



# **Douglas Partners**

*Geotechnics | Environment | Groundwater*

Report on  
Preliminary Site Investigation (Contamination)

Proposed Rezoning  
20 Fetherstone Street and 369 Chapel Road, Bankstown

Prepared for  
City of Canterbury Bankstown Council

Project 208123.00  
December 2021

**Integrated Practical Solutions**





# Douglas Partners

Geotechnics | Environment | Groundwater

## Document History

### Document details

Project No.	208123.00	Document No.	R.005.Rev1
Document title	Report on Preliminary Site Investigation Proposed Rezoning		
Site address	20 Fetherstone Street and 369 Chapel Road, Bankstown		
Report prepared for	City of Canterbury Bankstown Council		
File name	208123.00.R.005.Rev1		

### Document status and review

Status	Prepared by	Reviewed by	Date issued
Draft A	Henri Dubourdieu	Paul Gorman	10 December 2021
Revision 0	Henri Dubourdieu	Paul Gorman	17 December 2021
Revision 1	Henri Dubourdieu	Paul Gorman	23 December 2021

### Distribution of copies

Status	Electronic	Paper	Issued to
Draft A	1	-	Internal Review
Revision 0	1	-	Liam Rogers, City of Canterbury Bankstown Council
Revision 1	1	-	Liam Rogers, City of Canterbury Bankstown Council

The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author		23 December 2021
Reviewer		23 December 2021



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  
Phone (02) 9809 0666

## Table of Contents

	Page
1. Introduction.....	1
2. Scope of Works.....	1
3. Site Information .....	2
4. Environmental Setting.....	3
4.1 Topography .....	3
4.2 Site Geology .....	3
4.3 Acid Sulphate Soils and Salinity .....	4
4.4 Surface Water and Groundwater .....	4
5. Site History .....	4
5.1 Title Deeds.....	4
5.2 Historical Aerial Photography .....	6
5.3 Public Registers and Planning Records .....	7
5.4 Other Sources.....	8
5.5 Site History Integrity Assessment .....	8
5.6 Summary of Site History .....	9
6. Site Walkover .....	9
7. Preliminary Conceptual Site Model.....	9
8. Risk Rating.....	12
9. Conclusions and Recommendations .....	13
10. References.....	14
11. Limitations .....	14

## Appendices

Appendix A:	Drawing
Appendix B:	Notes About this Report
Appendix C:	Historical Title Deeds
Appendix D:	Historical Aerial Photographs
Appendix E:	SafeWork NSW Hazardous Chemicals Search
Appendix F:	Council Planning Certificates and Records
Appendix G:	Site Photographs
Appendix H:	Risk Matrix

## Report on Preliminary Site Investigation (Contamination) Proposed Rezoning 20 Fetherstone Street and 369 Chapel Road, Bankstown

---

### 1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by City of Canterbury Bankstown Council (Council) to complete this preliminary site investigation for Contamination (PSI) at 20 Fetherstone Street and 369 Chapel Road, Bankstown (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal P208123.00.P.001.Rev1 dated 26 August 2021.

Based on the information provided by Council, it is understood that the Bankstown Master Plan was adopted by Council on 28 September 2021. The master plans propose a rezoning of various sites currently zoned SP2 - Special Purpose to B4 Mixed Use and B3 Commercial Core in Bankstown City Centre. This PSI is required to address NSW Government Ministerial Directions on rezoning of land, to confirm whether the site is suitable (or will be suitable, after remediation) for dwellings and other more sensitive land uses than is currently permitted on the site.

The objectives of the PSI are to:

- Address Ministerial Direction 2.6 (Remediation of Contaminated Land);
- Based on site history searches and a brief inspection from publicly accessible areas, identify potential sources of contamination on the site;
- Assess potential contamination risks that may preclude rezoning of the site; and
- Comment on the need for further detailed investigation where contamination may be present.

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

### 2. Scope of Works

The scope of works for the PSI comprised the following:

- Review of the following site / history information, provided to DP by Council:
  - o Section 10.7 (2&5) Planning Certificates;

- o Council records available under an Informal application under the Government Information (Public Access) Act 2009 (GIPA Act); and
- o Available records / documents on current and historic site use / activities.
- Review of the following site history information / records, obtained by DP:
  - o Historical aerial photographs;
  - o SafeWork NSW database search for records of dangerous goods licenses registered to the site;
  - o Historical title deed searches for each lot comprising the site;
  - o NSW EPA databases held under the CLM and POEO Acts for the site and adjoining properties;
  - o Registered groundwater bores;
  - o Regional geological, soil and hydrogeological mapping; and
  - o Acid sulfate soil and salinity risk maps.
- A site walkover to observe and record external appearance of each property, current land uses, signs of historical uses, hydrogeological features (i.e., streams, dams, water wells, catchments and drainage), presence of fill, waste disposal practices, etc. The walkover was undertaken from publicly accessible areas and did not comprise a detailed walkover within the premises unless it was a publicly accessible area;
- Based on the above information identify areas of environmental concern (AEC) and contaminants of potential concern (CoPCs);
- Preparation of a conceptual site model (CSM); and
- Prepare this PSI report.

### 3. Site Information

Site Address	20 Fetherstone Street and 369 Chapel Road, Bankstown
Legal Description	Lots B&C, DP 432479 Lot 10, DP 5541
Area	1,068 m <sup>2</sup>
Current Zoning	Zone SP2 Public Administration Building
Proposed Zoning	Zone B3 Commercial Core
Local Council Area	City of Canterbury Bankstown Council
Current Use	Court House
Surrounding Uses	North - Grassed area, then The Mall (road), then council buildings East - Commercial and retail South - Commercial and retail West - Commercial and retail



**Figure 1: Site Location**

## **4. Environmental Setting**

### **4.1 Topography**

The regional topography is generally sloping towards the east to south-east.

Site topography falls gently towards the east, with levels between approximately 24 m on the eastern side and 27 m on the western side of the site relative to Australian Height Datum (AHD).

### **4.2 Site Geology**

The Sydney 1:100,000 Soils Landscape Sheet indicates that the site is underlain by Glenorie erosional soils. The Glenorie soils group comprises shallow to moderately deep red podzolic soils on crests, moderately deep red and brown podzolic soils on upper slopes, deep yellow podzolic soils on lower slopes and humic gleys, yellow podzolic soils and gleyed podzolic soils along drainage lines.

The Sydney 1:100,000 Geology Sheet indicates that the site is underlain by Ashfield Shale. Ashfield Shale comprises black to dark grey shale and laminite.

### **4.3 Acid Sulphate Soils and Salinity**

Published acid sulphate soils (ASS) risk mapping indicates that the site has a low probability of having ASS.

There are no mapped areas of ASS occurrence within 2 km of the site.

Published salinity risk mapping indicates that the site has moderate to high salinity potential.

### **4.4 Surface Water and Groundwater**

The closest watercourse to the site is Salt Pan Creek, located approximately 650 m south (down gradient) of the site, which flows into Georges River. Other watercourses are significantly further from the site. With respect to surface water, given the highly urbanised nature of the area, most surface water is anticipated to be collected by the local stormwater network.

A search of the publicly available registered groundwater bore database indicated that there were no registered wells at the site, or within a 1 km search buffer. The nearest registered groundwater bores are a cluster of nine monitoring bores approximately 1.4 km to the north-east.

Based on regional topography, the anticipated flow direction of groundwater beneath the site is to the south, towards Salt Pan Creek, the likely receiving surface water body for the groundwater flow path. Salt Pan Creek flows into Georges River, which ultimately flows into Botany Bay.

Given the local geology (i.e., Ashfield Shale), the groundwater in the fractured rock beneath the site is anticipated to be saline and very low yield. Accordingly, there would be no significant potential beneficial uses of the groundwater. Furthermore, the search of the groundwater bore database found no domestic, recreational, or irrigational bores within 1 km of the site, and the use of groundwater for these purposes in the vicinity of the site is considered unlikely given the urban setting.

## **5. Site History**

### **5.1 Title Deeds**

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deeds search are included in Appendix C. A summary of the title deeds and possible or known land uses is



presented in Tables 1 to 4. Historical aerial photographs (refer Section 5.2) were used to assist in determining land uses.

**Table 1: Historical Title Deeds - Lot B, DP 432479 (Part 1) and Lot C, DP 432479**

<b>Date of Acquisition and Term Held</b>	<b>Registered Proprietor(s) &amp; Occupations</b>	<b>Inferred Land Use</b>
27.08.1915 (1915 to 1920)	Alfred Herbert Bird (Carpenter)	Unknown
15.04.1920 (1920 to 1945)	William Charles Watson (Builder)	Unknown

**Table 2: Historical Title Deeds - Lot B, DP 432479 (Part 2)**

<b>Date of Acquisition and Term Held</b>	<b>Registered Proprietor(s) &amp; Occupations</b>	<b>Inferred Land Use</b>
17.08.1915 (1915 to 1917)	Robert William Hatch (Shearer)	Possibly agricultural
20.07.1917 (1917 to 1920)	Annie O'Donnell (Married Woman)	Unknown
10.02.1920 (1920 to 1945)	William Charles Watson (Builder)	Unknown

**Table 3: Historical Title Deeds - Lots B&C, DP 432479**

<b>Date of Acquisition and Term Held</b>	<b>Registered Proprietor(s) &amp; Occupations</b>	<b>Inferred Land Use</b>
27.06.1945 (1945 to 1948)	Jacques Hochstadt (Apprenticed Mechanic)	Unknown
11.03.1948 (1948 to 1989)	The Minister for Public Works (For and on behalf of King George the Sixth - For Police Purposes)	Police Station
28.04.1989 (1989 to 2004)	Her Most Gracious Majesty Queen Elizabeth The Second (On behalf of the Minister for Police for the Police Department)	Police Station
17.05.2004 (2004 to Date)	Her Most Gracious Majesty Queen Elizabeth The Second (Attorney Department)	Court House

**Table 4: Historical Title Deeds - Lot 10, DP 5541**

<b>Date of Acquisition and Term Held</b>	<b>Registered Proprietor(s) &amp; Occupations</b>	<b>Inferred Land Use</b>
02.05.1918 (1918 to 1947)	Ellis May Forrester (Spinster)	Unknown
10.04.1947 (1947 to 1989)	Minister for Public Works (for the purposes of a Court House)	Court House
31.10.1989 (1989 to Date)	Her Most Gracious Majesty Queen Elizabeth II on behalf of The Attorney-General for the Attorney- General's Department	Court House

## 5.2 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix D. A summary of key features observed for the site and surrounding land is presented in Table 5.

**Table 5: Summary of Historical Aerial Photographs**

<b>Year</b>	<b>Site</b>	<b>Surrounding Land Use</b>
1943	The site appeared to comprise empty grassed space. The eastern portion of the site may have contained trees and livestock, however low image resolution precluded a detailed assessment.	The surrounding area appeared to comprise residential buildings to the east and west. To the south were residential buildings followed by commercial or retail buildings, and to the north appeared to contain empty space with sawtooth shaped trenches, possibly for military training purposes (typical shape).
1955	Very low image resolution allowed only a limited assessment. The eastern portion of the site appeared to remain unchanged, while the western portion of the site appeared to have been repurposed as a car park.	Very low image resolution allowed only a limited assessment. No significant changes were observed to the east, west or south. Development appeared to have occurred to the north, however it was unclear what the likely land use may have been.
1961	The entire site appeared to have been cleared and replaced with a larger building occupying the whole site. Based on historical title deeds and council records, this building is likely to have been a police station.	The area to the north of the site appeared to have been cleared, with grassed open space and a road. Some residential buildings to the east, west and south appeared to have been replaced with larger commercial or retail buildings.
1971	No significant changes to the site were observed when compared with the 1961 aerial photograph.	A round building appeared to have been constructed to the north of the site, resembling the current council chambers. A larger building

Year	Site	Surrounding Land Use
		can also be observed to the north-east of the site.
1982	No significant changes to the site were observed when compared with the 1971 aerial photograph.	No significant changes to the site surroundings were observed when compared with the 1971 aerial photograph.
1991	No significant changes to the site were observed when compared with the 1982 aerial photograph.	No significant changes to the site surroundings were observed when compared with the 1982 aerial photograph.
1998	No significant changes to the site were observed when compared with the 1991 aerial photograph.	No significant changes to the site surroundings were observed when compared with the 1991 aerial photograph.
2007	The site appeared to have had a new building constructed, resembling the building currently in place.	No significant changes to the site surroundings were observed when compared with the 1998 aerial photograph.
2016	No significant changes to the site were observed when compared with the 2007 aerial photograph.	No significant changes to the site surroundings were observed when compared with the 2007 aerial photograph.

### 5.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act) [accessed 7/12/2021]	The results of a search of the public database of records of notices for contaminated sites indicated that there were no records of notices for the site. The search also indicated that there were no records of notices for sites within a 1 km search buffer of the site.
Sites notified to EPA under Section 60 of the CLM Act [accessed 7/12/2021]	The results of a search of the public database of contaminated sites notified to the EPA indicated that the site was not listed as a notified contaminated site. The search also indicated that there were no records of notices for sites within a 1 km search buffer of the site.
Licenses listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) [accessed 7/12/2021]	The results of a search of the public database or records of environmental protection licences, applications, notices or audits under the POEO Act indicated that there are no current records issued to the site.  One site, however, was identified within the 1 km search buffer of the site: <ul style="list-style-type: none"> <li>• KLF Holdings Pty Ltd - 12-14 Dellwood Street, Bankstown, NSW 2200 [950 m south] - s.91 Clean Up Notice.</li> </ul>
SafeWork NSW [conducted 10/12/2021]	A search of SafeWork NSW records for Schedule 11 hazardous chemicals on premises detailed a 16500 L underground storage tank (UST) that was decommissioned in 1996 via infilling. There is also reference to a 2000L underground tank, although it is unclear if this is a different tank to the one decommissioned in situ. Refer Appendix E.

Planning Certificate(s) [dated 3/11/2021]	Planning certificates for the site indicate that the council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the <i>Contaminated Land Management Act 1997</i> . Refer Appendix F.
Council Records	A review of the available council records indicated a number of documents relating to potential contamination at the site including: <ul style="list-style-type: none"> <li>• Correspondence with Bankstown City Council (1983) regarding the replacement of an UST at the site, which was a police station at the time. Plans attached to this correspondence also indicate that some components associated with the tank contained asbestos.</li> <li>• A letter from Council (2003) regarding a development application. The letter notes that a UST may have been removed at some point, but questions whether additional USTs may be present at the site.</li> </ul>

#### 5.4 Other Sources

A brief search of Google maps on 7 December 2021 for potentially contaminating activities (such as 'dry cleaners' or 'mechanic' etc.) in the surrounding area located six potentially contaminating operating activities within a 500 m buffer zone of the site:

- Bankstown Drycleaners & Alteration [60 m south-west];
- Valet Dry Clean [100 m south];
- Mr. Dry Clean & Sons [100 m south];
- Royce Cleaning [160 m south-east];
- mycar Tyre & Auto Bankstown [390 m north-east]; and
- Pink Slip Today Bankstown [320 m south-east]

#### 5.5 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments / agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs provide generally high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and / or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

## 5.6 Summary of Site History

The historical aerial photographs suggest that the site was empty grassed space from at least 1943 until the 1950s. Land use for the site at this time is unclear, however it is possible that the western portion of the site was used as a car park and that livestock were kept in the eastern portion of the site. From the 1950s until the 2000s the site appeared to have been used as a police station, and the site appears to have been used as a court house since the 2000s. Historical aerial photographs also indicate that the surrounding area was predominantly residential around the 1940s with a possible military training facility to the north, and commercial and retail development gradually occurring over time.

