



Douglas Partners
Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Proposed Rezoning
33 Meredith Street, Bankstown

Prepared for
City of Canterbury Bankstown Council

Project 208123.00
December 2021

Integrated Practical Solutions



Document History

Document details

Project No.	208123.00	Document No.	R.003.Rev1
Document title	Report on Preliminary Site Investigation Proposed Rezoning		
Site address	33 Meredith Street, Bankstown		
Report prepared for	City of Canterbury Bankstown Council		
File name	208123.00.R.003.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

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Report on Preliminary Site Investigation (Contamination)

Proposed Rezoning

33 Meredith Street, 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 33 Meredith Street, 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	33 Meredith Street, Bankstown
Legal Description	Lot 72, DP 710726
Area	2,042 m ²
Current Zoning	Zone SP2 Emergency Services Facility
Proposed Zoning	Zone B4 Mixed Use
Local Council Area	City of Canterbury Bankstown Council
Current Use	Ambulance Station
Surrounding Uses	North - Rickard Road, then commercial and residential East - Commercial South - Four storey car park, then construction site, then commercial West - Meredith Street, then residential

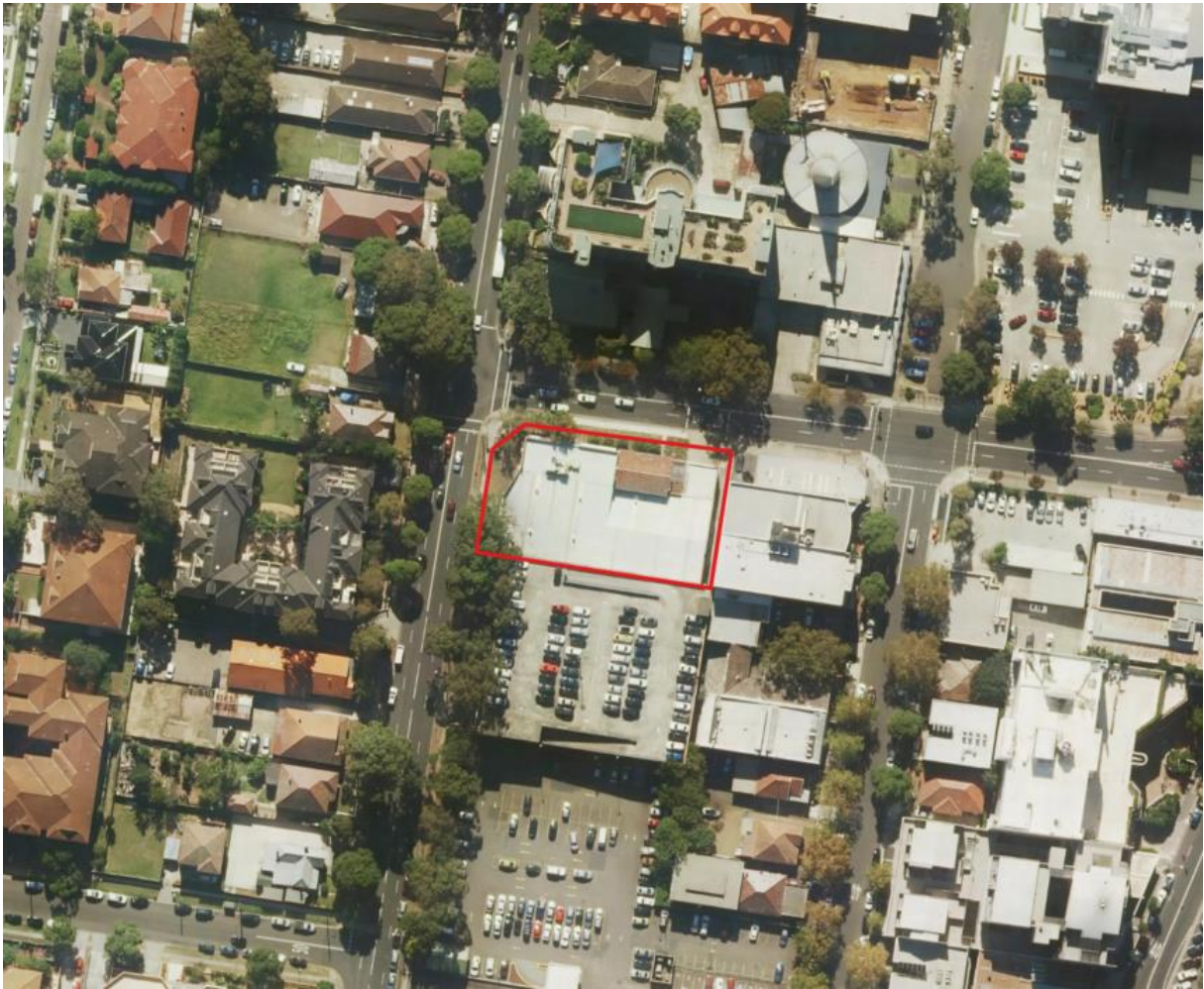


Figure 1: Site Location

4. Environmental Setting

4.1 Topography

The regional topography is generally sloping towards the south.

Site topography falls gently towards the south-east, with levels between 30 m in the south-east corner and 32 m in the north-west corner 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, 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 and/or Bringelly Shale, as the site is located on an interface between the two groups. Ashfield Shale comprises black to dark grey shale and laminite, and Bringelly Shale comprises shale, carbonaceous claystone, laminite, fine to medium grained lithic sandstone and rare coal.

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 800 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 1.3 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 or Bringelly 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 and Cadastral Record Enquiry report are included in Appendix C. A summary of the title deeds and possible or known land uses for lots relevant to this site 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 72, DP 710726 (Part 1)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
06.01.1914 (1914 to 1914)	Thomas Harris (Builder)	Likely residential
23.03.1914 (1914 to 1923)	Julia Hannah Anne Bristow (Married Woman)	Likely residential
07.11.1923 (1923 to 1923)	Frank William Bristow (Railway Clerk) Maud Emily Lord (Married Woman)	Likely residential
11.10.1923 (1923 to 1924)	Frank William Bristow (Railway Clerk)	Likely residential
31.10.1924 (1924 to 1945)	Francis James Brennan Sanderson (Traveller)	Likely residential
17.07.1945 (1945 to 1979)	Russell Frank Lawrence (Boiler Maker) Rita May Lawrence (Married Woman)	Likely residential
30.07.1979 (1979 to 1985)	The Council of the Municipality of Bankstown Now Bankstown City Council	Car park

Table 2: Historical Title Deeds - Lot 72, DP 710726 (Part 2)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
02.08.1911 (1911 to 1942)	James Thomas Jenkins (French Polisher)	Likely residential
11.11.1942 (1942 to 1967)	Laura Ellen Jenkins (Widow)	Likely residential
06.01.1967 (1967 to 1968)	Jack Milton Jenkins (Electrician) Arthur Clarence Jenkins (Panel Beater)	Likely residential

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
13.12.1968 (1968 to 1979)	Joyanne Pty. Limited	Likely residential
18.04.1979 (1979 to 1985)	The Council of the Municipality of Bankstown Now Bankstown City Council	Car park

Table 3: Historical Title Deeds - Lot 72, DP 710726 (Part 3)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
02.08.1911 (1911 to 1942)	James Thomas Jenkins (French Polisher)	Likely residential
11.11.1942 (1942 to 1957)	Laura Ellen Jenkins (Widow)	Likely residential
07.05.1957 (1957 to 1971)	Owagiem Kamaziani (Manufacturer) Tatiana Kamaziani (Married Woman)	Likely residential
09.06.1971 (1971 to 1985)	The Council of The Municipality of Bankstown	Car park

Table 4: Historical Title Deeds - Lot 72, DP 710726 (Whole Site)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
26.08.1985 (1985 to 2002)	Health Administration Corporation	Ambulance station
22.07.2002 (2002 to Date)	# W & L Holdings Pty Limited	Ambulance station

