALITY HOLDINGS PTY LTD	4-10 HARP STREET, CAMPSIE, NSW 2194	s.58 Licence Variation	Issued	8-Apr-15
1548759	QUALITY HOLDINGS PTY LTD	4-10 HARP STREET, CAMPSIE, NSW 2194	s.80 Surrender of a Licence	Issued	14-Feb-17
7618	SANDFIRE PTY LTD	34 HARP STREET, CAMPSIE, NSW 2194	POEO licence	Surrendered	30-May-00
1015259	SANDFIRE PTY LTD	34 HARP STREET, CAMPSIE, NSW 2194	s.58 Licence Variation	Issued	17-May-02
1018520	SANDFIRE PTY LTD	34 HARP STREET, CAMPSIE, NSW 2194	s.58 Licence Variation	Issued	22-Aug-02
1033865	SANDFIRE PTY LTD	34 HARP STREET, CAMPSIE, NSW 2194	s.80 Surrender of a Licence	Issued	13-Jan-04
6876	SUNBEAM CORPORATION LTD	TROY STREET, CAMPSIE, NSW 2194	POEO licence	Surrendered	1-Sep-00
1018737	SUNBEAM CORPORATION LTD	TROY STREET, CAMPSIE, NSW 2194	s.80 Surrender of a Licence	Issued	5-Jul-02
7124	SYDNEY SOUTH WEST AREA HEALTH SERVICE	CANTERBURY ROAD, CAMPSIE, NSW 2194	POEO licence	No longer in force	27-Jun-00
1048195	SYDNEY SOUTH WEST AREA HEALTH SERVICE	CANTERBURY ROAD, CAMPSIE, NSW 2194	s.58 Licence Variation	Issued	27-May-05
10544	ALL CHROME SHOP PTY LTD	390 CANTERBURY ROAD, CANTERBURY, NSW 2193	POEO licence	Surrendered	23-Feb-00
1001762	ALL CHROME SHOP PTY LTD	390 CANTERBURY ROAD, CANTERBURY, NSW 2193	s.58 Licence Variation	Issued	18-Sep-00
1014102	ALL CHROME SHOP PTY LTD	390 CANTERBURY ROAD, CANTERBURY, NSW 2193	s.58 Licence Variation	Issued	21-Jan-02
1035249	ALL CHROME SHOP PTY LTD	390 CANTERBURY ROAD, CANTERBURY, NSW 2193	s.58 Licence Variation	Issued	10-Mar-04
1057322	ALL CHROME SHOP PTY LTD	390 CANTERBURY ROAD, CANTERBURY, NSW 2193	s.58 Licence Variation	Issued	15-Mar-06
1078297	ALL CHROME SHOP PTY LTD	390 CANTERBURY ROAD, CANTERBURY, NSW 2193	s.80 Surrender of a Licence	Issued	4-Oct-07
789	CANTERBURY CITY COUNCIL	PHILLIPS AVE, CANTERBURY, NSW 2193	POEO licence	Surrendered	26-Apr-00
1012929	CANTERBURY CITY COUNCIL	PHILLIPS AVE, CANTERBURY, NSW 2193	s.80 Surrender of a Licence	Issued	27-Nov-01
3.1E+09	MASTERS CIVIL (AUST) PTY LTD	885 Canterbury Road, CANTERBURY, NSW 2193	Penalty Notice	Issued	16-Jul-12

Search results

Your search for:Suburb: CAMPSIE

Matched 5 notices to 2 sites.

Search Again

Refine Search

Suburb	Address	Site Name	Notices related this sit
CAMPSIE	403 Canterbury Road and 1 Una STREET	Budget Petroleum and adjacent property	1 curre
CAMPSIE	60 Charlotte STREET	Former Sunbeam factory	4 forme

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14 Novemb

For business and industry

For local government

Contact us

131 555 (tel:131555)

Online (https://www.epa.nsw.gov.au/about-us/contact-us/feedback)

info@epa.nsw.gov.au (mailto:info@epa.nsw.gov.au)

EPA Office Locations (https://www.epa.nsw.gov.au/about-us/contact-us/locations)

Search results

Your search for:Suburb: CANTERBURY

Matched 2 notices to 1 site.

Search Again

Refine Search

Suburb	Address	Site Name	Notices related this sit
CANTERBURY	13-19 Canterbury ROAD	Metro Petroleum Service Station	2 curre

Page 1 of 1

14 Novemb

For business and industry

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APPENDIX E – Council Records

City of Canterbury Bankstown,
PO BOX 8
BANKSTOWN NSW 1885
Telephone: (02) 9707 9000
Email: council@cbcity.nsw.gov.au

JOB#18587:141835

Alliance Geotechnical Pty Ltd
8-10 Welder Road
SEVEN HILLS NSW 2147

PLANNING CERTIFICATE

Section 10.7(2)(5) of the Environmental Planning and Assessment Act 1979

Certificate No: 20248926
14 November 2024

Land which Certificate is issued for:

Lot 1 DP 818459

17A Phillips Avenue, CANTERBURY NSW 2193

Note: The information in this certificate is provided pursuant to Section 10.7(2) and (5) of the Environmental Planning and Assessment Act 1979 (the Act), and as prescribed by Schedule 2 of the Environmental Planning and Assessment Regulation 2021 (the Regulation). The information has been extracted from Council's records, as it existed at the date listed on the certificate.

Planning certificates are issued on the Strata Plan, not the lot number. The information on a planning certificate is the same for all the lots in the same Strata Plan property. Your Strata may or may not have a Lot 0. A Planning Certificate issued for Lot 0 has the same information as other lots in that same Strata Plan property.

Please note that the accuracy of the information contained within the certificate may change after the date of this certificate due to changes in Legislation, planning controls or the environment of the land.

CAMILLE LATTOUF
MANAGER CITY STRATEGY AND DESIGN

City of Canterbury Bankstown,
PO BOX 8
BANKSTOWN NSW 1885
Telephone: (02) 9707 9000
Email: council@cbcity.nsw.gov.au

INFORMATION PROVIDED UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

1 ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

1.1 Relevant Planning Instruments

Canterbury Bankstown Local Environmental Plan 2023

1.2 Relevant Development Control Plans

Canterbury Bankstown Development Control Plan 2023

1.3 State Environmental Planning Policies

Note: The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning and Environment (DPE) website at www.planning.nsw.gov.au. The full wording of each SEPP can also be accessed via the NSW Legislation website at https://legislation.nsw.gov.au/.

