



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation

10 - 42 East Street
Granville

Prepared for
DPG Project 6 Pty Ltd

Project 73992.01 Rev 1
October 2014

Integrated Practical Solutions



DP Project 73992.01 Revised Report Granville PSI

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Regards

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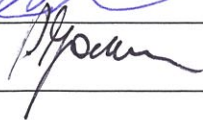
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List of Abbreviations

ACM	asbestos containing materials
ADWG	NHMRC/NRMMC <i>National Water Quality Management Strategy Australian Drinking Water Guidelines</i> (2011)
AHD	Australian height datum
ANZECC	Australian and New Zealand Environmental & Conservation
As	arsenic
ASS	acid sulphate soil
ASSMAC	Acid Sulphate Soil Management Advisory Committee
ASSMP	acid sulphate soil management plan
B(a)P	benzo(a)pyrene
BaP TEQ	benzo(a)pyrene toxic equivalent
bgl	below ground level
BTEX	benzene, toluene, ethyl benzene, xylenes
C10-C36	heavy fraction TPH molecules, 10 to 36 carbon atoms
C6-C9	volatile fraction TPH molecules, 6 to 9 carbon atoms
Cd	cadmium
CEC	cation exchange capacity
CLM Act	Contaminated Land Management Act
CN	cyanide
COC	chain of custody
Cr	chromium
Cr(III)	chromium with oxidation state III (stable in normal environments)
Cr(VI)	chromium with oxidation state VI (typically not stable in normal environments)
CSM	conceptual site model
Cu	copper
DA	development application
DCE	dichloroethene
DDD	dichlorodiphenyldichloroethane
DDE	dichlorodiphenyldichloroethylene
DDT	dichlorodiphenyltrichloroethane
DECCW	NSW Department of Environment, Climate Change and Water (now superceded)
DP	Douglas Partners
D.P.	Deposited Plan
DQI	data quality indicator
DQO	data quality objective
ELS	Envirolab Services Pty Ltd
EPA	Environment Protection Authority
F1	TPH fraction C6-C10
F2	TPH fraction >C10-C16
F3	TPH fraction >C16-C34
F4	TPH fraction >C34-C40
Fe	iron
GIL	groundwater investigation level
Hg	mercury
HIL	health investigation level
HSL	health screening level
NATA	National Association of Testing Authorities

NEPC	National Environment Protection Council
NEPM	National Environmental Protection (Assessment of Site Contamination) Measure
Ni	nickel
NL	not limiting
OCP	organochlorine pesticides
PAH	polycyclic aromatic hydrocarbons
PASS	potential acid sulphate soil
Pb	Lead
PCB	polychloride biphenyls
PSI	preliminary site investigation
QA/QC	quality assurance/ quality control
RPD	relative percentage difference
TPH	total petroleum hydrocarbons
TRH	total recoverable hydrocarbons
US EPA	United States Environmental Protection Agency
UST	underground storage tank
VOC	volatile organic compounds
Zn	zinc

Mathematical

ha	hectares
km	kilometre
m	metre
m ²	square metre
mg/kg	milligrams per kilogram
mg/L	milligrams per litre
µg/L	microgram per litre
ppm	parts per million
%	percent
<	less than
≤	equal to or less than
>	greater than
≥	equal to or greater than

Executive Summary

This report details the methodology and results of a Preliminary Site Investigation (PSI) undertaken by Douglas Partners Pty Ltd (DP) at 10 - 42 East Street, Granville (the site), located as shown on Drawing 1, Appendix A. The PSI was commissioned by Mr Robert Sargis of DPG Project 6 Pty Ltd and was requested to provide information on the contamination status (or potential) of the site as part of a development application (DA) for the site. The proposed development includes the construction of a new nineteen storey mixed – use building with five levels of basement car parking.

The objectives of the PSI were to assess the potential for contamination of the site based on past and present site uses, to comment on the need for further investigation and/or management of contamination (if required), and provide a preliminary waste classification based on the material encountered in the bores.

The site covers an area of approximately 7,300 m² comprises several commercial/ industrial premises, and is located within the local government area of Parramatta City Council.

According to historical title deeds and aerial photography, the site appears to have been largely residential premises until it was development into various commercial/ industrial land uses from the 1950's. Since the site redevelopment, properties have been used for a range of known activities including mechanical repairs (motor car and steering boxes), potential car wash, warehouse and storage facilities, administration and training centres. The surrounding areas of the site were likewise mainly residential, with development into small commercial/ industrial premises from the 1950's. A railway line runs adjacent the southern boundary of the property and is evident as far back as the 1930's aerial photograph. WorkCover records indicate storage of fireworks at a warehouse within the site (24 East Street). No areas of the site or directly neighbouring properties are listed on 'Contaminated Land Record of Notices' or 'List of NSW contaminated sites notified to the EPA'.

Based on the field observation and laboratory results the filling encountered is preliminarily classified as **General Solid Waste (non-putrescible)** and is therefore suitable for off-site disposal in accordance with this classification. This classification is preliminary in nature and given the limited number of samples and *in situ* nature of the sampling, additional sampling is required to confirm the classification prior to disposal.

On the basis of the investigation findings, it is considered that the site presents generally a low to moderate risk of soil and groundwater contamination. The key areas of concern for this site relate to potential impact of soil and groundwater from the previous commercial / industrial land use, the adjacent railway corridor, and the presence of fill (which may contain former building demolition rubble).

Based on the PSI outcomes, the following additional investigations are recommended:

- Targeted soil sampling for areas of the site which are to remain and are not part of the basement excavation (i.e landscaped garden areas), to ensure the material is suitable for the intended site use. In particular, it would be prudent to include testing of soil for herbicides (due to the adjacent historic railway corridor), as well as assessment against appropriate ecological investigation and screening levels.

- Installation of two additional groundwater wells in central areas of the site, as well as additional testing of the two existing wells. Given the proposed basement excavation, the potential need for de-watering, and the proximity of Duck Creek, testing should include as a minimum metals, hardness, electrical conductivity, redox, cation exchange capacity (CEC) and dissolved oxygen (DO). These additional wells and testing would allow for the contamination potential of groundwater at the site to be better evaluated and subsequent requirements for management during de-watering (if needed).
- Additional testing of soil for waste classification to supplement the data herein and confirm the preliminary *in situ* waste classification.

Furthermore, given that the existing building will be demolished and removed from the site as part of the development, the following associated works are recommended:

- A pre-demolition hazardous building materials survey to identify the location and nature of hazardous building materials;
- Removal and disposal of the identified hazardous materials by an appropriately licensed and qualified contractor, at an appropriately licensed disposal facility;
- Validation / clearance of the site area by a qualified occupational hygienist upon completion of demolition and removal of the buildings, confirming that there are no residual asbestos containing materials or other hazardous materials remaining on the site.

It is DP's opinion that the site can be made suitable for the proposed development subject to the implementation of the above recommendations.

Table of Contents

	Page
1. Introduction	1
2. Scope of Works	1
2.1 Desktop Study and Site Walkover	1
2.2 Fieldwork	2
2.3 Reporting	3
3. Site Description	3
3.1 Site Identification	3
3.2 Site Walkover	4
4. Review of Previous Reports	7
5. Topography, Geology, and Hydrogeology	7
6. Site History	10
6.1 Historical Aerial Photographs	10
6.2 Title Deed Records	11
6.3 Regulatory Notices Search	18
6.4 Council Records	19
6.5 WorkCover Records	20
7. Potential Contamination Sources and Preliminary Conceptual Site Model	20
7.1 Potential Contamination Sources	20
7.2 Potential Receptors	21
7.3 Potential Pathways	21
7.4 Preliminary Conceptual Site Model	21
8. Fieldwork, Analysis and QA/QC	26
8.1 Soil Sample Location and Rationale	26
8.2 Soil Sampling Methods	26
8.3 Well Installation Details and Groundwater Sampling Methodology	26
8.4 Analytical Scheme	27
8.5 Quality Assurance and Quality Control	28
9. Site Assessment Criteria	28
9.1 Soils	28
9.1.1 Health Investigation and Screening Levels	28
9.1.2 Ecological Investigation Levels and Screening Levels	31
9.1.3 Management Limits – Petroleum Hydrocarbons	31
9.1.4 Asbestos in Soil	32

9.2	Groundwater	32
9.2.1	Groundwater Investigation Levels.....	32
9.2.2	Health Screening Levels – Petroleum Hydrocarbons	34
9.3	Waste Classification Criteria	35
10.	Field and Analytical Results	35
10.1	Field Observations	35
10.2	Laboratory Results	36
11.	Discussion of Results	36
11.1	Site History.....	36
11.2	Contaminants in Soil	37
11.3	Assessment of Groundwater	37
11.4	Updated Conceptual Site Model	38
11.5	Preliminary in situ Waste Classification	39
12.	Conclusion and Recommendations	40
13.	Limitations	41

Appendix A:	Drawings and Site Photographs
Appendix B:	Results of Registered Groundwater Bore Search
Appendix C	Historical Aerial Photographs
Appendix D:	Historical Title Deed Records
Appendix E:	Council Documents
Appendix F:	WorkCover Records
Appendix G:	Borehole Logs and Notes about this Report
Appendix H:	Laboratory Reports and Chain of Custody Documentation
Appendix I:	Quality Assurance and Quality Control
Appendix J:	Laboratory Results Tables

Report on Preliminary Site Investigation

10 – 42 East Street, Granville

1. Introduction

This report details the methodology and results of a preliminary site investigation for contamination (PSI) undertaken by Douglas Partners Pty Ltd (DP) at 10 - 42 East Street, Granville (the site). The PSI was commissioned by Mr Robert Sargis of DPG Project 6 Pty Ltd and was requested to provide information on the contamination status (or potential) of the site as part of a development application (DA) for the site.

The site is currently occupied by several commercial/ industrial premises detailed in Section 3.1.

The proposed development includes the construction of a new nineteen storey mixed – use building with five levels of basement car parking. The lowest basement will require excavation to depths of approximately 13 m below existing ground level (bgl).

The objectives of the PSI were to assess the potential for contamination of the site based on past and present site uses, to comment on the need for further investigation and/or management of contamination (if required), and provide a preliminary waste classification based on the material encountered in the bores.

DP carried out a geotechnical investigation in conjunction with the PSI, the results of which are presented in a separate report (DP Report Ref 73992.00). Information and samples collected from five boreholes (which included two groundwater monitoring wells) constructed as part of the geotechnical works were utilised as part of this PSI. The details of the environmental fieldwork and findings of the PSI are presented in this report together with comments and recommendations.

2. Scope of Works

The scope of the PSI involved a desktop study and a site walkover to identify potential contaminants of concern and limited intrusive fieldwork for assessment of actual contaminant levels in soils and groundwater. The works comprised:

2.1 Desktop Study and Site Walkover

- Identification of the property – street address and property description(s), name and address of the owner;
- Review of *Preliminary Contamination Assessment, 2-8 East Street, Granville* (Geotechnique Report 12869/2-AA, dated May 2013);
- Search of the current and historical titles and deposited plans to identify previous owners and associated potentially contaminating activities;

- Review of historical aerial photographs;
- Search of the Contaminated Lands Register for Notices issued under the *Contaminated Lands Management Act 1997* (the CLM Act), and the public register of Notices and Licences issued under the *Protection of the Environment Operations Act 1997* (POEO Act);
- Search of the NSW Office of Water database for groundwater bores in the vicinity of the site;
- Search of the WorkCover database records of any current or historical Dangerous Goods Licences;
- Search and review of Council's records for the property;
- Review of Section 149 (2) and (5) planning certificates for the lots that form the site; and
- Review general site information, including geographical and hydrogeological information.

2.2 Fieldwork

- Conduct a site walkover and record observations;
- Utilise five geotechnical bores to collect environmental soil samples. The bores were extended to the top of rock for geotechnical purposes and two were converted to groundwater monitoring wells using screened PVC standpipes. The bores were not positioned to target any contamination or potential contamination sources;
- Collection of soil samples from the boreholes at broadly regular intervals and based on potential indicators of contamination, such as staining or olfactory signs;
- Despatch of eight selected soil samples to a NATA accredited laboratory for analysis of the following contaminants of concern (COC):
 - o Heavy metals - As, Cd, Cr, Cu, Pb, Hg, Ni, Zn [8 samples and a replicate QA/QC sample];
 - o Total recoverable hydrocarbons (TRH) [8 samples and a replicate QA/QC sample];
 - o Monocyclic aromatic hydrocarbons (benzene, toluene, ethylbenzene and xylene – BTEX) [8 samples and a replicate QA/QC sample];
 - o Polycyclic aromatic hydrocarbons (PAH) [8 samples and a replicate QA/QC sample];
 - o Organochlorine pesticides (OCP) [8 samples];
 - o Polychlorinated biphenyls (PCB) [8 samples];
 - o Total Phenols [8 samples];
 - o Cyanide [8 samples]; and
 - o Asbestos [8 samples].
- Development of two groundwater monitoring wells and stabilisation for one week;
- Micropurging of groundwater monitoring wells, low flow sample collection and analysis of two groundwater samples at a NATA-accredited laboratory for the following COC:
 - o Metals – As, Cd, Cr, Cu, Pb, Hg, Ni and Zn;
 - o TRH;
 - o BTEX;

- o VOC;
- o PAH;
- o Phenols;
- o Cyanide;
- o PCB (trace level);
- o OCP (trace level); and
- o QA/QC samples.

2.3 Reporting

This PSI report has been prepared, detailing the findings of the investigation with limited soil sampling, fieldwork methodology, results of the assessment, a discussion of the analytical results and recommendations for further work (if required). The report has been prepared in general accordance with NSW EPA endorsed guidelines.

3. Site Description

3.1 Site Identification

The site is located at 10 – 42 East Street, Granville and comprises several commercial/ industrial premises including:

- 10 – 12 East Street (Lot 1 DP 521574);
- 16 East Street (Lot 6 DP 110142);
- 18 East Street (Lot 7 DP 110142);
- 24 East Street (Lot Y DP 164926);
- 26 East Street (Lot X DP 164926 and Lot W DP 164926);
- 28 East Street (Lot 1 DP 156559);
- 30 East Street (Lot 1 DP 744571);
- 32 East Street (Lot 1 DP 745652);
- 34 – 38 East Street (Lot 1 DP 1009146);
- 40 East Street (Lot 1 DP 195784); and
- 42 East Street (Lot 1 DP 996285).

The site covers an area of approximately 7,300 m² and is located within the local government area of Parramatta City Council.

A locality map, showing the site boundary, is included as Drawing 1, Appendix A.

3.2 Site Walkover

The site walkover was completed by an environmental scientist from DP on 27 May 2014. Several separate premises are located between 10 – 42 East Street, Granville. Key observations from the site walkover are summarised below. Photographs are attached in Appendix A.

10 – 12 East Street (Photo 1):

- Large two storey warehouse for wholesale personal protective clothing sewing, storage and sale. Site includes offices, kitchen, bathrooms, warehouse, dock and sewing room.
- Anecdotal evidence by a staff member indicated the site has been used in its current capacity for about 15 years. Prior to this it is believed it may have been a workshop and garage. According to staff, there are no known grease traps or underground storage tanks (UST).
- Building appears to be pre 1980's in design. Vermiculite is noted on the ceiling of the level one entrance area (certain types and ages of vermiculite may contain asbestos).
- Concrete in the back storage area was observed to be in good to fair condition with limited staining (Photo 2).

16 East Street (Photo 3):

- One storey workshop used for the repair of steering boxes.
- Ancillary structures including a shed (storage of garden tools, general storage), office and bathrooms.
- Workshop included storage and use of several chemicals such as kerosene in a solvent wash area (Photo 4), industrial gas bottles (oxygen), storage and use of engine oil and automatic transmission fluid (Photo 5).
- An informal interview with Gordon (the site owner) indicated that the site has been owned by his family for at least 60 years. According to Gordon, previously the site had a small fibre cement sheet (FCS) cottage near East Street. Gordon indicated the property was re-zoned in the 1950s and the residential home was demolished.
- Fuel or oil staining was observed on hardstand of workshop and wash bay area (Photo 6).
- Drains observed in the wash bay area were collected in a sump and drained to a storage container which is disposed off-site by a contractor (Photo 6).
- Potential asbestos-containing FCS was observed in the office area of the workshop (Photo 7).

18 East Street:

- Property used as a warehouse for storage of various bulk goods such as furniture and electrical items (Photo 8).
- Anecdotal evidence from staff member indicates that the property has been used as such for at least 5 years. Previous use is believed to have been similar as the warehouse has been designed for that purpose.
- Potential hazardous building materials observed including; synthetic mineral fibre (SMF) containing roof insulation, SMF containing roof tiles and asbestos-containing ACM in roof of bathroom (Photo 9).

- Concrete hardstand was observed to be in good condition with minor spilt fuel / oil staining observed on the external car park area (photo 10).

24 East Street (Photo 11):

- Warehouse used for blind manufacture and distribution with a storage area, bathroom, kitchenette and small office space (Photo 12).
- Anecdotal evidence from a staff member indicated that the site was previously used as a Christmas toy workshop and warehouse known as Showcase Distribution for about 80 years of ownership.
- An area of concrete slab was noted to have been replaced/ fill-in in the north-west corner of the warehouse, reason unknown (Photo 13).
- Potential asbestos-containing FCS was noted on roof in the office (Photo 14) and SMF roof lining in warehouse area.
- The concrete floor of that warehouse was generally observed to be in good condition with no staining noted.
- Large compressor noted in the main warehouse area.

26 East Street (Photo 15):

- Site used as car workshop for Fiats (Photo 16).
- Old sump/ grease trap observed in the courtyard of the premises which, according to site staff, had been cleaned out and filled in the past (Photo 17).
- Anecdotal evidence from site staff suggested that the property has been a car maintenance workshop for over 30 years.
- Minor quantities of various chemicals were also stored at the site including oils, break fluids and coolant.
- A large amount of tools and old parts was stored throughout the site both internally and externally (Photo 18).

28 East Street (Photo 19):

- Property is a printing and distribution warehouse/ administration area (photo 20).
- The property includes offices, bathrooms, a kitchen and small warehouse.
- No printing is undertaken on-premises rather they store and distribute printing products.
- Minor fuel or oil staining observed in car park area and a stormwater drain was noted (Photo 21)

30 East Street (Photo 22):

- The property was no longer in use at the time of the inspection. It was indicated to DP by DPG Project 6 Pty Ltd that the site may have been used as a car wash in the past.
- The warehouse space was largely empty with the exception of what appeared to be large motors along the northern wall (Photo 23).

- Inside the warehouse was a two storey admin and storage area which included a small bathroom and kitchenette. Minor staining was observed on the timber of the second storey storage area (Photo 24).
- No visual evidence of a sump or grease trap was observed which would be expected with a car wash facility.
- A small round metal cover was observed in the floor of the warehouse, the reason for which is unknown, however based on its appearance it may be a drain cover (Photo 25).

32 East Street (Photo 26)

- Property is called CBD Mechanical Electrical and is primarily an administration building with some storage of goods such as air conditioning parts (Photo 27).
- The concrete floor was observed to be in good to fair condition. Potential old footings were noted in concrete area due to patched up square concrete areas (Photo 28).

34 – 38 East Street (Photo 29):

- Property is known as Cardinal Freeman Centre and includes an administration area, kitchen, bathrooms and boys housing.
- Large stormwater pits were noted in the courtyard area (Photo 30)
- Sump found in front yard of the premises. Anecdotal evidence from a staff member indicated the sump is drained by a licenced contractor periodically (Photo 31).
- Possible asbestos-containing FCS was observed in the external awning area.

40 East Street (Photo 32):

- Property is a two-storey training building used by the Cardinal Freeman Centre.
- The concrete floor was observed to be in good condition with some minor staining (Photo 33).
- Redundant vacant rooms were observed on level 1 including an old bathroom and kitchen area.
- Possible older style polychlorinated biphenyls (PCB) containing lights (Photo 34) were observed.
- Possible asbestos-containing FCS was observed in the bathroom wall.

42 East Street (Photo 35)

- Property is a one storey residential house estimated as pre 1930's in age.
- A possible asbestos-containing FCS awning was noted along the exterior of the building (Photo 36).
- House used by Cardinal Freeman Centre as temporary accommodation.

General:

- All properties back onto the railway line/ railway corridor adjacent to Granville Station.
- All properties were relatively flat with a slight slope away towards East Street and southeast along East Street.
- There were large retaining walls behind some properties along boundary of railway corridor (Photo 37).

- Properties surrounding are a mixture of residential and commercial/ industrial (Photo 38).
- Stormwater drains are located along East Street.

It should be noted that although the presence (or potential presence) of hazardous building materials is noted in the descriptions above, a hazardous building materials inspection was not part of the PSI scope and therefore the noted observations cannot be relied upon as being a complete hazardous building materials assessment.

4. Review of Previous Reports

A previous report entitled *Preliminary Contamination Assessment, 2 - 8 East Street, Granville* (Geotechnique Report 12869/2-AA, Dated May 2013) was undertaken on 2 – 8 East Street, Granville as part of a DA for a proposed residential development. The aim was to ascertain whether the development presented a risk of harm to human health and/ or the environment. The properties assessed are located directly southeast of the site. The investigation involved a review of site history as well as soil and groundwater sampling. The following conclusions are noted:

- The properties were commercial in nature and generally included automotive mechanical services and repairs, motor vehicle detailing including smash repair, panel beating and painting;
- Properties were generally underlain by mixed fill followed by natural silty clays. Soil profile encountered did not reveal any visual evidence of asbestos, staining, odours or significant foreign material;
- Soil analysis in general indicated the proposed excavation area was not significantly impacted by past or present activities or fill materials with the exception of fill encountered at five boreholes which may impact the growth of certain plant species due to elevated levels of cadmium, copper, lead, nickel and/ or zinc;
- Groundwater analysis from one groundwater well on the southeast side of the property (down assumed hydraulic gradient) did not identify any contamination issues with the exception of cyanide which exceeded the trigger value for aquatic ecosystems (fresh water) at a protection of 95% species in the *Australian and New Zealand Environment Conservation Council (ANZECC), Guidelines for fresh and marine water quality, 2000*.

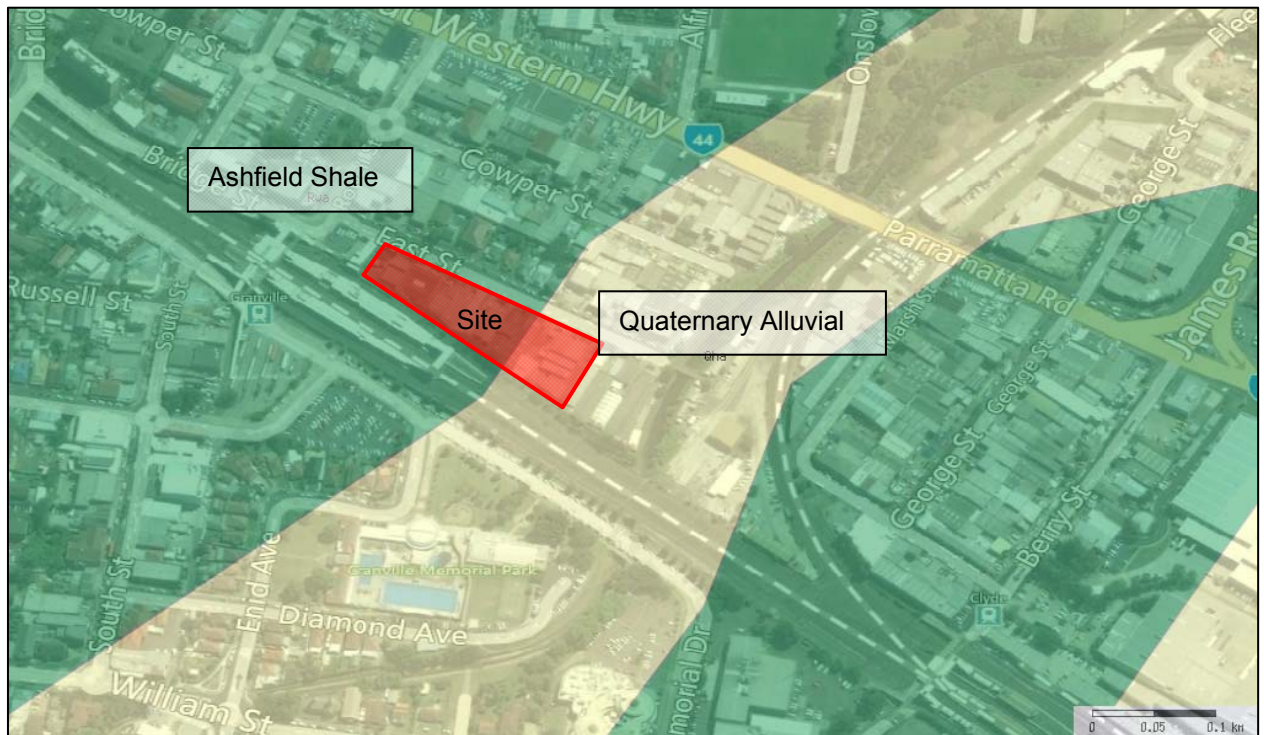
The report has limited value as it was not undertaken on the subject site.

5. Topography, Geology, and Hydrogeology

The land surrounding the site generally slopes southeast towards Duck Creek. Surface water from the site is expected to enter the local stormwater drainage system along East Street.

The Sydney 1:100,000 Geology Sheet indicates that parts of the site are underlain by Ashfield Shale comprising black to dark grey shale and laminate, with the remaining areas underlain by Quaternary stream and alluvial sediments, comprising Silty to peaty quartz sand, silt, and clay (Figure 1).

Figure 1: Sydney 1:100 000 Geology Sheet



Acid Sulphate Soil Risk Mapping data (1994-1998) supplied by the NSW Department of Environment and Climate Change (now NSW EPA) identifies the site as being within an area of disturbed terrain and identifies the area as a risk for acid sulphate soils (Figure 2).

Twelve samples of soil were tested/ screened in an external laboratory for preliminary signs of actual acid sulphate soil (AASS) and potential acid sulphate soil (PASS) and are discussed in the DP geotechnical assessment (Report Ref 73992.00). The screening was undertaken in accordance with the Acid Sulphate Soils Management Advisory Committee (ASSMAC) prepared Acid Sulphate Soil Manual (August 1998), which includes guidelines for assessing AASS and PASS. The laboratory screening results did not provide any positive indicators of AASS or PASS.

Figure 2: Acid Sulphate Soil Risk Mapping



Five soil bores were constructed at the site as part of this (and the geotechnical) investigation and encountered the following subsurface profile:

- Filling:** clay and sand filling to depths of 0.25 m to 0.6 m with inclusions of ceramic tile, slag, and gravel. The silty clay in BH2 was logged as “possible filling” to a depth of 0.85 m; over,
- Clay:** firm to stiff then stiff silty clay to depths of 3.4 m to 7.5 m and very stiff to hard silty clay and shaly clay to depths of 3.9 m to 8.8 m, with the thicken so the clay profile increasing towards the east; over,
- Shale/Laminite:** extremely low to low strength shale and laminite approximately 2 m to 3 m thick, to depths of 5.3 m to 10.5 m over mostly medium to high strength, slightly fractured and unbroken shale and laminite. The medium to high strength shale and laminite profile includes some zones of fractured to slightly fractured rock, occasional thin seams of very low strength rock, and occasional very high strength/sideritic bands about 50 mm to 200 mm thick below 15 m depth.

Groundwater is expected to flow southeast towards Duck Creek which is located approximately 60 m to the southeast of the site and is the closest surface water body. A search of the NSW Natural Resource Atlas database for registered groundwater bores revealed three groundwater bores within 500 m radius of the site as shown in Appendix B. However, the work summaries do not contain information regarding groundwater levels that may have been encountered.

6. Site History

Site history information from readily available sources have been reviewed as part of this report to determine potentially contaminating activities, contamination sources and types of contamination that may have occurred or may be present at the site. The source of site history information comprised historical aerial photographs, historical title deeds for the past 100 years, WorkCover records for licences to store dangerous goods, publicly available registers of contaminated sites and environmental protection licences held by the NSW EPA, and Section 149 Planning Certificates.

6.1 Historical Aerial Photographs

Historical aerial photographs were obtained from the NSW Department of Land and Property Information, Google Earth and SixViewer websites. These photographs were studied in order to identify the likely past uses and changes to the site, particularly those of a potentially contaminating nature. Copies are provided in Appendix C. The findings are summarised below.

1930: Despite the low quality of the photograph, the 1930 image shows that the site was within an area of small residential developments with some lots vacant. The premises are small with large grassed backyards, some scattered trees and some appear to have small sheds at the rear of the property. Nearby surrounding properties appear to be low density residential land use with some potential commercial premises further northwest and southeast adjacent the railway line. A northwest to southeast railway line can be seen to the south.

1943: The 1943 image shows the site is relatively similar to the 1930 image, except some of the previous vacant properties within the site have been similarly developed for residential use. The surrounding properties are relatively unchanged since the 1943 image except for some additional residential development to the south of the railway line.

1965: The residential home at 16 East Street appears to have been demolished and a new commercial/ industrial facility has been built at the rear of the property. A large warehouse has also been built on the adjacent previously vacant block (now known as 10 – 12 East Street). The railway line to the south has undergone significant expansion with the relocation and development of Granville Station which incorporates two new large platforms. As such the vacant land south of the site has now been utilised in the station expansion leaving the railway corridor directly abutting the site's southern boundary. The surrounding properties directly to the southeast and northwest along East Street have been developed into small commercial/industrial premises. Residential properties to the south of the railway line have been demolished to make room for the railway expansion. A commercial/ industrial facility (which appears to be a rail transport property) to the southeast of the site, on the opposite side of Duck Creek, has also been expanded.

1986: The 1986 image shows that the site has had significant development since the 1965 image with the residential properties at 18, 24, 26, 30, 32 and 40 East Street being demolished to make way for commercial/ industrial facilities. The existing warehouse facility at 10 – 12 East Street has also been expanded. Several properties surrounding the site have been developed into commercial/ industrial buildings including the properties directly southeast along East Street. A bus parking facility and car park is also evident south of Granville Station on previously vacant land.

1999: The site has had minor further development with the alteration of 34 – 38 and 28 East Street into commercial facilities. The remaining areas of the site are largely unchanged since the 1986

image. The surrounding properties are largely unchanged since the 1986 image beside further commercial development of previously residential premises north of East Street.

2014: The site and neighbouring properties are largely unchanged to that shown in the 1999 image.

6.2 Title Deed Records

A historical title deeds search is used to obtain ownership or occupancy information for the property, including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the identification of company names or site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. Searches were undertaken by Mark Groll of Service First Registration Pty Ltd. Table 1 (a-k) summarises the reported title deed information and possible site uses are presented. The full results of the title deed search are provided in Appendix D. The possible land uses listed are inferred from the occupations of the owners between 1900 to date.

Table 1 (a): Lot 1 D.P. 521574 (10 - 12 East Street, Granville)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Possible Site Use
As regards to part Lot search		
24.08.1903 (1903 to 1929)	Eliza Peaty (Widow)	Vacant (undeveloped)
19.06.1929 (1929 to 1949)	Emily Marshall Rowell (Spinster)	Vacant (undeveloped)
12.05.1949 (1949 to 1950)	Percy Raymond Hancock (Motor Driver)	Vacant (undeveloped)
31.08.1950 (1950 to 1951)	Denis Francis Andrews (Builder)	Vacant (undeveloped)
02.05.1951 (1951 to 1963)	Thomas Moffat (Shoe Maker) Stanley Alfred Crozier (Shoe Maker)	Vacant (undeveloped)
As regards to part Lot search		
24.08.1903 (1903 to 1929)	Eliza Peaty (Widow)	Vacant (undeveloped)
27.09.1929 (1929 to 1946)	Charles Ernest (or Edward) Francis (Engineer)	Vacant (undeveloped)
23.07.1946 (1946 to 1952)	Charles Edward Heron (Engineer)	Vacant (undeveloped)
12.03.1952 (1952 to 1963)	Thomas Moffat (Shoe Maker) Stanley Alfred Crozier (Shoe Maker)	Vacant (undeveloped)
Search continued as whole Lot		
09.09.1963 (1963 to 1966)	Moffat & Crozier Properties Pty Limited	Warehouse (Storage)
15.07.1966 (1966 to 1983)	Selvitex Investments Pty Limited	Warehouse (Storage)
27.10.1983 (1983 to 2000)	M.G. Spare Parts & Services Pty Limited	Mechanical Motor Repairs
24.02.2000 (2000 to date)	# Ming Li	Work Wear Production and Storage

Denotes current registered proprietors

Leases & Easements: - NIL

Table 1 (b): Lot 6 D.P. 110142 (16 East Street, Granville)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Possible Site Use
16.07.1892 (1892 to 1935)	Eliza Peaty (Married Woman, Widow)	Residential
29.06.1935 (1935 to 1936)	Ajax Archimedes Peaty (Accountant)	Residential
27.10.1936 (1936 to 1947)	Thomas Frederick Warbrick (Builder)	Residential
29.09.1947 (1947 to 1959)	Victor Earnest Burt (Store Keeper)	Residential or commercial
07.09.1959 (1959 to 1987)	Harley Thomas Newman (Panel Beater)	Mechanical Repair Workshop
05.02.1987 (1987 to date)	# Gordon William Newman (Transmission Application not investigated)	Mechanical Repair Workshop

Denotes current registered proprietor

Leases & Easements: - NIL

Table 1 (c): Lot 7 D.P. 110142 (18 East Street, Granville)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Possible Site Use
24.08.1903 (1903 to 1929)	Eliza Peaty (Widow)	Vacant (undeveloped)
19.06.1929 (1929 to 1931)	Laura Rosamond Convoy (Married Woman)	Vacant (undeveloped)
10.11.1931 (1931 to 1938)	Hilda Merline Convoy (Spinster) Now Hilda Merline Hall (Married Woman)	Vacant (undeveloped) or Residential
17.03.1938 (1938 to 1946)	Joseph Jacobs (Iron Worker)	Residential
02.03.1946 (1946 to 1959)	Hubert Henry Clement Smith (Labourer) Sarah Ann Smith (Married Woman)	Residential
15.10.1959 (1959 to 1972)	Sarah Ann Smith (Widow)	Residential
11.09.1972 (1972 to 1972)	Enid Mavis Graham (Widow) Victor Ernest Burt (Driver)	Residential
03.11.1972 (1972 to 1973)	All Service Garage Pty Limited	Mechanical Repair Workshop
17.07.1973 (1973 to 1980)	John Dynon (Solicitor) Leo John Ingham (Timber Merchant)	Warehouse
27.02.1980 (1980 to 1985)	Nicholas Peter Lucas (Property Valuer) Louise Anne Lucas (Married Woman) Peter John Biasotto (Estate Agent) Henrietta Christina Biasotto (Married Woman)	Warehouse
02.08.1985 (1985 to 2003)	Hartee Pty Limited	Warehouse
08.04.2003 (2003 to 2006)	Gim Chen Luan Chen Hsieh	Warehouse
11.07.2006	Otello Rossini	Warehouse

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Possible Site Use
(2006 to 2007)		
16.10.2007 (2007 to date)	# Z & H Holdings Pty Ltd	Warehouse

Denotes current registered proprietor

Easements: - NIL

Leases: -

- 15.02.1984 to A.M.C. Car Air-conditioning Pty Limited – expired 18.02.1985
- 17.06.1985 to Jafra Cosmetics (Australia) Inc – expired 03.12.1986
- 03.12.1986 to Posh Instant Print (Computer Stationary) Pty Limited – expires 28.02.1991, also 5 year option
- Various other leases were found from 1991 to date that have since expired – these have not been surrendered

Table 1 (d): Lot W & Y D.P. 164926 (24 East Street, Granville)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Possible Site Use
As regards Lot W D.P. 164926		
31.12.1906 (1906 to 1950)	Gideon Patten (Store Keeper)	Vacant (undeveloped) and Residential
15.05.1950 (1950 to 1958)	John Phillip Davidson (Clerk)	Residential
12.02.1958 (1958 to 1958)	Harold Swanton Ashe (Bank Officer) Walter David Ashe (Insurance Inspector)	Residential
As regards Lot Y D.P. 164926		
31.12.1906 (1906 to 1929)	Gideon Patten (Store Keeper)	Vacant (undeveloped) and Residential
02.12.1929 (1929 to 1936)	John Edward Redfern (Builder)	Vacant (undeveloped) and Residential
16.03.1936 (1936 to 1954)	Henry James Ashe (Timber Worker)	Residential
10.09.1954 (1954 to 1958)	Harold Swanton Ashe (Bank Officer) Walter David Ashe (Insurance Inspector)	Residential
Search continued as regards Lots W & Y D.P. 164926		
20.08.1958 (1958 to 1972)	Jack Stephen Field (Brick Layer)	Residential
14.04.1972 (1972 to 1973)	Clearsky Pty Limited	Warehouse
20.07.1973 (1973 to 1977)	Enterprise Printing Machinery Pty Ltd	Warehouse
Search continued as regards Lots W & Y D.P. 164926		
11.07.1977 (1977 to 2004)	Bernard Anthony Wimble (Company Director) Carole Wimble (Married Woman)	Warehouse
16.01.2004 (2004 to date)	# Ming Li	Warehouse and Blind Manufacture

Denotes current registered proprietor

Leases & Easements: - NIL

Table 1 (e): Lot X D.P. 164926 (26 East Street, Granville)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Possible Site Use
31.12.1906 (1906 to 1950)	Gideon Patten (Store Keeper)	Residential
15.05.1950 (1950 to 1980)	John Phillip Davidson (Clerk)	Residential
09.02.1981 (1981 to 1990)	Ross William Smith (Motor Mechanic) Barbara Kay Smith (Married Woman) Graham Leslie Smith (Motor Mechanic) Jan Dorothy Smith (Secretary)	Mechanical Car Repair Workshop
11.07.1990 (1990 to date)	# Ross William Smith (Motor Mechanic) # Barbara Kay Smith (Married Woman)	Mechanical Car Repair Workshop

Denotes current registered proprietors

Leases & Easements: - NIL

Table 1 (f): Lot 1 D.P. 156559 (28 East Street, Granville)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Possible Site Use
17.09.1919 (1919 to 1923)	Samuel Solomons (Shoe & Slipper Manufacturer)	Residential
20.02.1923 (1923 to 1927)	Henry Solomons (Optician)	Residential
31.08.1927 (1927 to 1950)	Thomas Fox (Labourer)	Residential
21.09.1950 (1950 to 1965)	Maud Fox (No occupation)	Residential
29.03.1965 (1965 to 1973)	Beryl May Hill (Married Woman)	Residential or small commercial office
19.03.1973 (1973 to 1986)	Ronald David Moss (Company Director) Robyn Leslee Moss (Clerk)	Residential or small commercial office
20.03.1986 (1986 to 1986)	Robyn Leslee Moss	Residential or small commercial office
21.10.1986 (1986 to 1988)	Robo Wash (H.K.) Limited	Storage and distribution of cleaning equipment/ supplies or car wash
14.11.1988 (1988 to 2007)	David Dal Cin Denis Dal Cin Valter Dal Cin	Warehouse and administration
20.12.2007 (2007 to date)	# David Dal Cin	Warehouse and administration

Denotes current registered proprietor

Easements: - NIL

Leases: -

- 19.80.1992 (E 690834) – expired, not investigated
- 25.10.2012 to Advertising & Printing Australia Pty Limited – expires 16.10.2015 also 3 year option

Table 1 (g): Lot 1 D.P. 744571 (30 East Street, Granville)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Possible Site Use
17.09.1919 (1919 to 1923)	Samuel Solomons (Shoe & Slipper Manufacturer)	Residential
20.02.1923 (1923 to 1924)	Henry Solomons (Optician)	Residential
02.07.1924 (1924 to 1972)	George William Falkner (Meat Worker)	Residential
13.12.1972 (1972 to 1975)	Ron Youngman Electrical Pty Limited	Workshop for Electrical supplies
18.06.1975 (1975 to 1978)	Ronald Youngman (Company Director) Judith Patricia Youngman (Married Woman)	Workshop for Electrical supplies
08.05.1978 (1978 to 1980)	Robert Fraser Crawford (Commercial Manager) Moirra Marjorie Crawford (Married Woman)	Warehouse
12.03.1980 (1980 to 1981)	Leonardo Meduro (Production Manager) Giovanna Meduro (Married Woman)	Warehouse
24.12.1981 (1981 to 1985)	Condia Pty Limited	Warehouse
17.05.1985 (1985 to date)	Goodsight Company Limited Now # Good Sight Company Limited	Storage and distribution of cleaning equipment/ supplies or car wash

Denotes current registered proprietor

Easements & Leases: - NIL

Table 1 (h): Lot 1 D.P. 745652 (32 East Street, Granville)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
17.09.1919 (1919 to 1923)	Samuel Solomons (Shoe & Slipper Manufacturer)	Residential
20.02.1923 (1923 to 1929)	Henry Solomons (Optician)	Residential
09.10.1929 (1929 to 1946)	Henry Willis (Tiler)	Residential
13.07.1946 (1946 to 1972)	George Millar Lamont (Carriage Builder)	Residential
29.03.1972 (1972 to 1975)	Ron Youngman Electrical Pty Limited	Workshop for Electrical supplies
18.06.1975 (1975 to 1987)	Ronald Youngman (Company Director) Judith Patricia Youngman (Married Woman)	Workshop for Electrical supplies
11.08.1987 (1987 to 2008)	John Francis McMahon (Director) Marilyn Kathleen McMahon (Married Woman)	Warehouse
21.02.2008 (2008 to date)	# David Ross Tunstall # John William Joseph Carter	Warehouse and administration

Denotes current registered proprietors

Leases: - NIL

Easements: -

- 30.10.1974 Easement for Electricity Purposes (Book 3174 No. 110)

Table 1 (i): Lot 1 D.P. 1009146 (38 East Street, Granville)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Possible Site Use
As regards to part Lot search		
17.09.1919 (1919 to 1923)	Samuel Solomons (Shoe & Slipper Manufacturer)	Vacant (undeveloped)
20.02.1923 (1923 to 1923)	Henry Solomons (Optician)	Vacant (undeveloped)
30.08.1923 (1923 to 1924)	Gladys Victoria Parry (Married Woman)	Vacant (undeveloped)
06.07.1934 (1934 to 1934)	Harry Walker Benson & his deceased estate	Vacant (undeveloped)
14.11.1934 (1934 to 1998)	Parramatta and Granville Electric Supply Company Limited Then Prospect County Council Now Integral Energy Australia	Vacant (undeveloped)
02.12.1998 (1998 to date)	# Trustees of the Society St. Vincent De Paul(N.S.W)	Vacant (undeveloped)
As regards to part Lot search		
31.01.1922 (1922 to 1923)	Ada Margaret Bailey (Married Woman)	Residential
10.12.1923 (1923 to 1948)	Claude Breasley (Estate Agent)	Residential
23.09.1948 (1948 to 1973)	Joan Uren (Married Woman)	Residential
19.06.1973 (1973 to 1978)	Doris Jean Ritchie (Married Woman)	Residential
22.03.1978 (1978 to date)	# Trustees of the Society St. Vincent De Paul(N.S.W)	Administration and boys home
As regards to part Lot search		
25.04.1899 (1899 to 1941)	Matilda Bellenger (or Bellinger) (Spinster)	Residential
01.07.1941 (1941 to 1942)	Joyce Wallace (Spinster) (Now Joyce Thompson (Married Woman)	Residential
10.12.1942 (1942 to 1944)	Joyce Wallace (Spinster) (Now Joyce Thompson (Married Woman) Ruby Pearl Wallace (	Residential
27.04.1944 (1944 to 1947)	Humphry St John Saunders (Medical Practitioner)	Residential
17.01.1947 (1947 to 1953)	Thomas Frederick Warbrick (Builder)	Residential
18.06.1953 (1953 to 1954)	Thelma Gertrude Gribben (No occupation noted)	Residential
21.01.1954 (1954 to 1956)	John Dean (Flower Seller) Lillian Dean (Married Woman)	Residential
18.04.1956 (1956 to 1960)	William Millar (Linesman)	Residential
04.10.1960 (1960 to 1960)	Ronald Denis Hull (Salesman)	Residential

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Possible Site Use
22.12.1960 (1960 to 1965)	Allan Francis Jackson (Salesman)	Residential
09.11.1965 (1965 to 1979)	Elaine Faye Kemsley (Married Woman)	Residential
13.03.1979 (1979 to 1979)	Bruno Peers (Night Manager) Angela Peers (Chef) Lorraine Peers (Chiropractor)	Residential
31.07.1979 (1979 to date)	# Trustees of the Society St. Vincent De Paul(N.S.W)	Administration and boys home

Denotes current registered proprietor

Leases as regards the whole of the subject land: - NIL

Easements as regards the whole of the subject land: -

- 02.12.1998 Easement for Padmount Substation (5416075)
- 02.12.1998 Easement for Underground Cables (5416075)

Table 1 (j): Lot 1 D.P. 195784 (40 East Street, Granville)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Possible Site Use
06.11.1920 (1920 to 1940)	Maggie Anderson (Married Woman)	Residential
25.10.1940 (1940 to 1950)	Florence Estella Walsh (Married Woman)	Residential
13.03.1950 (1950 to 1970)	George Patrick Walsh (Manufacturer)	Residential
05.02.1970 (1970 to 1977)	Robertson & Guidi Holdings Pty Limited	Warehouse and administration
01.07.1977 (1977 to 1979)	Silvano Renato Guidi (Company Director) Nina Maria Guidi (Married Woman)	Warehouse and administration
08.11.1979 (1979 to 1979)	Silvano Renato Guidi (Company Director) Nina Maria Guidi (Married Woman) Egbertus Frans Westerbrink (Builder)	Warehouse and administration
08.11.1979 (1979 to 1988)	Silvano Renato Guidi (Company Director) Nina Maria Guidi (Married Woman) Egbertus Frans Westerbrink (Builder) Giuliano (or Jiuliano) Grassi (Pay Officer) Patricia Janet Grassi (Married Woman)	Warehouse and administration
30.11.1988 (1988 to 1990)	Silvano Renato Guidi (Company Director) Nina Maria Guidi (Married Woman) Giuliano (or Jiuliano) Grassi (Pay Officer) Patricia Janet Grassi (Married Woman)	Warehouse and administration or general manufacture
30.05.1990 (1990 to 2007)	Giuliano (or Jiuliano) Grassi (Pay Officer) Patricia Janet Grassi (Married Woman)	Warehouse and administration or general manufacture
21.09.2007 (2007 to 2011)	Kamberlan Pty Limited (Trustee for G & PJ Grassi Superannuation Fund)	Warehouse and administration
30.03.2011 (2011 to date)	# Trustees of the Society of St Vincent De Paul (NSW)	Training Area and Storage

Denotes current registered proprietor

Easements: - NIL

Leases: -

- 28.02.1980 to Raymond Norris Henry Neal & Margaret Christine Neal (Trading as "Allways to Lidcombe Bus Service") – for 5 years also 5 year option
- 22.03.1985 to Insul-8 (Australia) Pty Ltd – for 3 years also 3 year option
- 08.07.1988 to Insul-8 (Australia) Pty Ltd – for 3 years also 3 year option
- 30.04.1991 to Insul-8 (Australia) Pty Ltd – for 3 years also 3 year option

Table 1 (k): Lot 1 D.P. 996285 (42 East Street, Granville)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Possible Site Use
24.05.1918 (1918 to 1927)	Margaret Jonsson (Widow)	Residential
29.10.1927 (1927 to 1956)	Hilda May Frost (Married Woman)	Residential
17.02.1956 (1956 to 1963)	Arthur William Murphy (Charge Hand) Ida Hilda Murphy (Married Woman)	Residential
18.10.1963 (1963 to 1964)	Graydon Enterprises Pty Limited	Residential
27.02.1964 (1964 to 1972)	Adalbert Christ (Brick Layer) Erika Christ (Married Woman)	Residential
25.10.1972 (1972 to 1975)	Stockdale Industries Pty Limited	Residential
19.12.1975 (1975 to 1979)	Dimostenis Millis (Labourer) Soultana Millis (Married Woman)	Residential
23.08.1979 (1979 to date)	# Trustees of the Society of St Vincent De Paul (NSW)	Residential

Denotes current registered proprietor

Easements & Leases: - NIL

6.3 Regulatory Notices Search

The *Protection of the Environment Operations Act 1997* (POEO Act) public register, maintained by NSW Environmental Protection Authority (EPA), contains information about environment protection licences (EPLs) and other regulatory information required under the POEO Act. A search of the register on 1 July 2014 revealed no licences or information in regards to the site. There are many current and past EPLs noted for the suburb of Granville which is not unexpected given it has a commercial/industrial area. Current EPLs which are proximal to the site include:

- Laing O'Rourke Australian Construction Pty Ltd, within the railway corridor between Granville and Auburn Junction. The scheduled activity listed is railway systems activity. The railway corridor is directly adjacent the site to the south.

The Contaminated Land Record of Notices, published by NSW EPA, contains a database of:

- orders made under Part 3 of the *Contaminated Land Management Act 1997* (CLM Act);
- approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the NSW EPA has not been revoked;
- site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;

- where practicable, copies of anything formerly required to be part of the public record;
- actions taken by EPA under section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act).

A search of the record on 1 July 2014 revealed no information in regards to the site.

The NSW EPA provides a 'List of NSW contaminated sites notified to the EPA' for sites that have been notified to the NSW EPA about contamination under Section 60 of the *Contaminated Land Management Act 1997*. It should be noted that not all contaminated sites in NSW are listed. A search of the list conducted on 1 July 2014 revealed the following:

- Service Station at 144 Parramatta Road, Granville is about 300 m northwest of the site
- Service Station at 154 – 160 Parramatta Road, Granville is about 350 m northwest of the site
- Australand (warehouse) at 15 – 17 Berry Street, Granville is about 330 m southeast of the site
- The subject site was not on the list.

6.4 Council Records

The Section 149 (2) & (5) planning certificates were obtained for the site from Parramatta City Council for all 11 premises (as listed in Section 3.1) and are dated 3 December 2013.

The certificates indicate that all Lots are zoned B4 Mixed Use under the Parramatta City Council Local Environment Plan 2011, the objectives of this zone are to:

- To provide a mixture of compatible land uses;
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling;
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.

With respect to acid sulfate soils (ASS), it is noted that the 'special notes' section of the certificates indicate the land is identified as Class 4 on the Acid Sulfate Soils Map under the Parramatta LEP 2011. The property at 42 East Street is also identified as Class 5 on the Acid Sulfate Soils map. According to the Parramatta LEP 2011, development consent is required for the carrying out of works in Class 4, if works are more than 2 metres below the natural ground surface (or works where the watertable is likely to be lowered more than 2 metres), and in Class 5 if works are within 500 m of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

It is noted in the certificates, that land is not affected by any matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed:

- That the land to which the certificate relates is significantly contaminated land;
- That the land to which the certificate relates is subject to a management order;
- That the land to which the certificate relates is the subject of an approved voluntary management proposal;

- That the land to which the certificate relates is subject to an ongoing maintenance order;
- That the land to which the certificate relates is the subject of a site audit statement

An informal information request was also made under the *Government Information (Public Access) Act, 2009*. The search returned DA documents indicating the following noteworthy information:

- 18 East Street, DA Notice of Determination, dated February 2007: Outlines use of the premises for bulky goods retailing including kitchen and bathroom furniture, rugs and floor coverings, electrical goods, lighting, automotive parts/ accessories and second hand goods.
- 40 East Street, DA Notice of Determination, dated May 2013: Details changing of use to a learning centre from a warehouse and fork lift training centre.
- 28 East Street, DA, dated April 1992: Details changing of use to warehousing and wholesale distribution of building and construction fasteners.

Documents provided by Council are attached in Appendix E.

6.5 WorkCover Records

A search of the NSW Dangerous Goods Database was conducted by WorkCover NSW on 12 June 2014 of the entire site including all twelve lot/DP. The search indicated storage of fireworks at a warehouse at 24 East Street, Granville. WorkCover documentation is provided in Appendix F.

7. Preliminary Conceptual Site Model

7.1 Potential Contamination Sources

Based on current and previous site uses and DP's site observations, the potential sources of contamination and associated contaminants are summarised in Table 2.

Table 2: Potential Sources of Contamination

Potential Source of Contamination	Chemicals of Concern
S1: Spills/leaks of fuels, oils, solvents and other chemicals from the current and past use of areas of the site (and directly surrounding properties) including mechanical repairs, potential car wash and other commercial/industrial facilities.	Metals (especially lead), total petroleum hydrocarbons (TPH), BTEX, PAH, phenols, VOC, cyanide ¹ , pH (in water).
S2: Activities from adjacent historic railway line	Metals, TPH, PAH, BTEX, asbestos, herbicides.
S3: Imported filling from a contaminated source to form/level the site or buried filling/rubble during historic demolition of residential homes.	Various possible – including heavy metals, TPH, BTEX, PAH, PCB, OCP, and asbestos.

Notes: 1 Cyanide detected in groundwater sampling at 2 – 8 East Street (Geotechnique, 2013), source of cyanide unknown

7.2 Potential Receptors

Potential human health receptors of contamination have been identified to include:

R1 – Current site users (workers and customers of commercial premises)

R2 – Construction and maintenance workers.

R3 – Final end users (residential users with limited soil access).

R4 – Adjacent site users

Potential ecological receptors have been identified to include:

R5 – Groundwater;

R6 – Surface water body (Duck Creek);

R7 – General Ecology

7.3 Potential Pathways

Potential pathways for contamination to impact on receptors include the following:

P1 – Direct contact with soil (ingestion and dermal);

P2 – Inhalation of dust;

P3 – Inhalation of vapours;

P4 – Leaching of contaminants and vertical migration into groundwater;

P5 – Surface water runoff;

P6 – Lateral migration of groundwater providing base flow to watercourses;

P7 – Direct contact with contaminated groundwater.

7.4 Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how a site can become contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e. it enables an assessment of the potential source – pathway – receptor linkages and the development of an appropriate intrusive investigation. The preliminary CSM developed on the basis of site history and site land use information, is presented in Table 3.

Table 3: Preliminary Conceptual Site Model

Source	Transport Pathway	Receptor	Notes / Recommendations
S1 – Spills/leaks from previous/ current uses of site and directly surrounding sites	P1 – Direct contact P2 - Inhalation of dust P3 – Inhalation of vapours	R1 – Current users R2 – Construction workers R3 – Final end users	There was little evidence of significant spills or leaks within the site. No records of underground storage tanks were recovered during the WorkCover search. The properties/ warehouses have concrete floors, minimising the potential for leaching of spills into soils. Concrete floor slabs, hardstand areas and turf limit the potential for dust generation. Intrusive investigation is required to assess the nature of soil and groundwater contamination beneath the site resulting from this source.
	P2 - Inhalation of dust P3 – Inhalation of vapours	R4 – Adjacent site users	Exposure to dust is only a potential during the demolition and construction phase, and will presumably be limited through control measures required under a development consent. Exposure to vapours can occur if volatile contaminants have migrated beyond the site boundary, general in groundwater, and volatile vapours subsequently form in basements, trenches or other enclosed spaces. Intrusive investigation is required to assess the nature of soil and groundwater contamination beneath the site.
	P4 - Leaching of contaminants and vertical mitigation	R5 – Groundwater	Mainly surface soils are likely to be impacted by spills and leaks. Hardstand areas minimise this potential. Vertical migration of contaminants to groundwater is dependent on soil properties and depth to groundwater. The relatively impermeable nature of the identified sub-surface soils and bedrock will provide a degree of resistance against such migration.

Source	Transport Pathway	Receptor	Notes / Recommendations
	P5 – Surface water run off P6 – Lateral migration of groundwater providing base flow	R6 – Surface water bodies R7 – General Ecology	Mainly surface soils are likely to be impacted by spills and leaks. Hardstand areas minimise this potential. Vertical migration of contaminants to groundwater, and therefore baseflow, is dependent on soil properties and depth to groundwater. The relatively impermeable nature of the identified sub-surface soils and bedrock will provide a degree of resistance against such migration. The ecology of the region in general is likely to be largely disturbed due to commercial/ industrial activities.
	P7 – Direct contact with contaminated groundwater	R7 – General Ecology R4 – Adjacent site users	The ecology of the region in general, including that of Duck Creek, is likely to be largely disturbed due to commercial/ industrial activities. Although unlikely, it is possible that groundwater is being extracted in the region for uses such as domestic and/or irrigation. An investigation is required to assess the site's impact on the groundwater quality.
S2 – Activities from adjacent railway line	P2 - Inhalation of dust P3 – Inhalation of vapours P5 – Surface water run-off	R1 – Current users R2 – Construction workers R3 – Final end users	Potential for localised soil and groundwater impacts due to the historic railway line south of the site. Risk considered low due to existing hardstand, but soil impacts may have occurred before the construction of existing buildings when most of the site had exposed soils. Intrusive investigation of near surface soils is required to assess the nature of soil and groundwater contamination beneath the site.
	P4 - Leaching of contaminants and vertical mitigation P6 – Lateral migration of	R5 – Groundwater R7 – General Ecology	Vertical migration of contaminants to groundwater is dependent on soil properties and depth to groundwater. The relatively impermeable nature of the identified sub-surface soils and bedrock will provide a degree of resistance against such migration.

Source	Transport Pathway	Receptor	Notes / Recommendations
	groundwater providing base flow		
S3 – Imported fill	P1 – Direct contact P2 – Inhalation of dust P3 – Inhalation of vapours	R1 – Current users R2 – Construction workers R3 – Final end users	Risk considered low due to existing hardstand, but could be moderate during future construction works. Intrusive investigation is required to assess the nature of soil and groundwater contamination beneath the site resulting from this source.
	P2 – Inhalation of dust P3 – Inhalation of vapours	R4 – Adjacent site users	Exposure to dust is only a potential during the demolition and construction phase, and will presumably be limited through control measures required under a development consent. Exposure to vapours can occur if volatile contaminants have migrated beyond the site boundary, general in groundwater, and volatile vapours subsequently form in basements, trenches or other enclosed spaces. Intrusive investigation is required to assess the nature of soil and groundwater contamination beneath the site.
	P4 – Leaching of contaminants and vertical mitigation	R5 – Groundwater	Vertical migration of contaminants to groundwater is dependent on soil properties and depth to groundwater. The relatively impermeable nature of the identified sub-surface soils and bedrock will provide a degree of resistance against such migration. Intrusive investigation is required to assess the nature of soil and groundwater contamination beneath the site resulting from this source.
	P5 – Surface water run off P6 – Lateral migration of groundwater providing base flow	R6 – Surface water bodies R3 – Final end users	Vertical migration of contaminants to groundwater, and therefore baseflow, is dependent on soil properties and depth to groundwater. The relatively impermeable nature of the identified sub-surface soils and bedrock will provide a degree of resistance against such migration.

Source	Transport Pathway	Receptor	Notes / Recommendations
		R7 – General Ecology	
	P7 – Direct contact with contaminated groundwater	R7 – General Ecology R4 – Adjacent site users	The ecology of the region in general, including that of Duck Creek, is likely to be largely disturbed due to commercial/ industrial activities. Although unlikely, it is possible that groundwater is being extracted in the region for uses such as domestic and/or irrigation. An investigation is required to assess the site's impact on the groundwater quality.

8. Fieldwork, Analysis and QA/QC

8.1 Soil Sample Location and Rationale

The site covers an area of approximately 0.8 ha. On the basis of the EPA's publication *Sampling Design Guidelines* 1995, a minimum of 19 systematic sampling locations are recommended to characterise a site of this size. Given the nature of this preliminary assessment, a limited sampling regime was coupled with the geotechnical assessment (Project ref 73992.00) with the aim of providing some preliminary soil and groundwater data for the site.

Environmental fieldwork, including drilling and sampling, was conducted across May and June 2014. A total of five boreholes (BH01 – BH05) were positioned to generally cover the site area, without targeting specific potential contamination sources.

Selected soil samples were analysed for a range of COCs, as outlined in Section 2. These samples were selected based on site observations (odour, staining etc), and their location within the subsoil strata (i.e. fill or natural). Groundwater samples were analysed for a range of COCs, as outlined in Section 2.

Borehole locations are shown on Drawing 2, Appendix A.

8.2 Soil Sampling Methods

Prior to commencing sampling, all sample locations were cleared for underground services by a services locator. At each sampling point, concrete was cored using a powered drill (where required) and then drilling was undertaken using a truck-mounted rig with solid flight auger. Disturbed soil samples were obtained at regular intervals and differing soil types.

All sampling data was recorded on DP's borehole logs, provided in Appendix G. The general soil sampling procedure adopted for the collection of soil samples for chemical analysis was:

- collect soil samples from auger returns using disposable sampling gloves;
- transfer samples into laboratory-prepared glass jars, completely filled to ensure the headspace within the sample jar is minimised, and capping immediately to minimise loss of volatiles;
- label sample containers with individual and unique identification, including project number, sample location and sample depth; and
- place the glass jars, with Teflon lined lid, into a cooled, insulated and sealed container for transport to the laboratory.

8.3 Well Installation Details and Groundwater Sampling Methodology

Groundwater monitoring wells were installed into bores BH1 and BH4, as shown on Drawing 2, Appendix A. These bores were selected to provide site coverage.

Groundwater monitoring wells are designed to intercept the water table of the same aquifer and permit sampling of water from the water table. The groundwater monitoring wells were constructed of 50 mm diameter acid washed class 18 PVC casing and machine slotted well screen intervals, with the well screened positioned at the water table observed during drilling. Joints were screw threaded, thereby avoiding the use of glues and solvents which may contaminate the wells. All wells were capped and a Gatic cover placed over for security reasons, flush with the ground surface. The ground surface levels were recorded on the bore logs.

Following installation, the groundwater levels were measured using an interface meter and the wells were developed on 27 May 2014 by removing a minimum of three bore volumes of water using a submersible pump. The wells were allowed to recharge and groundwater levels re-measured including the measurement of phase separated hydrocarbons (PSH). No PSH were noted.

The wells were micro-purged on 3 June 2014 using a low flow pump (Geopump) until field parameters (pH, temperature, dissolved oxygen (DO), conductivity, total dissolved solids (TDS) and redox) until readings stabilised.

Once field parameters had stabilised, samples were collected on the same day using the low flow pump. Samples were placed with a minimum of aeration into appropriately preserved bottles. For analysis of metals the relevant sample fraction was filtered using a disposable 0.45 µ filter.

The sample pump and all non-disposable sampling equipment was decontaminated between samples via a “triple rinse” procedure i.e. a rinse of all particulates in tap water followed a decontamination using a 3% Decon 90 solution and a final rinse in deionised water.

The sample management comprised the following:

- collecting 10% replicate samples for QA/QC purposes, or at least one per field sampling date. In addition laboratory prepared trip spikes and blanks were taken into the field unopened for every day of sampling;
- samples were placed in insulated coolers and maintained at a temperature of approximately 4°C (through the use of ice; topped up as required) until transported to the analytical laboratory, and
- chain of custody documentation was maintained at all times and countersigned by the receiving laboratory on transfer of samples.

All samples were dispatched to the selected NATA accredited laboratories for analysis.

8.4 Analytical Scheme

The analytical scheme was designed to obtain an indication of the potential presence and possible distribution of contaminants of potential concern identified prior to undertaking the desktop study, as discussed in Section 2. Samples were selected for analysis on the basis depth within the profile, targeting primarily near surface and fill samples based on the CSM.

Laboratory analytical methods as stated by Envirolab Services and Eurofins are provided in the laboratory certificates of analysis in Appendix H and are summarised in the QA/QC section in Appendix I.

8.5 Quality Assurance and Quality Control

The field QC procedures for sampling were as prescribed in Douglas Partners' *Field Procedures Manual*. Field replicates were recovered and analysed for a limited suite of contaminants by means of intra-laboratory analysis. This is in general accordance with standard industry practice and guidelines. The comparative results are outlined in Appendix I.

The analytical laboratory, accredited by NATA, is required to conduct in-house QA/QC procedures. These are normally incorporated into every analytical run and include reagent blanks, spike recovery, surrogate recovery and duplicate samples. These results are included in the laboratory reports in Appendix H.

The results of the DP assessment of laboratory QA/QC are shown in Appendix I, with the full laboratory certificates of analysis included in Appendix H.

9. Site Assessment Criteria

The proposed development of the site includes the construction of a new nineteen storey mixed – use building with five levels of basement car parking. The lowest basement will require excavation to depths of approximately 13 m bgl. The Site Assessment Criteria (SAC) applied in the current investigation is informed by the CSM which identified human and ecological receptors to potential contamination on the site (refer to Section 6). Analytical results were assessed (as a Tier 1 assessment) against the SAC comprising the investigation and screening levels of Schedule B1, *National Environment Protection (Assessment of Site Contamination) Measure* 1999, as amended 2013 (NEPC, 2013). The NEPC guidelines are endorsed by the NSW EPA under the CLM Act 1997. Petroleum based health screening levels for direct contact have been adopted from the *Cooperative Research Centre for Contamination Assessment and Remediation of the Environment (CRC CARE) Technical Report no.10 Health screening levels for petroleum hydrocarbons in soil and groundwater* (2011) as referenced by NEPC (2013).

The investigation and screening levels are applicable to generic land use settings and include consideration of, where relevant, the soil type and the depth of contamination. The investigation and screening levels are not intended to be used as clean up levels. Rather, they establish concentrations above which further appropriate investigation (e.g. Tier 2 assessment) should be undertaken. They are intentionally conservative and are based on a reasonable worst-case scenario.

The investigation and screening levels applied in the current investigation comprise levels adopted for a generic residential site with limited access to soil.

9.1 Soils

9.1.1 Health Investigation and Screening Levels

The Health Investigation Levels (HIL) and Health Screening Levels (HSL) are scientifically-based, generic assessment criteria designed to be used in the first stage (Tier 1) of an assessment of potential human health risk from chronic exposure to contaminants.

HILs are applicable to assessing health risk arising via all relevant pathways of exposure for a range of metals and organic substances. The HIL are generic to all soil types and apply generally to a depth of 3 m below the surface for residential use. Site-specific conditions may determine the depth to which HILs apply for other land uses.

HSLs are applicable to selected petroleum compounds and fractions to assess the risk to human health via inhalation and direct contact pathways. HSL have been developed for different land uses, soil types and depths to contamination.

The generic HIL and HSL are considered to be appropriate for the assessment of contamination at the site. Given the proposed land use, the following health investigation and screening levels were used:

- HIL B and HSL B (residential with limited access to soil);
- HSL Intrusive Maintenance Worker (construction and maintenance workers)

In addition, the HSL adopted are predicated on the inputs summarised in Table 4.

Table 4: Inputs to the Derivation of HSLs

Variable	Input	Rationale
Potential exposure pathway	Soil vapour intrusion (inhalation)	Although construction workers may come in direct contact with soil, direct contact values have not been included as these values are much higher than vapour intrusion HSLs and, hence, are not drivers for further investigation or remediation.
Soil Type	Clay	Clay was selected as the soil type based on the common soil type material encountered during borehole investigation at depth.
Depth to contamination	0 m to <1 m	Laboratory results were assessed against the HSLs for the top 1 m of the soil profile, being the most conservative depth range for HSL values.

The adopted HILs and HSLs for the contaminants of concern are shown on Table 5.

Table 5: Health Investigation Levels for soil contaminants

Contaminant	HIL B (mg/kg)	HSL B (mg/kg) Vapour Intrusion	HSL Intrusive Maintenance Worker (mg/kg)
Metals and Inorganics			
Arsenic	500	-	-
Cadmium	150	-	-
Chromium (VI)	500	-	-
Copper	30,000	-	-
Lead	1,200	-	-
Mercury (inorganic)	120	-	-
Nickel	1,200	-	-
Zinc	60,000	-	-
Cyanide (free)	300	-	-
TRH			
C6 – C10 (less BTEX)	-	50	NL
>C10-C16 (less Naphthalene)	-	280	NL
BTEX			
Benzene	-	0.7	350
Toluene	-	480	NL
Ethylbenzene	-	NL	NL
Xylenes	-	110	NL
PAHs			
Carcinogenic PAHs (as Benzo(a)pyrene TEQ)	4	-	-
Naphthalene	-	5	NL
Total PAHs	400	-	-
OCP			
DDT+DDE+DDD	600	-	-
Aldrin + Dieldrin	10	-	-
Chlordane	90	-	-
Endosulfan (total)	400	-	-
Endrin	20	-	-
Heptachlor	10	-	-
HCB	15	-	-
Methoxychlor	500	-	-
Phenols			
Value for Pentachlorophenol used as a screening value for Total Phenols	130	-	-

Contaminant	HIL B (mg/kg)	HSL B (mg/kg) Vapour Intrusion	HSL Intrusive Maintenance Worker (mg/kg)
Other Organics PCBs (non dioxin- like PCB only)	1	-	-

Note: NL = Not Limiting

9.1.2 Ecological Investigation Levels and Screening Levels

Given the limited nature of this investigation an ecological assessment has not been undertaken as part of the works. Borehole locations from the geotechnical investigation are located within the proposed footprints of the development rather than the proposed landscaped/ retained areas of the site. An ecological assessment should be undertaken as part of future investigations, using proposed landscaping details.

9.1.3 Management Limits – Petroleum Hydrocarbons

In addition to appropriate consideration and application of the HSLs, there are additional considerations which reflect the nature and properties of petroleum hydrocarbons, including:

- Formation of observable light non-aqueous phase liquids (LNAPL);
- Fire and explosion hazards; and
- Effects on buried infrastructure e.g. penetration of, or damage to, in-ground services.

Management Limits to avoid or minimise these potential effects have been adopted in NEPC (2013) as interim Tier 1 guidance. Management Limits have been derived in NEPC (2013) for the same four petroleum fractions as the HSLs (F1 to F4). The adopted Management Limits, from Table 1B(7), Schedule B1 of NEPC (2013) are shown on Table 6. The following site specific data and assumptions have been used to determine the Management Limits:

- the Management Limits will apply to any depth within the soil profile;
- the Management Limits for commercial and industrial land use apply; and
- the soils encountered at the site comprised various types including sand and clay. A “coarse” soil texture (being the most conservative soil type) has been adopted.

Table 6: Management Limits in mg/kg

Analyte		Management Limit
TRH	C ₆ – C ₁₀	700
	>C ₁₀ -C ₁₆	1,000
	>C ₁₆ -C ₃₄	3,500
	>C ₃₄ -C ₄₀	10,000

9.1.4 Asbestos in Soil

Bonded asbestos containing material (ACM) is the most common form of asbestos contamination across Australia, generally arising from:

- Inadequate removal and disposal practices during demolition of buildings containing asbestos products;
- Widespread dumping of asbestos products and asbestos containing fill on vacant land and development sites; and
- Commonly occurring in historical fill containing unsorted demolition materials.

Mining, manufacturing or distribution of asbestos products may result in sites being contaminated by friable asbestos including free fibres. Severe weathering or damage to bonded ACM may also result in the formation of friable asbestos comprising fibrous asbestos (FA) and/or asbestos fines (AF).

Asbestos only poses a risk to human health when asbestos fibres are made airborne and inhaled. If asbestos is bound in a matrix such as cement or resin, it is not readily made airborne except through substantial physical damage. Bonded ACM in sound condition represents a low human health risk, whilst both FA and AF materials have the potential to generate, or be associated with, free asbestos fibres. Consequently, FA and AF must be carefully managed to prevent the release of asbestos fibres into the air.