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

Year	Site	Surrounding Land Use
1943	The site appeared to comprise two separate residential buildings on typical urban residential blocks of land.	The surrounding area appeared to comprise residential buildings to the north, west and south. One large building was visible to the north-east. To the east was a combination of residential buildings and open space, with suspected slit trenches to the south-east.
1955	Low resolution in the 1955 aerial photograph precluded any detailed site observations, however the southern residential block appeared to have a larger building and greater tree coverage.	No significant changes were observed to the north, west or east. Part of the open space to the east and south-east appeared to have been developed with numerous small buildings.
1961	No significant changes to the site were observed when compared with the 1955 aerial photograph.	No significant changes were observed to the north or west. Some residential buildings appeared to have been cleared to the south, and the buildings observed to the east in 1955 appeared to have been cleared.
1971	No significant changes to the site were observed when compared with the 1961 aerial photograph.	No significant changes were observed to the west. Commercial development appeared to have occurred to the north, east and south.
1982	The residential buildings appeared to have been cleared and replaced with an open-air car park. The southern side of the site appear to be covered by hardstand while the northern side of the site appeared to be exposed soil.	No significant changes to the site surroundings were observed when compared with the 1971 aerial photograph.
1991	A building appeared to have been constructed resembling the ambulance station currently in place.	Further commercial development appeared to have occurred to the north and east.
1998	No significant changes to the site were observed when compared with the 1991 aerial photograph.	Residential buildings to the west and south-west appeared to have been replaced with apartment blocks.
2007	No significant changes to the site were observed when compared with the 1998 aerial photograph.	Two large buildings appeared to have been constructed to the south-west of the site, which appeared to be mixed residential and commercial / retail use.
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 30/11/2021]	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 30/11/2021]	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 30/11/2021]	The results of a search of the public database or records of environmental protection licences, applications, notices or audits under POEO Act indicated that there are no current records issued to the site. The search also indicated that there were no records for sites within a 1 km search buffer of the site.
Planning Certificate [dated 3/11/2021]	The planning certificate for the site indicates 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	Additional records provided by Council include plans depicting fuel storage tanks and bowsers in the north-east corner of the site, associated with the ambulance station. Records also included development application documentation, however no further details pertaining to contamination were found.
SafeWork NSW [conducted 22/12/2021]	A SafeWork NSW search revealed additional documentation regarding an underground storage tank, located in the same vicinity as that depicted in the council records provided. It also revealed subsequent correspondence clarifying that the tank contained diesel, not petrol as previously documented.

5.4 Other Sources

A brief search of Google maps on 30 November 2021 for potentially contaminating activities (such as 'dry cleaners' or 'mechanic' etc.) in the surrounding area located four potentially contaminating operating activities within a 500 m buffer zone of the site:

- Bankstown Drycleaners & Alteration [250 m south-east];
- Valet Dry Clean [325 m south-east];
- Mr. Dry Clean & Sons [340 m south-east]; and
- Royce Cleaning [420 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 a 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 aerial photographs suggest that the site was residential until the 1970s, when it was repurposed as an open-air car park. It appears that the ambulance station was then constructed in the 1980s. The historical photographs also suggest that the surrounding area was predominantly residential around the 1940s, with commercial, retail and medium to high density residential 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. It also did not identify any sites within a 1 km search buffer of the site. A review of council records revealed that the site is likely to contain two underground storage tanks (USTs).

Additionally, a brief Google maps search of the local area located four dry cleaning facilities within a 500 m search buffer of the site. Given the relatively impermeable nature of soils mapped for the region, and that the facilities are downgradient from the site, it is unlikely that contaminants sourced from these locations would impact the site.

6. Site Walkover

A site walkover of the externals of the property was undertaken by an environmental scientist on 29 November 2021. 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 an ambulance station, and comprised a brick building occupying the majority of the site;
- The building's interior was not accessed;
- To the north of the site was Rickard Road, then commercial and residential buildings;
- To the south of the site was a four-storey car park, then a construction site;

- To the west of the site was Meredith Street, then residential buildings;
- To the east of the site were several pathology laboratories; and
- Numerous original fibre cement residential buildings were observed in the general area, indicating that the previously demolished residential buildings may have contained asbestos or other hazardous building materials.

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 and bowzers within the site:
 - o COPC include metals, TRH, BTEX, PAH, and volatile organic compounds (VOC).
- S4: Previous use as a car park:
 - o COPC include metals, TRH, BTEX, PAH, phenols and VOCs.

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [ambulance station];
- R2: Construction and maintenance workers;
- R3: End users [mixed use]; and
- R4: Adjacent site users [residential, car park, construction site, commercial].

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 S4) 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, PCB, OCP, phenols and asbestos. S2: Former buildings - ACM, lead, SMF and PCB.	P1: Ingestion and dermal contact	R2: Construction and maintenance workers R3: End users [mixed use]	An intrusive investigation is recommended to assess the presence or otherwise of the identified potential sources and/or the contaminants associated with those sources. The investigation is recommended to include soil and groundwater sampling and testing, as well as potentially soil vapour assessment.
	P2: Inhalation of dust and/or vapours	R1: Current users [ambulance station] R2: Construction and maintenance workers R3: End users [mixed use] R4: Adjacent site users [residential, car park, construction site, commercial]	
	P3: Surface water run-off	R5: Surface water [Salt Pan Creek]	
	P4: Lateral migration of groundwater providing base flow to water bodies	R5: Surface water [Salt Pan Creek] R6: Groundwater	

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S3: USTs within site - Metals, TRH, BTEX, PAH, VOCs.	P5: Leaching of contaminants and vertical migration into groundwater		
	P6: Contact with terrestrial ecology	R7: Terrestrial Ecology	
	P2: Inhalation of dust and/or vapours	R1: Current users [ambulance station] R2: Construction and maintenance workers R3: End users [mixed use] R4: Adjacent site users [residential, car park, construction site, commercial]	
	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	
S4: Previous use as a car park - Metals, TRH, BTEX, PAH, phenols and VOCs.	P6: Contact with terrestrial ecology	R7: Terrestrial Ecology	
	P2: Inhalation of dust and/or vapours	R1: Current users [ambulance station] R2: Construction and maintenance workers R3: End users [mixed use] R4: Adjacent site users [residential, car park, construction site, commercial]	
	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	

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	Previous Use	2	2	4
			Site Risk Rating	15

9. Conclusions and Recommendations

Based on the available site history information, the site appears to have had residential land use from at least 1943 until the 1970s, when it was cleared and used as an open-air car park, followed by the construction of an ambulance station in the 1980s. Historical aerial photographs also suggest that the surrounding area was predominantly residential around the 1940s, with commercial, retail and medium to high density residential development gradually occurring over time. Council records and a SafeWork NSW search also indicate the presence of at least one underground storage tank within the site. At the time of the site walkover, the site appeared to be an ambulance station with a car park, construction site, residential buildings and numerous pathology laboratories in the immediate area.

Potential sources of contamination identified in this investigation include imported fill, former buildings / structures, the underground storage tank(s), and previous use as a car park. 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 B4- Mixed Use 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).

Should hydrocarbon contamination in groundwater be identified as part of the DSI, then dependent on the nature and severity of the contamination, Monitored Natural Attenuation (MNA) could be utilised as a groundwater remediation option.

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 for this project at 27-31 Meredith Street, Bankstown in accordance with DP's proposal dated 26 August 2021 and acceptance received from Liam Rogers dated 26 October 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.