State Environmental Planning Policies:
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
- Chapter 3: Advertising and Signage

State Environmental Planning Policy (Planning Systems) 2021
- Chapter 2: State and regional development
- Chapter 3: Aboriginal Land
- Chapter 4: Concurrences and consents

State Environmental Planning Policy (Precincts - Central River City) 2021
State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021
State Environmental Planning Policy (Precincts - Regional) 2021
State Environmental Planning Policy (Precincts - Western Parkland City) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
- Chapter 2: Coastal Management
- Chapter 3: Hazardous and offensive development
- Chapter 4: Remediation of Land

State Environmental Planning Policy (Resources and Energy) 2021
- Chapter 2: Mining, petroleum production and extractive industries
- Chapter 3: Extractive industries in Sydney area

State Environmental Planning Policy (Transport and Infrastructure) 2021
- Chapter 2: Infrastructure
- Chapter 3: Educational establishments and child care facilities
- Chapter 4: Major infrastructure corridors

State Environmental Planning Policy (Biodiversity and Conservation) 2021
- Chapter 2: Vegetation in non-rural areas
- Chapter 3: Koala habitat protection 2020
- Chapter 6: Bushland in urban areas
- Chapter 7: Canal estate development
- Chapter 10: Sydney Harbour Catchment
- Chapter 11: Georges River Catchment

1.4 Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act

Not applicable.

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2 Zoning and Land Use Under Relevant Planning Instruments

Note: The information below will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

2.1 Land Use Zone

Canterbury Bankstown Local Environmental Plan 2023

Date effective from

23 June 2023

Land Use Zone

ZONE RE1 PUBLIC RECREATION

1. Permitted without consent
Nil

2. Permitted with consent
Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities(outdoor); Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Water recreation structures; Wharf or boating facilities

3. Prohibited
Any development not specified in item 1 or 2

2.2 Additional Permitted Uses
Not applicable

Note: Due to the subdivision and/or consolidation of land, the Lot and Deposited Plans referenced in Schedule 1 of the relevant Local Environmental Plan may change. It is your responsibility to confirm the applicability of Additional Permitted Uses before undertaking any development on the site that relies upon provisions in Schedule 1.

2.3 Minimum Land Dimensions for the Erection of a Dwelling House
For land zoned R2, R3 or R4 and on land identified as 'Area 2' on the Clause Application Map within the Canterbury Bankstown Local Environmental Plan 2023, the minimum lot size required for dwelling houses on a battle-axe lot or other lot with an access handle is 600m^2. For land without an access handle, please refer to the Minimum Lot Sizes Map of the Local Environmental Plan for minimum lot sizes for dwelling houses.

2.4 Area of Outstanding Biodiversity Value
Not applicable

2.5 Conservation Area and/or Environmental Heritage
The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument.

3 Contribution Plans
Canterbury Bankstown Local Infrastructure Contributions Plan 2022
This Development Contributions Plan was prepared and adopted under the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2021.

The Plan allows the Council or other consent authority to levy contributions on selected new development to pay for local public infrastructure (such as parks, roads and libraries), required to meet the needs of our

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growing and changing City. A copy of the development contributions plan can be viewed on Council's website.

Housing and Productivity Contribution
The Housing and Productivity Contribution applies to development applications for new residential, commercial and industrial development and is collected by Council on behalf of the NSW State Government. The Contributions will help deliver essential State infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

The subject land is within Greater Sydney to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. For more information visit https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system

4 Complying Development

Whether or not the land is land on which complying development may be carried out under each of the Codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and, if no complying development may be carried out on that land under that Policy, the reasons why complying development may not be carried out on that land.

Note that in order for complying development to be able to be carried out, it must be permissible in the relevant zone in the first place.

Housing Code (if in a residential zone)	Yes
Rural Housing Code (if in a rural residential zone)	Not applicable
Low Rise Housing Diversity Code	Yes
Housing Alterations Code	Yes
General Development Code	Yes
Greenfield Housing Code	Not applicable
Inland Code	Not applicable
Commercial and Industrial (New Building and Alterations) Code	Yes
Commercial and Industrial Alterations Code	Yes
Container Recycling Facilities Code	Yes
Demolition Code	Yes
Subdivision Code	Yes
Fire Safety Code	Yes

**Note: The reason(s) why complying development may not be carried may only apply to part of, or all of, the property. For more information go to the NSW ePlanning Spatial Viewer and search the property address https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address.*

4.1 Variation of Complying Development Codes

A variation to the Complying Development Code applies to certain lots in Zone R2 Low Density Residential areas which are no more than 450m^2 in area and are located in land to which the former Bankstown Local Environmental Plan 2015 applied. For further information on the variation to the Complying Development

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Code, please refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 at the NSW Legislation website at https://legislation.nsw.gov.au/

5 Exempt Development

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes)2008 because of the provisions of clauses 1.16(1)(b1)-(d) or 1.16A, the development (new or alterations proposed to the existing structures) must meet the following criteria:

General Exempt Development Code
Yes

Advertising and Signage Exempt Development Code
Yes

Temporary Uses and Structures Exempt Development Code
Yes

Note: Despite the above, if the exempt development meets the requirements and standards specified by the State Environmental Planning Policy (Exempt and Complying Development) 2008 and that development (a) has been granted an exemption under section 57(2) of the Heritage Act 1977, or (b) is subject to an exemption under section 57(1A) or (3) of that Act, the development is exempt development. For further information refer to the Heritage NSW website at https://www.heritage.nsw.gov.au/.

Important Disclaimer: Clause 4 and 5 of this Certificate only contain information in respect of that required by clause 4 and 5 of Schedule 2 of the Environmental Planning and Assessment Regulation 2021, in relation to Complying and Exempt Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Exempt or Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued, or work carried out as Exempt Development under the provisions of the SEPP is invalid.

6 Affected Building Notices and Building Product Rectification Orders

Not applicable

7 Land Reserved for Acquisition

There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 3.15 of the Environmental Planning and Assessment Act 1979.

8 Road Widening and Road Realignment

Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument:

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council:

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

9 Flooding

The land, or part of the land, **is within** the flood planning area (FPA) and consequently the probable maximum flood (PMF).

The land, or part of the land, **is subject to** flood related development controls.