A search of properties with EPA notices and licences and review of Section 10.7 Planning Certificates did not identify the site to be notified to the EPA as contaminated, be regulated under the CLM Act, or hold a licence or have received any EPA notices. One site was identified within a 1 km buffer of having received a clean up notice from the EPA. However, given that the notice related to possible asbestos contamination and given the distance between sites, this is not considered to pose significant environmental risk to the site. A review of the SafeWork NSW Schedule 11 hazardous chemicals on premises for the site and council records also identified a decommissioned underground storage tank and associated asbestos componentry within the site.

Additionally, a brief Google maps search of the local area located four dry cleaning facilities and two car mechanics within a 500 m search buffer of the site.

## 6. Site Walkover

A site walkover was undertaken by an environmental scientist on 29 November 2021, observing from the public areas surrounding the site. The general site topography was consistent with that described in Section 4.1. The site layout appears to have remained unchanged from the 2016 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix G).

- The site was a court house;
- The majority of the site was occupied by a building, surrounded by a paved footpath;
- To the north of the site was a grassed area, then a road, then council buildings; and
- To the south, west and east of the site were roads and commercial and retail buildings.

## 7. 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 the site became 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 (complete pathways).

## Potential Sources

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

- S1: Fill: Associated with levelling, demolition of former buildings on the site and backfilling (a common characteristic of Sydney suburbs):
  - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Former buildings and structures on the site:
  - o COPC include hazardous building materials such as asbestos containing materials (ACM), lead (in paint), synthetic mineral fibres (SMF) and polychlorinated biphenyls (PCB).
- S3: USTs and associated pipework, bowsers and asbestos containing componentry:
  - o COPC include lead, TRH, BTEX, PAH, volatile organic compounds (VOC) and asbestos.
- S4: Previous use as a car park and police station:
  - o COPC include metals, TRH, BTEX, PAH, phenols and VOCs.
  - o S5: Possible agricultural use: COPC include arsenic, OCP, OPP.
- S6: Nearby dry cleaners:
  - o COPC include trichlorethylene, 1,1,1-trichloroethane, carbon tetrachloride and perchlorethylene (PERC).
- S7: Nearby mechanics:
  - o COPC include metals, TRH, BTEX, PAH, phenols and VOCs.
- S8: Possible nearby military training:
  - o COPC include those associated with explosives, engine works and per- and polyfluoroalkyl substances (PFAS).

## Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [court house];
- R2: Construction and maintenance workers;
- R3: End users [commercial]; and
- R4: Adjacent site users [commercial and retail].

The following potential environmental receptors have been identified:

- R5: Surface water [Salt Pan Creek];
- R6: Groundwater; and
- R7: Terrestrial ecology.

## Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and / or vapours;
- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial ecology.

## Summary of Potentially Complete Exposure Pathways

A 'source-pathway-receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S8) and receptors (R1 to R7) are provided in below Table 6.

**Table 6: Summary of Potentially Complete Exposure Pathways**

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill, Metals, TRH, BTEX, PAH, OCP, phenols and asbestos	P1: Ingestion and dermal contact	R2: Construction and maintenance workers	An intrusive investigation is recommended to assess the presence or otherwise of identified potential sources and/or the contaminants associated with those sources. The investigation is recommended to include soil, groundwater and soil vapour sampling and testing.
S3: USTs, Lead, TRH, BTEX, PAH, VOCs and asbestos	P2: Inhalation of dust and/or vapours	R1: Current users [court house] R2: Construction and maintenance workers R3: End users [commercial]	
S4: Car park and police station, Metals, TRH, BTEX, PAH, phenols and VOCs	P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater	R5: Surface water [Salt Pan Creek] R6: Groundwater	
S5: Previous agricultural use			
S6: Dry cleaners (see potential sources above)	P6: Contact with terrestrial ecology	R7: Terrestrial ecology	
S7: Mechanics, Metals, TRH, BTEX, PAH, phenols and VOCs			

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S8: Military training, Explosives, metals, TRH, BTEX, PAH, phenols, VOCs, PFAS			
S2: Former buildings, Asbestos, SMF, lead, PCB	P1: Ingestion and dermal contact	R2: Construction and maintenance workers	
	P2: Inhalation of dust and/or vapours	R2: Construction and maintenance workers	
	P6: Contact with terrestrial ecology	R7: Terrestrial ecology	

## 8. Risk Rating

Based on the preliminary CSM and using the methodology outlined in Appendix H, a qualitative risk rating for the identified contamination sources has been developed.

Table 7 presents the results of the application of the risk matrix (Appendix H) to each identified potential AEC.

**Table 7: AEC Risk Rating**

AEC	AEC Description	Probability	Consequence	Risk Number
S1	Fill	3	2	6
S2	Former Buildings	3	2	6
S3	USTs	3	5	15
S4	Car park / police station	2	2	4
S5	Agricultural use	1	2	2
S6	Dry cleaners	1	3	3
S7	Mechanics	1	3	3
S8	Military training	1	3	3
			<b>Site Risk Rating</b>	<b>15</b>



## 9. Conclusions and Recommendations

Based on the available site history information, the site appears to have had residential or possibly agricultural land use from at least 1943 until the 1950s, when the western portion of the site appeared to be repurposed as an open-air car park. The site then appears to have been used as a police station, and has been used as a court house since the 2000s. Surrounding land use appears to have included residential, commercial, retail, possible military training, dry cleaning and car mechanics. SafeWork NSW Schedule 11 hazardous chemicals on premises search and council records also indicate the presence of at least one decommissioned underground storage tank at the site.

Potential sources of contamination identified in this investigation include imported fill, former buildings / structures, the underground storage tank(s), previous use as a car park and police station, previous agricultural use, nearby dry cleaning and mechanics, and possible nearby military training. Based on the review of results of this PSI, and in accordance with the process outlined in Appendix H, the site has been assigned a contamination risk rating of 15, corresponding to a high risk.

As the current investigation was limited to a desktop study, comments on the actual contamination status of the site cannot be provided unless intrusive investigations are undertaken to obtain quantitative data on the contamination status of the soil and groundwater. Notwithstanding, the desktop results to date suggest that the identified sources of potential contamination and assigned contamination risk for the site are not necessarily uncommon when compared to other similar properties in urban settings.

Accordingly, based on the results of this PSI, the following is recommended:

- **Detailed Site Investigation** - A detailed site investigation (DSI) for contamination with intrusive soil and groundwater / soil vapour (potentially) sampling to evaluate the potential contamination status of the site and assess the site's suitability (from a contamination standpoint) for a more sensitive land use. In addition, the DSI should provide recommendations on the need for any further targeted investigation(s) and / or site remediation if deemed necessary. As the details of the proposed development are not known at this stage, the DSI could be undertaken around the Development Application (DA) stage i.e., when particulars of the proposed development are known.

Based on the results of the PSI, it is considered that the site can be made suitable for the proposed B3 Commercial Core rezoning subject to implementation of the recommended investigations and remediation and / or management of contamination that may be identified from the investigations.

Whilst the extent and need for remediation, if any, will be dependent on the results of the intrusive investigation/s and the details of the proposed development, typical soil remediation options that may be viable (to be selected or revised based on type of contamination identified) have been provided below for information purposes only:

- **Excavation and Offsite Disposal** - Excavation of the impacted fill and off-site disposal to a suitably licensed landfill. Subject to complete removal (and validation) of the contamination source (including groundwater remediation if required), this option could likely render the site compatible with a proposed land use without the need for long term management strategies; or
- **Capping and containment:** This option typically comprises placement of a geotextile marker layer (such as bidum) over the contaminated profile and subsequently placement / installation of a layer of suitable capping material such as verified clean fill, or a permanent engineered pavement over the contaminated fill with a view to limiting the exposure of site users to contaminants. A physical barrier will require the preparation of and compliance with an Environmental Management Plan (EMP) for long term management of the capping layer, with provisions made for regular inspection

and maintenance if necessary. Furthermore, a cap and contain remediation strategy will need to have an appropriate mechanism for public notification of any restrictions applying to the land to ensure that potential purchasers or other interested individuals are aware of the restrictions (e.g., appropriate notations on a planning certificate issued under Section 10.7 of the Environmental Planning and Assessment Act 1979 or a covenant registered on the title to land under section 88B of the Conveyancing Act 1919).

Remediation options for groundwater, if required, would be dependent on the results of the DSI and the nature and extent of groundwater contamination (if any).

## 10. References

- NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.
- NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

## 11. Limitations

Douglas Partners (DP) has prepared this report (or services) for this project at 20 Fetherstone Street and 369 Chapel Road, Bankstown in accordance with DP's proposal dated 26 August 2021 and acceptance received from Liam Rogers dated 26 August 2021. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of City of Canterbury Bankstown Council 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.

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.

The assessment of atypical safety hazards arising from this advice is restricted to the (geotechnical / environmental / groundwater) components set out in this report and based on known project conditions

and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

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.

---

**Douglas Partners Pty Ltd**

---

## Appendix A

---

Drawing

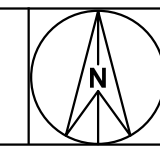
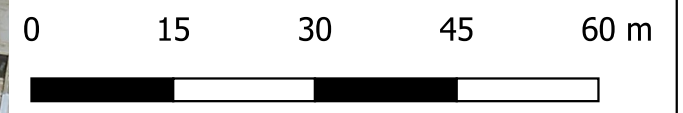


LOCALITY MAP

- Notes:
1. Basemap from Metromap.com (dated 30/07/2021)
  2. Site boundary shown is approximate only

Legend

Site Boundary



---

## **Appendix B**

---

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.



---

## **Appendix C**

---

Historical Title Deeds



ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

**Summary of Owners Report**

**Address: - Fetherstone Street, Bankstown 2200**

**Description: - Lots B & C in D.P. 432479**

As regards the part numbered (1) on the attached Cadastral Record Enquiry report and also Lot C D.P. 432479.

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
27.08.1915 (1915 to 1920)	Alfred Herbert Bird (Carpenter)	Vol 2601 Fol 179
15.04.1920 (1920 to 1945)	William Charles Watson (Builder)	Vol 2601 Fol 179

As regards the part numbered (2) on the attached Cadastral Record Enquiry report

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
17.08.1915 (1915 to 1917)	Robert William Hatch (Shearer)	Vol 2598 Fol 43
20.07.1917 (1917 to 1920)	Annie O'Donnell (Married Woman)	Vol 2598 Fol 43
10.02.1920 (1920 to 1945)	William Charles Watson (Builder)	Vol 2598 Fol 43

As regards the whole of Lots B & C in D.P. 432479

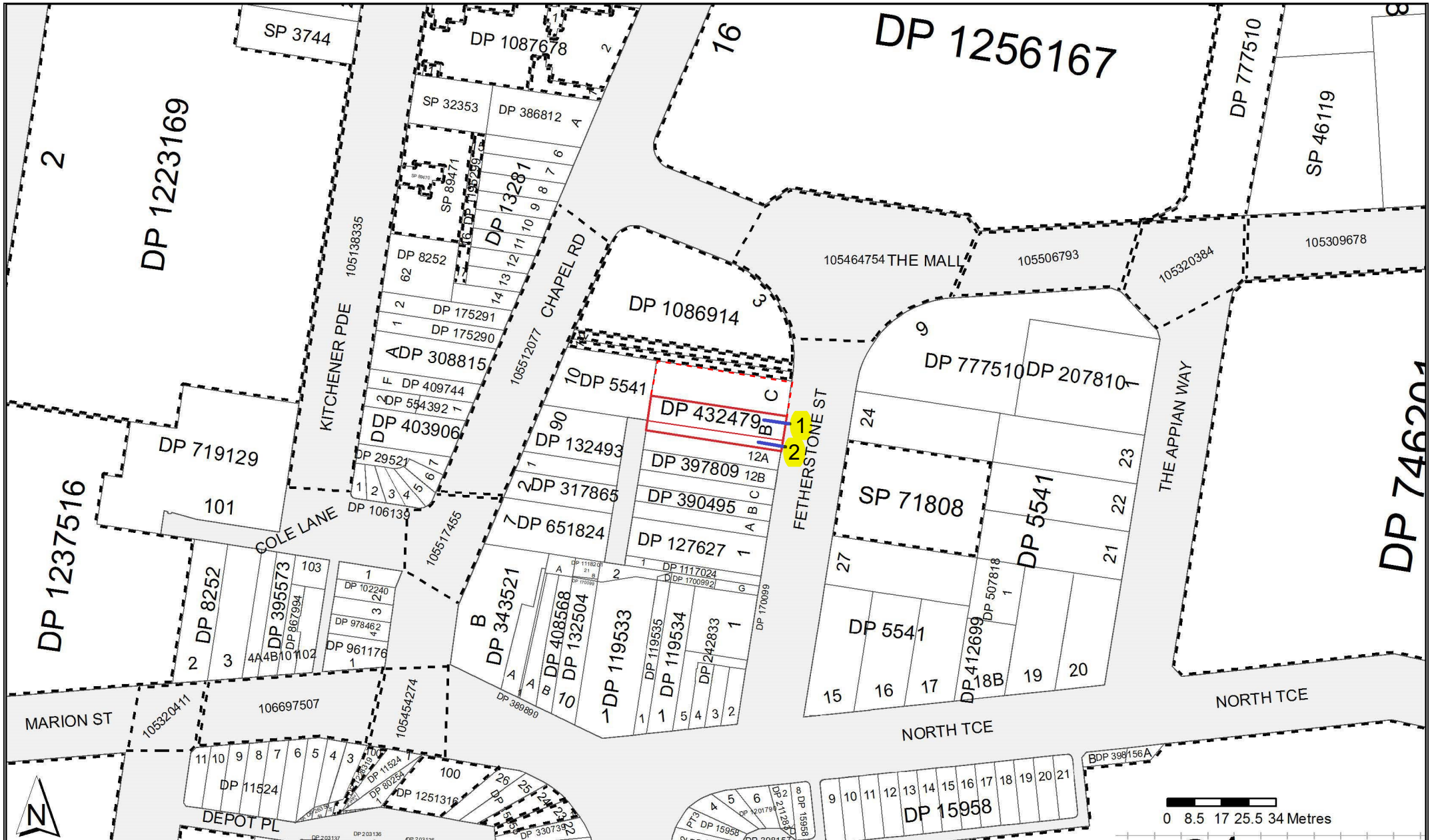
<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
27.06.1945 (1945 to 1948)	Jacques Hochstadt (Apprenticed Mechanic)	Vol 2601 Fol 179 & Vol 2598 Fol 43 Now Vol 5687 Fol 163
11.03.1948 (1948 to 1989)	The Minister for Public Works (For and on behalf of King George the Sixth - ? For Police Purposes)	Vol 5687 Fol 163
28.04.1989 (1989 to 2004)	Her Most Gracious Majesty Queen Elizabeth The Second (On behalf of the Minister for Police for the Police Department)	Vol 5687 Fol 163 Now Auto Consol 5687-163
17.05.2004 (2004 to Date)	Her Most Gracious Majesty Queen Elizabeth The Second (Attorney Department)	Auto Consol 5687-163

