



**Sydney
Environmental**
Group

Stage 1 Preliminary Site Investigation

Mount Lewis Bowling Club, Mount Lewis NSW

Allera Pty Ltd

Report No: 2729-PSI-01-161024.v1f

Report Date: 16 October 2024



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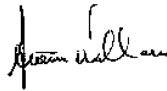

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Prepared by Sydney Environmental Group Pty Ltd ABN: 14 631 026 214



EXECUTIVE SUMMARY

Sydney Environmental Group Pty Ltd (SE) was engaged Allera Pty Ltd (hereafter referred to as 'the client'), to undertake a Stage 1 Preliminary Site Investigation of the site located at the Mount Lewis Bowling Club, Mount Lewis NSW (hereafter referred to as 'the site') (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

SE has the following project appreciation:

- The site covers an area of approximately 1.18 ha;
- The site is currently utilised as a recreational lawn bowls club within a commercial land-use setting;
- The site is proposed for installation of sporting lights on two (2) of the bowling greens within the site; and
- A contamination assessment of the site is required to identify any contamination that may be present and provide advice on the suitability of the site for any proposed future land-use.

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for the proposed redevelopment works; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

SE undertook the following activities to address the project objectives:

- A desktop review of relevant information pertaining to the site;
- A site walkover to understand current site conditions; and
- Data assessment and reporting.

Based on SE's assessment of the desktop review information, fieldwork data and laboratory analytical data, in the context of the proposed redevelopment scenario, SE makes the following conclusions:

- Historical land titles have indicated that the site has been owned by a number of private individuals and there may be potential for fibrous plaster manufacturing and sheet metal works to have taken place on-site;
- Review of historical aerial imagery has indicated that the site has undergone changes from commercial/industrial land use to the current land-use as the Mount Lewis Bowling Club. Multiple structures appear to have been constructed and demolished across the site between 1943 and 2024;
- A review of publicly available contaminated land databases indicated that the site is not the subject of any licenses, applications, notices under Section 308 of the *Protection of the Environment Operations Act 1997*. The site is not notified under Section 60 of the *Contaminated Land Management Act 1997*. The site is not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*;
- Review of council certification has indicated that the site is not registered as:
 - 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.
- Based on the desktop review and site walkover, one (1) potential area of environmental concern was identified within the site in relation to the proposed redevelopment works and noted as being of moderate risk; and
- Based on the assessments undertaken as part of this investigation, SE have concluded that the site is suitable to the proposed redevelopment works, subject to visual inspection and waste classification of the waste soil materials generated from the excavations of the sports lighting footings.

Based on the conclusions stated above and the background data gathered during the course of this investigation, SE recommend the following:

- All soil materials removed as part of the installation works will be subject to a waste classification assessment by a suitably experienced environmental consultant prior to disposal off-site to a licensed waste receiving facility. The waste classification assessment must be prepared in line with NSW EPA Waste Classification Guidelines (2014);
- In the event any unexpected finds are encountered during redevelopment works, the unexpected finds protocol presented within **Section 10** must be followed; and
- Records of the transport and disposal of any materials off-site should be maintained.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 11**.



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FIGURES

Figure 1 - Site Locality

Figure 2 - Site Layout

Figure 3 - Potential Areas of Environmental Concern

APPENDICES

- A Groundwater
- B Land Titles
- C Historical Aerial Imagery
- D NSW EPA
- E Planning Certificate





ABBREVIATIONS

AHD	Australian Height Datum
AEC	Area of Environmental Concern
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground storage tank
Bgs	Below ground surface
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
Btoc	Below top of casing
CoC	Chain of Custody
CSM	Conceptual Site Model
DSI	Detailed Site Investigation
EC	Electrical conductivity
EIL	Ecological Investigation Level
EPA	Environment Protection Authority
GS	Geological Survey of NSW
HIL	Health Investigation Levels
HSL	Health Screening Levels
IL	Investigation Levels
LOR	[Laboratory] Limit of reporting
NATA	National Association of Testing Laboratories
N/A	Not applicable
ND	Not detected
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
NSW EPA	NSW Environment Protection Authority
OCP	Organochlorine Pesticide
OPP	Organophosphorus Pesticide
PAEC	Potential Area of Environmental Concern
PAH	Polycyclic aromatic hydrocarbon
PCB	Polychlorinated biphenyl
PID	Photo-ionisation detector
PSH	Phase separated hydrocarbon
PSI	Preliminary Site Investigation
QA/QC	Quality assurance/Quality control
RPD	Relative percentage difference
SAQP	Sampling Analysis and Quality Plan
SE	Sydney Environmental Group Pty Ltd
SVOC	Semi-volatile organic compound
TPH	Total petroleum hydrocarbon
USCS	Unified Soil Classification System
UST	Underground storage tank
VOC	Volatile organic compound



1. INTRODUCTION

1.1. Background

Sydney Environmental Group Pty Ltd (SE) was engaged Allera Pty Ltd (hereafter referred to as 'the client'), to undertake a Stage 1 Preliminary Site Investigation of the site located at the Mount Lewis Bowling Club, Mount Lewis NSW (hereafter referred to as 'the site') (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

SE has the following project appreciation:

- The site covers an area of approximately 1.18 ha;
- The site is currently utilised as a recreational lawn bowls club within a commercial land-use setting;
- The site is proposed for installation of sporting lights on two (2) of the bowling greens within the site; and
- A contamination assessment of the site is required to identify any contamination that may be present and provide advice on the suitability of the site for any proposed future land-use.

1.2. Proposed Development

SE have not been provided with specific development plans, however, have been advised by the client that the proposed works include the installation of sporting lights on two (2) of the bowling greens located within the site. The typical footing depth of the sporting lights is expected to be approximately 1.5 – 2 m depth by 800 mm diameter.

1.3. Objectives

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for the proposed redevelopment works; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

1.4. Scope of Work

SE undertook the following activities to address the project objectives:

- A desktop review of relevant information pertaining to the site;
- A site walkover to understand current site conditions; and
- Data assessment and reporting.

2. SITE IDENTIFICATION

The site identification details and associated information are presented in **Table 2.1**.

Table 2.1. Site Identification Information

Attribute	Description
Street Address	Mount Lewis Bowling Club, Mount Lewis NSW
Lot & Deposited Plan (DP)	Lot 100 DP1280447 Lot 5 DP539423
Geographical Coordinates	33°54'55.8"S 150°3'18.64"E (Approximate centre of site)
Site Area	≈ 1.18 ha
Local Government Area (LGA)	Canterbury-Bankstown Council
Parish	Bankstown
County	Cumberland
Zoning	R2 – Low Density Residential <i>Canterbury-Bankstown Local Environmental Plan 2023</i>

The locality of the site is set out in **Figure 1**.

The general layout and boundary of the site is set out in **Figure 2**.

3. GEOLOGY, ACID SULFATE SOILS, TOPOGRAPHY AND HYDROGEOLOGY

Regional geology, topography, soil landscape and hydrogeological information are presented in **Table 3.1**.

Table 3.1. Regional Setting Information

Attribute	Description
Climate	A review of the closest weather station to the site (Canterbury Racecourse AWS, Station Number: 066194) indicated that the climate is relatively mild with average maximum temperatures ranging from 17.7 – 27.9 °C and minimum temperatures ranging from 5.8 – 18.6 °C. Rainfall is relatively varied across the year, ranging from 8 days of rain per month in August, to 13.2 average days of rainfall per month in March and February. Average monthly rainfall varied from 49.7 mm in September up to 128.3 mm in February.
Geology	A review of the Environment NSW 'eSpade V2.2' web application (environment.nsw.gov.au/eSpade2WebApp, accessed 9 October 2024), indicated that the majority of the site is likely to be underlain by Wianamatta Group– Ashfield Shale consisting of laminite and dark grey siltstone and Bringelly Shale which consists of shale, with occasional calcareous claystone, laminite and coal. This is occasionally underlain by claystone and laminite lenses within the Hawkesbury Sandstone.
Acid Sulfate Soils	<p>A review of the Environment NSW 'eSpade V2.2' web application (environment.nsw.gov.au/eSpade2WebApp, accessed 9 October 2024), indicates that the site lies in an area mapped as 'No Known Occurrence' with respect to acid sulfate soils. This infers that land management activities are not likely to be affected by acid sulfate soil materials.</p> <p>Further assessment of acid sulfate soils in the context of this investigation is considered by SE as not warranted.</p>
Topography	<p>Gently undulating rises on Wianamatta Shale with local relief 10–30 m and slopes generally <5%, but up to 10%. Crests and ridges are broad (200–600 m) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrop is absent.</p> <p>SE understands that the site is located at an elevation approximately 44 m to 39 m Australian Height Datum (AHD) and sloping downwards to the east.</p>
Hydrology and Hydrogeology	<p>Surface water courses proximal to the site include an unnamed tributary of Cox Creek, located approximately 50 m east of the site, and Cox Creek, located approximately 850 m north-east of the site.</p> <p>Based on distances to the nearest surface water course and the site topography, groundwater flow in the vicinity of the site is considered likely to be towards the east.</p> <p>A review of the NSW Office of Water groundwater database undertaken on 9 October 2024 indicated there were no registered groundwater features located within a 500m radius of the site.</p>
Adjacent Sensitive Receptors	<p>A review of the Bureau of Meteorology Groundwater Dependent Ecosystem Map was undertaken to determine the closest sensitive ecological receptors. The closest ecological receptors to the site includes Cox Creek located approximately 850 m north-east of the site, and is noted as a low potential groundwater dependent ecosystem.</p> <p>The closest sensitive human receptors are the residential properties surrounding the site's boundary and any future onsite construction workers/ builders.</p>

A copy of the NSW Office of Water search record is presented in **Appendix A**.

4. SITE HISTORY AND LAND USE

4.1. Land Titles

A search of historical land title ownership was undertaken by Infotrack Pty Ltd. The results of which indicated that the land had been owned by a number of private individuals and one (1) Co-Operative Limited company (current site owner) (refer to **Table 4.1.1**).

Table 4.1.1 Land Titles Records Summary

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
As regards to the part numbered 1 on attached Cadastral Records Enquiry Report		
07.09.1912 (1912 to 1931)	Muriel Rowan (Married Woman)	Volume 2289 Folio 196
29.07.1931 (1931 to 1937)	Edward William Rowan (Hairdresser)	Volume 2289 Folio 196
01.09.1937 (1937 to 1944)	Francis John Ryan (Clerk)	Volume 2289 Folio 196
02.08.1944 (1944 to 1945)	David William Pearce (Baker)	Volume 2289 Folio 196
22.01.1945 (1945 to 1957)	Doris Elizabeth Fitzgerald (Married Woman)	Volume 2289 Folio 196 Then Volume 5488 Folio 138 Now Volume 10227 Folio 10
21.10.1957 (1957 to 1966)	James Shaw Aikens (Retired) Thomas Joseph Lynch (Insurance Inspector) Ernest Clive Thorburn (Retired)	Volume 10227 Folio 10
29.04.1966 (1966 to 1966)	James Shaw Aikens (Retired) Thomas Joseph Lynch (Insurance Inspector now Retired) (Notice of Death)	Volume 10227 Folio 10
29.04.1966 (1966 to 1971)	Jack Harman Button (Hotelkeeper) Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk)	Volume 10227 Folio 10 Now Volume 10417 Folio 146
28.06.1971 (1971 to 1971)	Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk) (Notice of Death)	Volume 10417 Folio 146
28.06.1971 (1971 to 1974)	Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk) Roland Ernest Swan (Clerk)	Volume 10417 Folio 146
07.06.1974 (1974 to 1986)	Mount Lewis Bowling Club (Co-Operative Limited)	Volume 10417 Folio 146 Now 1/732283
24.04.1986 (1986 to Date)	# Mount Lewis Bowling Club Co-Operative Limited	1/732283 Now 100/1280447
As regards to the part numbered 2 on attached Cadastral Records Enquiry Report		
07.09.1912 (1912 to 1931)	Muriel Rowan (Married Woman)	Volume 2289 Folio 196
29.07.1931 (1931 to 1937)	Edward William Rowan (Hairdresser)	Volume 2289 Folio 196
01.09.1937 (1937 to 1944)	Francis John Ryan (Clerk)	Volume 2289 Folio 196
02.08.1944 (1944 to 1945)	David William Pearce (Baker)	Volume 2289 Folio 196



Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
22.01.1945 (1945 to 1957)	Doris Priscilla Langford (Married Woman)	Volume 2289 Folio 196 Then Volume 5488 Folio 112 Now Volume 10227 Folio 10
21.10.1957 (1957 to 1966)	James Shaw Aikens (Retired) Thomas Joseph Lynch (Insurance Inspector) Ernest Clive Thorburn (Retired)	Volume 10227 Folio 10
29.04.1966 (1966 to 1966)	James Shaw Aikens (Retired) Thomas Joseph Lynch (Insurance Inspector now Retired) (Notice of Death)	Volume 10227 Folio 10
29.04.1966 (1966 to 1971)	Jack Harman Button (Hotelkeeper) Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk)	Volume 10227 Folio 10 Now Volume 10417 Folio 146
28.06.1971 (1971 to 1971)	Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk) (Notice of Death)	Volume 10417 Folio 146
28.06.1971 (1971 to 1974)	Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk) Roland Ernest Swan (Clerk)	Volume 10417 Folio 146
07.06.1974 (1974 to 1986)	Mount Lewis Bowling Club (Co-Operative Limited)	Volume 10417 Folio 146 Now 1/732283
24.04.1986 (1986 to Date)	# Mount Lewis Bowling Club Co-Operative Limited	1/732283 Now 100/1280447
As regards to the part numbered 3 on attached Cadastral Records Enquiry Report		
07.09.1912 (1912 to 1931)	Muriel Rowan (Married Woman)	Volume 2289 Folio 196
29.07.1931 (1931 to 1937)	Edward William Rowan (Hairdresser)	Volume 2289 Folio 196
01.09.1937 (1937 to 1944)	Francis John Ryan (Clerk)	Volume 2289 Folio 196
02.08.1944 (1944 to 1957)	David William Pearce (Baker)	Volume 2289 Folio 196 Then Volume 5458 Folio 57 Now Volume 10227 Folio 10
21.10.1957 (1957 to 1966)	James Shaw Aikens (Retired) Thomas Joseph Lynch (Insurance Inspector) Ernest Clive Thorburn (Retired)	Volume 10227 Folio 10
29.04.1966 (1966 to 1966)	James Shaw Aikens (Retired) Thomas Joseph Lynch (Insurance Inspector now Retired) (Notice of Death)	Volume 10227 Folio 10
29.04.1966 (1966 to 1971)	Jack Harman Button (Hotelkeeper) Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk)	Volume 10227 Folio 10 Now Volume 10417 Folio 146
28.06.1971 (1971 to 1971)	Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk) (Notice of Death)	Volume 10417 Folio 146
28.06.1971 (1971 to 1974)	Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk) Roland Ernest Swan (Clerk)	Volume 10417 Folio 146



Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
07.06.1974 (1974 to 1986)	Mount Lewis Bowling Club (Co-Operative Limited)	Volume 10417 Folio 146 Now 1/732283
24.04.1986 (1986 to Date)	# Mount Lewis Bowling Club Co-Operative Limited	1/732283 Now 100/1280447
As regards to the part numbered 4 on attached Cadastral Records Enquiry Report		
07.09.1912 (1912 to 1931)	Muriel Rowan (Married Woman)	Volume 2289 Folio 196
29.07.1931 (1931 to 1937)	Edward William Rowan (Hairdresser)	Volume 2289 Folio 196
01.09.1937 (1937 to 1944)	Francis John Ryan (Clerk)	Volume 2289 Folio 196
02.08.1944 (1944 to 1984)	David William Pearce (Baker)	Volume 2289 Folio 196 Then Volume 5458 Folio 57 Now Volume 10227 Folio 9
12.06.1984 (1984 to 1986)	James Stewart McNaught Elizabeth Watson McNaught	Volume 10227 Folio 9 Now 1/732283
24.04.1986 (1986 to Date)	# Mount Lewis Bowling Club Co-Operative Limited	1/732283
As regards to the part numbered 5 on attached Cadastral Records Enquiry Report		
26.10.1920 (1920 to 1929)	Sydney Joseph O'Brien (Hairdresser) Maude Elizabeth O'Brien (Married Woman now Widow)	Volume 3115 Folios 243 & 244
24.05.1929 (1929 to 1936)	Maude Elizabeth O'Brien (Widow) (Notice of Death)	Volume 3115 Folios 243 & 244
21.04.1936 (1936 to 1946)	Prudential Estates Limited	Volume 3115 Folios 243 & 244
17.01.1946 (1946 to 1950)	Thomas Eugene Lawless (Furniture Manufacturer)	Volume 3115 Folios 243 & 244 Now Volume 5571 Folio 194
03.03.1950 (1950 to 1957)	T. E. Lawless Pty Limited	Volume 5571 Folio 194
21.10.1957 (1957 to 1966)	James Shaw Aikens (Retired) Thomas Joseph Lynch (Insurance Inspector) Ernest Clive Thorburn (Retired)	Volume 5571 Folio 194 Now Volume 10227 Folio 10
29.04.1966 (1966 to 1971)	Jack Harman Button (Hotelkeeper) Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk)	Volume 10227 Folio 10 Now Volume 10417 Folio 146
28.06.1971 (1971 to 1971)	Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk) (Notice of Death)	Volume 10417 Folio 146
28.06.1971 (1971 to 1974)	Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk) Roland Ernest Swan (Clerk)	Volume 10417 Folio 146
07.06.1974 (1974 to 1986)	Mount Lewis Bowling Club (Co-Operative Limited)	Volume 10417 Folio 146 Now 1/732283
24.04.1986 (1986 to Date)	# Mount Lewis Bowling Club Co-Operative Limited	1/732283 Now 100/1280447



Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
As regards to the part numbered 6 on attached Cadastral Records Enquiry Report		
26.10.1920 (1920 to 1929)	Sydney Joseph O'Brien (Hairdresser) Maude Elizabeth O'Brien (Married Woman now Widow)	Volume 3115 Folio 244
24.05.1929 (1929 to 1936)	Maude Elizabeth O'Brien (Widow) (Notice of Death)	Volume 3115 Folio 244
21.04.1936 (1936 to 1936)	Prudential Estates Limited	Volume 3115 Folio 244
18.07.1936 (1936 to 1957)	Leonard Keith Sheen (Wireless Process Worker)	Volume 3115 Folio 244 Now Volume 4793 Folio 217
07.08.1957 (1957 to 1995)	Ralph Bartley Grisdale (Commercial Traveller)	Volume 4793 Folio 217 Now 8/17873
16.02.1995 (1995 to 2000)	Ralph Bartley Grisdale (Commercial Traveller) Phyllis Winifred Grisdale	8/17873
31.03.2000 (2000 to 2000)	Phyllis Winifred Grisdale (Notice of Death)	8/17873
04.10.2000 (2000 to 2000)	Ross Anthony Grisdale (Transmission Application)	8/17873
08.11.2000 (2000 to Date)	# Mount Lewis Bowling Club Co-Operative Limited	8/17873 Now 100/1280447
As regards to the part numbered 7 on attached Cadastral Records Enquiry Report		
26.10.1920 (1920 to 1929)	Sydney Joseph O'Brien (Hairdresser) Maude Elizabeth O'Brien (Married Woman now Widow)	Volume 3115 Folio 244
24.05.1929 (1929 to 1936)	Maude Elizabeth O'Brien (Widow) (Notice of Death)	Volume 3115 Folio 244
21.04.1936 (1936 to 1936)	Prudential Estates Limited	Volume 3115 Folio 244
27.10.1936 (1936 to 1940)	Arthur Hector Berriman (Master Plumber) Florence Minnie Berriman (Married Woman)	Volume 3115 Folio 244 Now Volume 4807 Folio 162
17.10.1940 (1940 to 1948)	Roy Charles Montgomery (Showman) Grace Irene Montgomery (Married Woman)	Volume 4807 Folio 162
26.08.1948 (1948 to 1951)	Basil Counsell Gasper (Retired) Maud Alice Gasper (Married Woman)	Volume 4807 Folio 162
07.09.1951 (1951 to 1958)	Peter Rashleigh (Ships Officer) Lola Margaret Rashleigh (Married Woman)	Volume 4807 Folio 162
24.02.1958 (1958 to 1967)	Margaret Ethel Mary Jones (Spinster)	Volume 4807 Folio 162
08.12.1967 (1967 to 1999)	Trevour Charles Osborne Townsend Elsie Lillian Townsend	Volume 4807 Folio 162 Now 9/17873
04.02.1999 (1999 to Date)	# Mt Lewis Bowling Club Co-Operative Limited Now # Mount Lewis Bowling Club Co-Operative Limited	9/17873 Now 100/1280447
As regards to the part numbered 8 on attached Cadastral Records Enquiry Report		
26.10.1920 (1920 to 1929)	Sydney Joseph O'Brien (Hairdresser) Maude Elizabeth O'Brien (Married Woman now Widow)	Volume 3115 Folio 244



Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
24.05.1929 (1929 to 1936)	Maude Elizabeth O'Brien (Widow) (Notice of Death)	Volume 3115 Folio 244
21.04.1936 (1936 to 1937)	Prudential Estates Limited	Volume 3115 Folio 244
20.04.1937 (1937 to 1967)	Mary Cousins (Widow)	Volume 3115 Folio 244 Now Volume 4846 Folio 35
28.06.1967 (1967 to 1996)	Alexander Cousins (Sheet Metal Worker) (Section 94 Application not investigated)	Volume 4846 Folio 35 Now 10/17873
21.08.1996 (1996 to 1996)	Peter Kenneth Lucas (Transmission Application)	10/17873
24.09.1996 (1996 to 2002)	Geza Alexander Frey	10/17873
29.04.2002 (2002 to Date)	# Mount Lewis Bowling Club Co-Operative Limited	10/17873 Now 100/1280447
As regards to the part numbered 9 on attached Cadastral Records Enquiry Report		
26.10.1920 (1920 to 1929)	Sydney Joseph O'Brien (Hairdresser) Maude Elizabeth O'Brien (Married Woman now Widow)	Volume 3115 Folio 244
24.05.1929 (1929 to 1936)	Maude Elizabeth O'Brien (Widow) (Notice of Death)	Volume 3115 Folio 244
21.04.1936 (1936 to 1939)	Prudential Estates Limited	Volume 3115 Folio 244
02.05.1939 (1939 to 1950)	Harold Paul Hodge (Printers Employee)	Volume 3115 Folio 244 Now Volume 5043 Folio 193
02.06.1950 (1950 to 1958)	Bernard Yarnton Mills (Radio Physicist) Lerida Mills (Volume 5043 Folio 193
04.03.1958 (1958 to 1965)	Arthur James Pickering (Tool Maker) June Elizabeth Collins (Spinster)	Volume 5043 Folio 193
31.05.1965 (1965 to 1968)	George Dakacs (Toolmaker) Margaret Dakacs (Married Woman)	Volume 5043 Folio 193
07.05.1968 (1968 to 2002)	Terezia Frey (Married Woman)	Volume 5043 Folio 193 Now 11/17873
29.04.2002 (2002 to Date)	# Mount Lewis Bowling Club Co-Operative Limited	11/17873 Now 100/1280447
As regards to the part numbered 10 on attached Cadastral Records Enquiry Report		
19.02.1920 (1920 to 1921)	Joseph Patrick Kelly (Farmer)	Volume 3020 Folio 215
23.12.1921 (1921 to 1960)	David Chrystal (Fibrous Plaster Manufacturer now Company Managing Director)	Volume 3020 Folio 215 Then Volume 4011 Folio 173 Now Volume 6521 Folio 155
25.11.1960 (1960 to 1965)	Thomas Eugene Lawless (Company Director) Boris Isabel Grace Lawless (Married Woman now Femme Sole)	Volume 6521 Folio 155
26.01.1965 (1965 to 1968)	Boris Isabel Grace Lawless (Femme Sole) (Notice of Death)	Volume 6521 Folio 155 Now Volume 10417 Folio 146



Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
14.01.1969 (1969 to 1971)	Jack Harman Button (Hotelkeeper) Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk)	Volume 10417 Folio 146
28.06.1971 (1971 to 1971)	Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk) (Notice of Death)	Volume 10417 Folio 146
28.06.1971 (1971 to 1974)	Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk) Roland Ernest Swan (Clerk)	Volume 10417 Folio 146
07.06.1974 (1974 to 1986)	Mount Lewis Bowling Club (Co-Operative Limited)	Volume 10417 Folio 146 Now 1/732283
24.04.1986 (1986 to Date)	# Mount Lewis Bowling Club Co-Operative Limited	1/732283 Now 100/1280447
As regards to the part numbered 11 on attached Cadastral Records Enquiry Report		
19.02.1920 (1920 to 1921)	Joseph Patrick Kelly (Farmer)	Volume 3020 Folio 215
23.12.1921 (1921 to 1960)	David Chrystal (Fibrous Plaster Manufacturer now Company Managing Director)	Volume 3020 Folio 215 Then Volume 4011 Folio 173 Now Volume 6521 Folio 155
25.11.1960 (1960 to 1965)	Thomas Eugene Lawless (Company Director) Boris Isabel Grace Lawless (Married Woman now Femme Sole)	Volume 6521 Folio 155
26.01.1965 (1965 to 1968)	Boris Isabel Grace Lawless (Femme Sole) (Notice of Death)	Volume 6521 Folio 155 Now Volume 10417 Folio 147
11.12.1968 (1968 to 1971)	Jack Harman Button (Hotelkeeper) Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Aircraft Inspector now Clerk)	Volume 10417 Folio 147
28.06.1971 (1971 to 1971)	Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk) (Notice of Death)	Volume 10417 Folio 147 Now Volume 11823 Folio 179
28.06.1971 (1971 to 1974)	Thomas Joseph Lynch (Retired) Brendan Flemming Tooth (Clerk) Roland Ernest Swan (Clerk)	Volume 11823 Folio 179
07.06.1974 (1974 to 1986)	Mount Lewis Bowling Club (Co-Operative Limited)	Volume 11823 Folio 179 Now 1/732283
24.04.1986 (1986 to Date)	# Mount Lewis Bowling Club Co-Operative Limited	1/732283 Now 100/1280447

There were no easements or leases reported for the site.

Based on the land title ownership search, SE conclude that there is a moderate to high potential for land contaminating activities to have been undertaken on the site related to potential fibrous plaster manufacturing and sheet metal works. As such, further investigation, in the form of a site walkover, was considered warranted.

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



4.2. Aerial Imagery

A review of selected historical aerial imagery of the site was undertaken. Observations made of the imagery considered relevant to this investigation, are presented in **Table 4.2.1** below.

A copy of the historical aerals is presented in **Appendix C**.

Table 4.2.1 Aerial Imagery Observations

Image Date	Site Features	Surrounding Land Use Settings
1943	The site is observed to be a combination of both vacant land with tree cover present in the northwestern portion of the site and low-density residential properties and a commercial industrial property within the eastern portion of site.	Low-density residential properties appear to boarder the sites northern and eastern boundary. The rest of the surrounding land use appears to be vacant land.
1955	The southeastern portion of the site is observed to have expanded its commercial industrial land use. Fencing is observed surrounding the properties southern and western boarders. Tree vegetation has widely been removed only leaving a spare quantity on site.	Low-density residential properties have continued to develop to the north and east of site. The remaining surrounding land use appears to remain unchanged.
1971	The site has been developed and is observed to be utilised for its low-density residential land use setting within the usage of a commercial lawn bowls property. Three (3) bowling greens are now present within the northern and southern portion of the site. A car park is apparent within the central southern portion of site with a large building having been developed within the centre of site.	Low-density residential properties have continued to develop to the north, east and west of site. A large industrial warehouse has been developed along the south-western boundary of site.
1982	No changes observed to the site.	No changes observed to surrounding land use.
1991	The building located within the centre of site appears to have been extended to the west.	A large industrial warehouse has been developed along the southern boarder of site.
2005	The building located within the centre of site appears to have been extended to the south.	No changes observed to surrounding land use.
2024	Within the northeastern portion of site, an extension of the site's car park has been added adjacent to the site's eastern boundary. Two (2) building extensions have been added to both the southwestern and northeastern portions of the commercial building on site.	The commercial industrial warehouse to the south-west of site has been converted to a low-density subdivision of properties.

The aerial imagery review indicated a moderate to high potential for land contaminating activities to have occurred on the site including commercial/industrial land use activities and uncontrolled filling across the site. As such, further investigation of this value was deemed warranted.

4.3. Anecdotal Information

There was no anecdotal information provided to SE during the site investigation.

4.4. Incident Reports / Complaints History

There was no incident reports or complaints history information provided to SE as part of this project.

4.5. Previous Contamination Assessments

There were no previous contamination assessments provided to SE during the investigation.

5. REGULATORY RECORDS

5.1. NSW EPA CLM Act Record of Notices

A search of the publicly available online NSW EPA CLM Act Record of Notices was completed on 10 October 2024. The results indicated that the site was not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*.

A copy of the CLM Act Record of Notices search record is presented in **Appendix D**.

5.2. NSW EPA POEO Act Register of Licences, Applications and Notices

A search of the publicly available online NSW EPA Record of Notices was completed on 10 October 2024. The results indicated that the site was not the subject of any licences, applications, notices, audits or pollution studies or reduction programs under Section 308 of the *Protection of the Environment Operations Act 1997*.

A copy of the POEO Act Register of Licences, Applications and Notices search record is presented in **Appendix D**.

5.3. NSW EPA CLM Act Register of Notified Sites

A search of the publicly available online register of sites notified to the NSW EPA under Section 60 of the *Contaminated Land Management Act 1997*, was undertaken on 10 October 2024. The results did not indicate any sites requiring regulation under Section 60 of the *Contaminated Land Management Act 1997* within the suburb of Claremont Meadows NSW.

A copy of the NSW EPA CLM ACT Register of Notified Sites is presented in **Appendix D**.

5.4. Section 10.7 Planning Certificate

The site consists of land use zone 'R2 – Low Density Residential' in accordance with the *Canterbury-Bankstown Local Environmental Plan 2023*. The objectives of the zone are as follows:

- To provide for the housing needs of the community within a low density residential environment;
- To enable other land uses that provide facilities or services to meet the day to day needs of residents;
- To promote the desired future character by ensuring that development reflects features or qualities of traditional detached dwelling houses that are surrounded by private gardens;
- To enhance the essential character and identity of established residential areas; and
- To ensure a high level of residential amenity is achieved and maintained.

The certificates indicated that, within the meaning of the Contaminated Land Management 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 section 10.7 planning certificate is presented in **Appendix E**.

6. SITE WALKOVER

A site walkover was undertaken on the 24 September 2024 by a suitably experienced environmental consultant representing SE. The purpose of the site walkover was to make observations of land use activities on the site, and on properties immediately adjacent to the site.

6.1. Current Land Use Activity

The land use setting of the site was observed to be utilised as a recreational lawn bowls club within a commercial land use setting.

6.2. Buildings and General Infrastructure

The following buildings and general infrastructure were observed across the site footprint at the time of the site walkover:

- One (1) double-storey commercial structure within the central portion of the site;
- One (1) greenkeeper shed within the western portion of the site
- Three (3) bowling greens within the northern and southeastern portions of the site; and
- One (1) extended hardstand parking lot within the northeastern to the southern portion of the site.