City of Canterbury Bankstown,
PO BOX 8
BANKSTOWN NSW 1885
Telephone: (02) 9707 9000
Email: council@cbcity.nsw.gov.au

Please note that a Stormwater Systems Report (SSR) will be required from Council (cost applies) to further understand constraints that may relate to development of the property. An SSR can be ordered online from Council website.

You are advised to refer to the following:

- The relevant Development Control Plan (noted in Section 1.2 of this certificate) for further information on Council's approach to Flood Risk Management, and
- Frequently Asked Questions and details on the study relevant to your catchment area are available at Council's Floodplain Management webpage (https://cb.city/flooding).

NB: The FPA is the 1% Annual Exceedance Probability (AEP) plus generally a 0.5m freeboard or as outlined in relevant Development Control Plan.

10 Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether or not the land is affected by a policy adopted by Council or adopted by any other public authority (and notified to the Council for the express purpose of its adoption by that authority being referred to) that restricts the development of the land because of the likelihood of:

Land Slip
The land is not affected by a policy restriction relating to landslip

Tidal Inundation
The land is not affected by a policy restriction relating to tidal inundation

Subsidence
The land is not affected by a policy restriction relating to subsidence

Acid Sulfate Soils
The land is affected by the Acid Sulfate Soils Assessment Guidelines and Acid Sulfate Soils Planning Guidelines adopted by the Department of Planning and Environment and the NSW Office of Environment & Heritage and notified to the Council that restricts the development of the land because of the likelihood of acid sulfate soils.

Contamination
Council has adopted by resolution a policy concerning the management of contaminated land. The policy applies to all land in the Canterbury-Bankstown Local Government Area and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at www.cbcity.nsw.gov.au.

Council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Please refer to the *NSW Environment Protection Authority (EPA)* for more information.

Salinity
Not applicable

Coastal Hazards
Not applicable

Sea Level Rise
Not applicable

Unhealthy Building Land
The land is not affected by a policy restriction relating to Unhealthy Building Land.

Any Other Risk (including Aircraft Noise)
Not applicable

City of Canterbury Bankstown,
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11 **Bush Fire Prone Land**
Not applicable

12 **Loose-Fill Asbestos Ceiling Insulation**
Not applicable

13 **Mine Subsidence**
The subject land is not within a mine subsidence district within the meaning of Section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14 **Paper Subdivision Information**
Not applicable

15 **Property Vegetation Plans**
Not applicable

16 **Biodiversity Stewardship Sites**
Not applicable

17 **Biodiversity Certified Land**
Not applicable

18 **Orders Under Trees (Disputes Between Neighbours) Act 2006**
Not applicable

19 **Annual Charges Under Local Government Act 1993 For Coastal Protection Services That Relate to Existing Coastal Protection Works**
Not applicable

20 **Western Sydney Aerotropolis**
Not applicable

21 **Development Consent Conditions for Seniors Housing**
Not applicable

22 **Site Compatibility Certificates and Development Consent Conditions For Affordable Rental Housing**
Not applicable

23 **Water or sewerage services**
Council has not received a notice from a public water utility that water or sewerage services are, or are to be, provided to the land under the Water Industry Competition Act 2006, a statement to that effect.

Note— A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the Water Industry Competition Act 2006, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the Water Industry Competition Act 2006 is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the Water Industry Competition Act 2006 become the responsibility of the purchaser.

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INFORMATION PROVIDED UNDER SECTION 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

Note: *When information pursuant to Section 10.7(5) of the Act is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.*

(a) Additional Flood Planning Advice

In addition to Section 9 of this certificate, the following information may assist in interpreting the Canterbury Bankstown Development Control Plan 2023:

Not applicable.

(b) Tree Preservation Order

A tree preservation order applies to the whole of the City of Canterbury Bankstown.

(c) Additional Contaminated Land Advice

On 22 August 2017 Council adopted a policy on contaminated land. This policy will restrict development of land:

a) which is affected by contamination;
b) which has been used for certain purposes;
c) in respect of which there is not sufficient information about contamination;
d) which is proposed to be used for certain purposes;
e) in other circumstances contained in the policy.

(d) General Advice Regarding Use of Property

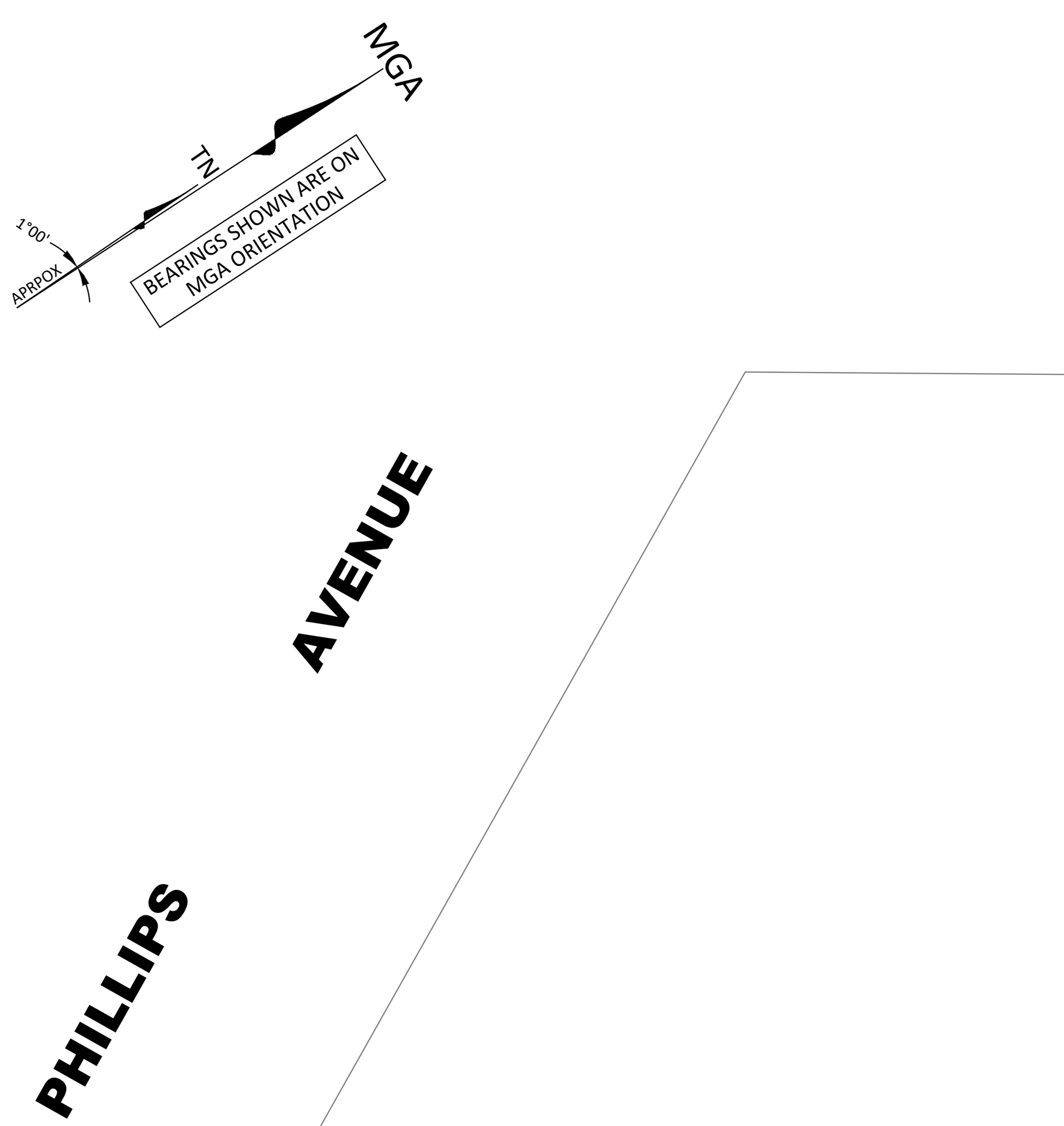
Persons considering commencing a use of or purchasing a property are advised to seek confirmation that the current, or intended, use (as the case may be) has been approved by Council, or does not require Council approval. It is pointed out that the question of "existing use rights" within the meaning of the Environmental Planning and Assessment Act, 1979, is a complex matter, and that the commencement of a use without Council approval (where required) is unlawful and may be subject to enforcement action.