**# Denotes current registered proprietor**

**Leases & Easements: - NIL**

Yours Sincerely  
Harrison Byrne  
(Checked by Mark Groll)  
22<sup>nd</sup> November 2021

**Email: [harrison.byrne@infotrack.com.au](mailto:harrison.byrne@infotrack.com.au)**

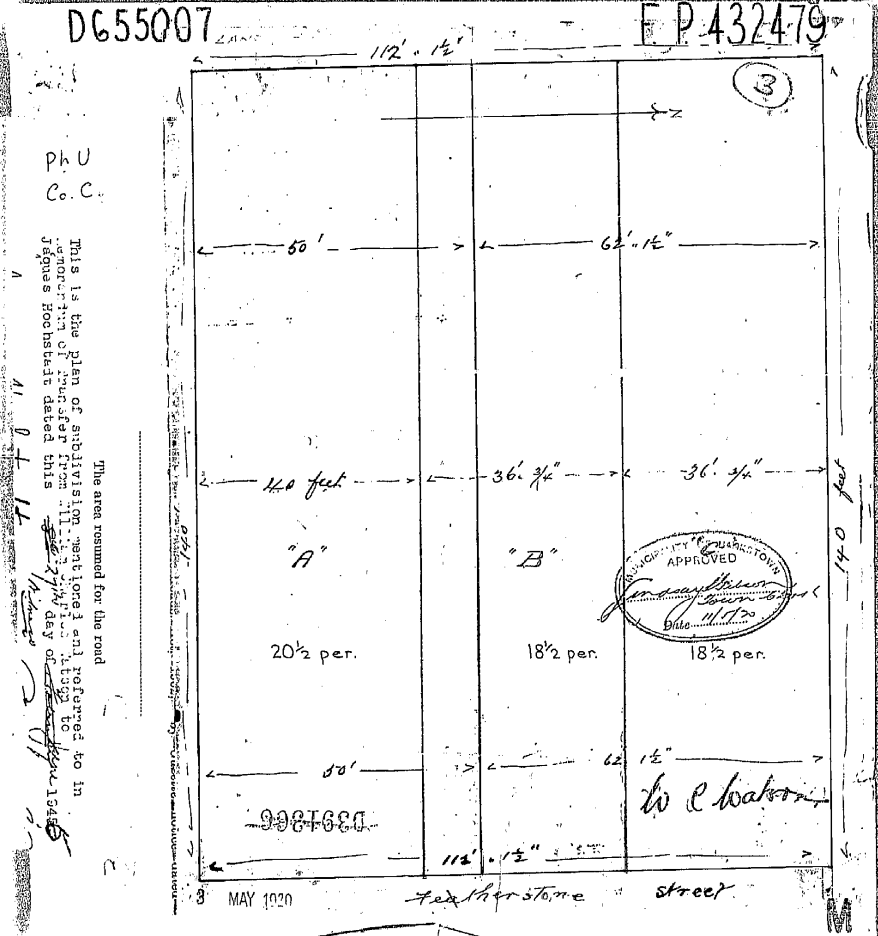




1

APPROVED AND/OR ADDITIONAL NOTES ON PLAN IN REGISTRAR GENERAL'S OFFICE.

1, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 9th day of June, 1980



CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 432479

FEET	INCHES	METRES
14	-	4.267
36	0 3/4	10.992
40	-	12.192
50	-	15.240
62	1 1/4	18.929
62	1 1/2	18.936
100	-	30.480
112	1 1/4	34.169
112	1 1/2	34.176
140	-	42.672

AC	RD	P	SQ	M
-	-	18 1/2	467.9	
-	-	20 1/2	518.5	



*J.P. Cooper*  
 New South Wales Solicitor

Fees: £ s d  
 Lodgment : : :  
 Endorsement : : :  
 Stamp : : :  
 12/3/48

**MEMORANDUM OF TRANSFER**  
 (REAL PROPERTY ACT, 1900).

I, **JACQUES HOCHSTADT**, formerly of Glebe, but now of Kingsford,  
 Apprenticed Mechanic.

(herein called transferor )  
 being registered as the proprietor of an estate in *fee simple* in the land hereinafter described,  
 subject however, to such encumbrances, liens and interests as are notified hereunder in  
 consideration of **Three hundred and sixty pounds**  
 (£360) (the receipt whereof is hereby acknowledged) paid to me by

[Redacted Name]  
 [Redacted Address]  
 [Redacted City]

ALL such my Estate and Interest in ALL THE land mentioned in the schedule following:—

County.	Parish.	Reference to Title (c)			Description of Land (if part only). (d)
		Whole or Part.	Vol.	Fol.	
CUMBERLAND	BANKSTOWN	WHOLE	[Redacted]	[Redacted] <i>out</i>	

And the transferee covenants with the transferor TOGETHER with by way of inclusion all  
 mines or deposits of coal, ironstone, slate, kerosene shale, limestone or  
 other minerals under the said land.

ENCUMBRANCES, &c., REFERRED TO.

Covenants contained in Instruments of Transfer, registered  
 Nos. A.188474 and A.188475.

Signed at Sydney the 11th day of March, 1948.

"Signed in my presence by the transferor  
 WHO IS PERSONALLY KNOWN TO ME  
*[Signature]*  
 "Signed

*J. Hochstadt*  
 Transferor \*

Signed in my presence for the transferor  
 by *[Signature]* *for*  
 WHO IS PERSONALLY KNOWN TO ME  
*[Signature]*

† Accepted, and I hereby certify this Transfer to be correct  
 for the purposes of the Real Property Act.  
*[Signature]*  
 State Crown Solicitor.  
 Transferee.

THIS SPACE TO BE LEFT FREE FROM NOTATION.

NOT TO BE ALTERED BY ERASURE—See Foot Note.

(Trusts must not be disclosed in the transfer.)

a If a less estate, strike out "in fee simple," and interline the required alteration.

b If two or more, state whether as joint tenants or tenants in common.

c If all the references cannot be conveniently inserted, a form of annexure (obtainable at L.T.O.) may be added. Any annexure must be signed by the parties and their signatures witnessed.

d If part only of the land comprised in a Certificate or Certificate of Title is to be transferred add "and being lot ... D.P. ... or "being the land shown in the plan annexed hereto," or "being the residue of the land in certificate (or grant) registered Vol. ... Fol. ... Where the consent of the local council is required to a subdivision the certificate and plan mentioned in the L.G. Act, 1919, should accompany the transfer.

e Strike out if unnecessary. Covenants should comply with Section 82 of the Conveyancing Acts, 1919-1943. Here also should be set forth any right-of-way or easement or exception. Any provision in addition to or modification of the covenants implied by the Act may also be inserted. If the space provided is insufficient a form of annexure should be used.

f A very short note will suffice.

g If executed within the State this instrument should be signed or acknowledged before the Registrar-General, or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transfer is known, otherwise the attesting witness should appear before one of the above functionaries to make a declaration in the form overleaf. As to instruments executed elsewhere, see back of form.

h Repeat attestation if necessary.

If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

\* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on page 2 signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by Transferee or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. Unless the instrument contains some special covenant by the transferee, the solicitor may sign in cases where it is established that the transferee's signature cannot be obtained without difficulty. The Solicitor must sign his own name and not that of his firm.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

D807410

CONSENT OF MORTGAGEE.

I, \_\_\_\_\_ mortgagee under Mortgage No. \_\_\_\_\_  
 release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 Signed in my presence by \_\_\_\_\_  
 who is personally known to me.

Mortgagee.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. \_\_\_\_\_ Miscellaneous Register under the authority of which he has just executed the within transfer.<sup>1</sup>

Signed at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 Signed in the presence of— \_\_\_\_\_

<sup>1</sup> Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

FORM OF DECLARATION BY ATTESTING WITNESS.<sup>1</sup>

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_, one thousand \_\_\_\_\_  
 nine hundred and forty \_\_\_\_\_ the attesting witness to this instrument,  
 and declared that he personally knew \_\_\_\_\_ the person  
 signing the same, and whose signature thereto he has attested, and that the name purporting to be such  
 signature of the said \_\_\_\_\_ is \_\_\_\_\_ own handwriting, and  
 that he was of sound mind and freely and voluntarily signed the same.

<sup>1</sup> May be made before either Registrar-General, Deputy Registrar-General, a Notary Public, J.P., or Commissioner for Affidavits. Not required if the instrument itself be made or acknowledged before one of these parties.

MEMORANDUM OF TRANSFER of

\_\_\_\_\_ Acres \_\_\_\_\_ roods 37 perches.  
Lots 9 & 10 in plan annexed to  
Deed 2655007 Featherstone St  
Bankstown  
 Municipality \_\_\_\_\_ Parish \_\_\_\_\_ County (together with all  
mises & deposits etc)

DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dealing.

Nature	No.	Reg'd Propr., M't gor., etc.
<u>CT</u>	<u>100</u>	

LEAVE THESE SPACES FOR DEPARTMENTAL USE.

The Minister for Public Works Transjeree.

Particulars entered in Register Book, Vol 5687 Fol. 103

the 20<sup>th</sup> day of April 1948.  
 at \_\_\_\_\_ minutes 12 o'clock in the \_\_\_\_\_ noon

J. W. Pelt  
 Registrar-General.



PROGRESS RECORD.

	Initials.	Date.
Sent to Survey Branch...		
Received from Records...		
Draft written ...		
Diagram examined ...		
Diagram prepared ...		
Diagram examined ...		
Draft forwarded ...		
Supt. of Engrossers ...		
Cancellation Clerk ...		
Vol. _____	Fol. _____	
Diagram Fees ...		
Additional Folios ...		

If the parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or Justice of the Peace for such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.  
 If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.  
 If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Charge d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting-Consul, Pro-Consul, or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

Attention is specially directed to the provisions relating to the attestation of instruments executed by members of the Forces.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and 1/1 for every new Certificate of Title issuing upon a Transfer on sale for a consideration of not more than £1,000, and 1/1 3/4 for a new Certificate of Title in every other case. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.  
 Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue for that part, and the old Certificate will be retained in the Office. A new Certificate may be taken out for the residue if desired.

OFFICE USE ONLY

RP 13 STAMP DUTY



Crown Instrument not liable to  
 or payment of Registration or other fees.

Public Works Department **TRANSFER**  
 per P. PUNLA REAL PROPERTY ACT, 1900

B	1	of	(	X
\$ OHMS				
(42)				

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	[Redacted]	WHOLE	Bankstown
TRANSFEROR Note (b)	[Redacted]		

ESTATE Note (c) (the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$  
 and transfers an estate in fee simple  
 in the land above described to the TRANSFEREE

TRANSFEREE Note (d)	[Redacted]	OFFICE USE ONLY
TENANCY Note (e)	as joint tenants/tenants in common	S

PRIOR ENCUMBRANCES Note (f) subject to the following PRIOR ENCUMBRANCES 1. ....  
 2. .... 3. ....

DATE [Redacted]

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION Note (g) Signed in my presence by the transferor who is personally known to me  
 Signature of Witness: [Redacted]  
 Name of Witness (BLOCK LETTERS): DENIS JAMES THOMPSON

DEPT. PUBLIC WORKS, SYDNEY  
 Address and occupation of Witness  
 PROPERTY OFFICER

Signed for the Minister for Public Works  
 by the Deputy Principal Surveyor  
 (Printed) Signature of Transferor's Department,  
 which is binding on the transferor.

Note (g) Signed in my presence by the transferee who is personally known to me  
 Signature of Witness: [Redacted]  
 Name of Witness (BLOCK LETTERS): PATRICIA KNOTT  
 234 Depr. Public Works.  
 Address and occupation of Witness  
 CLERIC

John Byrne  
 Solicitor for Transfers  
 JOAN W. BYRNE  
 Signature of Transferee

TO BE COMPLETED BY LODGING PARTY Notes (h) and (i)	LODGED BY		LOCATION OF DOCUMENTS			
	Box 993Y	LEGAL BRANCHA DEPT. OF PUBLIC WORKS LEVEL 15 STATE OFFICE BLOCK -	CT	OTHER	Herewith. /	
OFFICE USE ONLY	Delivery Box Number	Box 993Y			In L.T.O. with	
Checked EAS	Passed	REGISTERED 25-4-1989	Secondary Directions		Produced by	
	Signed PA 7/2	Extra Fee	Delivery Directions	CT 993Y		

ST 91 J.L.  
 G.  
 NO FEE (42)



SEARCH DATE

18/11/2021 5:33PM

FOLIO: B/432479

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

Prior Title(s): VOL 5687 FOL 163

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
10/5/1993		CONVERTED TO AUTO CONSOL 5687-163	CONSOL CREATED CT NOT ISSUED

\*\*\* END OF SEARCH \*\*\*





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/11/2021 11:00AM

FOLIO: AUTO CONSOL 5687-163

Recorded	Number	Type of Instrument	C.T. Issue
10/5/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 5687-163	

PARCELS IN CONSOL ARE:  
B-C/432479.

24/8/1999	6126437	DEPARTMENTAL DEALING	
17/5/2004	AA630036	REQUEST	EDITION 1

\*\*\* END OF SEARCH \*\*\*

Form: 11R  
Release: 1.1  
www.lpi.nsw.gov.au

# REQUEST

New South Wales  
Real Property Act 1900



[Redacted]

PRIVACY NOTE: this information is legally required and will become part of the public record

(A) STAMP DUTY

If applicable, Office of State Revenue use only	<p style="text-align: center;"><b>Crown Instrument not liable to Stamp Duty</b></p> <p style="text-align: center;"><b>I. V. KNIGHT</b> Crown Solicitor</p> <p style="text-align: center;">per </p>
---	--

(B) LAND

Torrens Title
[Redacted]

(C) REGISTERED DEALING

Number	Torrens Title

(D) LODGED BY

Delivery Box	Name, Address or DX and Telephone	CODE
813E	IV KNIGHT, STATE CROWN SOLICITOR LEVEL 5, 60-70 ELIZABETH STREET, SYDNEY NSW 2000 DX 19 SYDNEY Reference (optional): AGD010.8998/T10/DAT	

(E) APPLICANT

[Redacted]
------------

(F) NATURE OF REQUEST

Adjust the entry of the folio of the Register to reflect the change in administrative arrangements in respect of the above Crown Land.
--

(G) TEXT OF REQUEST

The Registrar-General is hereby requested to adjust the entry on the relevant Folio of the Register, in respect of the abovementioned land, to reflect the fact that the Attorney General and his Department will now administer the Land on behalf of the Crown instead of the Minister for Police for the Police Department, effective from 4 May 2004. Accordingly it is requested the name of the Registered Proprietor be amended so that it reads "Her Most Gracious Majesty Queen Elizabeth the Second (Attorney General's Department)".

DATE 6 MAY 2004

Certified for the purposes of the Real Property Act 1900 by the person whose signature appears below.  
**IAN VICTOR KNIGHT, STATE CROWN SOLICITOR, ON HIS BEHALF BY:**

Signature:

Signatory's name: **DANIELA MARIA TERRUSO**  
Signatory's capacity: **SOLICITOR FOR APPLICANT**

Vol. 5687-163  
**CT SIGHTED**  
**CANC. & RET. to 8/3E**

Leq 8.  
14.5.04.  
A.K.  
(pp. 205 38)

NOS ✓

N.M.  
Rep 56



FOLIO: AUTO CONSOL 5687-163

SEARCH DATE	TIME	EDITION NO	DATE
18/11/2021	5:32 PM	1	17/5/2004

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS  
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN  
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP432479

FIRST SCHEDULE

HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH THE SECOND  
(ATTORNEY GENERAL'S DEPARTMENT). (R AA630036)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A188474 COVENANT AS REGARDS THE PART OF LOT B FORMERLY IN LOT 12 SEC.1 DP5541
- 3 A188475 COVENANT AS REGARDS LOT C AND THE PART OF LOT B FORMERLY IN LOT 11 SEC.1 DP5541

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT B IN DP432479  
LOT C IN DP432479.