The north-western portion of the site is observed to be vacant with grass cover.



Site Photograph 6.2.1 View of the double-storey commercial building located within the central portion of the site, as observed 24 September 2024, facing north-west.



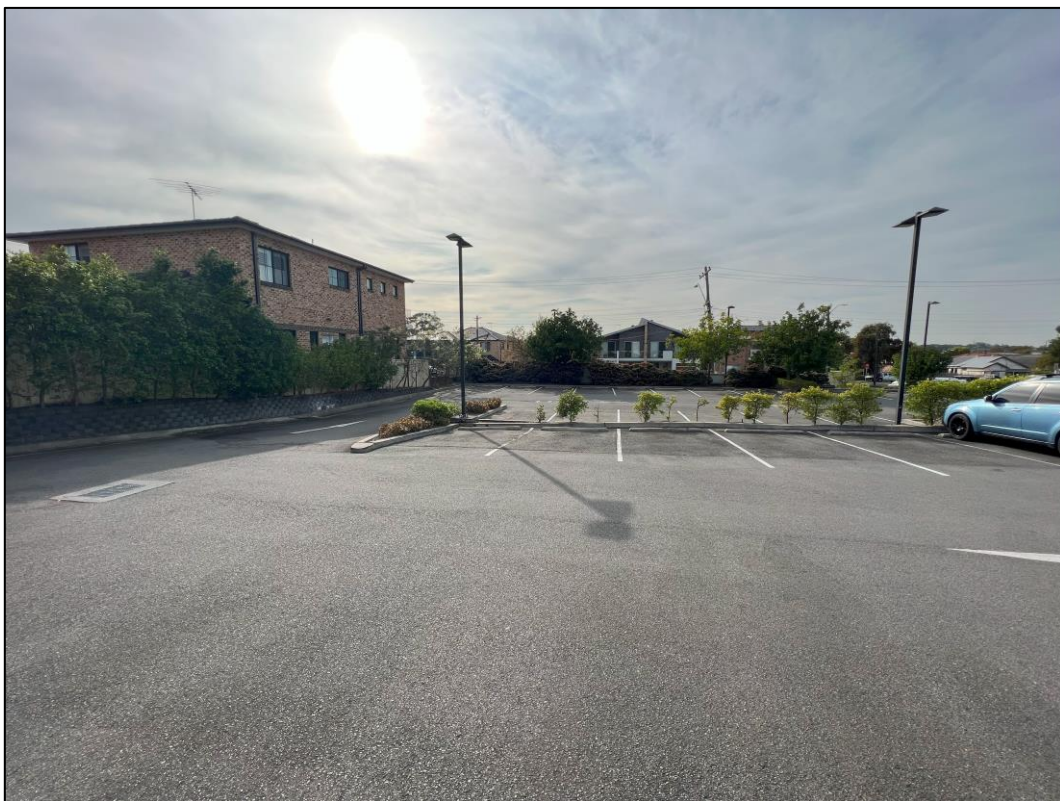
Site Photograph 6.2.2 View of the greens keeper shed located within the western portion of the site, as observed 24 September 2024, facing west.



Site Photograph 6.2.3 View of the two (2) northern bowling greens located within the northern portion of the site, as observed 24 September 2024, facing north-east.



Site Photograph 6.2.4 View of the single (1) bowling green located within the southeastern portion of the site, as observed on 24 September 2024, facing south-east.



Site Photograph 6.2.5 View of northern portion of the sites concrete car parking area, as observed 24 September 2024, facing east.

6.3. Boundary Fencing

Boundary fencing was observed along the boundaries of the site during the site walkover. One (1) gate providing access to the site was observed along the eastern boundary.



Site Photograph 6.3.1 View of boundary fencing and gated access from Waterloo Road along the eastern boundary of the site, as observed 24 September 2024, facing south.



Site Photograph 6.3.2 View of boundary fencing within the north-western portion of the site, as observed 24 September 2024, facing north.

6.4. Adjacent Land Use Activities

Observations made during the site walkover indicated the following land use activities adjacent to the site:

- North - Low-Density Residential followed by Old Kent Road;
- East - Waterloo Road followed by Low-Density Residential;
- West - Low-Density Residential; and
- South - Low-Density Residential followed by St Charbel Way.

6.5. Odours and Staining

There was no olfactory or visual evidence of contamination identified on the surface of the site, during the site walkover.

6.6. Chemical Storage

A chemical storage cabinet was observed within a secondary greens keeper shed located within the western portion of the commercial building. Access was not able to be provided to the shed at the time of the site walkover, however, no evidence of spilling or leaking was observed surrounding cabinet or within the shed.



Site Photograph 6.6.1 Chemical storage cabinet observed within the western portion of the commercial building, as observed 24 September 2024.

6.7. Underground and Aboveground Storage Tanks

One (1) large concrete storage tank was observed within the western portion of the site and was presumed to be filled with rainwater at the time of the site visit. No other tanks were observed within the site at the time of the inspection.



Site Photograph 6.7.1 View of the concrete storage tank within the western portion of the site, as observed 24 September 2024.

6.8. Fill Material

A small sand and soil stockpile was observed within the central portion of the site, south-west of the commercial building structure. These materials are presumably utilised for maintenance of the bowling greens and within the surrounding landscaping areas when required.



Site Photograph 6.8.1 View of the sand and soil stockpile within central portion of the site, as observed 24 September 2024, facing north.

6.9. Wastes

There was no visual evidence of waste identified on the surface of the site, during the site walkover.

6.10. Asbestos Containing Materials

Potential Asbestos Containing Materials (PACM) were not observed on the surface of the site during the site walkover inspection.

6.11. Phytotoxicity

There was no visual evidence observed to suggest significant or widespread phytotoxic impact (in the form of dieback or plant stress) in the vegetation at the site. Similar observations were made of visible vegetation on land adjacent to the site.

6.12. Surface Water and Site Drainage

Visual observations made in the context of site drainage during the walkover, indicated that drainage mechanisms on the site are likely to include:

- Infiltration into underlying soils, where soil permeability permits; and
- Stormwater systems identified within the site and adjacent to the site.

6.13. Adjacent Receptors

Adjacent ecological receptors included an unnamed tributary of Cox Creek, located approximately 50 m east of the site, and Cox Creek located approximately 850 m north-east of the site.

The closest sensitive human receptors are current and future onsite residential land users, and those on neighbouring sites.

7. DATA INTEGRITY ASSESSMENT

SE has relied on the following sources of data while undertaking this investigation:

- SE field observations during the site walkover;
- Australian Soil Resource Information System;
- Department of Land and Water Conservation;
- Department of Minerals and Energy;
- Department of Primary Industries – Water;
- Canterbury-Bankstown Council;
- Google Earth;
- Infotrack Pty Ltd;
- National Environment Protection Council;
- Nearmap Pty Ltd;
- NSW Environment Protection Authority;
- NSW Land and Property Information; and
- Water NSW.

Based on SE's experience and professional judgement, the data obtained from the sources relied upon, is considered to be adequately precise, accurate, representative, complete and comparable within the objectives of this investigation and for the purpose of drawing conclusions regarding land contamination risks at the site.

8. CONCEPTUAL SITE MODEL

8.1. Potential Areas of Environmental Concern

The site history data collected and site walkover observations made were assessed within the objectives of this investigation and in the context of the proposed development works. That assessment identified areas of environmental concern (AEC) and contaminants of potential concern (COPC) which have the potential to be present on site. The AEC and associated COPC identified are presented in **Table 8.1.1** below.

Table 8.1.1 PAEC and COPC

ID	Potential Area of Environmental Concern	Land Use Activity	Contaminants of Potential Concern	Risk
PAEC01	Fill Materials Across Site Footprint	Uncontrolled Filling / Demolition	Heavy Metals, TRH, BTEX, PAH, OCP, PCB & Asbestos	Moderate

The potential contamination pathways are considered to be as follows:

- Inhalation/ingestion of contaminants released in dust during redevelopment; and
- Direct contact, ingestion or inhalation of soil.

Relevant potential receptors are considered to include:

- Onsite construction and maintenance workers;
- Third parties during construction (adjacent site users and adjacent residents);
- Onsite flora and fauna;
- Future residents/end users; and
- Neighbouring residential land users.

8.2. Land Use Setting

SE have not been provided with specific development plans, however, have been advised by the client that the site is proposed for installation of sporting lights on two (2) of the bowling greens located within the site. The typical footing depth of the sporting lights is expected to be approximately 1.5 – 2 m depth by 800 mm diameter.

As the continued use of the site is as the Mount Lewis Bowling Club, SE considers it reasonable to adopt the 'HIL C – Open Space' per guidance provided in Section 2.2 of Schedule B (1) of the National Environment Protection Measure (Assessment of Site Contamination) 2013 (NEPM ASC 2013), in order to conservatively assess the site for the future proposed land use.

8.3. Drinking Water Use

There are no groundwater bores onsite or down-gradient of the site, registered for drinking water use. It is noted that a reticulated mains potable water supply is available in the area. Therefore, further assessment of this groundwater drinking water value is not considered warranted.

8.4. Recreational Water Use

Surface water courses proximal to the site included an unnamed tributary of Cox Creek, located approximately 50 m east of the site, and Cox Creek located approximately 850 m north-east of the site.

It is not considered likely that these surface water courses within proximity to the site would include be utilised for recreational activities such as swimming, fishing for consumption and / or water sports. As such consideration of this pathway was not considered warranted.

8.5. Aquatic Ecosystems

Surface water courses proximal to the site included an unnamed tributary of Cox Creek, located approximately 50 m east of the site, and Cox Creek located approximately 850 m north-east of the site.

Based on historical and proposed future land use of the site, there is a potential for surface / groundwater contamination. As a conservative measure, consideration of this value is deemed warranted.

8.6. Direct Contact – Human Health

SE understands that a future continued use of the site will remain relatively unchanged, with building structures and hardstand parking areas across the current site acting as a direct contact barrier between potential land contamination and onsite receptors during operation of the site. The rest of the site generally consists of open space landscaped areas. In these areas, it is considered that a direct contact exposure pathway may be present between potential contamination and onsite receptors.

Soil materials removed from the light installation works will be removed off-site to a licensed waste receiving facility in line with a waste classification assessment prepared in accordance with the NSW EPA Waste Classification Guidelines (2014). As such, no further consideration of this value is considered warranted.

SE recommends a pragmatic approach during the course of any required intrusive / excavation works outside of the proposed scope of works. If contamination is suspected, works should stop, an unexpected finds protocol should be followed, and further investigation of the fill materials should be carried out by a suitably qualified environmental consultant.

8.7. Inhalation / Vapour Intrusion – Human Health

In order for a potentially unacceptable inhalation / vapour intrusion human health exposure risk to exist, a primary vapour source (e.g. underground storage tank) or secondary vapour source (e.g. significantly contaminated soil or groundwater) must exist.

The historical evidence reviewed indicated a low to moderate likelihood for a potential primary source to be present on the site. Potential sources of groundwater contamination in the immediate vicinity of the site were not observed.

Soil materials removed from the light installation works will be removed off-site to a licensed waste receiving facility in line with a waste classification assessment prepared in accordance with the NSW EPA Waste Classification Guidelines (2014). As such, no further consideration of this value is considered warranted.

SE recommends a pragmatic approach during the course of any required intrusive / excavation works outside of the proposed scope of works. If contamination is suspected, works should stop, an unexpected finds protocol should be followed, and further investigation of the fill materials should be carried out by a suitably qualified environmental consultant.

8.8. Aesthetics

Section 3.7 of Schedule B1 NEPM ASC advises that there are no specific numerical aesthetic guidelines, however site assessment requires a balanced consideration of the quantity, type and distribution of foreign material or odours in relation to the specific land use and its sensitivity.

Soil materials removed from the light installation works will be removed off-site to a licensed waste receiving facility in line with a waste classification assessment prepared in accordance with the NSW EPA Waste Classification Guidelines (2014). As such, no further consideration of this value is considered warranted.

8.9. Ecological Health - Terrestrial Ecosystems

Section 3.4.2 of Schedule B (1) NEPM ASC 2013 suggests that a pragmatic risk-based approach be taken in applying ecological investigation levels and ecological screening levels in residential and commercial/ industrial land use settings.

SE understand that the proposed development includes the installation of sports lighting structures across two (2) of the bowling greens within the site. The remainder of the site would remain unchanged, including hardstand and building structure areas which would act as a direct contact barrier between potential land contamination and onsite receptors during operation of the site. The rest of the site would generally consist of open space and landscaped areas that are currently present. In these areas, it is considered that a direct contact exposure pathway may be present between potential contamination and onsite receptors.

Soil materials removed from the light installation works will be removed off-site to a licensed waste receiving facility in line with a waste classification assessment prepared in accordance with the NSW EPA Waste Classification Guidelines (2014). As such, no further consideration of this value is considered warranted.

8.10. Management Limits for Petroleum Hydrocarbon Compounds

NEPM ASC 2013 notes 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);
- Fire and explosive hazards; and
- Effects on buried infrastructure (e.g. penetration of or damage to, in-ground services by hydrocarbons).

Section 2.9 of Schedule B (1) NEPM ASC 2013 includes 'management limits' to avoid or minimise these potential effects. Application of the management limits requires consideration of site-specific factors such as the depth of building basements and services and depth to groundwater, to determine the maximum depth to which the limits should apply. Section 2.9 of Schedule B (1) NEPM ASC 2013 also notes that management limits may have less relevance at operating industrial sites which have no or limited sensitive receptors in the area of potential impact, and when management limits are exceeded, further site-specific assessment and management may enable any identified risk to be addressed.

Soil materials removed from the light installation works will be removed off-site to a licensed waste receiving facility in line with a waste classification assessment prepared in accordance with the NSW EPA Waste Classification Guidelines (2014). As such, no further consideration of this value is considered warranted.

9. CONCLUSIONS AND RECOMMENDATIONS

Based on SE's assessment of the desktop review information, fieldwork data and laboratory analytical data, in the context of the proposed redevelopment scenario, SE makes the following conclusions:

- Historical land titles have indicated that the site has been owned by a number of private individuals and there may be potential for fibrous plaster manufacturing and sheet metal works to have taken place on-site;
- Review of historical aerial imagery has indicated that the site has undergone changes from commercial/industrial land use to the current land-use as the Mount Lewis Bowling Club. Multiple structures appear to have been constructed and demolished across the site between 1943 and 2024;
- A review of publicly available contaminated land databases indicated that the site is not the subject of any licenses, applications, notices under Section 308 of the *Protection of the Environment Operations Act 1997*. The site is not notified under Section 60 of the *Contaminated Land Management Act 1997*. The site is not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*;
- Review of council certification has indicated that the site is not registered as:
 - 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.
- Based on the desktop review and site walkover, one (1) potential area of environmental concern was identified within the site in relation to the proposed redevelopment works and noted as being of moderate risk; and
- Based on the assessments undertaken as part of this investigation, SE have concluded that the site is suitable to the proposed redevelopment works, subject to visual inspection and waste classification of the waste soil materials generated from the excavations of the sports lighting footings.

Based on the conclusions stated above and the background data gathered during the course of this investigation, SE recommend the following:

- All soil materials removed as part of the installation works will be subject to a waste classification assessment by a suitably experienced environmental consultant prior to disposal off-site to a licensed waste receiving facility. The waste classification assessment must be prepared in line with NSW EPA Waste Classification Guidelines (2014);
- In the event any unexpected finds are encountered during redevelopment works, the unexpected finds protocol presented within **Section 10** must be followed; and
- Records of the transport and disposal of any materials off-site should be maintained.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 11**.