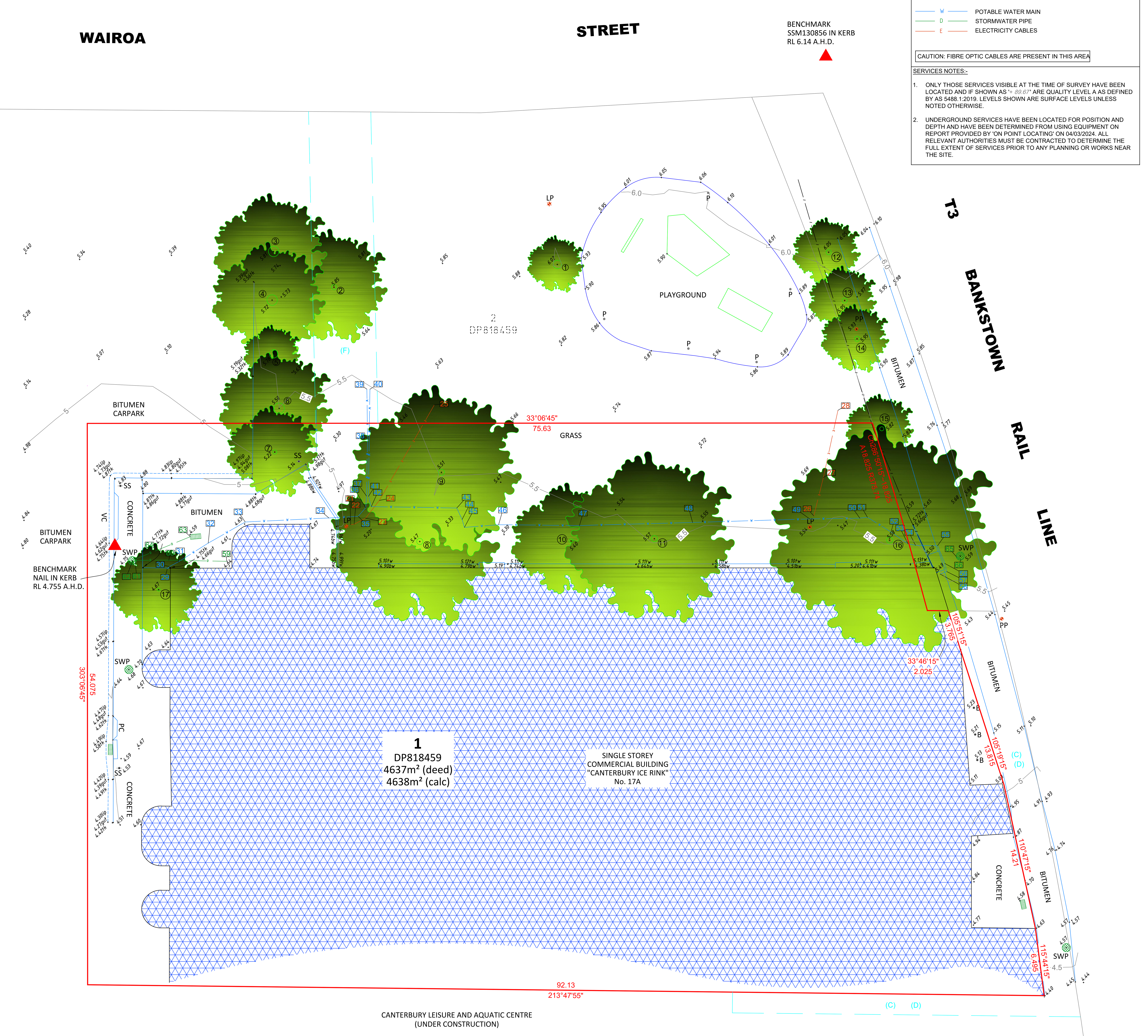
(e) Other Matters

Not applicable.