A detailed asbestos assessment was not undertaken as part of these works given the preliminary nature of this assessment. As an initial screen, the site assessment criteria for asbestos are as follows:

- no visible asbestos cement materials (ACM) at the sampling locations; and
- no asbestos detected at the laboratory reporting limit of 0.1 g/kg.

9.2 Groundwater

The potential receptors of impacted groundwater from the site include:

- The general ecology associated with Duck Creek, assuming there is connectivity between the groundwater and the creek; and
- Persons extracting groundwater for a beneficial use.

9.2.1 Groundwater Investigation Levels

The Groundwater Investigation Levels (GIL) adopted in NEPC (2013) are based on:

- *Australian Drinking Water Guidelines 2011 (ADWG);*
- *National water quality management strategy. Australian and New Zealand guidelines for fresh and marine water quality 2000 (ANZECC & ARMCANZ).*

- In the absence of the above national GILs, concentrations of contaminants below PQL have been adopted as initial screening levels. Reference to national or international standards above the PQL has been outlined in Table 7 for detectable contaminants only.

The adopted GIL for the analytes included in the assessment (where applicable), and the corresponding source documents, are shown in Table 7.

Table 7: Groundwater Investigation Levels (in µg/L unless otherwise stated)

Analyte		NEPC (2013) Fresh Waters ^b	NEPC (2013) Drinking Water	Comments
Metals	Arsenic (V)	13	10	These values can be corrected for hardness (hard) in accordance with ANZECC & ARMCANZ (2000). This was not part of the scope of this preliminary investigation.
	Cadmium	0.2	2	
	Chromium (VI)	1	50	
	Copper	1.4	2000	
	Lead	3.4	10	
	Mercury (total)	0.06	1	
	Nickel	11	20	
	Zinc	8	-	
PAH	Naphthalene	16	-	
	Benzo(a)pyrene	-	0.01	
BTEX	Benzene	950	1	
	Toluene	-	800	
	Ethylbenzene	-	300	
	Xylene (o)	350	-	
	Xylene (p)	200	-	
	Xylenes (Total)	-	600	
OCP	Chlordane	0.03	2	
	DDT	0.006	9	
	Endosulfan	0.03	20	
	Endrin	0.01	-	
	Heptachlor	0.01	-	
	Aldrin + Dieldrin	-	0.3	
	Lindane	0.2	10	
	Heptachlor Epoxide	-	0.3	
PCB	Aroclor 1242	0.3	-	
	Aroclor 1254	0.01	-	
VOC	Chloroform	-	0.19 ^c	Given the exhaustive list of VOC contaminants, only those VOC

Analyte		NEPC (2013) Fresh Waters ^b	NEPC (2013) Drinking Water	Comments
				concentrations detected above the laboratory reporting limits have been included in this table
Other	Cyandide	7	800	

Notes:

- a in cases where no high reliability trigger values are provided, the low reliability trigger values provided in ANZECC & ARMCANZ (2000) have been used as screening levels*
- b Investigation levels apply to typically slightly-moderately disturbed systems*
- c In cases where no GILs are provided, the regional screening levels (RSLs) for Tapwater (µg/L) provided in US EPA website have been used as screening levels (US EPA);*

9.2.2 Health Screening Levels – Petroleum Hydrocarbons

The generic HSL are considered to be appropriate for the assessment of contamination at the site. Given the proposed land use the adopted HSL is:

- **HSL-B** – High density residential land use

In addition, the HSL adopted is predicated on the following inputs prescribed in Table 8:

Table 8: Inputs to the Derivation of HSLs

Variable	Input	Rationale
Potential exposure pathway	Groundwater vapour intrusion (inhalation)	Basement level expected to intercept groundwater.
Soil Type	Clay	Clay is the dominant soil type encountered in the bores
Depth to contamination	0 to <2m	Basement levels are expected to intercept groundwater. NEPC (2013) suggests that a site specific risk assessment is required under those circumstances. This will be recommended if petroleum hydrocarbon contaminants are detected in the groundwater. The listed depth range has been adopted only as an initial screen.

The adopted groundwater HSL for vapour intrusion, from Table 1A(4), Schedule B1 of NEPC (2013) are shown in the following Table 9.

Table 9: Groundwater Health Screening Levels (HSL) for Vapour Intrusion (µg/L)

Analyte		HSL-B
TRH	C ₆ – C ₁₀ (less BTEX) [F1]	NL
	>C ₁₀ -C ₁₆ (less Naphthalene) [F2]	NL
BTEX	Benzene	5000
	Toluene	NL
	Ethylbenzene	NL
	Xylene	NL
PAH	Naphthalene	NL

Notes:

NL -The solubility limit is defined as the groundwater concentration at which the water cannot dissolve any more of an individual chemical based on a petroleum mixture. The soil vapour which is in equilibrium with the groundwater will be at its maximum. If the derived groundwater HSL exceeds the water solubility limit, a soil-vapour source concentration for a petroleum mixture could not exceed a level that would result in the maximum allowable vapour risk for a given scenario. For these scenarios no HSL is presented for these chemicals. These are denoted as not limiting 'NL'.

9.3 Waste Classification Criteria

The preliminary waste classification was generally conducted in accordance with NSW DECCW *Waste Classification Guidelines* 2008 (Revision July 2009) [DECCW, 2009]. The material was assessed against the threshold concentrations provided in the above mentioned guidelines as shown in Table J1, Appendix J.

10. Field and Analytical Results

10.1 Field Observations

The subsurface conditions encountered in the bores are presented in the bore logs in Appendix G and summarised in Section 5. Notes defining descriptive terms and classification methods are also included in Appendix G.

The groundwater monitoring wells were developed on 27 May 2014 by pumping the wells dry to depths of 14.7 m (BH1) and 18.9 m (BH4). The groundwater wells were then purged on 3 June 2014 by removing at least three well volumes of water prior to sampling on the same day for the contamination assessment. Groundwater levels were measured in the wells before and after developing and purging and are summarised in Table 10 below.

Table 10: Summary of Measured Groundwater Levels in Monitoring Wells

Date	Depth (RL) to Groundwater	
	BH1	BH4
27 May 2014 (prior to pumping dry)	3.02 (RL3.18)	1.06 (RL5.74)
3 June 2014 (prior to purging/sampling)	3.39 (RL2.81)	1.68 (RL5.12)
3 June 2014 (after sampling)	3.63 (RL2.57)	3.12 (RL3.68)

Groundwater levels may temporarily rise by at least 1 m during periods of prolonged and heavy rainfall. On-going monitoring of groundwater levels, particularly after heavy rainfall, should continue in order to obtain more information on fluctuations in groundwater levels if this is important for the design and construction of the project.

During the investigation there was no visible evidence of hydrocarbon staining in the soil or any sheen on the groundwater surface, and no visual signs or odours were observed in any of the bores or groundwater wells.

10.2 Laboratory Results

The results of the laboratory analysis undertaken are presented in the following tables in Appendix J:

Table J1: Contamination Assessment Laboratory Results and Waste Classification Results – Soils;

Table J2: Contamination Assessment Laboratory Results – Groundwater.

The full laboratory reports together with the chain of custody and sample receipt information are presented in Appendix H.

11. Discussion of Results

11.1 Site History

According to historical title deeds and aerial photography, the site appears to have been largely residential premises until it was development into various commercial/ industrial land uses from the 1950s. Since the site redevelopment, properties have been used for a range of known activities including mechanical repairs (motor car and steering boxes), potential car wash, warehouse and storage facilities, administration and training centres. The surrounding areas of the site were likewise mainly residential, with development into small commercial/ industrial premises from the 1950's. A railway line runs adjacent the southern boundary of the property and is evident as far back as the 1930's aerial photograph. WorkCover records indicate storage of fireworks at a warehouse within the site (24 East Street). No areas of the site or directly neighbouring properties are listed on 'Contaminated Land Record of Notices' or 'List of NSW contaminated sites notified to the EPA'.

11.2 Contaminants in Soil

The analytical results for the soil samples indicated that the concentrations of TRH, BTEX, PCB, OCP, cyanide and phenols in all soil samples analysed were below the laboratory's limit of reporting and within the adopted SAC.

Elevated concentrations of heavy metals and PAH were recorded above the laboratory's reporting limit but all results were within the SAC.

Asbestos was not observed in any of the soil samples and was not detected at the reporting limit in any samples analysed for asbestos. No building rubble or demolition waste was observed in the fill except for minor amount of ceramic tile noted in BH3.

Soil sampling was limited given the coupling of this investigation with a geotechnical assessment. Sampling was primarily focused at the footprint of the proposed structure. Given areas of the site are proposed to be landscaped with limited access by residents, further systematic and targeted sampling, at least complying with the EPA sampling design guidelines for bore numbers, is recommended to assess the suitability of the soil to remain on site and to assess any impacts during construction works.

11.3 Assessment of Groundwater

No free product was observed in the monitoring wells. The concentrations of the analytes in groundwater were generally within the adopted GIL with the exception of exceedances of the following:

- Benzene in BH4 when compared to the ADWG;
- Chloroform in BH4 when compared to US EPA;
- Nickel in BH4 when compared to ADWG and ANZECC & ARMCANZ; and
- Zinc in both BH1 and BH4 when compared to ANZECC & ARMCANZ.

The elevation of chloroform is not considered significant given its minor exceedance of criteria designed for drinking water standards. Likewise, the exceedance of benzene compared to the ADWG is considered to be relatively minor as it does not exceed the ANZECC & ARMCANZ thresholds.

The elevations of nickel and zinc however above the ANZECC & ARMCANZ, given the sites proximity to Duck Creek and potential need for de-watering during the proposed basement excavation, require further investigation. In addition, given the limited nature of the investigation groundwater wells were limited to two. This does not allow triangulation and calculation of groundwater flow or appropriate coverage of the site for an advanced understanding of contamination issues.

Please note the exceedances of US EPA RSL have only been noted in the absence of Australian GIL.

11.4 Updated Conceptual Site Model

On the basis of the field and analytical data obtained, the preliminary CSM presented in Section 7 has been reassessed and updated with new information as discussed in Table 11.

Table 11: Updated CSM

Item	Discussion
S1: Spills/leaks from previous/ current uses of site and directly surrounding sites	There was no visual evidence of significant past spills or leaks of contaminating substances at the site. Waste management at the site appeared to be undertaken appropriately. The lack of contaminants identified at the bore locations suggests a low potential for surface soil contaminants in general, although bores were limited to the proposed building footprint areas targeted for geotechnical assessment. Sampling was not targeted at areas of concern based on past and present site activities including mechanical repair works, car wash and warehouse/storage activities.
S2: Activities from adjacent historic railway line	The lack of contaminants identified at the bore locations suggests a low potential for surface soil contaminants in general, although bores were limited to the proposed building footprint areas targeted for geotechnical assessment, and no bores were positioned in close proximity to the rail corridor. Furthermore, sampling did not cover the potential contaminant of herbicides which are commonly associated with rail areas.
S3: Imported fill	The testing of fill samples at the bore locations did not uncover soil contaminants with respect to the land use. However, the sampling was limited and there remains a potential for contaminated fill to be present within the site. In particular, buried filling/rubble during historic demolition of residential homes.
Groundwater	Limited testing of groundwater uncovered minor elevations in chloroform and benzene as well as noteworthy levels of zinc and nickel. Considering the proposed basement excavation and proximity to Duck Creek, additional testing and installation of additional wells are recommended to confirm the groundwater contamination risk.
Source-pathway-receptor linkage	Although the analytical data obtained suggests a generally low risk of contamination in the soil, the bore and sample locations are limited and not considered to provide an overall appreciation of the soil and groundwater condition at the site. As such, the source-pathway-receptor linkages outlined in the preliminary CSM remain applicable. Further investigation is recommended as discussed in Section 12.

11.5 Preliminary *In situ* Waste Classification

The preliminary waste classification of the material encountered in the bores was conducted in accordance with the six step process as set out in DECCW (2009) and summarised in Table 12 below.

Table 12: Six Step Classification

Step	Classification	Rationale
1. Is it special waste?	No	asbestos not detected
2. Is it liquid waste?	No	The spoil comprised of soil matrix (i.e. no liquids)
3. Is the waste "pre-classified"?	No	Waste not observed to contain coal tar, batteries, lead paint or dangerous goods containers.
4. Does the waste have hazardous waste characteristics?	No	Waste not observed to/ or considered at risk to contain explosives, gases, flammable solids, oxidising agents, organic peroxides, toxic substances or corrosive substances.
5. Chemical Assessment	Undertaken	Soil matrix with unknown chemical characteristics.
6. Is the waste putrescible?	No	All observed components of material composed of materials pre-classified as non-putrescible (i.e. soil-based materials). Organic content is assessed to be minor.

The analytical results for TRH, PAH, BTEX, PCB, phenols, cyanide and OCP were below the limit of reporting and/or within the threshold criteria for General Solid Waste.

Heavy metals were generally above the laboratory reporting limit but within the threshold criteria for General Solid Waste with the exception of total lead and nickel. The samples with lead and nickel exceedances were selected for TCLP extraction and analysis. TCLP testing determined the concentrations of leachable lead and nickel were within the TCLP threshold criteria for General Solid Waste (TCLP1).

Based on the field observation and laboratory results the filling encountered is preliminarily classified as **General Solid Waste (non-putrescible)** and is therefore suitable for off-site disposal in accordance with this classification. This classification is preliminary in nature and given the limited number of samples and *in situ* nature of the sampling, additional sampling is required to confirm the classification prior to disposal.

Please note that Part 5.6, Section 143 of the *Protection of the Environment Operations* (POEO) Act 1997 states that it is an offence for waste to be transported to a place that cannot lawfully be used as a facility to accept that waste. It is the duty of the owner and transporter of the waste to ensure that the waste is disposed of appropriately. DP accepts no liability for the unlawful disposal of waste materials from any site. DP does not accept any responsibility for the material tracking, loading, management, transport or disposal of waste from the site. Before disposal of the material to a

licensed landfill is undertaken, the waste producer will need to obtain prior consent from the landfill operator. The receiving site should check to ensure that the material received matches the description provided in the report.

12. Conclusion and Recommendations

This PSI comprised a review of site history, site walkover and limited intrusive soil investigation to provide data on the contamination status (or potential) of the site as part of a DA for the site.

On the basis of the investigation findings, it is considered that the site presents generally a low to moderate risk of soil and groundwater contamination. The key areas of concern for this site relate to potential impact of soil and groundwater from the previous commercial / industrial land use, the adjacent railway corridor, and the presence of fill (which may contain former building demolition rubble).

Based on the PSI outcomes, the following additional investigations are recommended:

- Targeted soil sampling for areas of the site which are to remain and are not part of the basement excavation (i.e landscaped garden areas), to ensure the material is suitable for the intended site use. In particular, it would be prudent to include testing of soil for herbicides (due to the adjacent historic railway corridor), as well as assessment against appropriate ecological investigation and screening levels.
- Installation of two additional groundwater wells in central areas of the site, as well as additional testing of the two existing wells. Given the proposed basement excavation, the potential need for de-watering, and the proximity of Duck Creek, testing should include as a minimum metals, hardness, electrical conductivity, redox, cation exchange capacity (CEC) and dissolved oxygen (DO). These additional wells and testing would allow for the contamination potential of groundwater at the site to be better evaluated and subsequent requirements for management during de-watering (if needed).
- Additional testing of soil for waste classification to supplement the data herein and confirm the preliminary *in situ* waste classification.

Furthermore, given that the existing building will be demolished and removed from the site as part of the development, the following associated works are recommended:

- A pre-demolition hazardous building materials survey to identify the location and nature of hazardous building materials;
- Removal and disposal of the identified hazardous materials by an appropriately licensed and qualified contractor, at an appropriately licensed disposal facility;
- Validation / clearance of the site area by a qualified occupational hygienist upon completion of demolition and removal of the buildings, confirming that there are no residual asbestos containing materials or other hazardous materials remaining on the site.

It is DP's opinion that the site can be made suitable for the proposed development subject to the implementation of the above recommendations.

13. Limitations

Douglas Partners (DP) has prepared this report for this project at 10 – 42 East Street, Granville, in accordance with DP's proposal dated 13 May 2014 and acceptance received from DPG Project 6 Pty Ltd, dated 14 May 2014. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of DPG Project 6 Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

Asbestos has not been detected by observation or by laboratory analysis at the test locations sampled and analysed. Building demolition materials, such as ceramic tile, were, however, located in some below-ground filling and these are considered as indicative of the possible presence of hazardous building materials (HBM), including asbestos. Although the sampling plan adopted for this investigation is considered appropriate to achieve the stated project objectives, there are necessarily parts of the site that have not been sampled and analysed. This is either due to undetected variations in ground conditions or to parts of the site being inaccessible and not available for inspection. It is therefore considered possible that HBM, including asbestos, may be present in unobserved or untested parts of the site, between and beyond sampling locations, and hence no warranty can be given that asbestos is not present.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life.

This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the environmental components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd

Appendix A

Drawings and Site Photographs



North
↑

LEGEND

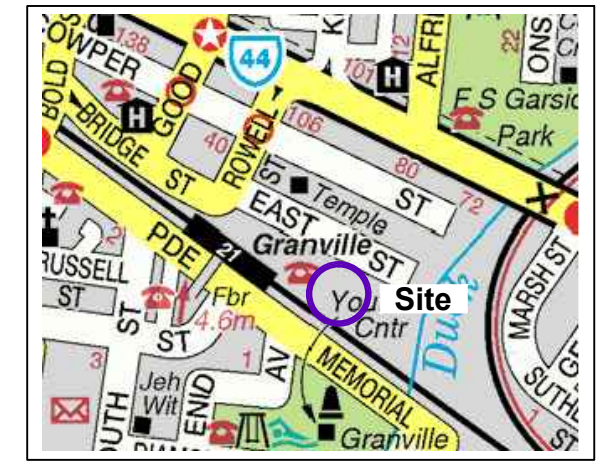
Approximate Site Boundary ———



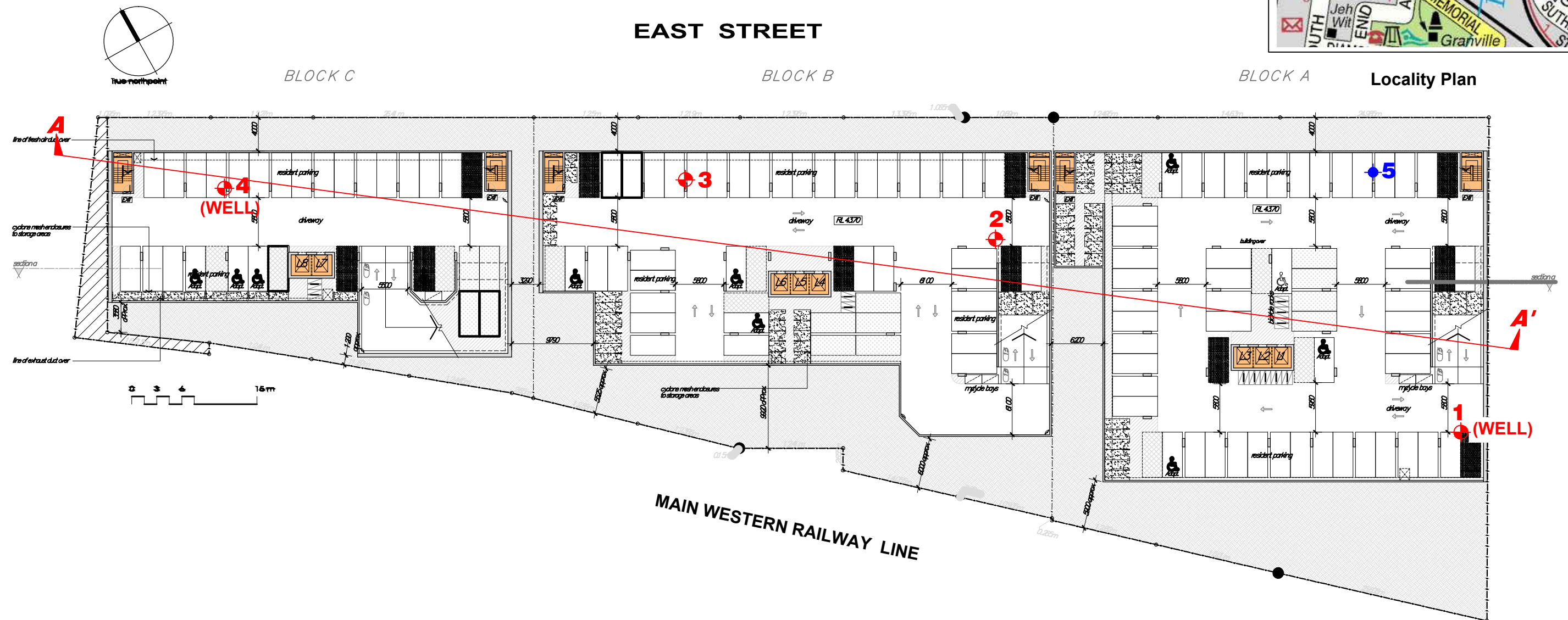
CLIENT: DPG Project 6 Pty Ltd	
OFFICE: Sydney	DRAWN BY: JAL
SCALE: No Scale	DATE: 1 Jul 2014

TITLE:	Site Locality Plan
	Preliminary Site Investigation
	10-42 East Street Granville

PROJECT No:	73922.01
DRAWING No:	1
REVISION:	A



Locality Plan



LEGEND

- Augered Borehole Location
- Rock Cored Borehole Location
- Geotechnical Cross Section A-A'

NOTE: Base drawing from Architex Pty Ltd
(Job 2136, Drawing DA03, dated 27.6.2014)



Photo 1 - Front view of 10 - 12 East Street



Photo 2 - Concrete in external storage area of 10 - 21 East Street

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT: 73992.01
	Preliminary Site Investigation		PLATE No: 1
	10 - 42 East Street Granville		REV: A
	CLIENT: DPG Project 6 Pty Ltd		DATE: 1-Jul-14



Photo 3 - Front view of 16 East Street



Photo 4 - General workshop area and kerosene wash basin



Site Photographs
Preliminary Site Investigation
10 - 42 East Street Granville

CLIENT: DPG Project 6 Pty Ltd

PROJECT: 73992.01

PLATE No: 2

REV: A

DATE: 1-Jul-14



Photo 5 - Engine oil and industrial gas bottles



Photo 6 - Wash area with sump and storage container for collected waste



Photo 7 - Office area within workshop with FCS walls



Photo 8 - Bunded tank of sodium hydroxide within the waste water treatment facility

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT: 73992.01
	Preliminary Site Investigation		PLATE No: 4
	10 - 42 East Street Granville		REV: A
	CLIENT: DPG Project 6 Pty Ltd		DATE: 1-Jul-14



Photo 9 - Potential asbestos-containing roof panels in bathroom area



Photo 10 - Exterior hardstand of 18 East Street with minor staining of concrete observed



Site Photographs
Preliminary Site Investigation
10 - 42 East Street Granville

CLIENT: DPG Project 6 Pty Ltd

PROJECT: 73992.01

PLATE No: 5

REV: A

DATE: 1-Jul-14



Photo 11 - Front view of 24 East Street



Photo 12 - Blind storage and manufacture area

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT: 73992.01
	Preliminary Site Investigation		PLATE No: 6
	10 - 42 East Street Granville		REV: A
	CLIENT: DPG Project 6 Pty Ltd		DATE: 1-Jul-14



Photo 13 - Unusual square area of replaced concrete



Photo 14 - Potential asbestos-containing FCS roof

	Site Photographs		PROJECT: 73992.01
	Preliminary Site Investigation		PLATE No: 7
	10 - 42 East Street Granville		REV: A
	CLIENT: DPG Project 6 Pty Ltd		DATE: 1-Jul-14



Photo 15 - Front view of 26 East Street



Photo 16 - Interior of workshop



Site Photographs
Preliminary Site Investigation
10 - 42 East Street Granville

CLIENT: DPG Project 6 Pty Ltd

PROJECT: 73992.01

PLATE No: 8

REV: A

DATE: 1-Jul-14



Photo 17 - Location of redundant sump, obscured by stored parts



Photo 18 - Courtyard of property full of stored parts



Site Photographs
Preliminary Site Investigation
10 - 42 East Street Granville

CLIENT: DPG Project 6 Pty Ltd

PROJECT: 73992.01

PLATE No: 9

REV: A

DATE: 1-Jul-14



Photo 19 - Front view of 28 East Street

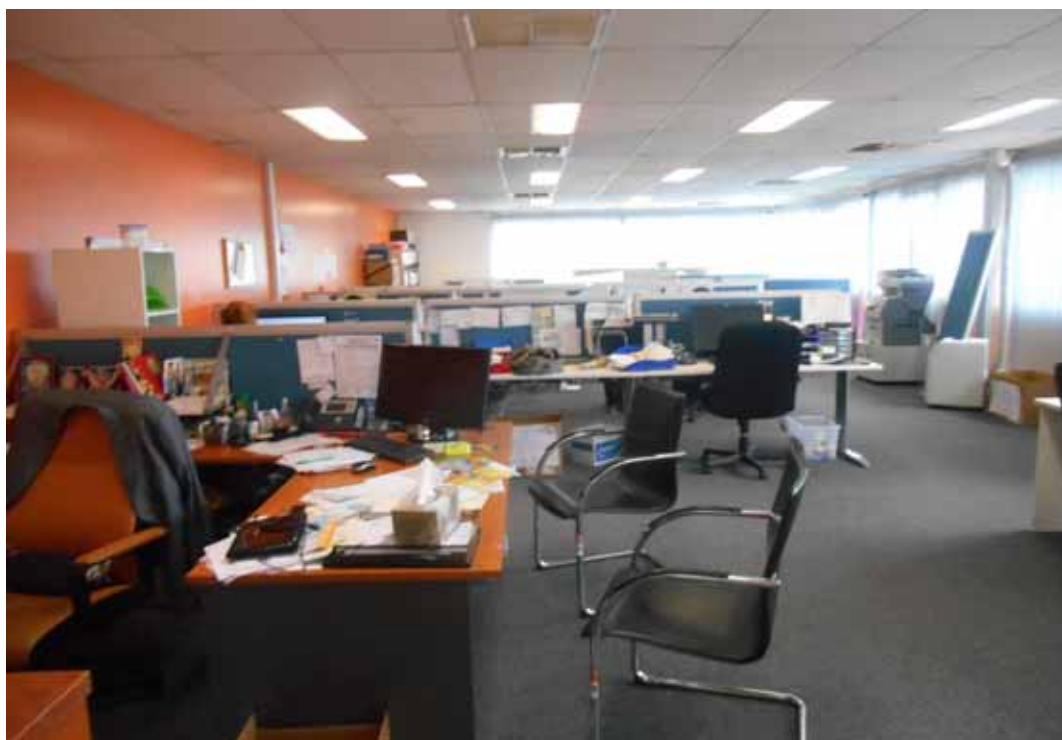


Photo 20 - Administration area of 28 East Street

	Site Photographs Preliminary Site Investigation 10 - 42 East Street Granville CLIENT: DPG Project 6 Pty Ltd	PROJECT: 73992.01
		PLATE No: 10
		REV: A
		DATE: 1-Jul-14



Photo 21 - Stormwater drain located in car park area of 28 East Street



Photo 22 - Front view of 30 East Street

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs Preliminary Site Investigation 10 - 42 East Street Granville CLIENT: DPG Project 6 Pty Ltd	PROJECT: 73992.01
		PLATE No: 11
		REV: A
		DATE: 1-Jul-14



Photo 23 - Storage of motors and rubbish along northern wall of warehouse



Photo 24 - Minor staining of timber observed in raised storage area

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT: 73992.01
	Preliminary Site Investigation		PLATE No: 12
	10 - 42 East Street Granville		REV: A
	CLIENT: DPG Project 6 Pty Ltd		DATE: 1-Jul-14



Photo 25 - Round metal cover for unknown pipework



Photo 26 - Front view of 32 East Street

	Site Photographs	PROJECT: 73992.01
	Preliminary Site Investigation	PLATE No: 13
	10 - 42 East Street Granville	REV: A
	CLIENT: DPG Project 6 Pty Ltd	DATE: 1-Jul-14



Photo 27 - Storage area



Photo 28 - Replaced square concrete areas noted



Site Photographs
Preliminary Site Investigation
10 - 42 East Street Granville

CLIENT: DPG Project 6 Pty Ltd

PROJECT: 73992.01

PLATE No: 14

REV: A

DATE: 1-Jul-14



Photo 29 - Front view of 34 - 38 East Street



Photo 30 - Drains in western courtyard



Site Photographs
Preliminary Site Investigation
10 - 42 East Street Granville

CLIENT: DPG Project 6 Pty Ltd

PROJECT: 73992.01

PLATE No: 15

REV: A

DATE: 1-Jul-14



Photo 31 - Sump located in eastern exterior of property. Waste is collected periodically.



Photo 32 - Front view of 40 East Street

	Site Photographs Preliminary Site Investigation 10 - 42 East Street Granville CLIENT: DPG Project 6 Pty Ltd	PROJECT: 73992.01
		PLATE No: 16
		REV: A
		DATE: 1-Jul-14



Photo 33 - Minor staining on concrete area of training facility



Photo 34 - Old style light fitting

	Site Photographs		PROJECT: 73992.01
	Preliminary Site Investigation		PLATE No: 17
	10 - 42 East Street Granville		REV: A
	CLIENT: DPG Project 6 Pty Ltd		DATE: 1-Jul-14



Photo 35 - Front view of 42 East Street



Photo 36 - Awning of 42 East Street with possible FCS

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT: 73992.01
	Preliminary Site Investigation		PLATE No: 18
	10 - 42 East Street Granville		REV: A
	CLIENT: DPG Project 6 Pty Ltd		DATE: 1-Jul-14



Photo 37 - Looking west towards the railway line at 42 East Street onto the retaining wall



Photo 38 - Street view of East Street



Site Photographs
Preliminary Site Investigation
10 - 42 East Street Granville

CLIENT: DPG Project 6 Pty Ltd

PROJECT: 73992.01

PLATE No: 19

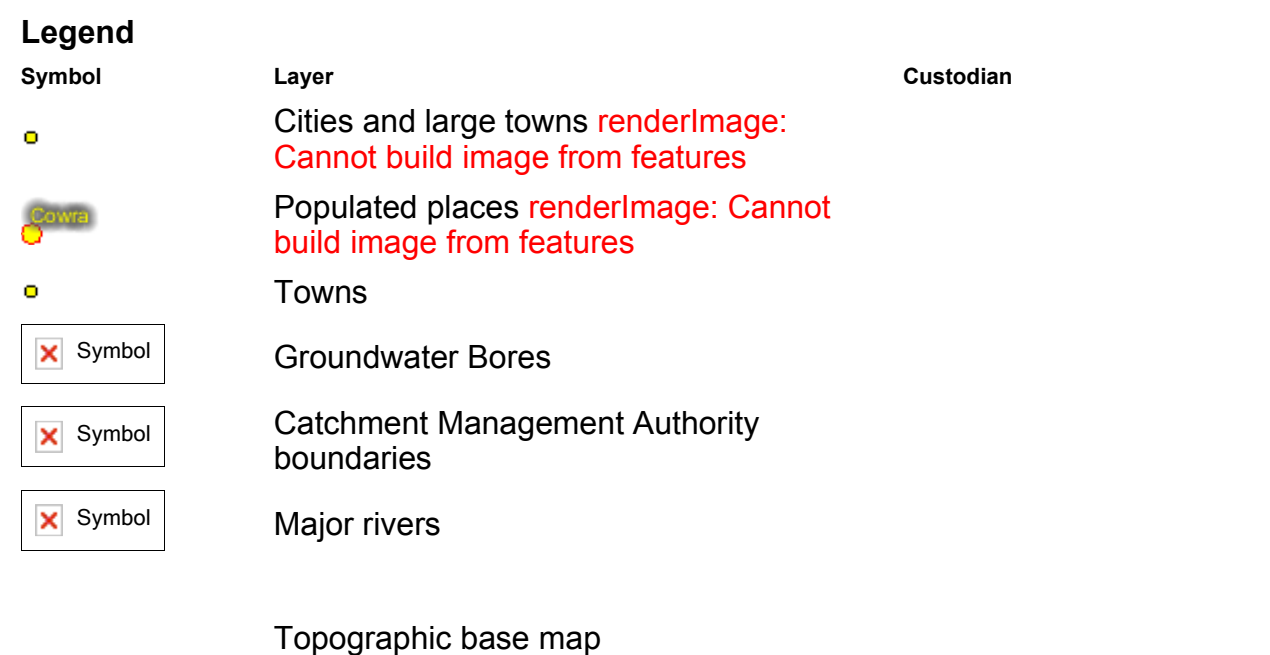
REV: A

DATE: 1-Jul-14

Appendix B

Results of Registered Groundwater Bore Search

Tuesday, July 08, 2014





Copyright © 2014 New South Wales Government. Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability.

Appendix C

Historical Aerial Photographs



LEGEND

Approximate Site Boundary —



CLIENT: DPG Project 6 Pty Ltd

OFFICE: Sydney

DATE: 1 Jul 2014

1930 Aerial Photograph

Preliminary Site Investigation

10 - 42 East Street Granville

PROJECT No: 73992.01

PLATE No: 1

REVISION: A



LEGEND

Approximate Site Boundary —

 Douglas Partners Geotechnics Environment Groundwater	CLIENT: DPG Project 6 Pty Ltd	1943 Aerial Photograph Preliminary Site Investigation 10 - 42 East Street Granville	PROJECT No: 73992.01
	OFFICE: Sydney		PLATE No: 2
	DATE: 1 Jul 2014		REVISION: A



LEGEND

Approximate Site Boundary



CLIENT: DPG Project 6 Pty Ltd

OFFICE: Sydney

DATE: 1 Jul 2014

1965 Aerial Photograph

Preliminary Site Investigation

10 - 42 East Street Granville

PROJECT No: 73992.01

PLATE No: 3

REVISION: A



LEGEND

Approximate Site Boundary —



CLIENT: DPG Project 6 Pty Ltd

OFFICE: Sydney

DATE: 1 Jul 2014

1986 Aerial Photograph

Preliminary Site Investigation

10 - 42 East Street Granville

PROJECT No: 73992.01

PLATE No: 4

REVISION: A



LEGEND

Approximate Site Boundary



CLIENT: DPG Project 6 Pty Ltd

OFFICE: Sydney

DATE: 1 Jul 2014

1999 Aerial Photograph

Preliminary Site Investigation

10 - 42 East Street Granville

PROJECT No: 73992.01

PLATE No: 5

REVISION: A



Image © 2014 Sinclair Knight Merz

LEGEND

Approximate Site Boundary ———



CLIENT: DPG Project 6 Pty Ltd
 OFFICE: Sydney
 DATE: 1 Jul 2014

2014 Aerial Photograph
Preliminary Site Investigation
10 - 42 East Street Granville

PROJECT No: 73992.01
 PLATE No: 6
 REVISION: A

Appendix D

Historical Title Deeds Records

ACN: 108 037 029
Ph: 02 9233 1314
Fax: 9233 2878

Service First Registration Pty Ltd

Suite 804, Level 8, 46 Market Street
Sydney 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 10, 16 & 18 East Street, Granville

Description: - Lot 1 D.P. 521574, Lots 6 & 7 D.P. 110142

As regards Lot 1 D.P. 521574 (10 East Street, Granville)

As regards the part mark numbered (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
24.08.1903 (1903 to 1929)	Eliza Peaty (Widow)	Book 742 No. 951
19.06.1929 (1929 to 1949)	Emily Marshall Rowell (Spinster)	Book 1563 No. 995
12.05.1949 (1949 to 1950)	Percy Raymond Hancock (Motor Driver)	Book 2084 No 962
31.08.1950 (1950 to 1951)	Denis Francis Andrews (Builder)	Book 2135 No. 866
02.05.1951 (1951 to 1963)	Thomas Moffat (Shoe Maker) Stanley Alfred Crozier (Shoe Maker)	Book 2188 No. 866

As regards the part mark numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
24.08.1903 (1903 to 1929)	Eliza Peaty (Widow)	Book 742 No. 951
27.09.1929 (1929 to 1946)	Charles Ernest (or Edward) Francis (Engineer)	Book 1578 No. 238
23.07.1946 (1946 to 1952)	Charles Edward Heron (Engineer)	Book 1993 No. 361
12.03.1952 (1952 to 1963)	Thomas Moffat (Shoe Maker) Stanley Alfred Crozier (Shoe Maker)	Book 2206 No. 598

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 804, Level 8, 46 Market Street

Sydney 2000

PO Box 784 QVB Post Shop NSW 1230

DX 189 Sydney

Search continued as regards the whole of Lot 1 D.P. 521574

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.09.1963 (1963 to 1966)	Moffat & Crozier Properties Pty Limited	Book 2671 No. 361
15.07.1966 (1966 to 1983)	Selvitex Investments Pty Limited	Book 2801 No. 487 Now Vol 10554 Fol 203
27.10.1983 (1983 to 2000)	M.G. Spare Parts & Services Pty Limited	Vol 10554 Fol 203 Now 1/521574
24.02.2000 (2000 to date)	# Ming Li	1/521574

Denotes current registered proprietor

Leases & Easements: - NIL

As regards Lot 6 D.P. 110142 (16 East Street, Granville)

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.07.1892 (1892 to 1935)	Eliza Peaty (Married Woman, Widow)	Book 494 No. 423
29.06.1935 (1935 to 1936)	Ajax Archimedes Peaty (Accountant)	Book 1724 No. 757
27.10.1936 (1936 to 1947)	Thomas Frederick Warbrick (Builder)	Book 1763 No. 946 Now Vol 5023 Fol 91
29.09.1947 (1947 to 1959)	Victor Earnest Burt (Store Keeper)	Vol 5023 Fol 91 Now Vol 6923 Fol 160
07.09.1959 (1959 to 1987)	Harley Thomas Newman (Panel Beater)	Vol 6923 Fol 160
05.02.1987 (1987 to date)	# Gordon William Newman (Transmission Application not investigated)	Vol 6923 Fol 160 Now 6/110142

Denotes current registered proprietor

Leases & Easements: - NIL

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 804, Level 8, 46 Market Street

Sydney 2000

PO Box 784 QVB Post Shop NSW 1230

DX 189 Sydney

As regards Lot 7 D.P. 110142 (18 East Street, Granville)

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
24.08.1903 (1903 to 1929)	Eliza Peaty (Widow)	Book 742 No. 951
19.06.1929 (1929 to 1931)	Laura Rosamond Convoy (Married Woman)	Book 1563 No. 996
10.11.1931 (1931 to 1938)	Hilda Merline Convoy (Spinster) Now Hilda Merline Hall (Married Woman)	Book 1635 No. 327
17.03.1938 (1938 to 1946)	Joseph Jacobs (Iron Worker)	Book 1809 No. 288 Now Vol 5013 Fol 96
02.03.1946 (1946 to 1959)	Hubert Henry Clement Smith (Labourer) Sarah Ann Smith (Married Woman)	Vol 5013 Fol 96
15.10.1959 (1959 to 1972)	Sarah Ann Smith (Widow)	Vol 5013 Fol 96 Now Vol 8023 Fol 187
11.09.1972 (1972 to 1972)	Enid Mavis Graham (Widow) Victor Ernest Burt (Driver)	Vol 8023 Fol 187
03.11.1972 (1972 to 1973)	All Service Garage Pty Limited	Vol 8023 Fol 187
17.07.1973 (1973 to 1980)	John Dynon (Solicitor) Leo John Ingham (Timber Merchant)	Vol 8023 Fol 187
27.02.1980 (1980 to 1985)	Nicholas Peter Lucas (Property Valuer) Louise Anne Lucas (Married Woman) Peter John Biasotto (Estate Agent) Henrietta Christina Biasotto (Married Woman)	Vol 8023 Fol 187
02.08.1985 (1985 to 2003)	Hartee Pty Limited	Vol 8023 Fol 187 Now 7/110142
08.04.2003 (2003 to 2006)	Gim Chen Luan Chen Hsieh	7/110142
11.07.2006 (2006 to 2007)	Otello Rossini	7/110142
16.10.2007 (2007 to date)	# Z & H Holdings Pty Ltd	7/110142

Denotes current registered proprietor

Easements: - NIL

Leases: -

- 15.02.1984 to A.M.C. Car Air-conditioning Pty Limited – expired 18.02.1985
- 17.06.1985 to Jafra Cosmetics (Australia) Inc – expired 03.12.1986
- 03.12.1986 to Posh Instant Print (Computer Stationary) Pty Limited – expires 28.02.1991, also 5 year option
- Various other leases were found from 1991 to date that have since expired – these have not been surrendered

Yours Sincerely

Mark Groll

5 June 2014

(Ph: 0412 199 304)

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 804, Level 8, 46 Market Street

Sydney 2000

PO Box 784 QVB Post Shop NSW 1230

DX 189 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 24 & 26 East Street, Granville

Description: - Lots W, X & Y D.P. 164926

As regards Lots W & Y D.P. 164926 (24 East Street, Granville)

As regards Lot W D.P. 164926

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.12.1906 (1906 to 1950)	Gideon Patten (Store Keeper)	Book 818 No. 832
15.05.1950 (1950 to 1958)	John Phillip Davidson (Clerk)	Book 2124 No. 723
12.02.1958 (1958 to 1958)	Harold Swanton Ashe (Bank Officer) Walter David Ashe (Insurance Inspector)	Book 2436 No. 33

As regards Lot Y D.P. 164926

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.12.1906 (1906 to 1929)	Gideon Patten (Store Keeper)	Book 818 No. 832
02.12.1929 (1929 to 1936)	John Edward Redfern (Builder)	Book 1585 No. 413
16.03.1936 (1936 to 1954)	Henry James Ashe (Timber Worker)	Book 1744 No. 695
10.09.1954 (1954 to 1958)	Harold Swanton Ashe (Bank Officer) Walter David Ashe (Insurance Inspector)	Book 2302 No.'s 560 & 561 & Book 2305 No. 788

Search continued as regards Lots W & Y D.P. 164926

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.08.1958 (1958 to 1972)	Jack Stephen Field (Brick Layer)	Book 2447 No. 696
14.04.1972 (1972 to 1973)	Clearsky Pty Limited	Book 3046 No. 754 Now Vol 11944 Fol 239
20.07.1973 (1973 to 1977)	Enterprise Printing Machinery Pty Ltd	Vol 11944 Fol 239

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 804, Level 8, 46 Market Street

Sydney 2000

PO Box 784 QVB Post Shop NSW 1230

DX 189 Sydney

Search continued as regards Lots W & Y D.P. 164926

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.07.1977 (1977 to 2004)	Bernard Anthony Wimble (Company Director) Carole Wimble (Married Woman)	Vol 11944 Fol 239 Now Auto Consol 11944-239
16.01.2004 (2004 to date)	# Ming Li	Auto Consol 11944-239

Denotes current registered proprietor

Leases & Easements: - NIL

As regards Lot X D.P. 164926 (26 East Street, Granville)

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.12.1906 (1906 to 1950)	Gideon Patten (Store Keeper)	Book 818 No. 832
15.05.1950 (1950 to 1980)	John Phillip Davidson (Clerk)	Book 2124 No. 723 Now Vol 13430 Fol 200
09.02.1981 (1981 to 1990)	Ross William Smith (Motor Mechanic) Barbara Kay Smith (Married Woman) Graham Leslie Smith (Motor Mechanic) Jan Dorothy Smith (Secretary)	Vol 13430 Fol 200 Now X/164926
11.07.1990 (1990 to date)	# Ross William Smith (Motor Mechanic) # Barbara Kay Smith (Married Woman)	X/164926

Denotes current registered proprietors

Leases & Easements: - NIL

Yours Sincerely
Mark Groll
5 June 2014
(Ph: 0412 199 304)

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 28, 30, 32 & 38 East Street, Granville

Description: - Lot 1 D.P. 156559, Lot 1 D.P. 744571, Lot 1 D.P. 745652 & Lot 1 D.P. 1009146

1} Lot 1 D.P. 156559 (28 East Street, Granville)

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.09.1919 (1919 to 1923)	Samuel Solomons (Shoe & Slipper Manufacturer)	Book 1162 No. 324
20.02.1923 (1923 to 1927)	Henry Solomons (Optician)	Book 1294 No. 362
31.08.1927 (1927 to 1950)	Thomas Fox (Labourer)	Book 1485 No. 727
21.09.1950 (1950 to 1965)	Maud Fox (No occupation)	Book 2160 No. 457
29.03.1965 (1965 to 1973)	Beryl May Hill (Married Woman)	Book 3026 No. 109
19.03.1973 (1973 to 1986)	Ronald David Moss (Company Director) Robyn Leslee Moss (Clerk)	Book 3088 No. 372
20.03.1986 (1986 to 1986)	Robyn Leslee Moss	Book Now Vol 15458 Fol 117
21.10.1986 (1986 to 1988)	Robo Wash (H.K.) Limited	Vol 15458 Fol 117 Now 1/156559
14.11.1988 (1988 to 2007)	David Dal Cin Denis Dal Cin Valter Dal Cin	1/156559
20.12.2007 (2007 to date)	# David Dal Cin	1/156559

Denotes current registered proprietor

Easements: - NIL

Leases: -

- 19.80.1992 (E 690834) – expired, not investigated
- 25.10.2012 to Advertising & Printing Australia Pty Limited – expires 16.10.2015 also 3 year option

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

2} Lot 1 D.P. 744571 (30 East Street, Granville)

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.09.1919 (1919 to 1923)	Samuel Solomons (Shoe & Slipper Manufacturer)	Book 1162 No. 324
20.02.1923 (1923 to 1924)	Henry Solomons (Optician)	Book 1294 No. 362
02.07.1924 (1924 to 1972)	George William Falkner (Meat Worker)	Book 1354 No. 573
13.12.1972 (1972 to 1975)	Ron Youngman Electrical Pty Limited	Book 3101 No. 404
18.06.1975 (1975 to 1978)	Ronald Youngman (Company Director) Judith Patricia Youngman (Married Woman)	Book 3200 No. 405
08.05.1978 (1978 to 1980)	Robert Fraser Crawford (Commercial Manager) Moira Marjorie Crawford (Married Woman)	Book 3318 No. 943
12.03.1980 (1980 to 1981)	Leonardo Meduro (Production Manager) Giovanna Meduro (Married Woman)	Book 3414 No. 659
24.12.1981 (1981 to 1985)	Condia Pty Limited	Book 3494 No. 792 (& Book 3494 No. 793)
17.05.1985 (1985 to date)	Goodsight Company Limited Now # Good Sight Company Limited	Book Now 1/744571

Denotes current registered proprietor

Easements & Leases: - NIL

3} Lot 1 D.P. 745652 (32 East Street, Granville)

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.09.1919 (1919 to 1923)	Samuel Solomons (Shoe & Slipper Manufacturer)	Book 1162 No. 324
20.02.1923 (1923 to 1929)	Henry Solomons (Optician)	Book 1294 No. 362
09.10.1929 (1929 to 1946)	Henry Willis (Tiler)	Book 1584 No. 617
13.07.1946 (1946 to 1972)	George Millar Lamont (Carriage Builder)	Book 1992 No. 860
29.03.1972 (1972 to 1975)	Ron Youngman Electrical Pty Limited	Book 3046 No. 966
18.06.1975 (1975 to 1987)	Ronald Youngman (Company Director) Judith Patricia Youngman (Married Woman)	Book 3200 No. 405
11.08.1987 (1987 to 2008)	John Francis McMahon (Director) Marilyn Kathleen McMahon (Married Woman)	Book 3714 No. 250 Now 1/745652
21.02.2008 (2008 to date)	# David Ross Tunstall # John William Joseph Carter	1/745652

Denotes current registered proprietors

Leases: - NIL

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

Easements: -

- 30.10.1974 Easement for Electricity Purposes (Book 3174 No. 110)

4) Lot 1 D.P. 1009146 (38 East Street, Granville)

As regards the part numbered (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.09.1919 (1919 to 1923)	Samuel Solomons (Shoe & Slipper Manufacturer)	Book 1162 No. 324
20.02.1923 (1923 to 1923)	Henry Solomons (Optician)	Book 1294 No. 362
30.08.1923 (1923 to 1924)	Gladys Victoria Parry (Married Woman)	Book 1317 No. 789
06.07.1934 (1934 to 1934)	Harry Walker Benson & his deceased estate	Book 1682 No. 914
14.11.1934 (1934 to 1998)	Parramatta and Granville Electric Supply Company Limited Then Prospect County Council Now Integral Energy Australia	Book 1953 No. 572 Now 8/110142
02.12.1998 (1998 to date)	# Trustees of the Society St. Vincent De Paul(N.S.W)	8/110142 Now 1/1009146

Denotes current registered proprietor

As regards the part numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.01.1922 (1922 to 1923)	Ada Margaret Bailey (Married Woman)	Vol 3278 Fol 6
10.12.1923 (1923 to 1948)	Claude Breasley (Estate Agent)	Vol 3278 Fol 6
23.09.1948 (1948 to 1973)	Joan Uren (Married Woman)	Vol 3278 Fol 6 Now Vol 10753 Fol 12
19.06.1973 (1973 to 1978)	Doris Jean Ritchie (Married Woman)	Vol 10753 Fol 12
22.03.1978 (1978 to date)	# Trustees of the Society St. Vincent De Paul(N.S.W)	Book Now 1/1009146

Denotes current registered proprietor

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

As regards the part numbered (3) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
25.04.1899 (1899 to 1941)	Matilda Bellenger (or Bellinger) (Spinster)	Book 641 No. 158
01.07.1941 (1941 to 1942)	Joyce Wallace (Spinster) (Now Joyce Thompson (Married Woman)	Book 1896 No. 785
10.12.1942 (1942 to 1944)	Joyce Wallace (Spinster) (Now Joyce Thompson (Married Woman) Ruby Pearl Wallace (	Book 1924 No. 241
27.04.1944 (1944 to 1947)	Humphry St John Saunders (Medical Practitioner)	Book 1943 No's 370 & 371
17.01.1947 (1947 to 1953)	Thomas Frederick Warbrick (Builder)	Book 2025 No. 681
18.06.1953 (1953 to 1954)	Thelma Gertrude Gribben (No occupation noted)	Book 2255 No. 552
21.01.1954 (1954 to 1956)	John Dean (Flower Seller) Lillian Dean (Married Woman)	Book 2279 No. 594
18.04.1956 (1956 to 1960)	William Millar (Linesman)	Book 2368 No. 830
04.10.1960 (1960 to 1960)	Ronald Denis Hull (Salesman)	Book 2547 No. 538
22.12.1960 (1960 to 1965)	Allan Francis Jackson (Salesman)	Book 2554 No. 716
09.11.1965 (1965 to 1979)	Elaine Faye Kemsley (Married Woman)	Book 2769 No. 607 Now Vol 11436 Fol 240
13.03.1979 (1979 to 1979)	Bruno Peers (Night Manager) Angela Peers (Chef) Lorraine Peers (Chiropractor)	Vol 11436 Fol 240
31.07.1979 (1979 to date)	# Trustees of the Society St. Vincent De Paul(N.S.W)	Vol 11436 Fol 240 Now 1/1009146

Denotes current registered proprietor

Leases as regards the whole of the subject land: - NIL

Easements as regards the whole of the subject land: -

- 02.12.1998 Easement for Padmount Substation (5416075)
- 02.12.1998 Easement for Underground Cables (5416075)

Yours Sincerely
Mark Groll
6 June 2014
(Ph: 0412 199 304)

Email: grolly1@bigpond.net.au

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 40 & 42 East Street, Granville

Description: - Lot 1 D.P. 195784 & Lot 1 D.P. 996285

As regards Lot 1 D.P. 195784 (40 East Street, Granville)

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.11.1920 (1920 to 1940)	Maggie Anderson (Married Woman)	Book 1206 No. 513
25.10.1940 (1940 to 1950)	Florence Estella Walsh (Married Woman)	Book 1881 No. 727
13.03.1950 (1950 to 1970)	George Patrick Walsh (Manufacturer)	Book 2114 No. 230
05.02.1970 (1970 to 1977)	Robertson & Guidi Holdings Pty Limited	Book 3082 No. 100
01.07.1977 (1977 to 1979)	Silvano Renato Guidi (Company Director) Nina Maria Guidi (Married Woman)	Book 3286 No. 167
08.11.1979 (1979 to 1979)	Silvano Renato Guidi (Company Director) Nina Maria Guidi (Married Woman) Egbertus Frans Westerbrink (Builder)	Book 3483 No. 469 (& Book 3800 No. 431 – re-registration)
08.11.1979 (1979 to 1988)	Silvano Renato Guidi (Company Director) Nina Maria Guidi (Married Woman) Egbertus Frans Westerbrink (Builder) Giuliano (or Jiuliano) Grassi (Pay Officer) Patricia Janet Grassi (Married Woman)	Book 3483 No. 470 (& Book 3800 No. 430 – re-registration)
30.11.1988 (1988 to 1990)	Silvano Renato Guidi (Company Director) Nina Maria Guidi (Married Woman) Giuliano (or Jiuliano) Grassi (Pay Officer) Patricia Janet Grassi (Married Woman)	Book 3800 No. 432
30.05.1990 (1990 to 2007)	Giuliano (or Jiuliano) Grassi (Pay Officer) Patricia Janet Grassi (Married Woman)	Book 3827 No. 759
21.09.2007 (2007 to 2011)	Kamberlan Pty Limited (Trustee for G & PJ Grassi Superannuation Fund)	Book 4527 No. 815 Now 1/195784
30.03.2011 (2011 to date)	# Trustees of the Society of St Vincent De Paul (NSW)	1/195784

Denotes current registered proprietor

Easements: - NIL

Leases: -

- 28.02.1980 to Raymond Norris Henry Neal & Margaret Christine Neal (Trading as “Allways to Lidcombe Bus Service”) – for 5 years also 5 year option
- 22.03.1985 to Insul-8 (Australia) Pty Ltd – for 3 years also 3 year option
- 08.07.1988 to Insul-8 (Australia) Pty Ltd – for 3 years also 3 year option
- 30.04.1991 to Insul-8 (Australia) Pty Ltd – for 3 years also 3 year option

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

As regards Lot 1 D.P. 996285 (42 East Street, Granville)

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
24.05.1918 (1918 to 1927)	Margaret Jonsson (Widow)	Book 1129 No. 271
29.10.1927 (1927 to 1956)	Hilda May Frost (Married Woman)	Book 1492 No. 98
17.02.1956 (1956 to 1963)	Arthur William Murphy (Charge Hand) Ida Hilda Murphy (Married Woman)	Book 2365 No. 474
18.10.1963 (1963 to 1964)	Graydon Enterprises Pty Limited	Book 2675 No. 698
27.02.1964 (1964 to 1972)	Adalbert Christ (Brick Layer) Erika Christ (Married Woman)	Book 2689 No. 875
25.10.1972 (1972 to 1975)	Stockdale Industries Pty Limited	Book 3100 No. 36
19.12.1975 (1975 to 1979)	Dimostenis Millis (Labourer) Soultana Millis (Married Woman)	Book 3216 No. 357
23.08.1979 (1979 to date)	# Trustees of the Society of St Vincent De Paul (NSW)	Book 3380 No. 250 Now 1/996285

Denotes current registered proprietor

Easements & Leases: - NIL

Yours Sincerely
Mark Groll
5 June 2014
(Ph: 0412 199 304)

Appendix E

Council Records

Information Provided Through
InfoTrack
Ph. 1800 738 532 Fax. 1800 738 533

Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/521574

SEARCH DATE	TIME	EDITION NO	DATE
2/12/2013	4:06 PM	9	2/9/2005

LAND

LOT 1 IN DEPOSITED PLAN 521574
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP521574

FIRST SCHEDULE

MING LI

(T 6594150)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AB742887 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

DEV20131786

PRINTED ON 2/12/2013

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

CONVERSION TABLE ADDED IN
 REGISTRAR GENERAL'S DEPARTMENT

DP 521574

FEET INCHES	METRES
1 4 1/4	0.108
1 3	0.381
1 6	0.457
2 4	0.711
3 -	0.914
4 0 5/8	1.235
8 2 1/4	2.496
11 6	3.505
11 11	3.632
11 11 1/4	3.639
12 -	3.658
12 2 3/4	3.727
12 4 1/2	3.772
24 -	7.315
25 -	7.620
29 6 1/4	8.998
30 6	9.296
39 8 5/8	12.106
39 10 5/8	12.157
40 3 3/8	12.278
40 6	12.344
40 10	12.446
40 10 3/4	12.465
41 -	12.497
41 2 1/2	12.560
41 9	12.725
42 -	12.802
42 4 3/4	12.922
45 3 5/8	13.008
46 10 5/8	14.291
48 2	14.681
81 11 5/8	24.984
84 -	25.603
91 6 1/2	27.902
121 1 1/2	36.919
179 1 3/4	54.604
197 10	60.300
204 1 1/2	62.217
204 4	62.281

AC RD P SQ M

- 1 16 3/4 1435

Form 1

032574

OFFICE USE ONLY

PLAN OF

DP521574

(E)

Part of Lots 5 & 6 of a Subdⁿ of part Drainwell Est.

Registered: 10.5.1967

Title System: Old System

Purpose: P.A.45279

Ref. Map: Granville Sh^d 7ⁿ

Last Plan: Roll Plan 16

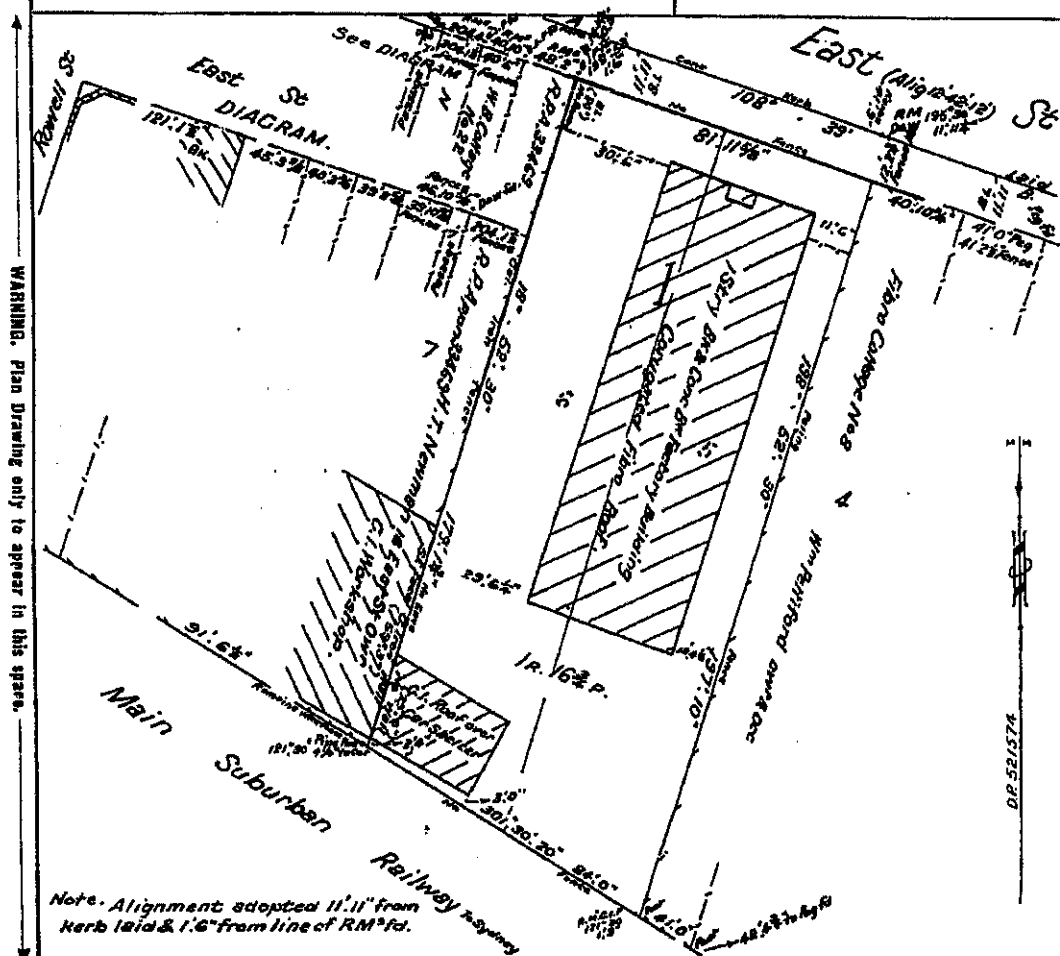
Mun./Shire/City of Perrecomba

Town or Locality: Greenville

Parish: Liberty Plains

County: Cumberland

Scale: 30 ft to 1 inch



WARNING. Plan Drawing only to appear in this space.

WARNING. Plan Drawing only to appear in this space.

Signatures, Seals and Statements of Intention to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to user.

I, William Arthur Chaswick, of Sydney, a surveyor registered under the Surveyors Act, 1928, as amended, hereby certify that the survey represented in this plan is accurate and has been made (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 17th August 1966.

Datum Line of Asimuth: AS. Signature: [Signature] Surveyor Registered under Surveyors Act, 1928, as amended.

* Strike out either (1) or (2). † Insert date of survey.

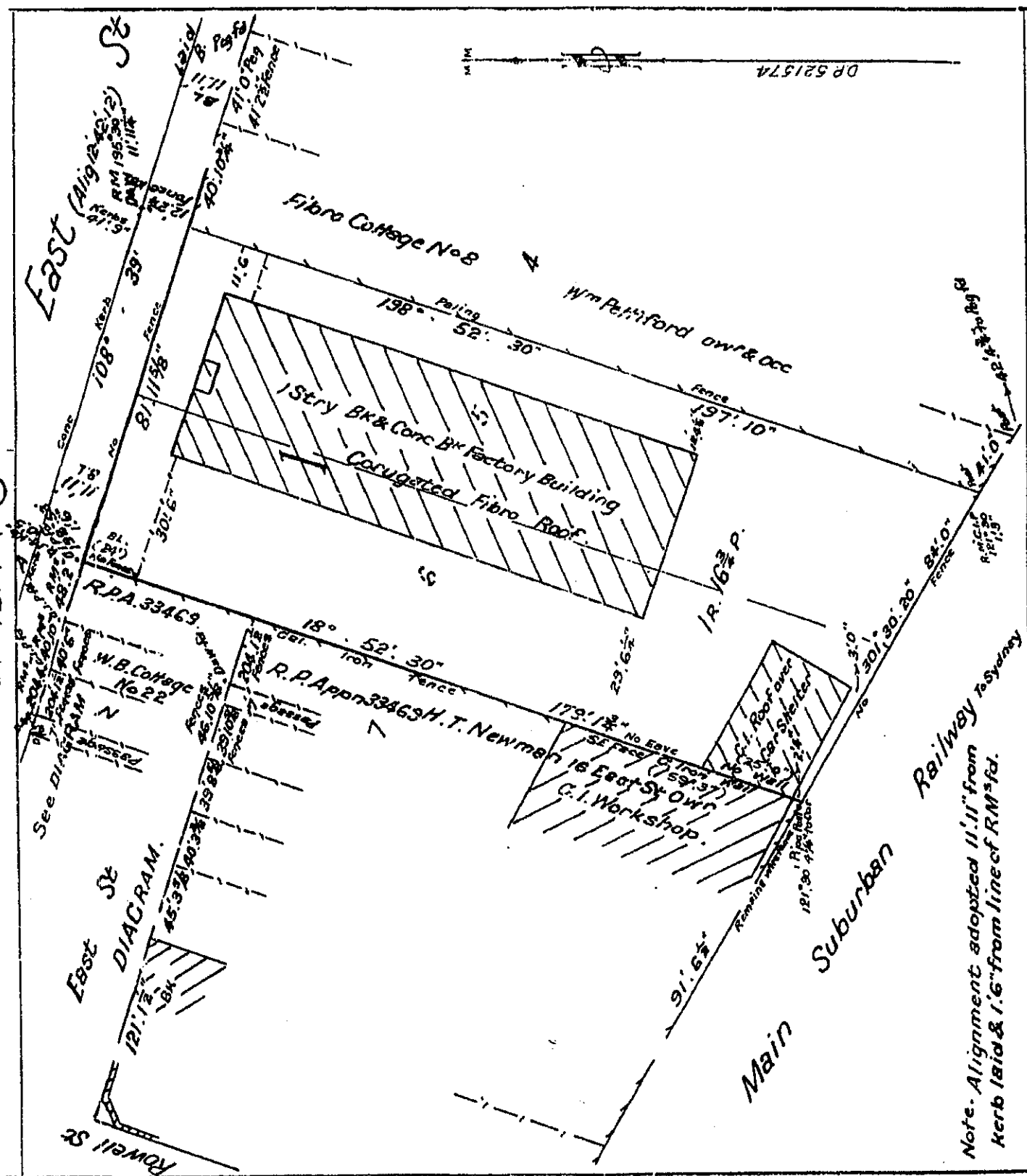
Council Clerk's Certificate.

I hereby certify that—
 (a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
 (b) the requirements of Section 343 of the Metropolitan Water, Sewerage, and Drainage Act, 1926, as amended,
 have been complied with by the applicant in relation to the proposed
 (insert "new road" or "subdivision") set out herein.

Subdivision No. _____ Date _____ (Signature) _____ Council Clerk.

* NOTE—This part of certificate to be deleted where the application is only for the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water Sewerage and Drainage Board.

SURVEYORS REFERENCE





PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Mr John Fernandes
44/278-284 Sussex St
SYDNEY NSW 2000**

Certificate No: 2013/5418
Fee: \$153.00
Issue Date: 3 December 2013
Receipt No: 4022110
Applicant Ref: EAST ST GRANVILLE:19466

DESCRIPTION OF LAND

Address: 10 East Street
GRANVILLE NSW 2142
Lot Details: LOT 1 DP 521574

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**PARRAMATTA
CITY COUNCIL**

30 Darcy Street Parramatta NSW 2150
PO Box 32 Parramatta NSW 2124

Phone 02 9406 5000 Fax 02 9606 5917 DX 8275 Parramatta
AIDN 49 967 174 723 www.parramatta.nsw.gov.au

**The land is zoned: B4 Mixed Use PLEP2011**

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published. The Draft Local Environmental Plan is described below.

Planning Proposal – Housekeeping Amendment to Parramatta LEP 2011

This land is affected by a planning proposal seeking to amend the Parramatta Local Environmental Plan 2011. The planning proposal seeks to: correct anomalies and discrepancies; update provisions in accordance with related legislative changes; and clarify dual occupancy development provisions.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

**Contamination**

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

**Mine Subsidence**

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008

This does not constitute a Complying Development Certificate under section 85 of the EP&A Act

This information only addresses matters raised in **Clauses 1.17A (c) and (d) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**.

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.19**.

Housing Alterations Code

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.19**.

General Development Code

Complying development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.19**

**Demolition Code**

Complying development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.19**.

General Commercial and Industrial Code

Complying development pursuant to the General Commercial and Industrial Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**

Complying Development pursuant to the General Commercial and Industrial Code **may** be carried out on the land under **Clause 1.19**

SPECIAL NOTES

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.4 - Development without Consent and
Miscellaneous Complying Development

STATE ENVIRONMENTAL PLANNING POLICY NO.6 - Number of Storeys in a Building

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 - Caravan Parks

STATE ENVIRONMENTAL PLANNING POLICY NO.22 - Shops and Commercial Premises

STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment
of Urban Land)

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development

STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land



STATE ENVIRONMENTAL PLANNING POLICY NO.60 - Exempt and Complying Development

STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage

STATE ENVIRONMENTAL PLANNING POLICY NO.65 – Design Quality of Residential Flat Development.

STATE ENVIRONMENTAL PLANNING POLICY NO.70 – Affordable Housing (Revised Schemes)

STATE ENVIRONMENTAL PLANNING POLICY – (Housing for Seniors or People with a Disability) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Major Development) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY – (Temporary Structures) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Sue Weatherley
Acting Chief Executive Officer

per

dated 3 December 2013

DIAGRAM OF SANITARY DRAINAGE *CAK*

Municipality of *Parramatta*

SEWER AVAILABLE

Diagram No. *332066*

- SYMBOLS AND ABBREVIATIONS**
- | | | | |
|---------------------------|------------------------|-------------------|--------------------------|
| ■ Boundary Trap | ■ R.V. Reflux Valve | I.P. Induct Pipe | Bsn. Basin |
| ■ Pit | — Cleaning Eye | M.F. Mica Flap | Shr. Shower |
| ■ G.I. Grease Interceptor | oVert Vertical Pipe | T. Tubs | W.I.P. Wrought Iron Pipe |
| ■ Gully | oV.P. Vent. Pipe | K.S. Kitchen Sink | C.I.P. Cast Iron Pipe |
| ■ P.T. P. Trap | oSV.P. Soil Vent. Pipe | W.C. Water Closet | F.W. Floor Waste |
| ■ R.S. Reflux Sink | D.C.C. Down Cast Cowl | B.W. Bath Waste | W.M. Washing Machine |

Existing drainage shown by black lines. Scale: 40 Feet to an Inch New drainage shown by full blue lines.

This diagram is the property of the Proprietor and is to be returned to him on completion of the work.

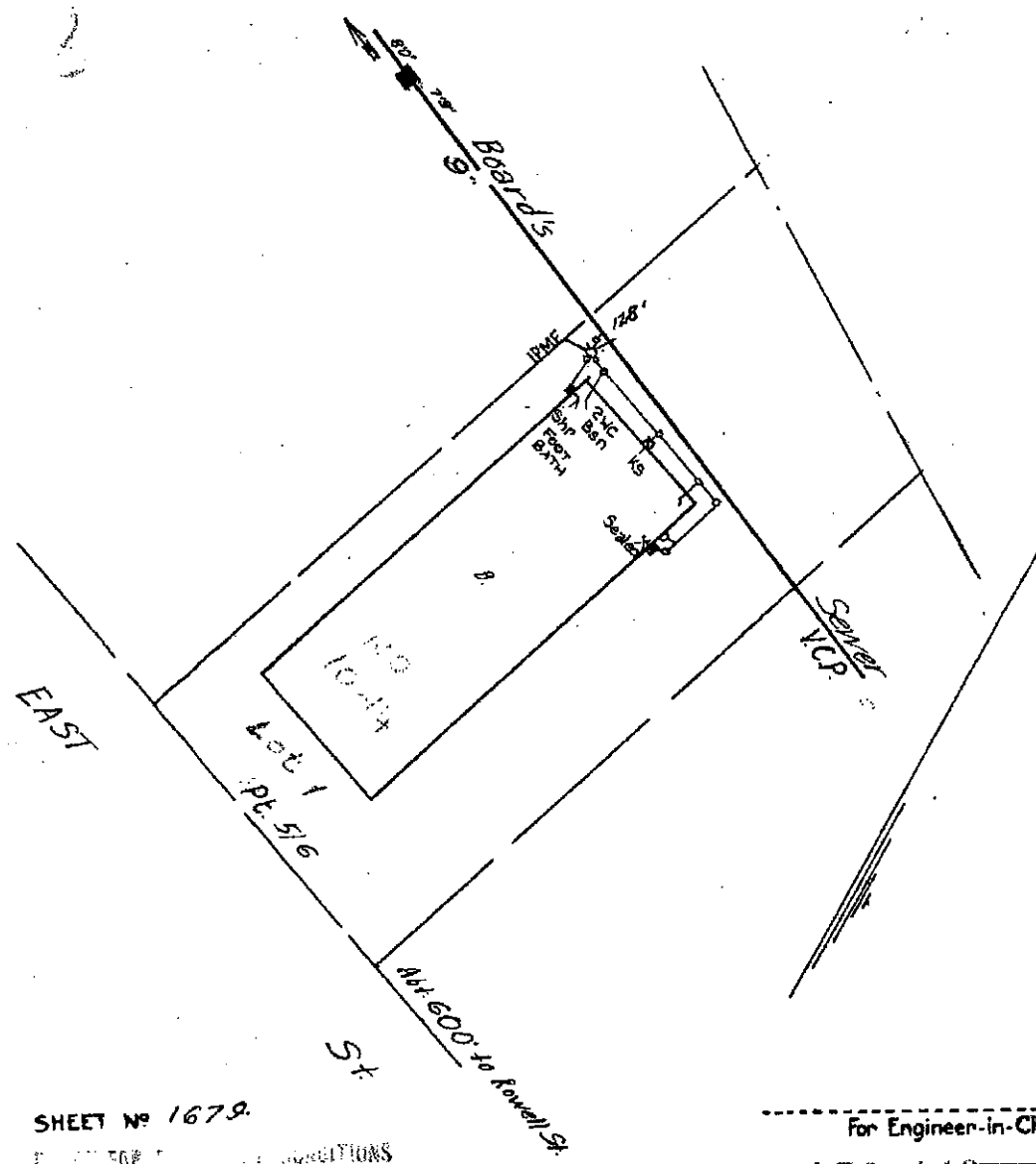
Certificates for drainage and sanitary plumbing may be obtained on application at the office of the Board by the Drainer or Plumber concerned.