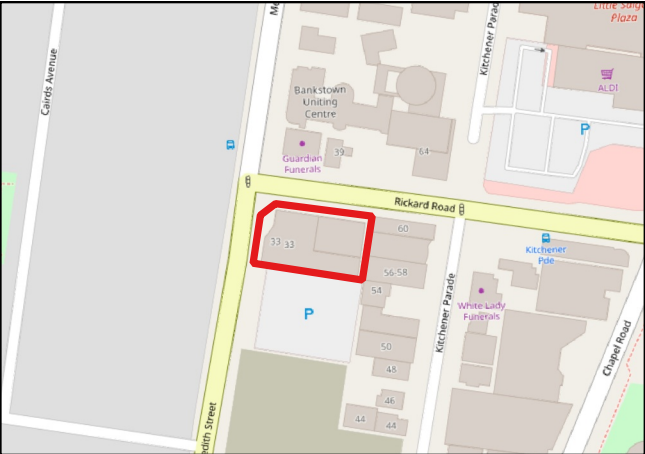
This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation,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

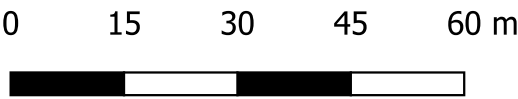


LOCALITY MAP

- Notes:
- 1. Basemap from Metromap.com
 - 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: - 31 & 33 Meredith St, Bankstown 2200

Description: - Lot 27 in D.P. 655932 & Lot 72 in D.P. 710726

As regards to Lot 27 in D.P. 655932

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
15.01.1920 (1920 to 1923)	Alice Hilda Harvis (Married Woman)	Vol 3010 Fol 152
09.04.1923 (1923 to 1926)	Mary Ann Jowett (Married Woman)	Vol 3010 Fol 152
19.08.1926 (1926 to 1969)	Alice Hilda Harvis (Married Woman)	Vol 3010 Fol 152
18.07.1969 (1969 to 1978)	Galletta Bros. Pty. Limited	Vol 3010 Fol 152
01.11.1978 (1978 to 1980)	Feduka Pty. Limited	Vol 3010 Fol 152 Now Vol 13751 Fol 223
19.03.1980 (1980 to Date)	# The Council of the Municipality of Bankstown	Vol 13751 Fol 223

Denotes current registered proprietor

Leases & Easements: - NIL



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

As regards to Lot 72 in D.P. 710726

As regards to the part numbered (1) on the attached Cadastral Record Enquiry report.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.01.1914 (1914 to 1914)	Thomas Harris (Builder)	Vol 2434 Fol 248
23.03.1914 (1914 to 1923)	Julia Hannah Anne Bristow (Married Woman)	Vol 2434 Fol 248
07.11.1923 (1923 to 1923)	Frank William Bristow (Railway Clerk) Maud Emily Lord (Married Woman) (Transmission Application, not investigated)	Vol 2434 Fol 248
11.10.1923 (1923 to 1924)	Frank William Bristow (Railway Clerk)	Vol 2434 Fol 248
31.10.1924 (1924 to 1945)	Francis James Brennan Sanderson (Traveller)	Vol 2434 Fol 248
17.07.1945 (1945 to 1979)	Russell Frank Lawrence (Boiler Maker) Rita May Lawrence (Married Woman)	Vol 2434 Fol 248
30.07.1979 (1979 to 1985)	The Council of the Municipality of Bankstown Now Bankstown City Council	Vol 2434 Fol 248 Now 72/710726

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

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.08.1911 (1911 to 1942)	James Thomas Jenkins (French Polisher)	Vol 2169 Fol 217
11.11.1942 (1942 to 1967)	Laura Ellen Jenkins (Widow) (Transmission Application, not investigated)	Vol 2169 Fol 217
06.01.1967 (1967 to 1968)	Jack Milton Jenkins (Electrician) Arthur Clarence Jenkins (Panel Beater)	Vol 2169 Fol 217 Now Vol 10507 Fol 121
13.12.1968 (1968 to 1979)	Joyanne Pty. Limited	Vol 10507 Fol 121
18.04.1979 (1979 to 1985)	The Council of the Municipality of Bankstown Now Bankstown City Council	Vol 10507 Fol 121 Now 72/710726



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

As regards to the part numbered (3) on the attached Cadastral Record Enquiry report.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.08.1911 (1911 to 1942)	James Thomas Jenkins (French Polisher)	Vol 2169 Fol 217
11.11.1942 (1942 to 1957)	Laura Ellen Jenkins (Widow) (Transmission Application, not investigated)	Vol 2169 Fol 217
07.05.1957 (1957 to 1971)	Owagiem Kamaziani (Manufacturer) Tatiana Kamaziani (Married Woman)	Vol 2169 Fol 217 Now Vol 7413 Fol 75
09.06.1971 (1971 to 1985)	The Council of The Municipality of Bankstown	Vol 7413 Fol 75 Then Vol 13279 Fol 116 Now 72/710726

As regards to the whole of Lot 72 in D.P. 710726

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.08.1985 (1985 to 2002)	Health Administration Corporation	72/710726
22.07.2002 (2002 to Date)	# W & L Holdings Pty Limited	72/710726

Denotes current registered proprietor

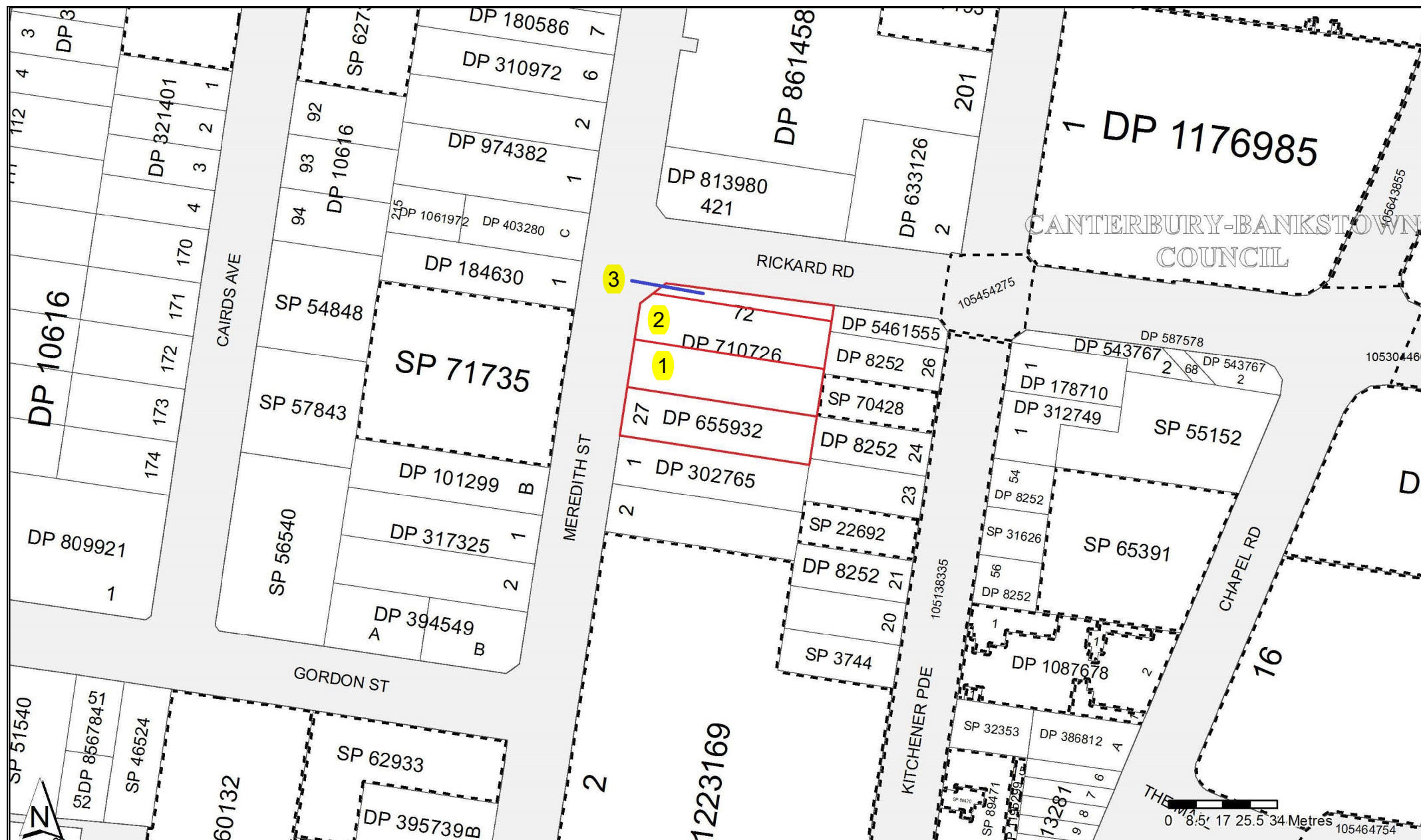
Leases:

- 04.04.2013 (AH643982) Lease to Health Administration Corporation, expires 25.06.2017 with an option of renewal of 5 years.
- 23.05.2018 (AN360647) Lease to Health Administration Corporation, expires 25.06.2022 with two options of renewal of 5 years each.