APPENDIX F – Detail and Level Survey

A1





SERVICES-ELECTRICTY			
No	**Surface RL**	**Approx Depth**	**Service RL**
21	5.17	0.70	4.47
22	5.18	0.70	4.48
23	5.21	0.70	4.51
24	5.29	0.70	4.59
25	5.56	0.50	5.06
26	5.55	0.60	4.95
27	5.69	0.70	4.99
28	5.72	0.60	5.12

SERVICES-POTABLE WATER			
No	**Surface RL**	**Approx Depth**	**Service RL**
29	4.75	0.40	4.35
30	4.66	0.50	4.16
31	4.63	0.50	4.13
32	4.59	0.50	4.09
33	4.62	0.40	4.22
34	4.71	0.70	4.01
35	5.18	0.50	4.68
36	5.23	0.50	4.73
37	5.27	0.40	4.87
38	5.41	0.50	4.91
39	5.53	0.50	5.03
40	5.54	0.60	4.94
41	5.28	0.40	4.88
42	5.24	0.50	4.74
43	5.36	0.60	4.76
44	5.34	0.60	4.74
45	5.34	0.60	4.74
46	5.33	0.70	4.63
47	5.41	0.70	4.71
48	5.53	0.80	4.73
49	5.52	0.60	4.92
50	5.56	0.80	4.76
51	5.57	0.80	4.77
52	5.57	0.80	4.77
53	5.48	0.80	4.68
54	5.49	0.80	4.69
55	5.60	0.50	5.10
56	5.55	0.50	5.05
57	5.53	0.50	5.03
58	5.50		

Schedule of Trees			
No	**Diam**	**Spread**	**Height**
1	0.8	5	8
2	0.5	10	15
3	1	10	5
4	1	10	5
5	0.8	5	10
6	1	10	5
7	0.4	8	6
8	0.6	15	15
9	0.6	15	15
10	0.4	10	10
11	0.6	15	15
12	0.5	6	6
13	0.5	6	6
14	0.5	6	6
15	0.4	6	6
16	0.6	20	15
17	0.3	8	8

SERVICES-DRAINAGE				
No	**Surface RL**	**Approx Depth**	**Service RL**	**COMMENT**
59	4.64	0.40	4.24	
60	4.65	0.70	3.95	
61	4.75	0.90	3.850	DIAMETER 150
62	4.75	0.95	3.80	DIAMETER 150
63	4.58	0.7	3.88	DIAMETER 150
64	4.76	0.9	3.86	DIAMETER 150
65	5.58	1.20	4.38	DIAMETER 300
66	5.57	1.23	4.34	DIAMETER 300

1:200

UNDERGROUND SERVICES LEGEND
QUALITY LEVEL B (AS 5488.1:2019)

- W — POTABLE WATER MAIN
- D — STORMWATER PIPE
- E — ELECTRICITY CABLES

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

SERVICES NOTES:-

1. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS '+ 89.67' ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
2. UNDERGROUND SERVICES HAVE BEEN LOCATED FOR POSITION AND DEPTH AND HAVE BEEN DETERMINED FROM USING EQUIPMENT ON REPORT PROVIDED BY 'ON POINT LOCATING' ON 04/03/2024. ALL RELEVANT AUTHORITIES MUST BE CONTRACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

Schedule of Easements & Restrictions	
No	**Description**
(C)	RIGHT OF CARRIAGE WAY 2 WIDE AND VARIABLE (DP818459)
(D)	EASEMENT FOR SERVICES 2 WIDE AND VARIABLE (DP818459)
(F)	EASEMENT FOR SERVICES 6 WIDE (DP818459)

ISSUE	DATE	AMENDMENT	SURV	CHK
A	05/03/2024	ORIGINAL ISSUE	EA	CT

BEFORE YOU DIG www.byda.com.au

GDA2020

MICHAEL TRIFIRO ID: SU008624
REGISTERED LAND SURVEYOR

GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM SSM130856 E325538.961 N6246304.717 CLASS B POSITIONAL UNCERTAINTY (PU) 0.02 (MGA2020) ADOPTED FROM SCIMS DATED 01/03/2024.

THE ORIGIN OF LEVELS COMES FROM SSM130856 RL6.141 CLASS LB POSITIONAL UNCERTAINTY (PU) 0.01 ADOPTED FROM SCIMS DATED 01/03/2024.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY A COORDINATE JOIN BETWEEN SSM130856 AND SSM130869.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE CERTIFICATE OF TITLE OF THE SUBJECT LOT:

- LOT 1 IN DP818459
  (CT EDITION 4 DATED 04/10/2005 SEARCH DATE 08/03/2024)
  - BENEFITED BY:
    - RIGHT OF WAY (Z43673)
    - RIGHT OF CARRIAGEWAY 2 WIDE AND VARIABLE (DP818459) SHOWN AS (C)
    - EASEMENT FOR SERVICES 2 WIDE AND VARIABLE (DP818459) SHOWN AS (D)
    - EASEMENT FOR SERVICES VARIABLE WIDTH (DP818459)
    - EASEMENT FOR SERVICES 6 WIDE (DP818459) SHOWN AS (F)
    - EASEMENT FOR SEWERAGE (DP818459)
- LOT 2 IN DP818459
  (CT EDITION 1 DATED 14/09/1992 SEARCH DATE 12/03/2024)
  - AFFECTED BY:
    - RIGHT OF CARRIAGE 2 WIDE AND VARIABLE (DP818459) SHOWN AS (C)
    - EASEMENT FOR SERVICES 2 WIDE AND VARIABLE (DP818459) SHOWN AS (D)
    - EASEMENT FOR SERVICES VARIABLE WIDTH (DP818459)
    - EASEMENT FOR SERVICES 6 WIDE (DP818459) SHOWN AS (F)
    - EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (DP818459)
    - RESTRICTION(S) ON THE USE OF LAND (DP818459)
  - BENEFITED BY:
    - RIGHT OF WAY (Z43673)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

NO UNDERGROUND SURVEY SEARCH HAS BEEN UNDERTAKEN. THERE MAY BE ADDITIONAL SERVICES WITHIN THE SURVEY AREA.

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.