~~The Board accepts no responsibility for the suitability of the diagram in relation to the eventual position of the Board's sewer. When the sewer becomes available it will be necessary to apply for a revised diagram.~~

This work must be carried out in accordance with the Board's By-laws and Regulations.

(4" dia. pipes may be used in lieu of 6" dia. pipes as shown on this diagram if the property owner so desires, provided that the relative levels of the sewer and house fixtures will permit of the pipes being laid with regulation grades and cover. For further information consult Board's Inspector)

This work will be tested from



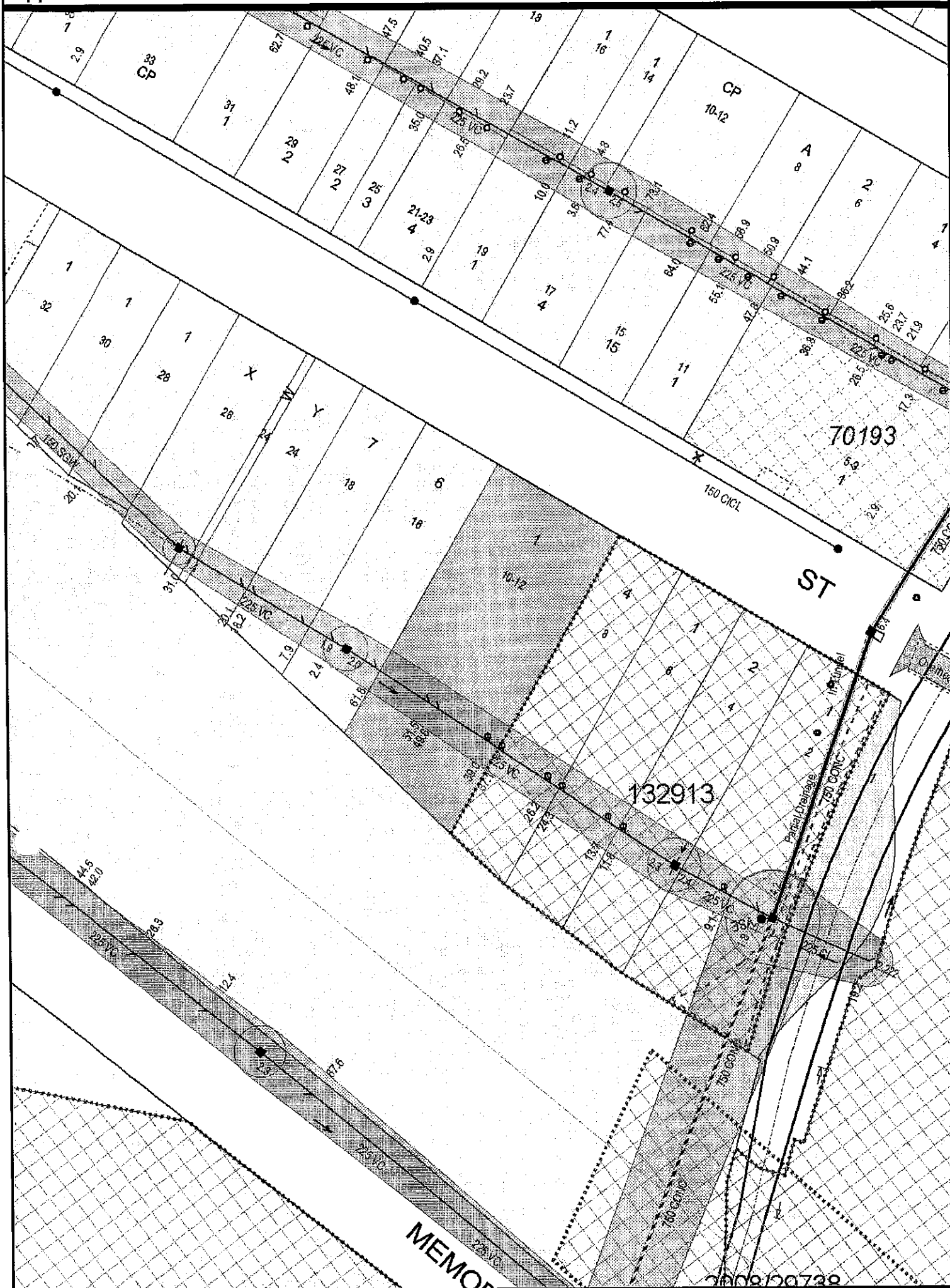
SHEET No *1679*.

For Engineer-in-Chief

OFFICE USE ONLY			
WC	Designed by	Date	Inspector
B.W.	Inspector	<i>1/1</i>	
Shr.			
Bsn.	Examined by	<i>1/1</i>	
K.S.			
T.	Chief Inspector		
Plg.			
Doc. let			

First Visit	Passed	Date
		<i>1/1</i>
Checked with Design and Diagram		
Chief Inspector		<i>1/1</i>

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.



NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.

Information Provided Through
InfoTrack
Ph. 1800 738 532 Fax. 1800 738 533

Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 6/110142

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
2/12/2013	4:39 PM	3	1/8/1994

LAND

LOT 6 IN DEPOSITED PLAN 110142
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP110142

FIRST SCHEDULE

GORDON WILLIAM NEWMAN (T W729547)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 Y798593 MORTGAGE TO WESTPAC BANKING CORPORATION
- 3 Z832365 MORTGAGE TO WESTPAC BANKING CORPORATION
- 4 U488690 MORTGAGE TO WESTPAC BANKING CORPORATION
- 5 U488691 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.
UNREGISTERED DEALINGS: NIL

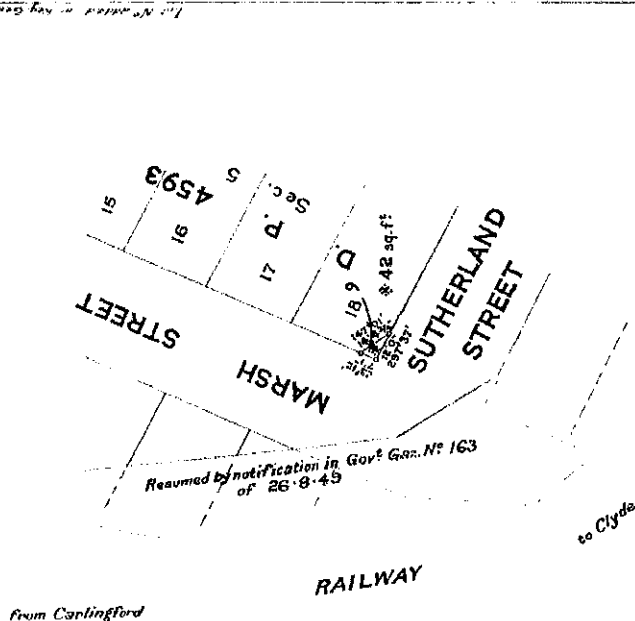
*** END OF SEARCH ***

DEV20131787

PRINTED ON 2/12/2013

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

F267903 Sht 1 of 2 FPI0142
Plan approved
C.B.: 147/29
City of Parramatta
DEPARTMENT OF RAILWAYS N.S.W.
LIDCOMBE TO PENRITH QUADRUPPLICATION
(GRANVILLE)
Plan of land resumed for Railway purposes from C.T. Vol. 1982 Fol. 142
by notification in Government Gazette No 163 of 26-8-43.
Parish of Liberty Plains County of Cumberland
Scale: 40 Feet to 1 inch

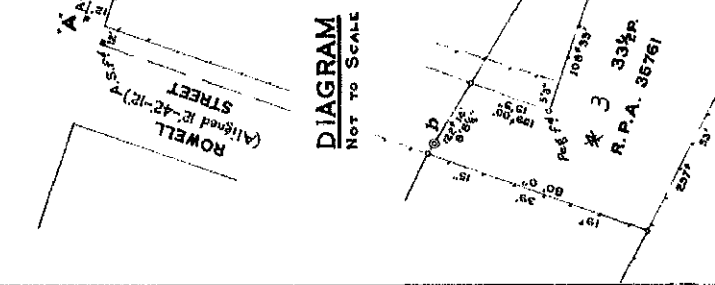


Note: The new line shown hereon is not defined by improvements. No survey has been made.

I certify that this plan has been compiled from information in Deposited Plan 4593 and is correct.

Surveyor registered under the Surveyors Act, 1929.
Date: 10/1/50

F267903 Sht 2 of 2 FPI0142
Plan approved
C.B.: 148/104
City of Parramatta
DEPARTMENT OF RAILWAYS N.S.W.
LIDCOMBE TO PENRITH QUADRUPPLICATION
(GRANVILLE)
Plan of land resumed for Railway purposes from C.T. Vol. 1982 Fol. 142
by notification in Government Gazette No 163 of 26-8-43.
Parish of Liberty Plains County of Cumberland
Scale: 50 Feet to 1 inch

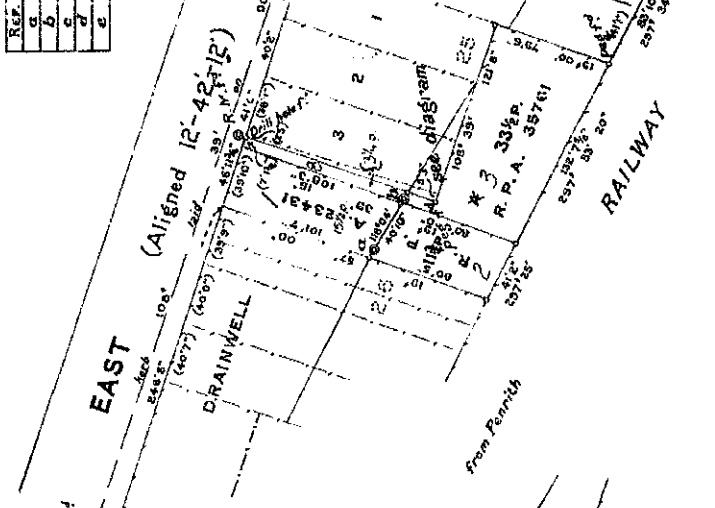


Note: The new line shown hereon is not defined by improvements. No survey has been made.

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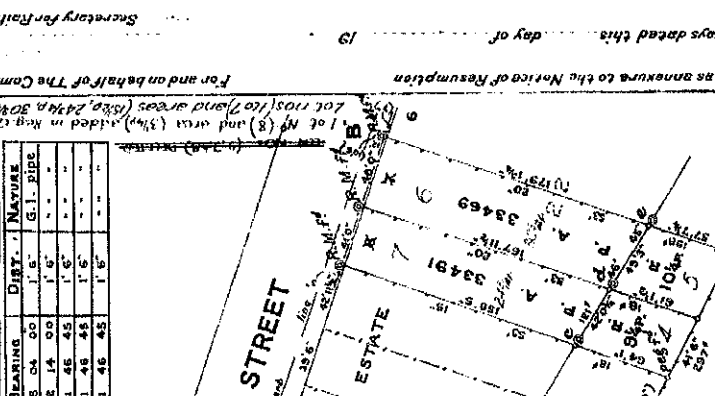


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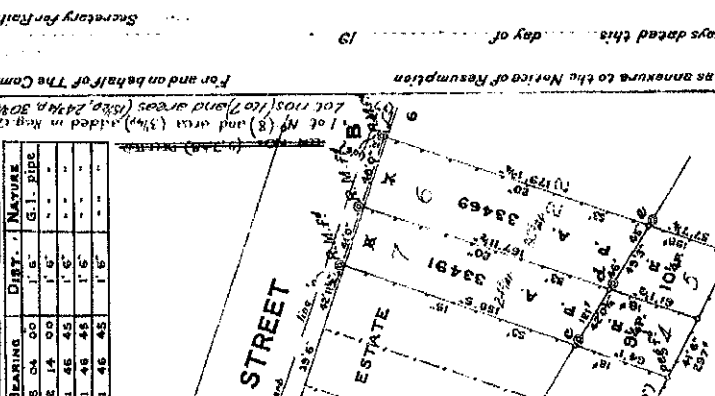


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Surveyor registered under the Surveyors Act, 1929.
Date: 10/1/50

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 110142 5/1 1/2

FEET INCHES	METRES
7 1	2.139
12 -	3.052
16 4 3/4	4.168
50 FT	50 M
62	3.9



CONVERSION TABLE ADDED IN

DEPARTMENT OF LANDS

DP 110142

5/ 2/2

FEET INCHES	METRES
- 3	0.376
- 7	0.178
- 1 6	0.457
- 2 5	0.737
- 3 4	1.009
- 4 3 1/4	1.548
- 5 2	1.608
- 6 1	1.829
- 7 0	2.000
- 8 9	2.520
- 9 8	2.926
- 10 7	3.052
- 11 6	3.303
- 12 5	3.429
- 13 4	3.650
- 14 3	3.776
- 15 2	3.902
- 16 1	4.113
- 17 0	4.269
- 18 9	4.440
- 19 8	4.566
- 20 7	4.792
- 21 6	4.918
- 22 5	5.144
- 23 4	5.270
- 24 3	5.496
- 25 2	5.622
- 26 1	5.848
- 27 0	5.974
- 28 9	6.200
- 29 8	6.326
- 30 7	6.552
- 31 6	6.678
- 32 5	6.904
- 33 4	7.030
- 34 3	7.256
- 35 2	7.382
- 36 1	7.608
- 37 0	7.734
- 38 9	7.960
- 39 8	8.086
- 40 7	8.312
- 41 6	8.438
- 42 5	8.664
- 43 4	8.790
- 44 3	9.016
- 45 2	9.142
- 46 1	9.368
- 47 0	9.494
- 48 9	9.720
- 49 8	9.846
- 50 7	10.072
- 51 6	10.198
- 52 5	10.424
- 53 4	10.550
- 54 3	10.776
- 55 2	10.902
- 56 1	11.128
- 57 0	11.254
- 58 9	11.480
- 59 8	11.606
- 60 7	11.832
- 61 6	11.958
- 62 5	12.184
- 63 4	12.310
- 64 3	12.536
- 65 2	12.662
- 66 1	12.888
- 67 0	13.014
- 68 9	13.240
- 69 8	13.366
- 70 7	13.592
- 71 6	13.718
- 72 5	13.944
- 73 4	14.070
- 74 3	14.296
- 75 2	14.422
- 76 1	14.648
- 77 0	14.774
- 78 9	15.000
- 79 8	15.126
- 80 7	15.352
- 81 6	15.478
- 82 5	15.704
- 83 4	15.830
- 84 3	16.056
- 85 2	16.182
- 86 1	16.408
- 87 0	16.534
- 88 9	16.760
- 89 8	16.886
- 90 7	17.112
- 91 6	17.238
- 92 5	17.464
- 93 4	17.590
- 94 3	17.816
- 95 2	17.942
- 96 1	18.168
- 97 0	18.294
- 98 9	18.520
- 99 8	18.646
- 100 7	18.872
- 101 6	19.000
- 102 5	19.226
- 103 4	19.352
- 104 3	19.578
- 105 2	19.704
- 106 1	19.930
- 107 0	20.056
- 108 9	20.282
- 109 8	20.408
- 110 7	20.634
- 111 6	20.760
- 112 5	20.986
- 113 4	21.112
- 114 3	21.338
- 115 2	21.464
- 116 1	21.690
- 117 0	21.816
- 118 9	22.042
- 119 8	22.168
- 120 7	22.394
- 121 6	22.520
- 122 5	22.746
- 123 4	22.872
- 124 3	23.098
- 125 2	23.224
- 126 1	23.450
- 127 0	23.576
- 128 9	23.802
- 129 8	23.928
- 130 7	24.154
- 131 6	24.280
- 132 5	24.506
- 133 4	24.632
- 134 3	24.858
- 135 2	24.984
- 136 1	25.210
- 137 0	25.336
- 138 9	25.562
- 139 8	25.688
- 140 7	25.914
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- 142 5	26.266
- 143 4	26.392
- 144 3	26.618
- 145 2	26.744
- 146 1	26.970
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- 148 9	27.322
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- 150 7	27.674
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- 152 5	28.026
- 153 4	28.152
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- 155 2	28.504
- 156 1	28.730
- 157 0	28.856
- 158 9	29.082
- 159 8	29.208
- 160 7	29.434
- 161 6	29.560
- 162 5	29.786
- 163 4	29.912
- 164 3	30.138
- 165 2	30.264
- 166 1	30.490
- 167 0	30.616
- 168 9	30.842
- 169 8	30.968
- 170 7	31.194
- 171 6	31.320
- 172 5	31.546
- 173 4	31.672
- 174 3	31.898
- 175 2	32.024
- 176 1	32.250
- 177 0	32.376
- 178 9	32.602
- 179 8	32.728
- 180 7	32.954
- 181 6	33.080
- 182 5	33.306
- 183 4	33.432
- 184 3	33.658
- 185 2	33.784
- 186 1	34.010
- 187 0	34.136
- 188 9	34.362
- 189 8	34.488
- 190 7	34.714
- 191 6	34.840
- 192 5	35.066
- 193 4	35.192
- 194 3	35.418
- 195 2	35.544
- 196 1	35.770
- 197 0	35.896
- 198 9	36.122
- 199 8	36.248
- 200 7	36.474
- 201 6	36.600
- 202 5	36.826
- 203 4	36.952
- 204 3	37.178
- 205 2	37.304
- 206 1	37.530
- 207 0	37.656
- 208 9	37.882
- 209 8	38.008
- 210 7	38.234
- 211 6	38.360
- 212 5	38.586
- 213 4	38.712
- 214 3	38.938
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- 216 1	39.290
- 217 0	39.416
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- 219 8	39.768
- 220 7	39.994
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- 223 4	40.472
- 224 3	40.698
- 225 2	40.824
- 226 1	41.050
- 227 0	41.176
- 228 9	41.402
- 229 8	41.528
- 230 7	41.754
- 231 6	41.880
- 232 5	42.106
- 233 4	42.232
- 234 3	42.458
- 235 2	42.584
- 236 1	42.810
- 237 0	42.936
- 238 9	43.162
- 239 8	43.288
- 240 7	43.514
- 241 6	43.640
- 242 5	43.866
- 243 4	43.992
- 244 3	44.218
- 245 2	44.344
- 246 1	44.570
- 247 0	44.696
- 248 9	44.922
- 249 8	45.048
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- 251 6	45.400
- 252 5	45.626
- 253 4	45.752
- 254 3	45.978
- 255 2	46.104
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- 257 0	46.456
- 258 9	46.682
- 259 8	46.808
- 260 7	47.034
- 261 6	47.160
- 262 5	47.386
- 263 4	47.512
- 264 3	47.738
- 265 2	47.864
- 266 1	48.090
- 267 0	48.216
- 268 9	48.442
- 269 8	48.568
- 270 7	48.794
- 271 6	48.920
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- 273 4	49.272
- 274 3	49.498
- 275 2	49.624
- 276 1	49.850
- 277 0	49.976
- 278 9	50.202
- 279 8	50.328
- 280 7	50.554
- 281 6	50.680
- 282 5	50.906
- 283 4	51.032
- 284 3	51.258
- 285 2	51.384
- 286 1	51.610
- 287 0	51.736
- 288 9	51.962
- 289 8	52.088
- 290 7	52.314
- 291 6	52.440
- 292 5	52.666
- 293 4	52.792
- 294 3	53.018
- 295 2	53.144
- 296 1	53.370
- 297 0	53.496
- 298 9	53.722
- 299 8	53.848
- 300 7	54.074
- 301 6	54.200
- 302 5	54.426
- 303 4	54.552
- 304 3	54.778
- 305 2	54.904
- 306 1	55.130
- 307 0	55.256
- 308 9	55.482
- 309 8	55.608
- 310 7	55.834
- 311 6	55.960
- 312 5	56.186
- 313 4	56.312
- 314 3	56.538
- 315 2	56.664
- 316 1	56.890
- 317 0	57.016
- 318 9	57.242
- 319 8	57.368
- 320 7	57.594
- 321 6	57.720
- 322 5	57.946
- 323 4	58.072
- 324 3	58.298
- 325 2	58.424
- 326 1	58.650
- 327 0	58.776
- 328 9	59.002
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- 331 6	59.480
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- 346 1	62.170
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- 348 9	62.522
- 349 8	62.648
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- 355 2	63.704
- 356 1	63.930
- 357 0	64.056
- 358 9	64.282
- 359 8	64.408
- 360 7	64.634
- 361 6	64.760
- 362 5	64.986
- 363 4	65.112
- 364 3	65.338
- 365 2	65.464
- 366 1	65.690
- 367 0	65.816
- 368 9	66.042
- 369 8	66.168
- 370 7	66.394
- 371 6	66.520
- 372 5	66.746
- 373 4	66.872
- 374 3	67.098
- 375 2	67.224
- 376 1	67.450
- 377 0	67.576
- 378 9	67.802
- 379 8	67.928
- 380 7	68.154
- 381 6	68.280
- 382 5	68.506
- 383 4	68.632
- 384 3	68.858
- 385 2	68.984
- 386 1	69.210
- 387 0	69.336
- 388 9	69.562
- 389 8	69.688
- 390 7	69.914
- 391 6	70.040
- 392 5	70.266
- 393 4	70.392
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- 400 7	71.674
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- 411 6	73.560
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- 419 8	74.968
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- 421 6	75.320
- 422 5	75.546
- 423 4	75.672
- 424 3	75.898
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- 426 1	76.250
- 427 0	76.376
- 428 9	76.602
- 429 8	76.728
- 430 7	76.954
- 431 6	77.080
- 432 5	77.306
- 433 4	77.432
- 434 3	77.658
- 435 2	77.784
- 436 1	78.010
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- 439 8	78.488
- 440 7	78.714
- 441 6	78.840
- 442 5	79.066
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- 444 3	79.418
- 445 2	79.544
- 446 1	79.770
- 447 0	79.896
- 448 9	80.122
- 449 8	80.248
- 450 7	80.474
- 451 6	80.600
- 452 5	80.826
- 453 4	80.952
- 454 3	81.178
- 455 2	81.304
- 456 1	81.530
- 457 0	81.656
- 458 9	81.882



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Mr John Fernandes
44/278-284 Sussex St
SYDNEY NSW 2000**

Certificate No: 2013/5419
Fee: \$153.00
Issue Date: 3 December 2013
Receipt No: 4022110
Applicant Ref: EAST ST GRANVILLE:19466

DESCRIPTION OF LAND

Address: 16 East Street
GRANVILLE NSW 2142

Lot Details: Lot 6 DP 110142

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**PARRAMATTA
CITY COUNCIL**

30 Darcy Street Parramatta NSW 2150
PO Box 32 Parramatta NSW 2124

Phone 02 9806 5000 Fax 02 9806 9917 DX 0279 Parramatta
ABN 49 907 174 773 www.parracity.nsw.gov.au



The land is zoned: B4 Mixed Use PLEP2011

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published. The Draft Local Environmental Plan is described below.

Planning Proposal – Housekeeping Amendment to Parramatta LEP 2011

This land is affected by a planning proposal seeking to amend the Parramatta Local Environmental Plan 2011. The planning proposal seeks to: correct anomalies and discrepancies; update provisions in accordance with related legislative changes; and clarify dual occupancy development provisions.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

**Contamination**

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

**Mine Subsidence**

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008

This does not constitute a Complying Development Certificate under section 85 of the
EP&A Act

This information only addresses matters raised in **Clauses 1.17A (c) and (d) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**.

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.19**.

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Complying Development pursuant to the General Commercial and Industrial Code **may** be carried out on the land under **Clause 1.19**

SPECIAL NOTES

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

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STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 - Caravan Parks

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of Urban Land)

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development

STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land



STATE ENVIRONMENTAL PLANNING POLICY NO.60 - Exempt and Complying Development

STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage

STATE ENVIRONMENTAL PLANNING POLICY NO.65 – Design Quality of Residential Flat Development.

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STATE ENVIRONMENTAL PLANNING POLICY – (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Major Development) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY – (Temporary Structures) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Sue Weatherley
Acting Chief Executive Officer

per

dated 3 December 2013

SEWERAGE SERVICE DIAGRAM

Municipality of *Parramatta*

No. 708615

- ☐ Boundary Trap
☐ Pit
☐ G.I. Grease Interceptor
☐ Gully
☐ P.T. P. Trap
☐ R.S. Reflux Sink

SYMBOLS AND ABBREVIATIONS

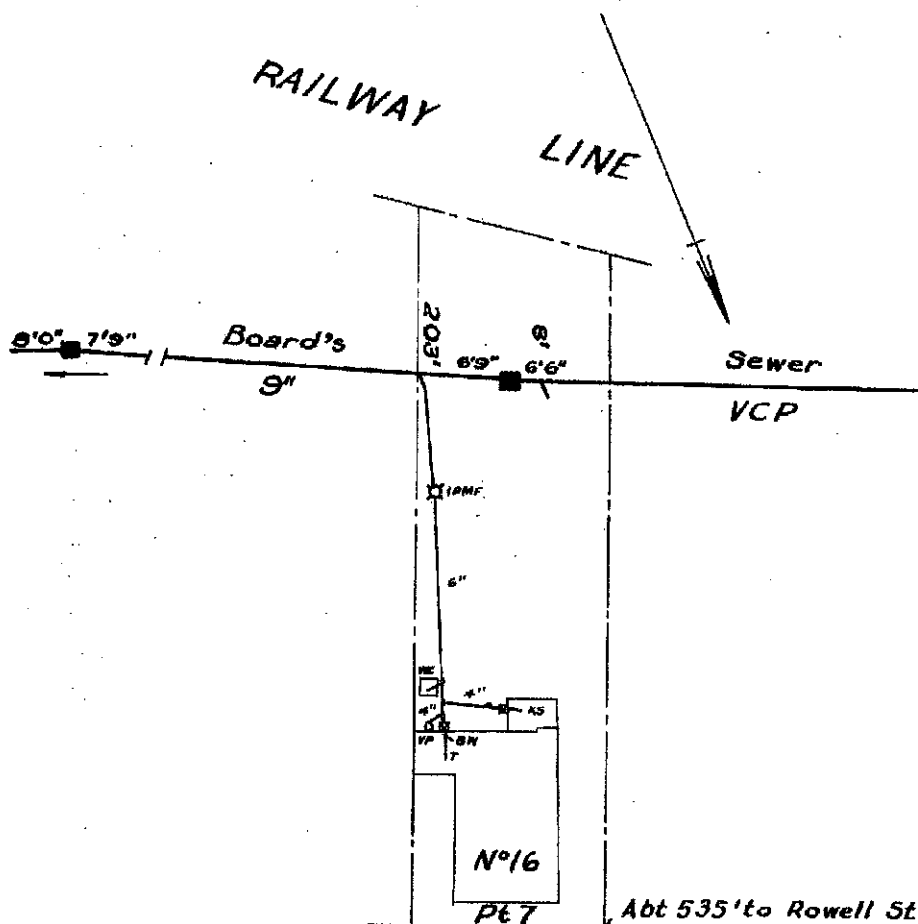
- ☒ R.V. Reflux Valve
☐ C.E. Cleaning Eye
☐ VERT. Vertical Pipe
☐ V.P. Vent. Pipe
☐ S.V.P. Soil Vent. Pipe
☐ D.C.C. Down Cast Cowl
☐ I.P. Induct Pipe
☐ M.F. Mica Flap
☐ T. Tubs
☐ K.S. Kitchen Sink
☐ W.C. Water Closet
☐ B.W. Bath Waste

- ☐ Bas. Basin
☐ Shr. Shower
☐ W.I.P. Wrought Iron Pipe
☐ C.I.P. Cast Iron Pipe
☐ F.W. Floor Waste
☐ W.M. Washing Machine

SCALE: 40 FEET TO AN INCH.

SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's Sewer.



EAST

ST

RATE No. _____ W.C.s _____ U.C.s _____ 19____

SHEET No. 1679

OFFICE USE ONLY

FOR ENGINEER HOUSE SERVICES

DRAINAGE		PLUMBING	
Supervised by	Date	Supervised by	Date
Examiner	Inspector	Inspector	
Chief Inspector			
Tracing Checked			
W.C.		BRANCH OFFICE	
Bth		Date	
Shr		Outfall	
Bas.		Drainer	
K.S.		Plumber	
T.		Boundary Trap	
Pig.			
Dgo. Int.			

639 480

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.



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Information Provided Through
InfoTrack
Ph. 1800 738 532 Fax. 1800 738 533

Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 7/110142

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
2/12/2013	4:44 PM	6	16/10/2007

LAND

LOT 7 IN DEPOSITED PLAN 110142
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP110142

FIRST SCHEDULE

Z & H HOLDINGS PTY LTD (T AD491437)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AD491438 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

DEV20131788

PRINTED ON 2/12/2013

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS			
DP 110142	SM	1/2	
	FEET INCHES	METRES	
	7 1	2-159	
	12 -	1-558	
	14 4 3/4	4-388	
	58 FT	50 M	
	42	3-9	

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS			
DP 110142	SM	2/2	
	FEET INCHES	METRES	
	-	0-176	
	-	0-178	
	1 5	0-457	
	2 5	0-717	
	5 3	1-600	
	8 8 1/4	2-648	
	10 6	3-200	
	12 -	3-558	
	19 9	6-020	
	30 7	11-760	
	39 6	12-840	
	39 9	12-116	
	39 12	12-111	
	40 -	12-192	
	40 2	12-243	
	45 6	12-344	
	60 7	12-378	
	40 10	12-646	
	41 -	12-697	
	41 1	12-822	
	41 2	12-848	
	41 6	12-869	
	42 -	12-802	
	42 3 3/4	12-821	
	42 8	13-836	
	42 11 1/2	13-876	
	48 11 3/4	14-530	
	48 7	14-808	
	49 3	15-811	
	37 7 1/4	17-558	
	61 1 1/2	18-631	
	64 1	19-533	
	79 6	24-232	
	80 -	24-586	
	80 5	24-511	
	81 10	25-552	
	101 7	30-463	
	108 3	32-995	
	121 6	37-084	
	132 7 5/8	39-427	
	158 5	44-285	
	167 11 1/2	51-194	
	179 1 3/4	54-604	
	246 5	75-109	
	AC RO P	SQ Y	
	-	3 1/4	12-2
	-	9 1/4	234
	-	10 1/4	259-3
	-	11 3/4	297-2
	-	15 1/2	372

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS			
DP 110142	SM	2/2	CUNEO
	AC RO P		
	-	24 3/4	626
	-	30 3/4	772-8
	-	31 1/2	847-3



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Mr John Fernandes
44/278-284 Sussex St
SYDNEY NSW 2000**

Certificate No: 2013/5420
Fee: \$153.00
Issue Date: 3 December 2013
Receipt No: 4022110
Applicant Ref: EAST ST GRANVILLE:19466

DESCRIPTION OF LAND

Address: 18 East Street
GRANVILLE NSW 2142

Lot Details: Lot 7 DP 110142

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:



The land is zoned: B4 Mixed Use PLEP2011

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published. The Draft Local Environmental Plan is described below.

Planning Proposal – Housekeeping Amendment to Parramatta LEP 2011

This land is affected by a planning proposal seeking to amend the Parramatta Local Environmental Plan 2011. The planning proposal seeks to: correct anomalies and discrepancies; update provisions in accordance with related legislative changes; and clarify dual occupancy development provisions.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

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An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
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The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
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The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
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SPECIAL NOTES

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

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NSW 2000.

Sue Weatherley
Acting Chief Executive Officer

per

dated 3 December 2013

SEWERAGE SERVICE DIAGRAM

Municipality of Parramatta
(Granville)

No. 708614
PETRUC P/L

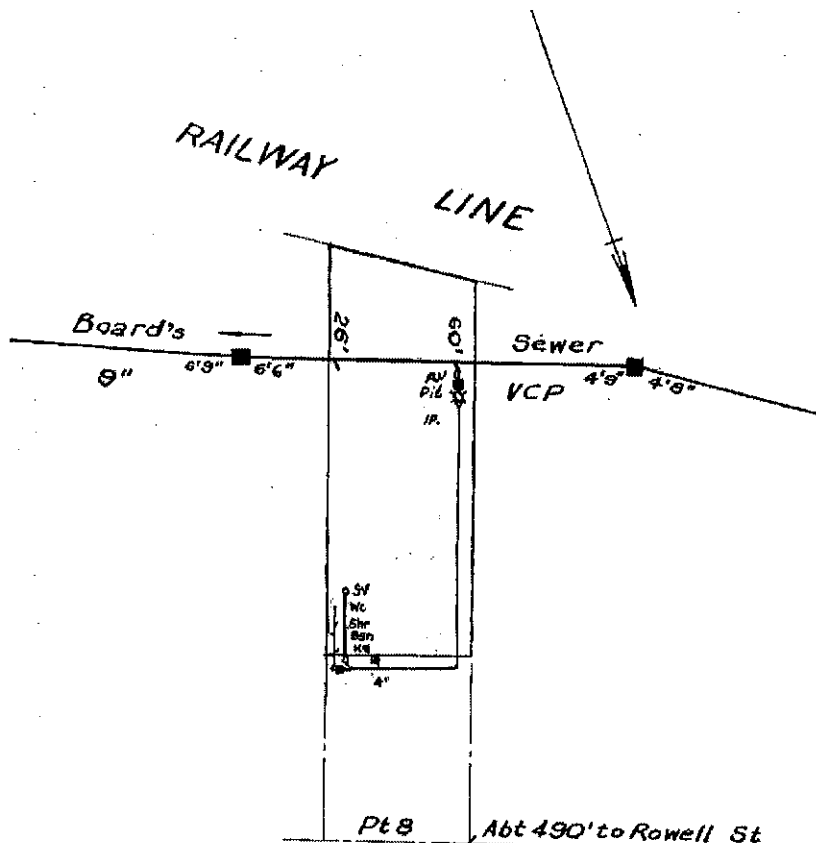
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- Gully
- P.T. P. Trap
- R.S. Reflux Sink

- SYMBOLS AND ABBREVIATIONS**
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 - YERT. Vertical Pipe
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 - W.I.P. Wrought Iron Pipe
 - C.I.P. Cast Iron Pipe
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SCALE: 40 FEET TO AN INCH.

SEWER AVAILABLE

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EAST ST

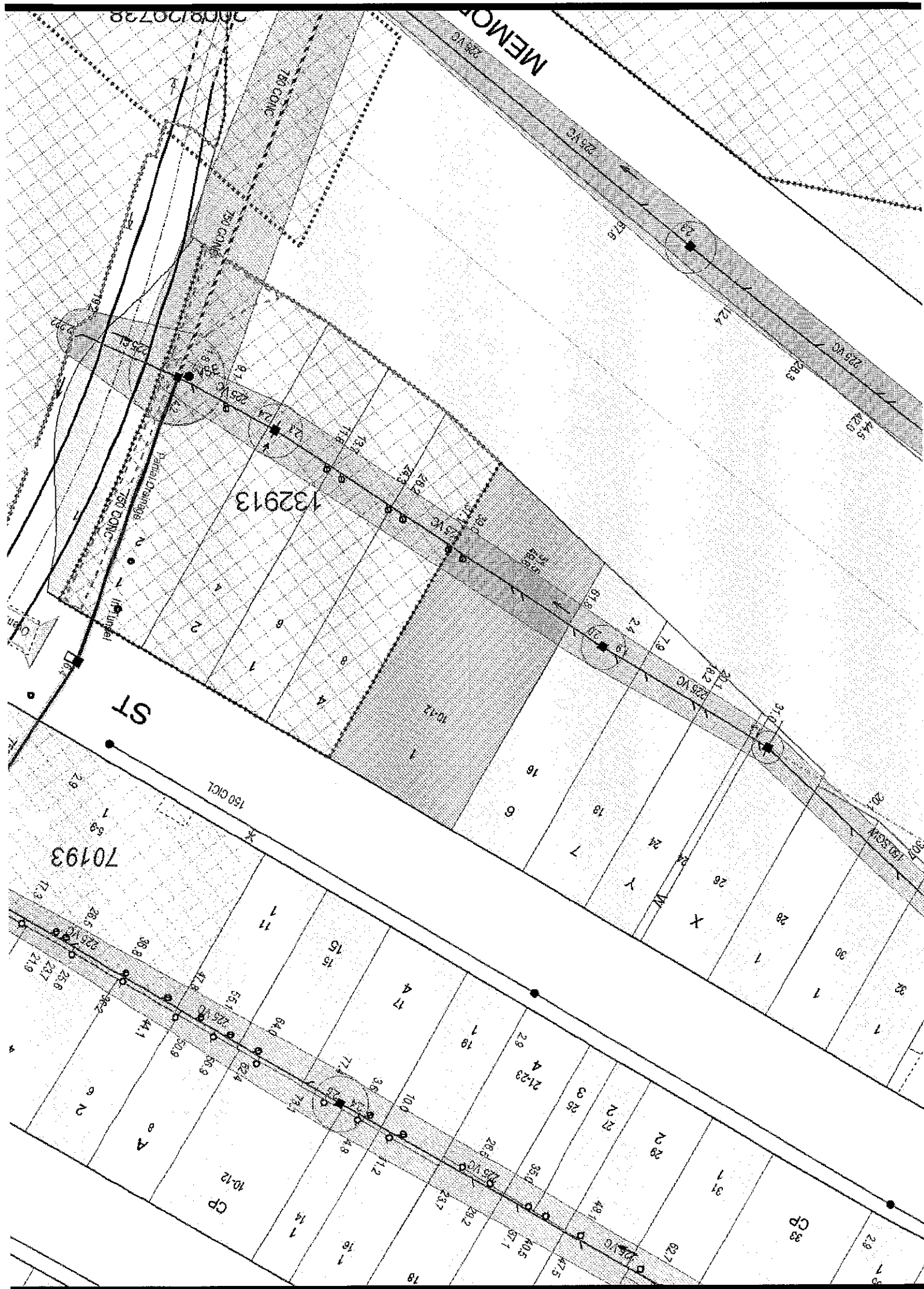
RATE No. _____ W.C.s _____ U.C.s _____ 19____

SHEET No. 1679

OFFICE USE ONLY FOR ENGINEER HOUSE SERVICES

DRAINAGE			PLUMBING		
Supervised by	Date	BRANCH OFFICE Date / / Outfall HL LL Drainer Plumber Boundary Trap	Supervised by	Date	Inspector
Inspector	/ /		Inspector	/ /	
Examined by	/ /				
Chief Inspector	/ /				

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Title Search

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 11944-239

SEARCH DATE	TIME	EDITION NO	DATE
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3/12/2013	3:10 PM	2	16/1/2004

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP164926

FIRST SCHEDULE

MING LI (T AA335609)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

AA501351 NOTE: THE PRINT QUALITY OF THE CERTIFICATE OF TITLE, ISSUED
IN JANUARY 2004, MAY BE DEFICIENT. IF THE PRINT QUALITY IS AT
ISSUE PLEASE CONTACT CUSTOMER SERVICES CENTRE, LAND AND PROPERTY
INFORMATION DIVISION, PH. (02) 9228 6713.

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

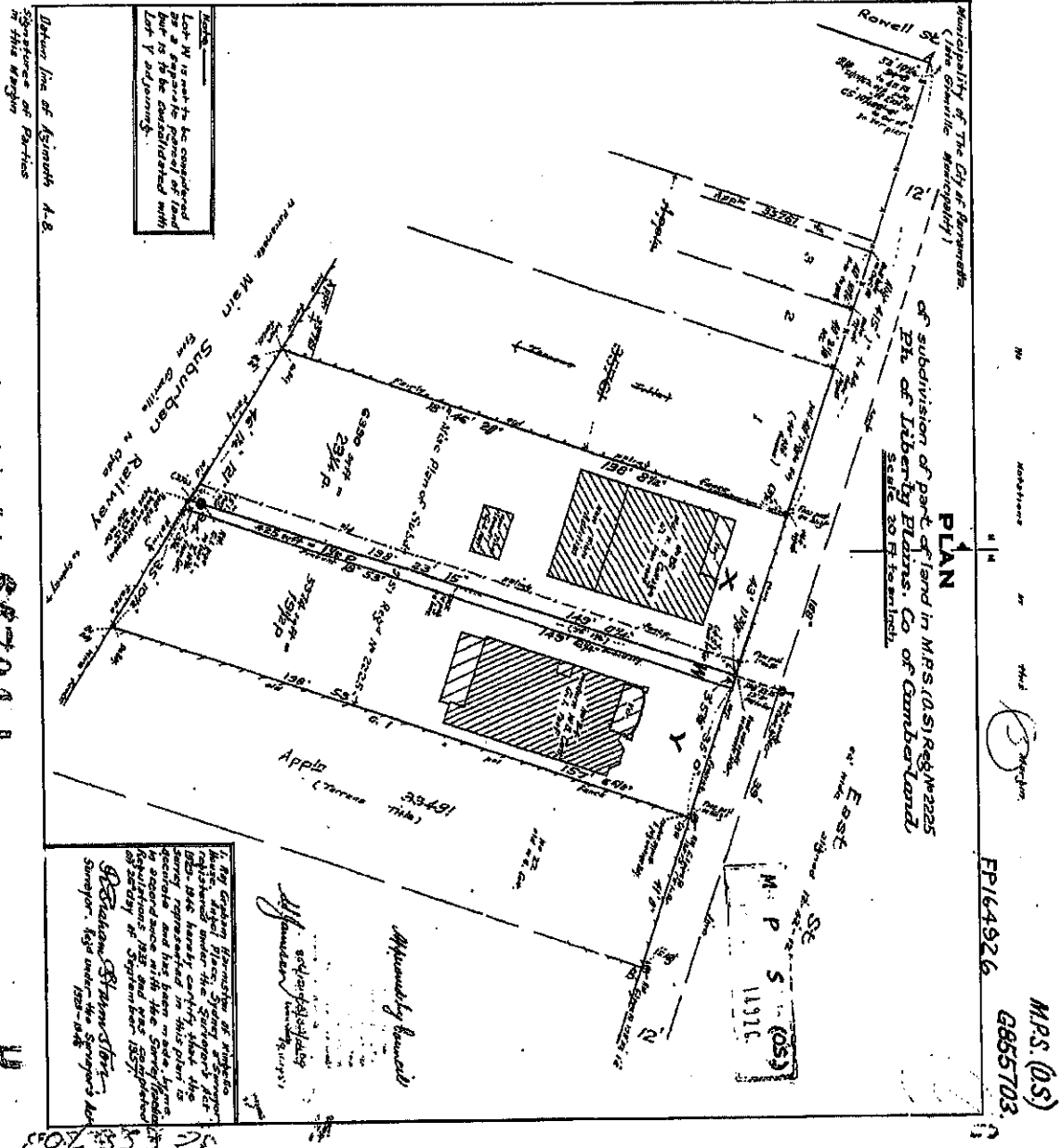
LOT W IN DP164926
LOT Y IN DP164926.

*** END OF SEARCH ***

DEV20131789

PRINTED ON 3/12/2013

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



AMENDMENTS OR ADDITIONS NEEDED ON PLAN
 IN REGISTRAR GENERAL'S OFFICE.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this plan is a true and correct copy of the plan deposited in my office on the 15th day of November, 1977.



CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 1344246

FEET INCHES	METRES
- 0 1/8	0.003
- 0 1/4	0.008
- 0 3/8	0.010
- 0 1/2	0.013
- 0 5/8	0.016
- 0 3/4	0.019
- 0 7/8	0.021
1 0	0.025
1 1/8	0.031
1 1/4	0.033
1 3/8	0.038
1 1/2	0.043
1 5/8	0.048
1 3/4	0.051
1 7/8	0.054
2 0	0.059
2 1/8	0.064
2 1/4	0.067
2 3/8	0.072
2 1/2	0.076
2 5/8	0.081
2 3/4	0.084
2 7/8	0.087
3 0	0.091
3 1/8	0.096
3 1/4	0.099
3 3/8	0.104
3 1/2	0.107
3 5/8	0.112
3 3/4	0.115
3 7/8	0.118
4 0	0.122
4 1/8	0.127
4 1/4	0.130
4 3/8	0.135
4 1/2	0.138
4 5/8	0.143
4 3/4	0.146
4 7/8	0.149
5 0	0.152
5 1/8	0.157
5 1/4	0.160
5 3/8	0.165
5 1/2	0.168
5 5/8	0.173
5 3/4	0.176
5 7/8	0.179
6 0	0.183
6 1/8	0.188
6 1/4	0.191
6 3/8	0.196
6 1/2	0.199
6 5/8	0.204
6 3/4	0.207
6 7/8	0.210
7 0	0.213
7 1/8	0.218
7 1/4	0.221
7 3/8	0.226
7 1/2	0.229
7 5/8	0.234
7 3/4	0.237
7 7/8	0.240
8 0	0.244
8 1/8	0.249
8 1/4	0.252
8 3/8	0.257
8 1/2	0.260
8 5/8	0.265
8 3/4	0.268
8 7/8	0.271
9 0	0.274
9 1/8	0.279
9 1/4	0.282
9 3/8	0.287
9 1/2	0.290
9 5/8	0.295
9 3/4	0.298
9 7/8	0.301
10 0	0.305
10 1/8	0.310
10 1/4	0.313
10 3/8	0.318
10 1/2	0.321
10 5/8	0.326
10 3/4	0.329
10 7/8	0.332
11 0	0.336
11 1/8	0.341
11 1/4	0.344
11 3/8	0.349
11 1/2	0.352
11 5/8	0.357
11 3/4	0.360
11 7/8	0.363
12 0	0.367
12 1/8	0.372
12 1/4	0.375
12 3/8	0.380
12 1/2	0.383
12 5/8	0.388
12 3/4	0.391
12 7/8	0.394
13 0	0.397
13 1/8	0.402
13 1/4	0.405
13 3/8	0.410
13 1/2	0.413
13 5/8	0.418
13 3/4	0.421
13 7/8	0.424
14 0	0.428
14 1/8	0.433
14 1/4	0.436
14 3/8	0.441
14 1/2	0.444
14 5/8	0.449
14 3/4	0.452
14 7/8	0.455
15 0	0.459
15 1/8	0.464
15 1/4	0.467
15 3/8	0.472
15 1/2	0.475
15 5/8	0.480
15 3/4	0.483
15 7/8	0.486
16 0	0.490
16 1/8	0.495
16 1/4	0.498
16 3/8	0.503
16 1/2	0.506
16 5/8	0.511
16 3/4	0.514
16 7/8	0.517
17 0	0.521
17 1/8	0.526
17 1/4	0.529
17 3/8	0.534
17 1/2	0.537
17 5/8	0.542
17 3/4	0.545
17 7/8	0.548
18 0	0.552
18 1/8	0.557
18 1/4	0.560
18 3/8	0.565
18 1/2	0.568
18 5/8	0.573
18 3/4	0.576
18 7/8	0.579
19 0	0.583
19 1/8	0.588
19 1/4	0.591
19 3/8	0.596
19 1/2	0.599
19 5/8	0.604
19 3/4	0.607
19 7/8	0.610
20 0	0.613
20 1/8	0.618
20 1/4	0.621
20 3/8	0.626
20 1/2	0.629
20 5/8	0.634
20 3/4	0.637
20 7/8	0.640
21 0	0.644
21 1/8	0.649
21 1/4	0.652
21 3/8	0.657
21 1/2	0.660
21 5/8	0.665
21 3/4	0.668
21 7/8	0.671
22 0	0.675
22 1/8	0.680
22 1/4	0.683
22 3/8	0.688
22 1/2	0.691
22 5/8	0.696
22 3/4	0.699
22 7/8	0.702
23 0	0.706
23 1/8	0.711
23 1/4	0.714
23 3/8	0.719
23 1/2	0.722
23 5/8	0.727
23 3/4	0.730
23 7/8	0.733
24 0	0.737
24 1/8	0.742
24 1/4	0.745
24 3/8	0.750
24 1/2	0.753
24 5/8	0.758
24 3/4	0.761
24 7/8	0.764
25 0	0.768
25 1/8	0.773
25 1/4	0.776
25 3/8	0.781
25 1/2	0.784
25 5/8	0.789
25 3/4	0.792
25 7/8	0.795
26 0	0.799
26 1/8	0.804
26 1/4	0.807
26 3/8	0.812
26 1/2	0.815
26 5/8	0.820
26 3/4	0.823
26 7/8	0.826
27 0	0.830
27 1/8	0.835
27 1/4	0.838
27 3/8	0.843
27 1/2	0.846
27 5/8	0.851
27 3/4	0.854
27 7/8	0.857
28 0	0.861
28 1/8	0.866
28 1/4	0.869
28 3/8	0.874
28 1/2	0.877
28 5/8	0.882
28 3/4	0.885
28 7/8	0.888
29 0	0.892
29 1/8	0.897
29 1/4	0.900
29 3/8	0.905
29 1/2	0.908
29 5/8	0.913
29 3/4	0.916
29 7/8	0.919
30 0	0.923
30 1/8	0.928
30 1/4	0.931
30 3/8	0.936
30 1/2	0.939
30 5/8	0.944
30 3/4	0.947
30 7/8	0.950
31 0	0.954
31 1/8	0.959
31 1/4	0.962
31 3/8	0.967
31 1/2	0.970
31 5/8	0.975
31 3/4	0.978
31 7/8	0.981
32 0	0.985
32 1/8	0.990
32 1/4	0.993
32 3/8	0.998
32 1/2	1.001
32 5/8	1.006
32 3/4	1.009
32 7/8	1.012
33 0	1.016
33 1/8	1.021
33 1/4	1.024
33 3/8	1.029
33 1/2	1.032
33 5/8	1.037
33 3/4	1.040
33 7/8	1.043
34 0	1.047
34 1/8	1.052
34 1/4	1.055
34 3/8	1.060
34 1/2	1.063
34 5/8	1.068
34 3/4	1.071
34 7/8	1.074
35 0	1.078
35 1/8	1.083
35 1/4	1.086
35 3/8	1.091
35 1/2	1.094
35 5/8	1.099
35 3/4	1.102
35 7/8	1.105
36 0	1.109
36 1/8	1.114
36 1/4	1.117
36 3/8	1.122
36 1/2	1.125
36 5/8	1.130
36 3/4	1.133
36 7/8	1.136
37 0	1.140
37 1/8	1.145
37 1/4	1.148
37 3/8	1.153
37 1/2	1.156
37 5/8	1.161
37 3/4	1.164
37 7/8	1.167
38 0	1.171
38 1/8	1.176
38 1/4	1.179
38 3/8	1.184
38 1/2	1.187
38 5/8	1.192
38 3/4	1.195
38 7/8	1.198
39 0	1.202
39 1/8	1.207
39 1/4	1.210
39 3/8	1.215
39 1/2	1.218
39 5/8	1.223
39 3/4	1.226
39 7/8	1.229
40 0	1.233
40 1/8	1.238
40 1/4	1.241
40 3/8	1.246
40 1/2	1.249
40 5/8	1.254
40 3/4	1.257
40 7/8	1.260
41 0	1.264
41 1/8	1.269
41 1/4	1.272
41 3/8	1.277
41 1/2	1.280
41 5/8	1.285
41 3/4	1.288
41 7/8	1.291
42 0	1.295
42 1/8	1.300
42 1/4	1.303
42 3/8	1.308
42 1/2	1.311
42 5/8	1.316
42 3/4	1.319
42 7/8	1.322
43 0	1.326
43 1/8	1.331
43 1/4	1.334
43 3/8	1.339
43 1/2	1.342
43 5/8	1.347
43 3/4	1.350
43 7/8	1.353
44 0	1.357
44 1/8	1.362
44 1/4	1.365
44 3/8	1.370
44 1/2	1.373
44 5/8	1.378
44 3/4	1.381
44 7/8	1.384
45 0	1.388
45 1/8	1.393
45 1/4	1.396
45 3/8	1.401
45 1/2	1.404
45 5/8	1.409
45 3/4	1.412
45 7/8	1.415
46 0	1.419
46 1/8	1.424
46 1/4	1.427
46 3/8	1.432
46 1/2	1.435
46 5/8	1.440
46 3/4	1.443
46 7/8	1.446
47 0	1.450
47 1/8	1.455
47 1/4	1.458
47 3/8	1.463
47 1/2	1.466
47 5/8	1.471
47 3/4	1.474
47 7/8	1.477
48 0	1.481
48 1/8	1.486
48 1/4	1.489
48 3/8	1.494
48 1/2	1.497
48 5/8	1.502
48 3/4	1.505
48 7/8	1.508
49 0	1.512
49 1/8	1.517
49 1/4	1.520
49 3/8	1.525
49 1/2	1.528
49 5/8	1.533
49 3/4	1.536
49 7/8	1.539
50 0	1.543
50 1/8	1.548
50 1/4	1.551
50 3/8	1.556
50 1/2	1.559
50 5/8	1.564
50 3/4	1.567
50 7/8	1.570
51 0	1.574
51 1/8	1.579
51 1/4	1.582
51 3/8	1.587
51 1/2	1.590
51 5/8	1.595
51 3/4	1.598
51 7/8	1.601
52 0	1.605
52 1/8	1.610
52 1/4	1.613
52 3/8	1.618
52 1/2	1.621
52 5/8	1.626
52 3/4	1.629
52 7/8	1.632
53 0	1.636
53 1/8	1.641
53 1/4	1.644
53 3/8	1.649
53 1/2	1.652
53 5/8	1.657
53 3/4	1.660
53 7/8	1.663
54 0	1.667
54 1/8	1.672
54 1/4	1.675
54 3/8	1.680
54 1/2	1.683
54 5/8	1.688
54 3/4	1.691
54 7/8	1.694
55 0	1.698
55 1/8	1.703
55 1/4	1.706
55 3/8	1.711
55 1/2	1.714
55 5/8	1.719
55 3/4	1.722
55 7/8	1.725
56 0	1.729
56 1/8	1.734
56 1/4	1.737
56 3/8	1.742
56 1/2	1.745
56 5/8	1.750
56 3/4	1.753
56 7/8	1.756
57 0	1.760
57 1/8	1.765
57 1/4	1.768
57 3/8	1.773
57 1/2	1.776
57 5/8	1.781
57 3/4	1.784
57 7/8	1.787
58 0	1.791
58 1/8	1.796
58 1/4	1.799
58 3/8	1.804
58 1/2	1.807
58 5/8	1.812
58 3/4	1.815
58 7/8	1.818
59 0	1.822
59 1/8	1.827
59 1/4	1.830
59 3/8	1.835
59 1/2	1.838
59 5/8	1.843
59 3/4	1.846
59 7/8	1.849
60 0	1.853
60 1/8	1.858
60 1/4	1.861
60 3/8	1.866
60 1/2	1.869
60 5/8	1.874
60 3/4	1.877
60 7/8	1.880
61 0	1.884
61 1/8	1.889
61 1/4	1.892
61 3/8	1.897
61 1/2	1.900
61 5/8	1.905



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Mr John Fernandes
44/278-284 Sussex St
SYDNEY NSW 2000**

Certificate No: 2013/5421
Fee: \$153.00
Issue Date: 3 December 2013
Receipt No: 4022110
Applicant Ref: EAST ST GRANVILLE:19466

DESCRIPTION OF LAND

Address: 24 East Street
GRANVILLE NSW 2142

Lot Details: Lot W & Y DP 164926

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**PARRAMATTA
CITY COUNCIL**

30 Darcy Street Parramatta NSW 2150
PO Box 32 Parramatta NSW 2124

Phone 02 9806 5000 Fax 02 9806 5917 DX 0279 Parramatta
ABN 49 907 174 773 www.parracity.nsw.gov.au



The land is zoned: B4 Mixed Use PLEP2011

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published. The Draft Local Environmental Plan is described below.

Planning Proposal – Housekeeping Amendment to Parramatta LEP 2011

This land is affected by a planning proposal seeking to amend the Parramatta Local Environmental Plan 2011. The planning proposal seeks to: correct anomalies and discrepancies; update provisions in accordance with related legislative changes; and clarify dual occupancy development provisions.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

**Contamination**

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

**Mine Subsidence**

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008

This does not constitute a Complying Development Certificate under section 85 of the EP&A Act

This information only addresses matters raised in **Clauses 1.17A (c) and (d) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**.

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.19**.

Housing Alterations Code

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.19**.

General Development Code

Complying development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.19**

**Demolition Code**

Complying development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.19**.

General Commercial and Industrial Code

Complying development pursuant to the General Commercial and Industrial Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**

Complying Development pursuant to the General Commercial and Industrial Code **may** be carried out on the land under **Clause 1.19**

SPECIAL NOTES

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.4 - Development without Consent and
Miscellaneous Complying Development

STATE ENVIRONMENTAL PLANNING POLICY NO.6 - Number of Storeys in a Building

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 - Caravan Parks

STATE ENVIRONMENTAL PLANNING POLICY NO.22 - Shops and Commercial Premises

STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment
of Urban Land)

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development

STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land

STATE ENVIRONMENTAL PLANNING POLICY NO.60 - Exempt and Complying Development



STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage

STATE ENVIRONMENTAL PLANNING POLICY NO.65 – Design Quality of Residential Flat Development.

STATE ENVIRONMENTAL PLANNING POLICY NO.70 – Affordable Housing (Revised Schemes)

STATE ENVIRONMENTAL PLANNING POLICY – (Housing for Seniors or People with a Disability) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Major Development) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY – (Temporary Structures) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Sue Weatherley
Acting Chief Executive Officer

per

dated 3 December 2013

METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD *CLERMONT***SEWERAGE SERVICE DIAGRAM**Municipality of *Parramatta*No. *708613*

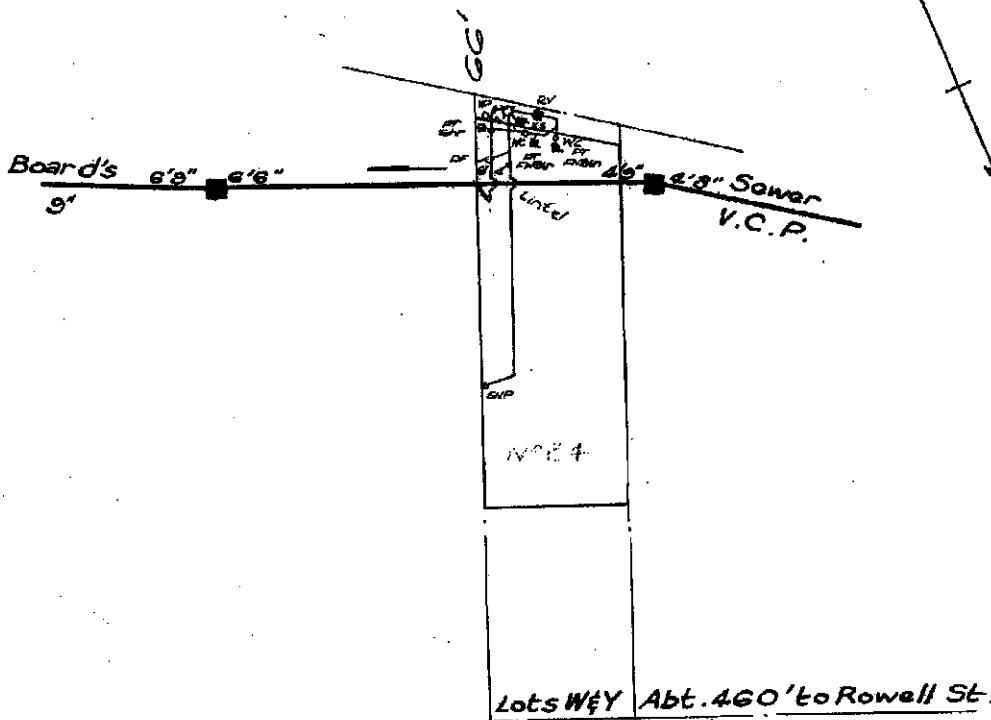
SYMBOLS AND ABBREVIATIONS

☐ Boundary Trap	☒ R.V. Reflux Valve	I.P. Induct Pipe	Bsn. Basin
☐ Pit	☐ C.E. Cleaning Eye	M.F. Mica Flap	Shr. Shower
☒ G.I. Grease Interceptor	☐ V. Vertical Pipe	T. Tubs	W.I.P. Wrought Iron Pipe
☐ Gully	☐ V.P. Vent. Pipe	K.S. Kitchen Sink	C.I.P. Cast Iron Pipe
☒ P.T. P. Trap	☐ S.V.P. Soil Vent. Pipe	W.C. Water Closet	F.W. Floor Waste
☒ R.S. Reflux Sink	☐ D.C.C. Down Cast Cowl	B.W. Bath Waste	W.M. Washing Machine

Scale: 40 Feet To An Inch

SEWER AVAILABLE

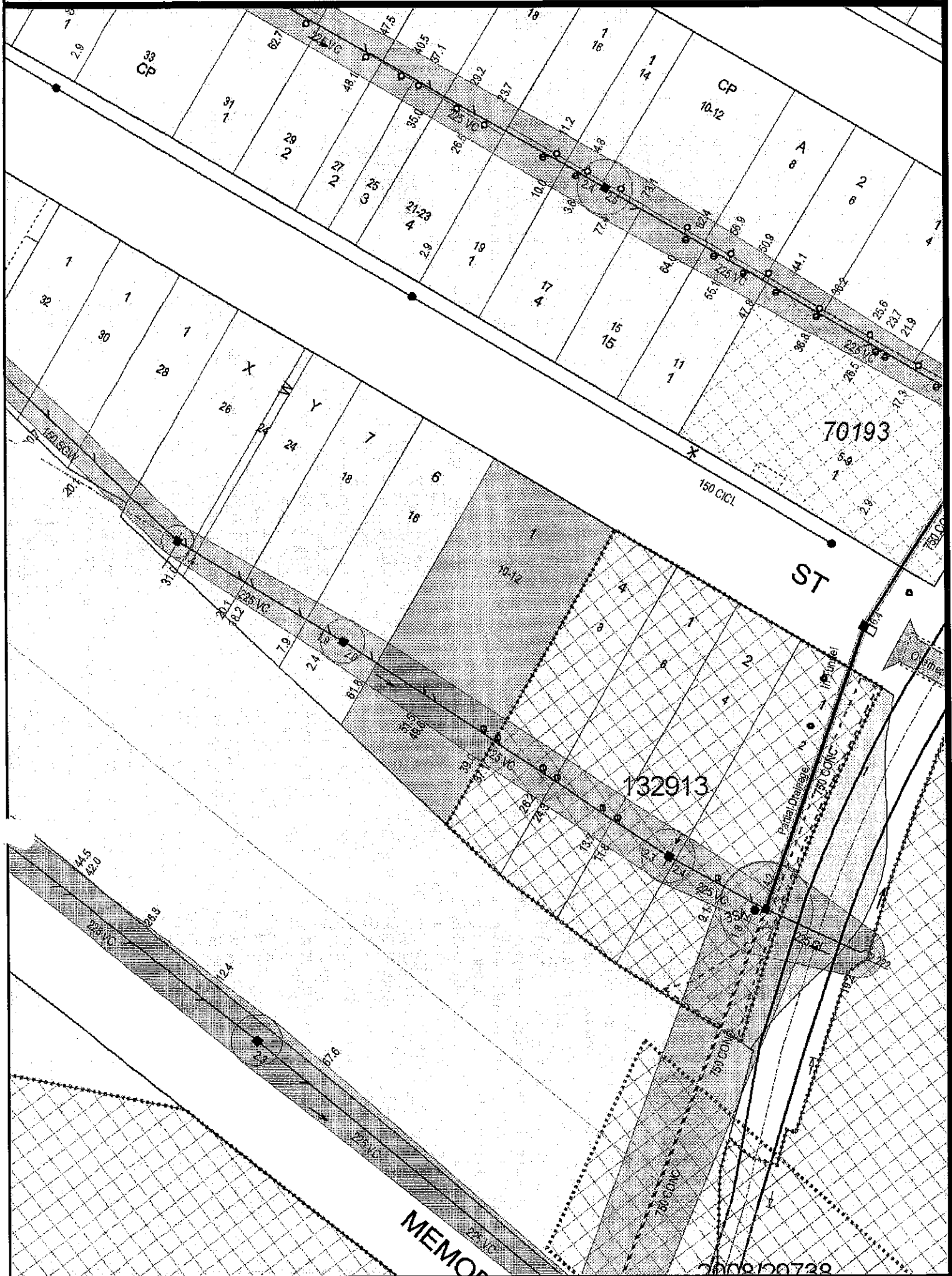
Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's Sewer

BOS 50/631489*EAST**ST.*

RATE No. _____ W.C.s. _____ U.C.s. _____ 19____
 SHEET No. *1679* OFFICE USE ONLY For Engineer House Services

DRAINAGE			PLUMBING	
W.C.	Supervised by	Date	BRANCH OFFICE	Supervised by
Bth.	Inspector	/ /	Date	/ /
Shr.		Outfall	HL	Inspector
Bsn.		Drainer		
K.S.		Plumber		
T.	Chief Inspector	/ /	639-478	
Plg.			1287 273	

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.



NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.

Information Provided Through
InfoTrack
Ph. 1800 738 532 Fax. 1800 738 533

Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: X/164926

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
3/12/2013	3:13 PM	2	8/8/1997

LAND

LOT X IN DEPOSITED PLAN 164926
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP164926

FIRST SCHEDULE

ROSS WILLIAM SMITH
BARBARA KAY SMITH
AS JOINT TENANTS (T Z106496)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 3305720 MORTGAGE TO ST. GEORGE BANK LIMITED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

DEV20131790

PRINTED ON 3/12/2013

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

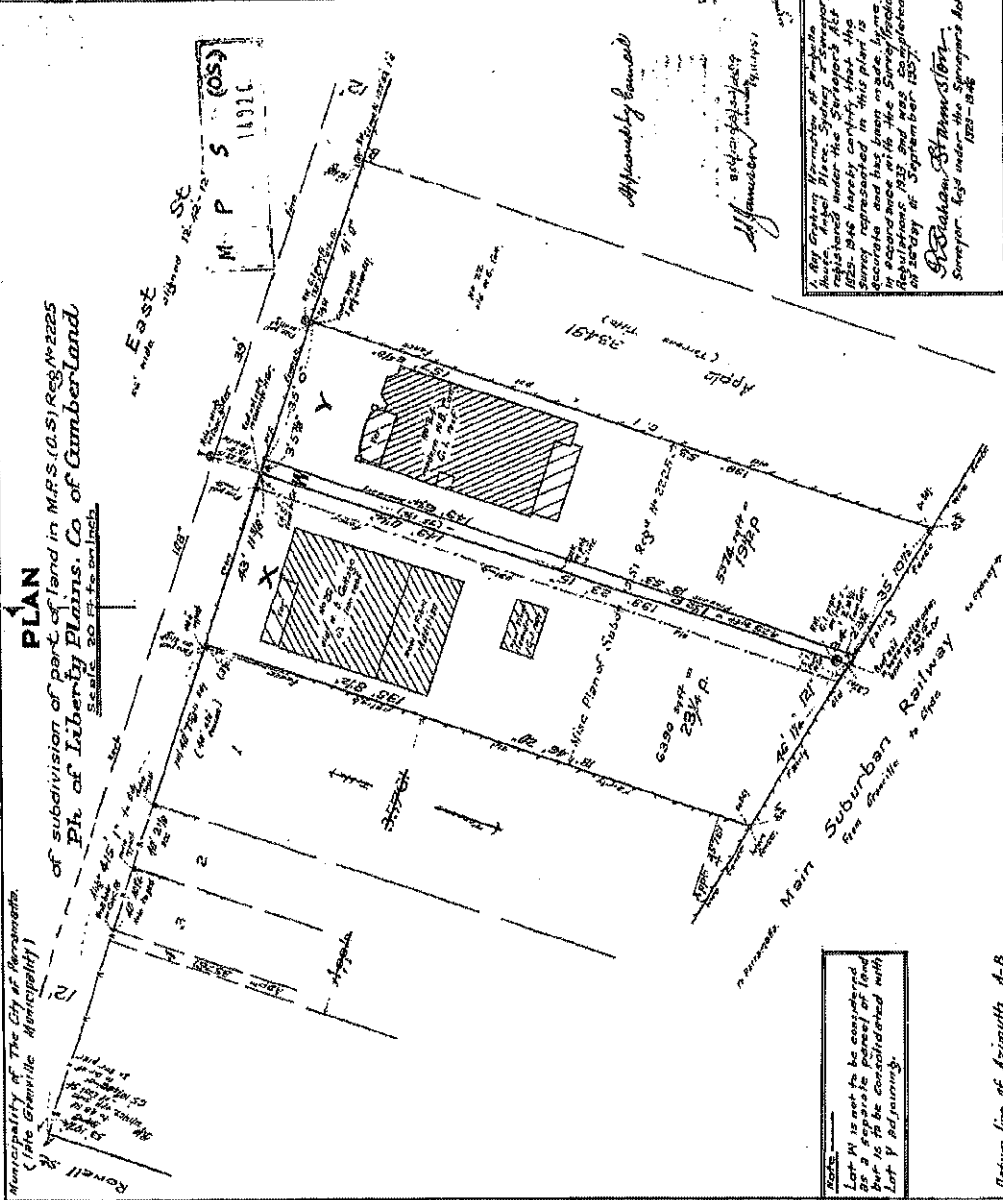
M.P.S. (O.S.)
2855703

FP164926

PLAN

of subdivision of part of land in M.P.S. (O.S.) Reg. No. 2225
Ph of Liberty Plains, Co of Cumberland

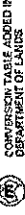
Municipality of The City of New South Wales
(Liberty Plains Municipality)



ASSURANCE OF ACCURACY NOTED ON PLAN
IN REGISTER GENERAL'S OFFICE.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this signature is a true and correct copy of the original as recorded in the Land Register on the 15th day of November, 1977.