10. UNEXPECTED FINDS PROTOCOL

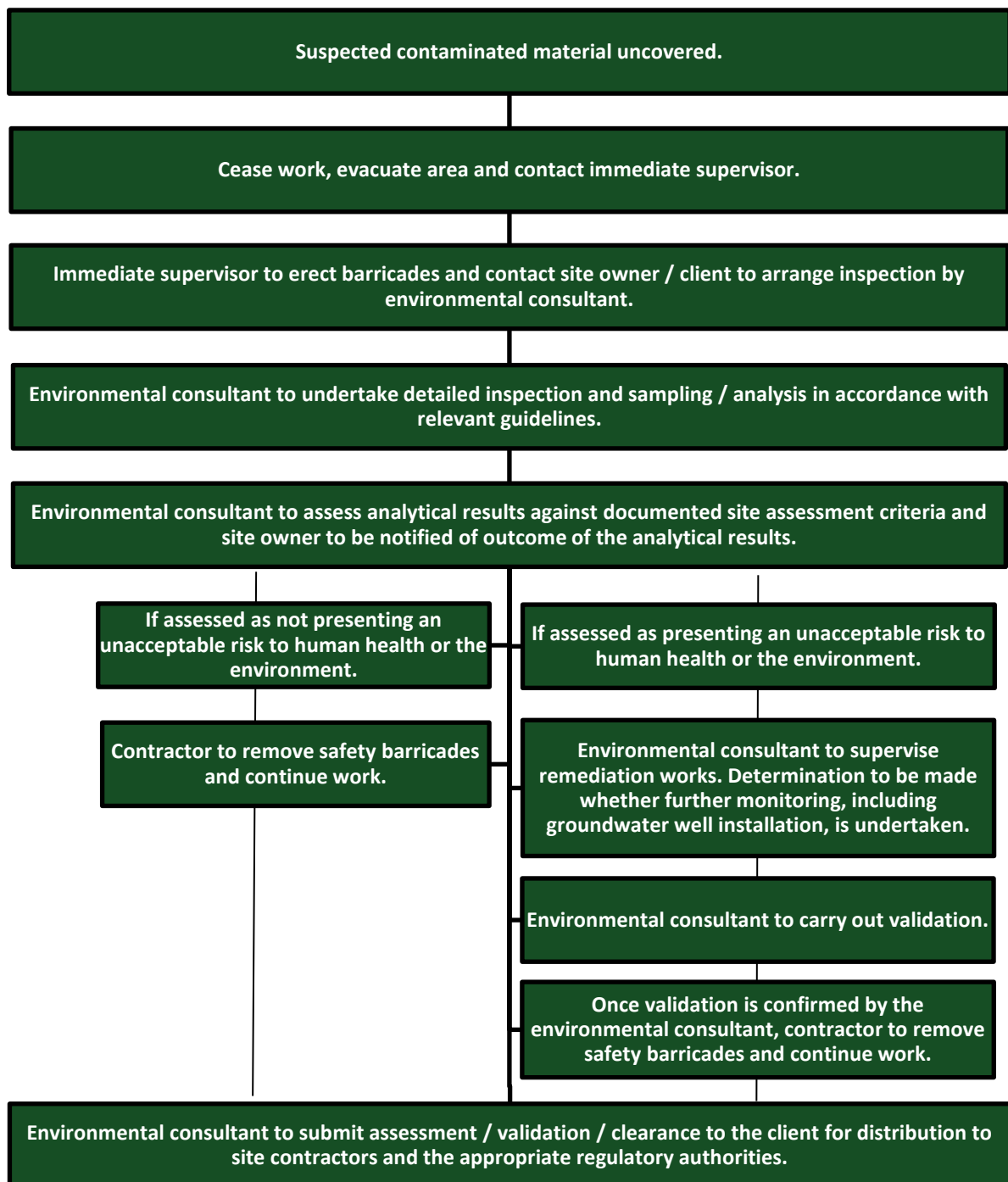
This contamination assessment has not identified the presence of significant soil and groundwater contamination that is unacceptable for the proposed redevelopment works. However, it is possible that unexpected finds may be present within the site during the works. To this end, an Unexpected Finds Protocol has been compiled, and is summarised herein. Unexpected finds could include, but are not limited to:

- Other underground storage tanks that are previously not identified;
- Asbestos containing materials;
- Buried containers and drums;
- Phase separated hydrocarbons;
- Powders and other suspicious buried material;
- Potentially hazardous materials; and
- Evidence of contamination including significant staining, odours and discolouration.

In the event that any material suspected of containing potentially hazardous substances is found during remediation works, the following Unexpected Finds Protocol is to be followed:



Unexpected Finds Protocol



11. STATEMENT OF LIMITATIONS

The findings presented in this report are based on specific searches of relevant, government historical databases and anecdotal information that were made available during the course of this investigation. To the best of our knowledge, these observations represent a reasonable interpretation of the general condition of the site at the time of report completion.

This report has been prepared solely for the use of the client to whom it is addressed and no other party is entitled to rely on its findings.

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 Sydney Environmental Group Pty Ltd. Should information become available regarding conditions at the site including previously unknown sources of contamination, SE reserves the right to review the report in the context of the additional information.

This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to SE's engagement. The report must not be used for any purpose other than the purpose specified at the time SE was engaged to prepare the report.

Logs, figures, and drawings are generated for this report based on individual SE consultant interpretations of nominated data, as well as observations made at the time site walkover/s were completed.

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, SE reserves the right to review and amend this report.

12. REFERENCES

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'.

NSW EPA 2017, '*Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3rd edition)*'.

NSW EPA 2022, '*Contaminated Sites: Sampling Design Guidelines*'.

NSW EPA 2012, '*Guidelines for the Assessment and Management of Sites Impacted by Hazardous Ground Gases*'

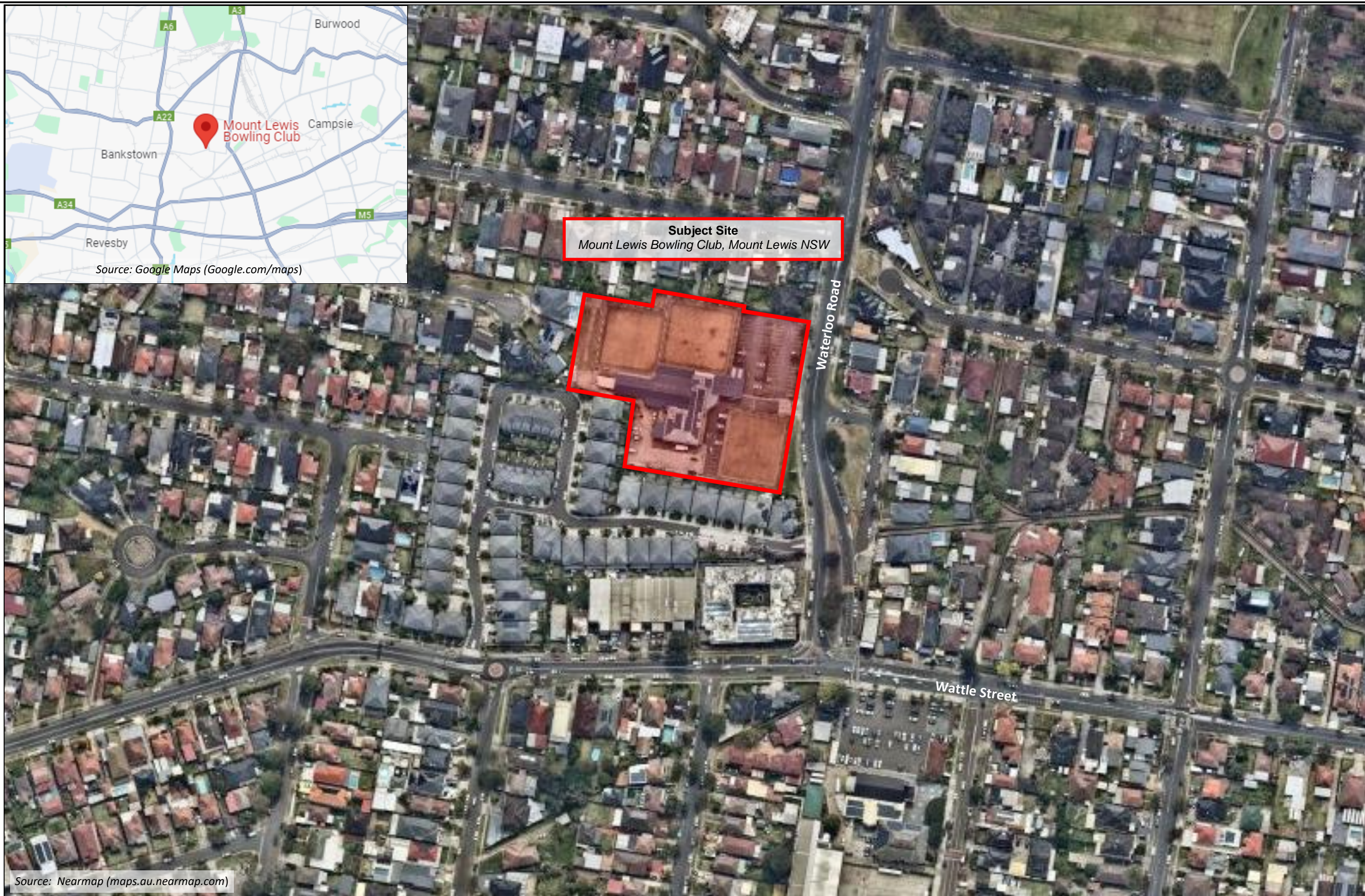
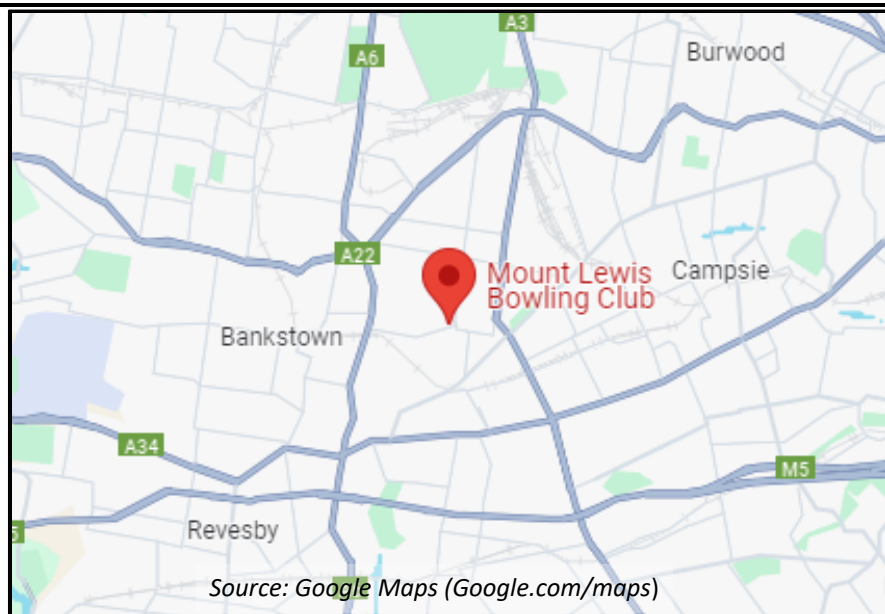
NSW EPA 2020, '*Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*'.

WA DOH 2021, '*Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia*' dated May 2009.



FIGURES





**Sydney
Environmental
Group**

Scale :  50 m

Site Locality

Client Name: Allera Pty Ptd
Project Name: Stage 1 Preliminary Site Investigation
Project Location: Mount Lewis Bowling Club, Mount Lewis NSW



Figure Number: 1
Figure Date: 10 October 2024
Report Number: 2729-PSI-01-161024.v1f





**Sydney
Environmental
Group**

Scale : 20 m

Potential Areas of Environmental Concern

Client Name:	Allera Pty Ptd
Project Name:	Stage 1 Preliminary Site Investigation
Project Location:	Mount Lewis Bowling Club, Mount Lewis NSW



Figure Number:	3
Figure Date:	10 October 2024
Report Number:	2729-PSI-01-161024.v1f



APPENDIX A

GROUNDWATER





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](#)

Hunter River Salinity Trading Scheme
[Hunter River Salinity Trading Scheme](#)

All Groundwater Site Details

ALL GROUNDWATER MAP

bookmark this page

All data times are Eastern Standard Time

Map

Info

Groundwater Bores

- Groundwater works
- Telemetered bores
- Logged bores
- Manual bores

Monitoring Bore Types

- Alluvial
- Coastal Sands
- Fractured Rock
- Porous Rock
- Great Artesian Basin
- Discontinued

Waterloo Road, Punchbowl, Sydney, Canterbury-Bankstown Council, New South Wales, 2196, Australia

Kindy Academy Child Care Centre

Borak Travel

Tile trix tiling n waterproofing

Mamma Maria's Kitchen Italian • \$

Mount Lewis Bowling Cl

Adams Appliances Appliance store

St Charbel's Care Centre

La Piccolo

Bettina Court Reserve

There are no sites within 500 metres of the selected point. Zoom in and try again.

Roadmap

Terrain

Satellite

Hybrid

Groundwater Works

Monitoring Bores

Telemetered Bores

Coal Basin Bores

Discontinued Bores

Scale = 1 : 1693

151.055, -33.915

320192, 6245565, 56

Map data ©2024 Google

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[Report a map error](#)