UNDERGROUND SERVICES HAVE BEEN LOCATED FOR BY 'ON POINT LOCATING' ON 04/03/2024 USING EQUIPMENT AS NOTED ON REPORT PROVIDED DATED 04/03/2024. THE SERVICE POSITION IS SHOWN ON THE PLAN AND THEIR RESPECTIVE DEPTH AND QUALITY ARE AS STATED IN THE TABLE. UNDERGROUND SERVICE LOCATION WAS ONLY UNDERTAKEN ON THE QUOTED AREA

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

LEGEND

TAG	DESCRIPTION
B	BOLLARD
GR	GRATE
LP	LIGHT POLE
PC	PEDESTRIAN CROSSING
PP	POWER POLE
SS	STREET SIGN
SWP	STORMWATER PIT
VC	VEHICLE CROSSING

PROJECT:

DETAIL AND LEVEL SURVEY OF
LOT 1 IN DP818459 AND
PART OF LOT 2 IN DP818459

17A PHILLIPS AVENUE
CANTERBURY

CLIENT: HUNTER SCOTT

FILE: 9132 17A PHILLIPS AVENUE CANTERBURY

LGA: CANTERBURY - BANKSTOWN

REF: 9132	CONTOURS: 0.5m
ISSUE: A	DATUM: AHD
SURVEY DATE: 05/03/2024	AZIMUTH: MGA2020
SCALE: 1:200	SHEET 1 OF 1 SHEETS

SDG Pty Ltd
abn 85 213 523 621
Suite 1, 3 Railway Street, Baulkham Hills NSW 2153
t: (02) 9630 7955 w: sdg.net.au
Liability limited by a scheme approved under Professional Standards Legislation

APPENDIX G – Field Logs

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ENVIRONMENTAL BOREHOLE BH01

CLIENT The Ice Skating Club of NSW Cooperative LTD
PROJECT Waste Classification & VENM Assessment
PROJECT NUMBER 18587
ADDRESS 17A Phillips Avenue, Canterbury

CONTRACTOR Epoca Environmental
DRILLER BD
RIG TYPE Geoprobe 7822DT
BOREHOLE SIZE 125mm

STARTED 18/11/24
FINISHED 18/11/24
LOGGED DH
CHECKED JR

COMMENTS

Method	Depth (m)	Graphic Log	Material Description	Samples	Additional Observations
HA			(FILL) SAND, fine to medium grained, brown, trace low plasticity clay and rootlets, dry to moist.	0.0-0.1 J + ASB	FILL No PACM, odour or staining
	0.5		(FILL) SAND, fine to medium grained, pale brown, trace rootlets and coarse gravels of sandstone and brick, dry to moist	0.3-0.4 J + ASB	FILL No PACM, odour or staining
			(FILL) SAND, fine to medium grained, pale yellow/brown, trace fragments of concrete, dry to moist.	0.6-0.7 J + ASB	FILL No PACM, odour or staining
	1			0.9-1.0 J + ASB	
			BH01 terminated at 1.0m bgl, auger refusal.		

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ENVIRONMENTAL BOREHOLE BH02

CLIENT The Ice Skating Club of NSW Cooperative LTD
PROJECT Waste Classification & VENM Assessment
PROJECT NUMBER 18587
ADDRESS 17A Phillips Avenue, Canterbury

CONTRACTOR Epoca Environmental
DRILLER BD
RIG TYPE Geoprobe 7822DT
BOREHOLE SIZE 125mm

STARTED 18/11/24
FINISHED 18/11/24
LOGGED DH
CHECKED JR

COMMENTS Push tube refusal at 2.3m bgl, drilling advanced with solid flight auger to 3.4m bgl.

Method	Depth (m)	Graphic Log	Material Description	Samples	Additional Observations
HA	0.0		(FILL) SAND, fine to medium grained, brown, trace glass, rootlets and medium ironstone gravels, dry to moist.	0.0-0.1 J + ASB + ASS	FILL No PACM, odour or staining. No visual or olfactory indicators of PASS or ASS.
	0.5		CLAY, low to medium plasticity, pale grey mottled orange and red, trace rootlets, dry to moist.	0.5-0.6 J + ASB + ASS 0.8-0.9 J + ASB	NATURAL No PACM, odour or staining. No visual or olfactory indicators of PASS or ASS.
PT	1		CLAY, low to medium plasticity, pale grey mottled orange and red, with fine sand, dry to moist.	1.0-1.1 ASS	NATURAL No PACM, odour or staining. No visual or olfactory indicators of PASS or ASS.
	1.5			1.5-1.6 ASS	
	2			2.0-2.1 ASS	
SFA	2.5			2.5-2.6 ASS	
	3			3.0-3.1 ASS 3.3-3.4 ASS	
	3.5		BH02 terminated at 3.4m bgl, target depth.		
	4				

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ENVIRONMENTAL BOREHOLE BH03

CLIENT The Ice Skating Club of NSW Cooperative LTD
PROJECT Waste Classification & VENM Assessment
PROJECT NUMBER 18587
ADDRESS 17A Phillips Avenue, Canterbury

CONTRACTOR Epoca Environmental
DRILLER BD
RIG TYPE Geoprobe 7822DT
BOREHOLE SIZE 125mm

STARTED 18/11/24
FINISHED 18/11/24
LOGGED DH
CHECKED JR

COMMENTS

Method	Depth (m)	Graphic Log	Material Description	Samples	Additional Observations
HA			(FILL) SAND, fine to medium grained, brown, with fine to medium sandstone and ironstone gravels, trace low plasticity clay	0.0-0.1 J + ASB Dup01 Trip01	FILL No PACM, odour or staining.
	0.5		Sandy CLAY, medium plasticity, orange and brown, with fine grained sand, trace rootlets, dry to moist.	0.3-0.4 J + ASB	NATURAL No PACM, odour or staining.
			Sandy CLAY, medium plasticity, pale grey mottled orange, with fine grained sand, trace rootlets, dry to moist.	0.7-0.8 J + ASB	NATURAL No PACM, odour or staining.
	1		BH03 terminated at 1.0m bgl, target depth.		

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ENVIRONMENTAL BOREHOLE BH04

CLIENT The Ice Skating Club of NSW Cooperative LTD
PROJECT Waste Classification & VENM Assessment
PROJECT NUMBER 18587
ADDRESS 17A Phillips Avenue, Canterbury

CONTRACTOR Epoca Environmental
DRILLER BD
RIG TYPE Geoprobe 7822DT
BOREHOLE SIZE 125mm

STARTED 18/11/24
FINISHED 18/11/24
LOGGED DH
CHECKED JR

COMMENTS Push tube refusal at 1.5m bgl, drilling advanced with solid flight auger to 2.0m bgl