1



DP 164926

CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

FEET INCHES		METRES
1	0 1/8	0.003
2	1/4	0.015
3	3/8	0.030
4	1/2	0.045
6	3/4	0.070
8	1	0.090
10	1 1/4	0.102
12	1 1/2	0.114
14	1 3/4	0.126
16	1 7/8	0.138
18	2	0.150
20	2 1/4	0.163
22	2 1/2	0.175
24	2 3/4	0.188
26	2 7/8	0.200
28	3	0.213
30	3 1/4	0.225
32	3 1/2	0.238
34	3 3/4	0.250
36	3 7/8	0.262
38	4	0.274
40	4 1/4	0.287
42	4 1/2	0.299
44	4 3/4	0.311
46	4 7/8	0.323
48	5	0.335
50	5 1/4	0.348
52	5 1/2	0.360
54	5 3/4	0.372
56	5 7/8	0.385
58	6	0.397
60	6 1/4	0.409
62	6 1/2	0.422
64	6 3/4	0.434
66	6 7/8	0.446
68	7	0.459
70	7 1/4	0.471
72	7 1/2	0.484
74	7 3/4	0.496
76	7 7/8	0.508
78	8	0.520
80	8 1/4	0.532
82	8 1/2	0.545
84	8 3/4	0.557
86	8 7/8	0.569
88	9	0.582
90	9 1/4	0.594
92	9 1/2	0.606
94	9 3/4	0.619
96	9 7/8	0.631
98	10	0.643
100	10 1/4	0.656
102	10 1/2	0.668
104	10 3/4	0.680
106	10 7/8	0.693
108	11	0.705
110	11 1/4	0.717
112	11 1/2	0.730
114	11 3/4	0.742
116	11 7/8	0.754
118	12	0.767
120	12 1/4	0.779
122	12 1/2	0.791
124	12 3/4	0.804
126	12 7/8	0.816
128	13	0.828
130	13 1/4	0.841
132	13 1/2	0.853
134	13 3/4	0.865
136	13 7/8	0.878
138	14	0.890
140	14 1/4	0.902
142	14 1/2	0.915
144	14 3/4	0.927
146	14 7/8	0.939
148	15	0.952
150	15 1/4	0.964
152	15 1/2	0.976
154	15 3/4	0.989
156	15 7/8	1.001
158	16	1.013
160	16 1/4	1.026
162	16 1/2	1.038
164	16 3/4	1.050
166	16 7/8	1.063
168	17	1.075
170	17 1/4	1.087
172	17 1/2	1.100
174	17 3/4	1.112
176	17 7/8	1.124
178	18	1.137
180	18 1/4	1.149
182	18 1/2	1.161
184	18 3/4	1.174
186	18 7/8	1.186
188	19	1.198
190	19 1/4	1.211
192	19 1/2	1.223
194	19 3/4	1.235
196	19 7/8	1.248
198	20	1.260
200	20 1/4	1.272
202	20 1/2	1.285
204	20 3/4	1.297
206	20 7/8	1.309
208	21	1.322
210	21 1/4	1.334
212	21 1/2	1.346
214	21 3/4	1.359
216	21 7/8	1.371
218	22	1.383
220	22 1/4	1.396
222	22 1/2	1.408
224	22 3/4	1.420
226	22 7/8	1.433
228	23	1.445
230	23 1/4	1.457
232	23 1/2	1.470
234	23 3/4	1.482
236	23 7/8	1.494
238	24	1.507
240	24 1/4	1.519
242	24 1/2	1.531
244	24 3/4	1.544
246	24 7/8	1.556
248	25	1.568
250	25 1/4	1.581
252	25 1/2	1.593
254	25 3/4	1.605
256	25 7/8	1.618
258	26	1.630
260	26 1/4	1.643
262	26 1/2	1.655
264	26 3/4	1.667
266	26 7/8	1.680
268	27	1.692
270	27 1/4	1.704
272	27 1/2	1.717
274	27 3/4	1.729
276	27 7/8	1.741
278	28	1.754
280	28 1/4	1.766
282	28 1/2	1.778
284	28 3/4	1.791
286	28 7/8	1.803
288	29	1.815
290	29 1/4	1.828
292	29 1/2	1.840
294	29 3/4	1.853
296	29 7/8	1.865
298	30	1.877
300	30 1/4	1.890
302	30 1/2	1.902
304	30 3/4	1.914
306	30 7/8	1.927
308	31	1.939
310	31 1/4	1.951
312	31 1/2	1.964
314	31 3/4	1.976
316	31 7/8	1.989
318	32	1.999
320	32 1/4	2.012
322	32 1/2	2.024
324	32 3/4	2.037
326	32 7/8	2.049
328	33	2.061
330	33 1/4	2.074
332	33 1/2	2.086
334	33 3/4	2.098
336	33 7/8	2.111
338	34	2.123
340	34 1/4	2.135
342	34 1/2	2.148
344	34 3/4	2.160
346	34 7/8	2.173
348	35	2.185
350	35 1/4	2.197
352	35 1/2	2.210
354	35 3/4	2.222
356	35 7/8	2.234
358	36	2.247
360	36 1/4	2.259
362	36 1/2	2.271
364	36 3/4	2.284
366	36 7/8	2.296
368	37	2.308
370	37 1/4	2.321
372	37 1/2	2.333
374	37 3/4	2.345
376	37 7/8	2.358
378	38	2.370
380	38 1/4	2.382
382	38 1/2	2.395
384	38 3/4	2.407
386	38 7/8	2.419
388	39	2.432
390	39 1/4	2.444
392	39 1/2	2.456
394	39 3/4	2.469
396	39 7/8	2.481
398	40	2.493
400	40 1/4	2.506
402	40 1/2	2.518
404	40 3/4	2.530
406	40 7/8	2.543
408	41	2.555
410	41 1/4	2.567
412	41 1/2	2.580
414	41 3/4	2.592
416	41 7/8	2.604
418	42	2.617
420	42 1/4	2.629
422	42 1/2	2.641
424	42 3/4	2.654
426	42 7/8	2.666
428	43	2.678
430	43 1/4	2.691
432	43 1/2	2.703
434	43 3/4	2.715
436	43 7/8	2.728
438	44	2.740
440	44 1/4	2.752
442	44 1/2	2.765
444	44 3/4	2.777
446	44 7/8	2.789
448	45	2.802
450	45 1/4	2.814
452	45 1/2	2.826
454	45 3/4	2.839
456	45 7/8	2.851
458	46	2.863
460	46 1/4	2.876
462	46 1/2	2.888
464	46 3/4	2.900
466	46 7/8	2.913
468	47	2.925
470	47 1/4	2.937
472	47 1/2	2.950
474	47 3/4	2.962
476	47 7/8	2.974
478	48	2.987
480	48 1/4	2.999
482	48 1/2	3.011
484	48 3/4	3.024
486	48 7/8	3.036
488	49	3.048
490	49 1/4	3.061
492	49 1/2	3.073
494	49 3/4	3.085
496	49 7/8	3.098
498	50	3.110
500	50 1/4	3.122
502	50 1/2	3.135
504	50 3/4	3.147
506	50 7/8	3.159
508	51	3.172
510	51 1/4	3.184
512	51 1/2	3.196
514	51 3/4	3.209
516	51 7/8	3.221
518	52	3.233
520	52 1/4	3.246
522	52 1/2	3.258
524	52 3/4	3.270
526	52 7/8	3.283
528	53	3.295
530	53 1/4	3.307
532	53 1/2	3.320
534	53 3/4	3.332
536	53 7/8	3.344
538	54	3.357
540	54 1/4	3.369
542	54 1/2	3.381
544	54 3/4	3.394
546	54 7/8	3.406
548	55	3.418
550	55 1/4	3.431
552	55 1/2	3.443
554	55 3/4	3.455
556	55 7/8	3.468
558	56	3.480
560	56 1/4	3.492
562	56 1/2	3.505
564	56 3/4	3.517
566	56 7/8	3.529
568	57	3.542
570	57 1/4	3.554
572	57 1/2	3.566
574	57 3/4	3.579
576	57 7/8	3.591
578	58	3.603
580	58 1/4	3.616
582	58 1/2	3.628
584	58 3/4	3.640
586	58 7/8	3.653
588	59	3.665
590	59 1/4	3.677
592	59 1/2	3.690
594	59 3/4	3.702
596	59 7/8	3.714
598	60	3.727
600	60 1/4	3.739
602	60 1/2	3.751
604	60 3/4	3.764
606	60 7/8	3.776
608	61	3.788
610	61 1/4	3.801
612	61 1/2	3.813
614	61 3/4	3.825
616	61 7/8	3.838
618	62	3.850
620	62 1/4	3.862
622	62 1/2	3.875
624	62 3/4	3.887
626	62 7/8	3.899
628	63	3.912
630	63 1/4	3.924
632	63 1/2	3.936
634	63 3/4	3.949
636	63 7/8	3.961
638	64	3.973
640	64 1/4	3.986
642	64 1/2	3.998
644	64 3/4	4.010
646	64 7/8	4.023
648	65	4.035
650	65 1/4	4.047
652	65 1/2	4.060
654	65 3/4	4.072
656	65 7/8	4.084
658	66	4.097
660	66 1/4	4.109
662	66 1/2	4.121
664	66 3/4	4.134
666	66 7/8	4.146
668	67	4.158
670	67 1/4	4.171
672	67 1/2	4.183
674	67 3/4	4.195
676	67 7/8	4.208
678	68	4.220
680	68 1/4	4.232
682	68 1/2	4.245
684	68 3/4	4.257
686	68 7/8	4.269
688	69	4.282
690	69 1/4	4.294
692	69 1/2	4.306
694	69 3/4	4.319
696	69 7/8	4.331
698	70	4.343
700	70 1/4	4.356
702	70 1/2	4.368
704	70 3/4	4.380
706	70 7/8	4.393
708	71	4.405
710	71 1/4	4.417
712	71 1/2	4.430
714	71 3/4	4.442
716	71 7/8	4.454
718	72	4.467
720	72 1/4	4.479
722	72 1/2	4.491
724	72 3/4	4.504
726	72 7/8	4.516
728	73	4.528
730	73 1/4	4.541
732	73 1/2	4.553
734	73 3/4	4.565
736	73 7/8	4.578
738	74	4.590
740	74 1/4	4.602
742	74 1/2	4.615
744	74 3/4	4.627
746	74 7/8	4.639
748	75	4.652
750	75 1/4	4.664
752	75 1/2	4.676
754	75 3/4	4.689
756	75 7/8	4.701
758	76	4.713
760	76 1/4	4.726
762	76 1/2	4.738
764	76 3/4	4.750
766	76 7/8	4.763
768	77	4.775
770	77 1/4	4.787
772		



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Mr John Fernandes
44/278-284 Sussex St
SYDNEY NSW 2000**

Certificate No: 2013/5422
Fee: \$153.00
Issue Date: 3 December 2013
Receipt No: 4022110
Applicant Ref: EAST ST GRANVILLE:19466

DESCRIPTION OF LAND

Address: 26 East Street
GRANVILLE NSW 2142

Lot Details: Lot X DP 164926

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**PARRAMATTA
CITY COUNCIL**

30 Darcy Street Parramatta NSW 2150
PO Box 32 Parramatta NSW 2124

Phone 02 9806 5000 Fax 02 9806 5917 DX 11279 Parramatta
ABN 49 907 174 773 www.parramatta.nsw.gov.au



The land is zoned: B4 Mixed Use PLEP2011

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published. The Draft Local Environmental Plan is described below.

Planning Proposal – Housekeeping Amendment to Parramatta LEP 2011

This land is affected by a planning proposal seeking to amend the Parramatta Local Environmental Plan 2011. The planning proposal seeks to: correct anomalies and discrepancies; update provisions in accordance with related legislative changes; and clarify dual occupancy development provisions.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).



Contamination

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

**Mine Subsidence**

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

**State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008**

**This does not constitute a Complying Development Certificate under section 85 of the
EP&A Act**

This information only addresses matters raised in **Clauses 1.17A (c) and (d) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**.

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.19**.

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Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.19**.

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SPECIAL NOTES

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

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STATE ENVIRONMENTAL PLANNING POLICY NO.60 - Exempt and Complying Development

STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage

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STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY – (Temporary Structures) 2007

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SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Sue Weatherley
Acting Chief Executive Officer

per

dated 3 December 2013

METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD

H.S. 735

DIAGRAM OF SANITARY DRAINAGE SMITH

Municipality of PARRAMATTA

SEWER AVAILABLE

Diagram No. 146937

(Granville)

- Boundary Trap
- Pit
- G.O. Grease Interceptor
- Gully
- P.T. P. Trap
- R.S. Reflux Sink

- SYMBOLS AND ABBREVIATIONS**
- R.V. Reflux Valve
 - C.E. Cleaning Eye
 - V.P. Vertical Pipe
 - V.P. Vent. Pipe
 - S.V.P. Soil Vent. Pipe
 - D.C.C. Down Cast Cowl
 - I.P. Induct Pipe
 - M.F. Mica Flap
 - T. Tuba
 - K.S. Kitchen Sink
 - W.C. Water Closet
 - B.W. Bath Waste

- Bsn. Basin
- Shn. Shower
- W.I.P. Wrought Iron Pipe
- C.I.P. Cast Iron Pipe
- F.W. Floor Waste

Existing drainage shown by black lines.

Scale: 40 Feet to an Inch

~~New drainage shown by full blue lines.~~~~This diagram is the property of the Proprietor and is to be returned to him on completion of the work.~~

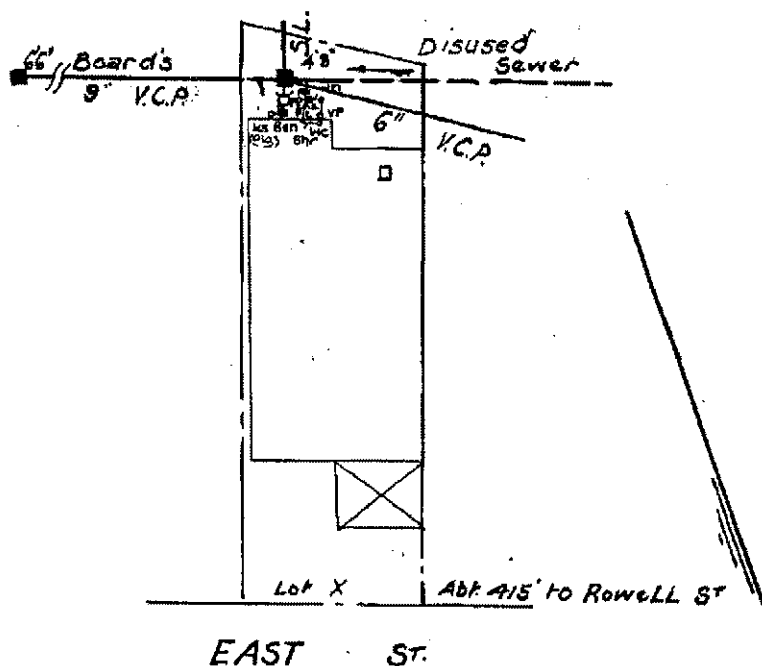
Certificates for drainage and sanitary plumbing may be obtained on application at the office of the Board by the Drainer or Plumber concerned.

~~The Board accepts no responsibility for the suitability of the diagram in relation to the eventual position of the Board's sewer. When the sewer becomes available it will be necessary to apply for a revised diagram.~~

This work must be carried out in accordance with the Board's By-laws and Regulations.

(4" dia. pipes may be used in lieu of 6" dia. pipes as shown on this diagram if the property owner so desires, provided that the relative levels of the sewer and house fixtures will permit of the pipes being laid with regulation grades and cover. For further information consult Board's Inspector.)

This work will be tested from



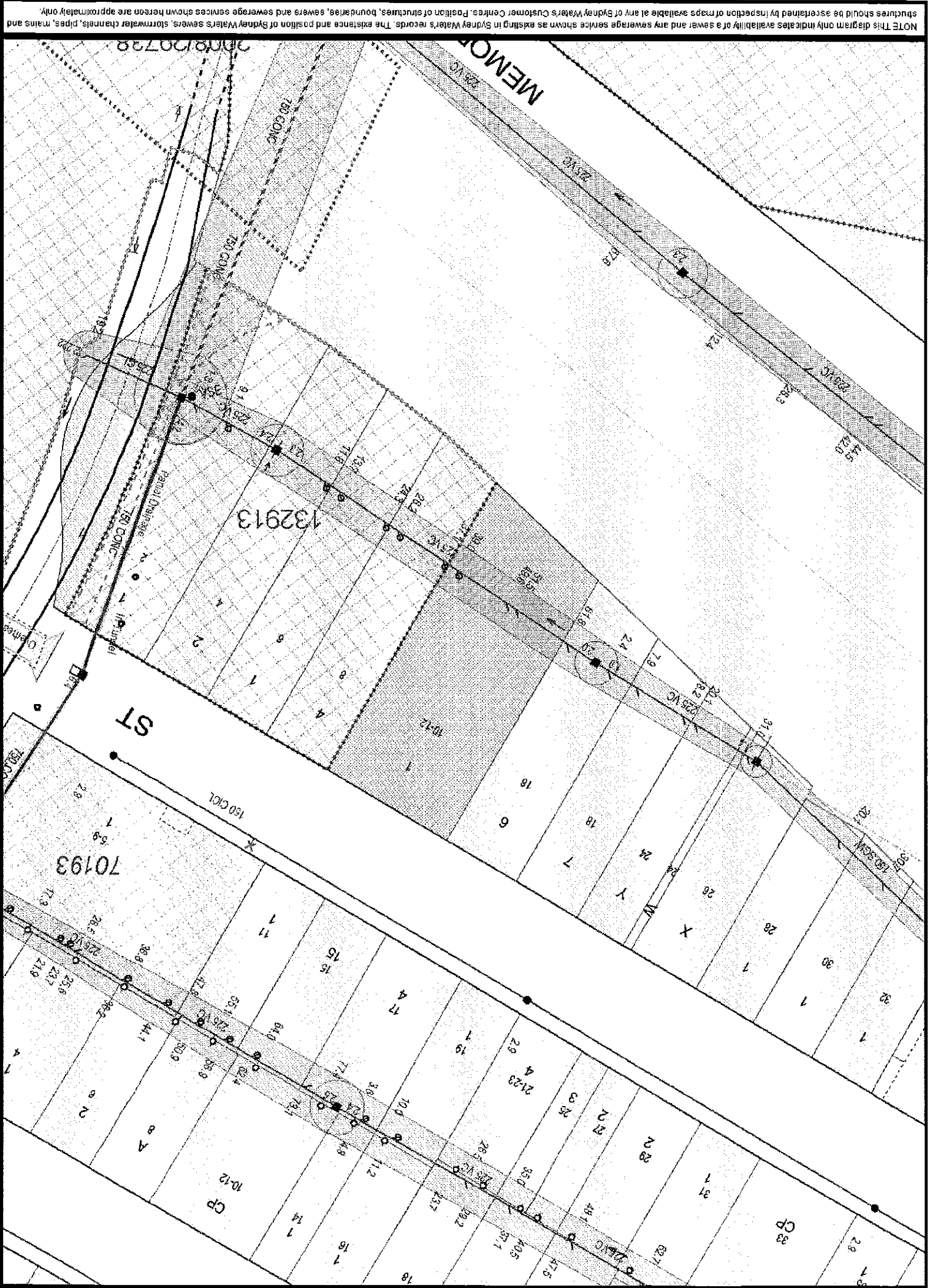
SHEET No 1679

BTR

For Engineer-in-Chief, 19...

OFFICE USE ONLY				-83/41-		
W.C.	Designed by	Date	Inspector	First Visit	Passed	
B.W.	Inspector	1/1	This helio must be returned as soon as possible or NOT LATER THAN			
Shn.	Examined by	1/1		Inspector		
Bsn.	Chief Inspector			Checked with Design and Diagram		
K.S.				Chief Inspector		
T.	DESIGN		G. PATTEN	SUPERVISION		
Plg						
Dge. Int.						
Dge. Ext.						

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.



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Information Provided Through
InfoTrack
Ph. 1800 738 532 Fax. 1800 738 533

Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/156559

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
3/12/2013	1:10 PM	5	25/10/2012

LAND

LOT 1 IN DEPOSITED PLAN 156559
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP156559

FIRST SCHEDULE

DAVID DAL CIN (T AD653151)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 AH316295 LEASE TO ADVERTISING & PRINTING AUSTRALIA PTY LIMITED OF 28 EAST STREET, GRANVILLE. EXPIRES: 16/10/2015. OPTION OF RENEWAL: 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

DEV20131792

PRINTED ON 3/12/2013

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

F.P. 156559 (E) 6

L.G.A. PARRAMATTA

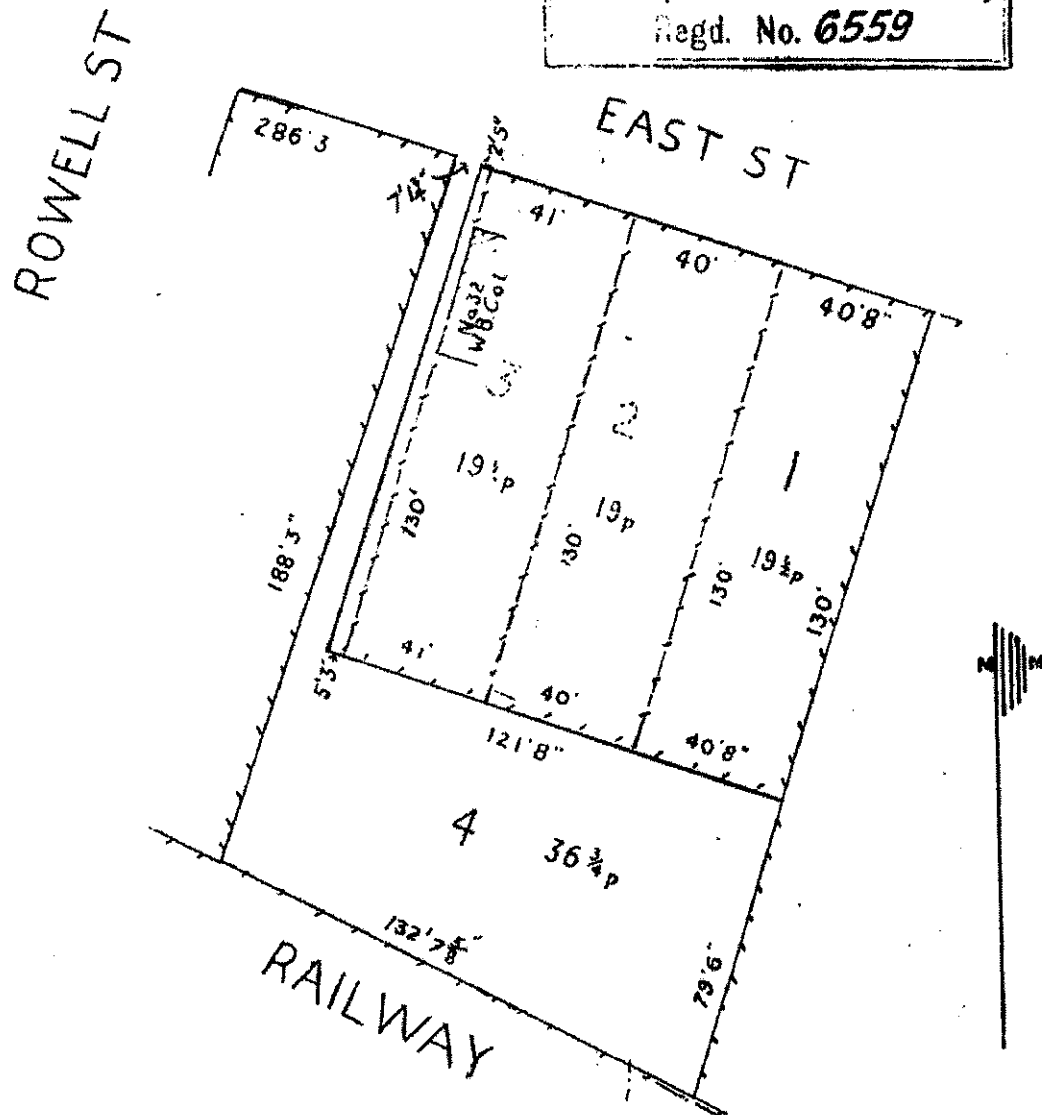
PLAN

of proposed subdivision of parts Lots 25 & 26 Drainwell Est.

—Parish of Liberty Plains County of Cumberland—

— Scale 40 ft. to an inch —

Miss. plain of Subdn. (O. S.)
Regd. No. 6559



This Plan of Subdivision has been approved by the Council of the Municipality of Granville, and is covered by Town Clerk's Certificate No. 29

01 19th November 1947

L. C. Shacht
Town Clerk

METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD

SEWERAGE SERVICE DIAGRAM

Municipality of *Parramatta*

No. *132674*

- ☐ Boundary Trap
- ☐ Pit
- ☐ G.I. Grease Interceptor
- ☐ Gully
- ☒ P.T. P. Trap
- ☒ R.S. Reflux Sink

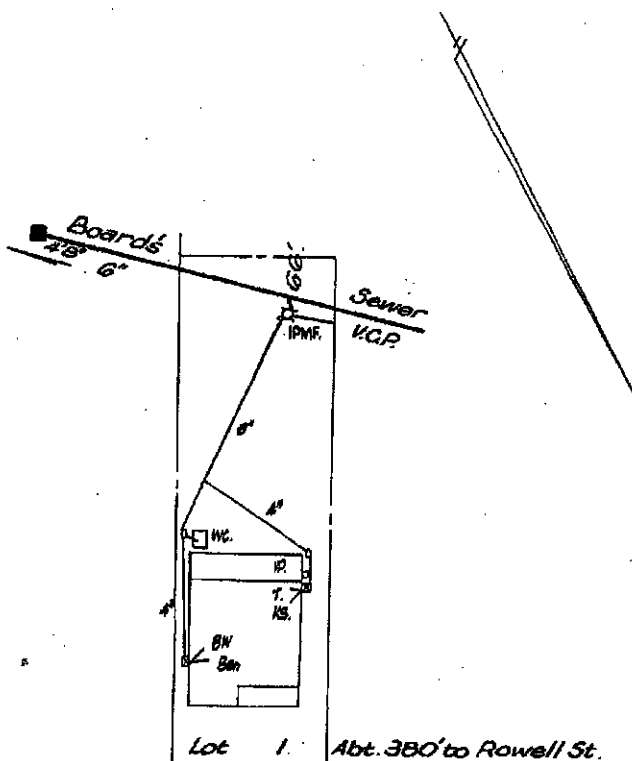
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 - ☐ B.W. Bath Waste

- Bsn. Basin
- Shr. Shower
- W.I.P. Wrought Iron Pipe
- C.I.P. Cast Iron Pipe
- F.W. Floor Waste
- W.M. Washing Machine

Scale: 40 Feet To An Inch

SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's Sewer



EAST ST.

CHECK FOR CHARGE CONDITION

RATE No. _____ W.C.s. _____ U.C.s. _____ 19____

SHEET No. *1679*

OFFICE USE ONLY

For Engineer House Services

DRAINAGE			PLUMBING		
W.C.	Supervised by	Date	BRANCH OFFICE	Supervised by	Date
Bth.	Inspector	/ /		Date	/ /
Shr.		Examined by	Outfall	Inspector	70-582
Bsn.	Chief Inspector		Drainer		
K.S.		/ /	Plumber		
T.	/ /		Boundary Trap		
Pig.		/ /			
Dge. Int.	/ /				

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PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Mr John Fernandes
44/278-284 Sussex St
SYDNEY NSW 2000**

Certificate No: 2013/5423
Fee: \$153.00
Issue Date: 3 December 2013
Receipt No: 4022110
Applicant Ref: EAST ST GRANVILLE:19466

DESCRIPTION OF LAND

Address: 28 East Street
GRANVILLE NSW 2142
Lot Details: LOT 1 DP 156559

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**PARRAMATTA
CITY COUNCIL**

30 Darcy Street Parramatta NSW 2150
PO Box 32 Parramatta NSW 2124

Phone 02 9805 5000 Fax 02 9805 5917 DX 4279 Parramatta
ABN 40 507 174 773 www.parracity.nsw.gov.au



The land is zoned: B4 Mixed Use PLEP2011

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published. The Draft Local Environmental Plan is described below.

Planning Proposal – Housekeeping Amendment to Parramatta LEP 2011

This land is affected by a planning proposal seeking to amend the Parramatta Local Environmental Plan 2011. The planning proposal seeks to: correct anomalies and discrepancies; update provisions in accordance with related legislative changes; and clarify dual occupancy development provisions.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

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The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
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Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

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2004
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NSW 2000.

Sue Weatherley
Acting Chief Executive Officer

per

dated 3 December 2013

Information Provided Through
InfoTrack
Ph. 1800 738 532 Fax. 1800 738 533

Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/745652

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
3/12/2013	1:50 PM	3	21/2/2008

LAND

LOT 1 IN DEPOSITED PLAN 745652
AT CLYDE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP745652

FIRST SCHEDULE

DAVID ROSS TUNSTALL
JOHN WILLIAM JOSEPH CARTER
AS TENANTS IN COMMON IN EQUAL SHARES (T AD737017)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 BK 3174 NO 110 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 AD737016 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900
- 5 AD737018 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

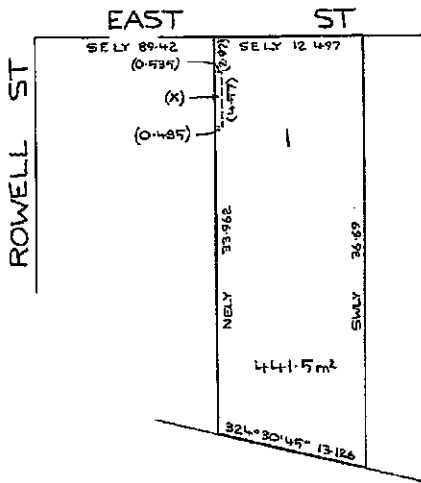
*** END OF SEARCH ***

DEV20131794

PRINTED ON 3/12/2013

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

LY 2/55

PLAN OF THE LAND COMPRISED IN DEED BK. 3714 NO. 250 Town / Shire: PARRAMATTA Locality: CLYDE City Parish: LIBERTY PLAINS County: CUMBERLAND Reduction Ratio 1: 300 Lengths are in metres.		D. P. 745652 Registered:  4-11-1987 Title System: OLD SYSTEM Purpose: LIMITED FOLIO CREATION Ref Map: U0052-71 Last Plan: _____
THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED. THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL AND IT IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1919.		
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION  441.5 m² 324°30'45" 13.126 Plan Drawing only to appear in this space		
EASEMENT FOR ELECTRICITY PURPOSES BK 3714 No 110		
10 50 100 140 180 220 Table of mm Plan Drawing only to appear in this space		

10 20 30 40 50 60 70 Table of mm 110 120 130 140	This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 4th November, 1987 

NO 110 BOOK 3174

GRANT OF EASEMENT

Fee \$14.00 Paid
Cash Register No 6212
Request No 74-1295

2694
93.00
NEW SOUTH WALES
THIS DEED made the 03rd day of October One
thousand nine hundred and seventy-~~four~~ four BETWEEN RON YOUNGMAN
ELECTRICAL PTY. LIMITED a Company duly incorporated under the
Companies Act and having its registered office at 32 East
Street, Granville, (hereinafter called the Grantor) of the
first part THE NATIONAL BANK OF AUSTRALASIA LIMITED (herein-
after called the Mortgagee) of the second part AND THE PROSPECT
COUNTY COUNCIL of 10 Smith Street, Parramatta (hereinafter
called the Grantee) of the third part WHEREAS

- (a) The Grantor is seised in fee simple in possession of land situate at Granville in the County of Cumberland Parish of Liberty Plains being the land described in Conveyance Registered Number 966 Book 3046.
- (b) By Mortgage dated 28th September, 1972, Registered Number 847 Book 3068 and made between the Grantor of the One part and the Mortgagee of the other Part the said land was conveyed unto and to the use of the said Mortgagee by way of Mortgage for securing the principal sum and interest thereon as therein mentioned.
- (c) The Grantor has agreed in consideration of the payment of the sum of One dollar (\$1.00) to execute such grant to the Grantee of an easement for electricity purposes as is hereinafter contained over the land described in the First Schedule hereto (the land in the First Schedule hereto is hereinafter called the "servient tenement.")
- (d) The servient tenement is part of the land described in the said conveyance Registered Number 966 Book 3046.
- (e) The said Mortgagee has consented to the said Grant of Easement and has agreed to join herein in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH that in consideration of the sum of One dollar (\$1.00) paid by the Grantee to the Grantor (the receipt whereof the Grantor hereby acknowledges) the Mortgagee

- 2 -

as Mortgagee hereby grants and conveys and the Grantor as beneficial owner hereby conveys and confirms unto the Grantee an easement over the servient tenement for the transmission of electricity and for that purpose to install all necessary equipment (including transformers) together with the right to come and go for the purpose of inspecting maintaining repairing, replacing and/or removing such equipment AND the Grantor and the Mortgagee as covenantor do hereby jointly and severally covenant with the Grantee at the cost and expense of the Grantee to produce the documents referred to in the second schedule hereto but so that the Mortgagee shall be personally liable under the covenant so long only as it retains the documents hereby covenanted to be produced in its custody. IN WITNESS WHEREOF the Grantor and the Mortgagee have hereunto affixed their seals the day and year firstly hereinbefore written.

FIRST SCHEDULE.

Being that area of land shown as "Proposed Easement for Electricity Purposes" on the plan annexed hereto marked with the letter "A" and being part of Lot 3 situate at East Street, Granville, in the Parish of Liberty Plains, County of Cumberland.

SECOND SCHEDULE.

13.7.1946. Conveyance between Whitefield Limited to George Millar Lamont No. 860 Book 1992.

29.3.1972. Conveyance between George Millar Lamont to Ron Youngman Electrical Pty. Limited Reg. No. 966 Book 3046.

28.9.1972. Mortgage between Ron Youngman Electrical Pty. Limited to The National Bank of Australasia Ltd. Limited Reg. No. 847 Book 3068.

THE COMMON SEAL of RON YOUNGMAN)
ELECTRICAL PTY. LIMITED was)
hereunto affixed in the presence)
of:)

W Harris
Secretary. (W Harris)

.....(*Ron Youngman*)
Director.

THE NATIONAL BANK OF AUSTRALASIA)
LIMITED)

SIGNED FOR AND ON BEHALF OF THE
NATIONAL BANK OF AUSTRALASIA LIMITED
by its Attorney

RONALD MAXWELL BATH
who is personally known to me
G G Burden
A Justice of the Peace
(G G Burden JP)

THE NATIONAL BANK OF AUSTRALASIA LIMITED
by its Attorney RONALD MAXWELL BATH
and I, the said Attorney state that I am
RELIEVING REGIONAL LENDING MANAGER
of the said Bank and that I have not received any notice
or information whatsoever of the revocation of the Power
of Attorney dated 26th July, 1973, registered No. 142853
Miscellaneous Register by virtue of which I now execute
this GRANT OF EASEMENT

Dated at Sydney this 24th day of
October 1974.
P M Bain
Attorney
(P M Bain)

OF "A"
 OF THE LAND IN CONVEYANCE No 966 BK. 3046.
 PARRAMATTA Locality: GRANVILLE
 LIBERTY PLAINS County: CUMBERLAND

Registered:

C.A.:

Title System:

Purpose:

Ref. Map:

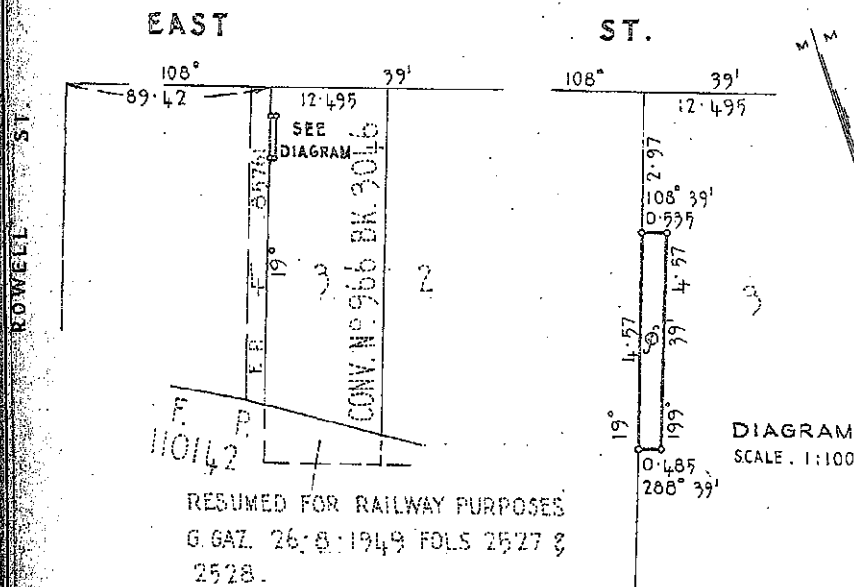
Last Plan:

on Ratio 1: 500

Lengths are in metres

This is the annexure marked "A" referred to in
 Grant of Easement of even date herewith made
 between RON YOUNGMAN ELECTRICAL PTY. LIMITED and
 THE PROSPECT COUNTY COUNCIL. DATED 30th day

of 18th 1974.



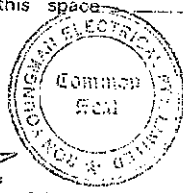
PROPOSED EASEMENT FOR ELECTRICITY PURPOSES.

SIGNATURES, Plan Drawing only to appear in this space

THE COMPANY'S SEAL IS ATTACHED
 IN ACCORDANCE WITH ITS ARTICLES
 OF ASSOCIATION, IN THE PRESENCE OF

SECRETARY

DIRECTOR





PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Mr John Fernandes
44/278-284 Sussex St
SYDNEY NSW 2000**

Certificate No: 2013/5426
Fee: \$153.00
Issue Date: 3 December 2013
Receipt No: 4022110
Applicant Ref: EAST ST GRANVILLE:19466

DESCRIPTION OF LAND

Address: 32 East Street
GRANVILLE NSW 2142
Lot Details: Lot 1 DP 745652

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**PARRAMATTA
CITY COUNCIL**

30 Darcy Street Parramatta NSW 2150
PO Box 32 Parramatta NSW 2124

Phone 02 9806 5000 Fax 02 9806 5917 DX 8729 Parramatta
ABN 49 907 174 773 www.parramatta.nsw.gov.au



The land is zoned: B4 Mixed Use PLEP2011

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published. The Draft Local Environmental Plan is described below.

Planning Proposal – Housekeeping Amendment to Parramatta LEP 2011

This land is affected by a planning proposal seeking to amend the Parramatta Local Environmental Plan 2011. The planning proposal seeks to: correct anomalies and discrepancies; update provisions in accordance with related legislative changes; and clarify dual occupancy development provisions.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

**Contamination**

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

**Mine Subsidence**

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008

This does not constitute a Complying Development Certificate under section 85 of the EP&A Act

This information only addresses matters raised in **Clauses 1.17A (c) and (d) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**.

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.19**.

Housing Alterations Code

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.19**.

General Development Code

Complying development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.19**

**Demolition Code**

Complying development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.19**.

General Commercial and Industrial Code

Complying development pursuant to the General Commercial and Industrial Code **may** be carried out on the land under **Clause 1.17A (c) and (d)**

Complying Development pursuant to the General Commercial and Industrial Code **may** be carried out on the land under **Clause 1.19**

SPECIAL NOTES

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.4 - Development without Consent and
Miscellaneous Complying Development

STATE ENVIRONMENTAL PLANNING POLICY NO.6 - Number of Storeys in a Building

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 - Caravan Parks

STATE ENVIRONMENTAL PLANNING POLICY NO.22 - Shops and Commercial Premises

STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment
of Urban Land)

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development

STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land

STATE ENVIRONMENTAL PLANNING POLICY NO.60 - Exempt and Complying Development



STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage

STATE ENVIRONMENTAL PLANNING POLICY NO.65 – Design Quality of Residential Flat Development.

STATE ENVIRONMENTAL PLANNING POLICY NO.70 – Affordable Housing (Revised Schemes)

STATE ENVIRONMENTAL PLANNING POLICY – (Housing for Seniors or People with a Disability) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Major Development) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY – (Temporary Structures) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Sue Weatherley
Acting Chief Executive Officer

per

dated 3 December 2013

METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD

SEWERAGE SERVICE DIAGRAMMunicipality of *Parramatta*No. *146934*

SYMBOLS AND ABBREVIATIONS

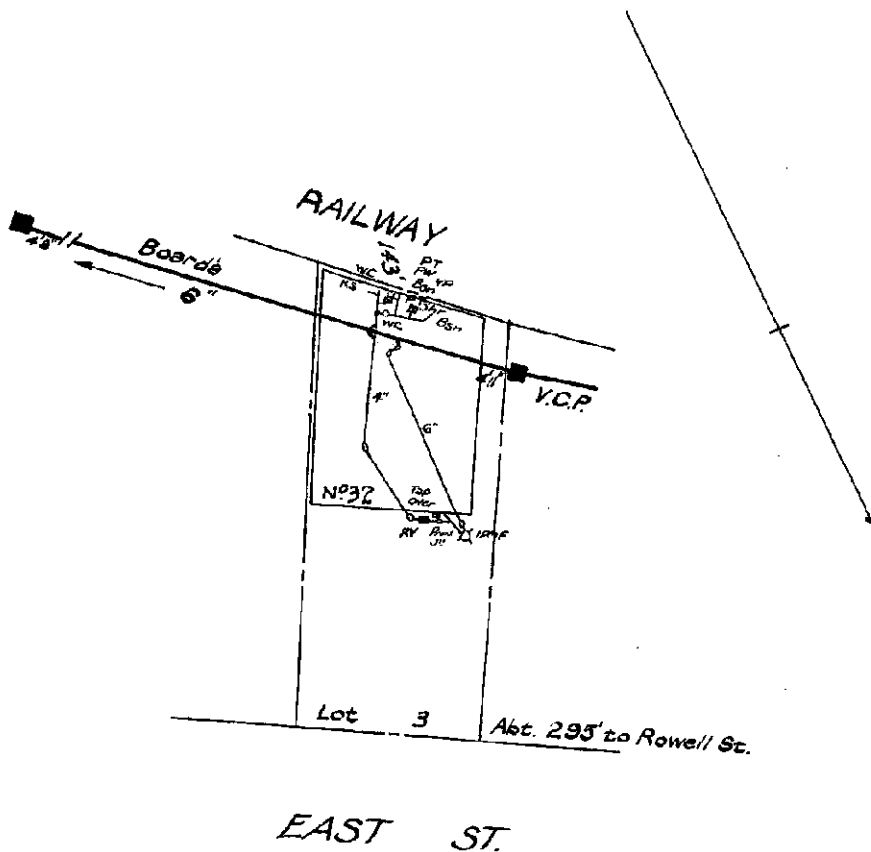
☒ Boundary Trap	☒ R.V. Reflex Valve	I.P. Induct Pipe	Bsn. Basin
☒ Pit	☒ Cleaning Eye	M.F. Mica Flap	Shr. Shower
☒ G.I. Grease Interceptor	☒ V.P. Vertical Pipe	T. Tubs	W.I.P. Wrought Iron Pipe
☒ Gully	☒ V.P. Vent. Pipe	K.S. Kitchen Sink	C.I.P. Cast Iron Pipe
☒ P.T. P. Trap	☒ S.V.P. Soil Vent. Pipe	W.C. Water Closet	F.W. Floor Waste
☒ R.S. Reflex Sink	☒ D.C.C. Down Cast Cowl	B.W. Bath Waste	W.M. Washing Machine

Scale: 40 Feet To An Inch

SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's Sewer.

50/631402 B.O.S. SEWER CONC. FIREHOLD



RATE No. *1679* W.C.s. *19* U.C.s. *19*

SHEET No. *1679*

OFFICE USE ONLY

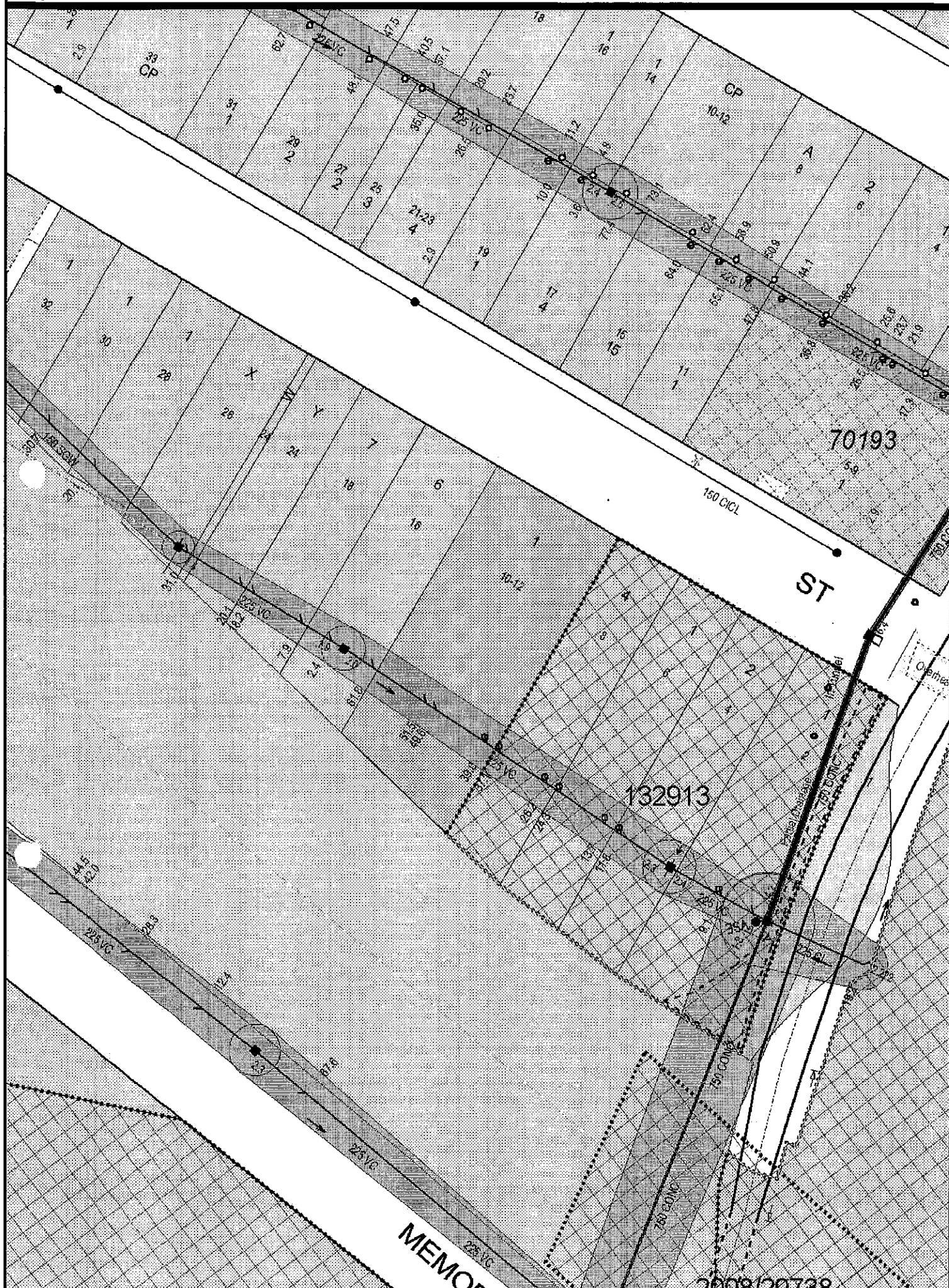
For Engineer House Services

DRAINAGE			PLUMBING		
W.C.	Supervised by	Date	BRANCH OFFICE	Supervised by	Date
Bth.	Inspector	/ / /	Date	Inspector	/ / /
Shr.					
Bsn.					
K.S.					
T.	Chief Inspector	/ / /	Drainer		
Plg.			Plumber		

630 328
83 708

1241 032

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.



NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.

Information Provided Through
InfoTrack
Ph. 1800 738 532 Fax. 1800 738 533

Title Search

InfoTrack
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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/1009146

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
14/3/2014	12:03 PM	1	24/1/2000

LAND

LOT 1 IN DEPOSITED PLAN 1009146
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1009146

FIRST SCHEDULE

THE TRUSTEES OF THE SOCIETY OF ST VINCENT DE PAUL (NSW)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 5416075 EASEMENT FOR PADMOUNT SUBSTATION AFFECTING THE
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 5416075 EASEMENT FOR UNDERGROUND CABLES AFFECTING THE
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

DEV20141865

PRINTED ON 14/3/2014

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Information Provided Through
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Ph. 1800 738 532 Fax. 1800 738 533

Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/996285

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
14/3/2014	12:03 PM	1	25/8/1994

LAND

LOT 1 IN DEPOSITED PLAN 996285
AT GRANVILLE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP996285

FIRST SCHEDULE

THE TRUSTEES OF THE SOCIETY OF ST VINCENT DE PAUL (N.S.W.)
(CA63239)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 25.8.1994 BK3380 NO250

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

DEV20141865

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Information Provided Through
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Ph. 1800 738 532 Fax. 1800 738 533

Title Search

InfoTrack
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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/195784

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
14/3/2014	12:03 PM	2	30/3/2011

LAND

LOT 1 IN DEPOSITED PLAN 195784
AT CLYDE
LOCAL GOVERNMENT AREA PARRAMATTA
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP195784

FIRST SCHEDULE

THE TRUSTEES OF THE SOCIETY OF ST VINCENT DE PAUL (NSW) (T AG150560)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 22.10.2007 BK 4527 NO 815
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

DEV20141865

PRINTED ON 14/3/2014

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



PRESIDENT

MEMBER

MEMBER

Crown Lands Office Approval

PLAN APPROVED

Authorised Officer

Land District

Paper No.

Field Book

pages

Council's Certificate

I hereby certify that -

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

have been complied with by the applicant in relation to the proposed

(insert "new road", "subdivision" or "consolidated lot" set out herein)

Subdivision No.

Date

(Signature)

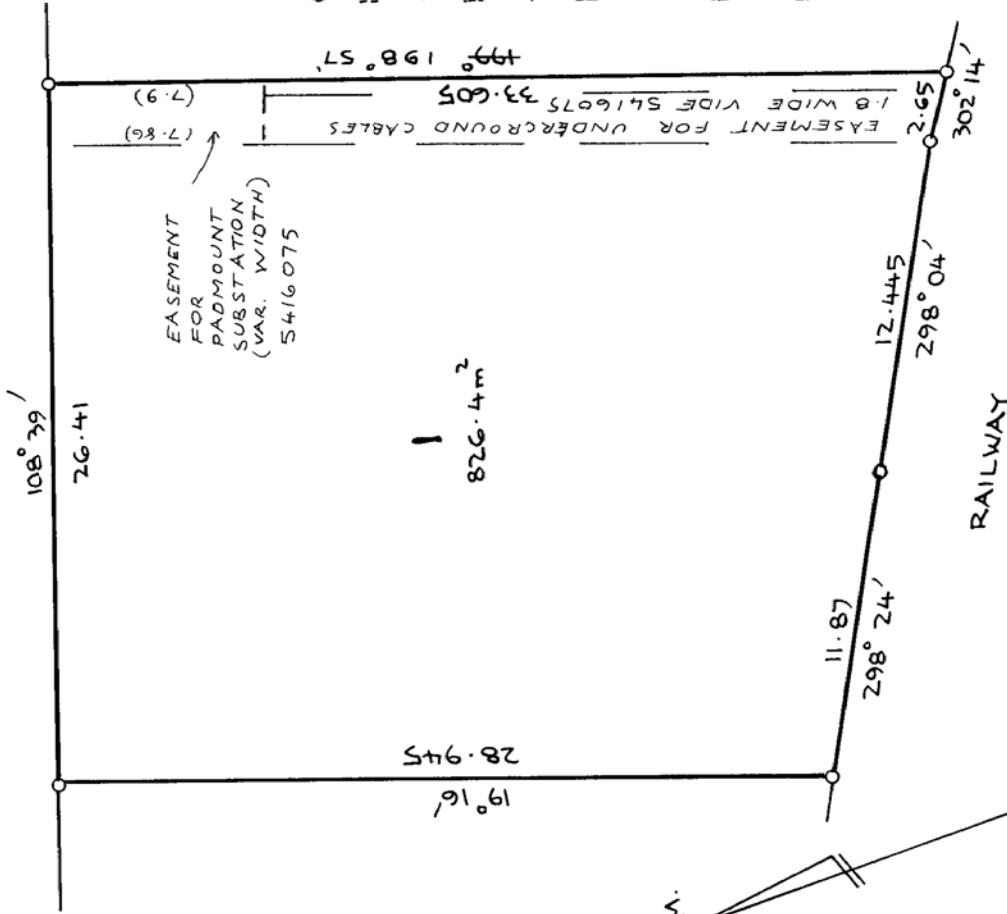
General Manager/Authorised Person

Council File No.

"This part of the certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Water Board and the Hunter Water Corporation Ltd"

1 Delete if inapplicable

EAST STREET



DP1009146

Registered: 21.1.2000

C.A.:

Title System: TORRENS

Purpose: CONSOLIDATION

Ref. Map: U 0052-71

Last Plan: { DP 110142

{ DP 736027

PLAN

OF CONSOLIDATION OF LOT
8 IN DP 110142 AND LOT
261 IN DP 736027

Lengths are in metres. Reduction Ratio 1: 200

LGA PARRAMATTA

Locality: GRANVILLE

Parish: LIBERTY PLAINS

County: CUMBERLAND

Plans used in preparation of survey/compilation.

D.P. 110142
736027

I, MARINUS T.J. VAN GEND
G.H. MARTIN & CUTLER
of 12 YERRIBAH PL. CASTLE HILL 2154
(PO BOX 6647 BAULKHAM HILLS BC 2153)
a surveyor registered under the Surveyors Act 1929, hereby
certify that the survey represented in this plan is accurate, has
been made in accordance with the Survey Practice Regulation
1950 and was completed on 31 AUGUST 1999

(Signature)

Surveyor registered under
the Surveyors Act 1929

Datum Line Of Azimuth

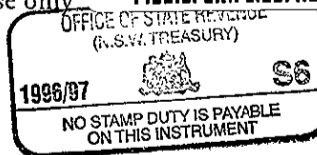
TRANSFER
including easement
New South Wales
Real Property Act 1900

5416075V



Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only



(A) **LAND TRANSFERRED**
If appropriate, specify
the share transferred.

Folio Identifier 8/110142 being 32A East St Granville

(B) **TENEMENTS**

Servient (land burdened)

Lot 8 DP 110142

Dominant (land benefited)

Integral Energy Australia

(C) **LODGED BY**

LTO Box

623K

Name, Address or DX and Telephone

MURPHY & MOLONEY
SOLICITORS

Reference (15 character maximum):

(D) **TRANSFEROR** **INTEGRAL ENERGY AUSTRALIA**

(E) acknowledges receipt of the consideration of **\$7,000.00** transfers to the transferee

(F) an estate in fee simple and the transferor - ~~grants an easement as set out in Schedule One hereto~~

(G) ~~Transferor~~ reserves an easement as set out in Schedule Two hereto.

(H) Encumbrances (if applicable) 1. 2. 3. 4.

(I) **TRANSFEEE**

T

THE TRUSTEES OF THE SOCIETY OF ST. VINCENT DE PAUL (NSW)

(J) **TENANCY:**

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

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signed by Integral Energy Australia
by its Attorney H W Sangkuhl
pursuant to Power of Attorney
registered Book 4158 No. 493
who declares that he has no notice
of revocation of same

Signature of Attorney

Manager Property & General Services

Signature of General Manager Corporate

Signature of Transferee

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

(L)

SCHEDULE ONE

grant of easement

Complete the Tenements panel on the front

The transferor grants

Nil

HWS 

(M)

SCHEDULE TWO

reservation of easement

Complete the Tenements panel on the front

The transferor reserves an easement for Padmount Substation shown on annexed plan marked "C" as "proposed easement for padmount substation (var width)" on the terms set out in annexure "A" and an easement for underground cables shown on annexed plan marked "C" as "proposed easement for underground cables (1.8wide)" on the terms set out in annexure "B".

HWS

EASEMENT FOR PADMOUNT SUBSTATION VARIABLE WIDTH

1. Full and free right and licence for the Authority Benefited to erect a padmounted substation on the lot burdened for the purpose of transmission of electricity and incidental purposes together with the following rights:
 - (a) to enter pass and repass on the lot burdened (with or without vehicles) at all reasonable times (and at any time in the event of an emergency) and to remain there for any reasonable time with or without workmen materials or machinery, and
 - (b) to cut, trim, remove and lop trees, branches, roots, foliage and other vegetation on the lot burdened which encroach on or may interfere with or prevent reasonable access to the easement site or the padmounted substation, and
 - (c) to remove any encroachments from the easement site, and
 - (d) to excavate the easement site for the purposes of this easement.
2. In exercising its rights under this easement the Authority Benefited will take reasonable precautions to minimise disturbance to the surface of the lot burdened and will restore that surface as nearly as practicable to its original condition.
3. The Owner of the lot burdened covenants with the Authority Benefited that the Owner:
 - (a) will not erect or permit to be erected any structure on or over the easement site, and
 - (b) will not alter the surface level of the easement site or carry out any form of construction affecting its surface, undersurface or subsoil, and
 - (c) will not do or permit anything to be done or fail to do anything whereby access to the easement site by the Authority Benefited is restricted

without the written permission of the Authority Benefited and in accordance with such conditions as the Authority Benefited may reasonably impose.

4. **"Authority Benefited"** means the Transferor (and its successors) and its employees, agents, contractors and persons authorised by it.

"Owner" means the registered proprietor from time to time of the lot burdened (including those claiming under or through the registered proprietor).

"Lot Burdened" means the servient tenement.

"Padmounted substation" means a padmounted electricity substation together with any underground or overhead electricity cables and any ancillary electrical equipment.

"Erect" includes construct, repair, replace, maintain, modify, use and remove.

HWS
10

"Easement site" means that part of the servient tenement burdened by the easement.

The terms implied by s.88A (2A) and Schedule 4A Part 8 of the Conveyancing Act 1919 are excluded.

EASEMENT FOR UNDERGROUND CABLES 1.8 WIDE

1. Full and free right and licence for the Authority Benefited to erect electricity equipment under the lot burdened for the purpose of transmission of electricity and incidental purposes, together with the following rights:
 - (a) to enter pass and repass on the lot burdened (with or without vehicles) at all reasonable times (and at any time in the event of an emergency) and to remain there for any reasonable time with or without workmen materials or machinery, and
 - (b) to cut, trim, remove and lop trees, branches, roots, foliage and other vegetation on the lot burdened which encroach on or may interfere with or prevent reasonable access to the easement site or the electricity equipment, and
 - (c) to remove any encroachments from the easement site, and
 - (d) to excavate the easement site for the purposes of this easement.
2. In exercising its rights under this easement the Authority Benefited will take reasonable precautions to minimise disturbance to the surface of the lot burdened and will restore that surface as nearly as practicable to its original condition.
3. The Owner of the lot burdened covenants with the Authority Benefited that the Owner:
 - (a) will not erect or permit to be erected any structure on or under the easement site, and
 - (b) will not alter the surface level of the easement site or carry out any form of construction affecting its surface, undersurface or subsoil, and
 - (c) will not do or permit anything to be done or fail to do anything whereby access to the easement site by the Authority Benefited is restricted

without the written permission of the Authority Benefited and in accordance with such conditions as the Authority Benefited may reasonably impose.

4. **"Authority Benefited"** means the Transferor (and its successors) and its employees, agents, contractors and persons authorised by it.

"Owner" means the registered proprietor from time to time of the lot burdened (including those claiming under or through the registered proprietor).

"Lot Burdened" means the servient tenement.

"Electricity equipment" means underground electricity cables, ducts and ancillary electrical equipment.

HWS
"Erect" includes construct, repair, replace, maintain, modify, use and remove.

"Easement site" means that part of the servient tenement burdened by the easement.

The terms implied by s.88A (2A) and Schedule 4A Part 8 of the Conveyancing Act 1919 are excluded.

ANNEXURE C

PLAN OF PROPOSED EASEMENT FOR PADMOUNT SUBSTATION (VARIABLE WIDTH)
AND PROPOSED EASEMENT FOR UNDERGROUND CABLES (1.8 WIDE)
WITHIN LOT 8 DP 110142.

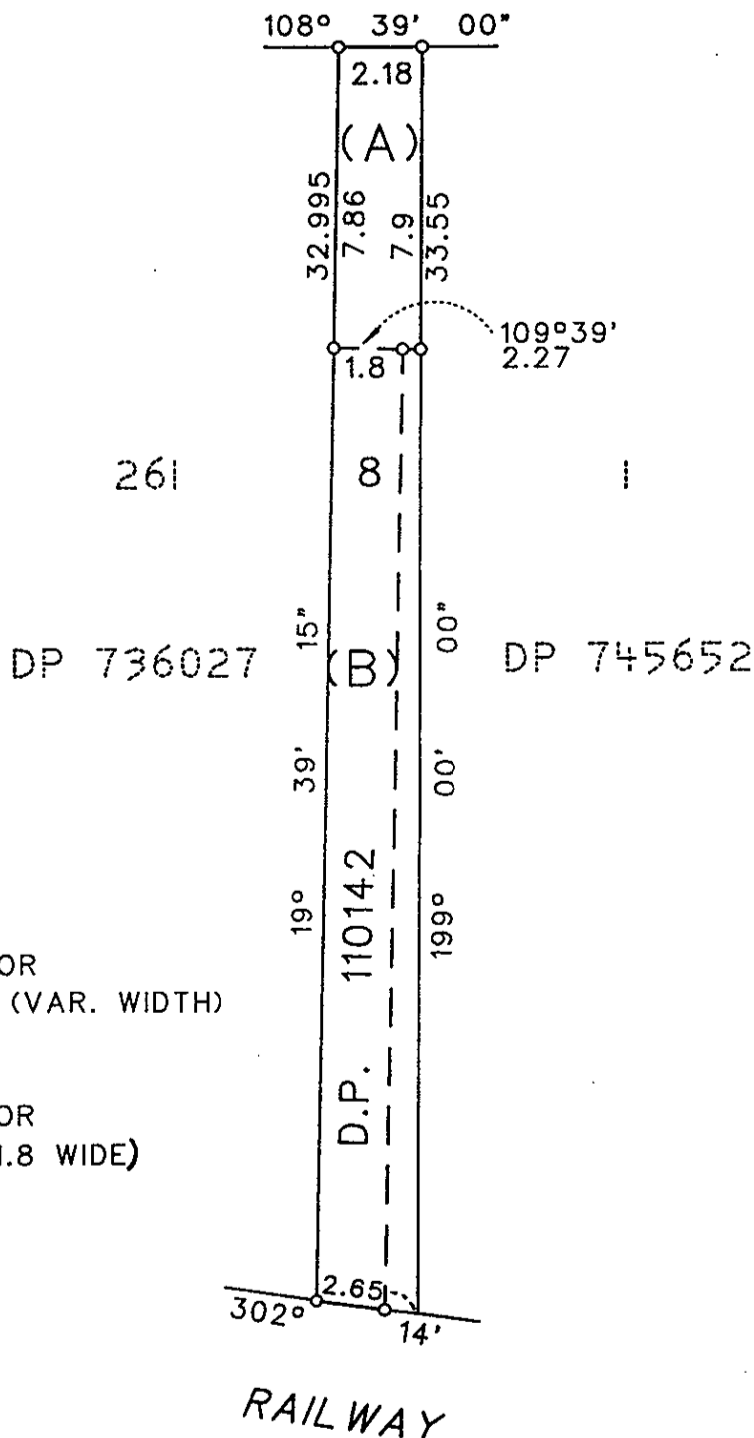
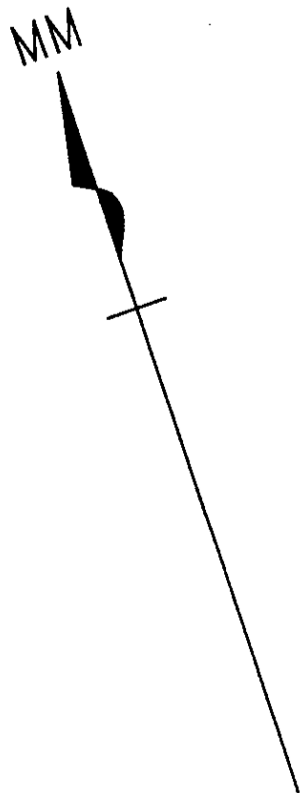
L.G.A.: PARRAMATTA

Locality: GRANVILLE

Parish: LIBERTY PLAINS

County: CUMBERLAND

EAST STREET



(A) PROPOSED EASEMENT FOR
PADMOUNT SUBSTATION (VAR. WIDTH)

(B) PROPOSED EASEMENT FOR
UNDERGROUND CABLES (1.8 WIDE)

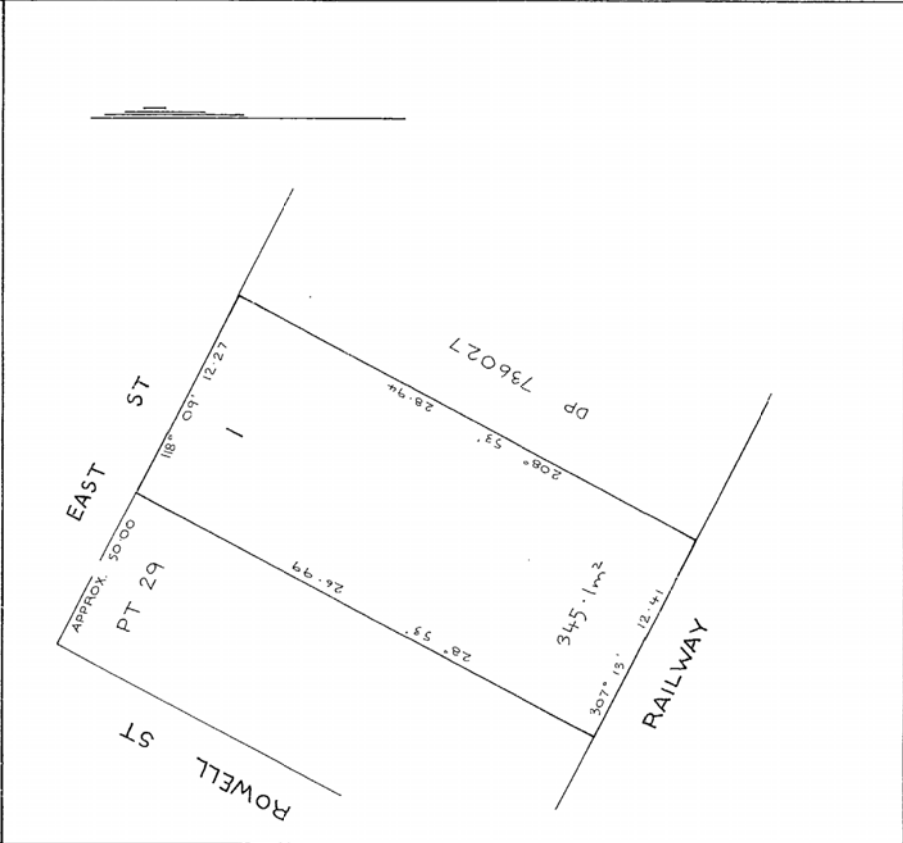
Hws.
10

RAILWAY

This is sheet 1 of 1 sheets. Prepared by: ISC/LSK Dated: 31/3/98 Reduction Ratio 1:200
INTEGRAL ENERGY . CONSTRUCTION BRANCH . SURVEY SERVICES SECTION

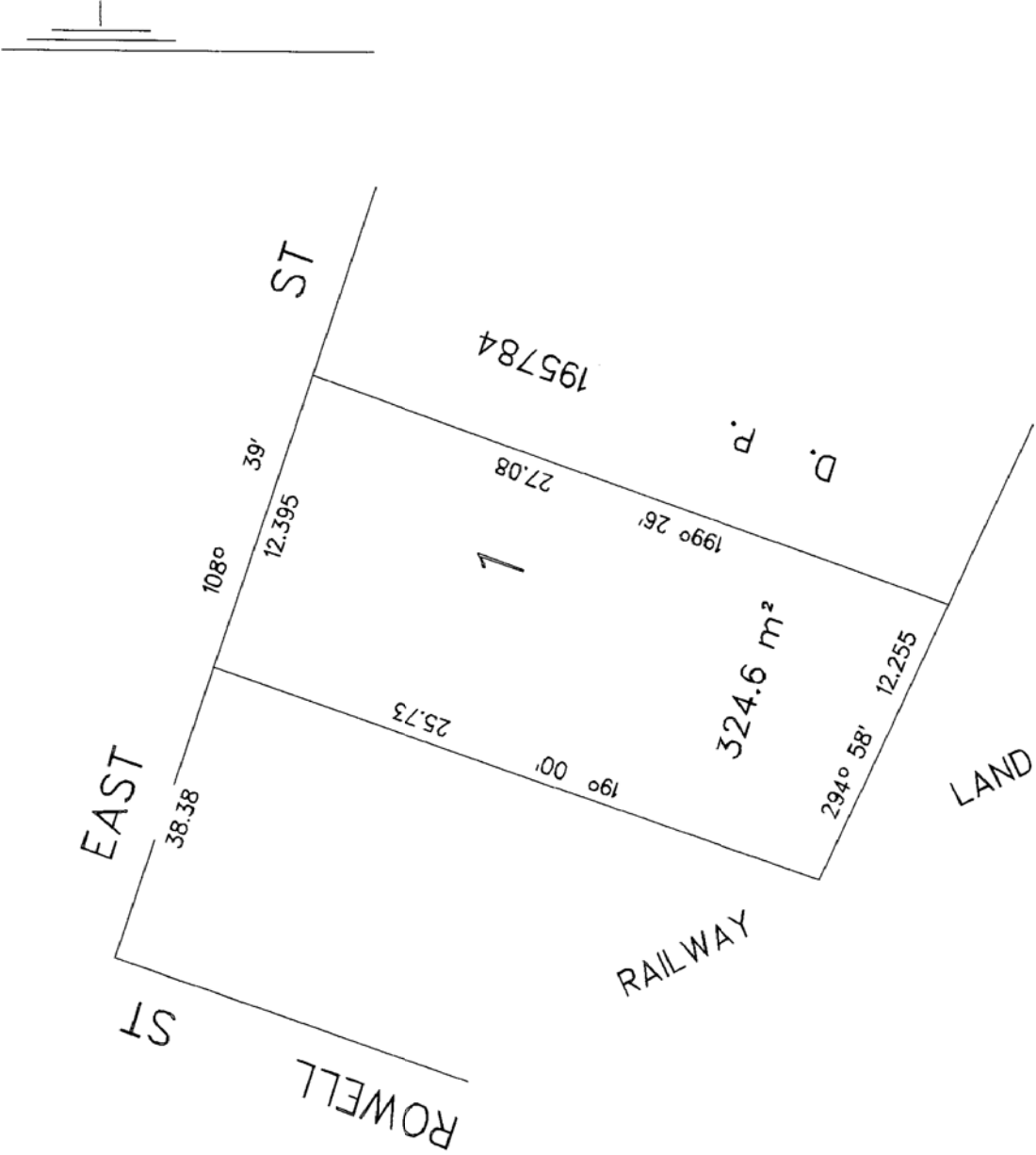
SURVEYOR'S REFERENCE: RP 4262X

PLAN OF THE LAND COMPRISED IN DEED		D P 195784	
BK. 3827 NO. 759	CA. 49117	Registered: MK	24-7-91
Locality: CLYDE		Title System: OLD SYSTEM	
Parish: LIBERTY PLAINS		Purpose: LIMITED FOLIO CREATION	
County: CUMBERLAND		Ref Map: UOO 52-71 [#]	
Reduction Ratio 1: 200		Last Plan: _____	
Lengths are in metres			
THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED AND THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL			
THE PLAN IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1919.			