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APPENDIX B

LAND TITLES



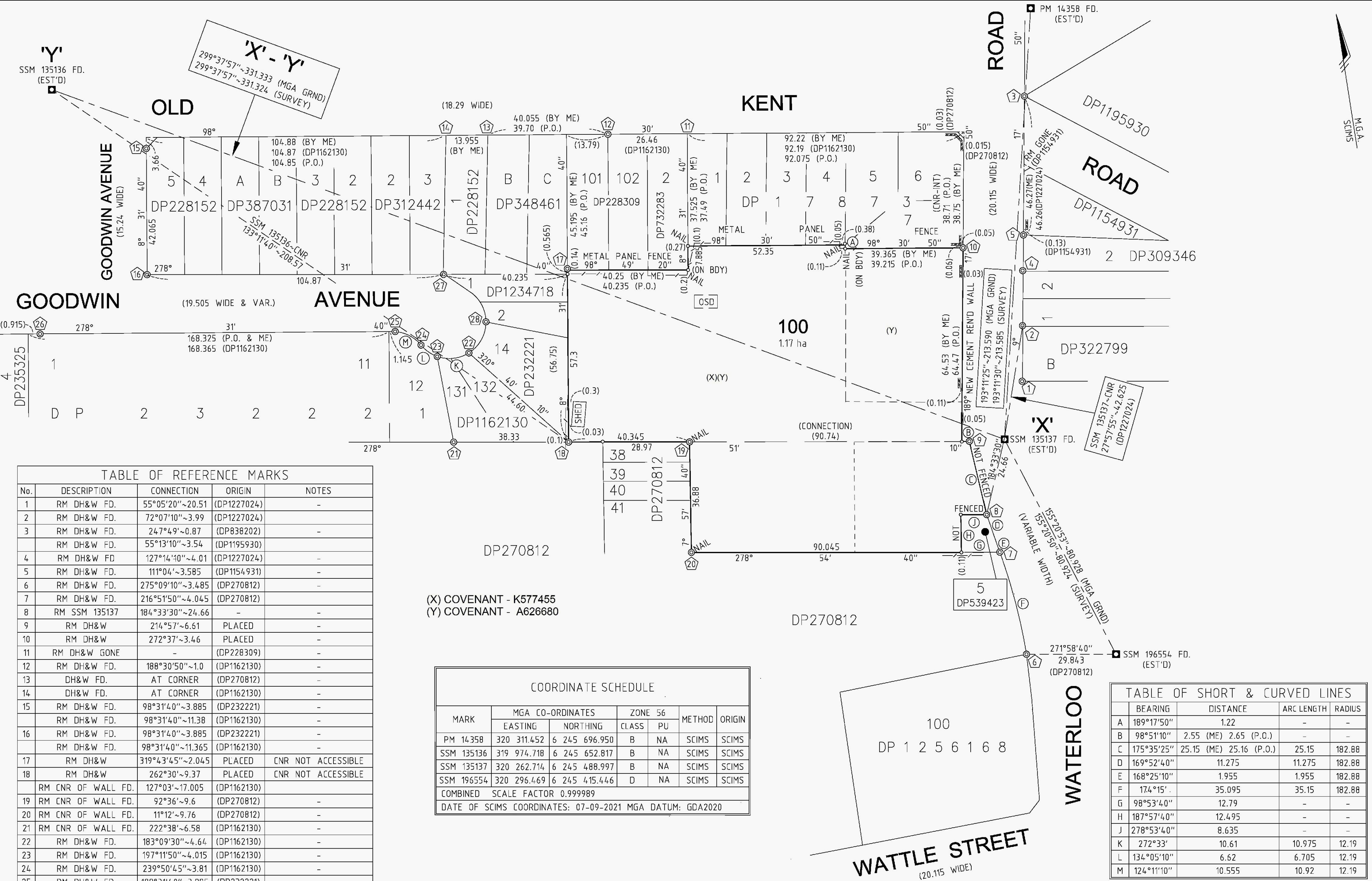



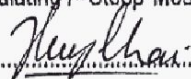
TABLE OF REFERENCE MARKS				
No.	DESCRIPTION	CONNECTION	ORIGIN	NOTES
1	RM DH&W FD.	55°05'20"~20.51	(DP1227024)	-
2	RM DH&W FD.	72°07'10"~3.99	(DP1227024)	-
3	RM DH&W FD.	247°49'~0.87	(DP838202)	-
4	RM DH&W FD.	55°13'10"~3.54	(DP1195930)	-
5	RM DH&W FD.	127°14'10"~4.01	(DP1227024)	-
6	RM DH&W FD.	111°04'~3.585	(DP1154931)	-
7	RM DH&W FD.	275°09'10"~3.485	(DP270812)	-
8	RM DH&W FD.	216°51'50"~4.045	(DP270812)	-
9	RM SSM 135137	184°33'30"~24.66	-	-
10	RM DH&W	214°57'~6.61	PLACED	-
11	RM DH&W	272°37'~3.46	PLACED	-
12	RM DH&W GONE	-	(DP228309)	-
13	RM DH&W FD.	188°30'50"~1.0	(DP1162130)	-
14	RM DH&W FD.	AT CORNER	(DP270812)	-
15	RM DH&W FD.	AT CORNER	(DP1162130)	-
16	RM DH&W FD.	98°31'40"~3.885	(DP232221)	-
17	RM DH&W FD.	98°31'40"~11.38	(DP1162130)	-
18	RM DH&W FD.	98°31'40"~3.885	(DP232221)	-
19	RM DH&W FD.	98°31'40"~11.365	(DP1162130)	-
20	RM DH&W FD.	319°43'45"~2.045	PLACED	CNR NOT ACCESSIBLE
21	RM DH&W FD.	262°30'~9.37	PLACED	CNR NOT ACCESSIBLE
22	RM CNR OF WALL FD.	127°03'~17.005	(DP1162130)	-
23	RM CNR OF WALL FD.	92°36'~9.6	(DP270812)	-
24	RM CNR OF WALL FD.	11°12'~9.76	(DP270812)	-
25	RM CNR OF WALL FD.	222°38'~6.58	(DP1162130)	-
26	RM DH&W FD.	183°09'30"~4.64	(DP1162130)	-
27	RM DH&W FD.	197°11'50"~4.015	(DP1162130)	-
28	RM DH&W FD.	239°50'45"~3.81	(DP1162130)	-
29	RM DH&W FD.	188°31'40"~3.885	(DP232221)	-
30	RM DH&W FD.	188°31'40"~11.395	(DP1162130)	-
31	RM DH&W FD.	188°31'40"~3.885	(DP232221)	-
32	RM DH&W FD.	188°31'40"~11.38	(DP1162130)	-
33	RM DH&W FD.	49°44'15"~10.785	(DP1234718)	-
34	RM DH&W FD.	105°25'15"~4.015	(DP1234718)	-

(X) COVENANT - K577455
(Y) COVENANT - A626680

COORDINATE SCHEDULE						
MARK	MGA CO-ORDINATES		ZONE 56		METHOD	ORIGIN
	EASTING	NORTHING	CLASS	PU		
PM 14358	320 311.452	6 245 696.950	B	NA	SCIMS	SCIMS
SSM 135136	319 974.718	6 245 652.817	B	NA	SCIMS	SCIMS
SSM 135137	320 262.714	6 245 488.997	B	NA	SCIMS	SCIMS
SSM 196554	320 296.469	6 245 415.446	D	NA	SCIMS	SCIMS
COMBINED SCALE FACTOR 0.999989						
DATE OF SCIMS COORDINATES: 07-09-2021 MGA DATUM: GDA2020						

TABLE OF SHORT & CURVED LINES				
	BEARING	DISTANCE	ARC LENGTH	RADIUS
A	189°17'50"	1.22	-	-
B	98°51'10"	2.55 (ME) 2.65 (P.O.)	-	-
C	175°35'25"	25.15 (ME) 25.16 (P.O.)	25.15	182.88
D	169°52'40"	11.275	11.275	182.88
E	168°25'10"	1.955	1.955	182.88
F	174°15'	35.095	35.15	182.88
G	98°53'40"	12.79	-	-
H	187°57'40"	12.495	-	-
J	278°53'40"	8.635	-	-
K	272°33'	10.61	10.975	12.19
L	134°05'10"	6.62	6.705	12.19
M	124°11'10"	10.555	10.92	12.19

Surveyor:	HUY DUC XUAN THAI	PLAN OF	L.G.A.: CANTERBURY-BANKSTOWN	Registered:	 10/01/2022
Date of Survey:	07.09.2021	CONSOLIDATION OF LOT 1 IN DP 732283	Locality:	MOUNT LEWIS	
Surveyor's Ref:	171090-DP	AND LOTS 8, 9, 10 AND 11 IN DP 17873	Subdivision No:	_____	
		Lengths are in metres. Reduction Ratio 1: 800		DP1280447	

PLAN FORM 6 (2020)		DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheet(s)																					
<p>Registered:  10/01/2022</p> <p>Title System: TORRENS</p>		<p>Office Use Only</p> <p>DP1280447</p>																						
<p>PLAN OF CONSOLIDATION OF LOT 1 IN DP 732283 AND LOTS 8, 9, 10 AND 11 IN DP 17873</p>		<p>LGA: CANTERBURY-BANKSTOWN</p> <p>Locality: MOUNT LEWIS</p> <p>Parish: BANKSTOWN</p> <p>County: CUMBERLAND</p>																						
<p>Survey Certificate</p> <p>I, HUY DUC XUAN THAI of RGM PROPERTY SURVEYS a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on 07.09.2021....., or</p> <p>*(b) The part of the land shown in the plan (*being/*excluding**) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: SSM 135137 – SSM 135136 ("X"- "Y")</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level/Undulating / *Steep/Mountainous.</p> <p>Signature:  Dated: 07/09/2021</p> <p>Surveyor Identification No: 8258.....</p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*Strike out inappropriate words.</p> <p>**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>		<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>																						
<p>Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of section 6.15 <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:</p> <p>Registration number:</p> <p>Consent Authority:</p> <p>Date of endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:</p> <p>*Strike through if Inapplicable.</p>		<p>Statements of Intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.</p>																						
<p>Plans used in the preparation of survey/compilation:</p> <table border="0"> <tr> <td>DP 17873</td> <td>DP 374788</td> <td>DP 1182130</td> </tr> <tr> <td>DP 228152</td> <td>DP 387031</td> <td>DP 1195930</td> </tr> <tr> <td>DP 228309</td> <td>DP 539423</td> <td>DP 1227024</td> </tr> <tr> <td>DP 232221</td> <td>DP 541525</td> <td>DP 1234718</td> </tr> <tr> <td>DP 270812</td> <td>DP 732283</td> <td></td> </tr> <tr> <td>DP 312442</td> <td>DP 1154931</td> <td></td> </tr> <tr> <td>DP 348461</td> <td>DP 1157604</td> <td></td> </tr> </table>		DP 17873	DP 374788	DP 1182130	DP 228152	DP 387031	DP 1195930	DP 228309	DP 539423	DP 1227024	DP 232221	DP 541525	DP 1234718	DP 270812	DP 732283		DP 312442	DP 1154931		DP 348461	DP 1157604		<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	
DP 17873	DP 374788	DP 1182130																						
DP 228152	DP 387031	DP 1195930																						
DP 228309	DP 539423	DP 1227024																						
DP 232221	DP 541525	DP 1234718																						
DP 270812	DP 732283																							
DP 312442	DP 1154931																							
DP 348461	DP 1157604																							
<p>Surveyor's Reference: 171090-DP</p>																								

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 2 sheet(s)

Registered:



10/01/2022

Office Use Only

Office Use Only

DP1280447

PLAN OF CONSOLIDATION LOT 1

IN DP 732283 AND LOTS 8, 9, 10 AND 11 IN
DP 17873

Subdivision Certificate number:

Date of Endorsement:

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of Intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any Information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SCHEDULE OF STREET ADDRESSES

LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY
100	14A, 20-26	WATERLOO	ROAD	MOUNT LEWIS

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED, IT IS INTENDED TO CREATE:

1. POSITIVE COVENANT
2. RESTRICTION ON THE USE OF LAND

APPROVED BY OWNERS

Company Name: MOUNT LEWIS BOWLING CLUB CO-OPERATIVE LIMITED

ACN / ABN: 28 120 359 675

Authority: Section 127 (1) of The Corporation Act 2001 (CTH)

Name of Director / Secretary: FRED AYDUB

Signature of Director / Secretary



Name of Director / Secretary: BARBARA ANN PYE

Signature of Director / Secretary

APPROVED BY MORTGAGEE

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

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified

Signature of witness:

Name of Witness:

Address of witness:

VIET NGUYEN

203-209 NORTHUMBERLAND
LIVERPOOL NSW 2170

Signature of attorney:

Attorney's name:

Attorney's position:

Signing on behalf of:

Power of attorney

SHABANA KHAN

ACCOUNT MANAGER

COMMONWEALTH BANK OF
AUSTRALIA ABN 48 123 123 124

-Book: 4548

-No: 404

If space is insufficient use additional annexure sheet

Surveyor's Reference: 171090-DP

Municipality of Bankstown.

C454421.11.8.36 (Substituted Plan)

PLAN

of subdivision of lots 21 & 22, D.P. 6175.

Parish of Bankstown - County of Cumberland

Scale 40' = 1"

17873

9th

September 36

By W. H. H. H.

D. P. 6175

D.

P.

12656

OLD

(66' Wide)

KENT

(Not Aligned)

ROAD

WATERLOO

(66' Wide - Not Aligned)

ROAD

130' 10"

19

20

1

2

3

4

5

6

7

8

9

10

11

12

Sec 9.

D. P. 6175

3r. 34' 4p.

THE COMMON SEAL OF
PRUDENTIAL ESTATES
LIMITED was hereunto
duly affixed by the
authority of the
Directors previously
given and in the
presence of:

Macpherson
Secretary.

8/9/36

Subscribed and declared before me at
Sydney this 20th day of July, 1936.

J. R. Wood
J.P.

Note: It is intended to dedicate the cutback
corner of Lot 6 as a public thoroughfare.

REFERENCE MARKS.

X. 180° 0' 16" from G.I. pipe to corner.
Y. 180° 0' 16" from G.I. pipe to corner.
Z. 225° 41' 16" from G.I. pipe to corner.

This Plan (which is also the Plan covered by my
Certificate No 1831, and dated 13/6/1936)
was approved by The Council of the Municipality
of Bankstown on the 2/6/1936

H. E. Maiden
Town Clerk.

MUNICIPALITY OF BANKSTOWN.

I, Edmond Clifford Banks, of 115 Pitt St., Sydney a surveyor registered under the Surveyors Act 1929 do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented (c) that all physical objects indicated actually exist in the positions shown (d) that the whole of the material facts in relation to the land are correctly represented and that the survey represented in this plan was made in accordance with the Survey Practice Regulations 1929 by me and was completed on the 24th day of June 1936, and reference marks have been placed as shown hereon. I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900.

E. C. Banks
Surveyor registered under the
Surveyors Act 1929.

Azimuth from A-B.



SEARCH DATE

26/9/2024 9:53AM

FOLIO: 8/17873

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

Prior Title(s): VOL 4793 FOL 217

Recorded	Number	Type of Instrument	C.T. Issue
22/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
12/3/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/2/1995	024836	TRANSFER	EDITION 1
31/3/2000	6682718	NOTICE OF DEATH	EDITION 2
4/10/2000	7120212	TRANSMISSION APPLICATION	EDITION 3
8/11/2000	7205638	TRANSFER	EDITION 4
4/1/2002	8245336	DEPARTMENTAL DEALING	EDITION 5
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 6 CORD ISSUED
16/11/2021	AR621770	DISCHARGE OF MORTGAGE	EDITION 7
10/1/2022	DP1280447	DEPOSITED PLAN	FOLIO CANCELLED

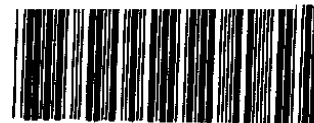
*** END OF SEARCH ***

97-011

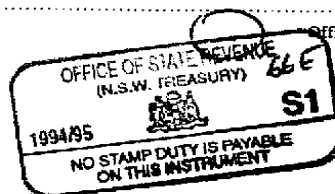


TRANSFER

Real Property Act, 1900



0
024836 G



Office of State Revenue use only

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Certificate of Title Volume 4793 Folio 217

NOW BEING 8/17873

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

343R

Philip Goldman +CO

REFERENCE (max. 15 characters):

Grisdale

(C) **TRANSFEROR**

RALPH BARTLEY GRISDALE

(D) acknowledges receipt of the consideration of natural love and affection

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) **TRANSFEEE**

T

RALPH BARTLEY GRISDALE and PHYLLIS WINIFRED GRISDALE

(G) **TENANCY:** JOINT TENANTS

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED**

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

Signature of Witness

JOHN ANTHONY NESTLING
Name of Witness (BLOCK LETTERS)

22 SMART ST, FAIRFIELD, SOLICITOR
Address of Witness

Ralph B. Grisdale
Signature of Transferor

Signed in my presence by the Transferee who is personally known to

Signature of Witness

JOHN ANTHONY NESTLING
Name of Witness (BLOCK LETTERS)

22 SMART ST, FAIRFIELD, SOLICITOR
Address of Witness

Phyllis W. Grisdale
Ralph B. Grisdale
Signature of Transferee

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TILES OFFICE

CHECKED BY (office use only)

NOT SIGHTED
CANC. & RET.

RP8



Show no more than 20 References to Title.

NOTICE OF DEATH

Section 101 Real Property Act 1900



Folio Identifier 8/17873

(B) **REGISTERED DEALING**

If applicable.

(C) **LODGED BY**

L.T.O. Box

343R

Name, Address or DX and Telephone

Philip Addmon & Co

REFERENCE (max. 15 characters):

Grisdale

(D) **DECEASED JOINT TENANT**

RALPH BARTLEY GRISDALE

(E) **SURVIVING JOINT TENANT**

ND

PHYLLIS WINIFRED GRISDALE

(F) I, the Surviving Joint Tenant, apply to be registered as proprietor of the interest of the Deceased Joint Tenant in the **Land/Registered Dealing** referred to above.