Method	Depth (m)	Graphic Log	Material Description	Samples	Additional Observations
HA			(FILL) SAND, fine to medium grained, brown, with fine to medium sandstone and ironstone gravels, trace low plasticity clay and glass, dry to moist.	0.0-0.1 J + ASB + ASS rinsate-01	FILL No PACM, odour or staining. No visual or olfactory indicators of PASS or ASS.
	0.5		Sandy CLAY, medium plasticity, brown and orange, with fine sand, trace rootlets, dry to moist.	0.5-0.6 J + ASB + ASS	NATURAL No PACM, odour or staining. No visual or olfactory indicators of PASS or ASS.
			Sandy CLAY, medium plasticity, pale grey mottled orange, with fine sand, trace rootlets, dry to moist.	0.7-0.8 J + ASB + ASS 0.9-1.0 J + ASB + ASS	NATURAL No PACM, odour or staining. No visual or olfactory indicators of PASS or ASS.
PT	1				
			CLAY, low to medium plasticity, grey, dry	1.2-1.3 ASS 1.7-1.8 ASS	NATURAL No PACM, odour or staining. No visual or olfactory indicators of PASS or ASS.
SFA	1.5				
	2		BH04 terminated at 2.0m bgl, target depth.		
	2.5				

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ENVIRONMENTAL BOREHOLE BH05

CLIENT The Ice Skating Club of NSW Cooperative LTD
PROJECT Waste Classification & VENM Assessment
PROJECT NUMBER 18587
ADDRESS 17A Phillips Avenue, Canterbury

CONTRACTOR Epoca Environmental
DRILLER BD
RIG TYPE Geoprobe 7822DT
BOREHOLE SIZE 125mm

STARTED 18/11/24
FINISHED 18/11/24
LOGGED DH
CHECKED JR

COMMENTS

Method	Depth (m)	Graphic Log	Material Description	Samples	Additional Observations
HA	0		(FILL) SAND, fine to medium grained, brown, trace fine to medium gravels of sandstone and brick, trace glass, dry to moist.	0.0-0.1 J + ASB + ASS Dup02 Trip02	FILL No PACM, odour or staining. No visual or olfactory indicators of PASS or ASS.
	0.5			0.5-0.6 J + ASB + ASS	
			CLAY, low to medium plasticity, pale grey mottled orange, trace fine sand and rootlets, dry to moist.	0.6-0.7 J + ASB + ASS	NATURAL No PACM, odour or staining. No visual or olfactory indicators of PASS or ASS.
				0.9-1.0 J + B	
PT	1			1.1-1.2 ASS	
	1.5			1.6-1.7 ASS	
				1.9-2.0 ASS	Strong rotten egg odour observed in soil arisings from 1.9m bgl.
	2		BH05 terminated at 2.0m bgl, target depth.		
	2.5				

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ENVIRONMENTAL BOREHOLE BH06

CLIENT The Ice Skating Club of NSW Cooperative LTD
PROJECT Waste Classification & VENM Assessment
PROJECT NUMBER 18587
ADDRESS 17A Phillips Avenue, Canterbury

CONTRACTOR Epoca Environmental
DRILLER BD
RIG TYPE Geoprobe 7822DT
BOREHOLE SIZE 125mm

STARTED 18/11/24
FINISHED 18/11/24
LOGGED DH
CHECKED JR

COMMENTS

Method	Depth (m)	Graphic Log	Material Description	Samples	Additional Observations
HA			(FILL) SAND, fine to medium grained, brown, trace fine to medium sandstone gravels and rootlets, dry to moist.	0.0-0.1 J + ASB	FILL No PACM, odour or staining.
	0.5		Sandy CLAY, low to medium plasticity, orange and brown, fine grained sand, dry to moist.	0.5-0.6 J + ASB	NATURAL No PACM, odour or staining.
			CLAY, low to medium plasticity, pale grey mottled orange, dry to moist.	0.8-0.9 J + ASB	NATURAL No PACM, odour or staining.
	1		BH06 terminated at 1.0m bgl, target depth.		

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ENVIRONMENTAL BOREHOLE BH07

CLIENT The Ice Skating Club of NSW Cooperative LTD
PROJECT Waste Classification & VENM Assessment
PROJECT NUMBER 18587
ADDRESS 17A Phillips Avenue, Canterbury

CONTRACTOR Epoca Environmental
DRILLER BD
RIG TYPE Geoprobe 7822DT
BOREHOLE SIZE 125mm

STARTED 18/11/24
FINISHED 18/11/24
LOGGED DH
CHECKED JR

COMMENTS

Method	Depth (m)	Graphic Log	Material Description	Samples	Additional Observations
HA			(FILL) SAND, fine to medium grained, brown, trace medium to coarse ironstone gravels, trace rootlets, dry to moist.	0.0-0.1 J + ASB	FILL No PACM, odour or staining.
	0.5		CLAY, low to medium plasticity, pale grey mottled orange, dry to moist.	0.5-0.6 J + ASB 0.8-0.9 J + ASB	NATURAL No PACM, odour or staining.
	1		BH07 terminated at 1.0m bgl, target depth.		

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ENVIRONMENTAL BOREHOLE BH08

CLIENT The Ice Skating Club of NSW Cooperative LTD
PROJECT Waste Classification & VENM Assessment
PROJECT NUMBER 18587
ADDRESS 17A Phillips Avenue, Canterbury

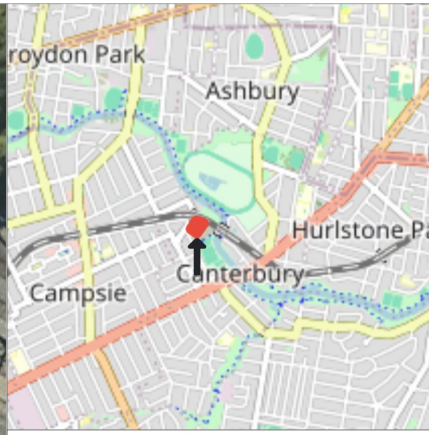
CONTRACTOR Epoca Environmental
DRILLER BD
RIG TYPE Geoprobe 7822DT
BOREHOLE SIZE 125mm

STARTED 18/11/24
FINISHED 18/11/24
LOGGED DH
CHECKED JR

COMMENTS Push tube refusal at 1.8m bgl, drilling advanced with solid flight auger to 2.0m bgl.