Easements:

- 13.02.1985 (DP710726) Right of Way affecting the part shown in DP710726
- 13.02.1985 (DP710726) Easement to Drain Water affecting the part shown in DP710726
- 29.06.1990 (DP643591) Right of Carriageway 3 wide affecting the parts shown in DP643591
- 06.01.1998 (3689731) Right of Carriageway 3 wide affecting the parts shown in DP710726

Yours Sincerely
Harrison Byrne
(Checked by Mark Groll)
19th November 2021



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

(Page 1) Vol.

13751 Fol. 223

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE
Register

Vol. 13751 Fol. 223

Appln No 7308

Prior Title Vol. 3010 Fol. 152



EDITION ISSUED

30 11 1978

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

CANCELLED

Registrar General.

SEE AUTO FOLIO

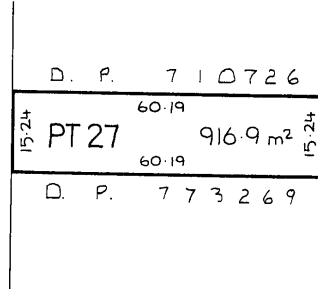


PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

THE LAND WITHIN
DESCRIBED IS
LOT 27
DP 655932

MEREDITH ST



D. P. 8252

U O O 4 5 - 7 4

Q931889

REDUCTION RATIO 1:800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Lot 27 in Deposited Plan 5561 shown in the plan hereon in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 49 granted to Frederick Meredith on 8-3-1831.

FIRST SCHEDULE

FEDUKA PTY. LIMITED

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- Q931889 Mortgage to Australia and New Zealand Banking Group Limited. Discharged R714778.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

UP 655932

Prepared : 4-4-1995

This plan has been created to provide a unique identifier to enable the issue of an Automated Torrens Title for the land comprised in folio of the Register

Volume 13751 Folio 223

Metric Conversion Chart

Feet Inches Metres

1/4	0.0064
1/2	0.0127
3/4	0.0190
1	0.0254
2	0.0508
3	0.0762
4	0.1016
5	0.1270
6	0.1524
7	0.1778
8	0.2032
9	0.2286
10	0.2540
11	0.2794
1	0.3048
50	15.24
100	30.48

Links	Metres
1/10	0.0201
1	0.2012
100	20.115

Areas

1 Perch (P)	25.29 m2
1 Rood (R)	1012 m2
1 Acre (A)	4047 m2
1 Hectare (Ha)	= 10,000 m2

N O 0 0 1 0 1 1 B

PLAN FORM 2

Signatures and seals only.

DELETED

THE COMMON SEAL OF THE COUNCIL
OF THE CITY OF BANKSTOWN WAS
HEREUNTO AFFIXED THIS 12th DAY
OF DECEMBER 1984 IN PURSUANCE
OF A RESOLUTION PASSED BY
COUNCIL ON THE 4th DAY OF
JULY 1983

E. C. Baker
Mayor

Council Clerk's Certificate

I hereby certify that -
(a) the requirements of this Local Government Act, 1918
(other than the requirements for the registration of
plans), and

(b) the requirements of section 34B of the Metropolitan
Water, Sewerage and Drainage Act, 1951, as amended,
Hunter District Water, Sewerage, and Drainage Act,
1956, as amended

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

Subdivision No. 10709

Date 12.12.84

(Signature) *E. C. Baker*

"This part of certificate to be signed where the application is only
for a consolidated lot or the opening of a new road or where the land
to be subdivided is wholly outside the area of operation of the
Metropolitan Water, Sewerage and Drainage Board and the Hunter
District Water Board.
Delete if inapplicable.

M.P.D.

ST

FRENCH AVE

RICKARD

MEREDITH

72
TWO STOREY
BRICK BUILDING

Pt 27 D.P. 5561

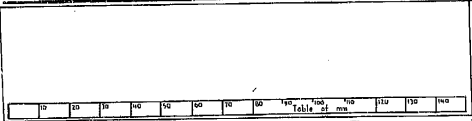
D.P. 218209

MM

RD

KITCHENER

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



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



Date 15th February, 1985

* OFFICE USE ONLY

D.P. 710726

Registered: 12-2-1985

C.A. No 10709 of 12/12/1984

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U0045-74#

Last Plan: D.P. 5561
D.P. 588145
D.P. 401776

PLAN OF SUBDIVISION OF
LOT 8 D.P. 588145, LOT Y
D.P. 401776 AND PART
LOT 27 D.P. 5561 (BEING
LAND IN D.P. 944030)

Reduction Ratio 1:400

Lengths are in metres

City: BANKSTOWN

Locality: BANKSTOWN

Parish: BANKSTOWN

County: CUMBERLAND

This is sheet 1 of my plan in sheets.

(Delete if inapplicable)

I, JOHN KENNETH WICKS,
TOWN HALL, BANKSTOWN

do hereby certify that the survey represented in this
plan is a true and correct copy of the original survey
plan and has been made (1) by me (2) under my
immediate supervision in accordance with the Survey
Practice Regulations, 1933, and was completed on 1

Signature *John Kenneth Wicks*

Surveyor registered under Surveyors Act, 1928, or amended

Date of Certificate 12-2-1985

Survey date either (1) or (2) Insert date of survey

Panel for use only for statements of intention
to dedicate public roads or to create public res-
erves, drainage reserves, easements or restrictions
as to use.

IT IS INTENDED TO DEDICATE
THE AREA MARKED @ 18.88m² TO
THE PUBLIC AS ROAD.

PURSUANT TO SEC. 88B OF THE
CONVEYANCING ACT IT IS INTENDED
TO CREATE:-

1. RIGHT OF CARRIAGEWAY 3.0m
WIDE.
2. EASEMENT TO DRAIN WATER
3.0m WIDE.

SURVEYOR'S REFERENCE: P/31/650/33/27

PLAN FORM 1

Plan Drawing only to appear in this space

*OFFICE USE ONLY

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

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-61 IT IS INTENDED TO CREATE

1) RIGHT OF CARRIAGEWAY 3.0 WIDE

Signed by me Kenneth Reginald BARNARD as delegate of the HEALTH ADMINISTRATION CORPORATION pursuant to Section 21(1) Health Administration Act, 1982 and I hereby certify that I have no notice of the revocation of such delegation.

K. Barnard



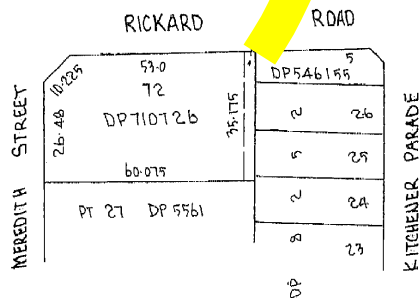
Kenneth Reginald Barnard
Deputy Mayor
Bankstown

Local Government Office Approval

PLAN APPROVED
Authorised Officer
Land District
Paper No.
Field Book pages

Council Clerk's Certificate

I hereby certify that —
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(b) the requirements of Part 3 Division 2 of the Water Board Act 1961 and the Water Supply Authorities Act 1987
have been complied with by the applicant in relation to the proposed RIGHT OF CARRIAGEWAY
(Insert "new road", "subdivision" or "consolidated lot") set out herein
Subdivision No. 90224
Date 12.11.89
(Signature) *[Signature]*
Council Clerk
Council File No. 571/581/581a
*This part of the certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land is to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.
† Delete if inapplicable



DP 643591
Registered: *[Signature]*
C.A: N290204 OF 12-4-1990
Title System: TORRENS
Purpose: EASEMENT
Ref. Map: U0045-74th
Last Plan:

PLAN OF RIGHT OF CARRIAGEWAY
3.0 WIDE WITHIN LOT 12 IN
DP 710726.