This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 25th July, 1991	
10 20 30 40 50 60 70 Table of mm 110 120 130 140	

D P 9 9 6 2 8 5									
Registered:  25-8-1994									
Title System: OLD SYSTEM									
Purpose: LIMITED FOLIO CREATION									
Ref. Map: U0052-71#									
Last Plan: DP111001									
C A. 6 3 2 3 9									
PLAN OF LAND COMPRISED IN									
DEED BK. 3380 NO. 250									
Lengths are in metres.									
Reduction Ratio 1: 200									
L.G.A.: PARRAMATTA									
LOCALITY: GRANVILLE									
PARISH: LIBERTY PLAINS									
COUNTY: CUMBERLAND									
THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED AND THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL									
THIS PLAN IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1919.									



1

324.6 m²

195784

EAST ST

ROWELL ST

RAILWAY

LAND

Ref: R165797 / Doc: DP 0996285 P / Rev: 21-Oct-1994 / Sts: OK.OK / Prt: 14-Mar-2014 12:12 / Pgs: ATL / Seq: 1 of 1

Ref: DEV20141865 / Src: M



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Mr John Fernandes
44/278-284 Sussex St
SYDNEY NSW 2000**

Certificate No: 2014/1288
Fee: \$153.00
Issue Date: 14 March 2014
Receipt No: 4093320
Applicant Ref: EAST 2:21167

DESCRIPTION OF LAND

Address: 42 East Street
GRANVILLE NSW 2142
Lot Details: Lot 1 DP 996285

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**The land is zoned: B4 Mixed Use PLEP2011**

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published. The Draft Local Environmental Plan is described below.

Planning Proposal – Housekeeping Amendment to Parramatta LEP 2011

This land is affected by a planning proposal seeking to amend the Parramatta Local Environmental Plan 2011. The planning proposal seeks to: correct anomalies and discrepancies; update provisions in accordance with related legislative changes; and clarify dual occupancy development provisions.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

**Contamination**

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

**Mine Subsidence**

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

**State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008**

**This does not constitute a Complying Development Certificate under section 85 of the
EP&A Act**

This information only addresses matters raised in **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.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Rural Housing Code

Complying Development pursuant to the Rural Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Rural Housing Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



Housing Alterations Code

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Development Code

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Demolition Code

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



Subdivision Code

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Fire Safety Code

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SPECIAL NOTES

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

The land is identified as Class 5 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 – Caravan Parks

STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment of Urban Land)

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development



STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land

STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage

STATE ENVIRONMENTAL PLANNING POLICY NO.65 – Design Quality of Residential Flat Development.

STATE ENVIRONMENTAL PLANNING POLICY NO.70 – Affordable Housing (Revised Schemes)

STATE ENVIRONMENTAL PLANNING POLICY – (Housing for Seniors or People with a Disability) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Major Development) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY – (Temporary Structures) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Greg Dyer
Chief Executive Officer

per

dated 14 March 2014



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Mr John Fernandes
44/278-284 Sussex St
SYDNEY NSW 2000**

Certificate No: 2014/1287
Fee: \$153.00
Issue Date: 14 March 2014
Receipt No: 4093320
Applicant Ref: EAST 2:21167

DESCRIPTION OF LAND

Address: 40 East Street
GRANVILLE NSW 2142
Lot Details: Lot 1 DP 195784

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**The land is zoned: B4 Mixed Use PLEP2011**

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published. The Draft Local Environmental Plan is described below.

Planning Proposal – Housekeeping Amendment to Parramatta LEP 2011

This land is affected by a planning proposal seeking to amend the Parramatta Local Environmental Plan 2011. The planning proposal seeks to: correct anomalies and discrepancies; update provisions in accordance with related legislative changes; and clarify dual occupancy development provisions.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

**Contamination**

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

**Mine Subsidence**

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

**State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008**

**This does not constitute a Complying Development Certificate under section 85 of the
EP&A Act**

This information only addresses matters raised in **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.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Rural Housing Code

Complying Development pursuant to the Rural Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Rural Housing Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



Housing Alterations Code

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Development Code

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Demolition Code

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



Subdivision Code

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Fire Safety Code

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SPECIAL NOTES

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 – Caravan Parks

STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment of Urban Land)

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development

STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land

STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage



STATE ENVIRONMENTAL PLANNING POLICY NO.65 – Design Quality of Residential Flat Development.

STATE ENVIRONMENTAL PLANNING POLICY NO.70 – Affordable Housing (Revised Schemes)

STATE ENVIRONMENTAL PLANNING POLICY – (Housing for Seniors or People with a Disability) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Major Development) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY – (Temporary Structures) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Greg Dyer
Chief Executive Officer

per

dated 14 March 2014



PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979 as amended

**Mr John Fernandes
44/278-284 Sussex St
SYDNEY NSW 2000**

Certificate No: 2014/1289
Fee: \$153.00
Issue Date: 14 March 2014
Receipt No: 4093320
Applicant Ref: EAST 2:21167

DESCRIPTION OF LAND

Address: 38 East Street
GRANVILLE NSW 2142
Lot Details: Lot 1 DP 1009146

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Parramatta Local Environmental Plan 2011

For the purpose of **Section 149(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

**The land is zoned: B4 Mixed Use PLEP2011**

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act, 1979.

NOTE: This table is an excerpt from Parramatta Local Environmental Plan 2011 and must be read in conjunction with and subject to the other provisions of that instrument, and in force at that date.

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

SECTION B**State Policies and Regional Environmental Plans**

The land is affected by State Environmental Planning Policies and Regional Environmental Plans as detailed in Annexure "B1".

**Draft Local Environmental Plan**

The land is affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published. The Draft Local Environmental Plan is described below.

Planning Proposal – Housekeeping Amendment to Parramatta LEP 2011

This land is affected by a planning proposal seeking to amend the Parramatta Local Environmental Plan 2011. The planning proposal seeks to: correct anomalies and discrepancies; update provisions in accordance with related legislative changes; and clarify dual occupancy development provisions.

Development Control Plan

The land is affected by Parramatta Development Control Plan 2011.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Standards

The land is located within State Environmental Planning Policy (Urban Renewal) 2010.

Development Contribution Plan

The Parramatta Section 94A Development Contributions Plan applies to the land.

Heritage Item/Heritage Conservation Area

An item of environmental heritage is not situated on the land.

The land is not located in a heritage conservation area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in Parramatta Local Environmental Plan 2011.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

**Contamination**

The land is not affected by any of the matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed

- a. that the land to which the certificate relates is significantly contaminated land
- b. that the land to which the certificate relates is subject to a management order
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal
- d. that the land to which the certificate relates is subject to an ongoing maintenance order
- e. that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is subject to Section 5.4 Preservation of Trees or Vegetation in Parramatta Development Control Plan 2011.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979.

Has an order been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of the Act) on the land (or on public land adjacent to that land)?

NO

Has Council been notified under section 55x of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)?

NO

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

Council has not adopted a policy to restrict the development of the land by reason of the likelihood of projected sea level rise (coastal protection), tidal inundation, subsidence or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

**Mine Subsidence**

The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Director General with responsibility for the Threatened Species Conservation Act 1995 has not advised Council that the land includes or comprises a critical habitat.

**State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008**

**This does not constitute a Complying Development Certificate under section 85 of the
EP&A Act**

This information only addresses matters raised in **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.

It is your responsibility to ensure that you comply with the general requirements of the State Environmental Planning Policy (Exempt and Complying Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008 is invalid.

General Housing Code

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Housing Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Rural Housing Code

Complying Development pursuant to the Rural Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Rural Housing Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



Housing Alterations Code

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Housing Alterations Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Development Code

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1) (c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Development Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Demolition Code

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Demolition Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Commercial and Industrial (Alterations) Code

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the General Commercial and Industrial (Alterations) Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



Subdivision Code

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Subdivision Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Fire Safety Code

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3)** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Complying Development pursuant to the Fire Safety Code **may** be carried out on the land under **Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SPECIAL NOTES

The land is identified as Class 4 on the Acid Sulfate Soils map. Refer to Clause 6.1 of Parramatta Local Environmental Plan 2011.

Applicants for Sections 149 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

ANNEXURE "B1"

Issued pursuant to Section 149 of the Environmental Planning and Assessment Act 1979. Note: The following information is supplied in respect of Section 149 and embodies the requirements of Department of Planning Circular No. A2 dated 17 March 1989 and the Ministerial Notification dated 15 December 1986.

STATE ENVIRONMENTAL PLANNING POLICY NO.1 - Development Standards

STATE ENVIRONMENTAL PLANNING POLICY NO.19 - Bushland in Urban Areas

STATE ENVIRONMENTAL PLANNING POLICY NO.21 – Caravan Parks

STATE ENVIRONMENTAL PLANNING POLICY NO.32 - Urban Consolidation (Redevelopment of Urban Land)

STATE ENVIRONMENTAL PLANNING POLICY NO.33 - Hazardous and Offensive Development

STATE ENVIRONMENTAL PLANNING POLICY NO.55 - Remediation of Land

STATE ENVIRONMENTAL PLANNING POLICY NO.64 - Advertising and Signage



STATE ENVIRONMENTAL PLANNING POLICY NO.65 – Design Quality of Residential Flat Development.

STATE ENVIRONMENTAL PLANNING POLICY NO.70 – Affordable Housing (Revised Schemes)

STATE ENVIRONMENTAL PLANNING POLICY – (Housing for Seniors or People with a Disability) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Building Sustainability Index: BASIX) 2004

STATE ENVIRONMENTAL PLANNING POLICY – (Major Development) 2005

STATE ENVIRONMENTAL PLANNING POLICY – (Mining, Petroleum Production and Extractive Industries) 2007

STATE ENVIRONMENTAL PLANNING POLICY – (Temporary Structures) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Infrastructure) 2007

STATE ENVIRONMENTAL PLANNING POLICY (Exempt and Complying Development Codes) 2008

STATE ENVIRONMENTAL PLANNING POLICY (Affordable Rental Housing) 2009

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.9 (No.2) - Extractive Industries

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 - Homebush Bay Area

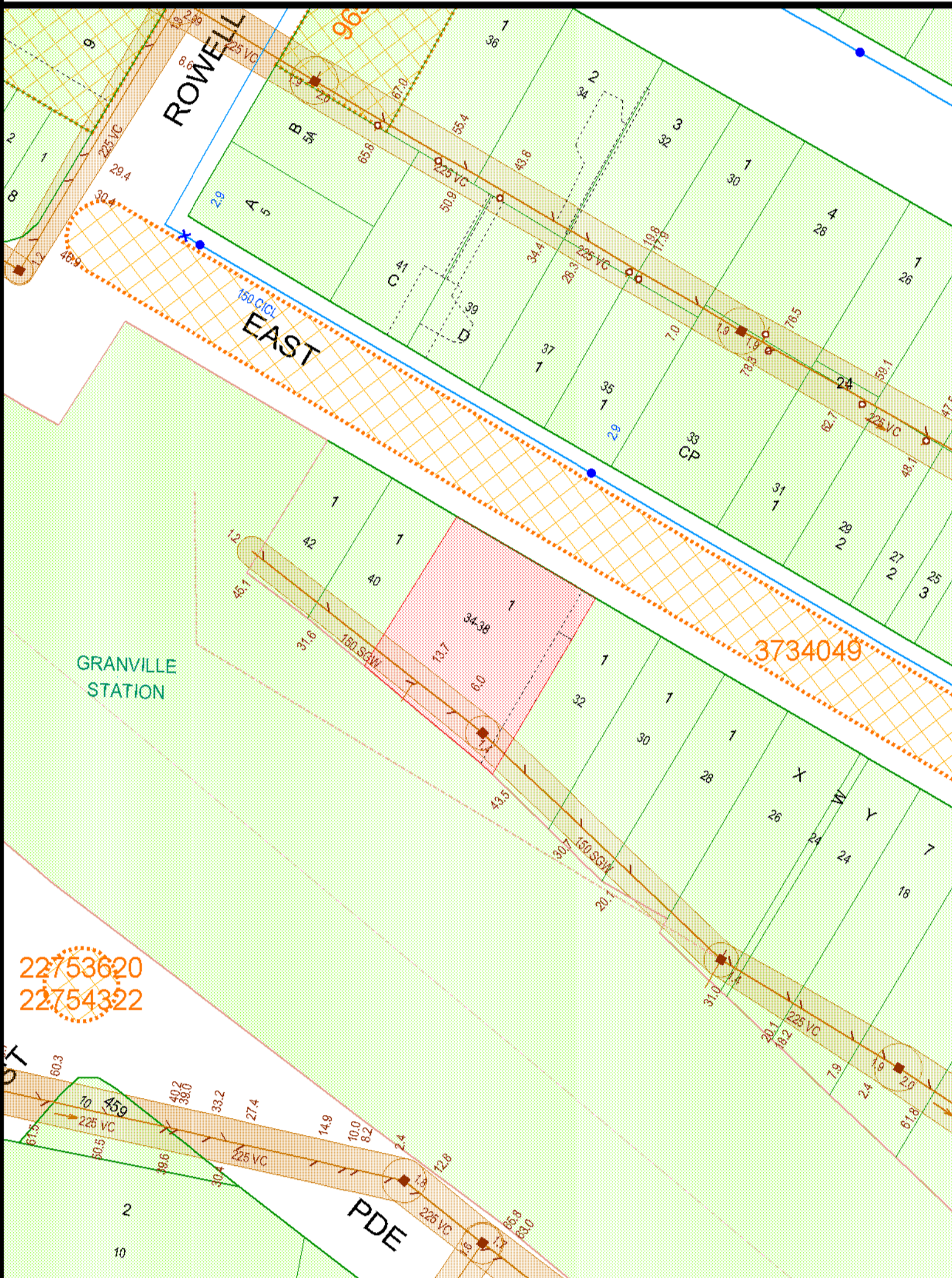
SYDNEY REGIONAL ENVIRONMENTAL PLAN – (Sydney Harbour Catchment) 2005

N.B. All enquiries as to the application of Draft, State and Regional Environmental Planning Policies should be directed to The Department of Planning and Infrastructure – 23-33 Bridge Street Sydney NSW 2000.

Greg Dyer
Chief Executive Officer

per

dated 14 March 2014



NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.

METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD

DIAGRAM OF SANITARY DRAINAGE

H.S.73c

Municipality of *PARRAMATTA* SEWER AVAILABLE Diagram No. *146933*

SYMBOLS AND ABBREVIATIONS							
	Boundary Trap	 R.V.	Reflux Valve	I.P.	Induct Pipe	Bsn.	Basin
	Pit		Cleaning Eye	M.F.	Mica Flap	Shn.	Shower
 G.I.	Grease Interceptor	 V.V.	Vertical Pipe	T.	Tubs	W.I.P.	Wrought Iron Pipe
	Gully	 V.P.	Vent. Pipe	K.S.	Kitchen Sink	C.I.P.	Cast Iron Pipe
 P.T.	P. Trap	 S.V.P.	Soil Vent. Pipe	W.C.	Water Closet	F.W.	Floor Waste
 R.S.	Reflux Sink	D.C.C.	Down Cast Cowl	B.W.	Bath Waste		

Existing drainage shown by black lines. Scale : 40 Feet to an Inch New drainage shown by full blue lines.

This diagram is the property of the Proprietor and is to be returned to him on completion of the work.

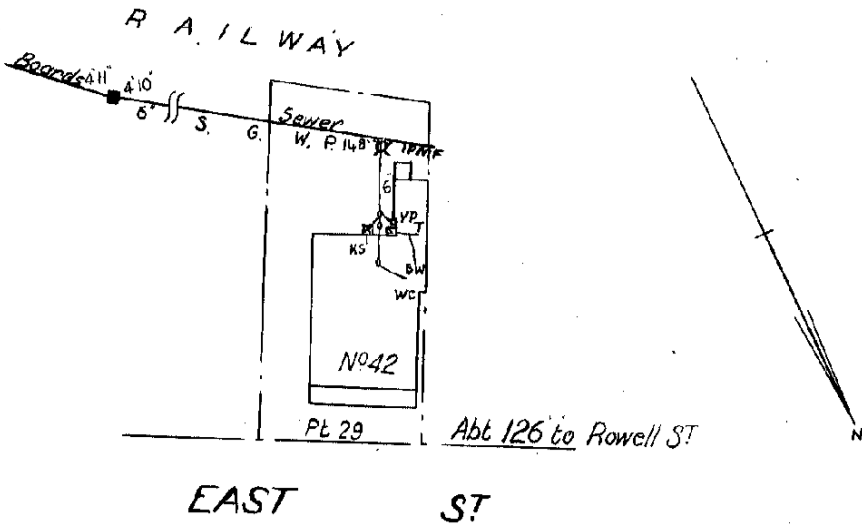
Certificates for drainage and sanitary plumbing may be obtained on application at the office of the Board by the Drainer or Plumber concerned.

~~The Board accepts no responsibility for the suitability of the diagram in relation to the eventual position of the Board's sewer. When the sewer becomes available it will be necessary to apply for a revised diagram.~~

This work must be carried out in accordance with the Board's By-laws and Regulations.

(4" dia. pipes may be used in lieu of 6" dia. pipes as shown on this diagram if the property owner so desires, provided that the relative levels of the sewer and house fixtures will permit of the pipes being laid with regulation grades and cover. For further information consult Board's Inspector.)

This work will be tested from



S
SHEET N° 1679

19
For Engineer-in-Chief.

OFFICE USE ONLY							83/707
W.C.	Designed by	Date	Inspector	First Visit	Passed	Date	
B.W.	Inspector	/ /	This helio must be returned as soon as possible or NOT LATER THAN	/ /	/ /	/ /	
Shn.							
Bsn.	Examined by	/ /		Inspector			
K.S.							
T.	Chief Inspector	Checked with Design and Diagram					
P.							

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.

METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD

SEWERAGE SERVICE DIAGRAM

Municipality of Parramatta
(Granville)

No. 118377

- ☐ Boundary Trap

☐ Pit

☒ G.I. Grease Interceptor

☒ Gully

☒ P.T. P. Trap

☒ R.S. Reflux Sink
- ☒ R.V. Reflux Valve

☒ Vert. Vertical Pipe

☒ V.P. Vent. Pipe

☒ S.V.P. Soil Vent. Pipe

☒ D.C.C. Down Cast Cowl
- ☒ I.P. Induct Pipe

☒ M.F. Mica Flap

☒ T. Tubs

☒ K.S. Kitchen Sink

☒ W.C. Water Closet

☒ B.W. Bath Waste
- ☒ Bsn. Basin

☒ Shr. Shower

☒ W.I.P. Wrought Iron Pipe

☒ C.I.P. Cast Iron Pipe

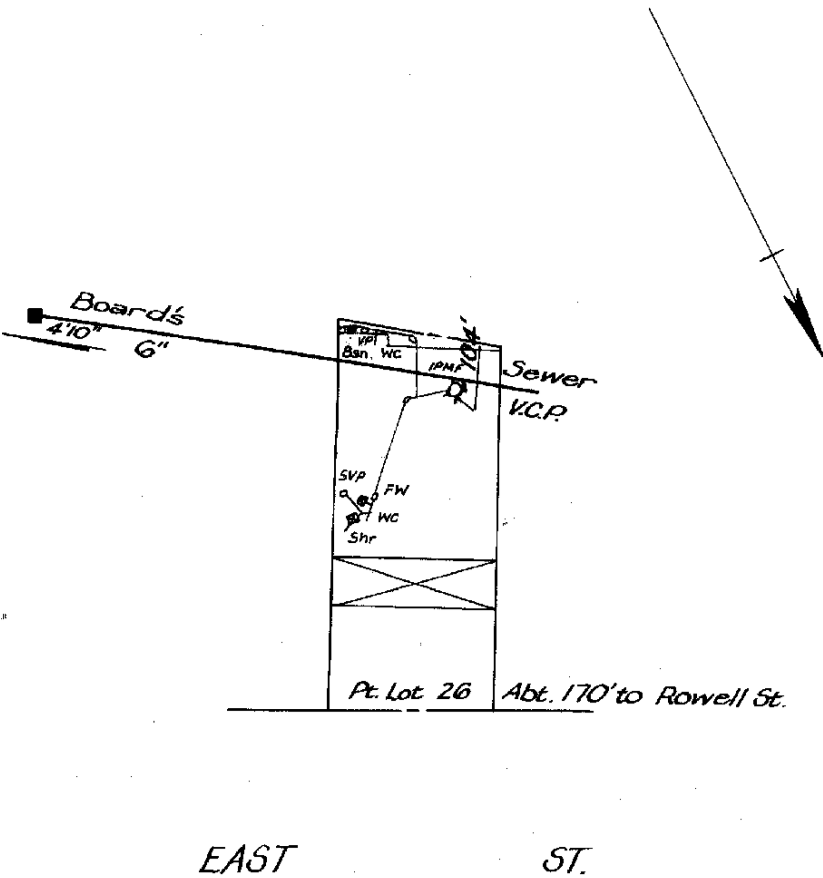
☒ F.W. Floor Waste

☒ W.M. Washing Machine

Scale: 40 Feet To An Inch

SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's Sewer



RATE No. _____		W.C.s _____		U.C.s _____		19 _____	
SHEET No. 1617		OFFICE USE ONLY		For Engineer House Services			
DRAINAGE		PLUMBING					
Supervised by _____		Date _____		Supervised by _____		Date _____	
Inspector _____		Date _____		Inspector _____		Date _____	
Examined by _____		Outfall NS HL LL		56-855			
Chief Inspector _____		Drainer _____					
		Plumber _____					
		Boundary Trap _____					

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.

MUNICIPALITY OF Parramatta

SUBURB OF Granville

Copy of
Diagram No. 146935

SYMBOLS AND ABBREVIATIONS					
■	Manhole	☒	Gully	O WS	Waste Stack
□ Chr.	Chamber	☒ P	P Trap	IP	Induct Pipe
● L.H.	Lamphole	■ R	Reflux Valve	MF	Mica Flap
⊗	Boundary Trap	◊	Cleaning Eye	T	Tubs
⊕	Inspection Shaft	O Vert	Vertical Pipe	K	Kitchen Sink
■ Pit	Pit	O V	Vent Pipe	W	Water Closet
■ G	Grease Interceptor	O SV	Soil Vent Pipe	B	Bath Waste
				H	Handbasin
				S	Shower
				Jn.	Junction
				DW.	Dishwasher
				F	Floor Waste
				M	Washing Machine
				BS	Bar Sink

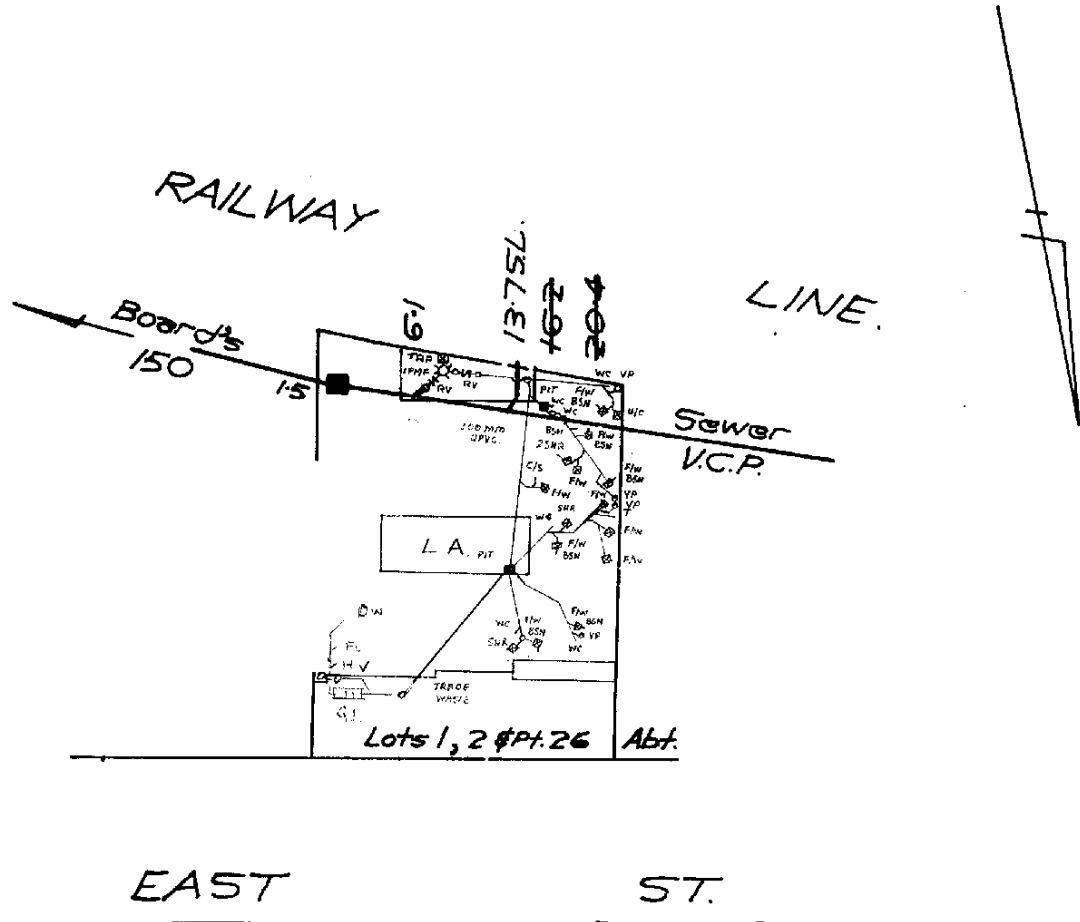
SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's sewer.

NOTE: This diagram only indicates availability of a sewer and any sewerage service shown as existing in Board's records (By-law 8, Clause 3).

The existence and position of Board's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at Board's Head Office or in the case of South Coast District at Board's Wollongong Office (Section 33 of Board's Act).

Position of structures, boundaries, sewers and sewerage service shown hereon are approximate only.



\$25.-

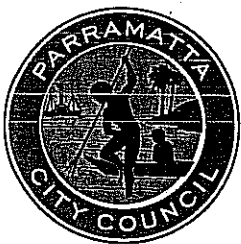
Date First Use
6 Nov. 4th 1-7-87

	DRAINAGE	Scale: Approx. 1:500	Plumber
Supervised by	Distances/depths in metres	Supervisor	
W.s. <u>6</u>	metres in millimetres		
Ur.s. <u>4</u>	<u>17 NOV 1986</u>		
SHEET No. <u>1679</u>	Chief Inspector		
Tracing Che	Plumber		

Connection Date:

6) S80

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.



Our Reference: DA/693/2006
Contact: Stuart G Mortlock
Telephone: 9806 5000
Fax: 9806 5917

23 February 2007

DEVELOPMENT APPLICATION NOTICE OF DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979
Sections 80, 80A & 81 (1)(a)

Development Consent No: DA/693/2006
Property Address: Lot 7 DP 110142,
18 East Street, GRANVILLE NSW 2142
Description: Use of the premises for bulky goods retailing.
Determination: **APPROVED SUBJECT TO CONDITIONS**
Determination Date: 21 February 2007
Consent to Operate From: 23 February 2007
Consent to Lapse On: 23 February 2012

You are advised that your application has been **APPROVED** subject to the following conditions:

General Matters:

1. The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Drawing N ^o	Dated
Plan No. 009/06	July 06

No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

Note: Further information on Construction Certificates can be obtained by contacting Customer Service on 9806 5602.

Reason: To ensure the work is carried out in accordance with the approved plans.

Online, anytime! Log on to www.parracity.nsw.gov.au
to track progress of development applications, construction certificates
and complying development certificates lodged from 1 July 2005.



2. As there is a change in the building use (classification), the building must comply with the Category 1 fire safety provision applicable to the proposed new use.

Note: The obligation under this subclause to comply with the Category 1 fire safety provision may require building work to be carried out even though none is proposed or required in the relevant development consent. In this clause, Category 1 fire safety provision has the same meaning as it has in Part 7B of the Environmental Planning and Assessment Regulations.

Reason: To comply with the Environmental Planning and Assessment Act.

3. A maximum of two auctions are to take place each week. These auctions are to take place on Thursday and Saturday mornings and shall not exceed 4 hours each.

Reason: To limit the number of auctions taking place on the site.

Prior to the issue of a Construction Certificate:

(**Note:** Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Construction Certificate.)

4. The use shall be conducted in accordance with the plan of management that was submitted with the application.

Reason: To comply with the plan of management.

The Use of the Site:

5. The hours of operations being restricted to Monday to Sunday (9am – 5pm). Any alterations to the above will require further development approval.

Reason: To minimise the impact on the amenity of the area.

6. No parking of vehicles, display or sale of goods is permitted on the footpath or on that part of the property between the road and building alignment.

Reason: To prevent goods being sold from the footpath.

-
7. No goods are to be displayed outside the confines of the building.
Reason: To ensure the building is protected from termite infestation in accordance with the requirements of Building Code Australia and Australia Standards.
8. All loading and unloading in connection with the use of the premises is to be carried out wholly within the site.
Reason: To protect the amenity of the area.
9. All new and existing fire safety measures shall be maintained in working condition, at all times.
Reason: To ensure adequate maintenance of fire safety measures.
10. No illuminated lights shall be of a flashing variety.
Reason: To maintain amenity for adjoining properties
11. No A-frame signs or sandwich boards shall be used in association with the occupancy either on the street or on private property.
Reason: To protect the amenity of the area.
12. To allow the impact of the landuse to be further assessed, this consent is restricted to a 12 month period from the date of the approval notice. After 12 months a Section 96(1A) modification is required to be lodged seeking a permanent use of the site for bulky goods retailing. The S96(1A) application is to provide the following information:
(a) Numbers of participants at each auction (Participants should register); &
(b) A list of complaints received from the adjoining land owners.
Reason: To allow the appropriateness at the use to be reviewed.
13. The following goods may be auctioned from the premises:
a. Kitchen and bathroom fixtures and fittings;
b. Second hand goods;
c. Rugs and floor coverings;
d. Lighting products; and
e. Auto related parts.
Reason: To ensure only bulky goods are sold from the premises.

Right of Appeal:

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Section 82A of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to Review the determination. The request must be made in writing (or on the review application form) within twelve (12) months after the decision date, as specified in this notice of determination, together with payment of the appropriate fee.

Yours sincerely



Stuart G Mortlock
Development Assessment Officer
Development Assessment Services



Parramatta City Council	
L	
File No:	DA06/693

ASSESSMENT REPORT – Change of use

EXECUTIVE SUMMARY

Application details

Development application no. DA/693/2006

Property: No. 18 East Street, Granville
Lot 7 DP 110142

Date of receipt: 9 August 2006

Applicant: Mr O Rossini

Owner: As above

Development assessment officer: Stuart Mortlock

Submissions received: Nil

Issues: Nil

Recommendation: Approval

Legislative requirements

Zoning: Employment 4

Permissible under: PLEP 2001

Relevant legislation/policies: DCP 2005

PLEP Variations: Nil

DCP Variations: Nil

Integrated development: No

The site

Special character area: No

Easements/rights of way: No

Heritage item: No

Heritage conservation area: No

In the vicinity of a heritage item: Yes – (No's 19, 21 – 23 East Street, Granville – local significance)

Urban bushland: No

Contaminated land: Yes

Surrounding development: Industrial units, dwellings and retail shops

History: A Clearing House letter was sent to the applicant on 31 August 2006 which raised the following issues: full list of items to be auctioned and a SEPP 1 objection in relation to Clause 45 of PLEP 2001.

The applicant submitted the extra information on 5 September 2006 which addressed Council's concerns. In this regard, the applicant complies with Clause 45 of PLEP 2001 and therefore a SEPP 1 objection is not required.

THE PROPOSAL

The proposal is for the change of use of the existing building for bulky goods retailing. The type of goods to be sold from the premise include the following:

- Kitchen and bathroom furniture;
- Rugs and floor coverings;
- Electrical goods;
- Lighting;
- Automotive parts/accessories; and
- Second hand goods.

The bulky goods are to be sold from the existing ground floor of the building (i.e. existing warehouse floor) and the existing office areas on the ground floor and first floor are to be used for administration purposes for the business. The proposed hours of operation are from Monday to Sunday (9am – 5pm) and the proposed use will employ no more than 3 people at any given time. The proposal includes one business identification sign which will be painted on the front elevation of the existing building.

PUBLIC CONSULTATION

In accordance with Council's Notification DCP, the application was advertised for 21 days between 31 August 2006 to 14 September 2006. In response, no submissions were received.

REFERRALS

Heritage Yes

Comments: Satisfactory.

External Referrals No

STATUTORY REQUIREMENTS [S.79C(1)(a)]

State and Sydney Regional Planning Policies

The development application is satisfactory having regard to the relevant matters for consideration under the State Environmental Planning Policy No.55.

SREP 28 – Parramatta

N/A

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2001

COMPLIANCE TABLE		
Development standard	Compliance	Discussion
CI 16 Permissible within zone?	Yes	
CI 20 Affected by rail/road noise and/or vibration	Yes	
CI 21 Is the site flood affected? If yes will the development satisfy CI 2 (a)-(e)?	Yes	
CI 31 Is the site adjacent to the Parramatta River foreshore	Yes	
CI 32 Affected by a Foreshore Building Line	Yes	
CI 34 Will the proposal have any impact on Acid Sulphate Soils?	Yes	

Development Standard	Proposal	Complies
CI 40 Maximum FSR: • Employment 4 Zone (1:1)	No change to the existing fsr	Yes
CI 45 Retailing of bulky goods <i>what about minimum Floor area requirements</i>	Satisfactory	Yes

Is this a ~~departure~~ departure?

Discussion of non-compliances

N/A

Aims and objectives of the Employment 4 zone

The proposed development is consistent with the aims and objectives of the Employment 4 Zone.

PARRAMATTA DEVELOPMENT CONTROL PLAN - 2005

Building envelope (Part 3.2)

The proposal does not involve any changes to the existing height or setbacks of the building.

Water management (Part 4.1.4)

The proposal does not involve any changes to the existing stormwater system of the building.

Landscaping (Part 4.1.10)

The proposal does not involve any changes to the existing landscaping on the site.

Streetscape (Part 4.2.1)

The proposed changes to the front elevation of the existing building include a new painted sign which will not have a detrimental impact on the streetscape.

Waste management (Part 4.3.5)

Appropriate waste collection facilities have been provided on site and they are not visually obtrusive in the streetscape.

Access for people with disabilities (Part 4.4.1)

The ground floor of the existing building provides access for people with a disability.

Parking and vehicular access (Part 4.5.1)

The applicant submitted a parking report which states that the site currently provides 5 car parking spaces and an internal loading dock. The parking report also states that there is likely to be a small over-spill of cars onto East Street during the auctions (i.e. Thursday and Saturday mornings). However, the parking report states that the site is ideally situated to cope with a small increase in on-street car parking demand because it is remote from a residential zone and is in a low traffic volume precinct. Further, the parking report states that the auctions on Saturday mornings are outside of peak traffic volume periods for this locality and therefore there will be an ample supply of on-street car parking spaces for the proposed use.

DCP 2005 requires 1 car space per 30m². The proposed use will occupy a building ^{if the use is considered a retail use but does not contain a sale of bulky goods retailing} the measures 500m². In this regard, the proposed use should provide a minimum of 17 car spaces. A total of 5 car parking spaces are provided on the site. The non-

compliance is considered to be acceptable in this instance for the reason that ample on-street car parking is available in the surrounding area and the auctions have been limited to only 2 per week (4 hours each). Also, one of the auctions is to take place on a Saturday morning when vehicle traffic volumes are minimal and lots of on-street car parking spaces will be available. Also, some customers will be travelling to the premises on the train, and Granville Train Station is located close to the site.

Signage (Part 6.1)

The proposed signage permits adequate identification of the business whilst avoiding visual clutter. Further, the signs is not excessive in its size and is not illuminated.

Plan of management

The applicant submitted a plan of management for the proposed use which indicated that customers will inspect goods at varying times prior to the auctions which take place on Thursday and Saturday mornings (3 – 4 hours). Once items have been purchased at the auction they can either be taken away by the customer in a small van or the item can be delivered at a later time to the customer's home by the operator of the bulky goods retailing business.

Signage will be erected within the building to direct customers to specific items and to tell them what time the items will be auctioned, so that people interested in a specific item can turn up to the auction at that time and leave after the item has been sold. This will ensure a constant flow of people throughout the auction period rather than everybody turning up at the start and staying until the finish of the auction. Also, a staff member will be made available to co-ordinate movements in and out of the loading dock. Further, the auction will occur along the eastern wall of the building so as to free up space along the western side of the building for the movement of items.

5. LIKELY ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACTS

The development is not expected to result in any adverse social or economic impacts on the locality. Likewise, no adverse environmental impacts are expected.

6. SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The proposed works will revitalize this part of East Street by creating an active ground floor use. The appearance of the existing building will not be detrimentally affected and no detrimental impacts will be passed on to the nearby businesses.

7. PUBLIC NOTIFICATION AND SUBMISSIONS

In accordance with Council's Notification DCP, the application was advertised for 21 days between 31 August 2006 to 14 September 2006. In response, no submissions were received.

8. PUBLIC INTEREST

The proposal will not result in adverse impacts on the adjoining properties or locality. The proposal is not contrary to the public interest.

9. RECOMMENDATION

The application is determined under delegated authority no. PB02.

The development application (693/2006) be approved subject to the following conditions:



.....
Stuart Mortlock
Senior Town Planner

 20/2/07

.....
Brad Delapierre
Team Leader

Conditions

- ✓1. A01 (Approved plans) – 009/06
- ✓2. A05 (Fire safety)
- ✓2a. A maximum of two auctions are to take place each week. These auctions are to take place on Thursday and Saturday mornings and shall not exceed 4 hours each.
Reason: To limit the number of auctions taking place on the site.
- ✓2b. The use shall be conducted in accordance with the plan of management that was submitted with the application.
Reason: To comply with the plan of management.
- ✓3. F01 (Operating hours) – Monday to Sunday (9am – 5pm)
- ✓4. F22 (Sale of goods from footpath)
- ✓5. F35 (Display of goods)
- ✓6. F37 (Loading)
- ✓7. F70 (Fire safety)
- ✓8. F124 (No flashing advertisements)
- ✓9. F126 (No A-frame signs)

10. To allow the impact of the landuse to be further ^{assessed,} ~~assessed~~ from the date of the ^{approval} ~~consent~~ notice, this consent is restricted to a 12 month period. After 12 months a Section 96(1A) modification is required to be lodged ^{be} seeking a permanent use of the site. ~~should the use of the premises for bulky goods retailing continue.~~
- Reason: To allow the appropriateness of the use to be reviewed.

Re the S96(1A) application - it is to provide the following information:

- ① Number of participants at each auction. (Participants should register)
- ② A list of complaints received from adjoining land owners.

11. The following goods may be auctioned from the premises:

54 bullet points from letter of 5/9/06

Peer Review of Development Application

DA Number:

693/06

Property Address:

18 East Street, Granville



All DA fees paid.



Consent of all owners provided.



DA notified in accordance with Council's Notifications DCP.



Acknowledgement letters sent to all persons who lodged submissions.



All issues raised in submissions have been considered in the assessment of the application.



Comments from stakeholders considered in assessment of application.



Relevant matters for consideration (s79C assessment) addressed in report.



Section 94 Contributions calculated (if required).



Standard conditions of consent and extraordinary conditions or reasons for refusal prepared.



Letters responding to objectors prepared.

Application peer reviewed by:

Brad Delapierre AD

Dated:

22/12/06

20/12/07



Our Reference: DA/709/2012
Contact: Denise Fernandez
Telephone: 9806 5560
Fax: 9806 5917

The Trustees Of The Soc. Of St Vincent De Paul NSW
2C West Street
LEWISHAM NSW 2049

24 May 2013

DEVELOPMENT APPLICATION NOTICE OF DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979
Sections 80, 80A & 81 (1)(a)

Development Consent No: DA/709/2012
Property Address: Lot 1 DP 195784,
40 East Street, GRANVILLE NSW 2142
Description: Change of use to a learning centre for 30
students and associated internal renovation
and fitout
Determination: **APPROVED SUBJECT TO CONDITIONS**
Determination Date: 16 May 2013
Consent to Operate From: 24 May 2013
Consent to Lapse On: 24 May 2018 (If physical commencement has
not occurred)

You are advised that your application has been **APPROVED** subject to the
following conditions:

1. The development is to be carried out in accordance with the following
plans endorsed with Council's Stamp as well as the documentation
listed below, except where amended by other conditions of this
consent:

Drawing N ^o	Dated
Site Plan and Layout. Job No. 846-1. Drawing No. 1 of 5.	3 October 2012
First Floor Office Layout. Job No. 846-1. Drawing 2 of 5.	3 October 2012

Drawing N ^o	Dated
Front Elevation and Section AA. Job No. 846-1. Drawing No. 3 of 5.	3 October 2012
Side Elevation and Section BB. Job No. 846-1. Drawing No. 4 of 5.	3 October 2012
Rear Elevation and Side Elevation. Job No. 846-1. Drawing No. 5 of 5.	3 October 2012

Note: In the event of any inconsistency between the architectural plan(s) and the landscape plan(s) and/or stormwater disposal plan(s) (if applicable), the architectural plan(s) shall prevail to the extent of the inconsistency.

Reason: To ensure the work is carried out in accordance with the approved plans.

2. Demolition work shall be carried out in accordance with Australian Standard 2601-2001 - *Demolition of Structures* and the requirements of the NSW WorkCover Authority.

Reason: To ensure appropriate demolition practices occur.

3. No portion of the proposed structure including any fencing and/or gates shall encroach onto or over adjoining properties.

Reason: To ensure that the building is erected in accordance with the approval granted and within the boundaries of the site.

4. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued by Council or an Accredited Certifier. Plans and documentation submitted with the Construction Certificate are to be amended to satisfy all relevant conditions of this development consent.

Reason: To ensure compliance with legislative requirements.

5. All building work must be carried out in accordance with the current provisions of the Building Code of Australia.

Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

6. 4 off-street parking spaces (including 1 disabled parking space are to be provided, permanently marked on the pavement and used

accordingly. The dimensions for parking spaces and aisle width to be in accordance with AS 2890.1-2004 (minimum of 2.4m wide x 5.4m long clear of columns plus 300mm clearance adjacent walls and 6.6m aisle width), as shown on the DA plans.

Prior to Issue of Construction Certificate

7. An Environmental Enforcement Service Charge is to be paid to Council prior to the issue of a construction certificate. The fee paid is to be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

Reason: To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

8. An Infrastructure and Restoration Administration Fee is to be paid to Council prior to the issue of a construction certificate. The fee to be paid is to be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

Reason: To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

9. The Construction Certificate is not to be released unless the Principle Certifying Authority is satisfied that the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.

Reason: To ensure that the levy is paid

10. To protect persons using the building, to facilitate their egress from the building in the event of fire and to restrict the spread of fire from the building to other buildings, the existing building shall comply with the Category 1 fire safety provisions applicable to the proposed new use as required by Clause 93 of the *Environmental Planning & Assessment Regulation 2000*. Details showing compliance with these Performance Requirements of the BCA must be provided to the certifying authority prior to the issue of a Construction Certificate.

Reason: To comply with legislative requirements of the *Environmental Planning & Assessment Act 1979* and *Environmental Planning and Assessment Regulations 2000*.

11. The openings in the external walls (front two windows on each side) shall be protected in accordance with the requirements of Parts C3.2 and C3.4 of the *Building Code of Australia*.
Reason: To comply with the *Environmental Planning & Assessment Act 1979*, as amended and the *Environmental Planning & Assessment Regulation 2000*.
12. The inner ground floor door shall be re-designed or relocated as not to encroach up on the landing area and path of travel to comply with Part D2.20 of the *Building Code of Australia*.
Reason: To comply with the *Environmental Planning & Assessment Act 1979*, as amended and the *Environmental Planning & Assessment Regulation 2000*.
13. Access to building and accessible car parking requirement shall be re-designed to comply with Part D3 of the *Building Code of Australia*.
Reason: To comply with the *Environmental Planning & Assessment Act 1979*, as amended and the *Environmental Planning & Assessment Regulation 2000*.
14. The number of sanitary and other facilities for the employees and students shall be provided in accordance with Part F2.3 of the *Building Code of Australia*.
Reason: To comply with the *Environmental Planning & Assessment Act 1979*, as amended and the *Environmental Planning & Assessment Regulation 2000*.
15. Facilities for people with disabilities shall be provided in accordance with Part F2.4 of the *Building Code of Australia*.
Reason: To comply with the *Environmental Planning & Assessment Act 1979*, as amended and the *Environmental Planning & Assessment Regulation 2000*.

Prior to Commencement of works

16. Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:
 - (a) appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed within 7 days; and

- (b) notify Council in writing of their intention to commence works (at least 2 days notice is required prior to the commencement of works).

The PCA must determine when inspections and compliance certificates are required.

Reason: To comply with legislative requirements.

17. Prior to work commencing, adequate toilet facilities are to be provided on the work site prior to any works being carried out.

Reason: To ensure adequate toilet facilities are provided.

18. Any damage to Council assets that impact on public safety during construction is to be rectified immediately to the satisfaction of Council at the cost of the developer.

Reason: To protect public safety.

19. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site are to be maintained in a safe and tidy manner. In this regards the following is to be undertaken:

- all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
- all site boundaries are to be secured and maintained to prevent unauthorised access to the site
- all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis
- the site is to be maintained clear of weeds
- all grassed areas are to be mown on a monthly basis

Reason: To ensure public safety and maintenance of the amenity of the surrounding environment.

During Construction Works

20. All waste generated during construction is to be removed from the site and disposed of at an appropriate waste disposal centre. Waste is to be minimised, managed and recycled appropriately.

Reason: To ensure waste is managed and disposed of properly.

21. A copy of this development consent, stamped plans and accompanying documentation is to be retained for reference with the approved plans on-site during the course of any works. Appropriate builders, contractors or sub-contractors shall be furnished with a copy of the notice of determination and accompanying documentation.

Reason: To ensure compliance with this consent.

22. Noise from the construction, excavation and/or demolition activities associated with the development shall comply with the NSW Department of Environment and Conservation's Environmental Noise Manual and the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

23. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction in accordance with the requirements of the NSW Department of Environment and Conservation (DEC). Dust nuisance to surrounding properties should be minimised.

Reason: To protect the amenity of the area.

24. Any damage to Council assets that impact on public safety during construction is to be rectified immediately to the satisfaction of Council at the cost of the developer.

Reason: To protect public safety.

25. All work including building, demolition and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg. loading and unloading of goods, transferring tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

Note - Council may allow extended work hours for properties located on land affected by Parramatta City Centre LEP 2007 in limited circumstances and upon written application and approval being given by Parramatta City Council at least 30 days in advance.

Such circumstances where extended hours may be permitted include:

- Delivery of cranes required to the site outside of normal business hours;
- Site is not located in close proximity to residential use or sensitive land uses;
- Internal fit out work.

Reason: To protect the amenity of the area.

26. A Waste Data file is to be maintained, recording building/demolition contractors details and waste disposal receipts/dockets for any demolition or construction wastes from the site. The proponent may be required to produce these documents to Council on request during the site works.

Reason: To confirm waste minimisation objectives under Parramatta Development Control Plan 2005 are met.

27. Occupation of any part of footpath or road at or above (including construction and/or restoration of footpath and/or kerb or gutter) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.
28. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.

Prior to the release of an Occupation Certificate

29. Occupation or use, either in part or full, is not permitted until an Occupation Certificate has been issued. The Occupation Certificate must not be issued unless the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia and until all preceding conditions of this consent have been complied with.

Where Council is not the Principal Certifying Authority, a copy of the Occupation Certificate together with registration fee must be provided to Council.

30. In accordance with Clause 1628 of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority that is responsible for critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. Where Council is not the PCA, the PCA is to forward a copy of all records to Council.

The record must include details of:

- (a) the development application and Construction Certificate number;
- (b) the address of the property at which the inspection was carried out;
- (c) the type of inspection;
- (e) the date on which it was carried out;

- (f) the name and accreditation number of the certifying authority by whom the inspection was carried out; and
- (g) whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

31. Prior to commencement of works the applicant shall advise Council in writing, of any existing damage to Council property. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council prior to the commencement of works; failure to identify any damage to Council's assets will render the applicant liable for the costs associated with any necessary repairs.

Reason: To protect Council's assets throughout the development process.

Use of the Site

32. The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.

Reason: To ensure the removal of graffiti.

33. The days and hours of operation are restricted to 9am to 5pm, Monday to Friday. No sessions on weekends. Any alterations to the above will require further development approval.

Reason: To minimise the impact on the amenity of the area.

34. The number of students is not to exceed a maximum of 30 and no more than 4 staff at any one time.

Reason: To minimise the impact on the amenity of the area.

35. No advertisement/signage shall be erected on or in conjunction with the development without prior development consent unless the advertisement is 'exempt development' in accordance with the relevant planning instruments.

Reason: To comply with legislative controls.

Right of Appeal:

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court **within six months after the date** on which you receive this notice.

Section 82A of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the

determination. The request must be made in writing (or on the review application form) together with payment of the appropriate fee. The review must be lodged and determined **within six (6) months** of the date on which you received this notice.

Note: To enable the Section 82A review to be considered within the six month timeframe prescribed by under the Environmental Planning and Assessment Act 1979, it is advisable to lodge the application for review under Section 82A as soon as possible to facilitate the statutory timeframes.

Section 82A does not apply to complying development, designated development, integrated development, or a determination made by Council under Division 4 in respect of Crown applications.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Denise Fernandez', written in a cursive style.

Denise Fernandez
Senior Development Assessment Officer
Development Assessment Services



ASSESSMENT REPORT – Change of Use S79C – Environmental Planning & Assessment Act 1979

SUMMARY

Application details

DA No:	DA/709/2012
Assessment Officer:	Denise C Fernandez
Property:	Lot 1 DP 195784 40 East Street, GRANVILLE NSW 2142
Proposal:	Change of use to a learning centre for 30 students and associated internal renovation and fitout.
Date of receipt:	21-Nov-2012
Applicant:	The Trustees Of The Soc. Of St Vincent De Paul NSW
Owner:	The Trustees Of The Soc. Of St Vincent De Paul NSW
Submissions received:	No submissions
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor
Issues:	None
Recommendation:	Approval

Legislative requirements

Current Zoning:	B4 Mixed Use
Permissible under:	Parramatta Local Environmental Plan 2011

Relevant legislation/policies:	Parramatta Development Control Plan 2011 BASIX SEPP, Section 94A Plan, Notification DCP, SEPP 55, Policy for the Handling of Unclear insufficient and amended development applications

Variations:	None

Integrated development:	No

Crown development:	No

The site

Site Area:	362m ²

Easements/rights of way:	No

Heritage item:	No

In the vicinity of a heritage item:	No

Heritage conservation area:	No

Site History:	None

DA history

21 November 2012	DA/709/2012 lodged with Council

28 November 2012	14 day letter sent to applicant requesting the following:

Parking Study Required

A parking study is required to be prepared by a traffic engineer and the study shall address:

- *Whether sufficient carparking is provided for the site;*
- *The proportion of students/staff that will utilise public transport to access the site*
- *Whether there is sufficient carparking available in the vicinity of the site, including the number of spaces available in carparks and on-street in the vicinity of the site*

5 December 2012 to 15 January 2013	Advertising and notification of application.

1 February 2013	Traffic Report submitted.

12 March 2013

14 day letter sent to applicant requesting the following:

Change of building classification

The proposed use will result in a change of classification under the BCA. In this regard the classification has gone from a Class 8 to a Class 9 which will require a report from an appropriately qualified building consultant to address the change in classification. The report shall outline what additional work will be required in order to comply with the BCA, in particular the category 1 fire safety requirements.

21 March 2013

Applicant requests an extension to submit the information requested by Council in correspondence dated 12 March 2013.

Council grants the extension until 22 April 2013 to submit the relevant information.

12 April 2013

BCA Report submitted.

SECTION 79C EVALUATION

SITE & SURROUNDS

The subject site is surrounded predominantly by industrial uses. The site is within proximity to a railway corridor located to the south of the site with Granville Station located approximately 50 metres from the site. The subject site is also within proximity to the Great Western Highway to the north of the site. Immediately adjoining the site to the east is the Cardinal Freeman Centre which provides accommodation for the homeless pending their integration within the community.

The site comprises of one mid-block allotment which is situated on the southern side of East Street. The site is legally described as Lot 1 DP 195784. The site has a flat topography where an existing part 1, part 2 storey building. The building is currently vacant and was previously used as a warehouse and a fork lift training centre. The site has a frontage of approximately 12 metres and side boundaries of 29 metres. The site has a total area of 362m².

The ground floor area is approximately 174m² and the first floor area is 64m². Hence, a total floor area of 238m². The ground floor area comprise of an open floor plan with toilet facilities. The first floor area consists of offices, toilet facilities and a kitchen. To the rear of the site is a timber deck.

It is noted that several on-site parking spaces are available and is located towards the front of the site. The building also has loading and unloading facilities within the front setback. Access to the site is via East Street.

THE PROPOSAL

Consent is sought for the following:

- Use of the premises to a training centre for a maximum of 30 clients
- Use of the ground floor to accommodate training programs such as
- Use of the first floor level as an office space to accommodate small group discussions and counselling services. The toilet facilities will also remain.
- Maximum of 4 staff at any time.
- Hours of operation are 9am to 5pm, Monday to Friday. No training sessions will occur on weekends.
- Proposed internal works include, painting of internal walls, new floor finishes, new fixtures such as lights and fans, updating fire safety requirements, provision of an accessible bathroom on the ground floor and new screen in front of existing roller door.
- The only external works proposed is the painting of the exterior walls of the building.

It is noted that the training programs to be undertaken on the premises will only be accessible for the Cardinal Freeman and outreach clientele which is operated by St Vincent De Paul NSW

These services will not be available to the general public.

No signage is proposed.

PERMISSIBILITY

Parramatta Local Environmental Plan 2011

The proposed use is defined as a “commercial premises” under Parramatta LEP 2011.

The definition for commercial premises is:

Commercial premise means any of the following:

- (a) A business premises
- (b) Office premises
- (c) Retail premises

Specifically, the proposed use is considered to be a business premises. As such, the definition of a business premises is as follows:

A business premises means a building or place at or on which:

- (a) An occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis,
or

(b) A service is provided directly to members of the public on a regular basis and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainments facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex service premises or veterinary hospital.

The proposal satisfies the definition of a “commercial premises – business premises” and is permissible under the B4 Mixed Use zoning applying to the land.

REFERRALS

Traffic Engineer

The development application was referred to Council's Traffic Engineer for comment. On 8 March 2013, Council's Traffic Engineer provided advice that they raised no issues to the proposed development subject to conditions being incorporated into the development consent.

Building Surveyor

The development application was referred to Council's Building Surveyor for comment. On 9 May 2013, Council's Building Surveyor provided advice that they raised no issues to the proposed development subject to conditions being incorporated into the development consent.

PUBLIC CONSULTATION

In accordance with Appendix 5 of DCP 2011, owners and occupiers of surrounding properties were given notice of the application for a 14 day period between 5 December 2012 and 15 January 2013. In response no submissions were received.

Amended Plan

No

ENVIRONMENTAL PLANNING INSTRUMENTS

STATE ENVIRONMENTAL PLANNING POLICY 55 – REMEDIATION OF LAND

The provisions of SEPP No. 55 have been considered in the assessment of the development application. The site is not identified in Council's records as being contaminated. Further, the site does not have a history of a previous land use that may have caused contamination and there is no evidence that indicates the site is contaminated. Accordingly, the development application is satisfactory having regard to the relevant matters for consideration under SEPP 55.

SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005 (DEEMED SEPP)

The site is located within the designated hydrological catchment of Sydney Harbour and is subject to the provisions of the above SREP.

The Sydney Harbour Catchment Planning Principles must be considered and where possible achieved in the carrying out of development within the catchment. The key relevant principles include:

- protect and improve hydrological, ecological and geomorphologic processes;
- consider cumulative impacts of development within the catchment;
- improve water quality of urban runoff and reduce quantity and frequency of urban run-off; and
- protect and rehabilitate riparian corridors and remnant vegetation.

The site is within the Sydney Harbour Catchment and eventually drains into the Harbour.

The site is not located on the foreshore or adjacent to a waterway and therefore, with the exception of the objective of improved water quality, the objectives of the SREP are not applicable to the proposed development.

The development is consistent with the controls contained with the deemed SEPP.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The provisions of SEPP (Infrastructure) 2007 have been considered in the assessment of the development application. The application is not subject to clause 101 of the SEPP as the site does not have frontage to a classified road.

The application is not subject to clause 102 of the SEPP as the average daily traffic volume of East Street is less than 40,000 vehicles.

However, a rail corridor is located to the rear of the site. In this regard, Clause 85 – Development adjacent to railway corridors is applicable. In response to the requirements under Clause 85, the following is provided.

- The proposed use of the premises as an educational establishment will be contained wholly within the building and is therefore unlikely to result in adverse impacts on rail safety.
- The external works does not include the placing of a metal finish on a structure and the rail corridor.
- Given the minor upgrade works required to accommodate the use within the building, it is not considered that a crane will be used to facilitate these works. Therefore, the air space above the rail corridor will not be obstructed.
- Railcorp was given written notice of the application within 7 days of the application being lodged. (TRIM Doc No. 02593950).
- As of 14 May 2013, no response has been received from Railcorp.

As the site is located adjacent to a railway corridor, Clause 87 – Impact of Rail noise or vibration non-rail development of the SEPP is also applicable. However, commercial premises are not considered to be a sensitive land use and therefore the requirements under this clause are not applicable.

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

The relevant matters to be considered under Parramatta Local Environmental Plan 2011 for the proposed development are outlined below.

COMPLIANCE TABLE		
Development standard	Comment	Compliance
Land Use Table – B4 Mixed Use Zone	Educational Establishments are permissible in the B4 Mixed Use zone.	Yes
4.1 Minimum subdivision lot size.	The subject site is an existing allotment. No subdivision is proposed.	N/A
4.3 Height of Buildings Does the building exceed the maximum building height shown for the land on the Height of Buildings Map	The Height of Buildings Map indicates that buildings on this site can be a maximum height of 52 metres above existing natural ground level. There are no changes to the part one, part two storey height of the building.	N/A
4.4 Floor Space Ratio Does the development exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map?	The proposal does not seek additional floor area.	N/A
4.6 Exceptions to development standards	The application does not seek any variations to development standards contained within LEP 2011.	N/A

5.1 and 5.1A Development on land intended to be acquired for public purposes Is any portion of the land identified for acquisition for local road widening on the Land Reservation Acquisition Map?	The site is not identified on this map.	N/A
5.6 Architectural roof features Does an architectural roof feature result in a building exceeding the maximum building height for the site outlined in clause 4.3?	The overall height of the proposed temporary structure does not exceed the maximum height of 52 metres as per Clause 4.3 of the PLEP.	Yes
5.7 Development below mean high water mark. Is any portion of the development proposed to be carried out below the mean high water mark?	The proposal is not for the development of land that is covered by tidal waters.	N/A
5.9 Preservation of trees.	No tree removal is proposed under the application.	N/A
5.10 Heritage Conservation Does the site contain or is it near a heritage item?	The site is not a heritage item nor is it located within close proximity to a heritage item listed under Schedule 5 of PLEP 2011.	N/A
5.10.8 Aboriginal Places of Heritage significance What is the identified Aboriginal significance of the site? (refer pathways or parramapper for significance level)	The site is identified as being of low significance by Council's Aboriginal Heritage Sensitivity Database. Accordingly the proposal is not considered to impact an aboriginal place of heritage significance.	Yes

6.1 Acid sulfate soils What class of Acid Sulfate Soil does the Acid Sulfates soil Map indicate the site contains?	The site is identified as containing class 4 Acid Sulfate Soil. Despite this, no soil will be disturbed as part of this application. The proposal seeks approval for the use of the building as an educational establishment only. Accordingly, an Acid Sulfate Management plan is not required to be prepared.	Yes
6.1 Earthworks Are the earthworks associated with the development appropriate?	No earthworks are proposed under the subject development application.	N/A
6.2 Flood planning Is the site floodprone?	The site is not identified by council as being floodprone.	N/A
6.3 Biodiversity protection Is the site identified as containing biodiversity on the 'Natural Resources – Biodiversity Map'?	The site is not identified on this map.	N/A
6.4 Water protection Is the site identified as being riparian land on the 'Riparian Land and Waterways Map'?	The site is not identified on this map.	N/A
6.5 Development on landslide risk land Is the site identified as being landslide risk land on the 'Landslide Risk Map'?	The site is not identified on this map.	N/A
6.6 Affected by a Foreshore Building Line	The site is not located in the foreshore area.	N/A

Zone Objectives

The objectives of the B4 Mixed Use zone include:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*

- *To encourage development that contributes to an active, vibrant and sustainable neighbourhood.*

The proposed development is consistent with the aims and objectives of the B4 Mixed use zoning applying to the land as the proposed use is suitably located that promotes a use that maximises public transport and encourage walking and cycling.

PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

Development Control	Proposal	Compliance
Site Considerations		
2.4.1 Views and Vistas Development is to preserve views of significant topographical features such as ridges and natural corridors, the urban skyline, landmark buildings, sites of historical significance and areas of high visibility, particularly those identified in Appendix 2 Views and Vistas. Refer also to Views and Vistas in the Harris Park Heritage Conservation Area in Part 4.	The site is not identified as having views and vistas identified as being significant by either Appendix 2 nor is located in the Harris Park Conservation Area.	Yes
2.4.2.1 Flooding Is the site flood affected by local or mainstream flooding?	The site is not identified in Council database as being flood prone.	Yes
2.4.2.2 Protection of Waterways Does the site adjoin a waterway?	No	Yes
2.4.2.3 Protection of Groundwater Is a basement carpark proposed?	The subject application does not involve basement car parking.	N/A

2.4.3.1 Soil Management Are there adequate erosion control measures?	No excavation works are proposed.	Yes
2.4.3.2 Acid sulphate soils	Refer to LEP table above	Yes
2.4.3.3 Salinity Is the site identified as being of moderate or high salinity potential or of known salinity by the 'Salinity Study Map for Western Sydney 2006'?	The site is of low salinity potential and accordingly salinity is unlikely to impact on the development.	Yes
2.4.4 Land Contamination Is the site identified as or likely to be contaminated? If yes have the requirements of SEPP 55 been satisfied?	The site is no identified in Council's databases as being contaminated. See SEPP 55 assessment for further discussion.	Yes
2.4.6 Development on Sloping Land Does the design of the dwelling respond to the slope of the site? (Generally speaking FFL should not exceed 500mm above existing NGL)	No exaction works are proposed that would otherwise require a design of the development that would impact on the slope of the land.	Yes
2.4.6 Biodiversity Is vegetation removal appropriate?	No tree removal is proposed.	N/A
2.4.7.2 Development on land abutting the E2 Environmental Protection zone and W1 Natural Waterways zone Does the site adjoin land zoned E2 or W1?	The site does not adjoin land zoned E2 or W1.	N/A

3. Preliminary Building Envelope		
Height Maximum height is shown on the Parramatta LEP 2011 Height of Buildings Map – 9 metres; max 2 storeys	Max height – 52 metres. There are no changes to the part one, part two storey height of the building.	N/A
3.2. Building Elements		
3.2.1 Building Form and Massing Are the height, bulk and scale of the proposed building consistent with the building patterns in the street?	As there will be no modifications to the existing building that would otherwise impact on the bulk of the development. The application seeks only for the use and minor internal and external changes. Accordingly, the building will remain consistent with the existing character of the area.	Yes
3.2.2 Building Façade and Articulation Are the building facades modulated in plan and elevation and articulated to reduce the appearance of building bulk and to express the elements of the building's architecture?	No changes are proposed to the building that would otherwise adversely impact on the existing modulation and articulation of the building façade that would result in a bulky appearance.	Yes
3.2.3 Roof Design Does that roof form minimise the bulk and scale of the building? Does the roof form respond to the local context, in particular scale and pitch?	No changes are proposed to the roof that would otherwise adversely impact on the bulk and scale of the building.	Yes
3.2.5 Streetscape Does the development respond to the existing character and urban context of the	The development application is for the use of the building as an educational establishment. No changes are proposed to the	Yes

surrounding area in terms of setback, design, landscape and bulk and scale?	building that would otherwise result in adverse impacts to the streetscape.	
3.2.6 Fences Is the front fence a maximum height of 1.2metres?	No front fences are proposed.	N/A
3.3 Environmental Amenity		
3.3.3 Visual and Acoustic Privacy Are windows, balconies and decks designed to minimise overlooking of living areas and private open spaces of adjoining dwellings?	No changes are proposed to the existing height of the building that would otherwise increase any adverse visual and acoustic privacy to adjoining properties. It is noted that the subject site does not adjoin residential premises or any habitable rooms.	Yes
3.3.4 Acoustic Amenity Is the dwelling is located within proximity to noise-generating land uses such as major roads and rail corridors?	As the site adjoins a railway corridor to the rear, a condition will be incorporated in the consent requiring the submission of an Acoustic Report. See Infrastructure SEPP section for further discussion.	Yes
Cross Ventilation Is the minimum floor to ceiling height 2.7m on the ground floor and 2.4m on the first floor?	No changes are proposed to the existing floor to ceiling height.	N/A
3.3.7 Waste Management Is the waste management plan satisfactory?	The Waste Management assessment contained in the Statement of Environmental Effects is satisfactory. There will be minor physical works to the building and any waste	Yes

	generated as a result can be accommodated through the use of the existing waste management as practiced by Cardinal Freeman Centre located next door.	
3.4 Social Amenity		
3.4.4 Safety and Security		
Has the development been designed in accordance with crime prevention principles? Are the building entries orientated to the street?	The proposal does not contribute to the provision of any increased opportunity for criminal or anti-social behaviour to occur. The existing window locations will be retained to address the street, promoting natural surveillance from within the educational establishment to the front setback and public domain.	Yes
3.5 Heritage & Part 4 Special Precincts		
Development must comply with the objectives, principles and controls in Part 4 and any relevant objectives, principles and controls in Parts 2 and 3 of this DCP. Where there is any inconsistency Part 4 will prevail.	The site is not a heritage item listed under Schedule 5 of PLEP 2011. The site is located within the Granville Town Centre. In response to the requirements contained in this section, the following is provided: - The application does not seek to change the front setback. - The development will retain the 0 metre side setback. - No land amalgamation is proposed. - The existing landscaping arrangements will be retained. Accordingly, the objectives of the Guildford Town Centre have been achieved.	Yes

3.6 Movement & Circulation		
Parking and Vehicular Access		
Parking - Table A – Minimum Car parking rates for an educational institution is not specified in DCP 2011. Car parking rates are calculated based on Roads and Maritime Services (formerly RTA) Guide to Traffic Generating Developments or traffic and parking survey considering a similar land use in a similar location.	4 on-site parking spaces are provided. In addition, a Parking Study was also submitted. The proposal was reviewed by Council's Traffic Engineer and upon review raised no objections to the proposal subject to conditions of consent. Accordingly, the proposal is acceptable in this regard.	Yes

PARRAMATTA S94A DEVELOPMENT CONTRIBUTIONS PLAN 2008

The proposal does not require payment of S94A development contributions as the value of works does not exceed \$100,000.

PARRAMATTA CITY COUNCIL 2012/2013 SECURITY BONDS FOR THE PROTECTION OF CIVIL INFRASTRUCTURE

Council's 2012/2013 Schedule of Fees and Charges requires the developer to pay Security Bonds to ensure the protection of civil infrastructure located in the public domain adjacent to the site. As the development has a value of works which does not exceed of \$500,000 the applicant will be required to pay a Security Bond of \$10,000 (1 x street frontage) prior to the release of a Construction Certificate.

However, given the minor works to be undertaken by the proposed use and the internal and external changes to the building, it is considered that imposing a bond in this instance is not warranted.

PLANNING AGREEMENTS

The proposed development is not subject to a planning agreement entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F.

REGULATIONS

There are no specific regulations that apply to the land to which the development application relates.

LIKELY IMPACTS

The likely impacts of the proposed development have been addressed within this report.

SUITABILITY OF THE SITE

The potential constraints of the site have been assessed and it is considered that the site is suitable for the proposed development.

SUBMISSIONS & PUBLIC INTEREST

No submissions were received in response to the notification of the application.

The proposed development is not contrary to the public interest.

Conclusion

After consideration of the development against Section 79C of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal *is* suitable for the site and *is* in the public interest. Therefore, it is recommended that the application be approved subject to the imposition of appropriate conditions.

Recommendation

Pursuant to Section 80(1) of the Environmental Planning and Assessment Act, 1979

APPROVAL SUBJECT TO CONDITIONS

That Council as the consent authority grant development consent to Development Application No. DA/709/2012 for Change of use to a learning centre for 30 students and associated internal renovation and fitout at 40 East Street, GRANVILLE NSW 2142 for a period of five (5) years from the date on the Notice of Determination subject to the following conditions

General

1. The development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below, except where amended by other conditions of this consent:

Drawing N ^o	Dated
Site Plan and Layout. Job No. 846-1. Drawing No. 1 of 5.	3 October 2012
First Floor Office Layout. Job No. 846-1. Drawing 2 of 5.	3 October 2012
Front Elevation and Section AA. Job No. 846-1. Drawing No. 3 of 5.	3 October 2012
Side Elevation and Section BB. Job No. 846-1. Drawing No. 4 of 5.	3 October 2012
Rear Elevation and Side Elevation. Job No. 846-1. Drawing No. 5 of 5.	3 October 2012

Note: In the event of any inconsistency between the architectural plan(s) and the landscape plan(s) and/or stormwater disposal plan(s) (if applicable), the architectural plan(s) shall prevail to the extent of the inconsistency.

Reason: To ensure the work is carried out in accordance with the approved plans.

- Demolition work shall be carried out in accordance with Australian Standard 2601-2001 - *Demolition of Structures* and the requirements of the NSW WorkCover Authority.

Reason: To ensure appropriate demolition practices occur.

- No portion of the proposed structure including any fencing and/or gates shall encroach onto or over adjoining properties.

Reason: To ensure that the building is erected in accordance with the approval granted and within the boundaries of the site.

- Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued by Council or an Accredited Certifier. Plans and documentation submitted with the Construction Certificate are to be amended to satisfy all relevant conditions of this development consent.

Reason: To ensure compliance with legislative requirements.

- All building work must be carried out in accordance with the current provisions of the Building Code of Australia.

Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

- 4 off-street parking spaces (including 1 disabled parking space) are to be provided, permanently marked on the pavement and used accordingly. The dimensions for parking spaces and aisle width to be in accordance with AS 2890.1-2004 (minimum of 2.4m wide x 5.4m long clear of columns plus 300mm clearance adjacent walls and 6.6m aisle width), as shown on the DA plans.