\*\*\* END OF SEARCH \*\*\*



ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

**Summary of Owners Report**

**Address: - 369 Chapel Rd, Bankstown 2200**

**Description: - Lot 10 in D.P. 5541**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
02.05.1918 (1918 to 1947)	Ellis May Forrester (Spinster)	Vol 2841 Fol 49
10.04.1947 (1947 to 1989)	Minister for Public Works (for the purposes of a Court House)	Vol 2841 Fol 49
31.10.1989 (1989 to Date)	Her Most Gracious Majesty Queen Elizabeth II on behalf of The Attorney-General for the Attorney-General's Department	Vol 2841 Fol 49 Now 10/5541

**# Denotes current registered proprietor**

**Leases & Easements: - NIL**

---

Yours Sincerely  
Harrison Byrne  
(Checked by Mark Groll)  
22<sup>nd</sup> November 2021



30.4.9  
5/9/09  
30/4/09

↔ M-BANKSTOWN ↔

PLAN

of Section 1

5541

GREENACRE PARK ESTATE

DP5541

BANKSTOWN

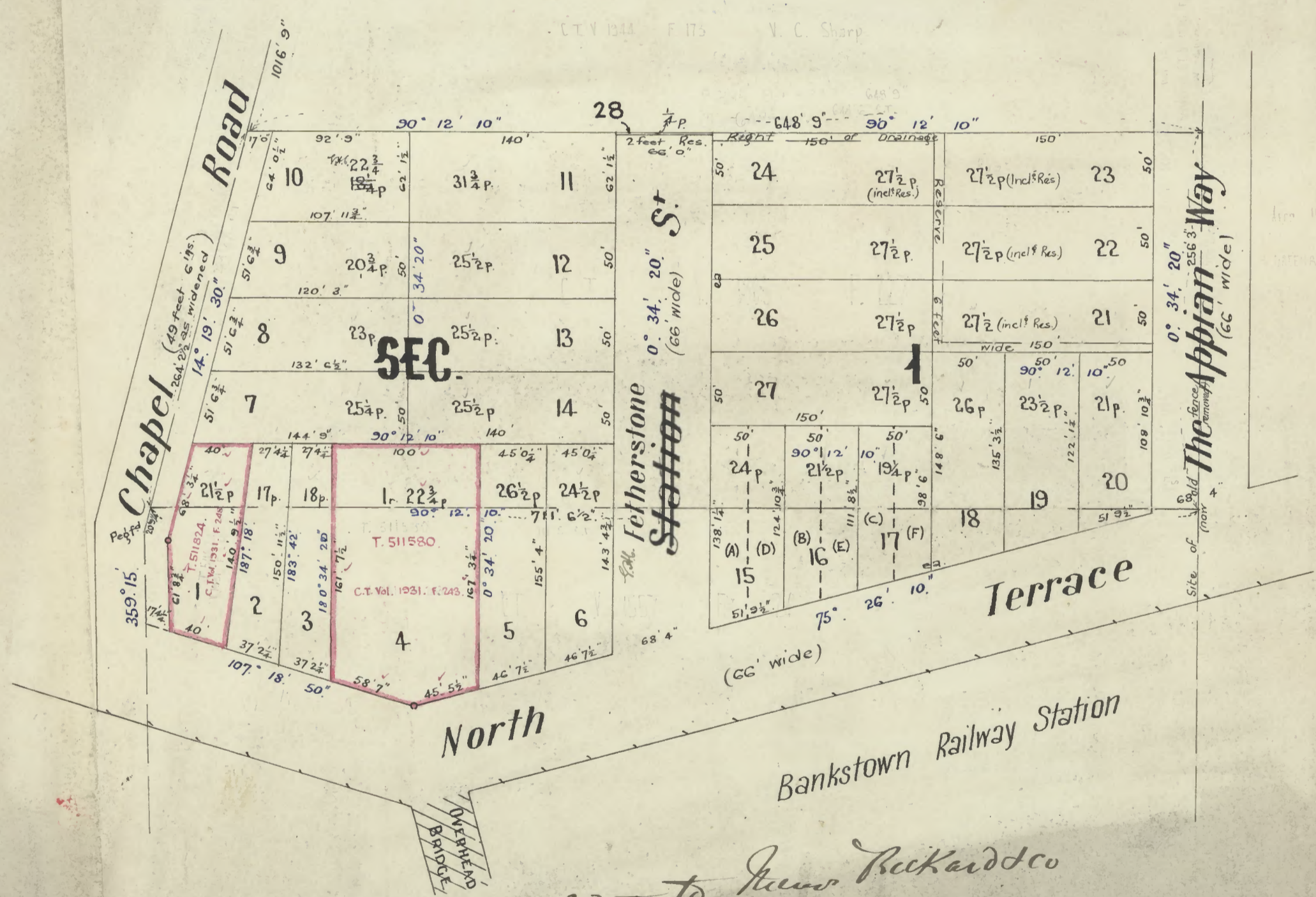
STANDARD PREPARED

being a sub<sup>n</sup> of part of J Marshall's 40 acres Gt

Parish of Bankstown County of Cumberland

Scale 80 feet to an Inch.

App<sup>n</sup> 6762: Part of 40 ac. (Por 21 P<sup>ty</sup>) Grant to James Marshall 8<sup>th</sup> March 1831. p.  
C.T. Vol. 1557. Fo. 24  
C.T. Vol. 1803. Fo. 227



approved subject to James Beckard & Co  
providing drainage satisfactory  
to the Council  
Wm Gillies Jnr  
8<sup>th</sup> April 1909

Date of Survey, February 1908  
Azimuth taken from Aliq<sup>t</sup> of Main Southern Road.

DECLARATION.

I, Edward Cowdery, of Pitt Street, Sydney, Licensed Surveyor, specially Licensed under the Real Property Act, 1900, do hereby solemnly and sincerely declare that the boundaries and measurements shown on this plan are correct for the purposes of the said Act, and that the said plan and the survey of the land to which the same relates have been prepared and made by me, or under my immediate supervision; and I make this solemn declaration, conscientiously believing the same to be true, and by virtue of the provisions of the Oath's Act, 1900.

Edw. Cowdery  
Licensed Surveyor.

Redeclared before me at Sydney this  
23<sup>rd</sup> day of June 1909.  
J. Chad J.P.

Subscribed and declared before me at Sydney  
20<sup>th</sup> day of April A.D. 1909  
J.P.

90106

B1166 P 41.42  
R-D-C 12/5/09

PLAN  
OF SECTION I.

**GREENACRE PARK ESTATE**

**BANKSTOWN.**

being a subdivision of J. Marshalls 40 acre Grant.  
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND.

Scale: 80 feet to one inch.

COPY OF

**D.P. 5541.**



Date of Survey February 1908.  
Azimuth from Main Southern Road.

*E. W. Cowdery.*

①  
②  
③

18-7-58  
1-8-58



CONVERSION TABLE ADDED IN  
 REGISTRAR GENERAL'S DEPARTMENT

DP 5541

FEET INCHES METRES

5	-	1.525
6	-	1.83
17	-	5.18
17	4 1/4	5.29
20	9 1/4	6.33
22	1 1/4	6.735
27	4 1/4	8.335
33	-	10.06
34	2 1/4	10.42
37	2 1/4	11.335
40	-	12.19
43	4 3/4	13.225
45	0 1/4	13.72
45	5 1/2	13.855
46	7 1/2	14.21
49	6	15.09
50	-	15.24
51	6 3/4	15.715
51	9 1/2	15.785
58	6 7/8	17.855
58	7	17.855
61	0 1/2	18.605
61	8 3/4	18.815
62	1 1/2	18.935
64	0 1/2	19.52
66	-	20.115
68	3 1/4	20.81
68	4	20.83
68	4 1/2	20.84
92	9	28.27
98	6	30.025
100	-	30.48
107	11 3/4	32.91
108	10 3/4	33.19
111	8 1/2	34.05
120	3	36.65
122	1 1/4	37.215
124	10 3/4	38.07
132	6 1/2	40.4
135	3 1/2	41.235
138	1 1/4	42.095
140	-	42.67
140	9 1/2	42.915
143	4 3/4	43.705
144	9 1/2	44.13
148	6	45.265
150	-	45.72
150	11 1/2	46.01
153	11 1/2	46.925
155	4	47.345
161	7 1/2	49.265
167	3 1/4	50.98
264	2 1/2	80.53
648	9	197.74
1016	9	309.91

AC RD P SQ M

-	-	17	430
-	-	18	455.3
-	-	19 1/4	486.9
-	-	20 3/4	524.8
-	-	21	531.1
-	-	21 1/2	543.8
-	-	22 3/4	575.4
-	-	23	581.7
-	-	23 1/2	594.4
-	-	24	607
-	-	24 1/2	619.7
-	-	25 1/4	638.6
-	-	25 1/2	645
-	-	26	657.6
-	-	26 1/2	670.3
-	-	27 1/2	695.6
-	-	31 3/4	803
-	1	22 3/4	1587





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 5:35PM

FOLIO: 10/5541

First Title(s): OLD SYSTEM

Prior Title(s): VOL 2841 FOL 49

Recorded	Number	Type of Instrument	C.T. Issue
18/5/1994		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/4/1999	5757162	DEPARTMENTAL DEALING	

\*\*\* END OF SEARCH \*\*\*



FOLIO: 10/5541

SEARCH DATE	TIME	EDITION NO	DATE
18/11/2021	5:35 PM	-	-

VOL 2841 FOL 49 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 10 IN DEPOSITED PLAN 5541  
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN  
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP5541

FIRST SCHEDULE

HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH II ON BEHALF OF  
THE ATTORNEY-GENERAL FOR THE ATTORNEY-GENERAL'S DEPARTMENT

SECOND SCHEDULE (1 NOTIFICATION)

\* 1 D666659 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT,  
1912)

NOTATIONS

UNREGISTERED DEALINGS: NIL

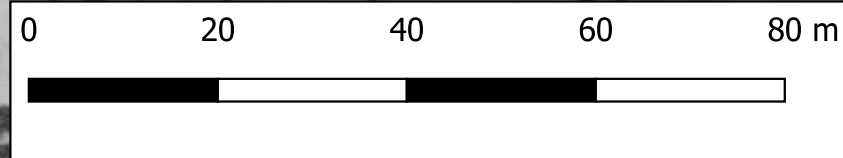
\*\*\* END OF SEARCH \*\*\*

---

## **Appendix D**

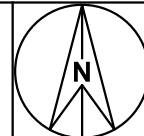
---

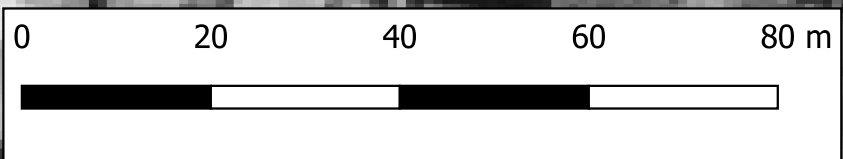
Historical Aerial Photographs



Legend

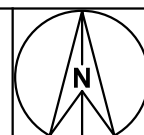
Site Boundary

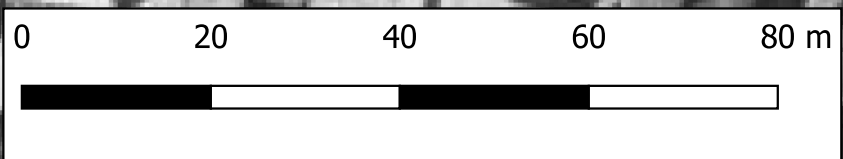
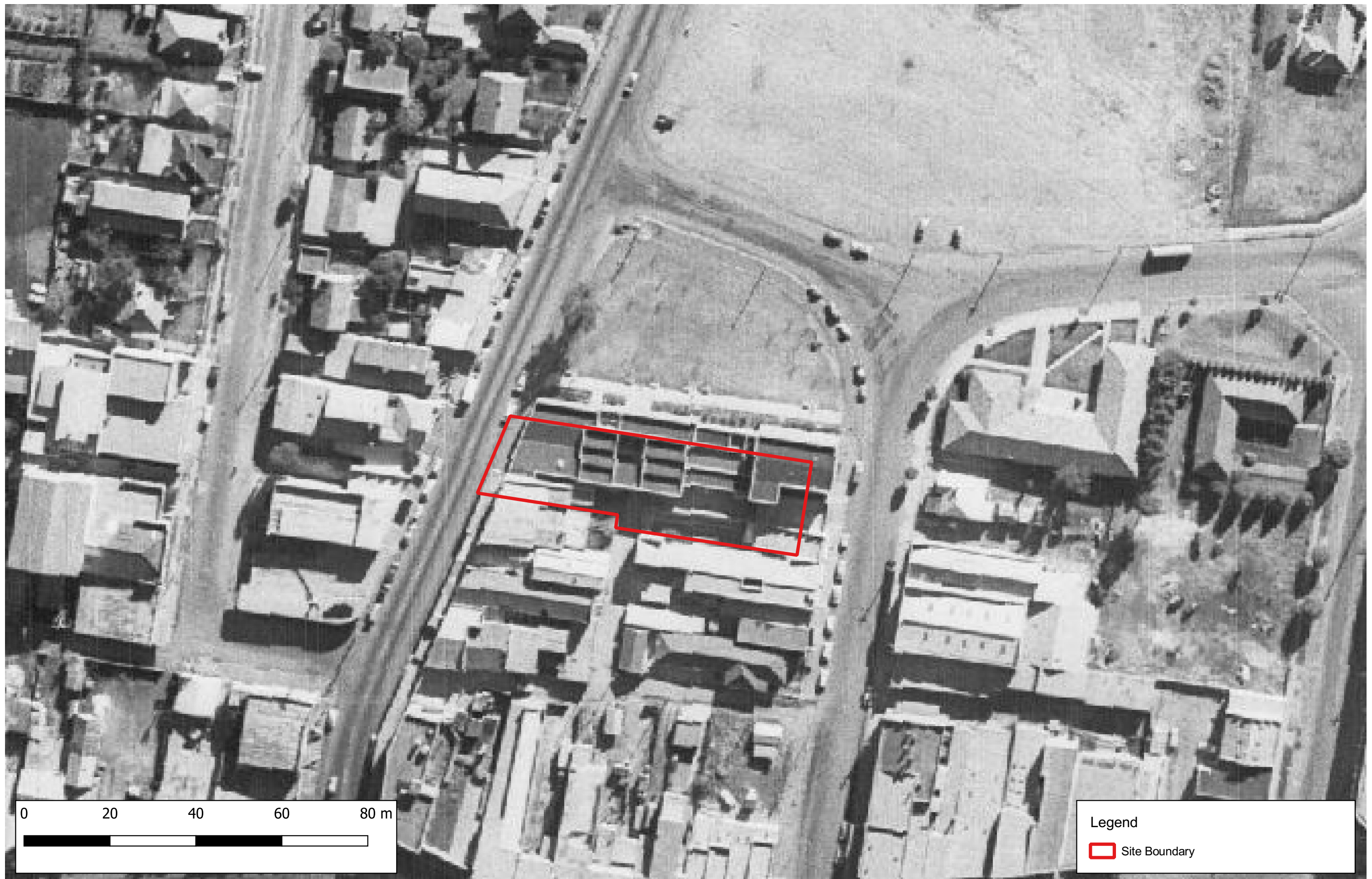