Lengths are in metres. Reduction Ratio 1: 1000

Memorandum
City: BANKSTOWN
Locality: BANKSTOWN
Parish: BANKSTOWN
County: CUMBERLAND

Plans used in preparation of survey/compilation.
DP 710726

I, BARRY JAMES INWOOD of 1, PATERSON WOOD
of 29, KITCHENER ST, OATLEY
a surveyor registered under the Surveyors Act, 1920, as amended, hereby certify that as shown on this plan compiled from DP 710726
is accurate and has been made in accordance with the Surveyors Act, 1920, and any amendments and requirements of the Department of Lands, and was completed on
7 NOVEMBER, 1989
Signature *[Signature]*
Surveyor registered under Surveyors Act, 1920, as amended.
Datum: Life of Azimuth.
Insert date of survey.

SURVEYOR'S REFERENCE: 5233-89

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 27th June, 1990											
10	20	30	40	50	60	70	Table of mm	110	120	130	140

CERTIFICATE OF TITLE



13751223

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Appln No 7308



EDITION ISSUED

30 11 1978

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

CANCELLED

Registrar General.

SEE AUTO FILE



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

MEREDITH ST

D. P. 944030

15.24

PT 27

60.19

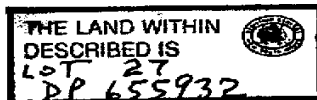
916.9 m²

15.24

60.19

D. P. 302765

D. P. 8252



Q931889

REDUCTION RATIO 1:800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Lot 27 in Deposited Plan 5561 shown in the plan hereon in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 49 granted to Frederick Meredith on 8-3-1831.

FIRST SCHEDULE

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Q931889 Mortgage to Australia and New Zealand Banking Group Limited. Discharged R714778.~~

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

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

R24931 R24931
 CT 30.3.79
 R24931 m R
 RTH178 DM
 9 DM
 8072
 DP710726 R
 12-2-85



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 9:33AM

FOLIO: 27/655932

First Title(s): OLD SYSTEM

Prior Title(s): VOL 13751 FOL 223

Recorded	Number	Type of Instrument	C.T. Issue
4/4/1995		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED

*** END OF SEARCH ***



FOLIO: 27/655932

SEARCH DATE	TIME	EDITION NO	DATE
18/11/2021	9:33 AM	-	-

VOL 13751 FOL 223 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 27 IN DEPOSITED PLAN 655932
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP655932

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF BANKSTOWN

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 DP710726 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- * 3 DP710726 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES

Application No. 7308

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



MK

Edition issued 1-3-1967

K545555

CANCELLED



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

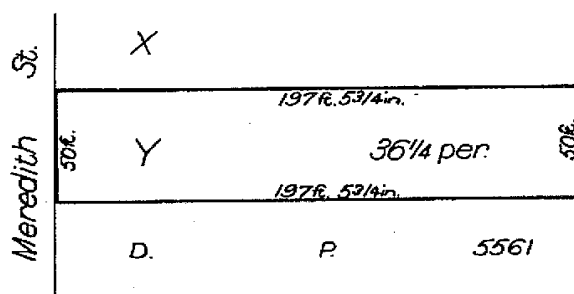
Witness

Vandine

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



K545555. L.C.
[Signature]

Scale: 60 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot Y in plan lodged with Transfer No. G782993 (filed as F.P. 401776) in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 49 granted to Frederick Meredith on 8-3-1831.

FIRST SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

Jawatson
Registrar General.



SECOND SCHEDULE (continued overleaf)

FIRST SCHEDULE (continued)

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<div></div>					
EP/SP 710726 Registered 12-2-1985 This folio is cancelled as to whole/part upon completion of computer folios for lots 1 above mentioned plan.	The residue of land in this folio comprises road.				<div></div>

12-2-1985
R1789527
DP 710726

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
	NUMBER	DATE						
Cancel	11545556	28-12-1966	<p>by the Registrar-General</p> <p>lots created pursuant to Section 88B Conveyancing Act, 1919, by the registration of DP 710726</p> <p>Registered 12-2-1985</p> <p>interest of the Council of the Local Government Area in the public land dedicated in DP 710726</p> <p>Registered 12-2-1985</p>  	12-2-1967	Jan 1985	Withdrawn	6299070	Jan 1985

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

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13279116

NEW SOUTH WALES

Appln. No. 7308



EDITION ISSUED

29 3 1977

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

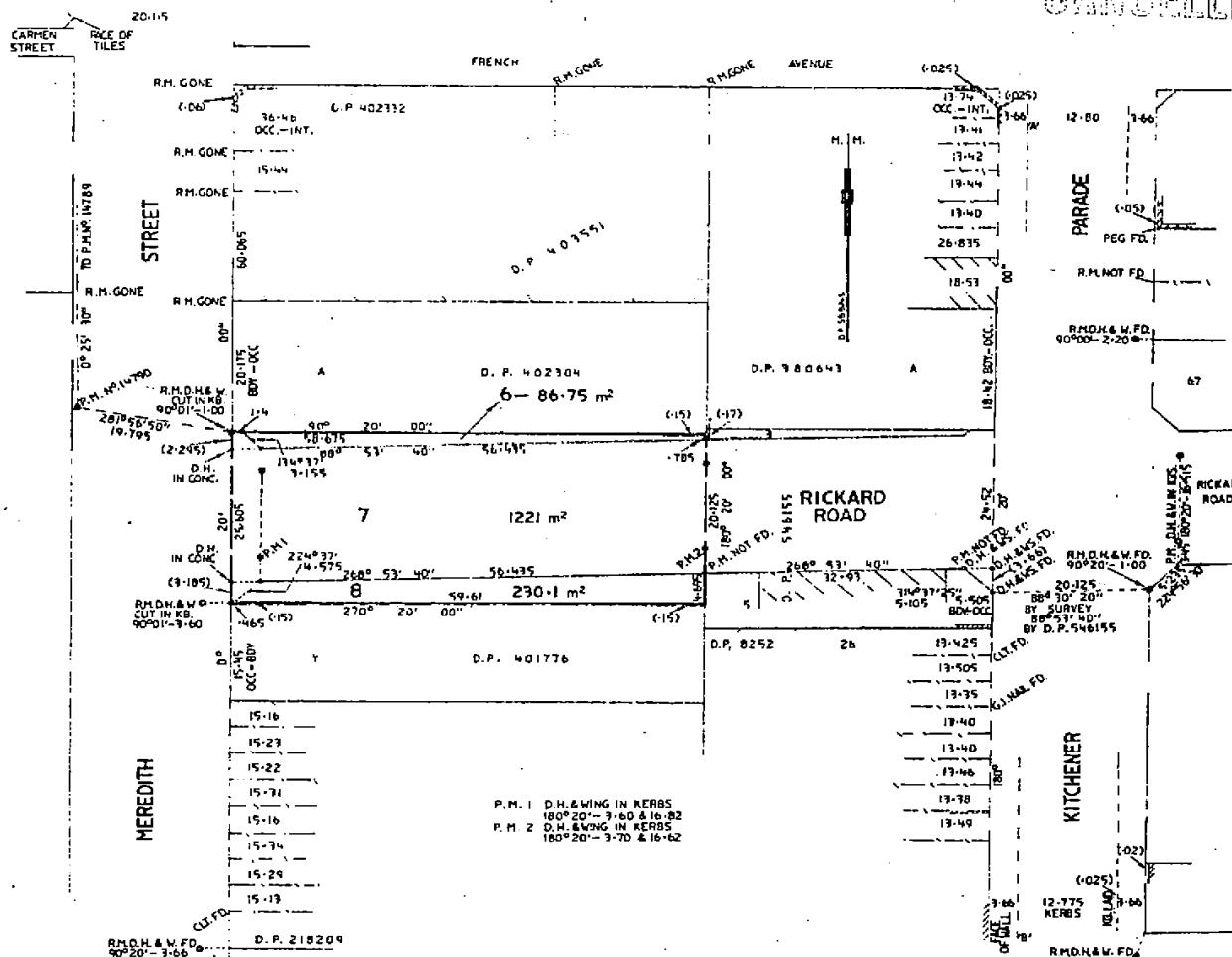
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 8 in Deposited Plan 586145 at Bankstown in the Municipality of Bankstown, Parish of Bankstown and County of Cumberland being part of Portion 49 granted to Frederick Meredith on 8-3-1831.