Prior to Issue of Construction Certificate

7. An Environmental Enforcement Service Charge is to be paid to Council prior to the issue of a construction certificate. The fee paid is to be in accordance with Council's adopted 'Fees and Charges' at the time of payment.
Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.
Reason: To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.
8. An Infrastructure and Restoration Administration Fee is to be paid to Council prior to the issue of a construction certificate. The fee to be paid is to be in accordance with Council's adopted 'Fees and Charges' at the time of payment.
Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.
Reason: To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.
9. The Construction Certificate is not to be released unless the Principle Certifying Authority is satisfied that the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.
Reason: To ensure that the levy is paid
10. To protect persons using the building, to facilitate their egress from the building in the event of fire and to restrict the spread of fire from the building to other buildings, the existing building shall comply with the Category 1 fire safety provisions applicable to the proposed new use as required by Clause 93 of the *Environmental Planning & Assessment Regulation 2000*. Details showing compliance with these Performance Requirements of the BCA must be provided to the certifying authority prior to the issue of a Construction Certificate.
Reason: To comply with legislative requirements of the *Environmental Planning & Assessment Act 1979* and *Environmental Planning and Assessment Regulations 2000*.
11. The openings in the external walls (front two windows on each side) shall be protected in accordance with the requirements of Parts C3.2 and C3.4 of the *Building Code of Australia*.
Reason: To comply with the *Environmental Planning & Assessment Act 1979*, as amended and the *Environmental Planning & Assessment Regulation 2000*.
12. The inner ground floor door shall be re-designed or relocated as not to encroach up on the landing area and path of travel to comply with Part D2.20 of the *Building Code of Australia*.
Reason: To comply with the *Environmental Planning & Assessment Act 1979*, as amended and the *Environmental Planning & Assessment Regulation 2000*.

13. Access to building and accessible car parking requirement shall be re-designed to comply with Part D3 of the *Building Code of Australia*.
Reason: To comply with the *Environmental Planning & Assessment Act 1979*, as amended and the *Environmental Planning & Assessment Regulation 2000*.
14. The number of sanitary and other facilities for the employees and students shall be provided in accordance with Part F2.3 of the *Building Code of Australia*.
Reason: To comply with the *Environmental Planning & Assessment Act 1979*, as amended and the *Environmental Planning & Assessment Regulation 2000*.
15. Facilities for people with disabilities shall be provided in accordance with Part F2.4 of the *Building Code of Australia*.
Reason: To comply with the *Environmental Planning & Assessment Act 1979*, as amended and the *Environmental Planning & Assessment Regulation 2000*.

Prior to Commencement of works

16. Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:
- (a) appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed within 7 days; and
 - (b) notify Council in writing of their intention to commence works (at least 2 days notice is required prior to the commencement of works).
- The PCA must determine when inspections and compliance certificates are required.
Reason: To comply with legislative requirements.
17. Prior to work commencing, adequate toilet facilities are to be provided on the work site prior to any works being carried out.
Reason: To ensure adequate toilet facilities are provided.
18. Any damage to Council assets that impact on public safety during construction is to be rectified immediately to the satisfaction of Council at the cost of the developer.
Reason: To protect public safety.
19. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site are to be maintained in a safe and tidy manner. In this regards the following is to be undertaken:

- o all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
 - o all site boundaries are to be secured and maintained to prevent unauthorised access to the site
 - o all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis
 - o the site is to be maintained clear of weeds
 - o all grassed areas are to be mown on a monthly basis
- Reason:** To ensure public safety and maintenance of the amenity of the surrounding environment.

During Construction Works

20. All waste generated during construction is to be removed from the site and disposed of at an appropriate waste disposal centre. Waste is to be minimised, managed and recycled appropriately.
Reason: To ensure waste is managed and disposed of properly.
21. A copy of this development consent, stamped plans and accompanying documentation is to be retained for reference with the approved plans on-site during the course of any works. Appropriate builders, contractors or sub-contractors shall be furnished with a copy of the notice of determination and accompanying documentation.
Reason: To ensure compliance with this consent.
22. Noise from the construction, excavation and/or demolition activities associated with the development shall comply with the NSW Department of Environment and Conservation's Environmental Noise Manual and the Protection of the Environment Operations Act 1997.
Reason: To protect the amenity of the area.
23. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction in accordance with the requirements of the NSW Department of Environment and Conservation (DEC). Dust nuisance to surrounding properties should be minimised.
Reason: To protect the amenity of the area.
24. Any damage to Council assets that impact on public safety during construction is to be rectified immediately to the satisfaction of Council at the cost of the developer.
Reason: To protect public safety.
25. All work including building, demolition and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg. loading and unloading of goods, transferring tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

Note - Council may allow extended work hours for properties located on land affected by Parramatta City Centre LEP 2007 in limited circumstances and upon written application and approval being given by Parramatta City Council at least 30 days in advance.

Such circumstances where extended hours may be permitted include:

- Delivery of cranes required to the site outside of normal business hours;
- Site is not located in close proximity to residential use or sensitive land uses;
- Internal fit out work.

Reason: To protect the amenity of the area.

26. A Waste Data file is to be maintained, recording building/demolition contractors details and waste disposal receipts/dockets for any demolition or construction wastes from the site. The proponent may be required to produce these documents to Council on request during the site works.

Reason: To confirm waste minimisation objectives under Parramatta Development Control Plan 2005 are met.

27. Occupation of any part of footpath or road at or above (including construction and/or restoration of footpath and/or kerb or gutter) during construction of the development shall require a Road Occupation Permit from Council. The applicant is to be required to submit an application for a Road Occupation Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.
28. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.

Prior to the release of an Occupation Certificate

29. Occupation or use, either in part or full, is not permitted until an Occupation Certificate has been issued. The Occupation Certificate must not be issued unless the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia and until all preceding conditions of this consent have been complied with.

Where Council is not the Principal Certifying Authority, a copy of the Occupation Certificate together with registration fee must be provided to Council.

30. In accordance with Clause 1628 of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority that is responsible for critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. Where Council is not the PCA, the PCA is to forward a copy of all records to Council.

The record must include details of:

- (a) the development application and Construction Certificate number;
- (b) the address of the property at which the inspection was carried out;
- (c) the type of inspection;
- (e) the date on which it was carried out;
- (f) the name and accreditation number of the certifying authority by whom the inspection was carried out; and
- (g) whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

31. Prior to commencement of works the applicant shall advise Council in writing, of any existing damage to Council property. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council prior to the commencement of works; failure to identify any damage to Council's assets will render the applicant liable for the costs associated with any necessary repairs.

Reason: To protect Council's assets throughout the development process.

Use of the Site

32. The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.

Reason: To ensure the removal of graffiti.

33. The days and hours of operation are restricted to 9am to 5pm, Monday to Friday. No sessions on weekends. Any alterations to the above will require further development approval.

Reason: To minimise the impact on the amenity of the area.

34. The number of students is not to exceed a maximum of 30 and no more than 4 staff at any one time.

Reason: To minimise the impact on the amenity of the area.

35. No advertisement/signage shall be erected on or in conjunction with the development without prior development consent unless the advertisement is 'exempt development' in accordance with the relevant planning instruments.

Reason: To comply with legislative controls.

Report prepared by:

Denise Fernandez
Senior Development Assessment Officer
Development Assessment Team



Signature:

Date: 15 May 2013

☒	All DA fees paid.
☒	Consent of all owners provided.
☒	DA notified in accordance with Council's Notifications DCP.
N/A	Acknowledgement letters sent to all persons who lodged submissions.
N/A	All issues raised in submissions have been considered in the assessment of the application.
☒	Comments from stakeholders considered in assessment of application.
☒	Relevant matters for consideration (s79C assessment) addressed in report.
N/A	Section 94A Contributions calculated (if required).
☒	Standard conditions of consent and extraordinary conditions or reasons for refusal prepared.

Peer Review:

I have read the Section 79C assessment worksheet and endorse the manner in which the development application has been assessed. I concur with the recommendation and determine this application under Delegated Authority PB002.

I authorise the Development Assessment Officer whose name appears above to sign all plans and paperwork in relation to this determination.

Brad Delapierre
Team Leader
Development Assessment



Signature:

Date: 16 May 2013

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EAST ST.

FOOTPATH

CAR PARKING

DRIVEWAY



LOCATION

PROPOSED CHANGE OF USE
FOR PREMISES AT
40 EAST STREET GRANVILLE

SITE PLAN AND FACTORY LAYOUT

SCALE 1:100



PARRAMATTA
CITY COUNCIL

APPROVED

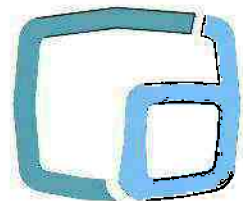
DEVELOPMENT CONSENT

DA/709/2012

24/05/2013

RESPONSIBLE OFFICER: Denise Fernandez

LOT1 DP 195784



Compudraft Pty Ltd

A.B.N. 59 769 783 493

UNIT 18, 7 ANELLA AVENUE CASTLE HILL NSW 2154

PH (02) 8850-0911 FAX (02) 8850-3511

EMAIL: info@compudraft.com.au

WEB: www.compudraft.com.au

ISSUE	DATE	APP'D	DESCRIPTION
REVISIONS			
SCALE	1:100		PROPOSED CHANGE OF USE FOR PREMISES AT
DATE	3-10-2012		40 EAST STREET, GRANVILLE
DRAWN	O.C		FOR MATTHEW TALBOT HOMELESS SERVICES
CHECKED	J.M.H		SITE PLAN & FACTORY LAYOUT.

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JOB NUMBER	DRAWING NUMBER
846-1	1 of 5



PARRAMATTA
CITY COUNCIL

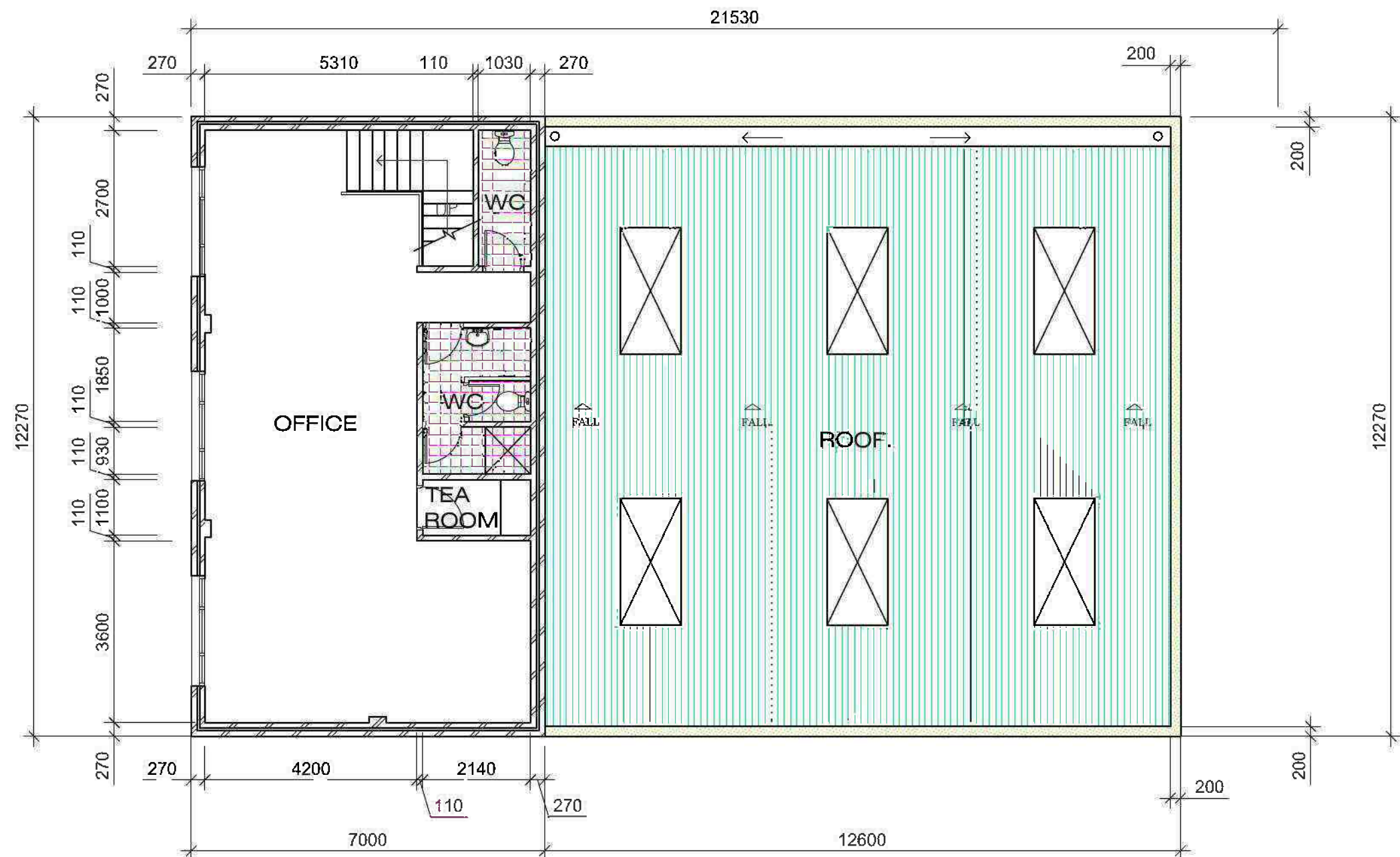
APPROVED

DEVELOPMENT CONSENT

DA/709/2012

24/05/2013

RESPONSIBLE OFFICER: Denise Fernandez

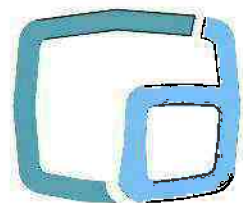


FIRST FLOOR OFFICE LAYOUT

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ISSUE	DATE	APP'D	DESCRIPTION	JOB NUMBER	DRAWING NUMBER
			REVISIONS	846-1	2 of 5
SCALE	1:100		PROPOSED CHANGE OF USE FOR PREMISES AT		
DATE	3-10-2012		40 EAST STREET, GRANVILLE		
DRAWN	O.C		FOR MATTHEW TALBOT HOMELESS SERVICES		
CHECKED	J.M.H		OFFICE LAYOUT.		

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CITY COUNCIL

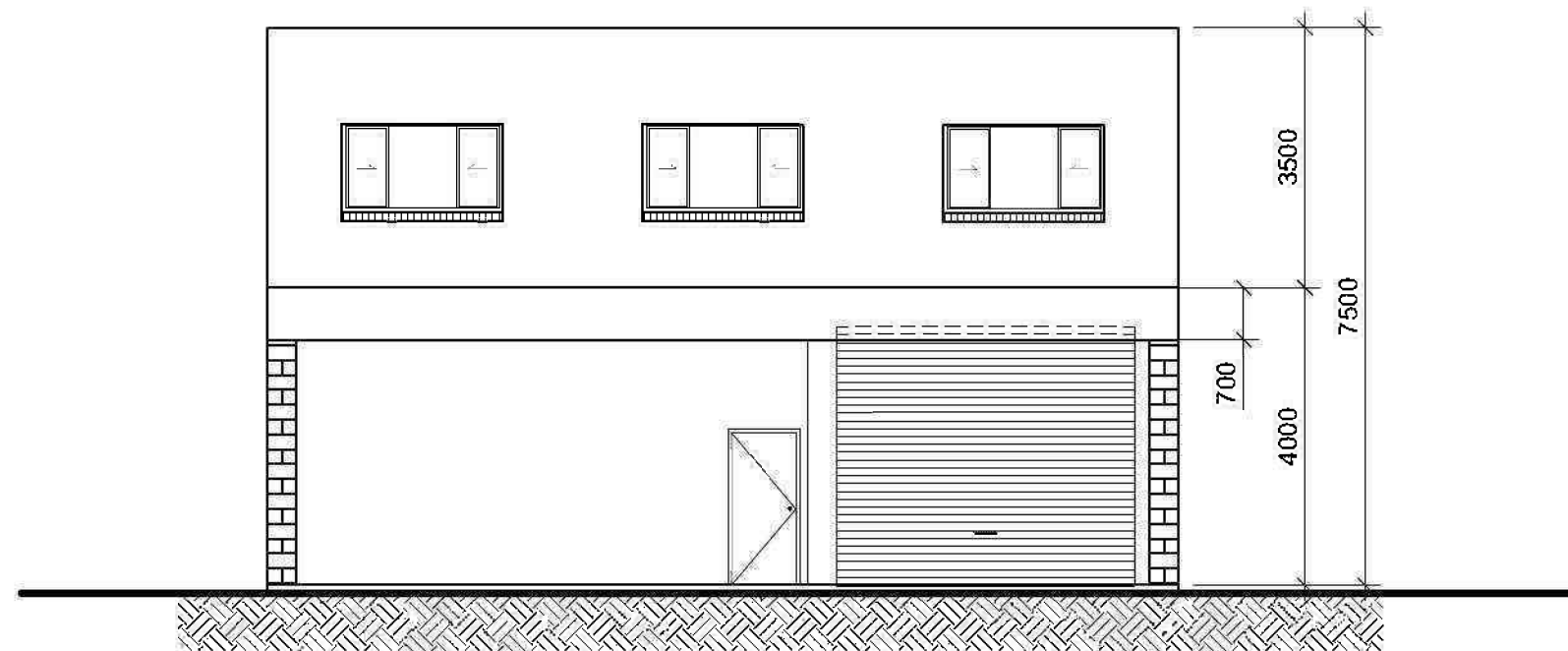
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DEVELOPMENT CONSENT

DA/709/2012

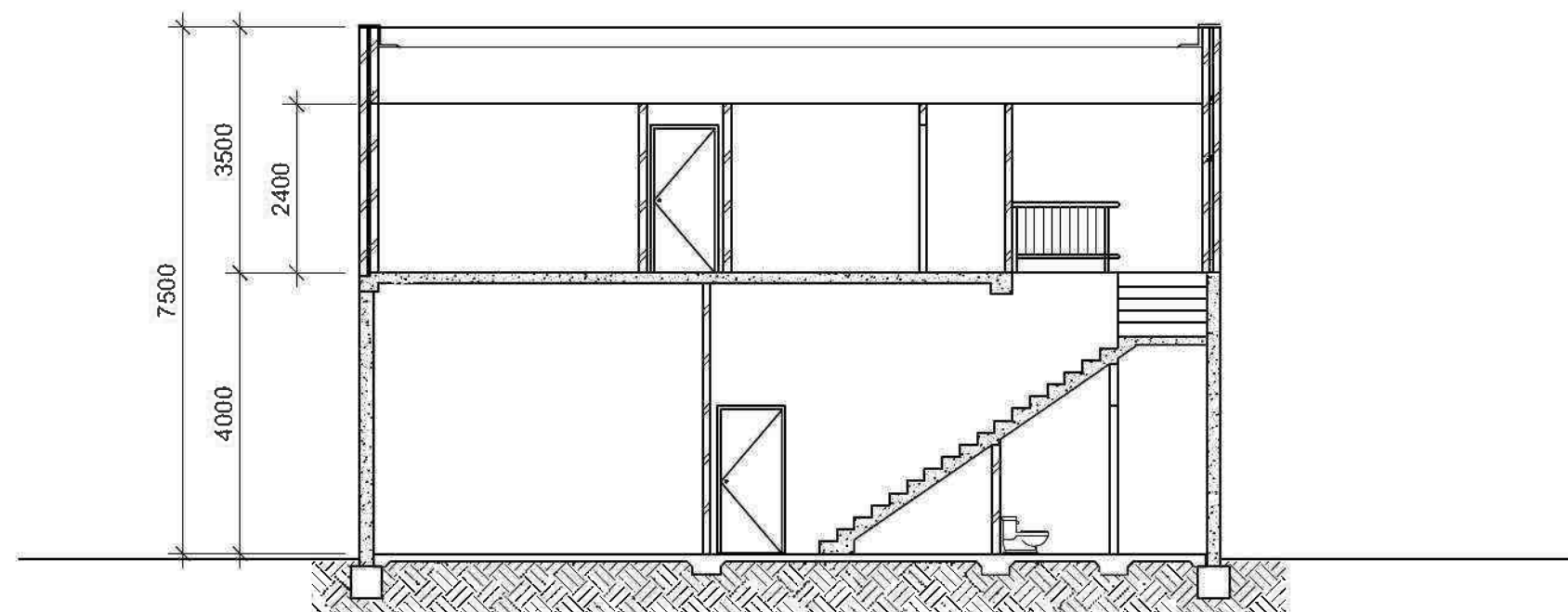
24/05/2013

RESPONSIBLE OFFICER: Denise Fernandez



FRONT ELEVATION

SCALE 1:100

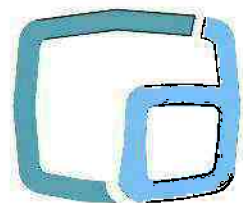


SECTION A-A

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ISSUE	DATE	APP'D	DESCRIPTION
REVISIONS			
SCALE	1:100		PROPOSED CHANGE OF USE FOR PREMISES AT
DATE	3-10-2012		40 EAST STREET, GRANVILLE
DRAWN	O.C		FOR MATTHEW TALBOT HOMELESS SERVICES
CHECKED	J.M.H		FRONT ELEVATION & SECTION A-A

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JOB NUMBER	DRAWING NUMBER
846-1	3 of 5



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CITY COUNCIL

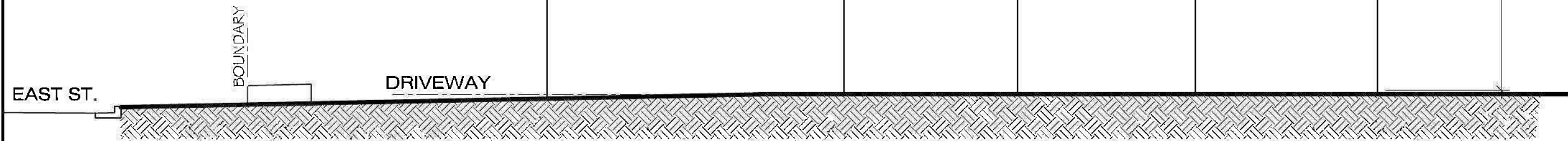
APPROVED

DEVELOPMENT CONSENT

DA/709/2012

24/05/2013

RESPONSIBLE OFFICER: Denise Fernandez

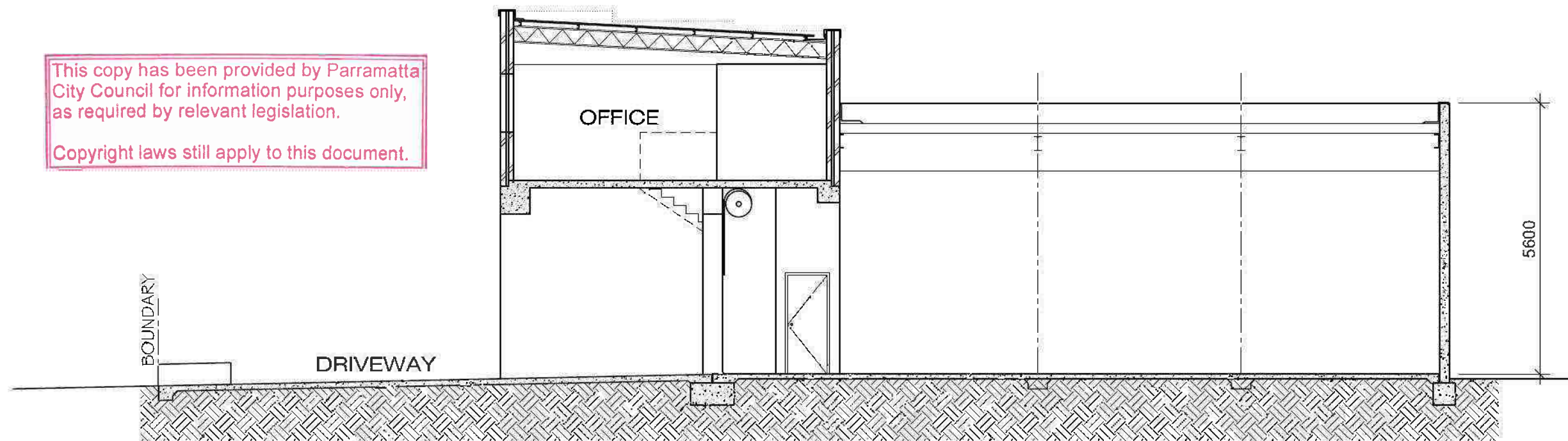


SIDE ELEVATION

SCALE 1:100

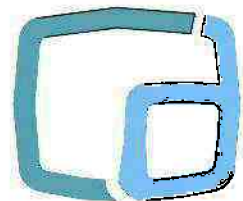
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SECTION B-B

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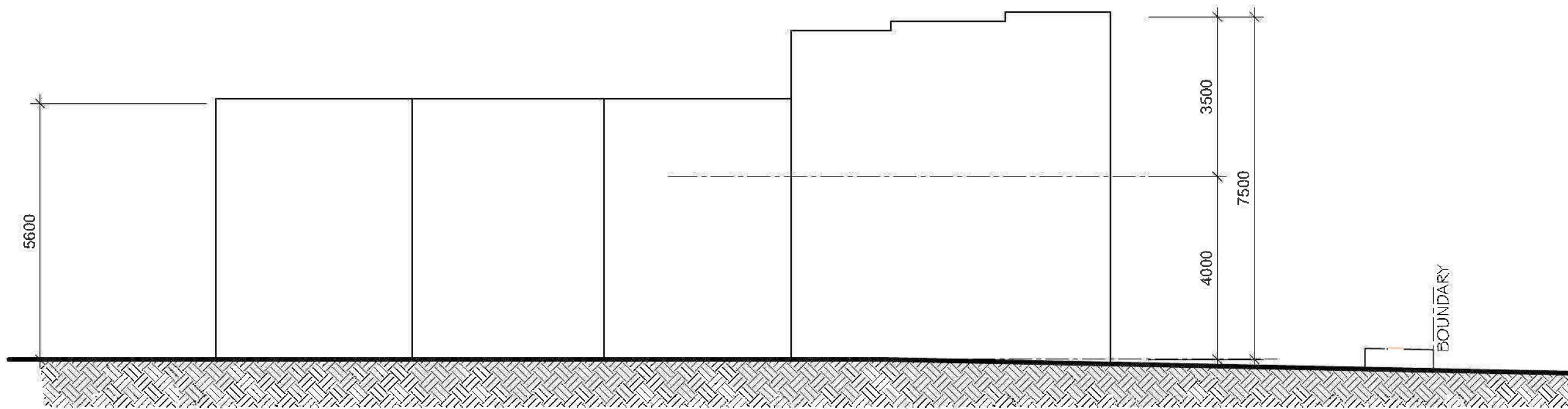
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ISSUE	DATE	APP'D	DESCRIPTION	JOB NUMBER	DRAWING NUMBER
			REVISIONS	846-1	4 of 5
SCALE	1:100		PROPOSED CHANGE OF USE FOR PREMISES AT		
DATE	1-11-2012		40 EAST STREET, GRANVILLE		
DRAWN	O.C		FOR MATTHEW TALBOT HOMELESS SERVICES		
CHECKED	J.M.H		SIDE ELEVATION & SECTION A-A		

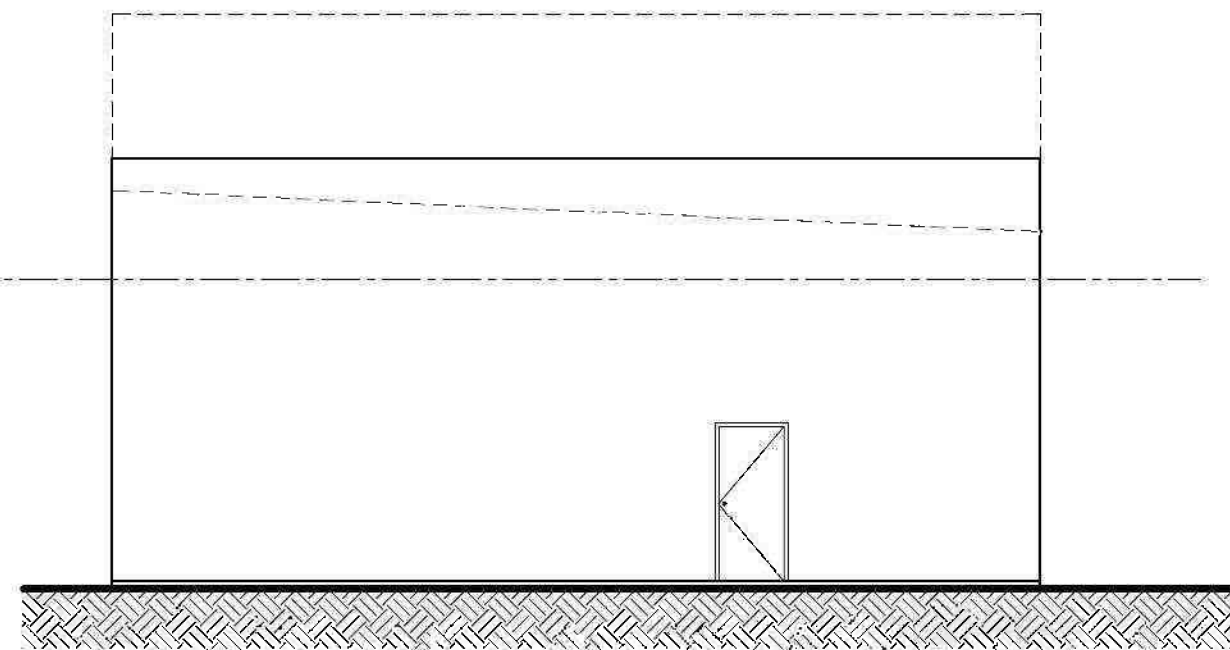
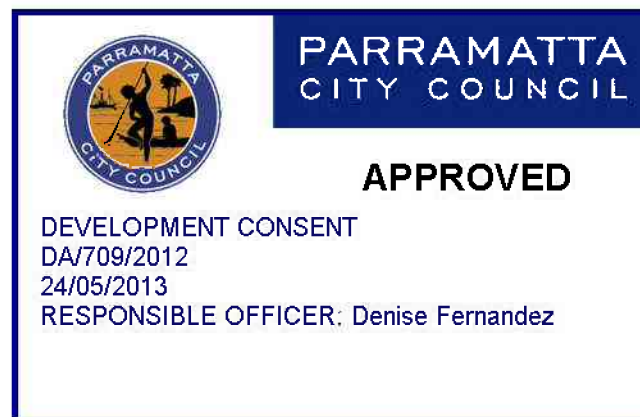
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SIDE ELEVATION

SCALE 1:100

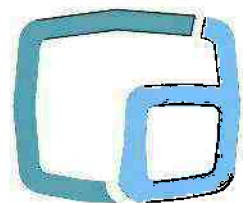


REAR ELEVATION

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ISSUE	DATE	APP'D	DESCRIPTION
REVISIONS			
SCALE	1:100		PROPOSED CHANGE OF USE FOR PREMISES AT
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CHECKED	J.M.H		SIDE ELEVATION

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JOB NUMBER	DRAWING NUMBER
846-1	5 of 5

L92/7139/163/671
Mrs L Grant:AT
689 9333 Ext 425

Mr L Orchard
National Construction
Products Pty Ltd
41 East Street
GRANVILLE NSW 2142

6 April, 1992

Dear Sir,

Re: Development Application - 28 East Street,
Granville

Reference is made to your development application submitted on the 31 March, 1992 seeking approval to use existing building for the purpose of warehousing and wholesale distribution of building and construction fasteners and associated products at the abovementioned premises.

You are advised that the application is approved subject to the attached conditions of development consent.

You are further advised of the right of appeal to the Land and Environment Court against all or any of the attached conditions of approval.

Yours faithfully,

R. B. Swords for *Boon*
(R B SWORDS)
General Manager *G/M*

Encl.

la

1. FSC noted *Ruck 6/4/92*
2. LG noted *la*
3. MJ. CPR 244/92 *JD*

10/ File Boon 6/4/92

FILED

CONDITIONS OF DEVELOPMENT CONSENT FOR

28 EAST STREET, GRANVILLE

REFERENCE: L92/7139/163/671

- (1) All loading and unloading to be conducted within the site at all times.
- (2) No goods to be stored outside the building.
- (3) No work to be conducted outside the building.
- (4) The erection of any advertising signs to be subject to separate consideration by Council.
- (5) No signs to be displayed on Council's footpath.
- (6) No retail sales are permissible from this site at any time.
- (7) The beautification is to be maintained to Council's satisfaction.
- (8) The building is not to be occupied until it has been completed to the terms of Council's approval.
- (9) The consent shall lapse if the development to which it refers is not substantially commenced:-
 - (A) Except as provided in Paragraph (B) below, within the period of two (2) years after it was given; or
 - (B) In the event of an Environmental Planning Instrument being prescribed which prohibits such development, one (1) year from the date of prescription of such Environmental Planning Instrument.
- (10) It should be clearly understood that this consent in no way relieves the owner or applicant from the obligation to obtain any other approval which may be required under the Local Government Act, 1919, as amended, or any other Act, ordinance, regulation or by-law. In particular, this consent is not an approval to carry out any works whatsoever, such requiring the prior submission to the Council of a formal building application and compliance with all the requirements of Council's City Health and Building Surveyor.
- (11) Written acceptance of the above conditions by both the owner and the applicant.

R. Grant

(Town Planner)

W. D. Hynes per *R. Grant*
(W D HYNES)
Chief Town Planner

APPENDIX 'H' TO ADMINISTRATIVE INSTRUCTION NO. 50



The Parramatta City Council

MINUTE PAPER

REGISTRATION DETAILS

LETTER No. L

FILE No.

To: CHIEF TOWN PLANNER/L SANCHEZ/S J COOKE
From: Ms L Grant TOWN PLANNER/TECHNICAL OFFICER
Subject: EXERCISE OF DELEGATED AUTHORITY IN RESPECT OF:-
28 East Street, Granville.

- 1 (a) The development which is the subject of the attached report is within:-

(i) Category (a) (i) (B) nominated in Council Resolution under Minute No. 63207 (Clause 11, Finance, Policy & Resources Committee, 23 May, 1988 - Council Meeting 6 June, 1988), and subsequent delegation of authority by the then Deputy Town Clerk dated 28 June, 1991.

(ii) A category nominated by Council Minute No. 61501 of 11 May, 1987, and subsequent delegation of authority by the then Deputy Town Clerk dated 28 June, 1991.

(Note: Delete (i) or (ii) which ever is not applicable.)

- (b) As my report is favourable, you are requested to exercise your delegated authority in this manner and issue development consent for the proposed development subject to the conditions contained in the recommendation.

L Grant
(Town Planner)
DCU 6.4.92

2. Pursuant to the delegated authority detailed in paragraph 1(a) above, the development application is hereby approved, subject to the conditions contained in the attached report.

(Signature)
(Signature)
Date

3. I Certify that I have entered details of the abovementioned development application in the "Register of Development Consents".

Date

TOWN PLANNING

DELEGATED AUTHORITY-

- (A) Any CHANGE OF USE where the proposed use is permissible and does not require advertising under Council's Policy, provided the existing use has been previously approved by Council except where such use adjoins or is in close vicinity to existing residential development in a residential area.
- (B) "NEW USE" approvals where the development application is for a newly constructed shop, office or industrial use as part of a condition of development consent for a building already approved by Council.
- (C) Applications by PROSPECT COUNTY COUNCIL for the installation of PADMOUNT SUBSTATIONS at sites already approved by Council for development.
- (D) Applications for DUAL OCCUPANCY, where no objections have been received during the advertising period.
- (E) Applications for FAMILY DAY CARE HOMES, where letters of non-objection are received from the adjoining neighbour.
- (F) Applications for FAMILY DAY CARE HOMES that have been advertised, but where no objections are received during the advertising period and provided the adjoining property owners have been notified of the proposed development.
- (G) Application for HOME OCCUPATIONS, where no objections are received during the advertising period, and provided correspondence has been forwarded to adjoining property owners advising them of the application.
- (H) That all applications made under STATE ENVIRONMENTAL PLANNING POLICY NO. 4 - DEVELOPMENT WITHOUT CONSENT - be received and noted.
- (I) SUBDIVISION APPLICATIONS where the proposed lots are in accordance with the requirements of the appropriate planning instrument, except battleaxe subdivision where letters of objection have been received from adjoining property owners.
- (J) SUBDIVISION APPLICATIONS where the proposed lots do not vary by more than 10% the minimum lots sizes as set out in the appropriate Planning Instrument.
- (K) EXTENSIONS TO EXISTING BUILDINGS where, the additional floor area does not exceed by more than 25% the total existing floor area of the building, and any additional car parking generated by the additional floor area can be provided on site, and the proposed extensions does not result in the maximum floor space ratio applicable to the site being exceed.
- (L) Approve applications for EXTENSION OF DEVELOPMENT CONSENTS for one (1) year where the development consent has already been issued by Council and appropriate reasons have been submitted by the applicant.
- (M) Approve the development applications where the plans have already been ADOPTED IN PRINCIPLE by Council.
- (N) STRATA PLAN/STRATA SUBDIVISIONS where building(s) are not in excess of 10 years old and have been constructed pursuant to a specific development consent and to a specific building application approval.

SECTION 2

ACTION BY DEVELOPMENT CONTROL UNIT

ADDRESS: 28 EAST ST GRANVILLE

DEVELOPMENT APPLICATION REFERENCE: L92/7139/163/671

1. ADVERTISING - YES NO
(i) 342ZA
(ii) ORDINANCE REQUIREMENT
(iii) COUNCIL POLICY (PLEASE HIGHLIGHT IF NECESSARY)

2. APPROVAL POSSIBLE UNDER DELEGATED AUTHORITY - YES NO

3. DEVELOPMENT CONTROL UNIT - YES NO
(i) CH&BS - REQUIRED DATE OF RETURN
(ii) CE - REQUIRED DATE OF RETURN

4. DESIGNATED DEVELOPMENT - YES NO

5. TRAFFIC AUTHORITY -
(i) PARRAMATTA LOCAL ADVISORY COMMITTEE YES NO
FOR GENERATING DEVELOPMENT
(ii) REGIONAL ADVISORY COMMITTEE YES NO

6. TOWN PLANNER REPORT REQUIRED BY: / /

7. ACTION REQUIRED -
(i) CE1
(ii) HB1
(iii) ADVERTISING
(iv) TRAFFIC COMMITTEE
(v) APPLICATION APPROVED, SUBJECT
TO THE FOLLOWING CONDITIONS:-

TP 3 TP 14
TP 5 TP 25
TP 6 TP 50
TP 7 TP 51
TP 8 TP 53
TP 11

.....
Chairman, DCU
6/4/92

DEVELOPMENT APPLICATION

6402

ZONING & LOCATION SHEET

ADDRESS: 28 East Street, Granville

REFERENCE NO:

L92/7139/163/671

(a) ZONING:

Industrial 4(b) under the Parramatta
Planning Scheme.

(b) OWNERSHIP:

Mr D & Mr V & Mr D Dal Cin
13 Glenormand Ave, Abbotsford 2046

LOCATION SKETCH:

.....
TECHNICAL OFFICER.



Our Reference: F2014/01402
Contact: Judy Austin
Telephone: 9806 5337

30th June 2014

Jessica Little
Douglas Partners
96 Hermitage Road
West Ryde NSW 2114

Email: Jessica.little@douglaspartners.com.au

Dear Jessica,

**Re: Informal Application for Information under the Government Information
(Public Access) Act for: 18, 28 and 40 East Street, Granville**

I refer to your Informal Application for Information for the above address; please find attached documentation as requested.

If I can be of any further assistance regarding this application please do not hesitate to contact me via email or phone number above. For any other enquiries please contact Customer Service on 9806 5050.

Yours sincerely

J. Austin

Judy Austin
Records Information Officer
jaustin@parracity.nsw.gov.au

Appendix F

WorkCover Documents



WorkCover

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
Customer Service Centre 13 10 50
DX 731 Sydney workcover.nsw.gov.au

Our Ref: D14/076512
Your Ref: Jessica Little

17 JUN 2014

17 June 2014

Attention: Jessica Little
Douglas Partners
96 Hermitage Rd
West Ryde NSW 2114

Dear Ms Little,

RE SITE: 10-42 East St Granville NSW

I refer to your site search request received by WorkCover NSW on 12 June 2014 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence 35/023153 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely


Brent Jones
Senior Licensing Officer
Dangerous Goods Notification Team

DANGEROUS GOODS ACT, 1975

LICENCE No.

PART 9

APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE)
FOR THE KEEPING OF DANGEROUS GOODSApplication is hereby made for—
described below.*a licence (or amendment of the licence)
*the transfer of the licence

for the keeping of dangerous goods in or on the premises

(*delete whichever is not required)

FEE: \$10.00 per Depot for new licence.
\$10.00 for amendment or transfer.

Name of Applicant in full (see over)	SHOWCASE - DISTRIBUTORS. P/LTD.	
Trading name or occupier's name (if any)	BERNARD ANTHONY NIMBLE -	
Postal address	24 EAST ST GRANVILLE -	
Address of the premises including street number (if any)	AQ ABOVE -	
Nature of premises (see over)	WAREHOUSE -	
Telephone number of applicant	STD Code	Number
		637 1999.

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (see over)	Storage capacity	Dangerous goods	C & C Office use only
			Product being stored	
1	ROOF PACKAGED STORE	2 Low	FIREWORKS -	001 400 0
2				6 400 23
3				
4				
5				
6				
7	- please confirm no storage of			
8	D. Goods on this site & return for			
9	cancellation			
10	Thank you.			
11				
12				

Has site plan been approved?

Yes
NoIf yes, no plans required.
If no, please attach site plan.

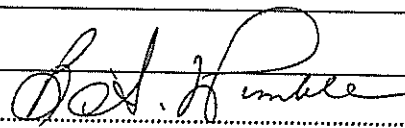
Have premises previously been licensed?

Yes
No

If yes, state name of previous occupier.

Name of company supplying flammable liquid (if any)

Signature of applicant



Date

8.3.83

For external explosives magazine(s), please fill in side 2.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, RAYMOND CHARLES MCRAIGH

being an Inspector under the Dangerous Goods Act, 1975,

do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

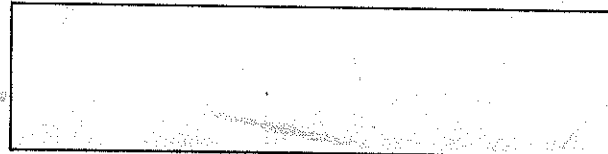
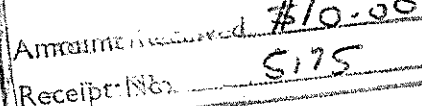
Signature of Inspector



Date

24.6.83

Licence No.



Appendix G

Borehole Logs
And Notes about this Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.



Sampling

Sampling is carried out during drilling or test pitting to allow engineering examination (and laboratory testing where required) of the soil or rock.

Disturbed samples taken during drilling provide information on colour, type, inclusions and, depending upon the degree of disturbance, some information on strength and structure.

Undisturbed samples are taken by pushing a thin-walled sample tube into the soil and withdrawing it to obtain a sample of the soil in a relatively undisturbed state. Such samples yield information on structure and strength, and are necessary for laboratory determination of shear strength and compressibility. Undisturbed sampling is generally effective only in cohesive soils.

Test Pits

Test pits are usually excavated with a backhoe or an excavator, allowing close examination of the in-situ soil if it is safe to enter into the pit. The depth of excavation is limited to about 3 m for a backhoe and up to 6 m for a large excavator. A potential disadvantage of this investigation method is the larger area of disturbance to the site.

Large Diameter Augers

Boreholes can be drilled using a rotating plate or short spiral auger, generally 300 mm or larger in diameter commonly mounted on a standard piling rig. The cuttings are returned to the surface at intervals (generally not more than 0.5 m) and are disturbed but usually unchanged in moisture content. Identification of soil strata is generally much more reliable than with continuous spiral flight augers, and is usually supplemented by occasional undisturbed tube samples.

Continuous Spiral Flight Augers

The borehole is advanced using 90-115 mm diameter continuous spiral flight augers which are withdrawn at intervals to allow sampling or in-situ testing. This is a relatively economical means of drilling in clays and sands above the water table. Samples are returned to the surface, or may be collected after withdrawal of the auger flights, but they are disturbed and may be mixed with soils from the sides of the hole. Information from the drilling (as distinct from specific sampling by SPTs or undisturbed samples) is of relatively low

reliability, due to the remoulding, possible mixing or softening of samples by groundwater.

Non-core Rotary Drilling

The borehole is advanced using a rotary bit, with water or drilling mud being pumped down the drill rods and returned up the annulus, carrying the drill cuttings. Only major changes in stratification can be determined from the cuttings, together with some information from the rate of penetration. Where drilling mud is used this can mask the cuttings and reliable identification is only possible from separate sampling such as SPTs.

Continuous Core Drilling

A continuous core sample can be obtained using a diamond tipped core barrel, usually with a 50 mm internal diameter. Provided full core recovery is achieved (which is not always possible in weak rocks and granular soils), this technique provides a very reliable method of investigation.

Standard Penetration Tests

Standard penetration tests (SPT) are used as a means of estimating the density or strength of soils and also of obtaining a relatively undisturbed sample. The test procedure is described in Australian Standard 1289, Methods of Testing Soils for Engineering Purposes - Test 6.3.1.

The test is carried out in a borehole by driving a 50 mm diameter split sample tube under the impact of a 63 kg hammer with a free fall of 760 mm. It is normal for the tube to be driven in three successive 150 mm increments and the 'N' value is taken as the number of blows for the last 300 mm. In dense sands, very hard clays or weak rock, the full 450 mm penetration may not be practicable and the test is discontinued.

The test results are reported in the following form.

- In the case where full penetration is obtained with successive blow counts for each 150 mm of, say, 4, 6 and 7 as:
4,6,7
N=13
- In the case where the test is discontinued before the full penetration depth, say after 15 blows for the first 150 mm and 30 blows for the next 40 mm as:
15, 30/40 mm

Sampling Methods

The results of the SPT tests can be related empirically to the engineering properties of the soils.

Dynamic Cone Penetrometer Tests / Perth Sand Penetrometer Tests

Dynamic penetrometer tests (DCP or PSP) are carried out by driving a steel rod into the ground using a standard weight of hammer falling a specified distance. As the rod penetrates the soil the number of blows required to penetrate each successive 150 mm depth are recorded. Normally there is a depth limitation of 1.2 m, but this may be extended in certain conditions by the use of extension rods. Two types of penetrometer are commonly used.

- Perth sand penetrometer - a 16 mm diameter flat ended rod is driven using a 9 kg hammer dropping 600 mm (AS 1289, Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.
- Cone penetrometer - a 16 mm diameter rod with a 20 mm diameter cone end is driven using a 9 kg hammer dropping 510 mm (AS 1289, Test 6.3.2). This test was developed initially for pavement subgrade investigations, and correlations of the test results with California Bearing Ratio have been published by various road authorities.



Description and Classification Methods

The methods of description and classification of soils and rocks used in this report are based on Australian Standard AS 1726, Geotechnical Site Investigations Code. In general, the descriptions include strength or density, colour, structure, soil or rock type and inclusions.

Soil Types

Soil types are described according to the predominant particle size, qualified by the grading of other particles present:

Type	Particle size (mm)
Boulder	>200
Cobble	63 - 200
Gravel	2.36 - 63
Sand	0.075 - 2.36
Silt	0.002 - 0.075
Clay	<0.002

The sand and gravel sizes can be further subdivided as follows:

Type	Particle size (mm)
Coarse gravel	20 - 63
Medium gravel	6 - 20
Fine gravel	2.36 - 6
Coarse sand	0.6 - 2.36
Medium sand	0.2 - 0.6
Fine sand	0.075 - 0.2

The proportions of secondary constituents of soils are described as:

Term	Proportion	Example
And	Specify	Clay (60%) and Sand (40%)
Adjective	20 - 35%	Sandy Clay
Slightly	12 - 20%	Slightly Sandy Clay
With some	5 - 12%	Clay with some sand
With a trace of	0 - 5%	Clay with a trace of sand

Definitions of grading terms used are:

- Well graded - a good representation of all particle sizes
- Poorly graded - an excess or deficiency of particular sizes within the specified range
- Uniformly graded - an excess of a particular particle size
- Gap graded - a deficiency of a particular particle size with the range

Cohesive Soils

Cohesive soils, such as clays, are classified on the basis of undrained shear strength. The strength may be measured by laboratory testing, or estimated by field tests or engineering examination. The strength terms are defined as follows:

Description	Abbreviation	Undrained shear strength (kPa)
Very soft	vs	<12
Soft	s	12 - 25
Firm	f	25 - 50
Stiff	st	50 - 100
Very stiff	vst	100 - 200
Hard	h	>200

Cohesionless Soils

Cohesionless soils, such as clean sands, are classified on the basis of relative density, generally from the results of standard penetration tests (SPT), cone penetration tests (CPT) or dynamic penetrometers (PSP). The relative density terms are given below:

Relative Density	Abbreviation	SPT N value	CPT qc value (MPa)
Very loose	vl	<4	<2
Loose	l	4 - 10	2 - 5
Medium dense	md	10 - 30	5 - 15
Dense	d	30 - 50	15 - 25
Very dense	vd	>50	>25

Soil Descriptions

Soil Origin

It is often difficult to accurately determine the origin of a soil. Soils can generally be classified as:

- Residual soil - derived from in-situ weathering of the underlying rock;
- Transported soils - formed somewhere else and transported by nature to the site; or
- Filling - moved by man.

Transported soils may be further subdivided into:

- Alluvium - river deposits
- Lacustrine - lake deposits
- Aeolian - wind deposits
- Littoral - beach deposits
- Estuarine - tidal river deposits
- Talus - scree or coarse colluvium
- Slopewash or Colluvium - transported downslope by gravity assisted by water. Often includes angular rock fragments and boulders.



Rock Strength

Rock strength is defined by the Point Load Strength Index ($IS_{(50)}$) and refers to the strength of the rock substance and not the strength of the overall rock mass, which may be considerably weaker due to defects. The test procedure is described by Australian Standard 4133.4.1 - 1993. The terms used to describe rock strength are as follows:

Term	Abbreviation	Point Load Index $IS_{(50)}$ MPa	Approx Unconfined Compressive Strength MPa*
Extremely low	EL	<0.03	<0.6
Very low	VL	0.03 - 0.1	0.6 - 2
Low	L	0.1 - 0.3	2 - 6
Medium	M	0.3 - 1.0	6 - 20
High	H	1 - 3	20 - 60
Very high	VH	3 - 10	60 - 200
Extremely high	EH	>10	>200

* Assumes a ratio of 20:1 for UCS to $IS_{(50)}$

Degree of Weathering

The degree of weathering of rock is classified as follows:

Term	Abbreviation	Description
Extremely weathered	EW	Rock substance has soil properties, i.e. it can be remoulded and classified as a soil but the texture of the original rock is still evident.
Highly weathered	HW	Limonite staining or bleaching affects whole of rock substance and other signs of decomposition are evident. Porosity and strength may be altered as a result of iron leaching or deposition. Colour and strength of original fresh rock is not recognisable
Moderately weathered	MW	Staining and discolouration of rock substance has taken place
Slightly weathered	SW	Rock substance is slightly discoloured but shows little or no change of strength from fresh rock
Fresh stained	Fs	Rock substance unaffected by weathering but staining visible along defects
Fresh	Fr	No signs of decomposition or staining

Degree of Fracturing

The following classification applies to the spacing of natural fractures in diamond drill cores. It includes bedding plane partings, joints and other defects, but excludes drilling breaks.

Term	Description
Fragmented	Fragments of <20 mm
Highly Fractured	Core lengths of 20-40 mm with some fragments
Fractured	Core lengths of 40-200 mm with some shorter and longer sections
Slightly Fractured	Core lengths of 200-1000 mm with some shorter and loner sections
Unbroken	Core lengths mostly > 1000 mm

Rock Descriptions

Rock Quality Designation

The quality of the cored rock can be measured using the Rock Quality Designation (RQD) index, defined as:

$$\text{RQD \%} = \frac{\text{cumulative length of 'sound' core sections} \geq 100 \text{ mm long}}{\text{total drilled length of section being assessed}}$$

where 'sound' rock is assessed to be rock of low strength or better. The RQD applies only to natural fractures. If the core is broken by drilling or handling (i.e. drilling breaks) then the broken pieces are fitted back together and are not included in the calculation of RQD.

Stratification Spacing

For sedimentary rocks the following terms may be used to describe the spacing of bedding partings:

Term	Separation of Stratification Planes
Thinly laminated	< 6 mm
Laminated	6 mm to 20 mm
Very thinly bedded	20 mm to 60 mm
Thinly bedded	60 mm to 0.2 m
Medium bedded	0.2 m to 0.6 m
Thickly bedded	0.6 m to 2 m
Very thickly bedded	> 2 m

Symbols & Abbreviations

Douglas Partners



Introduction

These notes summarise abbreviations commonly used on borehole logs and test pit reports.

Drilling or Excavation Methods

C	Core Drilling
R	Rotary drilling
SFA	Spiral flight augers
NMLC	Diamond core - 52 mm dia
NQ	Diamond core - 47 mm dia
HQ	Diamond core - 63 mm dia
PQ	Diamond core - 81 mm dia

Water

▷	Water seep
▽	Water level

Sampling and Testing

A	Auger sample
B	Bulk sample
D	Disturbed sample
E	Environmental sample
U ₅₀	Undisturbed tube sample (50mm)
W	Water sample
pp	pocket penetrometer (kPa)
PID	Photo ionisation detector
PL	Point load strength Is(50) MPa
S	Standard Penetration Test
V	Shear vane (kPa)

Description of Defects in Rock

The abbreviated descriptions of the defects should be in the following order: Depth, Type, Orientation, Coating, Shape, Roughness and Other. Drilling and handling breaks are not usually included on the logs.

Defect Type

B	Bedding plane
Cs	Clay seam
Cv	Cleavage
Cz	Crushed zone
Ds	Decomposed seam
F	Fault
J	Joint
Lam	lamination
Pt	Parting
Sz	Sheared Zone
V	Vein

Orientation

The inclination of defects is always measured from the perpendicular to the core axis.

h	horizontal
v	vertical
sh	sub-horizontal
sv	sub-vertical

Coating or Infilling Term

cln	clean
co	coating
he	healed
inf	infilled
stn	stained
ti	tight
vn	veneer

Coating Descriptor

ca	calcite
cbs	carbonaceous
cly	clay
fe	iron oxide
mn	manganese
slt	silty

Shape

cu	curved
ir	irregular
pl	planar
st	stepped
un	undulating

Roughness

po	polished
ro	rough
sl	slickensided
sm	smooth
vr	very rough

Other

fg	fragmented
bnd	band
qtz	quartz

Symbols & Abbreviations

Graphic Symbols for Soil and Rock

General



Asphalt



Road base



Concrete



Filling

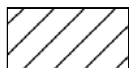
Soils



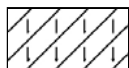
Topsoil



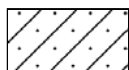
Peat



Clay



Silty clay



Sandy clay



Gravelly clay



Shaly clay



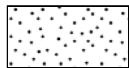
Silt



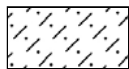
Clayey silt



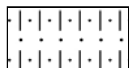
Sandy silt



Sand



Clayey sand



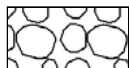
Silty sand



Gravel



Sandy gravel

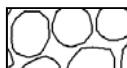


Cobbles, boulders



Talus

Sedimentary Rocks



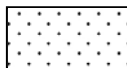
Boulder conglomerate



Conglomerate



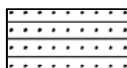
Conglomeratic sandstone



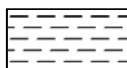
Sandstone



Siltstone



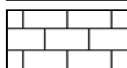
Laminite



Mudstone, claystone, shale

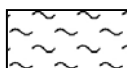


Coal

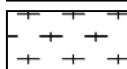


Limestone

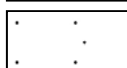
Metamorphic Rocks



Slate, phyllite, schist

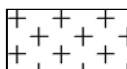


Gneiss

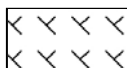


Quartzite

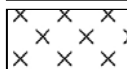
Igneous Rocks



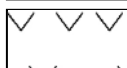
Granite



Dolerite, basalt, andesite



Dacite, epidote



Tuff, breccia



Porphyry

BOREHOLE LOG

CLIENT: DPG Project 6 Pty Ltd
PROJECT: Proposed Mixed-Use Development
LOCATION: 10-42 East Street, Granville

SURFACE LEVEL: 6.2 AHD
EASTING:
NORTHING:
DIP/AZIMUTH: 90°/-

BORE No: 1
PROJECT No: 73992
DATE: 19/5/2014
SHEET 1 OF 2

RL	Depth (m)	Description of Strata	Degree of Weathering						Graphic Log	Rock Strength					Water	Fracture Spacing (m)				Discontinuities		Sampling & In Situ Testing				
			EW	HW	MW	SW	FS	FR		Ex Low	Very Low	Low	Medium	High		Very High	Ex High	0.01	0.05	0.10	0.50	1.00	B - Bedding S - Shear	J - Joint F - Fault	Type	Core Rec. %
6	0.12	CONCRETE																								
	0.25	FILLING - brown, clayey sand and gravel filling																				A/E				
		SILTY CLAY - firm to stiff, grey and brown silty clay with a trace of rootlets, moist																				A/E				
1																						A/E*				
5																						S				2,3,5 N = 8
2	2.0	SILTY CLAY - stiff, grey mottled yellow-brown, silty clay with a trace of organic material and rootlets, moist																								
4																										
3																										
3		3.5m: ironstone band																								
4																										
2																										
5																										
1																										
6																										
0																										
6.5		SILTY CLAY - stiff, mottled red-brown and grey, silty clay with a trace of ironstone gravel, moist																								
7																										
8		7.8m: grey mottled yellow-brown																								
8.8		SHALE - extremely low strength, grey shale																								
9																										
9.6		SHALE - see next page																								
																						</				

RIG: Scout 1 **DRILLER:** LC **LOGGED:** SI/KM **CASING:** HQ to 9.5m

TYPE OF BORING: Solid flight auger to 5.5m; Rotary to 9.5m; NMLC-Coring to 17.95m

WATER OBSERVATIONS: No free groundwater observed whilst augering. Water measured in standpipe at 3.4m on 3/6/14

REMARKS: Standpipe installed to 17.8m. Screen 5.9-17.8m; Gravel 2.9-17.8m; Bentonite 2.4-2.9m; Soil backfill to ground level with gatic cover
 *Duplicate D1 taken at 1.0m

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	W	Water seep
E	Environmental sample	W	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)

BOREHOLE LOG

CLIENT: DPG Project 6 Pty Ltd
PROJECT: Proposed Mixed-Use Development
LOCATION: 10-42 East Street, Granville

SURFACE LEVEL: 6.2 AHD
EASTING:
NORTHING:
DIP/AZIMUTH: 90°/--

BORE No: 1
PROJECT No: 73992
DATE: 19/5/2014
SHEET 2 OF 2

RL	Depth (m)	Description of Strata	Degree of Weathering					Graphic Log	Rock Strength					Water	Fracture Spacing (m)	Discontinuities	Sampling & In Situ Testing			Test Results & Comments
			EW	HW	MW	SW	FS		FR	Ex Low	Very Low	Low	Medium			High	Very High	Ex High	B - Bedding S - Shear	
-4	10.5	SHALE - low to medium then medium strength, highly to moderately then slightly weathered, fractured, grey-brown then grey shale (continued)														9.62-9.82m: B's 0°, cly fe	C	94	39	PL(A) = 0.7
-5	11	SHALE - medium then high strength, fresh, unbroken, grey shale with 5% to 10% light grey, fine grained sandstone laminations														9.82-10.0m: B (x2) 0°, cly vn 10.0-10.18m: B (x6) 0°, cly vn 10.18m: B5°, Cz (hs) 10.36m: B0°, Cz, 10mm (hs) 10.38-10.48m: B'x 0°, cly vn 10.65m: B0°, cly vn				PL(A) = 0.9
-6	12																C	100	100	PL(A) = 1.1
-7	13																			PL(A) = 1.2
-8	13.6	SHALE - medium strength, fresh, slightly fractured and unbroken, grey shale with some high and very high strength bands																		PL(A) = 0.9
-9	14																C	100	100	
-10	15																			
-11	16	15.8m: very high strength siderite band 16.15m: high strength siderite band																		PL(A) = 0.7 PL(A) = 6.5 PL(A) = 1.4 PL(A) = 0.9
-12	17	16.9m: very high strength siderite band															C	100	100	PL(A) = 0.8
-13	17.95	Bore discontinued at 17.95m - target depth reached																		

RIG: Scout 1 **DRILLER:** LC **LOGGED:** SI/KM **CASING:** HQ to 9.5m

TYPE OF BORING: Solid flight auger to 5.5m; Rotary to 9.5m; NMLC-Coring to 17.95m

WATER OBSERVATIONS: No free groundwater observed whilst augering. Water measured in standpipe at 3.4m on 3/6/14

REMARKS: Standpipe installed to 17.8m. Screen 5.9-17.8m; Gravel 2.9-17.8m; Bentonite 2.4-2.9m; Soil backfill to ground level with gatic cover
 *Duplicate D1 taken at 1.0m

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	W	Water seep	S	Standard penetration test
E	Environmental sample	W	Water level	V	Shear vane (kPa)

BOREHOLE LOG

CLIENT: DPG Project 6 Pty Ltd
PROJECT: Proposed Mixed-Use Development
LOCATION: 10-42 East Street, Granville

SURFACE LEVEL: 6.2 AHD
EASTING:
NORTHING:
DIP/AZIMUTH: 90°/--

BORE No: 2
PROJECT No: 73992
DATE: 21/5/2014
SHEET 1 OF 2

[illegible]

RIG: Scout 2 **DRILLER:** JS **LOGGED:** KM/SI **CASING:** HW to 2.65m

TYPE OF BORING: Diatube to 0.13m: Solid flight auger (TC-bit) to 2.5m: Rotary to 6.45m: NMLC-Coring to 18.25m

WATER OBSERVATIONS: No free groundwater observed whilst augering

REMARKS:

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	W	Water seep
E	Environmental sample	W	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test (s(50) (MPa)
		PL(D)	Point load diametral test (s(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)



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BOREHOLE LOG

CLIENT: DPG Project 6 Pty Ltd
PROJECT: Proposed Mixed-Use Development
LOCATION: 10-42 East Street, Granville

SURFACE LEVEL: 6.2 AHD
EASTING:
NORTHING:
DIP/AZIMUTH: 90°/-

BORE No: 2
PROJECT No: 73992
DATE: 21/5/2014
SHEET 2 OF 2

RL	Depth (m)	Description of Strata	Degree of Weathering						Graphic Log	Rock Strength					Water	Fracture Spacing (m)	Discontinuities		Sampling & In Situ Testing																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
			EW	HW	MW	SW	FS	FR		Ex Low	Very Low	Low	Medium	High			Very High	Ex High	B - Bedding S - Shear	J - Joint F - Fault	Type	Core Rec. %	RQD %	Test Results & Comments																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
-4		SHALE - medium and high strength, slightly weathered then fresh, slightly fractured and unbroken, grey shale with a trace of fine grained sandstone laminations (continued)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

RIG: Scout 2 **DRILLER:** JS **LOGGED:** KM/SI **CASING:** HW to 2.65m
TYPE OF BORING: Diatube to 0.13m; Solid flight auger (TC-bit) to 2.5m; Rotary to 6.45m; NMLC-Coring to 18.25m
WATER OBSERVATIONS: No free groundwater observed whilst augering
REMARKS:

SAMPLING & IN SITU TESTING LEGEND			
A	Auger sample	G	Gas sample
B	Bulk sample	P	Piston sample
BLK	Block sample	U	Tube sample (x mm dia.)
C	Core drilling	W	Water sample
D	Disturbed sample	>	Water seep
E	Environmental sample	≡	Water level
		PID	Photo ionisation detector (ppm)
		PL(A)	Point load axial test Is(50) (MPa)
		PL(D)	Point load diametral test Is(50) (MPa)
		pp	Pocket penetrometer (kPa)
		S	Standard penetration test
		V	Shear vane (kPa)

BOREHOLE LOG

CLIENT: DPG Project 6 Pty Ltd
PROJECT: Proposed Mixed-Use Development
LOCATION: 10-42 East Street, Granville

SURFACE LEVEL: 6.5 AHD
EASTING:
NORTHING:
DIP/AZIMUTH: 90°/--

BORE No: 3
PROJECT No: 73992
DATE: 19/5/2014
SHEET 1 OF 2

RL	Depth (m)	Description of Strata	Degree of Weathering					Graphic Log	Rock Strength					Water	Fracture Spacing (m)				Discontinuities		Sampling & In Situ Testing					
			EW	HW	MW	SW	FS		FR	Ex Low	Very Low	Low	Medium		High	Very High	Ex High	0.01	0.05	0.10	0.50	1.00	B - Bedding S - Shear	J - Joint F - Fault	Type	Core Rec. %
	0.16	CONCRETE																								
6	0.6	FILLING - brown clay and sand filling with some gravel and a trace of ceramic tile fragments																				A/E				
1		SILTY CLAY - firm, grey and brown, silty clay with a trace of rootlets and organic material, moist																				A/E				1,2,3 N = 5
5																						S				
2	1.5	SILTY CLAY - stiff, grey mottled yellow-brown and red-brown, silty clay with a trace of organic material, rootlets, ironstone gravel and ironstone bands, moist																								
4																										
3																						S				4,5,7 N = 12
3	3.5	SILTY CLAY - very stiff, grey mottled yellow-brown, silty clay with a trace of organic material and ironstone gravel, moist																								
4	4.2	SHALE - extremely low strength, grey shale																				S				6,13,22 N = 35
2	4.45	SHALE - extremely low strength, extremely weathered, light grey-brown shale with some medium strength ironstone bands																								pp = 280
5																						C	100	0		pp = 400
1	5.55	SHALE - very low to low strength, highly weathered, fractured and slightly fractured, grey-brown shale. Some low to medium strength bands																								
6																										
0																										
7	7.0	LAMINITE - high strength, fresh, slightly fractured and unbroken, light grey to grey laminite with approximately 25% fine grained sandstone laminations																								PL(A) = 0.3
8																										PL(A) = 1.4
1																										
2																										PL(A) = 1.2
9	9.0	SHALE - medium and high strength, fresh, slightly fractured, light grey to grey shale with approximately 10% fine grained sandstone laminations																								PL(A) = 1.1
3																										

RIG: Scout 2

DRILLER: JS

LOGGED: SI/KM

CASING: HW to 4.5m

TYPE OF BORING: Solid flight auger to 4.5m; NMLC-Coring to 17.95m

WATER OBSERVATIONS: No free groundwater observed whilst augering

REMARKS:

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	W	Water seep	S	Standard penetration test
E	Environmental sample	W	Water level	V	Shear vane (kPa)



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BOREHOLE LOG

CLIENT: DPG Project 6 Pty Ltd
PROJECT: Proposed Mixed-Use Development
LOCATION: 10-42 East Street, Granville

SURFACE LEVEL: 6.5 AHD
EASTING:
NORTHING:
DIP/AZIMUTH: 90°/--

BORE No: 3
PROJECT No: 73992
DATE: 19/5/2014
SHEET 2 OF 2

RL	Depth (m)	Description of Strata	Degree of Weathering				Graphic Log	Rock Strength					Water	Fracture Spacing (m)	Discontinuities		Sampling & In Situ Testing			
			EW	HW	MW	SW		FS	FR	Ex Low	Very Low	Low			Medium	High	Very High	Ex High	B - Bedding S - Shear	J - Joint F - Fault
	-4	SHALE - medium and high strength, fresh, slightly fractured, light grey to grey shale with approximately 10% fine grained sandstone laminations (continued)														10.05m: B0°, Cz, 10mm (hs)				PL(A) = 0.8
	-11															10.68 & 10.92m: B0°, cly, 5mm				
	-11.8															11.2-11.95m: B0°, cly, 5mm	C	100	89	PL(A) = 1.3
	-12	SHALE - medium strength, fresh, fractured and slightly fractured, grey shale. Some extremely low and very low strength bands														12.25m: J45°, pl, ro, cly, 10mm				PL(A) = 0.6
	-13															12.6-12.9m: B (x5) 0°-5°, cly, Cz				
	-14															13.16-13.8m: B (x7) 0°, cly co, 1-5mm	C	100	72	PL(A) = 0.8
	-15															13.85m: J45°, pl, sm, cly 13.85-13.9m: sh, cly 13.9m: J45°, pl, sm, cln 14.08m: B0°, cly 14.15m: J45°, pl, ro, cly				PL(A) = 0.8
	-15.15	SHALE - very high then medium strength, fresh, slightly fractured and unbroken, grey shale with a trace of fine grained sandstone laminations														14.8m: J55°- 70°, cu, ro, cln 14.91m: J55°, pl, ro, cln 15.07-15.09m: sh, sz 15.21m: 65mm, sh, sz 15.35m: B0°, cly				PL(A) = 6.3
	-16	15.15-15.35m: very high strength siderite band														15.7-15.9m: J85°, pl, ro, cln	C	100	98	PL(A) = 0.8
	-17															17.1m: B0°, cly co				PL(A) = 0.6
	-18	Bore discontinued at 17.95m - target depth reached																		
	-19																			

RIG: Scout 2

DRILLER: JS

LOGGED: SI/KM

CASING: HW to 4.5m

TYPE OF BORING: Solid flight auger to 4.5m; NMLC-Coring to 17.95m

WATER OBSERVATIONS: No free groundwater observed whilst augering

REMARKS:

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	>	Water seep	S	Standard penetration test
E	Environmental sample	≡	Water level	V	Shear vane (kPa)



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BOREHOLE LOG

CLIENT: DPG Project 6 Pty Ltd
PROJECT: Proposed Mixed-Use Development
LOCATION: 10-42 East Street, Granville

SURFACE LEVEL: 6.8 AHD
EASTING:
NORTHING:
DIP/AZIMUTH: 90°/--

BORE No: 4
PROJECT No: 73992
DATE: 23/5/2014
SHEET 1 OF 2

RL	Depth (m)	Description of Strata	Degree of Weathering					Graphic Log	Rock Strength					Water	Fracture Spacing (m)				Discontinuities		Sampling & In Situ Testing					
			EW	HW	MW	SW	FS		FR	Ex Low	Very Low	Low	Medium		High	Very High	Ex High	0.01	0.05	0.10	0.50	1.00	B - Bedding S - Shear	J - Joint F - Fault	Type	Core Rec. %
	0.02	CONCRETE																				A/E				
	0.25	FILLING - brown, sand and gravel filling with some clay																				A/E				
	6	SILTY CLAY - firm to stiff then stiff, yellow-brown mottled red-brown, silty clay with a trace of ironstone gravel, charcoal and rootlets, moist																				A/E				
	1	1.0m: stiff																				S				4,6,6 N = 12
	2	1.9m: some ironstone bands																								
	3																					S				4,5,8 N = 13
	3.4	SHALY CLAY - grey, shaly clay with some ironstone bands																								
	3.9	LAMINITE - extremely low to very low strength, extremely to highly weathered, fragmented to fractured, light grey and brown laminite. Some medium strength bands																				S				25/150mm refusal
	4.3																					C	47	0		PL(A) = 0.5
	5																					C	100	10		
	5.3	LAMINITE - medium strength, moderately weathered, fractured, grey-brown laminite. Some extremely low strength bands																								PL(A) = 0.5
	5.5																					C	92	52		PL(A) = 0.4
	6.44	LAMINITE - high strength, fresh, unbroken, grey laminite with approximately 25% light grey, fine grained sandstone laminations																								PL(A) = 2.2
	6.5																									PL(A) = 1.6
	7																									
	8																									
	9																									PL(A) = 1.9
	9.0	SHALE - high strength, fresh, unbroken, grey shale with a trace of sandstone laminations																								PL(A) = 1.1

RIG: DT100

DRILLER: SS

LOGGED: KM/SI

CASING: HW to 1.0m

TYPE OF BORING: Solid flight auger (TC-bit) to 1.0m; Rotary to 4.2m; NMLC-Coring to 4.2m; NMLC-Coring to 17.9m

WATER OBSERVATIONS: No free groundwater observed whilst augering. Water measured in standpipe at 1.7m on 3/6/14

REMARKS: Standpipe installed to 17.9m. Screen: 5.9-17.9m; Gravel: 2.9-17.9m; Bentonite: 2.4-2.9m; Backfill to ground level with Gatic cover

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	W	Water seep	S	Standard penetration test
E	Environmental sample	W	Water level	V	Shear vane (kPa)



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BOREHOLE LOG

CLIENT: DPG Project 6 Pty Ltd
PROJECT: Proposed Mixed-Use Development
LOCATION: 10-42 East Street, Granville

SURFACE LEVEL: 6.8 AHD
EASTING:
NORTHING:
DIP/AZIMUTH: 90°/--

BORE No: 4
PROJECT No: 73992
DATE: 23/5/2014
SHEET 2 OF 2

RL	Depth (m)	Description of Strata	Degree of Weathering				Graphic Log	Rock Strength					Water	Fracture Spacing (m)				Discontinuities		Sampling & In Situ Testing																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
			EW	HW	MW	SW		FS	FR	Ex Low	Very Low	Low		Medium	High	Very High	Ex High	0.01	0.05	0.10	0.50	1.00	B - Bedding S - Shear	J - Joint F - Fault	Type	Core Rec. %	RQD %	Test Results & Comments																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
		SHALE - high strength, fresh, unbroken, grey shale with a trace of sandstone laminations <i>(continued)</i>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</

RIG: DT100 **DRILLER:** SS **LOGGED:** KM/SI **CASING:** HW to 1.0m
TYPE OF BORING: Solid flight auger (TC-bit) to 1.0m; Rotary to 4.2m; NMLC-Coring to 4.2m; NMLC-Coring to 17.9m
WATER OBSERVATIONS: No free groundwater observed whilst augering. Water measured in standpipe at 1.7m on 3/6/14
REMARKS: Standpipe installed to 17.9m. Screen: 5.9-17.9m; Gravel: 2.9-17.9m; Bentonite: 2.4-2.9m; Backfill to ground level with Gatic cover

SAMPLING & IN SITU TESTING LEGEND			
A Auger sample	G Gas sample	PID Photo ionisation detector (ppm)	
B Bulk sample	P Piston sample	PL(A) Point load axial test Is(50) (MPa)	
BLK Block sample	U Tube sample (x mm dia.)	PL(D) Point load diametral test Is(50) (MPa)	
C Core drilling	W Water sample	pp Pocket penetrometer (kPa)	
D Disturbed sample	> Water seep	S Standard penetration test	
E Environmental sample	≡ Water level	V Shear vane (kPa)	

BOREHOLE LOG

CLIENT: DPG Project 6 Pty Ltd
PROJECT: Proposed Mixed-Use Development
LOCATION: 10-42 East Street, Granville

SURFACE LEVEL: 6.0 AHD
EASTING:
NORTHING:
DIP/AZIMUTH: 90°/--

BORE No: 5
PROJECT No: 73992
DATE: 19/5/2014
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing				Water	Well Construction Details	
				Type	Depth	Sample	Results & Comments			
	0.2	FILLING - brown, silty sand filling with a trace of gravel and rootlets (topsoil), humid		E/A	0.1					
	0.6	FILLING - light brown, clay filling with a trace of rootlets, humid		E/A	0.5	D2				
	1.0	SILTY CLAY - stiff, grey mottled yellow-brown, silty clay with a trace of organic matter, rootlets and charcoal, moist		E/A	1.0					
	1.5	Bore discontinued at 1.5m - limit of investigation		E/A	1.5					
	2.0									
	3.0									
	4.0									
	5.0									
	6.0									
	7.0									
	8.0									
	9.0									

RIG: Scout 2

DRILLER: JS

LOGGED: KM

CASING: Uncased

TYPE OF BORING: Solid flight auger (TC-bit) to 1.5m

WATER OBSERVATIONS: No free groundwater observed whilst augering

REMARKS:

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	W	Water seep	S	Standard penetration test
E	Environmental sample	W	Water level	V	Shear vane (kPa)



Douglas Partners
 Geotechnics | Environment | Groundwater

Appendix H

Laboratory Certificates of Analysis
and Chain of Custody Documentation

CERTIFICATE OF ANALYSIS

110145

Client:

Douglas Partners Pty Ltd
96 Hermitage Rd
West Ryde
NSW 2114

Attention: Scott Easton

Sample log in details:

Your Reference:	<u>73992, Granville</u>
No. of samples:	17 soils
Date samples received / completed instructions received	20/05/14 / 20/05/14

Analysis Details:

Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.
Please refer to the last page of this report for any comments relating to the results.