(G) **STATUTORY DECLARATION BY THE SURVIVING JOINT TENANT**

I solemnly and sincerely declare that the Deceased Joint Tenant died on10..February..2000.....199.....
and is identical with the deceased named in the **Death Certificate/certified copy of Death Certificate** No. ...5923/2000...
accompanying this application.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900, and I certify this
application correct for the purposes of the Real Property Act 1900. Made and subscribed at ...Greenacre.....
in the State of ...New South Wales... on ...29th March.....199 2000...in the presence of

Signature of Witness

JOHN NICOTINA

Name of Witness (BLOCK LETTERS)

28 NELSON STREET, FAIRFIELD, SOLICITOR.

Address and Qualification of Witness

Signature of Surviving Joint Tenant

EVIDENCE SIGHTED (office use only)

1/1

CHECKED BY (office use only)

RP3



TRANSMISSION APPLICATION

Section 93 Real Property Act 1900

7120212M



B

Office of State Revenue use only

(A) **LAND**

Show no more than 20 References to Title.

8/17873

(B) **REGISTERED DEALING**

If applicable.

(C) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

343K

Philip Goldmann & Co

REFERENCE (max. 15 characters): Grisdale

(D) **DECEASED REGISTERED
PROPRIETOR**

PHYLLIS WINIFRED GRISDALE

(E) **APPLICANT**

TA

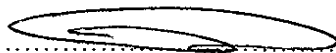
ROSS ANTHONY GRISDALE

(F) I, the Applicant, being entitled as Executor of the will/estate of the Deceased Registered Proprietor (who died on 21 June, 2000~~199x~~) pursuant to Probate/Letters of Administration No. 113715/00 granted on 13/9/00~~199~~ to ROSS ANTHONY GRISDALE, apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the Land/Registered Dealing specified above.

(G) Certified correct for the purposes of the Real property Act 1900.

DATE

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


Signature of Witness

JOHN NICOTINA

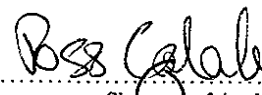
Name of Witness (BLOCK LETTERS)

28 NELSON ST, FAIRFIELD

Address of Witness

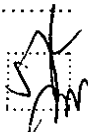
EVIDENCE SIGHTED (office use only)





Signature of Applicant

CHECKED BY (office use only)



(H)

CONSENT OF EXECUTOR OR ADMINISTRATOR

I, **Executor of the will /Administrator of the estate**
of the Deceased Registered Proprietor, hereby consent to this application.

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

.....
Signature of Executor/Administrator

INSTRUCTIONS FOR COMPLETION

STAMP DUTY: if the Applicant is a devisee, beneficiary, next-of-kin or otherwise beneficially entitled or if the Deceased Registered Proprietor died prior to 31 December 1981 the application must be presented to the Office of State Revenue prior to lodgment at the Land Titles Office.

1. The Application must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rule through rejected material. Initial each alteration in the lefthand margin.
3. If the space provided at any point is insufficient, you may annex additional pages. These must be the same size as the form; paper quality, colour, etc, must conform to the requirements set out in Land Titles Office Information Bulletin No. 19. All pages of any annexure must be signed by the person executing the Application and any attesting witness.
4. The following instructions relate to the marginal letters on the application.

(A) LAND

Show the relevant Reference to Title. If there are more than 20 show none in this panel. Place ALL of them on an annexure (see 3 above) with 20 per sheet.

(B) REGISTERED DEALING

Show the registration number of any lease, mortgage or charge in regard to which the Applicant is applying to be registered as a proprietor.

(C) LODGED BY

This section relates to the person or firm lodging the Application at the Land Titles Office.

Reference (max. 15 characters) This is optional. Any slashes, dots, blank spaces, etc, will be counted as characters.

(D) DECEASED REGISTERED PROPRIETOR

Show the name in full. Address and occupation need not be shown.

(E) APPLICANT

Show the name in full. Address and occupation need not be shown.

(F) WILL/ESTATE, etc

Amend "will/estate", "Probate/Letters of Administration" and "Land/Registered Dealing" as appropriate.

In the relevant spaces show the capacity (executor, devisee, etc) in which the Applicant is entitled to apply, the number and date of grant of the Probate or Letters of Administration pursuant to which the application is made, and the name of the person to whom the grant was made.

(G) EXECUTION

General The application must be executed by or on behalf of the Applicant.

By the Applicant Personally The application must be signed in the presence of an adult witness who is not an Applicant and who knows the party executing personally. The witness should complete the appropriate section of the application.

By the Applicant's Attorney The Power of Attorney must be registered in the General Register of Deeds at the Land Titles Office. The execution should take the form, "AB by her attorney XY [full name] pursuant to Power of Attorney Book 1234 Number 567".

Under Authority If the application is made pursuant to any statutory, judicial or other authority, except a Power of Attorney (see above), the nature of the authority should be disclosed.

By a Corporation under Seal The execution should include a statement that the seal has been properly affixed, for example, "... pursuant to a resolution of the board of directors ...". Alternatively, all those attesting the affixing of the seal must state their position in the corporation.

(H) CONSENT OF EXECUTOR OR ADMINISTRATOR

This is required only where the Applicant claims to be entitled other than as executor, administrator or trustee.

The completed Application must be lodged by hand at the LAND TITLES OFFICE, Queen's Square, Sydney, together with the Certificate of Title, the probate or letters of administration (or a copy thereof certified by a solicitor to be a true copy) and a completed Notice of Sale.

If you have any questions about filling out the form, please call 228-6666 and ask for our Customer Services Branch.



SEARCH DATE

26/9/2024 9:53AM

FOLIO: 9/17873

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

Prior Title(s): VOL 4807 FOL 162

Recorded	Number	Type of Instrument	C.T. Issue
22/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/3/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/2/1999	5568792	TRANSFER	EDITION 1
13/12/2001	8202015	CHANGE OF NAME	
13/12/2001	8202016	MORTGAGE	EDITION 2
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED
16/11/2021	AR621770	DISCHARGE OF MORTGAGE	EDITION 4
10/1/2022	DP1280447	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Form: 97-01T
Licence: MID/0734/97

TRANSFER

①

New South Wales
Real Property Act 1900



Office of State Revenue use only	
CLIENT No. 1390684	STAMP No. 214
STAMP DUTY \$2-	SIGNATURE <i>K. Cantwell</i>
TRANSACTION No. 8	DATE 2.2.99
ASSESSMENT DETAILS:	

(A) **LAND TRANSFERRED**

If appropriate, specify the share or part transferred.

FOLIO IDENTIFIER 9/17873

(B) **LODGED BY**

LTO Box

396T

Name, Address or DX and Telephone

SALMON & CO., Solicitors
157A Waterloo Road, Greenacre 2190
DX 1508, SYDNEY Tel: (02) 9750 7511
Reference (15 character max): ~~TS-Lee~~ H: MTLBC

(C) **TRANSFEROR**

TREVOR CHARLES OSBORNE TOWNSEND AND ELSIE LILLIAN TOWNSEND

(D) acknowledges receipt of the consideration of \$230,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable):

(F) **TRANSFeree**

T
TS
(s713 LGA)
TW
(Sheriff)

MT LEWIS BOWLING CLUB CO-OPERATIVE LIMITED

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 1.2.1999

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

Christopher Costello
Signature of Witness

C. COSTELLO
Name of Witness (BLOCK LETTERS)

11, JEAN ST, WELLINGTON
Address of Witness

Townsend
E. Townsend
Signature of Transferor

Terrence Patrick Salmon
Signature of TERENCE PATRICK SALMON
Solicitor for the Transferee

**CT SIGHTED
CANC. & RET.**



SEARCH DATE

26/9/2024 9:53AM

FOLIO: 10/17873

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

Prior Title(s): VOL 4846 FOL 35

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
22/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/3/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/8/1996	2394336	REQUEST	
21/8/1996	2394337	TRANSMISSION APPLICATION	EDITION 1
24/9/1996	2484761	TRANSFER	
24/9/1996	2484762	MORTGAGE	EDITION 2
29/4/2002	8542449	DISCHARGE OF MORTGAGE	
29/4/2002	8542450	TRANSFER	
29/4/2002	8542452	MORTGAGE	EDITION 3
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 4 CORD ISSUED
16/11/2021	AR621769	DISCHARGE OF MORTGAGE	EDITION 5
10/1/2022	DP1280447	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

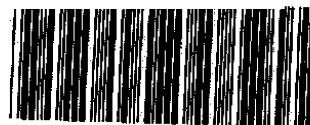
97-03 TA



B

TRANSMISSION APPLICATION

Section 93 Real Property Act 1900



2394337 H

Office of State Revenue use only

(A) **LAND**

Show no more than 20 References to Title.

CERTIFICATE OF TITLE
VOLUME 4846 FOLIO 35

NOW BEING 10/17873

(B) **REGISTERED DEALING**

If applicable.

(C) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

COLEMAN & GREIG
SOLICITORS

189 Y

REFERENCE (max. 15 characters): COUSINS 23

(D) **DECEASED REGISTERED
PROPRIETOR**

ALEXANDER COUSINS

(E) **APPLICANT**

TA

PETER KENNETH LUCAS

(F) I, the Applicant, being entitled as Executor of the ~~will/estate~~ of the Deceased Registered Proprietor (who died on 7 March 1996) pursuant to ~~Probate/Letters of Administration~~ No. 111252/96 granted on 9 August 1996 to PETER KENNETH LUCAS, apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the ~~Land/Registered Dealing~~ specified above.

(G) Certified correct for the purposes of the Real property Act 1900.

DATE 15 August 1996

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


Signature of Witness

WALLACE ROGER SPENCE

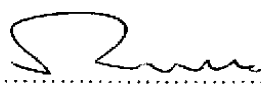
Name of Witness (BLOCK LETTERS)

8/131 BURWOOD ROAD CROYDON PARK

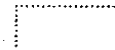
Address of Witness

EVIDENCE SIGHTED & RETURNED (office use only)




Signature of Applicant

CHECKED BY (office use only)



CONSENT OF EXECUTOR OR ADMINISTRATOR

(H)

I, **Executor of the will /Administrator of the estate**
of the Deceased Registered Proprietor, hereby consent to this application.

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

.....
Signature of Executor/Administrator

INSTRUCTIONS FOR COMPLETION

STAMP DUTY: If the Applicant is a devisee, beneficiary, next-of-kin or otherwise beneficially entitled or if the Deceased Registered Proprietor died prior to 31 December 1981 the application must be presented to the Office of State Revenue prior to lodgment at the Land Titles Office.

1. The Application must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rule through rejected material. Initial each alteration in the lefthand margin.
3. If the space provided at any point is insufficient, you may annex additional pages. These must be the same size as the form; paper quality, colour, etc, must conform to the requirements set out in Land Titles Office Information Bulletin No. 19. All pages of any annexure must be signed by the person executing the Application and any attesting witness.
4. The following instructions relate to the marginal letters on the application.

(A) LAND

Show the relevant Reference to Title. If there are more than 20 show none in this panel. Place ALL of them on an annexure (see 3 above) with 20 per sheet.

(B) REGISTERED DEALING

Show the registration number of any lease, mortgage or charge in regard to which the Applicant is applying to be registered as a proprietor.

(C) LODGED BY

This section relates to the person or firm lodging the Application at the Land Titles Office.

Reference (max. 15 characters) This is optional. Any slashes, dots, blank spaces, etc, will be counted as characters.

(D) DECEASED REGISTERED PROPRIETOR

Show the name in full. Address and occupation need not be shown.

(E) APPLICANT

Show the name in full. Address and occupation need not be shown.

(F) WILL/ESTATE, etc

Amend "will/estate", "Probate/Letters of Administration" and "Land/Registered Dealing" as appropriate.

In the relevant spaces show the capacity (executor, devisee, etc) in which the Applicant is entitled to apply, the number and date of grant of the Probate or Letters of Administration pursuant to which the application is made, and the name of the person to whom the grant was made.

(G) EXECUTION

General The application must be executed by or on behalf of the Applicant.

By the Applicant Personally The application must be signed in the presence of an adult witness who is not an Applicant and who knows the party executing personally. The witness should complete the appropriate section of the application.

By the Applicant's Attorney The Power of Attorney must be registered in the General Register of Deeds at the Land Titles Office. The execution should take the form, "AB by her attorney XY [full name] pursuant to Power of Attorney Book 1234 Number 567".

Under Authority If the application is made pursuant to any statutory, judicial or other authority, except a Power of Attorney (see above), the nature of the authority should be disclosed.

By a Corporation under Seal The execution should include a statement that the seal has been properly affixed, for example, "... pursuant to a resolution of the board of directors ...". Alternatively, all those attesting the affixing of the seal must state their position in the corporation.

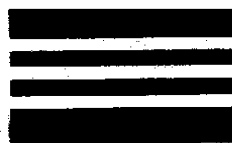
(H) CONSENT OF EXECUTOR OR ADMINISTRATOR

This is required only where the Applicant claims to be entitled other than as executor, administrator or trustee.

The completed Application must be lodged by hand at the LAND TITLES OFFICE, Queen's Square, Sydney, together with the Certificate of Title, the probate or letters of administration (or a copy thereof certified by a solicitor to be a true copy) and a completed Notice of Sale.

If you have any questions about filling out the form, please call 228-6666 and ask for our Customer Services Branch.

RP13

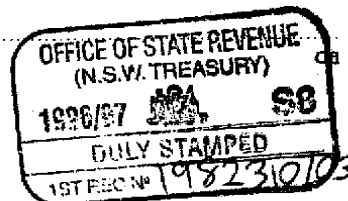


TRANSFER

Real Property Act, 1900



2484761 S



000000



(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

10/17873 (formerly Vol. 4846 Fol. 35)

(B) **LODGED BY**

L.T.O. Box

5506

Name, Address or DX and Telephone

MACREE SCULLY KARRAS

Solicitors
23-25 Marion Street
Bankstown. 2200

REFERENCE (max. 15 characters)

Phone: 709-2466 125158 FREY

(C) **TRANSFEROR**

PETER..KENNETH..LUCAS..