FIRST SCHEDULE

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No. G782993.

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

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

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



SEARCH DATE

18/11/2021 9:33AM

FOLIO: 72/710726

First Title(s): OLD SYSTEM

Prior Title(s): VOL 2434 FOL 248 VOL 10507 FOL 121
VOL 13279 FOL 116

Recorded	Number	Type of Instrument	C.T. Issue
13/2/1985	DP710726	DEPOSITED PLAN	FOLIO CREATED EDITION 1
26/8/1985	V904770	TRANSFER	EDITION 2
29/6/1990	DP643591	DEPOSITED PLAN	EDITION 3
6/1/1998	3689731	TRANSFER GRANTING EASEMENT	EDITION 4
22/7/2002	8735026	TRANSFER	EDITION 5
22/7/2002	8735027	LEASE	
22/7/2002	8735028	MORTGAGE	
8/8/2008	AE139198	DISCHARGE OF MORTGAGE	EDITION 6
8/8/2008	AE139199	MORTGAGE	
11/5/2010	AF480009	MORTGAGE	EDITION 7
4/4/2013	AH643982	LEASE	EDITION 8
3/10/2017	AM711071	DISCHARGE OF MORTGAGE	EDITION 9 CORD ISSUED
3/10/2017	AM711073	MORTGAGE	
23/5/2018	AN360647	LEASE	EDITION 10 CORD ISSUED

*** END OF SEARCH ***

RP 13

STAMP DUTY



V904770

Crown Instrument not liable to Stamp Duty

H. K. ROBERTS
Crown Solicitor

[Signature]

TRANSFER
REAL PROPERTY ACT, 1900

C	1	of	1	X	B
\$33 - 00					

R111

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	Folio Identifier 72/ 710726	WHOLE	Bankstown
TRANSFEROR Note (b)	<div style="background-color: yellow; height: 20px; width: 100%;"></div> <div style="background-color: yellow; height: 20px; width: 100%;"></div>		

ESTATE
Note (c) (the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$33.00 in consideration of the terms of Agreement dated 5th April, 1984 between the parties hereto, and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEE Note (d)	<div style="background-color: yellow; height: 20px; width: 100%;"></div>	OFFICE USE ONLY S.
TENANCY Note (e)	as joint tenants/tenants in common	

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

DATE 14th AUGUST 1985

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
The Common Seal of the Council of the CITY OF BANKSTOWN was hereto affixed
Signature of Witness
on the twenty second day of March, 1985
in pursuance of a resolution of the Council passed on the twelfth day of July, 1983.
Name of Witness (BLOCK LETTERS)
Address and occupation of Witness

[Signature]
MAYOR

[Signature]
TOWN CLERK

Note (g) Signed in my presence for the transferee by
Signed in my presence by the transferee who is personally known to me
HUGH KING ROBERTS State Crown Solicitor by
JOHN ANTHONY MAHONEY State Crown Solicitor's Office, who is personally known to me.
Signature of Witness
Name of Witness (BLOCK LETTERS)
A. SEYMOUR
Address and occupation of Witness
C/- STATE CROWN SOLICITOR

H. K. ROBERTS
State Crown Solicitor
[Signature]
Signature of Transferee
83/3907 C11.JAL

TO BE COMPLETED BY LODGING PARTY
Notes (h) and (i)

OFFICE USE ONLY

LODGED BY		LOCATION OF DOCUMENTS	
STATE CROWN SOLICITORS OFFICE GOODSELL BUILDING 8-12 CHIFLEY SQUARE, SYDNEY. 2000 DX19 PHONE: 238-7406 813E		CT /	OTHER
Delivery Box Number			Herewith.
			In R.G.O. with
			Produced by
Checked EBH	Passed	REGISTERED - -19	Secondary Directions
Signed	Extra Fee	26 AUG 1985	Delivery Directions
		Registrar General	CT LP

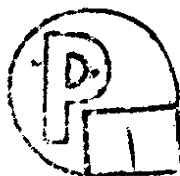
Licence:026CN/0616/96

TRANSFER GRANTING EASEMENT

New South Wales
Real Property Act 1900



\$265



Office of State Revenue use only
10/01/74 3625 04 201374710/01
\$265.00
N.S.W. STAMP DUTY

(A) LAND

SERVIENT TENEMENT (Land Burdened)	DOMINANT TENEMENT (Land Benefited)
[Redacted] 6	Folio Identifier 25/8252

(B) LODGED BY

LTO Box 630N	Name, Address or DX and Telephone NEEDS CHAN & MONAHAN REFERENCE (max. 15 characters):	TG
-----------------	---	----

(C) TRANSFEROR

(Registered Proprietor of servient tenement)

(D) acknowledges receipt of the consideration of \$20,000.00

(E) and TRANSFERS and GRANTS an easement of right of carriageway 3 metres wide as more fully described in Annexure "A" hereto over that part of Lot 72 DP 710726 ("the Servient Tenement") as shown as "Right of Carriageway" in DP 710726

out of the servient tenement and appurtenant to the dominant tenement, to the TRANSFEE.

(F) TRANSFEE

(Registered Proprietor of dominant tenement) ACN

[Redacted] 075 596 431 ONEA.
ONEA.

(G) ENCUMBRANCES (if applicable)

1. 2. 3.

AND the TRANSFEE covenants with the TRANSFEROR as set out in Annexure "A" hereto.

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. 20/01/2016 DATE

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

L. Quinn

Signature of Witness

LORNA QUINN

Name of Witness (BLOCK LETTERS)

73 Miller Street North Sydney

Address of Witness

Signed by me *THOMAS DUGGAN*
as delegate of the HEALTH ADMINISTRATION
CORPORATION, pursuant to Section 21 (1) Health
Administration Act, 1982 and I hereby certify
that I have no notice of the revocation of such
delegation.

Thomas Duggan
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Robert W. Monahan
Signature of Transferee's Solicitor

ROBERT W. MONAHAN
Solicitor
HURSTVILLE

LT 10/01/20 C/S 12-1297.
72-CT 813E

"A"

This is Annexure "A" referred to in the Transfer Granting Easement between the
HEALTH ADMINISTRATION CORPORATION as Transferor and **ROBSON
PROPERTY HOLDINGS PTY LIMITED** AS Transferee dated the
1997

RIGHT OF CARRIAGEWAY

FULL AND FREE right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment, and every person authorised by him, to go, pass and repass at all times and for all purposes with or without animals or vehicles or both to and from the said dominant tenement or any such part thereof

AND in relation to such easement and right as are hereinbefore granted to the Transferee, the Transferee **HEREBY COVENANTS** with the Transferor:

- (a) that the Transferee will at all times at its own expense keep the said right of carriageway in good and sufficient state of repair;
- (b) that the Transferee will at the option of the Transferor make good or bear the reasonable costs incurred by the Transferor in making good any works or property of the Transferor that may be interfered with in the execution of any works by the Transferee;
- (c) that before doing any act or thing in the exercise of any rights, powers or authorities hereby granted and during the progress thereof the Transferee will do everything reasonably necessary to obviate risk of injury and/or damage to persons and property being in, upon or in the vicinity of the servient tenement or any adjoining land of the Transferor; and
- (d) the Transferee, for itself, its successors and assigns doth hereby covenant with the Transferor that it will at all times indemnify and keep indemnified the Transferor, the Minister for Health and the Government of the State of New South Wales from and against all claims, demands, actions, suits, cause and causes of action or suit, compensation, interest, damages, costs, charges and expenses which the Transferor, the Minister of his successors in office or the said government may become liable to pay, suffer or bear on account of injury, loss or damage suffered or sustained (whether in body or property or otherwise) by any person, firm, corporation or statutory body whosoever or whatsoever using or being in upon or in the vicinity of that part of the servient tenement being the site of the said right of carriageway whether lawfully or unlawfully and whether arising out of the exercise by the Transferee of any right hereby conferred or by reason of anything done or omitted by the



Transferee in respect of the said works. Provided however that nothing herein shall exclude the Transferor from liability for any accident, damage, loss or injury due to the negligent or wilful act or omission of the Transferor, its employees, agents or Contractors.