Report Details:

Date results requested by: / Issue Date:	27/05/14 / 27/05/14
Date of Preliminary Report:	Not Issued

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Accredited for compliance with ISO/IEC 17025. **Tests not covered by NATA are denoted with *.**

Results Approved By:



Jacinta Hurst
Laboratory Manager

vTRH(C6-C10)/BTEXN in Soil	UNITS	110145-1	110145-2	110145-9	110145-10	110145-13
Our Reference:	-----	BH1	BH1	BH3	BH3	BH5
Your Reference	-----	0.3	1	0.3	1	0.1
Depth		19/05/2014	19/05/2014	19/05/2014	19/05/2014	19/05/2014
Date Sampled		Soil	Soil	Soil	Soil	Soil
Type of sample						
Date extracted	-	21/05/2014	21/05/2014	21/05/2014	21/05/2014	21/05/2014
Date analysed	-	23/05/2014	23/05/2014	23/05/2014	23/05/2014	23/05/2014
TRHC ₆ - C ₉	mg/kg	<25	<25	<25	<25	<25
TRHC ₆ - C ₁₀	mg/kg	<25	<25	<25	<25	<25
vTPHC ₆ - C ₁₀ less BTEX (F1)	mg/kg	<25	<25	<25	<25	<25
Benzene	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	mg/kg	<1	<1	<1	<1	<1
m+p-xylene	mg/kg	<2	<2	<2	<2	<2
o-Xylene	mg/kg	<1	<1	<1	<1	<1
naphthalene	mg/kg	<1	<1	<1	<1	<1
Surrogate aaa-Trifluorotoluene	%	94	99	97	96	102

vTRH(C6-C10)/BTEXN in Soil	UNITS	110145-14	110145-15	110145-16	110145-17
Our Reference:	-----	BH5	D1	TB	TS
Your Reference	-----	0.5	-	-	-
Depth		19/05/2014	19/05/2014	19/05/2014	19/05/2014
Date Sampled		Soil	Soil	Soil	Soil
Type of sample					
Date extracted	-	21/05/2014	21/05/2014	21/05/2014	21/05/2014
Date analysed	-	23/05/2014	23/05/2014	23/05/2014	23/05/2014
TRHC ₆ - C ₉	mg/kg	<25	<25	<25	[NA]
TRHC ₆ - C ₁₀	mg/kg	<25	<25	<25	[NA]
vTPHC ₆ - C ₁₀ less BTEX (F1)	mg/kg	<25	<25	<25	[NA]
Benzene	mg/kg	<0.2	<0.2	<0.2	97%
Toluene	mg/kg	<0.5	<0.5	<0.5	97%
Ethylbenzene	mg/kg	<1	<1	<1	99%
m+p-xylene	mg/kg	<2	<2	<2	99%
o-Xylene	mg/kg	<1	<1	<1	98%
naphthalene	mg/kg	<1	<1	<1	[NA]
Surrogate aaa-Trifluorotoluene	%	101	98	104	100

svTRH (C10-C40) in Soil						
Our Reference:	UNITS	110145-1	110145-2	110145-9	110145-10	110145-13
Your Reference	-----	BH1	BH1	BH3	BH3	BH5
Depth	-----	0.3	1	0.3	1	0.1
Date Sampled		19/05/2014	19/05/2014	19/05/2014	19/05/2014	19/05/2014
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	21/05/2014	21/05/2014	21/05/2014	21/05/2014	21/05/2014
Date analysed	-	22/05/2014	22/05/2014	22/05/2014	22/05/2014	22/05/2014
TRHC ₁₀ - C ₁₄	mg/kg	<50	<50	<50	<50	<50
TRHC ₁₅ - C ₂₈	mg/kg	<100	<100	<100	<100	<100
TRHC ₂₉ - C ₃₆	mg/kg	<100	<100	<100	<100	<100
TRH>C ₁₀ -C ₁₆	mg/kg	<50	<50	<50	<50	<50
TRH>C ₁₀ - C ₁₆ less Naphthalene (F2)	mg/kg	<50	<50	<50	<50	<50
TRH>C ₁₆ -C ₃₄	mg/kg	<100	<100	<100	<100	<100
TRH>C ₃₄ -C ₄₀	mg/kg	<100	<100	<100	<100	<100
Surrogate o-Terphenyl	%	93	87	88	92	92

svTRH (C10-C40) in Soil			
Our Reference:	UNITS	110145-14	110145-15
Your Reference	-----	BH5	D1
Depth	-----	0.5	-
Date Sampled		19/05/2014	19/05/2014
Type of sample		Soil	Soil
Date extracted	-	21/05/2014	21/05/2014
Date analysed	-	22/05/2014	22/05/2014
TRHC ₁₀ - C ₁₄	mg/kg	<50	<50
TRHC ₁₅ - C ₂₈	mg/kg	<100	<100
TRHC ₂₉ - C ₃₆	mg/kg	<100	<100
TRH>C ₁₀ -C ₁₆	mg/kg	<50	<50
TRH>C ₁₀ - C ₁₆ less Naphthalene (F2)	mg/kg	<50	<50
TRH>C ₁₆ -C ₃₄	mg/kg	<100	<100
TRH>C ₃₄ -C ₄₀	mg/kg	<100	<100
Surrogate o-Terphenyl	%	86	90

PAHs in Soil Our Reference: Your Reference Depth Date Sampled Type of sample	UNITS ----- -----	110145-1 BH1 0.3 19/05/2014 Soil	110145-2 BH1 1 19/05/2014 Soil	110145-9 BH3 0.3 19/05/2014 Soil	110145-10 BH3 1 19/05/2014 Soil	110145-13 BH5 0.1 19/05/2014 Soil
Date extracted	-	21/05/2014	21/05/2014	21/05/2014	21/05/2014	21/05/2014
Date analysed	-	23/05/2014	23/05/2014	23/05/2014	23/05/2014	23/05/2014
Naphthalene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	0.3	<0.1	0.2	<0.1	<0.1
Anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fluoranthene	mg/kg	0.8	<0.1	0.5	<0.1	0.2
Pyrene	mg/kg	0.8	<0.1	0.5	<0.1	0.2
Benzo(a)anthracene	mg/kg	0.4	<0.1	0.2	<0.1	<0.1
Chrysene	mg/kg	0.4	<0.1	0.2	<0.1	<0.1
Benzo(b+k)fluoranthene	mg/kg	0.8	<0.2	0.4	<0.2	<0.2
Benzo(a)pyrene	mg/kg	0.53	<0.05	0.24	<0.05	0.09
Indeno(1,2,3-c,d)pyrene	mg/kg	0.4	<0.1	0.2	<0.1	0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(g,h,i)perylene	mg/kg	0.4	<0.1	0.2	<0.1	<0.1
Benzo(a)pyrene TEQ NEPM B1	mg/kg	1.0	<0.5	<0.5	<0.5	<0.5
Total +ve PAH's	mg/kg	5.0	NIL(+)VE	2.8	NIL(+)VE	0.54
Surrogate p-Terphenyl-d14	%	114	107	107	113	109

PAHs in Soil Our Reference: Your Reference Depth Date Sampled Type of sample	UNITS ----- -----	110145-14 BH5 0.5 19/05/2014 Soil	110145-15 D1 - 19/05/2014 Soil
Date extracted	-	21/05/2014	21/05/2014
Date analysed	-	23/05/2014	23/05/2014
Naphthalene	mg/kg	<0.1	<0.1
Acenaphthylene	mg/kg	<0.1	<0.1
Acenaphthene	mg/kg	<0.1	<0.1
Fluorene	mg/kg	<0.1	<0.1
Phenanthrene	mg/kg	<0.1	<0.1
Anthracene	mg/kg	<0.1	<0.1
Fluoranthene	mg/kg	<0.1	<0.1
Pyrene	mg/kg	<0.1	<0.1
Benzo(a)anthracene	mg/kg	<0.1	<0.1
Chrysene	mg/kg	<0.1	<0.1
Benzo(b+k)fluoranthene	mg/kg	<0.2	<0.2
Benzo(a)pyrene	mg/kg	<0.05	<0.05
Indeno(1,2,3-c,d)pyrene	mg/kg	<0.1	<0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1	<0.1
Benzo(g,h,i)perylene	mg/kg	<0.1	<0.1
Benzo(a)pyrene TEQ NEPM B1	mg/kg	<0.5	<0.5
Total +ve PAH's	mg/kg	NIL (+)VE	NIL (+)VE
Surrogate p-Terphenyl-d14	%	106	112

Organochlorine Pesticides in soil					
Our Reference:	UNITS	110145-1	110145-9	110145-13	110145-14
Your Reference	-----	BH1	BH3	BH5	BH5
Depth	-----	0.3	0.3	0.1	0.5
Date Sampled		19/05/2014	19/05/2014	19/05/2014	19/05/2014
Type of sample		Soil	Soil	Soil	Soil
Date extracted	-	21/05/2014	21/05/2014	21/05/2014	21/05/2014
Date analysed	-	23/05/2014	23/05/2014	23/05/2014	23/05/2014
HCB	mg/kg	<0.1	<0.1	<0.1	<0.1
alpha-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	105	93	100	98

PCBs in Soil					
Our Reference:	UNITS	110145-1	110145-9	110145-13	110145-14
Your Reference	-----	BH1	BH3	BH5	BH5
Depth	-----	0.3	0.3	0.1	0.5
Date Sampled		19/05/2014	19/05/2014	19/05/2014	19/05/2014
Type of sample		Soil	Soil	Soil	Soil
Date extracted	-	21/05/2014	21/05/2014	21/05/2014	21/05/2014
Date analysed	-	23/05/2014	23/05/2014	23/05/2014	23/05/2014
Arochlor 1016	mg/kg	<0.1	<0.1	<0.1	<0.1
Arochlor 1221	mg/kg	<0.1	<0.1	<0.1	<0.1
Arochlor 1232	mg/kg	<0.1	<0.1	<0.1	<0.1
Arochlor 1242	mg/kg	<0.1	<0.1	<0.1	<0.1
Arochlor 1248	mg/kg	<0.1	<0.1	<0.1	<0.1
Arochlor 1254	mg/kg	<0.1	<0.1	<0.1	<0.1
Arochlor 1260	mg/kg	<0.1	<0.1	<0.1	<0.1
Surrogate TCLMX	%	105	93	100	98

Total Phenolics in Soil					
Our Reference:	UNITS	110145-1	110145-9	110145-13	110145-14
Your Reference	-----	BH1	BH3	BH5	BH5
Depth	-----	0.3	0.3	0.1	0.5
Date Sampled		19/05/2014	19/05/2014	19/05/2014	19/05/2014
Type of sample		Soil	Soil	Soil	Soil
Date extracted	-	21/05/2014	21/05/2014	21/05/2014	21/05/2014
Date analysed	-	21/05/2014	21/05/2014	21/05/2014	21/05/2014
Total Phenolics (as Phenol)	mg/kg	<5	<5	<5	<5

Acid Extractable metals in soil						
Our Reference:	UNITS	110145-1	110145-2	110145-9	110145-10	110145-13
Your Reference	-----	BH1	BH1	BH3	BH3	BH5
Depth	-----	0.3	1	0.3	1	0.1
Date Sampled		19/05/2014	19/05/2014	19/05/2014	19/05/2014	19/05/2014
Type of sample		Soil	Soil	Soil	Soil	Soil
Date digested	-	21/05/2014	21/05/2014	21/05/2014	21/05/2014	21/05/2014
Date analysed	-	21/05/2014	21/05/2014	21/05/2014	21/05/2014	21/05/2014
Arsenic	mg/kg	40	<4	<4	<4	9
Cadmium	mg/kg	<0.4	<0.4	<0.4	<0.4	0.5
Chromium	mg/kg	16	12	20	13	10
Copper	mg/kg	31	11	69	12	28
Lead	mg/kg	120	16	140	37	55
Mercury	mg/kg	0.2	<0.1	0.1	<0.1	<0.1
Nickel	mg/kg	6	4	69	4	6
Zinc	mg/kg	64	8	130	24	98

Acid Extractable metals in soil			
Our Reference:	UNITS	110145-14	110145-15
Your Reference	-----	BH5	D1
Depth	-----	0.5	-
Date Sampled		19/05/2014	19/05/2014
Type of sample		Soil	Soil
Date digested	-	21/05/2014	21/05/2014
Date analysed	-	21/05/2014	21/05/2014
Arsenic	mg/kg	79	<4
Cadmium	mg/kg	<0.4	<0.4
Chromium	mg/kg	14	12
Copper	mg/kg	9	13
Lead	mg/kg	17	18
Mercury	mg/kg	<0.1	<0.1
Nickel	mg/kg	3	4
Zinc	mg/kg	10	8

Miscellaneous Inorg - soil						
Our Reference:	UNITS	110145-1	110145-3	110145-8	110145-9	110145-13
Your Reference	-----	BH1	BH1	BH1	BH3	BH5
Depth	-----	0.3	1.45	8.95	0.3	0.1
Date Sampled		19/05/2014	19/05/2014	19/05/2014	19/05/2014	19/05/2014
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	21/05/2014	21/05/2014	21/05/2014	21/05/2014	21/05/2014
Date analysed	-	21/05/2014	21/05/2014	21/05/2014	21/05/2014	21/05/2014
Total Cyanide	mg/kg	<0.5	[NA]	[NA]	<0.5	<0.5
pH 1:5 soil:water	pH Units	[NA]	8.2	8.7	[NA]	[NA]
Electrical Conductivity 1:5 soil:water	µS/cm	[NA]	300	840	[NA]	[NA]
Chloride, Cl 1:5 soil:water	mg/kg	[NA]	170	1,000	[NA]	[NA]
Sulphate, SO4 1:5 soil:water	mg/kg	[NA]	140	91	[NA]	[NA]

Miscellaneous Inorg - soil		
Our Reference:	UNITS	110145-14
Your Reference	-----	BH5
Depth	-----	0.5
Date Sampled		19/05/2014
Type of sample		Soil
Date prepared	-	21/05/2014
Date analysed	-	21/05/2014
Total Cyanide	mg/kg	<0.5

Moisture						
Our Reference:	UNITS	110145-1	110145-2	110145-9	110145-10	110145-13
Your Reference	-----	BH1	BH1	BH3	BH3	BH5
Depth	-----	0.3	1	0.3	1	0.1
Date Sampled		19/05/2014	19/05/2014	19/05/2014	19/05/2014	19/05/2014
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	21/05/2014	21/05/2014	21/05/2014	21/05/2014	21/05/2014
Date analysed	-	22/05/2014	22/05/2014	22/05/2014	22/05/2014	22/05/2014
Moisture	%	22	20	19	19	2.9

Moisture			
Our Reference:	UNITS	110145-14	110145-15
Your Reference	-----	BH5	D1
Depth	-----	0.5	-
Date Sampled		19/05/2014	19/05/2014
Type of sample		Soil	Soil
Date prepared	-	21/05/2014	21/05/2014
Date analysed	-	22/05/2014	22/05/2014
Moisture	%	10	21

Asbestos ID - soils Our Reference: Your Reference Depth Date Sampled Type of sample	UNITS ----- -----	110145-1 BH1 0.3 19/05/2014 Soil	110145-2 BH1 1 19/05/2014 Soil	110145-9 BH3 0.3 19/05/2014 Soil	110145-10 BH3 1 19/05/2014 Soil	110145-13 BH5 0.1 19/05/2014 Soil
Date analysed	-	26/05/2014	26/05/2014	26/05/2014	26/05/2014	26/05/2014
Sample mass tested	g	Approx 30g	Approx 35g	Approx 30g	Approx 35g	Approx 40g
Sample Description	-	Grey brown coarse-grained soil & rocks	Grey brown coarse-grained soil & rocks	Brown coarse-grained soil & rocks	Brown coarse-grained soil & rocks	Brown fine-grained soil
Asbestos ID in soil	-	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg
Trace Analysis	-	No respirable fibres detected	No respirable fibres detected	No respirable fibres detected	No respirable fibres detected	No respirable fibres detected

Asbestos ID - soils Our Reference: Your Reference Depth Date Sampled Type of sample	UNITS ----- -----	110145-14 BH5 0.5 19/05/2014 Soil	110145-15 D1 - 19/05/2014 Soil
Date analysed	-	26/05/2014	26/05/2014
Sample mass tested	g	Approx 40g	Approx 30g
Sample Description	-	Brown coarse-grained soil & rocks	Light brown coarse-grained soil & rocks
Asbestos ID in soil	-	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg
Trace Analysis	-	No respirable fibres detected	No respirable fibres detected

sPOCAS field test						
Our Reference:	UNITS	110145-3	110145-4	110145-5	110145-6	110145-7
Your Reference	-----	BH1	BH1	BH1	BH1	BH1
Depth	-----	1.45	0.5	1.45	5.95	7.45
Date Sampled		19/05/2014	19/05/2014	19/05/2014	19/05/2014	19/05/2014
Type of sample		Soil	Soil	Soil	Soil	Soil
pH _F (field pH test)*	pH Units	7.6	7.0	8.0	8.0	7.8
pH _{Fox} (field peroxide test)*	pH Units	7.0	5.8	8.4	7.9	7.3
Reaction Rate*	-	High	Moderate	Slight	Moderate	Slight

sPOCAS field test				
Our Reference:	UNITS	110145-8	110145-11	110145-12
Your Reference	-----	BH1	BH3	BH3
Depth	-----	8.95	1.45	2.95
Date Sampled		19/05/2014	19/05/2014	19/05/2014
Type of sample		Soil	Soil	Soil
pH _F (field pH test)*	pH Units	7.9	7.0	7.2
pH _{Fox} (field peroxide test)*	pH Units	7.8	4.9	7.6
Reaction Rate*	-	Moderate	High	Moderate

Method ID	Methodology Summary
Org-016	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.
Org-014	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS.
Org-003	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
Org-012 subset	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS. Benzo(a)pyrene TEQ as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater - 2013.
Org-005	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC with dual ECD's.
Org-006	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD.
Inorg-031	Total Phenolics by segmented flow analyser (in line distillation with colourimetric finish). Solids are extracted in a caustic media prior to analysis.
Metals-020 ICP-AES	Determination of various metals by ICP-AES.
Metals-021 CV-AAS	Determination of Mercury by Cold Vapour AAS.
Inorg-014	Cyanide - free, total, weak acid dissociable by segmented flow analyser (in line dialysis with colourimetric finish). Solids are extracted in a caustic media prior to analysis.
Inorg-001	pH - Measured using pH meter and electrode in accordance with APHA 22nd ED, 4500-H+. Please note that the results for water analyses are indicative only, as analysis outside of the APHA storage times.
Inorg-002	Conductivity and Salinity - measured using a conductivity cell at 25oC in accordance with APHA 22nd ED 2510 and Rayment & Lyons.
Inorg-081	Anions - a range of Anions are determined by Ion Chromatography, in accordance with APHA 22nd ED, 4110-B.
Inorg-008	Moisture content determined by heating at 105+/-5 deg C for a minimum of 12 hours.
ASB-001	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.
Inorg-063	pH- measured using pH meter and electrode. Soil is oxidised with Hydrogen Peroxide or extracted with water. Based on section H, Acid Sulfate Soils Laboratory Methods Guidelines, Version 2.1 - June 2004. To ensure accurate results these tests are recommended to be done in the field as pH may change with time thus these results may not be representative of true field conditions.

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
vTRH(C6-C10)/BTEXN in Soil						Base II Duplicate II %RPD		
Date extracted	-			21/05/2014	[NT]	[NT]	LCS-6	21/05/2014
Date analysed	-			23/05/2014	[NT]	[NT]	LCS-6	23/05/2014
TRHC ₆ - C ₉	mg/kg	25	Org-016	<25	[NT]	[NT]	LCS-6	110%
TRHC ₆ - C ₁₀	mg/kg	25	Org-016	<25	[NT]	[NT]	LCS-6	110%
Benzene	mg/kg	0.2	Org-016	<0.2	[NT]	[NT]	LCS-6	109%
Toluene	mg/kg	0.5	Org-016	<0.5	[NT]	[NT]	LCS-6	112%
Ethylbenzene	mg/kg	1	Org-016	<1	[NT]	[NT]	LCS-6	111%
m+p-xylene	mg/kg	2	Org-016	<2	[NT]	[NT]	LCS-6	110%
o-Xylene	mg/kg	1	Org-016	<1	[NT]	[NT]	LCS-6	114%
naphthalene	mg/kg	1	Org-014	<1	[NT]	[NT]	[NR]	[NR]
Surrogate aaa-Trifluorotoluene	%		Org-016	106	[NT]	[NT]	LCS-6	106%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
svTRH (C10-C40) in Soil						Base II Duplicate II %RPD		
Date extracted	-			21/05/2014	[NT]	[NT]	LCS-10	21/05/2014
Date analysed	-			21/05/2014	[NT]	[NT]	LCS-10	21/05/2014
TRHC ₁₀ - C ₁₄	mg/kg	50	Org-003	<50	[NT]	[NT]	LCS-10	117%
TRHC ₁₅ - C ₂₈	mg/kg	100	Org-003	<100	[NT]	[NT]	LCS-10	130%
TRHC ₂₈ - C ₃₆	mg/kg	100	Org-003	<100	[NT]	[NT]	LCS-10	132%
TRH>C ₁₀ -C ₁₆	mg/kg	50	Org-003	<50	[NT]	[NT]	LCS-10	117%
TRH>C ₁₆ -C ₃₄	mg/kg	100	Org-003	<100	[NT]	[NT]	LCS-10	130%
TRH>C ₃₄ -C ₄₀	mg/kg	100	Org-003	<100	[NT]	[NT]	LCS-10	132%
Surrogate o-Terphenyl	%		Org-003	94	[NT]	[NT]	LCS-10	107%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
PAHs in Soil						Base II Duplicate II %RPD		
Date extracted	-			21/05/2014	[NT]	[NT]	LCS-10	21/05/2014
Date analysed	-			23/05/2014	[NT]	[NT]	LCS-10	23/05/2014
Naphthalene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-10	110%
Acenaphthylene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Acenaphthene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Fluorene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-10	101%
Phenanthrene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-10	98%
Anthracene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Fluoranthene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-10	102%

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
PAHs in Soil						Base II Duplicate II %RPD		
Pyrene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-10	105%
Benzo(a)anthracene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Chrysene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-10	93%
Benzo(b+k)fluoranthene	mg/kg	0.2	Org-012 subset	<0.2	[NT]	[NT]	[NR]	[NR]
Benzo(a)pyrene	mg/kg	0.05	Org-012 subset	<0.05	[NT]	[NT]	LCS-10	106%
Indeno(1,2,3-c,d)pyrene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Dibenzo(a,h)anthracene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Benzo(g,h,i)perylene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Surrogate p-Terphenyl-d14	%		Org-012 subset	107	[NT]	[NT]	LCS-10	114%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Organochlorine Pesticides in soil						Base II Duplicate II %RPD		
Date extracted	-			21/05/2014	[NT]	[NT]	LCS-10	21/05/2014
Date analysed	-			23/05/2014	[NT]	[NT]	LCS-10	23/05/2014
HCB	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
alpha-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-10	89%
gamma-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
beta-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-10	76%
Heptachlor	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-10	101%
delta-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Aldrin	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-10	101%
Heptachlor Epoxide	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-10	109%
gamma-Chlordane	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
alpha-chlordane	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Endosulfan I	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
pp-DDE	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-10	104%
Dieldrin	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-10	107%
Endrin	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-10	98%
pp-DDD	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-10	112%
Endosulfan II	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
pp-DDT	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Endrin Aldehyde	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Endosulfan Sulphate	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-10	105%
Methoxychlor	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Surrogate TCMX	%		Org-005	108	[NT]	[NT]	LCS-10	103%

Client Reference: 73992, Granville

QUALITYCONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
PCBs in Soil						Base II Duplicate II %RPD		
Date extracted	-			21/05/2014	[NT]	[NT]	LCS-10	21/05/2014
Date analysed	-			23/05/2014	[NT]	[NT]	LCS-10	23/05/2014
Arochlor 1016	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1221	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1232	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1242	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1248	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1254	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	LCS-10	118%
Arochlor 1260	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Surrogate TCLMX	%		Org-006	108	[NT]	[NT]	LCS-10	93%
QUALITYCONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Total Phenolics in Soil						Base II Duplicate II %RPD		
Date extracted	-			21/05/2014	110145-1	21/05/2014 21/05/2014	LCS-1	21/05/2014
Date analysed	-			21/05/2014	110145-1	21/05/2014 21/05/2014	LCS-1	21/05/2014
Total Phenolics (as Phenol)	mg/kg	5	Inorg-031	<5	110145-1	<5 <5	LCS-1	99%
QUALITYCONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Acid Extractable metals in soil						Base II Duplicate II %RPD		
Date digested	-			21/05/2014	[NT]	[NT]	LCS-9	21/05/2014
Date analysed	-			21/05/2014	[NT]	[NT]	LCS-9	21/05/2014
Arsenic	mg/kg	4	Metals-020 ICP-AES	<4	[NT]	[NT]	LCS-9	95%
Cadmium	mg/kg	0.4	Metals-020 ICP-AES	<0.4	[NT]	[NT]	LCS-9	102%
Chromium	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-9	101%
Copper	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-9	101%
Lead	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-9	97%
Mercury	mg/kg	0.1	Metals-021 CV-AAS	<0.1	[NT]	[NT]	LCS-9	114%
Nickel	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-9	100%
Zinc	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-9	101%

Client Reference: 73992, Granville

QUALITYCONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Miscellaneous Inorg - soil						Base II Duplicate II %RPD		
Date prepared	-			22/05/2014	110145-1	21/05/2014 21/05/2014	LCS-1	23/05/2014
Date analysed	-			22/05/2014	110145-1	21/05/2014 21/05/2014	LCS-1	23/05/2014
Total Cyanide	mg/kg	0.5	Inorg-014	<0.5	110145-1	<0.5 <0.5	LCS-1	115%
pH 1:5 soil:water	pH Units		Inorg-001	[NT]	[NT]	[NT]	LCS-1	101%
Electrical Conductivity 1:5 soil:water	µS/cm	1	Inorg-002	[NT]	[NT]	[NT]	LCS-1	108%
Chloride, Cl 1:5 soil:water	mg/kg	10	Inorg-081	<10	[NT]	[NT]	LCS-1	105%
Sulphate, SO4 1:5 soil:water	mg/kg	10	Inorg-081	<10	[NT]	[NT]	LCS-1	97%
QUALITYCONTROL	UNITS	PQL	METHOD	Blank				
Moisture								
Date prepared	-			[NT]				
Date analysed	-			[NT]				
Moisture	%	0.1	Inorg-008	[NT]				
QUALITYCONTROL	UNITS	PQL	METHOD	Blank				
Asbestos ID - soils								
Date analysed	-			[NT]				
QUALITYCONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
sPOCAS field test						Base II Duplicate II %RPD		
pH _F (field pH test)*	pH Units		Inorg-063	[NT]	[NT]	[NT]	LCS-1	98%
pH _{FOX} (field peroxide test)*	pH Units		Inorg-063	[NT]	[NT]	[NT]	[NR]	[NR]

Report Comments:

Asbestos-ID in soil: A portion of each of the supplied samples were sub-sampled for asbestos analysis according to Envirolab procedures. We cannot guarantee that these sub-samples are indicative of the entire samples. Envirolab recommends supplying 40-50g of sample in its own container.

Asbestos ID was analysed by Approved Identifier: Paul Ching
Asbestos ID was authorised by Approved Signatory: Paul Ching

INS: Insufficient sample for this test
NA: Test not required
<: Less than

PQL: Practical Quantitation Limit
RPD: Relative Percent Difference
>: Greater than

NT: Not tested
NA: Test not required
LCS: Laboratory Control Sample

Quality Control Definitions

Blank: This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.

Duplicate: This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.

Matrix Spike: A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

LCS (Laboratory Control Sample): This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

Surrogate Spike: Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics and 10-140% for SVOC and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

CHAIN OF CUSTODY



Client: Douglas Partners Contact Person: Scott Easton Project Mgr: Scott Easton Sampler: Kelly McPhee Address: 96 Hermitage Road West Ryde NSW 2114 Phone: 9809 0666 Mob: 0412 795 391 Email: scott.easton@douglaspartners.com.au Prior Storage (Fridge, Esky, Shelf):		Project Number: 73992 Project Name: Granville PO No.: Lab Quote No.: Date results required: Standard Or choose: standard / same day / 1 day / 2 day / 3 day <i>Note: Inform lab in advance if urgent turnaround is required - surcharges apply</i> Report format: esdat / PDF / Excel Comments:		To: EnviroLab Services Contact Person: Aileen Hie Address: 12 Ashley Street Chatswood NSW 2068 Phone: 02 9910 6200 Fax: 02 9910 6201 Email: ahl@envirolab.com.au Laboratory Report No.: Lab Comments:									
Sample Information						Tests Required						Comments	
	Field Sample ID	Depth	Date sampled	Container Type	Type of sample	pH	Conductivity	Chloride	Sulphate	ASS screening	Combo 9A	Combo 3A	
1	BH1	0.3	19/05/2014	jar	S						X	X	
2	BH1	1	19/05/2014	jar	S	X	X	X	X	X			
3	BH1	1.45	19/05/2014	bag	S								
4	BH1	0.5	19/05/2014	bag	S								
5	BH1	4.45	19/05/2014	bag	S								
6	BH1	5.95	19/05/2014	bag	S								
7	BH1	7.45	19/05/2014	bag	S								
8	BH1	8.95	19/05/2014	bag	S	X	X	X	X	X			
9	BH3	0.3	19/05/2014	jar	S								
10	BH3	1	19/05/2014	jar	S								
11	BH3	1.45	19/05/2014	bag	S								
12	BH3	2.95	19/05/2014	bag	S								
13	BH5	0.1	19/05/2014	jar	S								
14	BH5	0.5	19/05/2014	jar	S								
15	D1		19/05/2014	jar	S								
16-17	D2		19/05/2014	jar	S								
Relinquished by: Douglas Partners Hand delivered / Courier (by whom): Condition of Sample at dispatch Cool or Ambient (circle): Temperature (if Applicable): Print Name: Kelly McPhee Date & Time: 20/5/14 12:30pm Signature:													
Sample Receipt Received by (Company): Kew Print Name: Kew Date & Time: 20/5/14 16:20 Signature:													
Lab use only: Samples Received: Cool or Ambient (circle one) Temperature Received at: (if applicable) Transported by: Hand delivered / courier													
													Page of

CERTIFICATE OF ANALYSIS

110145-A

Client:

Douglas Partners Pty Ltd
96 Hermitage Rd
West Ryde
NSW 2114

Attention: Scott Easton

Sample log in details:

Your Reference:	73992, Granville
No. of samples:	Additional Testing on 2 Soils
Date samples received / completed instructions received	20/05/14 / 28/05/14

Analysis Details:

Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.
Please refer to the last page of this report for any comments relating to the results.

Report Details:

Date results requested by: / Issue Date:	4/06/14 / 30/05/14
Date of Preliminary Report:	Not Issued

NATA accreditation number 2901. This document shall not be reproduced except in full.
Accredited for compliance with ISO/IEC 17025. **Tests not covered by NATA are denoted with *.**

Results Approved By:



Jacinta Hurst
Laboratory Manager

Metals in TCLP USEPA 1311			
Our Reference:	UNITS	110145-A-1	110145-A-9
Your Reference	-----	BH1	BH3
Depth	-----	0.3	0.3
Date Sampled		19/05/2014	19/05/2014
Type of sample		Soil	Soil
Date extracted	-	30/05/2014	30/05/2014
Date analysed	-	30/05/2014	30/05/2014
pH of soil for fluid# determ.	pH units	8.8	9.3
pH of soil for fluid # determ. (acid)	pH units	1.6	1.6
Extraction fluid used	-	1	1
pH of final Leachate	pH units	5.0	5.1
Lead in TCLP	mg/L	<0.03	0.2
Nickel in TCLP	mg/L	[NA]	0.07

Method ID	Methodology Summary
Inorg-004	Toxicity Characteristic Leaching Procedure (TCLP) using AS 4439 and USEPA 1311 and in house method INORG-004.
EXTRACT.7	Toxicity Characteristic Leaching Procedure (TCLP).
Inorg-001	pH - Measured using pH meter and electrode in accordance with APHA 22nd ED, 4500-H+. Please note that the results for water analyses are indicative only, as analysis outside of the APHA storage times.
Metals-020 ICP-AES	Determination of various metals by ICP-AES.

Client Reference: 73992, Granville

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Metals in TCLP USEPA1311						Base II Duplicate II %RPD		
Date extracted	-			30/05/2014	[NT]	[NT]	LCS-W1	30/05/2014
Date analysed	-			30/05/2014	[NT]	[NT]	LCS-W1	30/05/2014
Lead in TCLP	mg/L	0.03	Metals-020 ICP-AES	<0.03	[NT]	[NT]	LCS-W1	84%
Nickel in TCLP	mg/L	0.02	Metals-020 ICP-AES	<0.02	[NT]	[NT]	LCS-W1	86%

Report Comments:

Asbestos ID was analysed by Approved Identifier:	Not applicable for this job
Asbestos ID was authorised by Approved Signatory:	Not applicable for this job

INS: Insufficient sample for this test	PQL: Practical Quantitation Limit	NT: Not tested
NA: Test not required	RPD: Relative Percent Difference	NA: Test not required
<: Less than	>: Greater than	LCS: Laboratory Control Sample

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Aileen Hie

From: Jessica Little [Jessica.Little@douglaspartners.com.au]
Sent: Wednesday, 28 May 2014 9:05 AM
To: Aileen Hie
Cc: Scott Easton
Subject: TCLP request, 110145

Hey Aileen,

Can I please arrange TCLP analysis on the following for 110145;

BH1_0.3 TCLP Lead
BH3_0.3 TCLP Lead and Nickel

Standard Turnaround.

Thanks in advance!

Enviro lab ref: 110145A

Due: 4/6/14

Std +1A.

Jessica Little | Environmental Scientist
Douglas Partners Pty Ltd | ABN 75 053 980 117 | www.douglaspartners.com.au
96 Hermitage Road West Ryde NSW 2114 | PO Box 472 West Ryde NSW 1685
P: 02 9809 0666 | F: 02 9809 4095 | E: Jessica.Little@douglaspartners.com.au

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CERTIFICATE OF ANALYSIS

110380

Client:

Douglas Partners Pty Ltd
96 Hermitage Rd
West Ryde
NSW 2114

Attention: Kelly McPhee

Sample log in details:

Your Reference:	<u>73992, Granville</u>
No. of samples:	8 Soils
Date samples received / completed instructions received	23/05/2014 / 23/05/2014

Analysis Details:

Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Please refer to the last page of this report for any comments relating to the results.

Report Details:

Date results requested by: / Issue Date:	30/05/14 / 30/05/14
Date of Preliminary Report:	Not Issued

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Results Approved By:



Jacinta Hurst
Laboratory Manager

vTRH(C6-C10)/BTEXN in Soil					
Our Reference:	UNITS	110380-1	110380-5	110380-7	110380-8
Your Reference	-----	BH2	BH4	TS	TB
Depth	-----	0.5	0.1	-	-
Date Sampled		21/05/2014	21/05/2014	21/05/2014	21/05/2014
Type of sample		Soil	Soil	Soil	Soil
Date extracted	-	26/05/2014	26/05/2014	26/05/2014	26/05/2014
Date analysed	-	26/05/2014	26/05/2014	26/05/2014	26/05/2014
TRHC ₆ - C ₉	mg/kg	<25	<25	[NA]	[NA]
TRHC ₆ - C ₁₀	mg/kg	<25	<25	[NA]	[NA]
vTPHC ₆ - C ₁₀ less BTEX (F1)	mg/kg	<25	<25	[NA]	[NA]
Benzene	mg/kg	<0.2	<0.2	102%	<0.2
Toluene	mg/kg	<0.5	<0.5	102%	<0.5
Ethylbenzene	mg/kg	<1	<1	102%	<1
m+p-xylene	mg/kg	<2	<2	102%	<2
o-Xylene	mg/kg	<1	<1	102%	<1
naphthalene	mg/kg	<1	<1	[NA]	[NA]
Surrogate aaa-Trifluorotoluene	%	91	100	102	112

svTRH (C10-C40) in Soil			
Our Reference:	UNITS	110380-1	110380-5
Your Reference	-----	BH2	BH4
Depth	-----	0.5	0.1
Date Sampled		21/05/2014	21/05/2014
Type of sample		Soil	Soil
Date extracted	-	26/05/2014	26/05/2014
Date analysed	-	27/05/2014	27/05/2014
TRHC ₁₀ - C ₁₄	mg/kg	<50	<50
TRHC ₁₅ - C ₂₈	mg/kg	<100	<100
TRHC ₂₉ - C ₃₆	mg/kg	<100	<100
TRH>C ₁₀ -C ₁₆	mg/kg	<50	<50
TRH>C ₁₀ - C ₁₆ less Naphthalene (F2)	mg/kg	<50	<50
TRH>C ₁₆ -C ₃₄	mg/kg	<100	<100
TRH>C ₃₄ -C ₄₀	mg/kg	<100	<100
Surrogate o-Terphenyl	%	78	80

PAHs in Soil Our Reference: Your Reference Depth Date Sampled Type of sample	UNITS ----- -----	110380-1 BH2 0.5 21/05/2014 Soil	110380-5 BH4 0.1 21/05/2014 Soil
Date extracted	-	26/05/2014	26/05/2014
Date analysed	-	27/05/2014	27/05/2014
Naphthalene	mg/kg	<0.1	<0.1
Acenaphthylene	mg/kg	<0.1	<0.1
Acenaphthene	mg/kg	<0.1	<0.1
Fluorene	mg/kg	<0.1	<0.1
Phenanthrene	mg/kg	0.2	<0.1
Anthracene	mg/kg	<0.1	<0.1
Fluoranthene	mg/kg	0.6	0.1
Pyrene	mg/kg	0.6	0.1
Benzo(a)anthracene	mg/kg	0.4	<0.1
Chrysene	mg/kg	0.3	<0.1
Benzo(b+k)fluoranthene	mg/kg	0.7	<0.2
Benzo(a)pyrene	mg/kg	0.41	0.07
Indeno(1,2,3-c,d)pyrene	mg/kg	0.2	<0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1	<0.1
Benzo(g,h,i)perylene	mg/kg	0.2	<0.1
Benzo(a)pyrene TEQ NEPM B1	mg/kg	1.0	<0.5
Total +ve PAH's	mg/kg	3.7	0.33
Surrogate p-Terphenyl-d14	%	113	108

Organochlorine Pesticides in soil			
Our Reference:	UNITS	110380-1	110380-5
Your Reference	-----	BH2	BH4
Depth	-----	0.5	0.1
Date Sampled		21/05/2014	21/05/2014
Type of sample		Soil	Soil
Date extracted	-	26/05/2014	26/05/2014
Date analysed	-	26/05/2014	26/05/2014
HCB	mg/kg	<0.1	<0.1
alpha-BHC	mg/kg	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1
Surrogate TCMX	%	86	84

PCBs in Soil			
Our Reference:	UNITS	110380-1	110380-5
Your Reference	-----	BH2	BH4
Depth	-----	0.5	0.1
Date Sampled		21/05/2014	21/05/2014
Type of sample		Soil	Soil
Date extracted	-	26/05/2014	26/05/2014
Date analysed	-	26/05/2014	26/05/2014
Arochlor 1016	mg/kg	<0.1	<0.1
Arochlor 1221	mg/kg	<0.1	<0.1
Arochlor 1232	mg/kg	<0.1	<0.1
Arochlor 1242	mg/kg	<0.1	<0.1
Arochlor 1248	mg/kg	<0.1	<0.1
Arochlor 1254	mg/kg	<0.1	<0.1
Arochlor 1260	mg/kg	<0.1	<0.1
Surrogate TCLMX	%	86	84

Total Phenolics in Soil			
Our Reference:	UNITS	110380-1	110380-5
Your Reference	-----	BH2	BH4
Depth	-----	0.5	0.1
Date Sampled		21/05/2014	21/05/2014
Type of sample		Soil	Soil
Date extracted	-	27/05/2014	27/05/2014
Date analysed	-	27/05/2014	27/05/2014
Total Phenolics (as Phenol)	mg/kg	<5	<5

Acid Extractable metals in soil			
Our Reference:	UNITS	110380-1	110380-5
Your Reference	-----	BH2	BH4
Depth	-----	0.5	0.1
Date Sampled		21/05/2014	21/05/2014
Type of sample		Soil	Soil
Date digested	-	26/05/2014	26/05/2014
Date analysed	-	26/05/2014	26/05/2014
Arsenic	mg/kg	6	<4
Cadmium	mg/kg	<0.4	0.9
Chromium	mg/kg	13	10
Copper	mg/kg	33	21
Lead	mg/kg	220	120
Mercury	mg/kg	0.4	<0.1
Nickel	mg/kg	5	7
Zinc	mg/kg	150	99

sPOCAS field test					
Our Reference:	UNITS	110380-2	110380-3	110380-4	110380-6
Your Reference	-----	BH2	BH2	BH2	BH4
Depth	-----	1.45	2.95	4.45	1.45
Date Sampled		21/05/2014	21/05/2014	21/05/2014	21/05/2014
Type of sample		Soil	Soil	Soil	Soil
pH _F (field pH test)*	pH Units	7.9	7.7	7.5	5.1
pH _{Fox} (field peroxide test)*	pH Units	4.7	8.0	6.1	3.9
Reaction Rate*	-	Slight	Slight	Slight	Slight

Miscellaneous Inorg - soil			
Our Reference:	UNITS	110380-1	110380-5
Your Reference	-----	BH2	BH4
Depth	-----	0.5	0.1
Date Sampled		21/05/2014	21/05/2014
Type of sample		Soil	Soil
Date prepared	-	27/05/2014	27/05/2014
Date analysed	-	27/05/2014	27/05/2014
Total Cyanide	mg/kg	<0.5	<0.5

Moisture				
Our Reference:	UNITS	110380-1	110380-5	110380-8
Your Reference	-----	BH2	BH4	TB
Depth	-----	0.5	0.1	-
Date Sampled		21/05/2014	21/05/2014	21/05/2014
Type of sample		Soil	Soil	Soil
Date prepared	-	26/05/2014	26/05/2014	26/05/2014
Date analysed	-	27/05/2014	27/05/2014	27/05/2014
Moisture	%	21	13	0.1

Asbestos ID - soils			
Our Reference:	UNITS	110380-1	110380-5
Your Reference:	-----	BH2	BH4
Depth	-----	0.5	0.1
Date Sampled		21/05/2014	21/05/2014
Type of sample		Soil	Soil
Date analysed	-	29/05/2014	29/05/2014
Sample mass tested	g	Approx 40g	Approx 40g
Sample Description	-	Brown fine-grained soil & rocks	Brown fine-grained soil & rocks
Asbestos ID in soil	-	No asbestos detected at reporting limit of 0.1g/kg	No asbestos detected at reporting limit of 0.1g/kg
Trace Analysis	-	No respirable fibres detected	No respirable fibres detected

Method ID	Methodology Summary
Org-016	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.
Org-014	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS.
Org-003	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
Org-012 subset	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS. Benzo(a)pyrene TEQ as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater - 2013.
Org-005	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC with dual ECD's.
Org-006	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD.
Inorg-031	Total Phenolics by segmented flow analyser (in line distillation with colourimetric finish). Solids are extracted in a caustic media prior to analysis.
Metals-020 ICP-AES	Determination of various metals by ICP-AES.
Metals-021 CV-AAS	Determination of Mercury by Cold Vapour AAS.
Inorg-063	pH- measured using pH meter and electrode. Soil is oxidised with Hydrogen Peroxide or extracted with water. Based on section H, Acid Sulfate Soils Laboratory Methods Guidelines, Version 2.1 - June 2004. To ensure accurate results these tests are recommended to be done in the field as pH may change with time thus these results may not be representative of true field conditions.
Inorg-014	Cyanide - free, total, weak acid dissociable by segmented flow analyser (in line dialysis with colourimetric finish). Solids are extracted in a caustic media prior to analysis.
Inorg-008	Moisture content determined by heating at 105+/-5 deg C for a minimum of 12 hours.
ASB-001	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
vTRH(C6-C10)/BTEXN in Soil						Base II Duplicate II %RPD		
Date extracted	-			26/05/2014	[NT]	[NT]	LCS-2	26/05/2014
Date analysed	-			26/05/2014	[NT]	[NT]	LCS-2	26/05/2014
TRHC ₆ - C ₉	mg/kg	25	Org-016	<25	[NT]	[NT]	LCS-2	101%
TRHC ₆ - C ₁₀	mg/kg	25	Org-016	<25	[NT]	[NT]	LCS-2	101%
Benzene	mg/kg	0.2	Org-016	<0.2	[NT]	[NT]	LCS-2	120%
Toluene	mg/kg	0.5	Org-016	<0.5	[NT]	[NT]	LCS-2	99%
Ethylbenzene	mg/kg	1	Org-016	<1	[NT]	[NT]	LCS-2	95%
m+p-xylene	mg/kg	2	Org-016	<2	[NT]	[NT]	LCS-2	96%
o-Xylene	mg/kg	1	Org-016	<1	[NT]	[NT]	LCS-2	96%
naphthalene	mg/kg	1	Org-014	<1	[NT]	[NT]	[NR]	[NR]
Surrogate aaa-Trifluorotoluene	%		Org-016	108	[NT]	[NT]	LCS-2	104%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
svTRH (C10-C40) in Soil						Base II Duplicate II %RPD		
Date extracted	-			26/05/2014	[NT]	[NT]	LCS-2	26/05/2014
Date analysed	-			27/05/2014	[NT]	[NT]	LCS-2	27/05/2014
TRHC ₁₀ - C ₁₄	mg/kg	50	Org-003	<50	[NT]	[NT]	LCS-2	105%
TRHC ₁₅ - C ₂₈	mg/kg	100	Org-003	<100	[NT]	[NT]	LCS-2	113%
TRHC ₂₈ - C ₃₆	mg/kg	100	Org-003	<100	[NT]	[NT]	LCS-2	103%
TRH>C ₁₀ -C ₁₆	mg/kg	50	Org-003	<50	[NT]	[NT]	LCS-2	105%
TRH>C ₁₆ -C ₃₄	mg/kg	100	Org-003	<100	[NT]	[NT]	LCS-2	113%
TRH>C ₃₄ -C ₄₀	mg/kg	100	Org-003	<100	[NT]	[NT]	LCS-2	103%
Surrogate o-Terphenyl	%		Org-003	84	[NT]	[NT]	LCS-2	96%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
PAHs in Soil						Base II Duplicate II %RPD		
Date extracted	-			26/05/2014	[NT]	[NT]	LCS-2	26/05/2014
Date analysed	-			27/05/2014	[NT]	[NT]	LCS-2	27/05/2014
Naphthalene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-2	98%
Acenaphthylene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Acenaphthene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Fluorene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-2	102%
Phenanthrene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-2	99%
Anthracene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Fluoranthene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-2	98%

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
PAHs in Soil						Base II Duplicate II %RPD		
Pyrene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-2	102%
Benzo(a)anthracene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Chrysene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	LCS-2	98%
Benzo(b+k)fluoranthene	mg/kg	0.2	Org-012 subset	<0.2	[NT]	[NT]	[NR]	[NR]
Benzo(a)pyrene	mg/kg	0.05	Org-012 subset	<0.05	[NT]	[NT]	LCS-2	105%
Indeno(1,2,3-c,d)pyrene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Dibenzo(a,h)anthracene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Benzo(g,h,i)perylene	mg/kg	0.1	Org-012 subset	<0.1	[NT]	[NT]	[NR]	[NR]
Surrogate p-Terphenyl-d14	%		Org-012 subset	106	[NT]	[NT]	LCS-2	113%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Organochlorine Pesticides in soil						Base II Duplicate II %RPD		
Date extracted	-			26/05/2014	[NT]	[NT]	LCS-2	26/05/2014
Date analysed	-			26/05/2014	[NT]	[NT]	LCS-2	26/05/2014
HCB	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
alpha-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-2	91%
gamma-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
beta-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-2	81%
Heptachlor	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-2	103%
delta-BHC	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Aldrin	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-2	107%
Heptachlor Epoxide	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-2	131%
gamma-Chlordane	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
alpha-chlordane	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Endosulfan I	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
pp-DDE	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-2	111%
Dieldrin	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-2	102%
Endrin	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-2	95%
pp-DDD	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-2	112%
Endosulfan II	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
pp-DDT	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Endrin Aldehyde	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Endosulfan Sulphate	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	LCS-2	110%
Methoxychlor	mg/kg	0.1	Org-005	<0.1	[NT]	[NT]	[NR]	[NR]
Surrogate TCMX	%		Org-005	88	[NT]	[NT]	LCS-2	91%

Client Reference: 73992, Granville

QUALITYCONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
PCBs in Soil						Base II Duplicate II %RPD		
Date extracted	-			26/05/2014	[NT]	[NT]	LCS-2	26/05/2014
Date analysed	-			26/05/2014	[NT]	[NT]	LCS-2	26/05/2014
Arochlor 1016	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1221	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1232	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1242	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1248	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Arochlor 1254	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	LCS-2	117%
Arochlor 1260	mg/kg	0.1	Org-006	<0.1	[NT]	[NT]	[NR]	[NR]
Surrogate TCLMX	%		Org-006	88	[NT]	[NT]	LCS-2	93%
QUALITYCONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Total Phenolics in Soil						Base II Duplicate II %RPD		
Date extracted	-			23/05/2014	[NT]	[NT]	LCS-1	23/05/2014
Date analysed	-			23/05/2014	[NT]	[NT]	LCS-1	23/05/2014
Total Phenolics (as Phenol)	mg/kg	5	Inorg-031	<5	[NT]	[NT]	LCS-1	102%
QUALITYCONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Acid Extractable metals in soil						Base II Duplicate II %RPD		
Date digested	-			26/05/2014	[NT]	[NT]	LCS-6	26/05/2014
Date analysed	-			26/05/2014	[NT]	[NT]	LCS-6	26/05/2014
Arsenic	mg/kg	4	Metals-020 ICP-AES	<4	[NT]	[NT]	LCS-6	96%
Cadmium	mg/kg	0.4	Metals-020 ICP-AES	<0.4	[NT]	[NT]	LCS-6	104%
Chromium	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-6	102%
Copper	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-6	103%
Lead	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-6	98%
Mercury	mg/kg	0.1	Metals-021 CV-AAS	<0.1	[NT]	[NT]	LCS-6	84%
Nickel	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-6	101%
Zinc	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-6	99%

Client Reference: 73992, Granville

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
sPOCAS field test						Base II Duplicate II %RPD		
pH _F (field pH test)*	pH Units		Inorg-063	[NT]	[NT]	[NT]	LCS-1	101%
pH _{Fox} (field peroxide test)*	pH Units		Inorg-063	[NT]	[NT]	[NT]	[NR]	[NR]
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Miscellaneous Inorg - soil						Base II Duplicate II %RPD		
Date prepared	-			23/05/2014	[NT]	[NT]	LCS-1	23/05/2014
Date analysed	-			23/05/2014	[NT]	[NT]	LCS-1	23/05/2014
Total Cyanide	mg/kg	0.5	Inorg-014	<0.5	[NT]	[NT]	LCS-1	115%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank				
Moisture								
Date prepared	-			[NT]				
Date analysed	-			[NT]				
Moisture	%	0.1	Inorg-008	[NT]				
QUALITY CONTROL	UNITS	PQL	METHOD	Blank				
Asbestos ID - soils								
Date analysed	-			[NT]				

Report Comments:

Asbestos: A portion of the supplied sample was sub-sampled for asbestos analysis according to Envirolab procedures. We cannot guarantee that this sub-sample is indicative of the entire sample. Envirolab recommends supplying 40-50g of sample in its own container.

Asbestos ID was analysed by Approved Identifier: Paul Ching
Asbestos ID was authorised by Approved Signatory: Paul Ching

INS: Insufficient sample for this test
NA: Test not required
<: Less than

PQL: Practical Quantitation Limit
RPD: Relative Percent Difference
>: Greater than

NT: Not tested
NA: Test not required
LCS: Laboratory Control Sample

Quality Control Definitions

Blank: This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.

Duplicate: This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.

Matrix Spike: A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

LCS (Laboratory Control Sample): This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

Surrogate Spike: Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics and 10-140% for SVOC and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

CHAIN OF CUSTODY



Client: Douglas Partners Contact Person: Scott Easton Project Mgr: Scott Easton Sampler: Kelly McPhee Address: 96 Hermitage Road West Ryde NSW 2114				Project Number: 73992 Project Name: Granville PO No.: Lab Quote No.: Date results required: Standard Or choose: standard / same day / 1 day / 2 day / 3 day <i>Note: Inform lab in advance if urgent turnaround is required - surcharges apply</i> Report format: esdat / PDF / Excel				To: Envirolab Services Contact Person: Aileen Hie Address: 12 Ashley Street Chatswood NSW 2068 Phone: 02 9910 6200 Fax: 02 9910 6201 Email: ahe@envirolab.com.au Laboratory Report No: Lab Comments:									
Phone: 9809 0666 Mob: 0412 795 391 Email: scott.easton@douglaspartners.com.au Prior Storage (Fridge, Esky, Shelf): fridge/freezer				Comments:													
Sample Information								Tests Required								Comments	
Field Sample ID	Depth	Date sampled	Container Type	Type of sample	ASS screening	Combo 9A											
1	BH2	21/05/2014	jar	S		X											
2	BH2	21/05/2014	bag	S	X												
3	BH2	21/05/2014	bag	S	X												
4	BH2	21/05/2014	bag	S	X												
5	BH4	0.1	jar	S		X											
6	BH4	1.45	bag	S	X												
7	TS																
8	TB																
Relinquished by: Douglas Partners Hand delivered / Courier (by whom): Condition of Sample at dispatch Cool or Ambient (circle): Temperature (if Applicable): Print Name: Kelly McPhee Date & Time: 23/05/2014 1:30pm Signature:								Sample Receipt Received by (Company): ELS Print Name: Lara Date & Time: 23.05.14 15:30 Signature:								Lab use only: Samples Received: Cool or Ambient (circle one) Temperature Received at: (if applicable) Transported by: Hand delivered / courier	

Envirolab Services
 12 Ashley St
 Chatswood NSW 2067
 Ph: (02) 9910 6200
 Job No: 110380

Date Received: 23.05.14
 Time Received: 15:30
 Received by: Lara
 Temp: Cool Ambient
 Cooling: Ice pack
 Security: Intact / Broken / None

CERTIFICATE OF ANALYSIS

110380-A

Client:

Douglas Partners Pty Ltd
96 Hermitage Rd
West Ryde
NSW 2114

Attention: Kelly McPhee

Sample log in details:

Your Reference:	73992, Granville
No. of samples:	Additional testing on 2 soils
Date samples received / completed instructions received	23/05/2014 / 02/06/14

Analysis Details:

Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.
Please refer to the last page of this report for any comments relating to the results.

Report Details:

Date results requested by: / Issue Date:	10/06/14 / 5/06/14
Date of Preliminary Report:	Not Issued

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Accredited for compliance with ISO/IEC 17025. **Tests not covered by NATA are denoted with *.**

Results Approved By:



Jacinta Hurst
Laboratory Manager

Metals in TCLP USEPA 1311			
Our Reference:	UNITS	110380-A-1	110380-A-5
Your Reference	-----	BH2	BH4
Depth	-----	0.5	0.1
Date Sampled		21/05/2014	21/05/2014
Type of sample		Soil	Soil
Date extracted	-	04/06/2014	04/06/2014
Date analysed	-	05/06/2014	05/06/2014
pH of soil for fluid# determ.	pH units	8.6	9.6
pH of soil for fluid # determ. (acid)	pH units	1.5	1.5
Extraction fluid used	-	1	1
pH of final Leachate	pH units	5.0	6.3
Lead in TCLP	mg/L	0.3	<0.03

Method ID	Methodology Summary
Inorg-004	Toxicity Characteristic Leaching Procedure (TCLP) using AS 4439 and USEPA 1311 and in house method INORG-004.
EXTRACT.7	Toxicity Characteristic Leaching Procedure (TCLP).
Inorg-001	pH - Measured using pH meter and electrode in accordance with APHA 22nd ED, 4500-H+. Please note that the results for water analyses are indicative only, as analysis outside of the APHA storage times.
Metals-020 ICP-AES	Determination of various metals by ICP-AES.

Client Reference: 73992, Granville

QUALITY CONTROL Metals in TCLP USEPA1311	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results Base Duplicate %RPD	Spike Sm#	Spike % Recovery
Date extracted	-			04/06/2014	110380-A-1	04/06/2014 [N/T]	LCS-2	04/06/2014
Date analysed	-			04/06/2014	110380-A-1	05/06/2014 [N/T]	LCS-2	04/06/2014
Lead in TCLP	mg/L	0.03	Metals-020 ICP-AES	<0.03	110380-A-1	0.3 0.3 RPD: 0	LCS-2	99%
QUALITY CONTROL Metals in TCLP USEPA1311	UNITS	Dup. Sm#		Duplicate Base + Duplicate + %RPD		Spike Sm#	Spike % Recovery	
Date extracted	-	[NT]		[NT]		110380-A-5	04/06/2014	
Date analysed	-	[NT]		[NT]		110380-A-5	04/06/2014	
Lead in TCLP	mg/L	[NT]		[NT]		110380-A-5	93%	

Report Comments:

Asbestos ID was analysed by Approved Identifier:	Not applicable for this job
Asbestos ID was authorised by Approved Signatory:	Not applicable for this job

INS: Insufficient sample for this test	PQL: Practical Quantitation Limit	NT: Not tested
NA: Test not required	RPD: Relative Percent Difference	NA: Test not required
<: Less than	>: Greater than	LCS: Laboratory Control Sample

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Aileen Hie

From: Jessica Little [Jessica.Little@douglaspartners.com.au]
Sent: Monday, 2 June 2014 10:27 AM
To: Nancy Zhang
Cc: Scott Easton; Aileen Hie
Subject: RE: Results for registration '110380 - 73992, Granville'

Hey Nancy,

Can I please organise TCLP on Standard Turn-around for the following:

BH2_0.5 for Lead -1
BH4_0.1 for Lead -5

110380A
std = 1A
due 10/6

Thanks in advance,

Jessica Little | Environmental Scientist Douglas Partners Pty Ltd | ABN 75 053 980 117 |
www.douglaspartners.com.au
96 Hermitage Road West Ryde NSW 2114 | PO Box 472 West Ryde NSW 1685
P: 02 9809 0666 | F: 02 9809 4095 | E: Jessica.Little@douglaspartners.com.au

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-----Original Message-----

From: Scott Easton
Sent: Friday, 30 May 2014 5:33 PM
To: Jessica Little
Subject: FW: Results for registration '110380 - 73992, Granville'

Scott Easton | Snr Associate / Geotechnical Engineer Douglas Partners Pty Ltd | ABN 75 053 980 117 | www.douglaspartners.com.au
96 Hermitage Road West Ryde NSW 2114 | PO Box 472 West Ryde NSW 1685
P: 02 8878 0684 | F: 02 9809 4095 | M: 0412 795 391 | E: Scott.Easton@douglaspartners.com.au

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-----Original Message-----

From: Nancy Zhang [<mailto:NZhang@envirolab.com.au>]
Sent: Friday, 30 May 2014 5:23 PM
To: Scott Easton; Rob Dobinson
Subject: Results for registration '110380 - 73992, Granville'

Please refer to attached for:
a copy of the Certificate of Analysis
a copy of the COC
an excel file containing the results

Please note that a hard copy will not be posted.

Enquiries should be made directly to:

Jacinta Hurst on jhurst@envirolabservices.com.au or David Springer on dspringer@envirolabservices.com.au

or

Tania Notaras on tnotaras@envirolabservices.com.au

Regards

Envirolab Services

12 Ashley St Chatswood NSW 2067

ph 02 9910 6200 fax 02 9910 6201

www.envirolabservices.com.au

Regards,

Nancy Zhang | Organics Section Supervisor | Envirolab Services Pty Ltd

Great Chemistry.Great Service

12 Ashley Street Chatswood NSW 2067

T 612 9910 6200 F 612 9910 6201

nzhang@envirolab.com.au | www.envirolab.com.au

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it to spam@websense.com

CERTIFICATE OF ANALYSIS

110893

Client:

Douglas Partners Pty Ltd
96 Hermitage Rd
West Ryde
NSW 2114

Attention: Jessica Little

Sample log in details:

Your Reference:	<u>73992.01, Granville - Groundwater</u>
No. of samples:	5 waters
Date samples received / completed instructions received	03/06/14 / 03/06/14

Analysis Details:

Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.
Please refer to the last page of this report for any comments relating to the results.