Legend

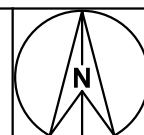
Site Boundary

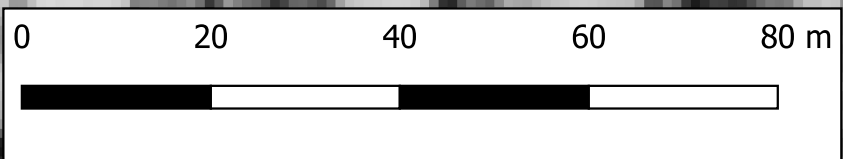
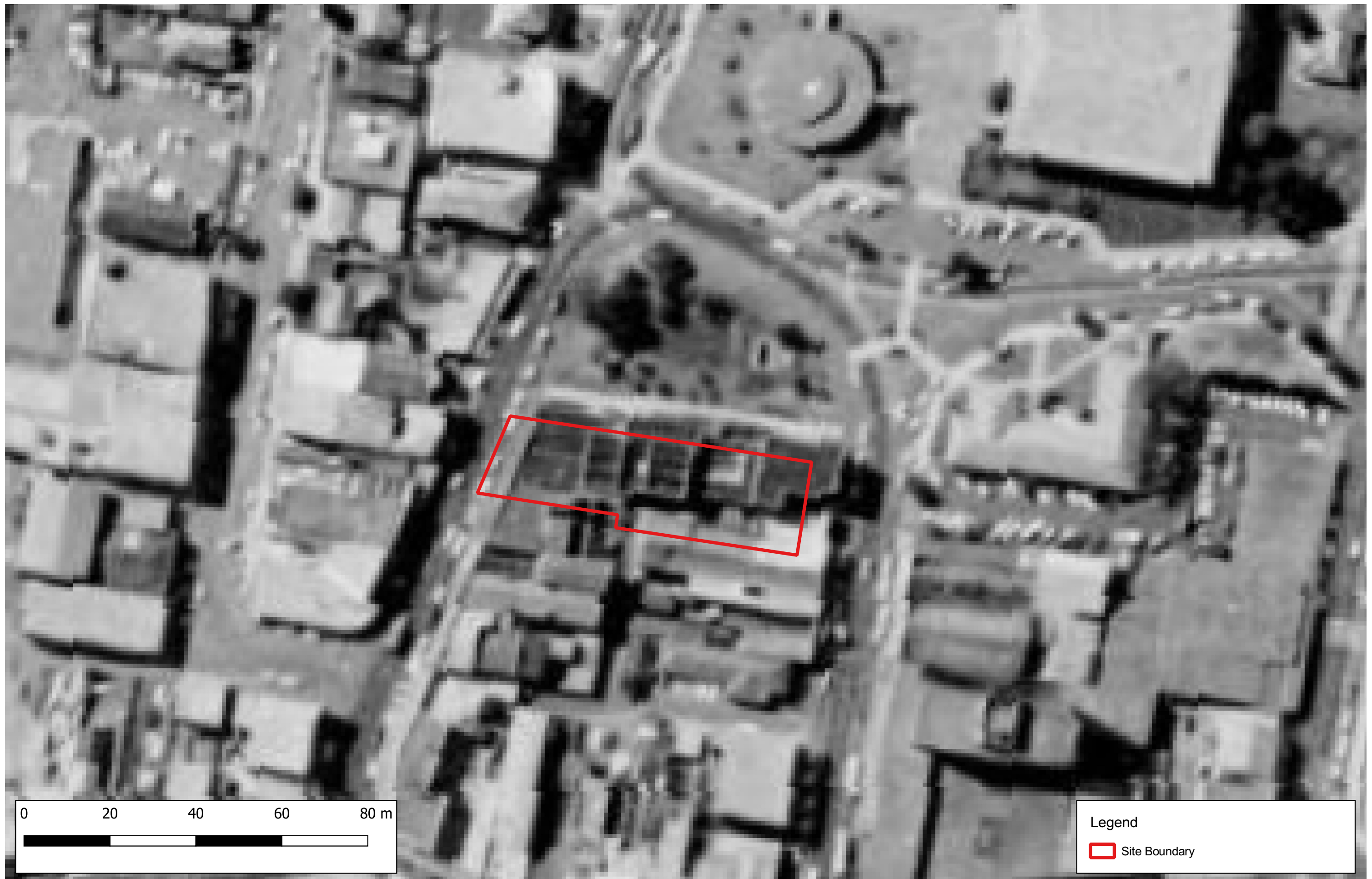





**Legend**

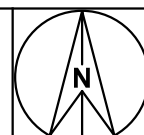
Site Boundary

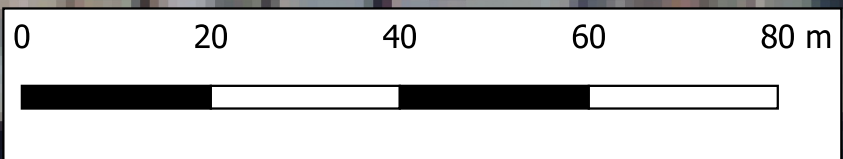




Legend

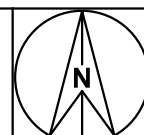
 Site Boundary



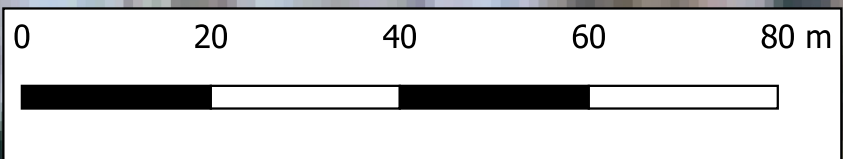


Legend


Site Boundary



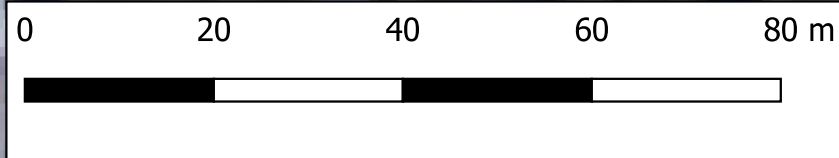




Legend

 Site Boundary

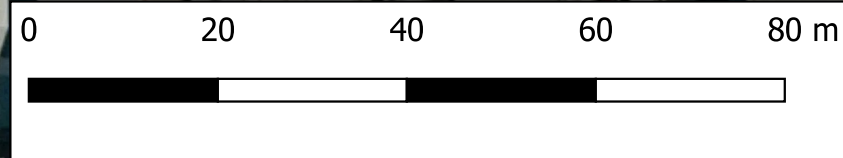




Legend

Site Boundary

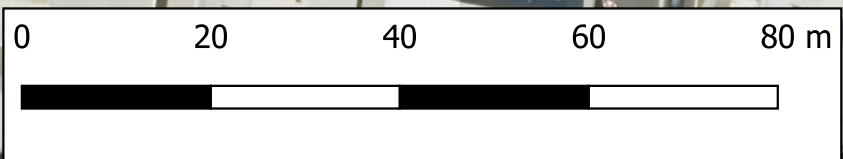




Legend

Site Boundary





**Legend**

Site Boundary



---

## **Appendix E**

---

SafeWork NSW Hazardous Chemicals Search

Licence Number 35/013858

**CANCELLED FILE 1996**

NSW POLICE SERVICE

FEATHERSTONE ST  
BANKSTOWN 2200

35/013858

Status: CANCELLED

Comments:

- U/G tanks filled with sand/<sup>solid</sup>concrete/earth and sealed off
- All dgoods removed from site
- Only exempt quantities of dgoods at site
- U/G tanks now used for storing diesel
- U/G tanks removed from site
- Duplicate of licence
- U/G tank abandoned (method unknown)
  
- .....

*file to file*

*KB 13/3/84  
Not in box?*

Workcover Authority  
The Chief Inspector of Dangerous Goods  
Locked Bag 10  
Clarence Street  
SYDNEY NSW 2000

Dangerous Goods Act, 1975  
Contractor's Certificate  
Abandonment of Underground Tanks

Gilbarco Aust Ltd hereby certifies that the tanks referred to in the Schedule of this Certificate have been taken out of service by the following method:

1. ~~Removal of tank/s to an approved place.~~
2. **Filling with an inert solid material, sand or concrete.**  
(Delete as applicable)

The procedure has been carried out under the provisions of the Dangerous Goods Act, 1975, and Section 9.8.13 of Australian Standard 1940-1993 and acceptance of the Chief Inspector of Dangerous Goods.

Owner of Premises: POLICE DEPARTMENT

Address of Premises: 18-20 FETHERSTONE ST.  
BANKSTOWN.

**SCHEDULE**

1 X	Tank	16500	Litres
	<del>Tank</del>	<del>_____</del>	<del>Litres</del>
	<del>Tank</del>	<del>_____</del>	<del>Litres</del>
	<del>Tank</del>	<del>_____</del>	<del>Litres</del>

Dated this 1ST day of FEBRUARY 1996.

  
 \_\_\_\_\_  
 GILBARCO AUST LTD  
 Authorised Officer



# WORKCOVER NEW SOUTH WALES

## DETAILS OF LICENCE FOR KEEPING DANGEROUS GOODS ON 4 JUNE 1996

Licence Number 35/013858

Expiry Date 15/08/89

### Licensee Details

Licensee NSW POLICE SERVICE

Trading name

Postal Address COLLEGE ST, SYDNEY 2000

Licensee Contact

### Site Details

Premises Licensed to Keep Dangerous Goods

FEATHERSTONE ST  
BANKSTOWN 2200

Nature of Site PRIVATE DWELLING Supplier NOT APPLICABLE

Emergency Contact ph.

Site staffing

### Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	UNDERGROUND TANK	Class 3	2000 L

---

## **Appendix F**

---

Council Planning Certificates and Records

---

**Lot B DP 432479**

**20 Fetherstone Street, BANKSTOWN NSW 2200**

---

**Lot B DP 432479**

**20 Fetherstone Street, BANKSTOWN NSW 2200**

**PART 1:  
ENVIRONMENTAL PLANNING INSTRUMENTS**

1.1 Principal Environmental Planning Instrument

**Bankstown Local Environmental Plan 2015**

Date effective from

**5 March 2015**

Land Use Zone

**ZONE SP2 INFRASTRUCTURE: Public Administration Building**

**1. Permitted without consent**

Nil

**2. Permitted with consent**

Aquaculture; Roads; The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose

**3. Prohibited**

Any development not specified in item 1 or 2

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

---

**Note:** The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning, Industry and Environment (DPIE) website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au). The full wording of each SEPP can also be accessed via the DPIE website.

**State Environmental Planning Policies:**

No. 19 - Bushland in Urban Areas

No. 21 - Caravan Parks

No. 33 - Hazardous and Offensive Development

No. 50 - Canal Estates

No. 55 - Remediation of Land

No. 64 - Advertising and Signage

No. 65 - Design Quality of Residential Apartment Development

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Coastal Management) 2018

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

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

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Primary Production and Rural Development) 2019

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

**Greater Metropolitan Regional Environmental Plan**

Georges River Catchment

Aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment.

**Proposed State Environmental Planning Policies**

Not applicable

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

The land is affected by Planning Proposal (PP\_2019\_CBANK\_005) which has been placed on public exhibition. The Planning Proposal seeks to produce a single set of planning rules for the Canterbury Bankstown Local Government Area and to implement key actions of current land use strategies.

**1.4 Development Control Plans**

**BANKSTOWN DEVELOPMENT CONTROL PLAN 2015**

Contains detailed design guidelines and development standards for development in the former Bankstown City.

**1.5 Contribution Plans**

**BANKSTOWN DEVELOPMENT CONTRIBUTIONS PLAN 2019**

Development Contributions Plan prepared and adopted under the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000.

The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument.

**2.2 Mine Subsidence**

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

**2.3 Road Widening and Road Realignment**

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

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

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

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

**2.4 Council and Other Public Authority Policies on Hazard Risk Restrictions**

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

- **Land Slip**

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

- **Bushfire**

Not applicable

- **Tidal Inundation**

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

- **Subsidence**

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

- **Acid Sulfate Soils**

The land is not affected by a policy restriction relating to acid sulfate soils.

- **Unhealthy Building Land**

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

- **Any Other Risk**

Not applicable.

The land, or part of the land, is **not** within the flood planning area (FPA) or probable maximum flood (PMF).

The land, or part of the land, is **not** subject to flood related development controls.

**2.6 Matters arising under the Contaminated Land Management Act, 1997.**

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

Please refer to the *NSW Environmental Protection Agency (EPA)* for more information.

**2.7 Land Reserved For Acquisition**

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

**2.8 Property Vegetation Plans**

Not applicable

**2.9 Orders under Trees (Disputes Between Neighbours) Act 2006**

Not applicable

**2.10 Directions under Part 3A**

Not applicable

**2.11 Site Compatibility Certificates and Conditions for Seniors Housing**

Not applicable

**2.12 Site Compatibility Certificates for Infrastructure**

Not applicable

**2.13 Site Compatibility Certificates and Conditions for Affordable Rental Housing**

Not applicable

**2.14 Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

Not applicable

**2.15 Biodiversity Certified Land**

Not applicable

**2.16 Paper Subdivision Information**

Not applicable

**2.17 Site Verification Certificates**

Not applicable

**2.18 Loose-Fill Asbestos Ceiling Insulation**

Not applicable

**2.19 Affected Building Notices and Building Product Rectification Orders**

Not applicable

**2.20 State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

Not applicable

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

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

**Important Disclaimer:** This clause of the Certificate only contains information in respect of that required by clause 3 of Schedule 4 of the Environmental Planning and Assessment Regulation 2000, in relation to Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued under the provisions of the SEPP is invalid.



## **OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

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

### **3.1 Additional Flood Planning Advice**

In addition to Section 2.5 of this certificate, the following information may assist in interpreting the DCP:

Not applicable.

### **3.2 Tree Preservation Order**

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

### **3.3 Council Policy on Contaminated Land**

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

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

### **3.4 General Advice Regarding Use of Property**

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

### **3.5 Other Matters**

Not applicable.



**MITCHELL NOBLE  
MANAGER SPATIAL PLANNING**

---

**Lot 10 Sec 1 DP 5541**

**369 Chapel Road, BANKSTOWN NSW 2200**

---

**Lot 10 Sec 1 DP 5541**

**369 Chapel Road, BANKSTOWN NSW 2200**

**PART 1:  
ENVIRONMENTAL PLANNING INSTRUMENTS**

1.1 Principal Environmental Planning Instrument

**Bankstown Local Environmental Plan 2015**

Date effective from

**5 March 2015**

Land Use Zone

**ZONE SP2 INFRASTRUCTURE: Public Administration Building**

**1. Permitted without consent**

Nil

**2. Permitted with consent**

Aquaculture; Roads; The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose

**3. Prohibited**

Any development not specified in item 1 or 2

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

---

**Note:** The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning, Industry and Environment (DPIE) website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au). The full wording of each SEPP can also be accessed via the DPIE website.