(D) acknowledges receipt of the consideration of ...\$105,000.00.....

and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) **TRANSFEEE**

T

GEZA ALEXANDER FREY

as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE 16-9-96

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

Ron L Henry

Signature of Witness

RONALD LESTIE HENRY

Name of Witness (BLOCK LETTERS)

67 JACOB ST BANKSTOWN 2200

Address of Witness

[Signature]

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee

Solicitor K J SCULLY

CHECKED BY (office use only)

10



SEARCH DATE

26/9/2024 9:53AM

FOLIO: 11/17873

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

Prior Title(s): VOL 5043 FOL 193

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
29/4/2002	8542451	TRANSFER	
29/4/2002	8542452	MORTGAGE	EDITION 1
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 2 CORD ISSUED
16/11/2021	AR621769	DISCHARGE OF MORTGAGE	EDITION 3
10/1/2022	DP1280447	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



10417147

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Application No. 16436
Prior Title Volume 6521 Folio 155

Vol. **10417** Fol. **147**

Edition issued 14-10-1966



ID

CANCELLED

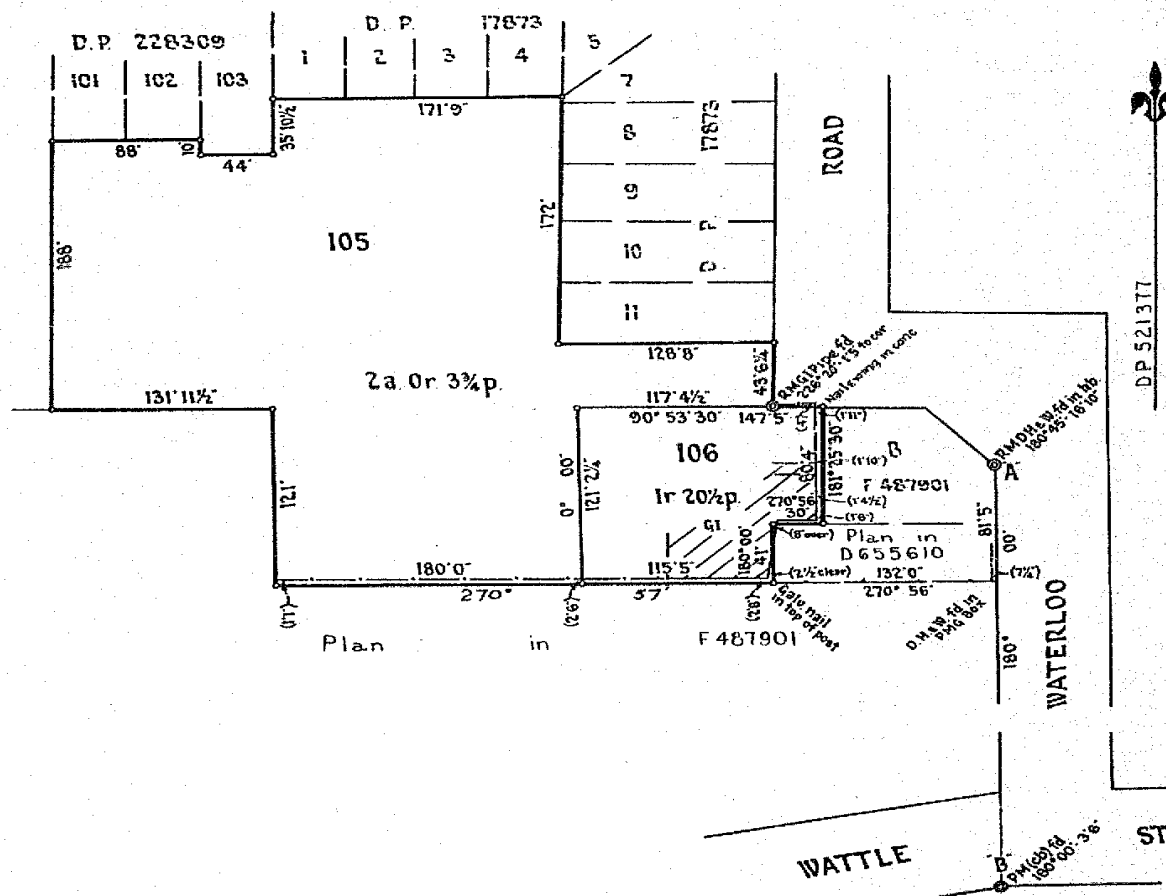
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *D. Sullivan*.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 106 in Deposited Plan 521377 at Greenacre in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 99 granted to Thomas Collins on 4-1-1836.

FIRST SCHEDULE (continued overleaf)

BORIS ISABEL GRACE LAWLESS, of Punchbowl, Femme Sole.

Jawatson
Registrar General

SECOND SCHEDULE (continued overleaf)

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- Mortgage No. H669458 to Jack Rosevarne Marks of Clareville Beach, Gentleman Entered 20-12-1960. DISCHARGED. K57745H.

Jawatson
Registrar General

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

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Jack Harman Butcher of Sydney, Hotel Keeper, Thomas Joseph Lynch of Punchbowl, retired land, Brendon Fleming Bath of Lakemba	Transfer	1272 593	11.12.1968	7.1.1969	Jaworski
Aircraft Inspector as joint tenant	Transfer	1272 593	11.12.1968	7.1.1969	Jaworski
Thomas Joseph Lynch of Punchbowl, retired land, Brendon Fleming Bath of Lakemba	Transfer	1272 593	11.12.1968	7.1.1969	Jaworski
Clerk	Transfer	1272 593	11.12.1968	7.1.1969	Jaworski
Thomas Joseph Lynch of Punchbowl, retired land, Brendon Fleming Bath of Lakemba	Transfer	1272 593	11.12.1968	7.1.1969	Jaworski
Clerk and Robert Ernest Swan of Lakemba, Clerk as joint tenants	Transfer	1272 593	11.12.1968	7.1.1969	Jaworski
This deed is cancelled as to whole (see road)					
New Certificates of Title have issued on 1.5.1972					
for lots in Deposited Plan No. 553636 as follows:					
Lots 8 Vol. 118 23 Fol 179 respectively.					

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
NATURE	NUMBER	DATE					
Mortgage	1272594	11.12.1968	to Denis Isabel Grace Jackson of Punchbowl, Female, sole	7.1.1969	Jaworski	Discharged	15.1.1969
Mortgage	1590630	23.9.1969	to Rural Bank of New South Wales	14.10.1969	Jaworski		
			The interest of the Council of the Municipality of Bankstown in the addition to existing road shown in D.P. 553636	13.4.1972	Jaworski		
<div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 60%;"> <p>The residue of land in this certificate of title comprises new road shown in D.P. 553636</p> <p>Entered 4.5.1972.</p> <p style="text-align: center;">Jaworski REGISTRAR GENERAL</p> </div>							

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



11823179

NEW SOUTH WALES

Appln. No. 16436

Prior Title Vol. 10417 Fol. 147



Vol. **11823** Fol. **179**

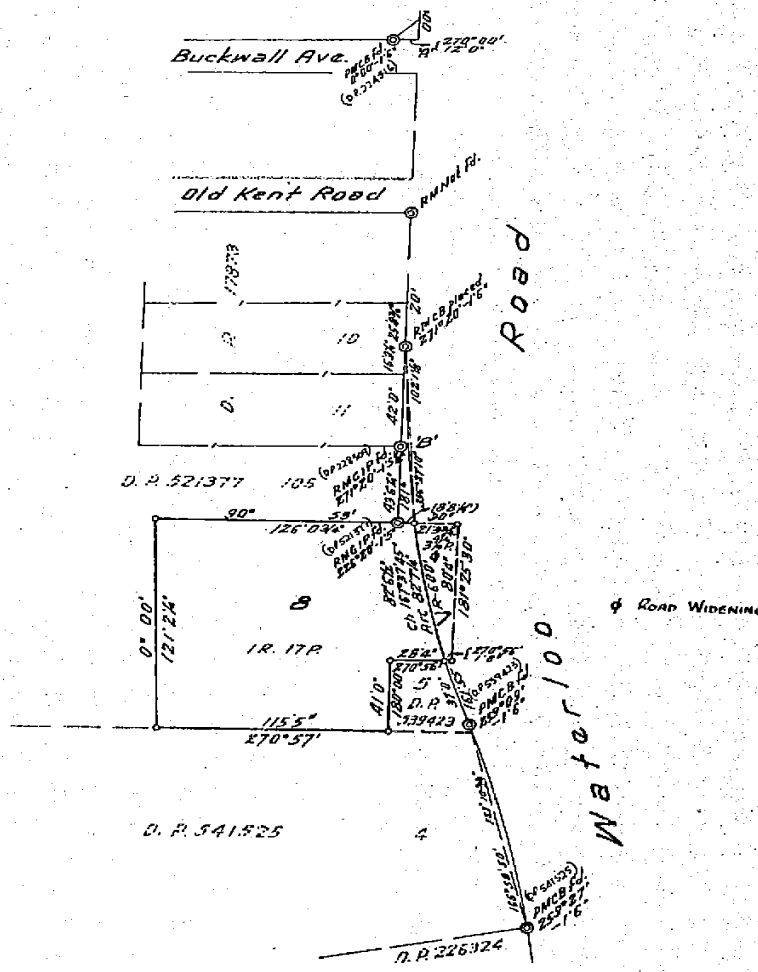
CANCELLED ☒ **W**
Edition issued 15 1972.

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

Jenkinson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 8 in Deposited Plan 553636 at Punchbowl in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 99 granted to Thomas Collins on 4-1-1836.

FIRST SCHEDULE

~~THOMAS JOSEPH LYNCH of Punchbowl, Retired, BRENDAN FLEMING TOOTH of Lakemba, Clerk and ROBERT ERNEST SWAN of Lakemba, Clerk as Joint Tenants.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No.L596630 to Rural Bank of New South Wales. Entered 14-10-1969.

J. Watson
Registrar General

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

P24166T₂
— 7MK

DP 732283R

(Page 2 of 2 pages)

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

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10227010

NEW SOUTH WALES

Application No. 15263

Prior Titles Volume 5458 Folio 57

Volume 5488 Folios 112 and 138

Volume 5571 Folio 194



CANCELLED
Vol. 10227 Fol. 10

Edition issued 2-2-1966

CANCELLED

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

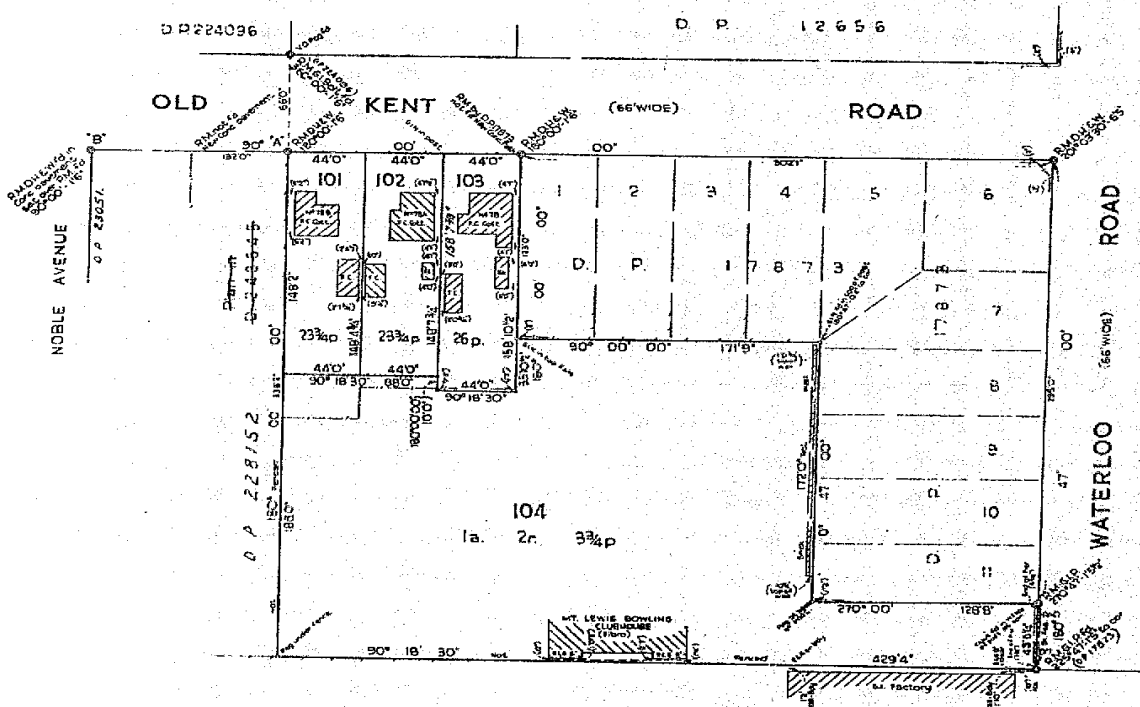
Witness

J. Charles

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 104 in Deposited Plan 228309 at Greenacre in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 6 granted to John Payne Lloyd on 17-6-1831.

FIRST SCHEDULE (continued overleaf)

DAVID WILLIAM PEARCE, of Lakemba, Baker, as regards the part of the land above described formerly comprised in Certificate of Title Volume 5458 Folio 57, DORIS PRISCILLA LANGFORD, wife of William Alexander Langford, of Lakemba, a Member of the Australian Imperial Force, as regards the part formerly comprised in Certificate of Title Volume 5488 Folio 112, DOROTHY ELIZABETH FITZGERALD, wife of Ernest Victor Fitzgerald, of Lakemba, a Member of the Australian Imperial Force, as regards the part formerly comprised in Certificate of Title Volume 5488 Folio 138 and JAMES SHAW ATKINS, of Greenacre, Retired, THOMAS JOSEPH LYNCH, of Punchbowl, Insurance Inspector and ERNEST CLIVE THORBURN, of Belmore, Retired, as Joint-Tenants as regards the part formerly comprised in Certificate of Title Volume 5571 Folio 194.

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No.A626680 affecting part.
3. ~~Mortgage No.D577132 of the part of the land above described formerly comprised in Certificate of Title Volume 5488 Folio 138 to Commonwealth Bank of Australia. Entered 18-12-1946. Discharged K261942~~
4. ~~Mortgage No.C874794 of the part of the land above described formerly comprised in Certificate of Title Volume 5458 Folio 57 to The Commercial Bank of Australia Limited. Entered 15-1-1958. Discharged K261940~~
5. ~~Mortgage No.C938643 of the part of the land above described formerly comprised in Certificate of Title Volume 5571 Folio 194 to The Commercial Bank of Australia Limited. Entered 28-4-1958. Discharged K306321~~

Jawatson
Registrar General.

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

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

10227
(Page 1) Vol. 10

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

ENTERED

Signature of Registrar-General

NATURE

NUMBER

DATE

James Shaw Gibson of Gretna, Retired and Thomas Joseph Lynch of Punchbowl, Insurance Inspector of part of the land formerly comprised in Certificate of Title Volume 5571 Folio 194 and David William Pearce, Doris Priscilla Langford and Dorothy Elizabeth Fitzgerald, Jack Harman Rutton of Sydney, Hotelkeeper, Thomas Joseph Lynch of Punchbowl, Retired and Brandon Fleming Tooth of Lakemba, Clerk as joint tenants

Notice of Death

K234256

12.1.1966

29.4.1966

Justices

Transfer

K234257
K261940
K261941
K261942

12.1.1966
21.2.1966
26.9.1965
1.11.1965

29.4.1966

Justices

This deed is cancelled as to *the whole*
New Certificates of Title have issued on *14.10.1966*
for lots in *Deposited* Plan No. *521377* as follows:
Lots *1654106* Vol. *16417* Fol. *164167* respectively.

Justices



REGISTRAR GENERAL

SECOND SCHEDULE (continued)

INSTRUMENT

PARTICULARS

ENTERED

Signature of Registrar-General

CANCELLATION

Mortgage

K306322

10.3.1966

To The Commercial Bank of Australia Limited
newly issuing on DP 521377 no further
dealings to be regd. with and reference
to SDP

29.4.1966

Justices

Payfield
DP 52137
(whole)

10417 Fol. 146

(Page 1) Vol.