Report Details:

Date results requested by: / Issue Date: 11/06/14 / 10/06/14
Date of Preliminary Report: Not Issued
NATA accreditation number 2901. This document shall not be reproduced except in full.
Accredited for compliance with ISO/IEC 17025. **Tests not covered by NATA are denoted with *.**

Results Approved By:



Jacinta Hurst
Laboratory Manager

VOCs in water Our Reference: Your Reference Type of sample	UNITS ----- -----	110893-1 42EAST Water	110893-2 10EAST Water
Date extracted	-	06/06/2014	06/06/2014
Date analysed	-	09/06/2014	09/06/2014
Dichlorodifluoromethane	µg/L	<10	<10
Chloromethane	µg/L	<10	<10
Vinyl Chloride	µg/L	<10	<10
Bromomethane	µg/L	<10	<10
Chloroethane	µg/L	<10	<10
Trichlorofluoromethane	µg/L	<10	<10
1,1-Dichloroethene	µg/L	<1	<1
Trans-1,2-dichloroethene	µg/L	<1	<1
1,1-dichloroethane	µg/L	<1	<1
Cis-1,2-dichloroethene	µg/L	<1	<1
Bromochloromethane	µg/L	<1	<1
Chloroform	µg/L	3	<1
2,2-dichloropropane	µg/L	<1	<1
1,2-dichloroethane	µg/L	<1	<1
1,1,1-trichloroethane	µg/L	<1	<1
1,1-dichloropropene	µg/L	<1	<1
Cyclohexane	µg/L	12	<1
Carbon tetrachloride	µg/L	<1	<1
Benzene	µg/L	4	<1
Dibromomethane	µg/L	<1	<1
1,2-dichloropropane	µg/L	<1	<1
Trichloroethene	µg/L	<1	<1
Bromodichloromethane	µg/L	<1	<1
trans-1,3-dichloropropene	µg/L	<1	<1
cis-1,3-dichloropropene	µg/L	<1	<1
1,1,2-trichloroethane	µg/L	<1	<1
Toluene	µg/L	42	<1
1,3-dichloropropane	µg/L	<1	<1
Dibromochloromethane	µg/L	<1	<1
1,2-dibromoethane	µg/L	<1	<1
Tetrachloroethene	µg/L	<1	<1
1,1,1,2-tetrachloroethane	µg/L	<1	<1
Chlorobenzene	µg/L	<1	<1
Ethylbenzene	µg/L	2	<1
Bromoform	µg/L	<1	<1
m+p-xylene	µg/L	27	<2
Styrene	µg/L	<1	<1
1,1,2,2-tetrachloroethane	µg/L	<1	<1
o-xylene	µg/L	9	<1
1,2,3-trichloropropane	µg/L	<1	<1
Isopropylbenzene	µg/L	<1	<1

VOCs in water Our Reference: Your Reference Type of sample	UNITS ----- -----	110893-1 42EAST Water	110893-2 10EAST Water
Bromobenzene	µg/L	<1	<1
n-propyl benzene	µg/L	<1	<1
2-chlorotoluene	µg/L	<1	<1
4-chlorotoluene	µg/L	<1	<1
1,3,5-trimethyl benzene	µg/L	3	<1
Tert-butyl benzene	µg/L	<1	<1
1,2,4-trimethyl benzene	µg/L	7	<1
1,3-dichlorobenzene	µg/L	<1	<1
Sec-butyl benzene	µg/L	5	<1
1,4-dichlorobenzene	µg/L	<1	<1
4-isopropyl toluene	µg/L	<1	<1
1,2-dichlorobenzene	µg/L	<1	<1
n-butyl benzene	µg/L	<1	<1
1,2-dibromo-3-chloropropane	µg/L	<1	<1
1,2,4-trichlorobenzene	µg/L	<1	<1
Hexachlorobutadiene	µg/L	<1	<1
1,2,3-trichlorobenzene	µg/L	<1	<1
Surrogate Dibromofluoromethane	%	114	116
Surrogate toluene-d8	%	98	101
Surrogate 4-BFB	%	96	88

vTRH(C6-C10)/BTEXN in Water Our Reference: Your Reference Type of sample	UNITS ----- -----	110893-1 42EAST Water	110893-2 10EAST Water	110893-3 BD1/30614 Water	110893-4 TS Water	110893-5 TB Water
Date extracted	-	04/06/2014	04/06/2014	04/06/2014	04/06/2014	04/06/2014
Date analysed	-	04/06/2014	04/06/2014	04/06/2014	04/06/2014	04/06/2014
TRHC ₆ - C ₉	µg/L	200	<10	210	[NA]	[NA]
TRHC ₆ - C ₁₀	µg/L	220	<10	220	[NA]	[NA]
TRHC ₆ - C ₁₀ less BTEX (F1)	µg/L	130	<10	[NA]	[NA]	[NA]
Benzene	µg/L	4	<1	[NA]	121%	<1
Toluene	µg/L	42	<1	[NA]	124%	<1
Ethylbenzene	µg/L	2	<1	[NA]	112%	<1
m+p-xylene	µg/L	27	<2	[NA]	113%	<2
o-xylene	µg/L	9	<1	[NA]	114%	<1
Naphthalene	µg/L	2	<1	[NA]	[NA]	[NA]
Surrogate Dibromofluoromethane	%	114	116	114	100	98
Surrogate toluene-d8	%	98	101	98	102	99
Surrogate 4-BFB	%	96	88	98	106	104

svTRH (C10-C40) in Water Our Reference: Your Reference Type of sample	UNITS ----- -----	110893-1 42EAST Water	110893-2 10EAST Water	110893-3 BD1/30614 Water
Date extracted	-	04/06/2014	04/06/2014	04/06/2014
Date analysed	-	05/06/2014	05/06/2014	05/06/2014
TRHC ₁₀ - C ₁₄	µg/L	<50	<50	<50
TRHC ₁₅ - C ₂₈	µg/L	<100	<100	<100
TRHC ₂₉ - C ₃₆	µg/L	<100	<100	<100
TRH>C ₁₀ - C ₁₆	µg/L	<50	<50	<50
TRH>C ₁₀ - C ₁₆ less Naphthalene (F2)	µg/L	<50	<50	[NA]
TRH>C ₁₆ - C ₃₄	µg/L	<100	<100	<100
TRH>C ₃₄ - C ₄₀	µg/L	<100	<100	<100
Surrogate o-Terphenyl	%	88	91	100

PAHs in Water Our Reference: Your Reference Type of sample	UNITS ----- -----	110893-1 42EAST Water	110893-2 10EAST Water	110893-3 BD1/30614 Water
Date extracted	-	5/06/2014	5/06/2014	5/06/2014
Date analysed	-	6/06/2014	6/06/2014	6/06/2014
Naphthalene	µg/L	<1	<1	<1
Acenaphthylene	µg/L	<1	<1	<1
Acenaphthene	µg/L	<1	<1	<1
Fluorene	µg/L	<1	<1	<1
Phenanthrene	µg/L	<1	<1	<1
Anthracene	µg/L	<1	<1	<1
Fluoranthene	µg/L	<1	<1	<1
Pyrene	µg/L	<1	<1	<1
Benzo(a)anthracene	µg/L	<1	<1	<1
Chrysene	µg/L	<1	<1	<1
Benzo(b+k)fluoranthene	µg/L	<2	<2	<2
Benzo(a)pyrene	µg/L	<1	<1	<1
Indeno(1,2,3-c,d)pyrene	µg/L	<1	<1	<1
Dibenzo(a,h)anthracene	µg/L	<1	<1	<1
Benzo(g,h,i)perylene	µg/L	<1	<1	<1
Benzo(a)pyrene TEQ	µg/L	<5	<5	<5
Total +ve PAH's	µg/L	NIL (+)VE	NIL (+)VE	NIL (+)VE
Surrogate p-Terphenyl-d14	%	110	88	100

OCP in water Our Reference: Your Reference Type of sample	UNITS ----- -----	110893-1 42EAST Water	110893-2 10EAST Water
Date extracted	-	04/06/2014	04/06/2014
Date analysed	-	06/06/2014	06/06/2014
HCB	µg/L	<0.2	<0.2
alpha-BHC	µg/L	<0.2	<0.2
gamma-BHC	µg/L	<0.2	<0.2
beta-BHC	µg/L	<0.2	<0.2
Heptachlor	µg/L	<0.2	<0.2
delta-BHC	µg/L	<0.2	<0.2
Aldrin	µg/L	<0.2	<0.2
Heptachlor Epoxide	µg/L	<0.2	<0.2
gamma-Chlordane	µg/L	<0.2	<0.2
alpha-Chlordane	µg/L	<0.2	<0.2
Endosulfan I	µg/L	<0.2	<0.2
pp-DDE	µg/L	<0.2	<0.2
Dieldrin	µg/L	<0.2	<0.2
Endrin	µg/L	<0.2	<0.2
pp-DDD	µg/L	<0.2	<0.2
Endosulfan II	µg/L	<0.2	<0.2
pp-DDT	µg/L	<0.2	<0.2
Endrin Aldehyde	µg/L	<0.2	<0.2
Endosulfan Sulphate	µg/L	<0.2	<0.2
Methoxychlor	µg/L	<0.2	<0.2
Surrogate TCMX	%	103	89

PCBs in Water Our Reference: Your Reference Type of sample	UNITS ----- -----	110893-1 42EAST Water	110893-2 10EAST Water
Date extracted	-	04/06/2014	04/06/2014
Date analysed	-	06/06/2014	06/06/2014
Arochlor 1016	µg/L	<2	<2
Arochlor 1221	µg/L	<2	<2
Arochlor 1232	µg/L	<2	<2
Arochlor 1242	µg/L	<2	<2
Arochlor 1248	µg/L	<2	<2
Arochlor 1254	µg/L	<2	<2
Arochlor 1260	µg/L	<2	<2
Surrogate TCLMX	%	103	89

Total Phenolics in Water			
Our Reference:	UNITS	110893-1	110893-2
Your Reference	-----	42EAST	10EAST
Type of sample	-----	Water	Water
Date extracted	-	04/06/2014	04/06/2014
Date analysed	-	04/06/2014	04/06/2014
Total Phenolics (as Phenol)	mg/L	<0.05	<0.05

HM in water - dissolved Our Reference: Your Reference Type of sample	UNITS ----- -----	110893-1 42EAST Water	110893-2 10EAST Water	110893-3 BD1/30614 Water
Date prepared	-	04/06/2014	04/06/2014	04/06/2014
Date analysed	-	04/06/2014	04/06/2014	04/06/2014
Arsenic-Dissolved	µg/L	2	<1	1
Cadmium-Dissolved	µg/L	0.1	<0.1	0.1
Chromium-Dissolved	µg/L	<1	<1	<1
Copper-Dissolved	µg/L	<1	<1	<1
Lead-Dissolved	µg/L	<1	<1	<1
Mercury-Dissolved	µg/L	<0.05	<0.05	<0.05
Nickel-Dissolved	µg/L	24	<1	23
Zinc-Dissolved	µg/L	46	16	48

Miscellaneous Inorganics			
Our Reference:	UNITS	110893-1	110893-2
Your Reference	-----	42EAST	10EAST
Type of sample	-----	Water	Water
Date prepared	-	04/06/2014	04/06/2014
Date analysed	-	04/06/2014	04/06/2014
Total Cyanide	mg/L	<0.004	<0.004

Method ID	Methodology Summary
Org-013	Water samples are analysed directly by purge and trap GC-MS.
Org-016	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.
Org-003	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
Org-012 subset	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS. Benzo(a)pyrene TEQ as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater - 2013.
Org-005	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC with dual ECD's.
Org-006	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD.
Inorg-031	Total Phenolics by segmented flow analyser (in line distillation with colourimetric finish). Solids are extracted in a caustic media prior to analysis.
Metals-022 ICP-MS	Determination of various metals by ICP-MS.
Metals-021 CV-AAS	Determination of Mercury by Cold Vapour AAS.
Inorg-014	Cyanide - free, total, weak acid dissociable by segmented flow analyser (in line dialysis with colourimetric finish). Solids are extracted in a caustic media prior to analysis.

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
VOCs in water						Base II Duplicate II %RPD		
Date extracted	-			06/06/2014	[NT]	[NT]	LCS-W1	06/06/2014
Date analysed	-			09/06/2014	[NT]	[NT]	LCS-W1	09/06/2014
Dichlorodifluoromethane	µg/L	10	Org-013	<10	[NT]	[NT]	[NR]	[NR]
Chloromethane	µg/L	10	Org-013	<10	[NT]	[NT]	[NR]	[NR]
Vinyl Chloride	µg/L	10	Org-013	<10	[NT]	[NT]	[NR]	[NR]
Bromomethane	µg/L	10	Org-013	<10	[NT]	[NT]	[NR]	[NR]
Chloroethane	µg/L	10	Org-013	<10	[NT]	[NT]	[NR]	[NR]
Trichlorofluoromethane	µg/L	10	Org-013	<10	[NT]	[NT]	[NR]	[NR]
1,1-Dichloroethene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Trans-1,2-dichloroethene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,1-dichloroethane	µg/L	1	Org-013	<1	[NT]	[NT]	LCS-W1	123%
Cis-1,2-dichloroethene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Bromochloromethane	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Chloroform	µg/L	1	Org-013	<1	[NT]	[NT]	LCS-W1	100%
2,2-dichloropropane	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,2-dichloroethane	µg/L	1	Org-013	<1	[NT]	[NT]	LCS-W1	97%
1,1,1-trichloroethane	µg/L	1	Org-013	<1	[NT]	[NT]	LCS-W1	96%
1,1-dichloropropene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Cyclohexane	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Carbon tetrachloride	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Benzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Dibromomethane	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,2-dichloropropane	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Trichloroethene	µg/L	1	Org-013	<1	[NT]	[NT]	LCS-W1	93%
Bromodichloromethane	µg/L	1	Org-013	<1	[NT]	[NT]	LCS-W1	97%
trans-1,3-dichloropropene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
cis-1,3-dichloropropene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,1,2-trichloroethane	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Toluene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,3-dichloropropane	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Dibromochloromethane	µg/L	1	Org-013	<1	[NT]	[NT]	LCS-W1	90%
1,2-dibromoethane	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Tetrachloroethene	µg/L	1	Org-013	<1	[NT]	[NT]	LCS-W1	79%
1,1,1,2-tetrachloroethane	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Chlorobenzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Ethylbenzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Bromoform	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
m+p-xylene	µg/L	2	Org-013	<2	[NT]	[NT]	[NR]	[NR]
Styrene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,1,2,2-tetrachloroethane	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
o-xylene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
VOCs in water						Base II Duplicate II %RPD		
1,2,3-trichloropropane	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Isopropylbenzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Bromobenzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
n-propyl benzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
2-chlorotoluene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
4-chlorotoluene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,3,5-trimethyl benzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Tert-butyl benzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,2,4-trimethyl benzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,3-dichlorobenzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Sec-butyl benzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,4-dichlorobenzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
4-isopropyl toluene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,2-dichlorobenzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
n-butyl benzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,2-dibromo-3-chloropropane	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,2,4-trichlorobenzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Hexachlorobutadiene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
1,2,3-trichlorobenzene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Surrogate	%		Org-013	111	[NT]	[NT]	LCS-W1	100%
Dibromofluoromethane								
Surrogate toluene-d8	%		Org-013	99	[NT]	[NT]	LCS-W1	94%
Surrogate 4-BFB	%		Org-013	91	[NT]	[NT]	LCS-W1	96%

Client Reference: 73992.01, Granville - Groundwater

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
vTRH(C6-C10)/BTEXN in Water						Base II Duplicate II %RPD		
Date extracted	-			04/06/2014	[NT]	[NT]	LCS-W1	04/06/2014
Date analysed	-			04/06/2014	[NT]	[NT]	LCS-W1	04/06/2014
TRHC ₆ - C ₉	µg/L	10	Org-016	<10	[NT]	[NT]	LCS-W1	119%
TRHC ₆ - C ₁₀	µg/L	10	Org-016	<10	[NT]	[NT]	LCS-W1	119%
Benzene	µg/L	1	Org-016	<1	[NT]	[NT]	LCS-W1	118%
Toluene	µg/L	1	Org-016	<1	[NT]	[NT]	LCS-W1	125%
Ethylbenzene	µg/L	1	Org-016	<1	[NT]	[NT]	LCS-W1	116%
m+p-xylene	µg/L	2	Org-016	<2	[NT]	[NT]	LCS-W1	117%
o-xylene	µg/L	1	Org-016	<1	[NT]	[NT]	LCS-W1	118%
Naphthalene	µg/L	1	Org-013	<1	[NT]	[NT]	[NR]	[NR]
Surrogate Dibromofluoromethane	%		Org-016	98	[NT]	[NT]	LCS-W1	99%
Surrogate toluene-d8	%		Org-016	102	[NT]	[NT]	LCS-W1	103%
Surrogate 4-BFB	%		Org-016	105	[NT]	[NT]	LCS-W1	108%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
svTRH (C10-C40) in Water						Base II Duplicate II %RPD		
Date extracted	-			04/06/2014	110893-1	04/06/2014 04/06/2014	LCS-W1	04/06/2014
Date analysed	-			04/06/2014	110893-1	05/06/2014 05/06/2014	LCS-W1	04/06/2014
TRHC ₁₀ - C ₁₄	µg/L	50	Org-003	<50	110893-1	<50 <50	LCS-W1	101%
TRHC ₁₅ - C ₂₈	µg/L	100	Org-003	<100	110893-1	<100 <100	LCS-W1	93%
TRHC ₂₉ - C ₃₆	µg/L	100	Org-003	<100	110893-1	<100 <100	LCS-W1	86%
TRH>C ₁₀ - C ₁₆	µg/L	50	Org-003	<50	110893-1	<50 <50	LCS-W1	101%
TRH>C ₁₆ - C ₃₄	µg/L	100	Org-003	<100	110893-1	<100 <100	LCS-W1	93%
TRH>C ₃₄ - C ₄₀	µg/L	100	Org-003	<100	110893-1	<100 <100	LCS-W1	86%
Surrogate o-Terphenyl	%		Org-003	92	110893-1	88 84 RPD: 5	LCS-W1	112%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
PAHs in Water						Base II Duplicate II %RPD		
Date extracted	-			05/06/2014	110893-1	5/06/2014 5/06/2014	LCS-W1	05/06/2014
Date analysed	-			06/06/2014	110893-1	6/06/2014 6/06/2014	LCS-W1	06/06/2014
Naphthalene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	LCS-W1	87%
Acenaphthylene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	[NR]	[NR]
Acenaphthene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	[NR]	[NR]
Fluorene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	LCS-W1	78%
Phenanthrene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	LCS-W1	75%

Client Reference: 73992.01, Granville - Groundwater

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
PAHs in Water						Base II Duplicate II %RPD		
Anthracene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	[NR]	[NR]
Fluoranthene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	LCS-W1	72%
Pyrene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	LCS-W1	72%
Benzo(a)anthracene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	[NR]	[NR]
Chrysene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	LCS-W1	75%
Benzo(b+k)fluoranthene	µg/L	2	Org-012 subset	<2	110893-1	<2 <2	[NR]	[NR]
Benzo(a)pyrene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	LCS-W1	66%
Indeno(1,2,3-c,d)pyrene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	[NR]	[NR]
Dibenzo(a,h)anthracene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	[NR]	[NR]
Benzo(g,h,i)perylene	µg/L	1	Org-012 subset	<1	110893-1	<1 <1	[NR]	[NR]
Surrogate p-Terphenyl-d14	%		Org-012 subset	139	110893-1	110 104 RPD: 6	LCS-W1	80%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
OCP in water						Base II Duplicate II %RPD		
Date extracted	-			04/06/2014	110893-1	04/06/2014 04/06/2014	LCS-W1	04/06/2014
Date analysed	-			06/06/2014	110893-1	06/06/2014 06/06/2014	LCS-W1	06/06/2014
HCB	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	[NR]	[NR]
alpha-BHC	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	LCS-W1	79%
gamma-BHC	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	[NR]	[NR]
beta-BHC	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	LCS-W1	102%
Heptachlor	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	LCS-W1	89%
delta-BHC	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	[NR]	[NR]
Aldrin	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	LCS-W1	86%
Heptachlor Epoxide	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	LCS-W1	83%
gamma-Chlordane	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	[NR]	[NR]
alpha-Chlordane	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	[NR]	[NR]
Endosulfan I	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	[NR]	[NR]
pp-DDE	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	LCS-W1	86%
Dieldrin	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	LCS-W1	93%
Endrin	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	LCS-W1	98%
pp-DDD	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	LCS-W1	87%
Endosulfan II	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	[NR]	[NR]
pp-DDT	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	[NR]	[NR]
Endrin Aldehyde	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	[NR]	[NR]
Endosulfan Sulphate	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	LCS-W1	102%
Methoxychlor	µg/L	0.2	Org-005	<0.2	110893-1	<0.2 <0.2	[NR]	[NR]

Client Reference: 73992.01, Granville - Groundwater

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
OCP in water						Base II Duplicate II %RPD		
Surrogate TCMX	%		Org-005	95	110893-1	103 100 RPD: 3	LCS-W1	93%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
PCBs in Water						Base II Duplicate II %RPD		
Date extracted	-			04/06/2014	110893-1	04/06/2014 04/06/2014	LCS-W1	04/06/2014
Date analysed	-			06/06/2014	110893-1	06/06/2014 06/06/2014	LCS-W1	06/06/2014
Arochlor 1016	µg/L	2	Org-006	<2	110893-1	<2 <2	[NR]	[NR]
Arochlor 1221	µg/L	2	Org-006	<2	110893-1	<2 <2	[NR]	[NR]
Arochlor 1232	µg/L	2	Org-006	<2	110893-1	<2 <2	[NR]	[NR]
Arochlor 1242	µg/L	2	Org-006	<2	110893-1	<2 <2	[NR]	[NR]
Arochlor 1248	µg/L	2	Org-006	<2	110893-1	<2 <2	[NR]	[NR]
Arochlor 1254	µg/L	2	Org-006	<2	110893-1	<2 <2	LCS-W1	102%
Arochlor 1260	µg/L	2	Org-006	<2	110893-1	<2 <2	[NR]	[NR]
Surrogate TCLMX	%		Org-006	95	110893-1	103 100 RPD: 3	LCS-W1	100%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Total Phenolics in Water						Base II Duplicate II %RPD		
Date extracted	-			03/06/2014	[NT]	[NT]	LCS-W1	04/06/2014
Date analysed	-			03/06/2014	[NT]	[NT]	LCS-W1	04/06/2014
Total Phenolics (as Phenol)	mg/L	0.05	Inorg-031	<0.05	[NT]	[NT]	LCS-W1	102%
QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
HM in water - dissolved						Base II Duplicate II %RPD		
Date prepared	-			04/06/2014	110893-2	04/06/2014 04/06/2014	LCS-W2	04/06/2014
Date analysed	-			04/06/2014	110893-2	04/06/2014 04/06/2014	LCS-W2	04/06/2014
Arsenic-Dissolved	µg/L	1	Metals-022 ICP-MS	<1	110893-2	<1 <1	LCS-W2	85%
Cadmium-Dissolved	µg/L	0.1	Metals-022 ICP-MS	<0.1	110893-2	<0.1 <0.1	LCS-W2	96%
Chromium-Dissolved	µg/L	1	Metals-022 ICP-MS	<1	110893-2	<1 <1	LCS-W2	81%
Copper-Dissolved	µg/L	1	Metals-022 ICP-MS	<1	110893-2	<1 <1	LCS-W2	87%
Lead-Dissolved	µg/L	1	Metals-022 ICP-MS	<1	110893-2	<1 <1	LCS-W2	89%
Mercury-Dissolved	µg/L	0.05	Metals-021 CV-AAS	<0.05	110893-2	<0.05 [N/T]	LCS-W2	88%
Nickel-Dissolved	µg/L	1	Metals-022 ICP-MS	<1	110893-2	<1 <1	LCS-W2	85%
Zinc-Dissolved	µg/L	1	Metals-022 ICP-MS	<1	110893-2	16 16 RPD: 0	LCS-W2	86%

Client Reference: 73992.01, Granville - Groundwater

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Miscellaneous Inorganics						Base II Duplicate II %RPD		
Date prepared	-			03/06/2014	[NT]	[NT]	LCS-W1	04/06/2014
Date analysed	-			03/06/2014	[NT]	[NT]	LCS-W1	04/06/2014
Total Cyanide	mg/L	0.004	Inorg-014	<0.004	[NT]	[NT]	LCS-W1	110%

Report Comments:

Asbestos ID was analysed by Approved Identifier:	Not applicable for this job
Asbestos ID was authorised by Approved Signatory:	Not applicable for this job

INS: Insufficient sample for this test	PQL: Practical Quantitation Limit	NT: Not tested
NA: Test not required	RPD: Relative Percent Difference	NA: Test not required
<: Less than	>: Greater than	LCS: Laboratory Control Sample

Quality Control Definitions

Blank: This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.

Duplicate: This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.

Matrix Spike: A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

LCS (Laboratory Control Sample): This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

Surrogate Spike: Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics and 10-140% for SVOC and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Project Name: Granville - Groundwater
Project No: 3992-01
DP Contact Person: Jessica Little
Prior Storage: esky / fridge / shelved (circle)
Do samples contain HBW? YES/NO

To: Envirolab Services
12 Ashley Street, Chatswood NSW 2068
Ph 02 9910 6200
Attn: Tania Notaras

(If YES, then handle, transport and store in accordance with FPM HAZID)

Sample ID	Sample Type S-soil W-water	Lab ID	Analytes					Notes	
			Contd	VOC	THH	PAH	Metals		
42EAST	W	1	✓						
10EAST	W	2	✓						
BD1/30614	W	3	✓						
TS	W	4							
TB	W	5							
 Envirolab Services 12 Ashley St Chatswood NSW 2068 Ph: (02) 9910 6200 Job No: <u>110893</u> Date Received: <u>3/6/14</u> Time Received: <u>14:15</u> Received by: <u>PT</u> Temp: <u>65</u> Ambient Cooling: <u>Ice/No/Back</u> Security: <u>Intact/Broken/None</u>									
PQL (S)	mg/kg								
PQL (W)	mg/L								
PQL = practical quantitation limit, *As per Laboratory Method Detection Limit Date relinquished: <u>3-6-14</u> Total number of samples in container: <u>5</u> Results required by: <u>Standard</u>									
SAMPLES RECEIVED Please sign and date to acknowledge receipt of samples and return by e-mail Signature: <u>PT</u> Date: <u>3/6/14</u> Lab Ref: <u>110893</u>			Send results to: Jessica Little and Richard Lamont Douglas Partners Pty Ltd Postal Address: E-mail: jessica.little@douglaspartners.com.au <u>Richard.Lamont@</u>						

Appendix I

Quality Assurance and Quality Control

QA/QC REPORT

Q1. Data Quality Objectives

The PSI has been devised broadly in accordance with the seven step data quality objective (DQO) process which is provided in Appendix B, Schedule B2 of the *National Environment Protection (Assessment of Site Contamination) Measure 1999* as amended 2013 (NEPC 2013). The DQO process is outlined as follows:

- Stating the Problem;
- Identifying the Decision;
- Identifying Inputs to the Decision;
- Defining the Boundary of the Assessment;
- Developing a Decision Rule;
- Specifying Acceptable Limits on Decision Errors; and
- Optimising the Design for Obtaining Data.

The DQOs have been addressed within the report as shown in Table Q1.

Table Q1: Data Quality Objectives

Data Quality Objective	Report Section Where Addressed
State the Problem	S1 Introduction
Identify the Decision	S11 Discussion of Results S12 Conclusion and Recommendations
Identify Inputs to the Decision	S1 Introduction S3 Site Description S4 Review of Previous Reports S5 Topography, Geology and Hydrogeology S6 Conceptual Site Model S9 Site Assessment Criteria S10 Field and Analytical Results
Define the Boundary of the Assessment	S3 Site Description
Develop a Decision Rule	S9 Site Assessment Criteria
Specify Acceptable Limits on Decision Errors	S8 Fieldwork, Analysis and QA/QC
Optimise the Design for Obtaining Data	S2 Scope of Works S8 Fieldwork, Analysis and QA/QC

Q2. FIELD QUALITY ASSURANCE AND QUALITY CONTROL

The field QC procedures for sampling as prescribed in Douglas Partners' *Field Procedures Manual* were followed at all times during the assessment.

Q2.1 Sampling Team

Field sampling was undertaken by DP Engineer; Kelly McPhee and Richard Lamont. Site works were undertaken across May and June 2014. Sampling was typically undertaken during warm and generally sunny weather conditions.

Q2.2 Sample Collection and Replicate Frequency

Soil samples were collected from spiral auger returns. Further details of the drilling and sampling methodology is presented in Section 8 of the report. The QA/QC samples collected during the course of soil sampling comprised the collection of a minimum of 10% replicate samples for QA/QC purposes.

Q2.3 Logs and Chain of Custody

Logs for each soil sampling location were recorded in the field. The individual samples were recorded on the field logs along with the sample identity, location, depth, initials of sampler, replicate locations, replicate type, site observations. Analysis to be performed on each sample and the dispatch courier were recorded on the COC, Appendix H. Logs are presented in Appendix G.

Q2.4 Trip Spikes

According to the *NSW EPA Guidelines for Consultants Reporting on Contaminated Sites (1997, updated 2000)*, laboratory prepared trip spikes are to be taken into the field, subjected to the same preservation methods as the field samples, then analysed for volatile contaminants (BTEX in this case), for the purposes of assessing any potential losses in volatile organics incurred prior to reaching the laboratory.

Discussions with the laboratory indicated that trip spikes are generally prepared as aqueous solutions. The laboratory prepared soil trip spikes which were preserved in the standard manner and taken into the field unopened. The volatile organic recovery rates are shown in the table below. At this stage, the laboratory has no standard acceptance limits in recovery rates as results from in-house laboratory controls often vary.

A trip spike was taken into the field on every soil sample day and every groundwater sampling day and dispatched with the batch sampling run. Results (Tables Q2 and Q3) indicate that the percentage loss for BTEX during the trip was minimal and therefore appropriate preservation techniques were employed.

Table Q2: Trip Spike Results - Soil

Sampling ID	Benzene	Toluene	Ethylbenzene	m + p Xylene	o-Xylene
Soil Spike (% Recovery)					
TS/21052014	102	102	102	102	102
TS/19052014	97	97	99	99	98

Table Q3: Trip Spike Results - Water

Sampling ID	Benzene	Toluene	Ethylbenzene	m + p Xylene	o-Xylene
Soil Spike (% Recovery)					
TS/03062014	121	124	112	113	114

Q2.5 Trip Blanks

Laboratory prepared soil trip blanks and water trip blanks were taken out to the field unopened, subjected to the same preservation methods as the field samples, then analysed for the purposes of determining the transfer of contaminants into the blank sample incurred prior to reaching the laboratory. Levels of analytes were all below detection limits and indicate transfer of BTEX contaminants into the blank has not occurred. The results of the laboratory analysis for the trip blanks are shown in Tables Q4 and Q5.

Table Q4: Trip Blank Results - Soil

Sampling ID	Benzene	Toluene	Ethylbenzene	m + p Xylene	o-Xylene
Soil Blanks (all units in mg/kg)					
TB/21052014	<0.2	<0.5	<1	<2	<1
TB/19052014	<0.2	<0.5	<1	<2	<1

Table Q5: Trip Blank Results - Water

TB1/03062014	Water Blanks (all units in µg/L)
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m+p Xylene	<2
o-Xylene	<1

Q2.6 Sample Splitting Techniques

Replicate samples were collected in the field as a measure of accuracy, precision and repeatability of the results.

Field replicate samples for soil were collected from the same location and an identical depth to the primary sample. Equal portions of the primary sample were placed into the sampling jars and sealed. The sample was split to prevent the loss of volatiles from the soil but not homogenised in a bowl. Replicate samples were labelled with a DP identification number, recorded on DP's bore logs, so as to conceal their relationship to their primary sample from the analytical laboratory.

Q2.7 Relative Percentage Difference

A measure of the consistency of results for field samples is derived by the calculation of relative percentage differences (RPDs) for replicate samples. A RPD of +/- 30% is generally considered typically acceptable for inorganic analytes by NSW EPA, although in general a wider RPD range (50%) may be acceptable for organic analytes. RPDs have only been considered where a concentration is greater than five times the PQL. High RPDs (if applicable) are shown in **bold and shaded** on the relevant tables below.

Intra-laboratory replicates were analysed as an internal check of the reproducibility within the primary laboratory (Envirolab Pty Ltd) and as a measure of consistency of sampling techniques.

A total of nine primary soil samples were analysed for potential contaminants to 1 intra-laboratory replicate. Therefore >10% intra-laboratory replicate sampling requirement was met.

The comparative results of analysis between original and replicate samples are summarised in Table Q6 for soil and Table Q7 for groundwater.

Table Q6: Intra-laboratory Results – Soil

Analyte	Primary Sample ID BH1_1.0	Replicate Sample ID D1	Difference (mg/kg)	RPD (%)
Arsenic	<4	<4	0	0
Cadmium	<0.4	<0.4	0	0
Chromium	12	12	0	0
Copper	11	13	2	17
Lead	16	18	2	12
Mercury	<0.1	<0.1	0	0
Nickel	4	4	0	0
Zinc	8	8	0	0
Benzo(a)pyrene	<0.05	<0.05	0	0
Benzo(a)pyrene TEQ	<0.5	<0.5	0	0
Naphthalene	<0.1	<0.1	0	0
Total PAHs (+ve)	0	0	0	0

The RPD values were within the acceptable range of ± 30 for inorganic analytes ($\pm 50\%$ for organic).

Table Q7: Intra-laboratory Results – Groundwater

Analyte	Primary Sample ID 42 East	Replicate Sample ID BD1/30614	Difference (mg/kg)	RPD (%)
Arsenic	0.002	0.001	0.001	0
Cadmium	0.0001	0.0001	0	0
Chromium	<0.001	<0.001	0	0
Copper	<0.001	<0.001	0	0
Lead	<0.001	<0.001	0	0
Mercury	<0.00005	<0.00005	0	0
Nickel	0.024	0.023	0.001	4
Zinc	0.046	0.048	0.002	4
Benzo(a)pyrene	<1	<1	0	0
Benzo(a)pyrene TEQ	<0.005	<0.005	0	0
Naphthalene	<1-2	<1	0	0
Total PAHs (+ves)	0	0	0	0

Note: * concentrations less than five times the PQL

The RPD values were within the acceptable range of ± 30 for inorganic analytes ($\pm 50\%$ for organic).

Overall, the intra-laboratory comparisons indicate that the sampling technique was consistent and repeatable and therefore the results are useable and representative of the conditions encountered.

Q3. LABORATORY QUALITY ASSURANCE AND QUALITY CONTROL

Q3.1 Chain of Custody

Chain-of-custody procedures are discussed in Section Q2.

Q3.2 Holding Times

A review of the laboratory certificate of analysis and chain-of-custody documentation indicated that holding times were met.

Q3.3 Analytical Laboratories

The primary soil and groundwater samples were submitted to the Envirolab Services Pty Ltd for analysis. Secondary samples were sent to Eurofins. The laboratories are NATA accredited for the analysis undertaken. Envirolab's accreditation number is 2901 and is accredited for compliance with ISO 17025. The laboratory's tests comply with NATA and NEPC (2013). In-house procedures are employed by the laboratory in the absence of documented standards.

Q3.4 Analytical Methods

The laboratory analytical methods are provided on the laboratory certificate of analysis in Appendix H.

Q3.5 Results of Laboratory QA/QC Procedures

The following QA/QC procedures were conducted by the laboratories. The actual results are included in the laboratory certificates of analysis in Appendix H. Only the Envirolab results are discussed below, although a review of the Eurofins results suggests that all laboratory QA/QC was met.

Q3.5.1 Surrogate Spike

This sample is prepared by adding a known amount of surrogate, which behaves similarly to the analyte, prior to analysis to each sample. The recovery result indicates the proportion of the known concentration of the surrogate that is detected during analysis. The laboratory acceptance criteria for surrogate samples is generally 60-140% for organics. The laboratory QC for surrogate spikes was within the acceptance standards.

Q3.5.2 Practical Quantitation Limits - PQLs

The PQL is the lowest quantity of an analyte which can be measured with a high degree of confidence that the analyte is present at or above that concentration. PQLs at different analytical laboratories can differ based on the analytical techniques.

Q3.5.3 Reference and Daily Check Sample Results – Laboratory Control Sample (LCS)

This sample comprises spiking either a standard reference material or a control matrix (such as a blank of sand or water) with a known concentration of specific analytes. The LCS is then analysed

and results compared against each other to determine how the laboratory has performed with regard to sample preparation and analytical procedure. LCSs are analysed at a frequency of 1 in 20, with a minimum of one analysed per batch.

The laboratory acceptance criteria for LCS samples is generally 70-130% for inorganic/ metals; and 60-140% for organics; and 10-140% for SVOC.

The laboratory QC for LCS was within the acceptance standards.

Q3.5.4 Laboratory Replicate Results

These are additional portions of a sample which are analysed in exactly the same manner as all other samples. The laboratory acceptance criteria for replicate samples is: in cases where the level is $<5 \times \text{PQL}$ – any RPD is acceptable; and in cases where the level is $>5 \times \text{PQL}$ – 0-50% RPD is acceptable.

It is therefore considered that the laboratory QC for laboratory replicate results was within the acceptance standards.

Q3.5.5 Laboratory Blank Results

The laboratory blank, sometimes referred to as the method blank or reagent blank is the sample prepared and analysed at the beginning of every analytical run, following calibration of the analytical apparatus. This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, it can be determined by processing solvents and reagents in exactly the same manner as for samples. A laboratory blank was analysed for the batch of samples.

The laboratory QC for method blanks was within the acceptance standards.

Q3.5.6 Matrix Spike

This is a sample replicate prepared by adding a known amount of analyte prior to analysis, and then treated exactly the same as all other samples. The recovery result indicates the proportion of the known concentration of the analyte that is detected during analysis. The laboratory acceptance criteria for matrix spike samples is generally 70-130% for inorganic/metals; and 60-140% for organics; and 10-140% for SVOC.

The laboratory QC for matrix spikes were within the acceptance standards.

Q3.6 Laboratory QA/QC summary

The majority of the laboratory quality control samples were within the laboratory acceptance criteria, with the exception of those noted in Section Q3.5. The QC failures, where they occurred, are not considered to have significantly impacted the quality of the results overall as the number of failures were minor compared to the overall QC data. It is considered that an acceptable level of laboratory precision and consistency was achieved and that surrogate spikes, LCS, laboratory replicate results, method blanks and matrix spike results were of an acceptable level overall. On the basis of this assessment, the laboratory data sets are considered to be reliable and useable for this assessment.

Q4. QA/QC DATA EVALUATION

The following Table Q8 provides a list of the data quality indicators adopted for the PSI and the methods adopted in ensuring that the data quality indicators were met. Reference should be made to all previous sections and referenced Appendices for specific details.

Table Q8 : QA/QC Data Evaluation

Data Quality Indicator	Method(s) of Achievement
Data Precision and Accuracy	Use of trained, qualified and inducted field staff; All staff briefed on the drilling and sampling procedures to be adopted. All staff were provided with copies of the field procedures manual and proposal for review prior to and during the fieldwork; Appropriate sampling methods used minimising the opportunity for cross-contamination; Adequate field QA/QC samples prepared and/or recovered, including field replicates, trip spike, trip blank, as required by the NEPM; Use of analytical laboratories experienced in the analyses undertaken, with appropriate NATA certification; Appropriate and validated laboratory test methods used; Adequate laboratory performance based on overall results of the blank samples, matrix spike samples, control samples, duplicates and surrogate spike samples; Field replicate, trip blank, trip spike analysed; Acceptable RPD overall for replicate comparison; Acceptable concentrations (less than PQL) in trip blank samples; and Acceptable recoveries in trip spike samples.
Data Representativeness	Sampling was systematic and did not target specific potential contamination sources. Reasonable coverage of potential contaminants based on findings of site history assessment and site inspection Adequate replicate sample numbers prepared and analysed, complying with NEPM; Trip spike, trip blank and analysed; and Adequate laboratory internal quality control and quality assurance methods overall, complying with the NEPM.
Documentation Completeness	Preparation of borehole logs, sample location plan and chain of custody records; Laboratory sample receipt information received confirming receipt of samples intact and appropriateness of the chain of custody; and

Data Quality Indicator	Method(s) of Achievement
	NATA registered laboratory results certificates provided by all laboratories used.
Data Completeness	Analysis for almost identified potential contaminants of concern; and Field replicate sample, trip spike, trip blank complying with NEPM.
Data Comparability	Using appropriate techniques for sample recovery; Experienced samplers used throughout; Using appropriate sample storage and transportation methods; Using the same sampling, storage and transportation methods for each day of sampling; Use of NATA registered laboratories; Test methods consistent for each sample; Acceptable RPD between original samples and field replicates; and Adequate laboratory internal quality control and quality assurance results, generally complying with the NEPM and laboratory internal standards.

Based on the above, it is considered that the quality assurance and quality control data quality indicators have been generally complied with NEPC 2013. Minor deviations from the acceptance standards are documented and assessed in terms of data reliability in Sections Q2 and Q3. Overall, it is concluded that the field and laboratory test data obtained are reliable and useable for this assessment.

Appendix J

Laboratory Results Tables

Table J1: Contamination Assessment Laboratory Results and Waste Classification Results – Soils

				BTEX							Halogenated Benzenes	Inorganics				Metals									
				Benzene	Ethylbenzene	Toluene	Xylene (m & p)	Xylene (o)	Xylene Total	C6-C10 less BTEX (F1)	Hexachlorobenzene	Chloride	Cyanide Total	Moisture	Sulphate	Arsenic	Cadmium	Chromium (II+VI)	Copper	Lead	TCLP Lead	Mercury	Nickel	TCLP Nickel	Zinc
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	%	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL				0.2	1	0.5	2	1		25		0.1	10	0.5	0.1	10	4	0.4	1	1	1	0.1	1		1
NEPM Soil HIL B											15					500	150	50	30000	1200	120	1200			60000
NEPM Soil HSL B VapInt				0.7	480	NL			110	50															
NEPM Soil HSL Intrusive Maintenance Worker				350	NL	NL			NL	NL															
Management Limits																									
NSW 2008 General Solid Waste (No Leaching)				10	600	288			1000				320			100	20			100		4	40		
NSW 2008 General Solid Waste (with leached)				18	1080	518			1800				5900			500	100			1500	5	50	1050	2	
Field ID	LocCode	Sample Depth Range	Sampled Date-Time	Matrix Description																					
BH1	BH1	0.3	19/05/2014																						
BH1	BH1	0.5	19/05/2014																						
BH1	BH1	1	19/05/2014																						
BH1	BH1	1.45	19/05/2014																						
BH1	BH1	5.95	19/05/2014																						
BH1	BH1	7.45	19/05/2014																						
BH1	BH1	8.95	19/05/2014																						
BH2	BH2	0.5	21/05/2014																						
BH2	BH2	1.45	21/05/2014																						
BH2	BH2	2.95	21/05/2014																						
BH2	BH2	4.45	21/05/2014																						
BH3	BH3	0.3	19/05/2014																						
BH3	BH3	1	19/05/2014																						
BH3	BH3	1.45	19/05/2014																						
BH3	BH3	2.95	19/05/2014																						
BH4	BH4	0.1	21/05/2014																						
BH4	BH4	1.45	21/05/2014																						
BH5	BH5	0.1	19/05/2014																						
BH5	BH5	0.5	19/05/2014																						
D1	BH1	1	19/05/2014																						
Statistical Summary																									
Number of Results				9	9	9	9	9	9	9	6	2	6	9	2	9	9	9	9	9		9	9		9
Number of Detects				0	0	0	0	0	0	0	0	2	0	9	2	4	2	9	9	9		3	9		9
Minimum Concentration				<0.2	<1	<0.5	<2	<1	<3	<25	<0.1	170	<0.5	2.9	91	<4	<0.4	10	9	16		<0.1	3		8
Minimum Detect				ND	ND	ND	ND	ND	ND	ND	ND	170	ND	2.9	91	6	0.5	10	9	16		0.1	3		8
Maximum Concentration				<0.2	<1	<0.5	<2	<1	<3	<25	<0.1	1000	<0.5	22	140	79	0.9	20	69	220		0.4	69		150
Maximum Detect				ND	ND	ND	ND	ND	ND	ND	ND	1000	ND	22	140	79	0.9	20	69	220		0.4	69		150
Average Concentration				0.1	0.5	0.25	1	0.5	1.5	13	0.05		0.25	16		16	0.31	13	25	83		0.11	12		66
Median Concentration				0.1	0.5	0.25	1	0.5	1.5	12.5	0.05	585	0.25	19	115.5	2	0.2	13	21	55		0.05	5		64
Standard Deviation				0	0	0	0	0	0	0	0		0	6.5		27	0.24	3.1	19	71		0.12	21		56
Number of Guideline Exceedances				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4		0	1		0
Number of Guideline Exceedances(Detects Only)				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4		0	1		0

Comments

#1 Plasticiser compounds means the total of di-2-ethyl hexyl phthalate and di-2-ethyl hexyl adipate.

#2 Endosulfan means the total of Endosulfan I, Endosulfan II and Endosulfan sulfate.

NEPM Soil HILB Applies to proposed landscaping areas

NEPM Soil HILD Applies to proposed basement areas

NAD No asbestos detected at reporting limit of 0.1g/kg

NRFD No respirable fibres detected

NL Not Limiting

NEPM Soil HIL B

NEPM Soil HIL D

NEPM Soil HSL D VapInt, 0 to <1m, Clay

NSW 2008 General Solid Waste (No Leaching)

NSW 2008 General Solid Waste (with leached)

Management Limits

Health Based Investigation Level for Soil Contamination for Residential sites with limited access to soil from Table 1A (1) of Schedule B1 of NEPC 2013

Health Based Investigation Level for Soil Contamination for Commercial/Industrial Sites from Table 1A (1) of Schedule B1 of NEPC 2013

Health Screening Level for Soil Contamination for Vapour Intrusion for Commercial/Industrial Sites, clay, depth to contamination 0-<1 m from Table 1A(3) of Schedule B1 of NEPC 2013

From NSW EPA (2008) Waste Classification Guideline. Guidelines for General Solid Waste without TCLP

From NSW EPA (2008) Waste Classification Guideline. Guidelines for General Solid Waste with TCLP

Management Limits for TRH Fractions F1 to F4 in Soil for Coarse Soil at Commercial/Industrial Properties for Table 1B(6) of Schedule B1 NEPC 2013

Table J1: Contamination Assessment Laboratory Results and Waste Classification Results – Soils

				Organochlorine Pesticides																				
				4,4-DDE	a-BHC	Aldrin	Aldrin + Dieldrin	b-BHC	Chlordane (cis)	Chlordane (trans)	d-BHC	DDD	DDT	DDT+DDE+DDD	Dieldrin	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	g-BHC (Lindane)	Heptachlor	Heptachlor epoxide	Methoxychlor
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL				0.1	0.1	0.1	10	0.1	0.1	0.1	0.1	0.1	0.1	600	0.1	0.1	0.1	0.1	20	0.1	0.1	10	0.1	500
NEPM Soil HIL B																								
NEPM Soil HSL B VapInt																								
NEPM Soil HSL Intrusive Maintenance Worker																								
Management Limits																								
NSW 2008 General Solid Waste (No Leaching)																								
NSW 2008 General Solid Waste (with leached)																								

Field ID	LocCode	Sample Depth Range	Sampled Date-Time	Matrix Description	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
BH1	BH1	0.3	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH1	BH1	0.5	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH1	BH1	1	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH1	BH1	1.45	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH1	BH1	5.95	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH1	BH1	7.45	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH1	BH1	8.95	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH2	BH2	0.5	21/05/2014		<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
BH2	BH2	1.45	21/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH2	BH2	2.95	21/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH2	BH2	4.45	21/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH3	BH3	0.3	19/05/2014		<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
BH3	BH3	1	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH3	BH3	1.45	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH3	BH3	2.95	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH4	BH4	0.1	21/05/2014		<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
BH4	BH4	1.45	21/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH5	BH5	0.1	19/05/2014		<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
BH5	BH5	0.5	19/05/2014		<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
D1	BH1	1	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Statistical Summary																								
Number of Results	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Number of Detects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Concentration	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Minimum Detect	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Maximum Concentration	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Maximum Detect	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Average Concentration	0.05	0.05	0.05	0.1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.15	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Median Concentration	0.05	0.05	0.05	0.1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.15	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Standard Deviation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Guideline Exceedances	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Guideline Exceedances(Detects Only)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Comments

#1 Plasticiser compounds means the total of di-2-ethyl hexyl phthalate and di-2-ethyl hexyl adipate.

#2 Endosulfan means the total of Endosulfan I, Endosulfan II and Endosulfan sulfate.

NEPM Soil HILB Applies to proposed landscaping areas

NEPM Soil HILD Applies to proposed basement areas

NAD No asbestos detected at reporting limit of 0.1g/kg

NRFD No respirable fibres detected

NL Not Limiting

NEPM Soil HIL B

NEPM Soil HIL D

NEPM Soil HSL D VapInt, 0 to <1m, Clay

NSW 2008 General Solid Waste (No Leaching)

NSW 2008 General Solid Waste (with leached)

Management Limits

Table J1: Contamination Assessment Laboratory Results and Waste Classification Results – Soils

				PAH/Phenols																		Polychlorinated Biphenyls													
				Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a) pyrene	B(a)P Total Potency Equivalent	Carcinogenic PAHs as B(a)P TPE	Benzo(b)&(k)fluoranthene	Benzo(g,h,i)perylene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Napthalene	PAHs (Sum of total)	Phenanthrene	Phenolics Total	Pyrene	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260						
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg						
EQL				0.1	0.1	0.1	0.1	0.05	0.5	4	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	400	0.1	5	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1						
NEPM Soil HIL B																																			
NEPM Soil HSL B Vapint																																			
NEPM Soil HSL Intrusive Maintenance Worker																																			
Management Limits																																			
NSW 2008 General Solid Waste (No Leaching)								0.8																											
NSW 2008 General Solid Waste (with leached)								10																											
Field ID	LocCode	Sample Depth Range	Sampled Date-Time	Matrix Description																															
BH1	BH1	0.3	19/05/2014		<0.1	<0.1	<0.1	0.4	0.53	1	0.668	0.8	0.4	0.4	<0.1	0.8	<0.1	0.4	<0.1	5	0.3	<5	0.8	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1					
BH1	BH1	0.5	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
BH1	BH1	1	19/05/2014		<0.1	<0.1	<0.1	<0.1	<0.05	<0.5	<0.172	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0	<0.1	-	<0.1	-	-	-	-	-	-	-					
BH1	BH1	1.45	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
BH1	BH1	5.95	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
BH1	BH1	7.45	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
BH1	BH1	8.95	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
BH2	BH2	0.5	21/05/2014		<0.1	<0.1	<0.1	0.4	0.41	1	0.525	0.7	0.2	0.3	<0.1	0.6	<0.1	0.2	<0.1	3.7	0.2	<5	0.6	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1					
BH2	BH2	1.45	21/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
BH2	BH2	2.95	21/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
BH2	BH2	4.45	21/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
BH3	BH3	0.3	19/05/2014		<0.1	<0.1	<0.1	0.2	0.24	<0.5	0.334	0.4	0.2	0.2	<0.1	0.5	<0.1	0.2	<0.1	2.8	0.2	<5	0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1					
BH3	BH3	1	19/05/2014		<0.1	<0.1	<0.1	<0.1	<0.05	<0.5	<0.172	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0	<0.1	-	<0.1	-	-	-	-	-	-	-					
BH3	BH3	1.45	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
BH3	BH3	2.95	19/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
BH4	BH4	0.1	21/05/2014		<0.1	<0.1	<0.1	<0.1	0.07	<0.5	0.131	<0.2	<0.1	<0.1	<0.1	0.1	<0.1	<0.1	<0.1	0.33	<0.1	<5	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1					
BH4	BH4	1.45	21/05/2014		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
BH5	BH5	0.1	19/05/2014		<0.1	<0.1	<0.1	<0.1	0.09	<0.5	0.156	<0.2	<0.1	<0.1	<0.1	0.2	<0.1	0.1	<0.1	0.54	<0.1	<5	0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1					
BH5	BH5	0.5	19/05/2014		<0.1	<0.1	<0.1	<0.1	<0.05	<0.5	<0.172	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1					
D1	BH1	1	19/05/2014		<0.1	<0.1	<0.1	<0.1	<0.05	<0.5	<0.172	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0	<0.1	-	<0.1	-	-	-	-	-	-	-					
Statistical Summary																																			
Number of Results				9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	6	9	6	6	6	6	6	6	6					
Number of Detects				0	0	0	3	5	2	5	3	3	3	0	5	0	4	0	9	3	0	5	0	0	0	0	0	0	0	0					
Minimum Concentration				<0.1	<0.1	<0.1	<0.1	<0.05	<0.5	0.131	<0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0	<0.1	<5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1					
Minimum Detect				ND	ND	ND	0.2	0.07	1	0.131	0.4	0.2	0.2	ND	0.1	ND	0.1	ND	0.33	0.2	ND	0.1	ND	ND	ND	ND	ND	ND	ND	ND	ND				
Maximum Concentration				<0.1	<0.1	<0.1	0.4	0.53	1	0.668	0.8	0.4	0.4	<0.1	0.8	<0.1	0.4	<0.1	5	0.3	<5	0.8	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1					
Maximum Detect				ND	ND	ND	0.4	0.53	1	0.668	0.8	0.4	0.4	ND	0.8	ND	0.4	ND	5	0.3	ND	0.8	ND	ND	ND	ND	ND	ND	ND	ND	ND				
Average Concentration				0.05	0.05	0.05	0.14	0.16	0.42	0.24	0.28	0.12	0.13	0.05	0.27	0.05	0.13	0.05	1.4	0.11	2.5	0.27	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05					
Median Concentration				0.05	0.05	0.05	0.05	0.07	0.25	0.131	0.1	0.05	0.05	0.05	0.1	0.05	0.05	0.05	0.33	0.05	2.5	0.1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05				
Standard Deviation				0	0	0	0.15	0.19	0.33	0.22	0.29	0.12	0.13	0	0.29	0	0.12	0	1.9	0.096	0	0.29	0	0	0	0	0	0	0	0					
Number of Guideline Exceedances				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Number of Guideline Exceedances(Detects Only)				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					

Table J1: Contamination Assessment Laboratory Results and Waste Classification Results – Soils

	Acid Sulfate Screening			Asbestos		TPH									
	pH (Field)	pH (Ox)	Reaction	Asbestos ID	Trace Analysis	C10-C16	C16-C34	C34-C40	F2-NAPHTHALENE	C6 - C9	C10 - C14	C15 - C28	C29-C36	+C10 - C36 (Sum of total)	C6-C10
	pH Units	pH Units				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL						50	100	100	50	25	50	100	100		25
NEPM Soil HIL B															
NEPM Soil HSL B VapInt									280						
NEPM Soil HSL Intrusive Maintenance Worker						NL			NL						
Management Limits						1000	3500	10,000							700
NSW 2008 General Solid Waste (No Leaching)															
NSW 2008 General Solid Waste (with leached)										650				10000	

Field ID	LocCode	Sample Depth Range	Sampled Date-Time	Matrix Description															
BH1	BH1	0.3	19/05/2014		-	-	-	NAD	NRFD	<50	<100	<100	<50	<25	<50	<100	<100	<250	<25
BH1	BH1	0.5	19/05/2014		7	5.8	Moderate	-	-	-	-	-	-	-	-	-	-	-	-
BH1	BH1	1	19/05/2014		-	-	-	NAD	NRFD	<50	<100	<100	<50	<25	<50	<100	<100	<250	<25
BH1	BH1	1.45	19/05/2014		7.6 - 8	7 - 8.4	High	-	-	-	-	-	-	-	-	-	-	-	-
BH1	BH1	5.95	19/05/2014		8	7.9	Moderate	-	-	-	-	-	-	-	-	-	-	-	-
BH1	BH1	7.45	19/05/2014		7.8	7.3	Slight	-	-	-	-	-	-	-	-	-	-	-	-
BH1	BH1	8.95	19/05/2014		7.9	7.8	Moderate	-	-	-	-	-	-	-	-	-	-	-	-
BH2	BH2	0.5	21/05/2014		-	-	-	NAD	NRFD	<50	<100	<100	<50	<25	<50	<100	<100	<250	<25
BH2	BH2	1.45	21/05/2014		7.9	4.7	Slight	-	-	-	-	-	-	-	-	-	-	-	-
BH2	BH2	2.95	21/05/2014		7.7	8	Slight	-	-	-	-	-	-	-	-	-	-	-	-
BH2	BH2	4.45	21/05/2014		7.5	6.1	Slight	-	-	-	-	-	-	-	-	-	-	-	-
BH3	BH3	0.3	19/05/2014		-	-	-	NAD	NRFD	<50	<100	<100	<50	<25	<50	<100	<100	<250	<25
BH3	BH3	1	19/05/2014		-	-	-	NAD	NRFD	<50	<100	<100	<50	<25	<50	<100	<100	<250	<25
BH3	BH3	1.45	19/05/2014		7	4.9	High	-	-	-	-	-	-	-	-	-	-	-	-
BH3	BH3	2.95	19/05/2014		7.2	7.6	Moderate	-	-	-	-	-	-	-	-	-	-	-	-
BH4	BH4	0.1	21/05/2014		-	-	-	NAD	NRFD	<50	<100	<100	<50	<25	<50	<100	<100	<250	<25
BH4	BH4	1.45	21/05/2014		5.1	3.9	Slight	-	-	-	-	-	-	-	-	-	-	-	-
BH5	BH5	0.1	19/05/2014		-	-	-	NAD	NRFD	<50	<100	<100	<50	<25	<50	<100	<100	<250	<25
BH5	BH5	0.5	19/05/2014		-	-	-	NAD	NRFD	<50	<100	<100	<50	<25	<50	<100	<100	<250	<25
D1	BH1	1	19/05/2014		-	-	-	-	-	<50	<100	<100	<50	<25	<50	<100	<100	<250	<25

Statistical Summary																			
Number of Results	11	11	-	-	-	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Number of Detects	11	11	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Concentration	5.1	3.9	-	-	-	<50	<100	<100	<50	<25	<50	<100	<100	<250	<25				
Minimum Detect	5.1	3.9	-	-	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Maximum Concentration	8	8.4	-	-	-	<50	<100	<100	<50	<25	<50	<100	<100	<250	<25				
Maximum Detect	8	8.4	-	-	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Average Concentration	7.4	6.5	-	-	-	25	50	50	25	13	25	50	50	125	13				
Median Concentration	7.7	7.3	-	-	-	25	50	50	25	12.5	25	50	50	125	12.5				
Standard Deviation	0.83	1.5	-	-	-	0	0	0	0	0	0	0	0	0	0				
Number of Guideline Exceedances	0	0	-	-	-	0	0	0	0	0	0	0	0	0	0				
Number of Guideline Exceedances(Detects Only)	0	0	-	-	-	0	0	0	0	0	0	0	0	0	0				

Comments
#1 Plasticiser compounds means the total of di-2-ethyl hexyl phthalate and di-2-ethyl hexyl adipate.
#2 Endosulfan means the total of Endosulfan I, Endosulfan II and Endosulfan sulfate.
NEPM Soil HILB Applies to proposed landscaping areas
NEPM Soil HILD Applies to proposed basement areas
NAD No asbestos detected at reporting limit of 0.1g/kg
NRFD No respirable fibres detected
NL Not Limiting
NEPM Soil HIL B
NEPM Soil HIL D
NEPM Soil HSL D VapInt, 0 to <1m, Clay
NSW 2008 General Solid Waste (No Leaching)
NSW 2008 General Solid Waste (with leached)
Management Limits

Table J2: Contamination Assessment Laboratory Results – Groundwater

	BTEX																	
	Benzene	Ethylbenzene	Toluene	Xylene (m & p)	Xylene (o)	Xylene Total	C6-C10 less BTEX (F1)	1,1,1,2-tetrachloroethane	1,1,1-trichloroethane	1,1,2,2-tetrachloroethane	1,1,2-trichloroethane	1,1-dichloroethane	1,1-dichloroethene	1,1-dichloropropene	1,2,3-trichloropropane	1,2-dibromo-3-chloropropane	1,2-dichloroethane	1,2-dichloropropane
	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
EQL	1	1	1	2	1		0.01	1	1	1	1	1	1	1	1	1	1	1
ADWG 2011 Health	1	300	800			600							30				3	
ANZECC 2000 FW 95%	950				350						6500							
HSLB Clay 0 to < 2 m	5000	NL	NL			NL	NL											
Region 3,6,9 Tapwater	0.39	1.3	860		190	190		0.5	7500	0.066	0.24	2.4	260		0.00065	0.00032	0.15	0.38

Field_ID	LocCode	WellCode	Sample_Depth	Sampled_Date-Time															
10EAST	BH1				<1	<1	<1	<2	<1	<3	<0.01	<1	<1	<1	<1	<1	<1	<1	<1
42EAST	BH4				4	2	42	27	9	36	0.13	<1	<1	<1	<1	<1	<1	<1	<1
BD1/30614	BH4				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Statistical Summary																			
Number of Results	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Number of Detects	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Concentration	<1	<1	<1	<2	<1	<3	<0.01	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
Minimum Detect	4	2	42	27	9	36	0.13	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Maximum Concentration	4	2	42	27	9	36	0.13	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
Maximum Detect	4	2	42	27	9	36	0.13	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Average Concentration																			
Median Concentration	2.25	1.25	21.25	14	4.75	18.75	0.0675	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Standard Deviation																			
Number of Guideline Exceedances	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#NAME?	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Number of Guideline Exceedances(Detects Only)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#NAME?	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Comments
#1 Trialuminum sodium tetra decahydrogenoctaorthophosphate (dihydrate)
ANZECC 2000 FW 95% for Arsenic is for As(V)

Table J2: Contamination Assessment Laboratory Results – Groundwater

Chlorinated Hydrocarbons																							
	1,3-dichloropropane	2,2-dichloropropane	Bromochloromethane	Bromodichloromethane	Bromoform	Carbon tetrachloride	Chlorodibromomethane	Chloroethane	Chloroform	Chloromethane	cis-1,2-dichloroethene	cis-1,3-dichloropropene	Dibromomethane	Hexachlorobutadiene	Trichloroethene	Tetrachloroethene	trans-1,2-dichloroethene	trans-1,3-dichloropropene	Vinyl chloride				
	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L			
EQL	1	1	1	1	1	1	1	10	1	10	1	1	1	1	1	1	1	1	1	10			
ADWG 2011 Health														0.7		50				0.3			
ANZECC 2000 FW 95%																							
HSLB Clay 0 to < 2 m																							
Region 3,6,9 Tapwater	290		83	0.12	7.9	0.39	0.15	21000	0.19	190	28		7.9	0.26	0.44	9.7	86			0.015			

Field_ID	LocCode	WellCode	Sample_Depth	Sampled_Date-Time																		
10EAST	BH1				<1	<1	<1	<1	<1	<1	<1	<10	<1	<10	<1	<1	<1	<1	<1	<1	<1	<10
42EAST	BH4				<1	<1	<1	<1	<1	<1	<1	<10	3	<10	<1	<1	<1	<1	<1	<1	<1	<10
BD1/30614	BH4				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Statistical Summary																					
Number of Results	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Number of Detects	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Concentration	<1	<1	<1	<1	<1	<1	<1	<10	<1	<10	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<10
Minimum Detect	ND	ND	ND	ND	ND	ND	ND	ND	3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Maximum Concentration	<1	<1	<1	<1	<1	<1	<1	<10	3	<10	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<10
Maximum Detect	ND	ND	ND	ND	ND	ND	ND	ND	3	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Average Concentration																					
Median Concentration	0.5	0.5	0.5	0.5	0.5	0.5	0.5	5	1.75	5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	5	5
Standard Deviation																					
Number of Guideline Exceedances	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Number of Guideline Exceedances(Detects Only)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Comments

#1 Trialuminum sodium tetra decahydrogenoctaorthophosphate (dihydrate)

ANZECC 2000 FW 95% for Arsenic is for As(V)

Table J2: Contamination Assessment Laboratory Results – Groundwater

	Field					Halogenated Benzenes										alogenated Hydrocarbol			Inorganics	Lead	MAH										
	Dissolved Oxygen (Filtered)	pH (Field)	Redox	Electrical Conductivity	Temp	1,2,3-trichlorobenzene	1,2,4-trichlorobenzene	1,2-dichlorobenzene	1,3-dichlorobenzene	1,4-dichlorobenzene	2-chlorotoluene	4-chlorotoluene	Bromobenzene	Chlorobenzene	Hexachlorobenzene	1,2-dibromoethane	Bromomethane	Dichlorodifluoromethane	Trichlorofluoromethane	Cyanide Total	Lead (Filtered)	1,2,4-trimethylbenzene	1,3,5-trimethylbenzene	Isopropylbenzene	n-butylbenzene	n-propylbenzene	p-isopropyltoluene	sec-butylbenzene	Styrene	tert-butylbenzene	
						µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/L	mg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
EQL						1	1	1	1	1	1	1	1	1	0.2	1	10	10	10	0.004	0.001	1	1	1	1	1	1	1	1	1	1
ADWG 2011 Health								1500		40						1	1			0.08	0.01									30	
ANZECC 2000 FW 95%						10	170	160	260	60										0.007	0.0034										
HSLB Clay 0 to < 2 m																															
Region 3,6,9 Tapwater						5.2	0.99	280		0.42	180	190	54	72	0.042	0.0065	7	190	1100	0.0093		15	87	390	780	530				1100	

Field_ID	LocCode	WellCode	Sample_Depth	Sampled_Date-Time																															
10EAST	BH1				0.23	5.7	-75	16.32	20	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<10	<10	<10	<0.004	<0.001	<1	<1	<1	<1	<1	<1	<1	<1	
42EAST	BH4				0.38	6.1	4	6.1	20.2	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<0.2	<1	<10	<10	<10	<0.004	<0.001	7	3	<1	<1	<1	<1	5	<1	<1
BD1/30614	BH4				-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.001	-	-	-	-	-	-	-	-	-

Statistical Summary																																
Number of Results	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2	2	
Number of Detects	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1	0	0	0	
Minimum Concentration	0.23	5.7	-75	6.1	20	<1	<1	<1	<1	<1	<1	<1	<1	<1	<0.2	<1	<10	<10	<10	<0.004	<0.001	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	
Minimum Detect	0.23	5.7	ND	6.1	20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	7	3	ND	ND	ND	ND	5	ND	ND	ND	
Maximum Concentration	0.38	6.1	4	16.32	20.2	<1	<1	<1	<1	<1	<1	<1	<1	<1	<0.2	<1	<10	<10	<10	<0.004	<0.001	7	3	<1	<1	<1	<1	5	<1	<1	<1	
Maximum Detect	0.38	6.1	4	16.32	20.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	7	3	ND	ND	ND	ND	5	ND	ND	ND	
Average Concentration																					0.0005											
Median Concentration	0.305	5.9	-35.5	11.21	20.1	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.1	0.5	5	5	5	0.002	0.0005	3.75	1.75	0.5	0.5	0.5	0.5	2.75	0.5	0.5	0.5	
Standard Deviation																				0												
Number of Guideline Exceedances	#VALUE!	#VALUE!	#VALUE!	#VALUE!	####	####	####	####	####	####	####	####	####	####	####	####	####	####	####	####	#VALUE!	#####	####	####	####	####	####	####	####	####	####	####
Number of Guideline Exceedances(Detects Only)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	####	####	####	####	####	####	####	####	####	####	####	####	####	####	####	####	#VALUE!	#####	####	####	####	####	####	####	####	####	####	####

Comments
#1 Trialuminum sodium tetra decahydrogenoctaorthophosphate (dihydrate)
ANZECC 2000 FW 95% for Arsenic is for As(V)

Table J2: Contamination Assessment Laboratory Results – Groundwater

	Metals							Organochlorine Pesticides																				
	Arsenic (Filtered)	Cadmium (Filtered)	Chromium (III+VI) (Filtered)	Copper (Filtered)	Mercury (Filtered)	Nickel (Filtered)	Zinc (Filtered)	4,4-DDE	a-BHC	Aldrin	Aldrin + Dieldrin	b-BHC	Chlordane (cis)	Chlordane (trans)	d-BHC	DDD	DDT	DDT+DDE+DDD	Dieldrin	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	g-BHC (Lindane)	Heptachlor	Heptachlor epoxide	Methoxychlor
	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
EQL	0.001	0.0001	0.001	0.001	0.00005	0.001	0.001	0.2	0.2	0.2		0.2	0.2	0.2	0.2	0.2	0.2		0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
ADWG 2011 Health	0.01	0.002		2	0.001	0.02					0.3						9								10		0.3	300
ANZECC 2000 FW 95%	0.013	0.0002		0.0014	0.0006	0.011	0.008										0.006						0.01		0.2	0.01		
HSLB Clay 0 to < 2 m																												
Region 3,6,9 Tapwater	0.000045	0.0069		0.62	0.00063	0.3	4.7	0.2	0.0062	0.00021		0.022				0.28	0.2		0.0015				1.7		0.036	0.0018	0.0033	27

Field_ID	LocCode	WellCode	Sample_Depth	Sampled_Date-Time																									
10EAST	BH1				<0.001	<0.0001	<0.001	<0.001	<0.00005	<0.001	0.016	<0.2	<0.2	<0.2	<0.4	<0.2	<0.2	<0.2	<0.2	<0.6	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
42EAST	BH4				0.002	0.0001	<0.001	<0.001	<0.00005	0.024	0.046	<0.2	<0.2	<0.2	<0.4	<0.2	<0.2	<0.2	<0.2	<0.6	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
BD1/30614	BH4				0.001	0.0001	<0.001	<0.001	<0.00005	0.023	0.048	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Statistical Summary																													
Number of Results	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Number of Detects	2	2	0	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Minimum Concentration	<0.001	<0.0001	<0.001	<0.001	<0.00005	<0.001	0.016	<0.2	<0.2	<0.2	<0.4	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.6	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	
Minimum Detect	0.001	0.0001	ND	ND	ND	0.023	0.016	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Maximum Concentration	0.002	0.0001	<0.001	<0.001	<0.00005	0.024	0.048	<0.2	<0.2	<0.2	<0.4	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.6	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	
Maximum Detect	0.002	0.0001	ND	ND	ND	0.024	0.048	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
Average Concentration	0.0012	0.000083	0.0005	0.0005	0.000025	0.016	0.037																						
Median Concentration	0.001	0.0001	0.0005	0.0005	0.000025	0.023	0.046	0.1	0.1	0.1	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.3	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	
Standard Deviation	0.00076	0.000029	0	0	0	0.013	0.018																						
Number of Guideline Exceedances	3	#VALUE!	#####	#####	#VALUE!	#####	#####	####	#####	#####	####	####	#####	####	####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	####
Number of Guideline Exceedances(Detects Only)	2	#VALUE!	#####	#####	#VALUE!	#####	#####	####	#####	#####	####	####	#####	####	####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	####

Comments

#1 Trialaluminum sodium tetra decahydrogenoctaorthophosphate (dihydrate)

ANZECC 2000 FW 95% for Arsenic is for As(V)

Table J2: Contamination Assessment Laboratory Results – Groundwater

	PAH/Phenols																			PCBs	
	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a) pyrene	B(a)P Total Potency Equivalent	Carcinogenic PAHs as B(a)P TPE	Benzo(b)&(k)fluoranthene	Benzo(g,h,i)perylene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	PAHs (Sum of total)	Phenanthrene	Phenolics Total	Pyrene	Polychlorinated Biphenyls (high risk)	Polychlorinated Biphenyls (low risk)
EQL	µg/L	µg/L	µg/L	µg/L	µg/L	mg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
	1	1	1	1	1	0.005		2	1	1	1	1	1	1	1	1	1	50	1		
ADWG 2011 Health																0.01					
ANZECC 2000 FW 95%															16						
HSLB Clay 0 to < 2 m																					
Region 3,6,9 Tapwater	400		1300	0.029	0.0029					2.9	0.0029	630	220	0.029	0.14				87		

Field_ID	LocCode	WellCode	Sample_Depth	Sampled_Date-Time																				
10EAST	BH1				<1	<1	<1	<1	<1	<0.005	<2.22	<2	<1	<1	<1	<1	<1	<1	0	<1	<50	<1	<12	<2
42EAST	BH4				<1	<1	<1	<1	<1	<0.005	<2.22	<2	<1	<1	<1	<1	<1	<1	0	<1	<50	<1	<12	<2
BD1/30614	BH4				<1	<1	<1	<1	<1	<0.005	<2.22	<2	<1	<1	<1	<1	<1	<1	0	<1	-	<1	-	-

Statistical Summary																					
Number of Results	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	3	2	2
Number of Detects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0
Minimum Concentration	<1	<1	<1	<1	<1	<0.005	<2.22	<2	<1	<1	<1	<1	<1	<1	#NAME?	0	<1	<50	<1	<12	<2
Minimum Detect	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	#NAME?	ND	ND	ND	ND	ND	ND
Maximum Concentration	<1	<1	<1	<1	<1	<0.005	<2.22	<2	<1	<1	<1	<1	<1	<1	#NAME?	0	<1	<50	<1	<12	<2
Maximum Detect	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	#NAME?	ND	ND	ND	ND	ND	ND
Average Concentration	0.5	0.5	0.5	0.5	0.5	0.0025	1.1	1	0.5	0.5	0.5	0.5	0.5	0.5	#NAME?	0	0.5		0.5		
Median Concentration	0.5	0.5	0.5	0.5	0.5	0.0025	1.11	1	0.5	0.5	0.5	0.5	0.5	0.5	#NAME?	0	0.5	25	0.5	6	1
Standard Deviation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#NAME?	0	0		0		
Number of Guideline Exceedances	####	####	####	####	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#NAME?	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Number of Guideline Exceedances(Detects Only)	####	####	####	####	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#NAME?	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Comments
#1 Trialaluminum sodium tetra decahydrogenoctaorthophosphate (dihydrate)
ANZECC 2000 FW 95% for Arsenic is for As(V)

Table J2: Contamination Assessment Laboratory Results – Groundwater

	Polychlorinated Biphenyls							Solvents	TPH									
	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260	Cyclohexane	C10-C16	C16-C34	C34-C40	F2-NAPHTHALENE	C6 - C9	C10 - C14	C15 - C28	C29-C36	+C10 - C36 (Sum of total)	C6-C10
EQL	µg/L 2	µg/L 2	µg/L 2	µg/L 2	µg/L 2	µg/L 2	µg/L 2	mg/L 0.001	mg/L 0.05	mg/L 0.1	mg/L 0.1	mg/L 0.05	µg/L 10	µg/L 50	µg/L 100	µg/L 100	µg/L	mg/L 0.01
ADWG 2011 Health																		
ANZECC 2000 FW 95%				0.6		0.03												
HSLB Clay 0 to < 2 m														NL				6000
Region 3,6,9 Tapwater	0.96	0.0043	0.0043	0.034	0.034	0.034	0.034	13										

Field_ID	LocCode	WellCode	Sample_Depth	Sampled_Date-Time																		
10EAST	BH1				<2	<2	<2	<2	<2	<2	<2	<0.001	<0.05	<0.1	<0.1	<0.05	<10	<50	<100	<100	<250	<0.01
42EAST	BH4				<2	<2	<2	<2	<2	<2	<2	0.012	<0.05	<0.1	<0.1	<0.05	200	<50	<100	<100	<250	0.22
BD1/30614	BH4				-	-	-	-	-	-	-	-	<0.05	<0.1	<0.1	-	210	<50	<100	<100	<250	0.22

Statistical Summary																			
Number of Results	2	2	2	2	2	2	2	2	3	3	3	2	3	3	3	3	3	3	3
Number of Detects	0	0	0	0	0	0	0	1	0	0	0	0	2	0	0	0	0	0	2
Minimum Concentration	<2	<2	<2	<2	<2	<2	<2	<0.001	<0.05	<0.1	<0.1	<0.05	<10	<50	<100	<100	<250	<0.01	
Minimum Detect	ND	ND	ND	ND	ND	ND	ND	0.012	ND	ND	ND	ND	200	ND	ND	ND	ND	ND	0.22
Maximum Concentration	<2	<2	<2	<2	<2	<2	<2	0.012	<0.05	<0.1	<0.1	<0.05	210	<50	<100	<100	<250	<0.01	
Maximum Detect	ND	ND	ND	ND	ND	ND	ND	0.012	ND	ND	ND	ND	210	ND	ND	ND	ND	ND	0.22
Average Concentration									0.025	0.05	0.05		138	25	50	50	125	0.15	
Median Concentration	1	1	1	1	1	1	1	0.00625	0.025	0.05	0.05	0.025	200	25	50	50	125	0.22	
Standard Deviation									0	0	0		116	0	0	0	0	0.12	
Number of Guideline Exceedances	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#####	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#####
Number of Guideline Exceedances(Detects Only)	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#####	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#####

Comments
#1 Trialaluminum sodium tetra decahydrogenoctaorthophosphate (dihydrate)
ANZECC 2000 FW 95% for Arsenic is for As(V)