Method	Depth (m)	Graphic Log	Material Description	Samples	Additional Observations
HA			(FILL) SAND, fine to medium grained, brown, trace medium to coarse ironstone gravels, trace rootlets, dry to moist.	0.0-0.1 J + ASB + ASS	FILL No PACM, odour or staining. No visual or olfactory indicators of PASS or ASS.
	0.5		CLAY, low to medium plasticity, pale grey mottled orange, dry to moist.	0.5-0.6 J + ASB + ASS	NATURAL No PACM, odour or staining. No visual or olfactory indicators of PASS or ASS.
PT				0.8-0.9 J + ASB	
	1			1.0-1.1 ASS	
	1.5		CLAY, low to medium plasticity, pale grey, orange and red, dry to moist.	1.5-1.6 ASS	NATURAL No PACM, odour or staining. No visual or olfactory indicators of PASS or ASS.
SFA				1.9-2.0 ASS	Moderate rotten egg odour observed in soil arisings from 1.9m bgl.
	2		BH05 terminated at 2.0m bgl, target depth.		
	2.5				

APPENDIX H – Site Locality and Sampling Plan (Alliance, 2024)



Legend

- Approximate Acid Sulfate and Waste Classification Bore Locations
- Approximate Waste Classification Bore Locations
- Approximate Lift Pit Area
- Approximate Investigation Area
- Property Boundary

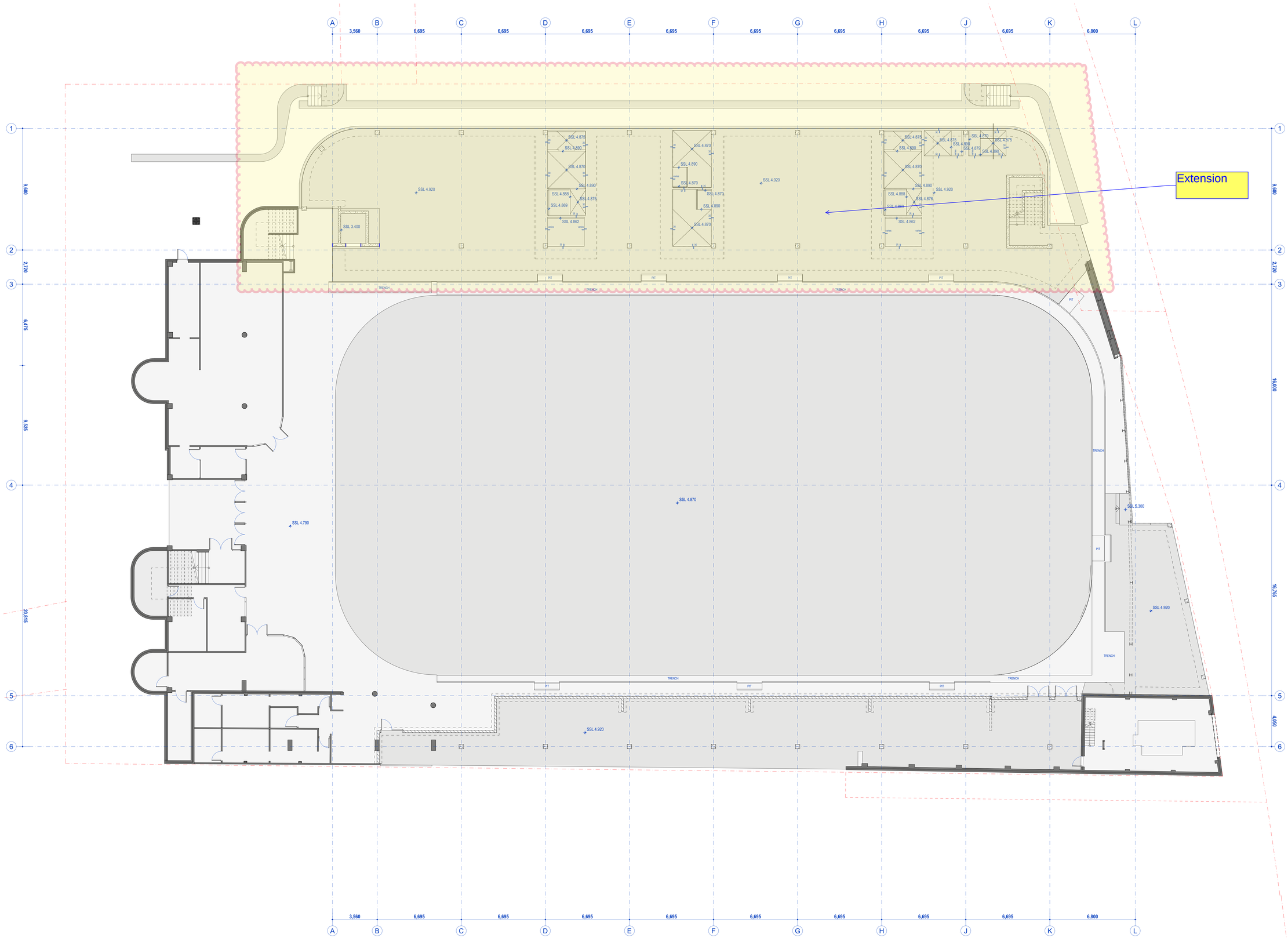
0 10 m 20 m

Basemap: Metromap by Aerometrex

alliance

Title: Site Layout and Sampling Plan	
Client: The Ice Skating Club of NSW Cooperative Limited	Drawn: JR Checked: MD
Project: 17A Phillips Avenue, Canterbury NSW, Australia	Site: Canterbury Olympic Ice Rink
Date: 14-11-2024	Figure No: 1
Report Reference: 18587	Scale: 1:810

APPENDIX I – Proposed Redevelopment Plans



notes
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale off drawings. Drawings shall not be used for construction purposes until issued for construction. All works to comply with the Building Code of Australia and applicable Australian Standards.

All boundaries and contours are subject to survey drawing **204036**, dated 12/10/2020 by W. Buxton Pty. Ltd. All levels to Australian Height Datum. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

Project Manager Hunter Scott PH:	Civil Engineering Turnbull PH:	Section J ADP Consulting PH:	Acoustic ADP Consulting PH:	BCA + Access Consultant Ventura Building Surveyors PH:
Structural ADP Consulting PH:	Electrical ADP Consulting PH:	Hydraulic ADP Consulting PH:	Mechanical ADP Consulting PH:	Principal Certifying Authority TBC PH:

revision

P01	Preliminary Structural Set Out Plans	13/9/2024
P03	Preliminary ADP Coordination Set	30/10/2024

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project
Canterbury Olympic Ice Rink Redevelopment
Alterations + Additions to Existing Building
17A Phillips Ave
Canterbury NSW 2193

drawing
Ground Floor Structure Set Out Plan

dwg no. **2221 – 1100**

rev no. **P03**

scale: 1:100 @ A0

file: 2221 - CC Master_01

drawn: LP approved: date: 30/10/2024