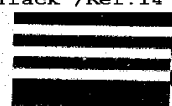
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NEW SOUTH WALES

Application Nos.15263 and 16436

Prior Titles Volume 6521 Folio 155

Volume 10227 Folio 10



CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



ID



10417146

Vol. 10417 Fol. 146

Edition issued 14-10-1966

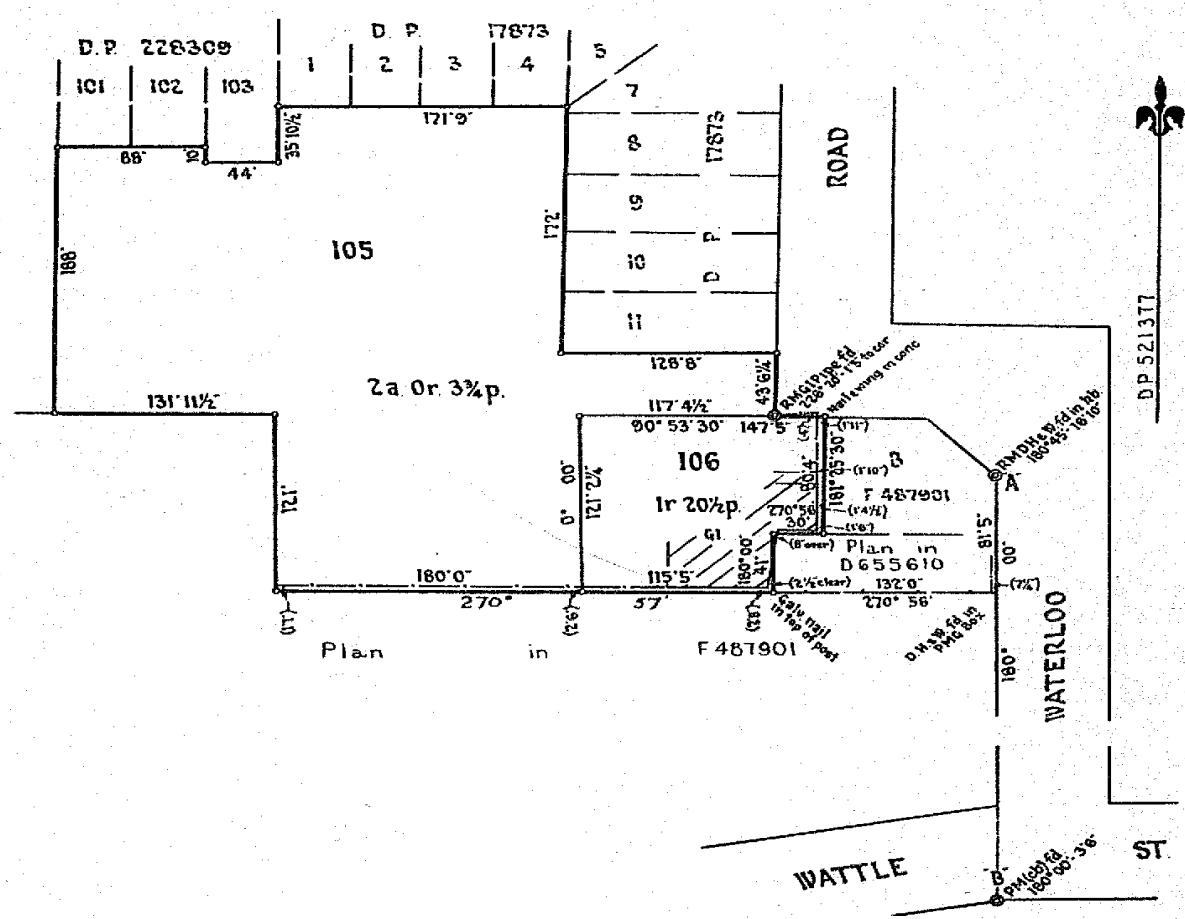


Janatson
Registrar General.

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

Witness *D. Sullivan.*

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 105 in Deposited Plan 521377 at Greenacre in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 6 granted to John Payne Lloyd on 17-6-1831 and part of Portion 99 granted to Thomas Collins on 4-1-1836.

FIRST SCHEDULE (continued overleaf)

~~DORIS ISABEL GRACE LAWLESS, of Punchbowl, Femme Sole, as to that part of the land above described formerly comprised in Certificate of Title Volume 6521 Folio 155 and JACK HARMAN BUTTON, of Sydney, Hotelkeeper, THOMAS JOSEPH LYNCH, of Punchbowl, Retired, and BRENDAN FLEMING TOOTH, of Lakemba, Clerk, as Joint Tenants, as to that part formerly comprised in Certificate of Title Volume 10227 Folio 10:~~

Janatson
Registrar General

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Covenant created by Transfer No.A626680 affecting part.
3. Mortgage No. H669458 of that part of the land above described formerly comprised in Certificate of Title Volume 6521 Folio 155 to Jack Rosewarne Marks of Clareville Beach, Gentleman Entered 20-12-1960. *discharged K577454*
4. Mortgage No. K306322 of that part of the land above described formerly comprised in Certificate of Title Volume 10227 Folio 10 to The Commercial Bank of Australia Limited Entered 29-4-1966. *discharged K5713386*

Janatson
Registrar General

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

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

Signature of
Registrar-General

23

CANCELLATION

DP 73228

Vol:	10417	Fol	146
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CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10227009

NEW SOUTH WALES

Application No. 15263

Prior Title Volume 5458 Folio 57

Vol. 10227 Fol. 9

CANCELLED ☒

Edition issued 2-2-1966



EH

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

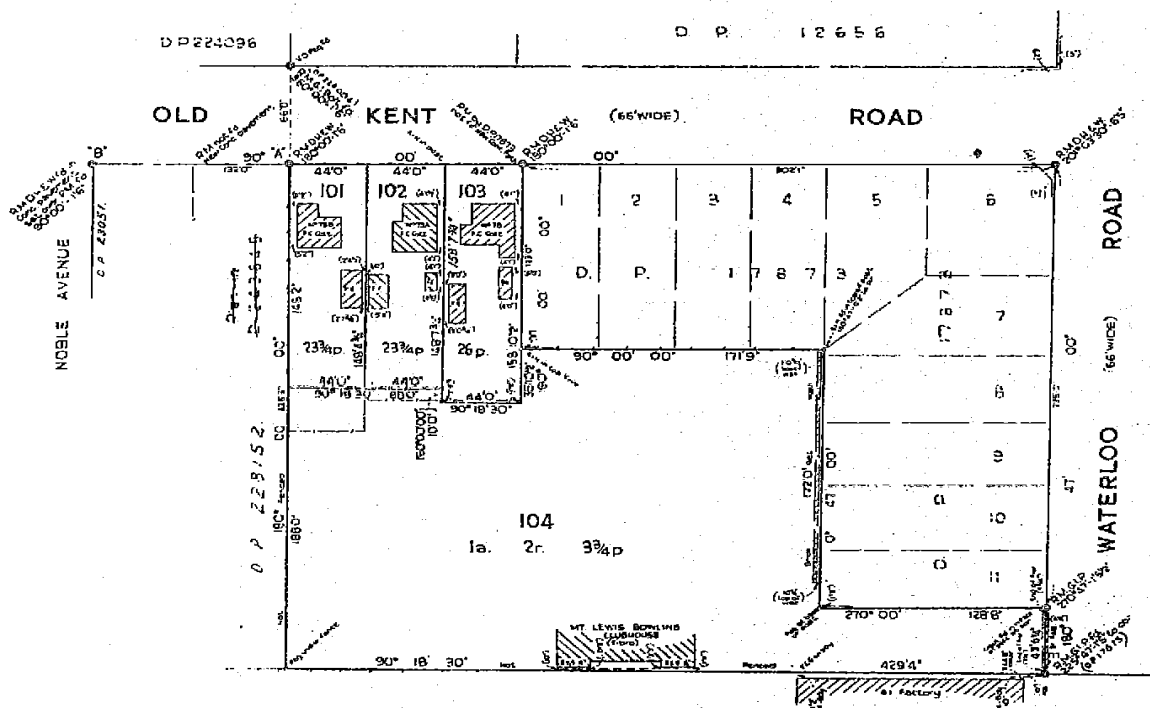
Witness

J. Charles

Jawatson
 Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 103 in Deposited Plan 228309 at Greenacre in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 6 granted to John Payne Lloyd on 17-6-1831.

FIRST SCHEDULE (continued overleaf)

DAVID WILLIAM PEARCE, Wakemba, Baker.

Jawatson
 Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No. G874794 to The Commercial Bank of Australia Limited. Entered 15-1-1958. Discharged V154595

Jawatson
 Registrar General.

Vol. 10227 Fol 9

V154595D
- 67
CT 4/9/198
W263101
D.P. 73228

(Page 2 of 2 pages)

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



SEARCH DATE

26/9/2024 9:53AM

FOLIO: 1/732283

First Title(s): OLD SYSTEM

Prior Title(s): VOL 10227 FOL 9 VOL 10417 FOL 146
VOL 11823 FOL 179

Recorded	Number	Type of Instrument	C.T. Issue
16/4/1986	DP732283	DEPOSITED PLAN	FOLIO CREATED EDITION 1
24/4/1986	W263101	TRANSFER	EDITION 2
12/6/2001	7676621	MORTGAGE	EDITION 3
13/12/2001	8201963	DISCHARGE OF MORTGAGE	
13/12/2001	8201964	DISCHARGE OF MORTGAGE	EDITION 4
7/11/2013	AI146844	DEPARTMENTAL DEALING	
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
10/1/2022	DP1280447	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



SEARCH DATE

26/9/2024 9:53AM

FOLIO: 100/1280447

First Title(s): OLD SYSTEM

Prior Title(s): 8-11/17873

1/732283

Recorded	Number	Type of Instrument	C.T. Issue
10/1/2022	DP1280447	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/2/2022	AR870856	DISCHARGE OF MORTGAGE	
8/2/2022	AR870857	MORTGAGE	EDITION 2

*** END OF SEARCH ***



FOLIO: 100/1280447

SEARCH DATE	TIME	EDITION NO	DATE
26/9/2024	9:47 AM	2	8/2/2022

LAND

LOT 100 IN DEPOSITED PLAN 1280447

AT MOUNT LEWIS

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF BANKSTOWN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP1280447

FIRST SCHEDULE

MOUNT LEWIS BOWLING CLUB CO-OPERATIVE LIMITED

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A626680 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 3 K577455 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 4 DP1280447 POSITIVE COVENANT
- 5 DP1280447 RESTRICTION(S) ON THE USE OF LAND
- 6 AR870857 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



APPENDIX C

HISTORICAL AERIAL IMAGERY





Aerial Photograph 1. 1943 Historical Aerial Image of the site.



Aerial Photograph 2. 1955 Historical Aerial Image of the site.



Aerial Photograph 3. 1971 Historical Aerial Image of the site.



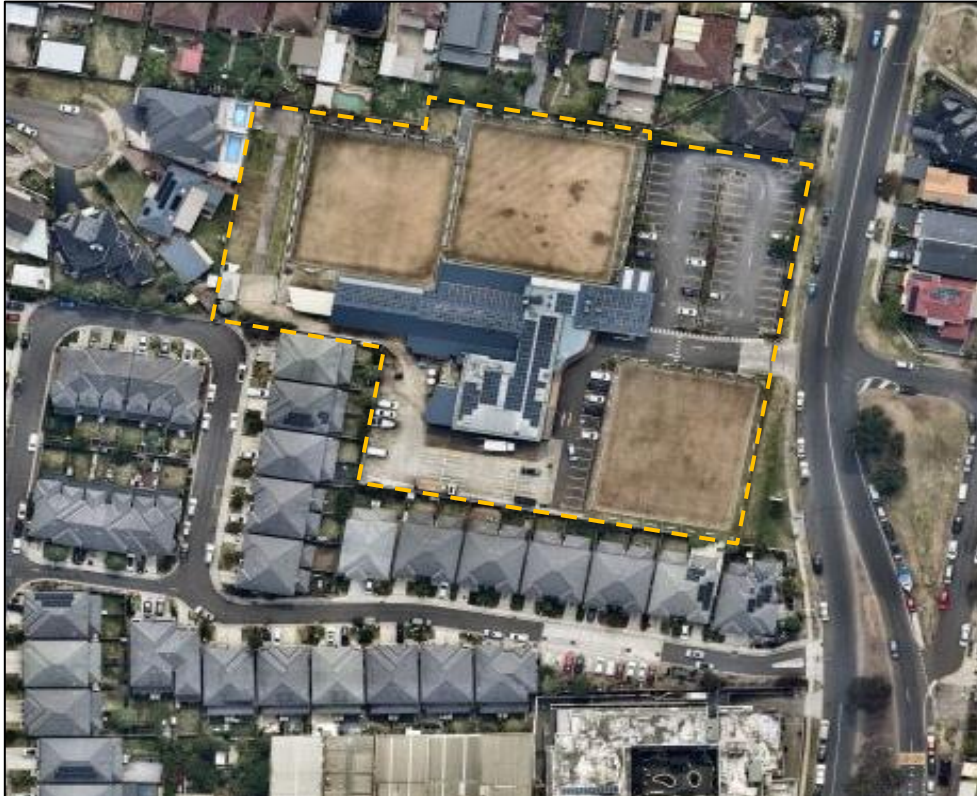
Aerial Photograph 4 1982 Historical Aerial Image of the site.



Aerial Photograph 5. 1991 Historical Aerial Image of the site.



Aerial Photograph 6. 2005 Historical Aerial Image of the site.



Aerial Photograph 7. 2024 Historical Aerial Image of the site.



APPENDIX D

NSW EPA



[Home](#) [Public registers](#) [Contaminated land record of notices](#)

Search results

Your search for: Suburb: MOUNT LEWIS

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register: [POEO public register](#)

[Search Again](#)

[Refine Search](#)

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

10 October 2024

[Home](#) [Public registers](#) [POEO Public Register](#) [Licences, applications and notices search](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - mount lewis
returned 0 result

[Search Again](#)

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)

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
MOSS VALE	Woolworths Service Station Moss Vale	609 Argyle STREET	Service Station	Regulation under CLM Act not required	-34.55409411	150.3609797
MOSS VALE	Coles Express Service Station	579 Argyle STREET	Service Station	Regulation under CLM Act not required	-34.55313422	150.364684
MOSS VALE	Moss Vale Refuelling Facility	Lackey ROAD	Other Petroleum	Regulation under CLM Act not required	-34.54662421	150.3721525
MOUNT ANNAN	Woolworths Caltex Mount Annan	157 Narellan (Corner Smeaton Grange Road) ROAD	Service Station	Regulation under CLM Act not required	-34.04685527	150.7610434
MOUNT ANNAN	Great Southern Railways Aqueduct	Off Narellan ROAD	Unclassified	Regulation under CLM Act not required	-34.07308479	150.7707436
MOUNT COLAH	Caltex Service Station Mount Colah	603 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.67034662	151.1151861
MOUNT COLAH	Foxglove Oval	Foxglove ROAD	Landfill	Contamination currently regulated under CLM Act	-33.65829855	151.1229638
MOUNT DRUITT	Caltex (former Mobil) Service Station, 17 Mount Street, Mount Drutt	17 Mount STREET	Service Station	Regulation under CLM Act not required	-33.76567994	150.8244544
MOUNT DRUITT	7-Eleven Mount Drutt	Lot 6 Luxford ROAD	Other Petroleum	Regulation under CLM Act not required	-33.76483839	150.8254157
MOUNT HUTTON	Woolworths Service Station	46 Wilsons ROAD	Service Station	Regulation under CLM Act not required	-32.9836378	151.67309
MOUNT PRITCHARD	7-Eleven Service Station	352 Elizabeth DRIVE	Service Station	Regulation under CLM Act not required	-33.90260656	150.8963326
MOUNT THORLEY	Bulga Surface Operations	Broke ROAD	Other Industry	Regulation under CLM Act not required	-32.68325751	151.1206158
MOUNT THORLEY	Lowes Petroleum (Former BP) Depot Mount Thorley	74 Mount Thorley ROAD	Other Petroleum	Regulation under CLM Act not required	-32.62443074	151.1025122
MOUNT VICTORIA	Former Mobil Service Station	81 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.5889727	150.2511783
MOUNT VICTORIA	Caltex Service Station	36a Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.58436517	150.2465528



APPENDIX E

PLANNING CERTIFICATE



2729:137604

Sydney Environmental Group
63/45 Huntley Street
ALEXANDRIA NSW 2015

PLANNING CERTIFICATE

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

Certificate No: 20247439
23 September 2024

Land which Certificate is issued for:

Lot 100 DP 1280447

20 Waterloo Road, MOUNT LEWIS NSW 2190

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.

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

**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.

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 R2 LOW DENSITY RESIDENTIAL

1. Permitted without consent

Home occupations

2. Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture

3. Prohibited

Any development not specified in item 1 or 2

2.2 Additional Permitted Uses

The land, or part of land is affected by Schedule 1 Additional Permitted Uses of the Canterbury Bankstown Local Environmental Plan 2023. For further information visit <https://legislation.nsw.gov.au/> or contact Council on 02 9707 9000.

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 600m². 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 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 450m² 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 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.

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 not affected by a policy restriction relating to 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

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.