Signature of Transferor

THOMAS DUGGAN
I, the undersigned, being duly qualified by me
delegated by me to the HEALTH ADMINISTRATION
CORPORATION, pursuant to Section 21 (1) Health
Administration Act, 1982 and I hereby certify
that I have no notice of the revocation of my
delegation.

WITNESS

L. Huin

Signature of Transferee

Robert W. Monahan

ROBERT W. MONAHAN
Solicitor
HURSTVILLE

WITNESS



FOLIO: 72/710726

SEARCH DATE	TIME	EDITION NO	DATE
18/11/2021	9:33 AM	10	23/5/2018

LAND

LOT 72 IN DEPOSITED PLAN 710726
AT BANKSTOWN
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP710726

FIRST SCHEDULE

W & L HOLDINGS PTY LIMITED

(T 8735026)

SECOND SCHEDULE (9 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G782993 COVENANT AFFECTING THE PART OF THE LAND WITHIN DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP710726 RIGHT OF WAY AFFECTING THE PART OF THE LAND WITHIN DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP710726 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE LAND WITHIN DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP643591 RIGHT OF CARRIAGEWAY 3.0 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP643591
- 6 3689731 RIGHT OF CARRIAGEWAY 3 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 AH643982 LEASE TO HEALTH ADMINISTRATION CORPORATION EXPIRES: 25/6/2017. OPTION OF RENEWAL: 5 YEARS.
- 8 AM711073 MORTGAGE TO BANK OF CHINA (AUSTRALIA) LIMITED
- 9 AN360647 LEASE TO HEALTH ADMINISTRATION CORPORATION EXPIRES: 25/6/2022. OPTION OF RENEWAL: TWO OPTIONS OF FIVE YEARS EACH.

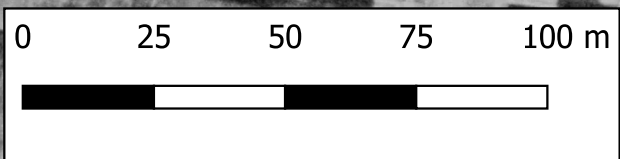
NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix D

Historical Aerial Photographs

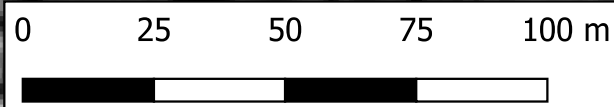


Legend

Site Boundary



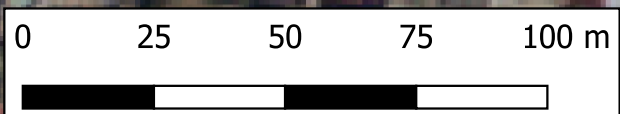




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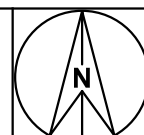
Site Boundary

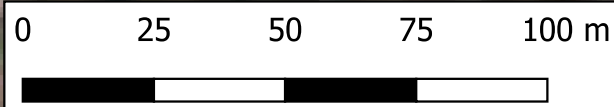




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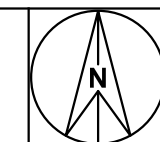
Site Boundary

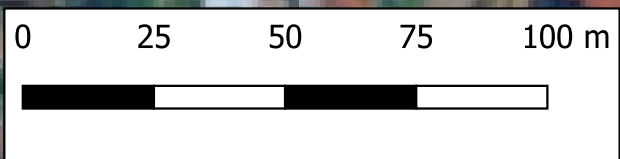




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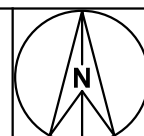
Site Boundary

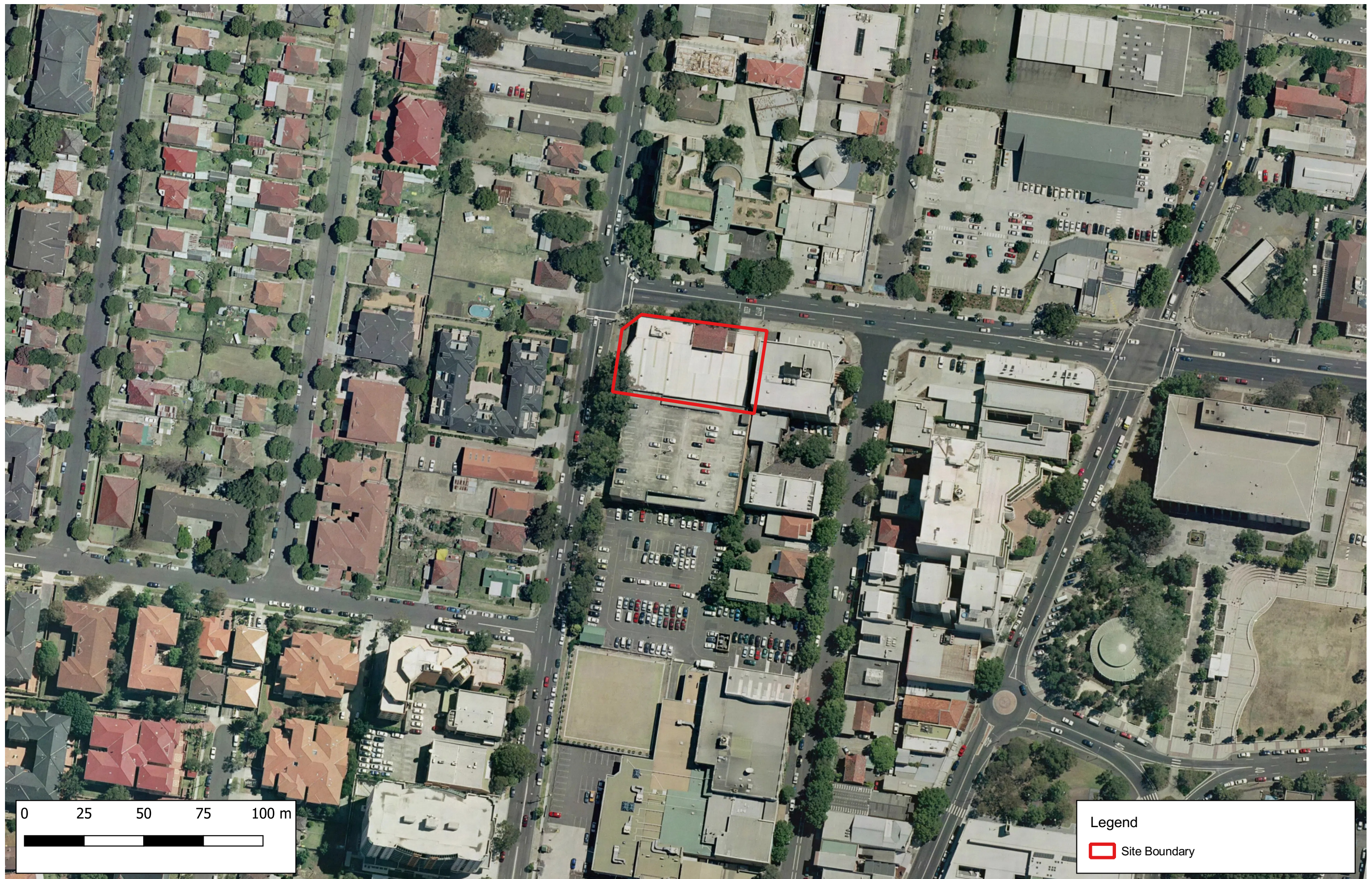




Legend

Site Boundary

 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: City of Canterbury Bankstown		TITLE: 1998 Historical Aerial Imagery Preliminary Site (Contamination) Investigation 33 Meredith Street, Bankstown		PROJECT No: 208123.00
	OFFICE: Sydney	DRAWN BY: ZW			DRAWING No: G
	SCALE: 1:1441 @ A3	DATE: 12.11.2021			REVISION: 01





Appendix E

SafeWork NSW Hazardous Chemicals Search

35/012866

Dangerous Goods Licensing

ph (02) 4321 5500 fax (02) 9287 5500

Attn: J WOODS

Licensee: AMBULANCE SERVICE OF NSW
RICKARD ST & MEREDITH ST
BANKSTOWN NSW 2200

LICENCE FOR THE KEEPING OF DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATIONS THEREUNDER

Licence Number 35/012866

Expiry Date 24/06/2005

No. of Depots 1

Licensee Contact J WOODS Ph. 02 9708 1111 Fax. 02 9708 0076

Promises Licensed to Keep Dangerous Goods

AMBULANCE SERVICE OF NSW
RICKARD ST & MEREDITH ST BANKSTOWN 2200

Nature of Site AMBULANCE SERVICES

Major Supplier of Dangerous Goods VARIOUS

Emergency Contact for this Site CO-ORDINATION SUPERVISOR Ph. 9367 6117

Site staffing 24 HRS 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
C903	UNDERGROUND TANK UN-1203 PETROL DIESEL	Class 3	20600 L 18000 L 29000 L

AS DISCUSSED WITH IAN THIS SITE
NOW CARRIES DIESEL - 20000 L &
NOT PETROL.