**State Environmental Planning Policies:**

No. 19 - Bushland in Urban Areas

No. 21 - Caravan Parks

No. 33 - Hazardous and Offensive Development

No. 50 - Canal Estates

No. 55 - Remediation of Land

No. 64 - Advertising and Signage

No. 65 - Design Quality of Residential Apartment Development

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Coastal Management) 2018

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

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

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Primary Production and Rural Development) 2019

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

**Greater Metropolitan Regional Environmental Plan**

Georges River Catchment

Aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment.

**Proposed State Environmental Planning Policies**

Not applicable

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

The land is affected by Planning Proposal (PP\_2019\_CBANK\_005) which has been placed on public exhibition. The Planning Proposal seeks to produce a single set of planning rules for the Canterbury Bankstown Local Government Area and to implement key actions of current land use strategies.

**1.4 Development Control Plans**

**BANKSTOWN DEVELOPMENT CONTROL PLAN 2015**

Contains detailed design guidelines and development standards for development in the former Bankstown City.

**1.5 Contribution Plans**

**BANKSTOWN DEVELOPMENT CONTRIBUTIONS PLAN 2019**

Development Contributions Plan prepared and adopted under the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000.

The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument.

**2.2 Mine Subsidence**

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

**2.3 Road Widening and Road Realignment**

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

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

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

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

**2.4 Council and Other Public Authority Policies on Hazard Risk Restrictions**

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

- **Land Slip**

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

- **Bushfire**

Not applicable

- **Tidal Inundation**

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

- **Subsidence**

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

- **Acid Sulfate Soils**

The land is not affected by a policy restriction relating to acid sulfate soils.

- **Unhealthy Building Land**

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

- **Any Other Risk**

Not applicable.

The land, or part of the land, is **not** within the flood planning area (FPA) or probable maximum flood (PMF).

The land, or part of the land, is **not** subject to flood related development controls.

**2.6 Matters arising under the Contaminated Land Management Act, 1997.**

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

Please refer to the *NSW Environmental Protection Agency (EPA)* for more information.

**2.7 Land Reserved For Acquisition**

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

**2.8 Property Vegetation Plans**

Not applicable

**2.9 Orders under Trees (Disputes Between Neighbours) Act 2006**

Not applicable

**2.10 Directions under Part 3A**

Not applicable

**2.11 Site Compatibility Certificates and Conditions for Seniors Housing**

Not applicable

**2.12 Site Compatibility Certificates for Infrastructure**

Not applicable

**2.13 Site Compatibility Certificates and Conditions for Affordable Rental Housing**

Not applicable

**2.14 Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

Not applicable

**2.15 Biodiversity Certified Land**

Not applicable

**2.16 Paper Subdivision Information**

Not applicable

**2.17 Site Verification Certificates**

Not applicable

**2.18 Loose-Fill Asbestos Ceiling Insulation**

Not applicable

**2.19 Affected Building Notices and Building Product Rectification Orders**

Not applicable

**2.20 State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

Not applicable

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

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

**Important Disclaimer:** This clause of the Certificate only contains information in respect of that required by clause 3 of Schedule 4 of the Environmental Planning and Assessment Regulation 2000, in relation to Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued under the provisions of the SEPP is invalid.

## OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

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

### **3.1 Additional Flood Planning Advice**

In addition to Section 2.5 of this certificate, the following information may assist in interpreting the DCP:

Not applicable.

### **3.2 Tree Preservation Order**

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

### **3.3 Council Policy on Contaminated Land**

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

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

### **3.4 General Advice Regarding Use of Property**

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

### **3.5 Other Matters**

Not applicable.



**MITCHELL NOBLE  
MANAGER SPATIAL PLANNING**



LEAVE MINIMUM 1000 mm SPARE COR & CABLE

TEST POINT BY CATHODIC PROTECTION CONSULTANT.

CORD TO RAISE & LOWER ANODE

250 $\phi$  STEEL LOCK BOX

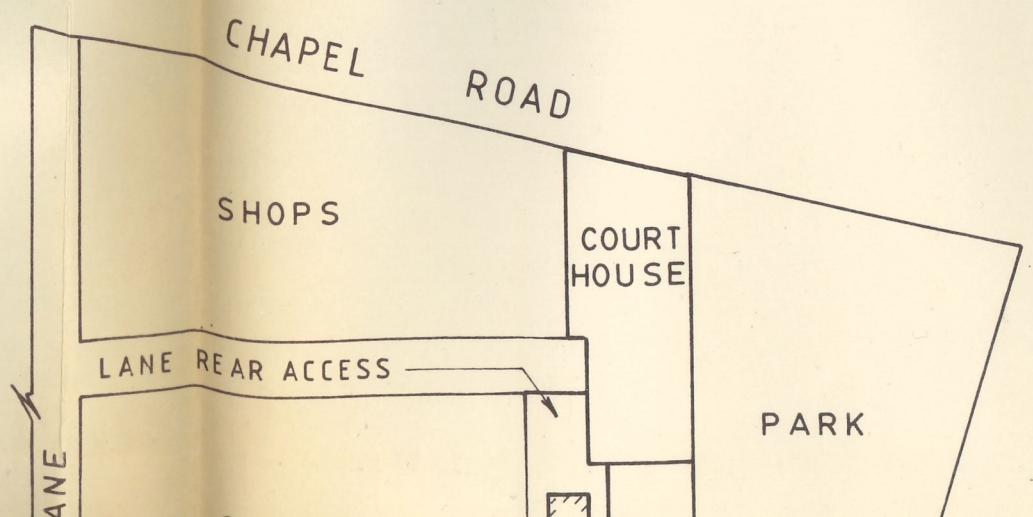
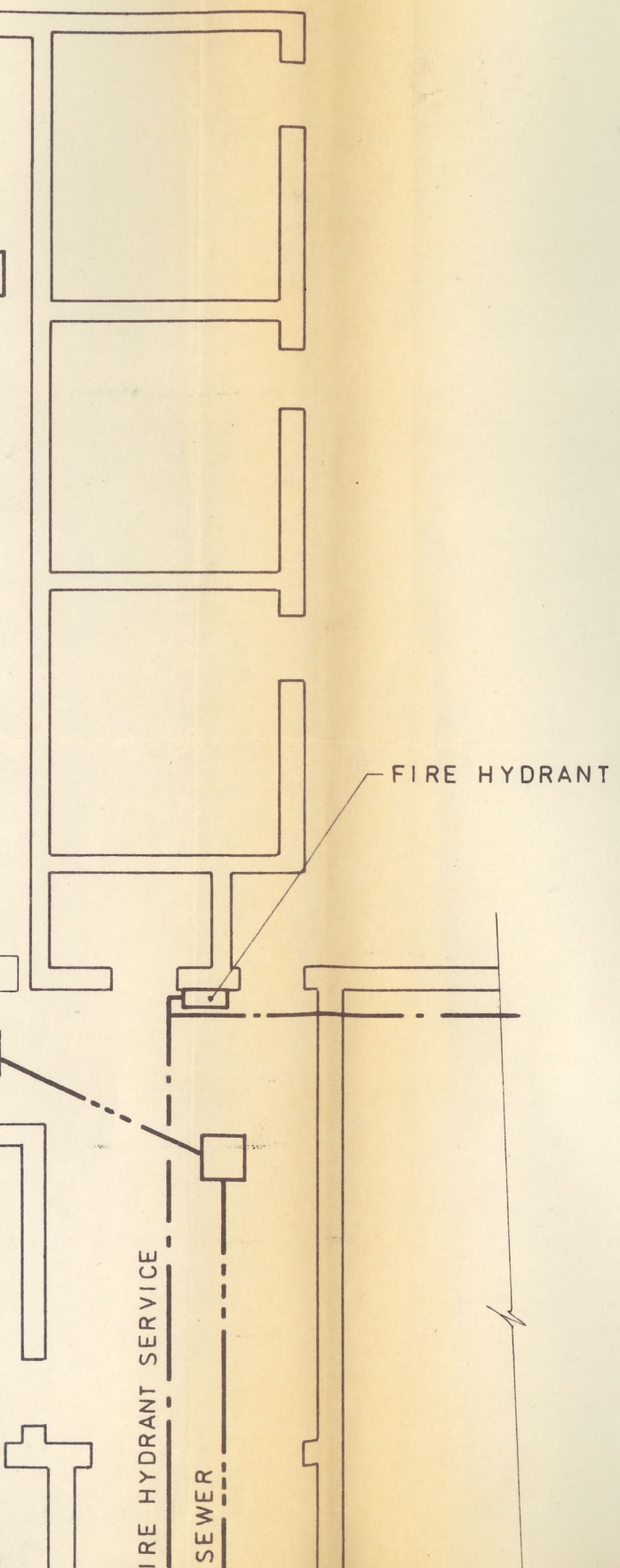
CABLE FROM TEST POINT BOLTED (BRASS BOLTS) TO TANK LIFTING LUG.

ASBESTOS CEMENT, CLAY OR CEMENT PIPE APPROX. 228  $\phi$

350 MIN

10 Kg MAGNESIUM ANODE TO AS 2239.

DETAIL 1



NEW 15000 LITRE BELOW  
GROUND PETROL TANK TO  
STANDARD DRAWINGS  
10/474 & 10/475.

50 φ VENT PIPE

DIP PIPE ACCEL & BOX

CONTENTS TRANSMITTER  
FOR REMOTE CONTENTS  
GAUGE

CATHODIC PROTECTION ANODE  
BOX & COVER. SEE DETAIL 1.

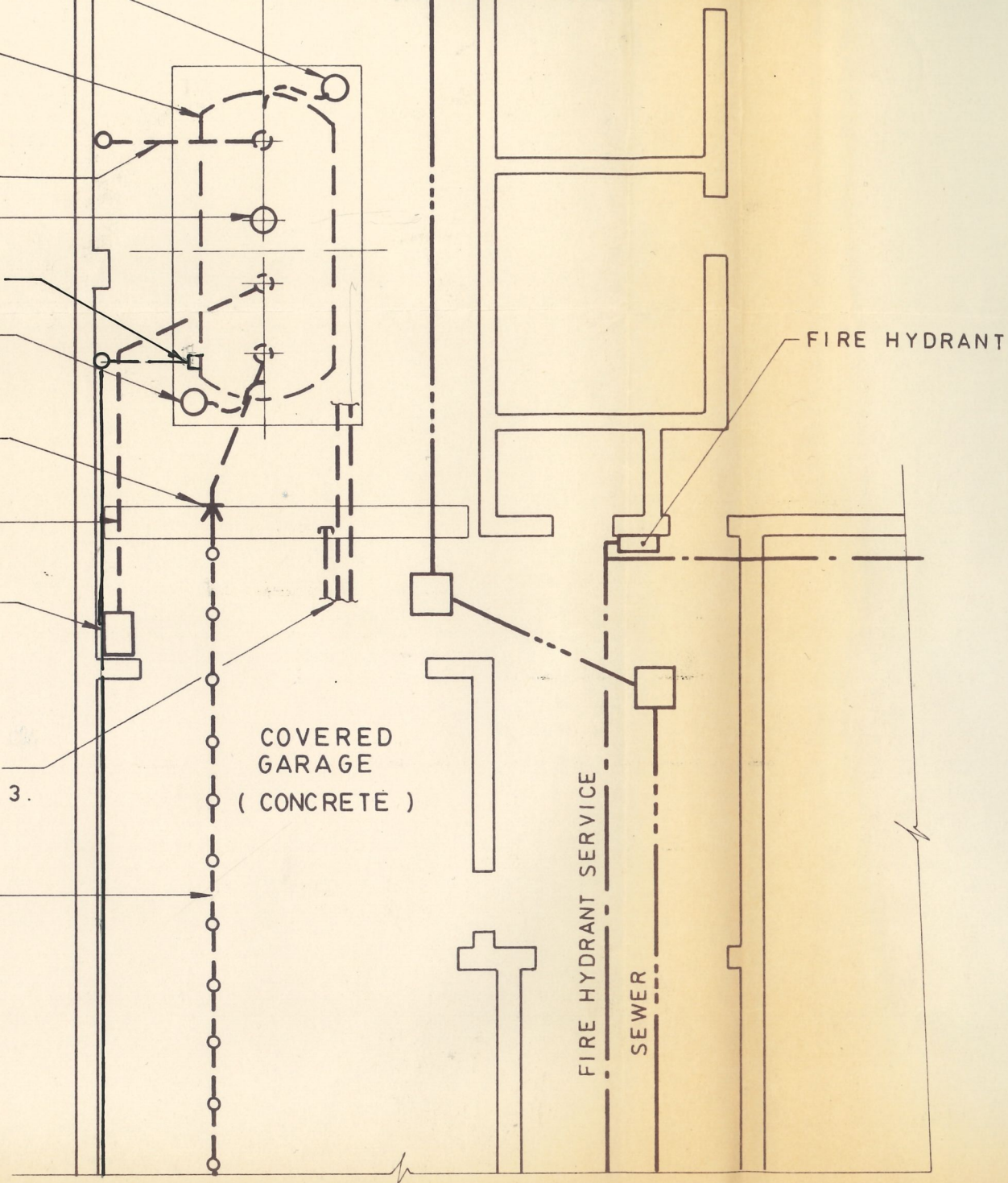
FILL PIPE CONNECTION TO  
EXISTING SERVICE

50 φ SUCTION PIPE

EXISTING FUEL DISPENSING  
UNIT TO BE RE-USED.

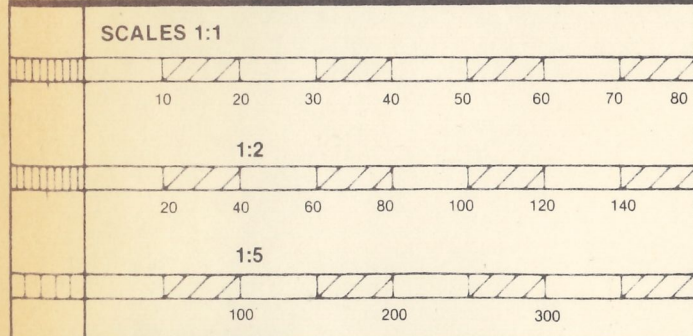
GAL. STEEL PIPEWORK BURIED  
IN CONCRETE SLAB. SEE NOTE 3.

EXISTING FILL PIPE FROM  
STREET FILL POINT SHALL BE  
TESTED & IF SUITABLE  
SHALL BE RE-USED.



PART PLAN

1 : 100



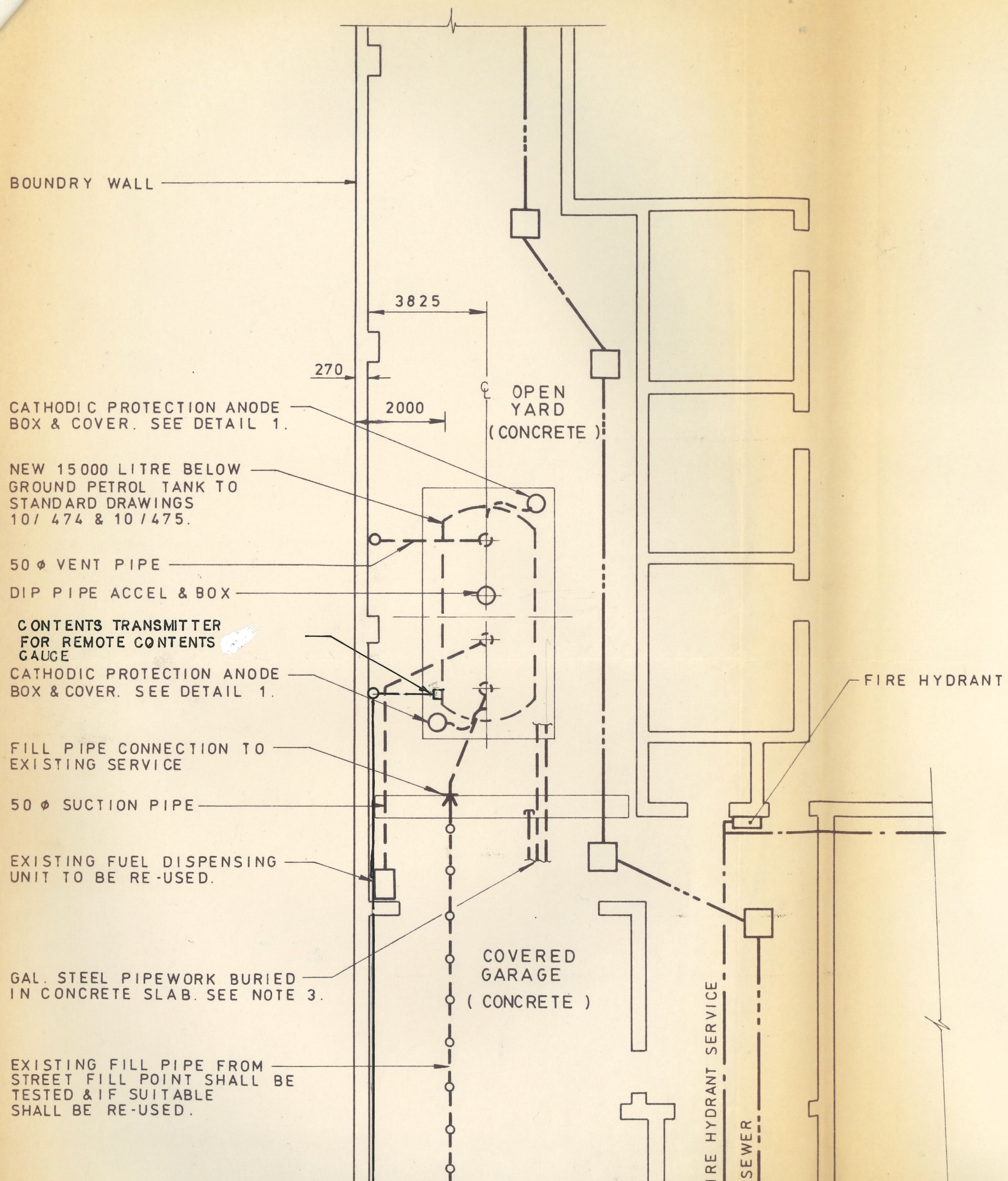
- NOTES
1. CONNECTION & TESTING OF CATHODIC PROTECTION SHALL BE CARRIED OUT BY A CONSULTANT SPECIALISING IN CATHODIC PROTECTION.
  2. INSTALL 'PROCHID' INSULATING COUPLINGS IN THE FILL, SUCTION & VENT LINES IMMEDIATELY NEXT TO THE TANK.
  3. ALL CARE SHALL BE TAKEN NOT TO DAMAGE THE GALVANISED STEEL PIPES BURIED IN THE CONCRETE SLAB. THE PIPES SHALL BE SUPPORTED TO PREVENT SAGGING & STRESS.
  4. NEW PETROL TANK TO BE LOCATED IN APPROX. SAME POSITION AS TANK TO BE REMOVED.

PUBLIC WORKS DEPARTMENT, N.S.W.  
W. K. PILZ, DIRECTOR OF PUBLIC WORKS

J. W. THOMSON GOVERNMENT ARCHITECT  
*Howe 14/8/83*  
D. M. ROWE PRINCIPAL ENGINEER  
PUBLIC BUILDINGS

G. C. CORKILL DEPUTY CHIEF ENGINEER  
GOVT. ARCHITECT'S BRANCH

D.127

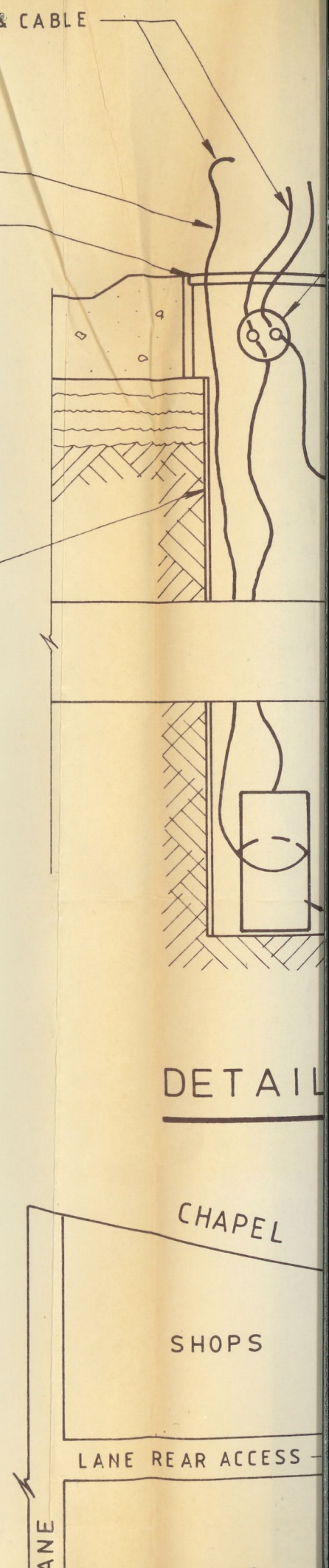


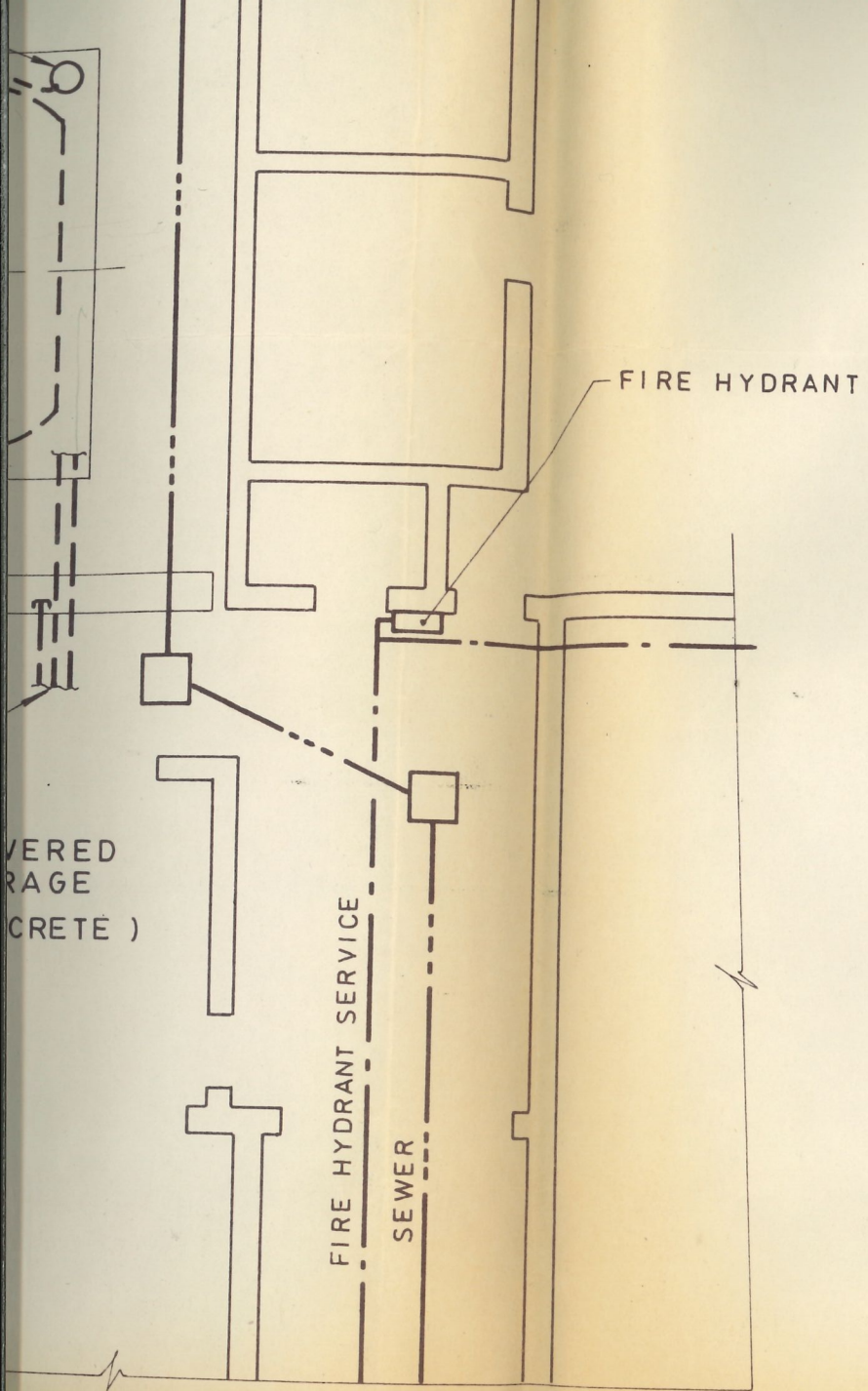
LEAVE MINIMUM 1000 mm SPARE CORD & CABLE

CORD TO RAISE & LOWER ANODE

250Ø STEEL LOCK BOX

ASBESTOS CEMENT, CLAY OR CEMENT PIPE APPROX. 228 Ø



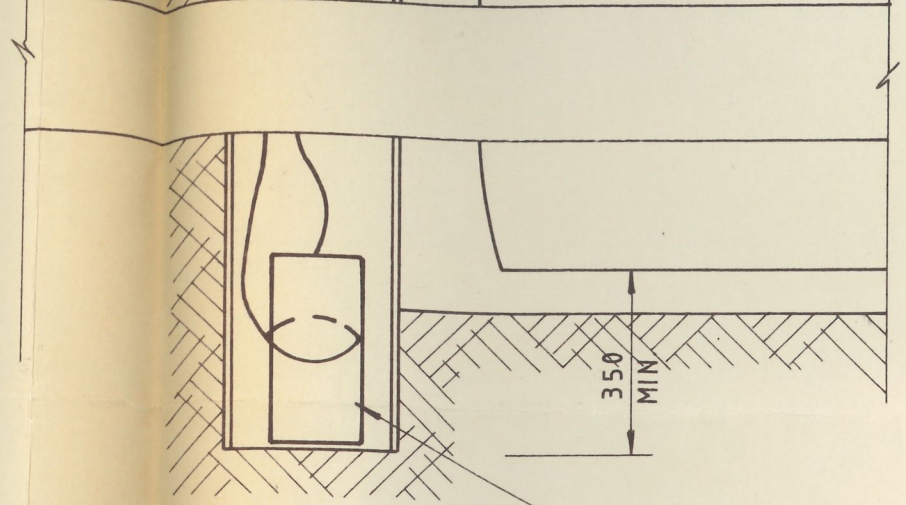


RT PLAN  
1 : 100

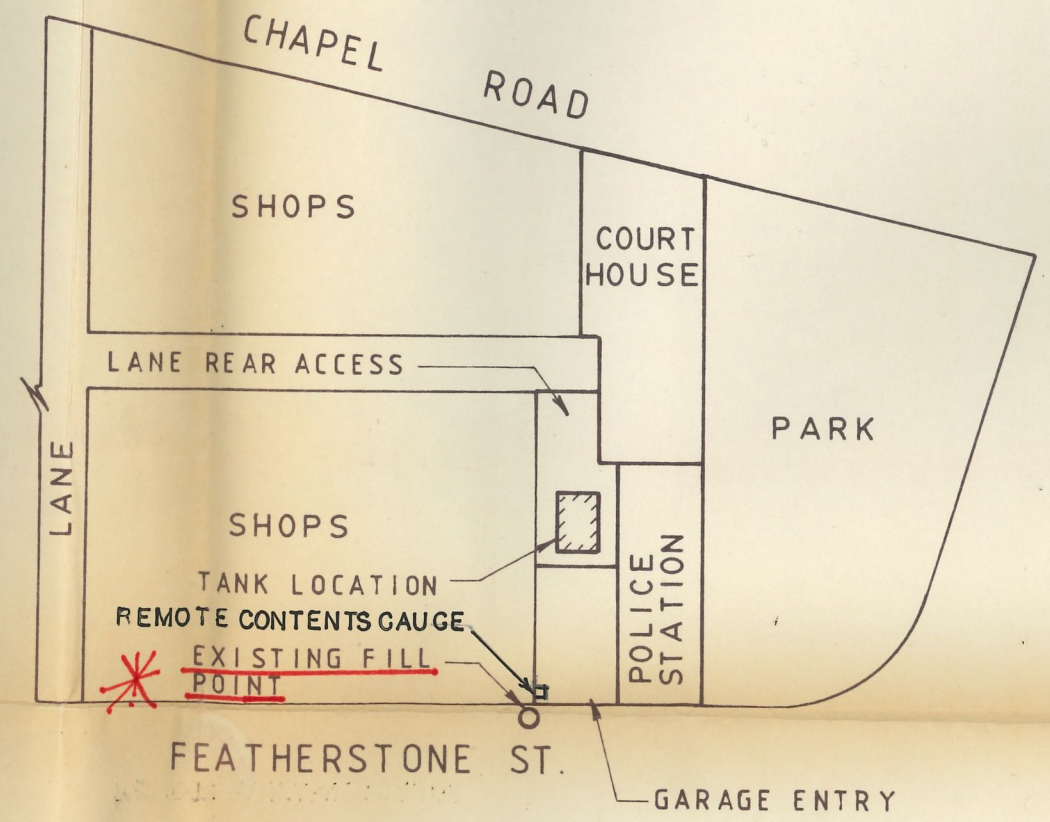
ATION & TESTING OF CATHODIC PROTECTION SHALL BE CARRIED OUT BY A  
 TANT SPECIALISING IN CATHODIC PROTECTION.  
 'PROCHID' INSULATING COUPLINGS IN THE FILL, SUCTION & VENT  
 IMMEDIATELY NEXT TO THE TANK.  
 RE SHALL BE TAKEN NOT TO DAMAGE THE GALVANISED STEEL PIPES  
 IN THE CONCRETE SLAB. THE PIPES SHALL BE SUPPORTED TO PREVENT  
 G & STRESS.  
 CONTROL TANK TO BE LOCATED IN APPROX. SAME POSITION AS TANK TO  
 OVED.



PUBLIC WORKS DEPARTMENT, N.S.W.  
 W. K. PILZ, DIRECTOR OF PUBLIC WORKS  
 J. W. THOMSON, GOVERNMENT ARCHITECT  
*Howe 14/8/83*  
 D. M. ROWE, PRINCIPAL ENGINEER  
 PUBLIC BUILDINGS  
 G. C. CORKILL, DEPUTY CHIEF ENGINEER  
 GOVT. ARCHITECT'S BRANCH



DETAIL 1



SITE PLAN

N.T.S.

**BANKSTOWN  
 POLICE STATION**  
 15,000 L BELOW GROUND  
 PETROL STORAGE TANK  
 INSTALLATION.

PLAN ROOM NUMBER	PC 29 - 1 / 2	
NUMBER IN SET	1	SHEET NUMBER 1
SCALES	AS SHOWN	
DRAWN	<i>JE</i>	





## Public Works Department

200 George Street, Sydney 2000

Town Clerk,  
Bankstown City Council,  
The Mall  
BANKSTOWN 2200

Our reference: B. 4986/19  
Contact: Mr. R. Kerr  
Telephone: 20586 Ext. 239

Attention: Mr. Tony Moody

16 AUG 1983

BANKSTOWN POLICE STATION  
PETROL TANK REPLACEMENT

RE-USE OF EXISTING FILL POINT

As discussed by phone on 15.8.83 I have enclosed a copy of  
Plan No. PC29-1/2

The proposed petrol tank installation replaces an existing  
installation of which there appears to be no Public Works Department or  
Council records.

The enclosed plan has been approved by the Dangerous Goods  
Branch of the Department of Industrial Relations, subject to the council  
providing approval of the location of the remote fill point.

The Department of Public Works seeks approval to re-use the  
existing fill point and would appreciate if urgent attention could be  
given to the matter.

D. J. Pettigrew  
Secretary

per: RC

note for file

Public Works Department

contacted Mr Kerr of P.W.D who confirmed that the proposed outlined in the Dept's letter dated 16<sup>th</sup> Aug, 1983 involves:-

(1) continuation of existing fill point on Featherstone St in front of the Bankstown Police Station premises.

(2) installation of a new 15,000 l tank

Mr Kerr in support of his proposal supplied the following information:-

(i) the fill pt & tank have been operating for some years from the subject site. In fact the new tank will increase the capacity from 5,000 l to 15,000 l & thereby reduce the req'd no of tanker visits to the site.

(ii) The increased capacity of the new tank is part of an overall programme by the P.W.D to increase storage facilities within N<sup>o</sup> 19 District. Canterbury is to have a new tank of 25,000 l & Bass Hill to retain their existing capacity of 15,000 l. Such an increase will further result in a red'n in demand on the Bankstown facility. In light of the above comments it was considered reasonable to raise no obj'n to the proposal detailed by the P.W.D.

The above was agreed to by the C.P. [Signature] 23/8/83.

POINT TO

R T MOODY:UK  
333

24 August 1983  
P32/339/20/10

Mr D J Pettigrew  
Secretary  
Public Works Department  
200 George Street  
SYDNEY NSW 2000

Dear Sir

RE: Bankstown Police Station  
Fetherstone Street, Bankstown

In reply to your letter dated 16 August 1983 I wish to advise that no objection is raised to the installation of a new 150,000 litre petrol tank facility on the subject site as indicated on the submitted plan and the re-use of the existing filling point subject to the following requirements:

- (i) Compliance with the requirements of the Department of Industrial Relations;
- (ii) Tankers servicing the new petrol tank facility are not to stand within the adjoining bus stop area.

I trust that the above information is satisfactory.

Yours faithfully



A B Heiler  
TOWN CLERK

get

g  
a

of  
further  
at  
dijny  
re

3/8/83

2 October 2003

N S W Department Of Commerce  
Sydney Regional Office  
PO Box 285  
DOONSIDE NSW 2767

**Attention:** Jale Refik

Dear Madam,

**APPLICATION NUMBER: DA-1340/2003**

**PROPOSAL: Demolition of existing Police Station and Courthouse buildings and construction of a new Courthouse building including four courts, ancillary facilities and car parking**

**PROPERTY: LOT 10 SEC 1 DP 5541, LOT B DP 432479, LOT C DP 432479, LOT 90 DP 132493, No. 369 Chapel Road, BANKSTOWN NSW 2200, 20 Fetherstone Street, BANKSTOWN NSW 2200, 363 Chapel Road, BANKSTOWN NSW 2200**

An assessment has been made of your development application. Please be advised that before your application can be considered for approval, the following matters shall be satisfactorily addressed:

#### **Underground Storage Tank (UST)**

1. The Geotechnical Investigation and Preliminary Environmental Site Assessment submitted with the application, prepared by NSW Department of Public Works and Services, states that "the plans indicate the existence of a disused, underground fuel storage tank (UST). However... the UST has been removed and backfilled some time ago".

However, the Site Contamination Assessment submitted with the application, prepared by New Environment, states that "it is not known how many tanks are on site" and "it is recommended that prior to redevelopment the tanks be removed".

The above statements do not provide a clear distinction as to the existence or otherwise of underground storage tanks (UST) at the subject site.

#### **Café Location**

2. Featherstone Street will undergo considerable upgrade in early 2004 and is anticipated to be the main pedestrian thoroughfare to Bankstown Rail Station from the Civic Precinct. As such, it is considered essential that the proposed café address the streetscapes of both The Mall (Memorial Park) and Featherstone Street.



### **Sheriff & Police Vehicle Parking**

3. The proposal for additional Sheriff and/or Police vehicle parking spaces in Chapel Road is not supported. All staff parking should be provided within the site. Two existing Sheriff parking spaces and one Police parking space, together with the marked disabled parking space in Chapel Road will be retained.

### **Footpath Pavement Width**

4. The 2 metre wide paved area adjacent to the proposed café at the north eastern corner of the site will not be adequate for the placement of tables and chairs, without a further application for the future use of part of the adjoining Memorial Park. The applicant shall therefore consider an extension in the width of the new paved area to accommodate both the placement of tables and chairs and pedestrians.

### **Relocation of Public Utilities**

5. The cost of relocation of all public utility and plant equipment, including the existing telephone booth, shall be at full cost to the applicant. Further, the upgrading of the footpath paving in accordance with the CBD Masterplan and approved CBD footpath improvement plan shall be at the full cost of the applicant.

### **Building Service Connections**

6. The proposed building service connections on the Chapel Road frontage shall be separated by a dwarf wall with appropriate screening landscaping.

### **Memorial Park Upgrade Works**

7. Concern is raised at the minimal contribution to improvements in Memorial Park associated with the proposed development. Council seeks to discuss the proposed upgrade works further and the applicant is requested to contact Council's Service Planning and Commission (SPC) Group in this regard.

There is significant scope for improvement works to be activated on this important civic site. The redevelopment of the Bankstown Courthouse is an opportunity to collaborate with Council and local service personnel representatives on such upgrade works.

### **Public Artwork**

8. The public artwork façade forms part of the Courthouse building and therefore must come under the maintenance regime of the Courthouse itself. Council will actively participate in the appraisal of artwork proposals made by the applicant, however Council is not in a position to determine artwork specifications for a building not owned or controlled by Council, or of such deliberate architectural detailing.

The above information should be submitted to Council within 21 days of the date of this letter (ie by the close of business on 24 October 2003).

Please also be advised that your application has been referred to Council's Development Engineers, Building Surveyors and Assets Management Branch for comment. Additional information or amended plans necessitated by these referrals will be requested in due course.

Should you have any enquiries regarding this matter, please contact me directly in Civic Approvals on 9707 9967 and please quote Council's application number.

Yours sincerely,

Daniel Bushby  
**DEVELOPMENT ASSESSMENT OFFICER**

---

## **Appendix G**

---

Site Photographs



Photo 1: Bankstown Court House



Photo 2: Bankstown Court House


	<b>Site Photographs</b>		PROJECT:	208123.00
	<b>Preliminary Site Investigation (Contamination)</b>		PLATE No:	1
	<b>20 Fetherstone Street and 369 Chapel Road, Bankstown</b>		REV:	1
	CLIENT	Canterbury Bankstown Council	DATE	29/11/2021



Photo 3: Bankstown Court House

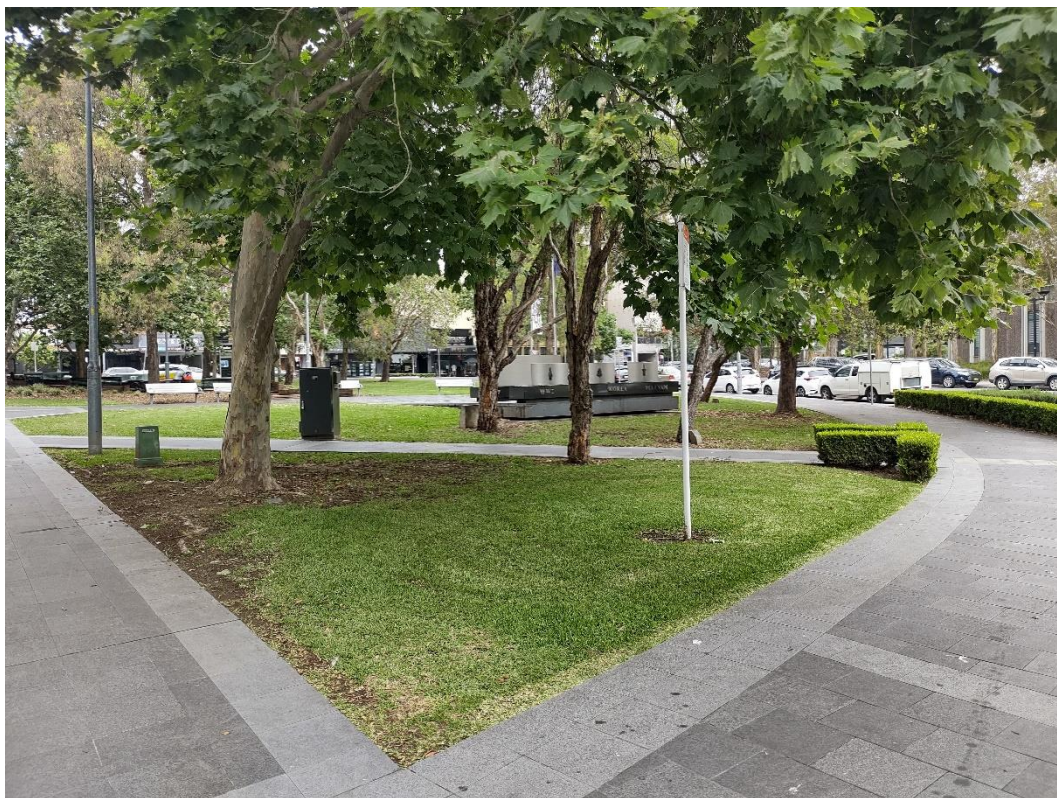


Photo 4: Grassed area north of site


	<b>Site Photographs</b>		PROJECT:	208123.00
	<b>Preliminary Site Investigation (Contamination)</b>		PLATE No:	2
	<b>20 Fetherstone Street and 369 Chapel Road, Bankstown</b>		REV:	1
	CLIENT	Canterbury Bankstown Council	DATE	29/11/2021



Photo 5: Rear lane access

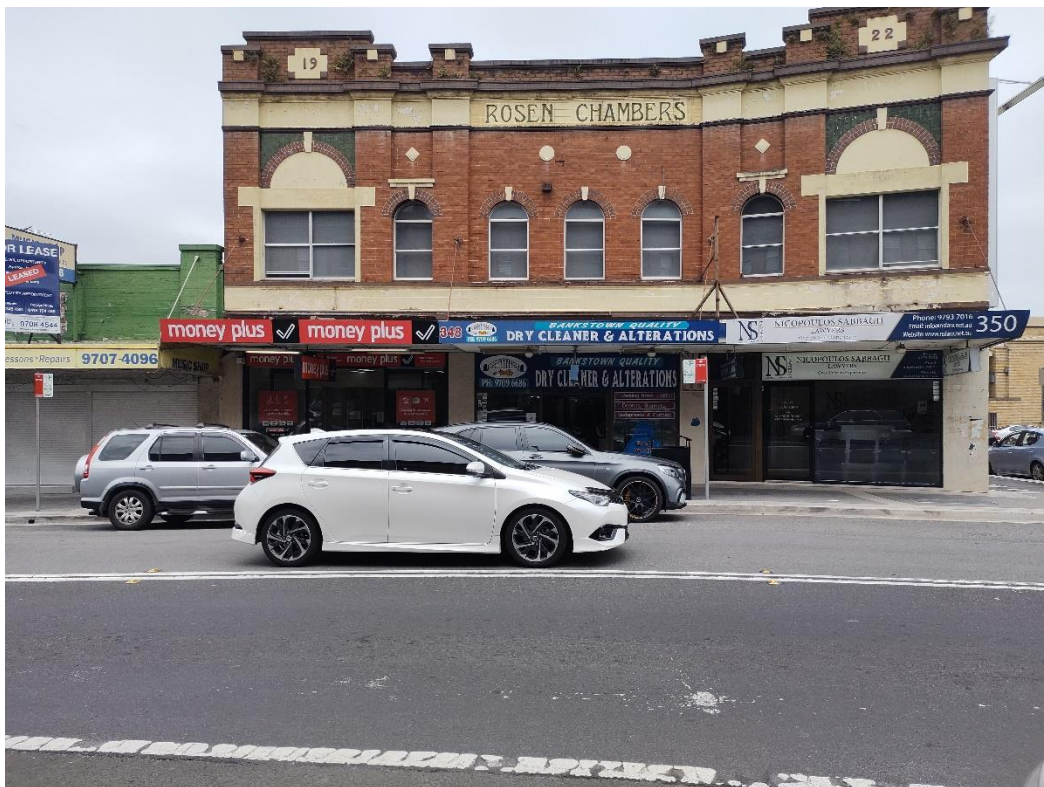



Photo 6: Dry cleaner south-west of site

	<b>Site Photographs</b>		PROJECT:	208123.00
	<b>Preliminary Site Investigation (Contamination)</b>		PLATE No:	3
	<b>20 Fetherstone Street and 369 Chapel Road, Bankstown</b>		REV:	1
	CLIENT	Canterbury Bankstown Council	DATE	29/11/2021

---

## Appendix H

---

Risk Matrix

## Appendix H

### Risk Rating Matrix

---

The overall risk rating for the site has been determined by using the approach outlined in Tables H1 and H2 below. The risk matrix is based on:

- Probability of occurrence of each potential area of environmental concern (AEC), and / or contamination resulting from the potential AEC, based on the desktop site history and characterisation review, and
- Consequences of the AEC and / or contamination resulting from the AEC, which have been estimated on the basis of the contaminant type(s), likely impacted media, contaminant migration potential and prior project experience for similar sites. For the purpose of the risk rating, the contamination affects on human health and ecology have not been considered.

The risk rating is calculated using the formula: Risk Rating = Probability x Consequence. The final risk rating for the site has then been given by the maximum risk rating of all AECs. If contamination has already occurred, the risk rating is considered high irrespective of probability and consequence.

**Table H1: Qualitative Probabilities and Consequences**

Item	Description	Value
<b>Probability</b>	AEC / contamination unlikely to occur	1
	AEC / contamination may occur	2
	AEC / contamination likely to occur	3
	AEC / contamination will occur	4
<b>Consequence</b>	Minimal impact not felt at source	1
	Impact limited to soil, and localised	2
	Widespread soil impact	3
	Impacts on multiple media (soil, groundwater, and soil vapour) but limited to site boundary	4
	Impacts on multiple media (soil, groundwater, and soil vapour) beyond the site boundary	5

**Table H2: Risk Matrix**

		Consequence				
		1	2	3	4	5
<b>Probability</b>	1	1	2	3	4	5
	2	2	4	6	8	10
	3	3	6	9	12	15
	4	4	8	12	16	20
Risk 1-6=		Low				
Risk 7-12=		Medium	≥9 = medium-high risk			
Risk 13-20=		High				

---

**Douglas Partners Pty Ltd**