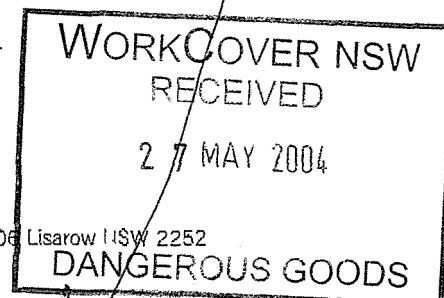
COULD THIS PLEASE BE AMENDED - RETURN
FAX - 9708 0152.

THANK YOU

PLEASE RETAIN AS PROOF OF LICENCE

Issued by Workcover Authority of New South Wales on
24 May 2004

WorkCover. Watching out for you.



WorkCover NSW ABN 77 682 742 966 92-100 Donnison Street Gosford NSW 2250 Locked Bag 2906 Lisarow NSW 2252
Telephone 02 4321 5000 Facsimile 02 4325 4145 WorkCover Assistance Service 13 10 10
DX 13067 Website www.workcover.nsw.gov.au

WC1215LH

27/5 confirmed with Lisa that
800 will want the licence

27/05 04 THU 09:59 FAX 11

Memorandum

Bankstown Station
Rickard & Meredith St.
Bankstown 2200
Ph. 9796 7980
Fax: 9708 0152

To: Workcover-Dangerous goods licensing

Date: 27 May 2004

ATTN: IAN

Subject: Amendment to current licence

From: Lisa FAULKNER – Station Officer Bankstown

C.c.

As discussed with Ian this morning, the current licence for Bankstown Ambulance station is incorrect.

This site now carries **DIESEL** (20,000 litres) and not petrol.

As requested by Ian I am faxing the current licence to you for amendment.

Please don't hesitate to contact me should you have any further inquiries:

Wk 9796-7980

M 0400 119 729

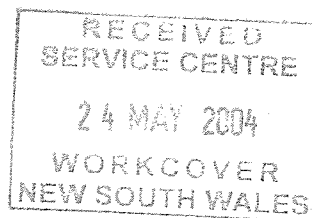
Fax 9708 0152

Thanks for your assistance

Regards



Lisa Faulkner
Station Manager Bankstown



Licence No. 35/012866

APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION
THEREUNDER

DECLARATION: Please renew licence number 35/012866 to 24/06/2005. I confirm that all the licence details shown below are correct (amend if necessary).

J. J. Woods.
(Signature)

J. J. WOODS
(Please print name)

19.05.04
(Date signed)

for AMBULANCE SERVICE OF NSW

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section
LOCKED BAG 2906
LISAROW NSW 2252

Enquiries:ph (02) 43215500
fax (02) 92875500

Details of licence on 7 May 2004

Licence Number 35/012866

Expiry Date 24/06/2004

Licensee AMBULANCE SERVICE OF NSW

Postal Address: RICKARD ST & MEREDITH ST BANKSTOWN NSW 2200

J. WOODS
Licensee Contact B. SCOTT Ph. 02 9708 1111 Fax. 02 9708 0076

Premises Licensed to Keep Dangerous Goods

AMBULANCE SERVICE OF NSW
RICKARD ST & MEREDITH ST BANKSTOWN 2200

Nature of Site AMBULANCE SERVICES

Major Supplier of Dangerous Goods VARIOUS

Emergency Contact for this Site CO-ORDINATION SUPERVISOR Ph. 9367 6117

Site staffing 24 HRS 7 DAYS

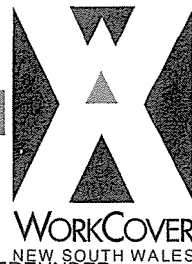
Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
C903	UNDERGROUND TANK UN 1203 PETROL	Class 3	20600 L 18000 L

D02/035594



WorkCover New South Wales, 400 Kent Street, Sydney 2000. Tel: 9370 5000 Fax: 9370 5999 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001
Licence No. 35/012866



APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/012866 to 25/06/2003 . I confirm that all the licence details shown below are correct (amend if necessary).

John W. Hall
(Signature)

for: AMBULANCE SERVICE OF NSW

Bruce Scott
(Please print name)

(Please print name)

17/6/2002
(Date signed)

(Date signed)

THIS SIGNED DECLARATION SHOULD BE RETURNED TO: (please do not fax)

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

Enquiries: ph (02) 9370 5187
fax (02) 9370 6104

Details of licence on 21 May 2002

Licence Number 35/012866

Expiry Date 25/06/2002

Licensee AMBULANCE SERVICE OF NSW

CNR. RICKARD RD & MEREDITH ST. BANKSTOWN 2210

Postal Address:

Licensee Contact **B. SCOTT** 97081111 Ph. ~~970-9727~~ 97080076 Fax. ~~970-9646~~

Premises Licensed to Keep Dangerous Goods

AMBULANCE SERVICE OF NSW
RICKARD ST & MEREDITH ST BANKSTOWN 2200

Nature of Site AMBULANCE SERVICES

Major Supplier of Dangerous Goods NOT APPLICABLE

Emergency Contact for this Site CO-ORDINATION SUPERVISOR Ph. 9367 6117

Site staffing 24 HRS 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
C903	UNDERGROUND TANK	Class 3	20600 L
	UN 1203 PETROL		18000 L



Box 308

WorkCover New South Wales, 400 Kent Street, Sydney 2000. Tel: 9370 5000 Fax: 9370 5999 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001



Licence No. 35/012866

**APPLICATION FOR RENEWAL
OF LICENCE TO KEEP DANGEROUS GOODS**

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/012866 to 25/06/2001. I confirm that all the licence details shown below are correct (amend if necessary).


.....
(Signature)

for: AMBULANCE SERVICE OF NSW

A. DENT
.....
(Please print name)

25.5.2000
.....
(Date signed)

THIS SIGNED DECLARATION SHOULD BE RETURNED TO: (please do not fax)

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

Enquiries: ph (02) 9370 5187
fax (02) 9370 6104

Details of licence on 5 May 2000

Licence Number 35/012866 Expiry Date 25/06/2000

Licensee AMBULANCE SERVICE OF NSW

Postal Address: 153-155 BURNETT STREET PARRAMATTA NSW 2150

Licensee Contact A DENT Ph. 9891 9227 Fax. 9893 9646

Premises Licensed to Keep Dangerous Goods
AMBULANCE SERVICE OF NSW
RICKARD ST & MEREDITH ST BANKSTOWN 2200

Nature of Site AMBULANCE SERVICES

Major Supplier of Dangerous Goods NOT APPLICABLE

Emergency Contact for this Site CO-ORDINATION SUPERVISOR Ph. 9367 6117

Site staffing 24 HRS 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
C903	UNDERGROUND TANK	Class 3	20600 L
	UN 1203 PETROL		18000 L



WorkCover New South Wales, 400 Kent Street, Sydney 2000. Telephone 9370 5000 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001

Licence No. 35/012866



APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/012866 to 25/06/2000. I confirm that all the licence details shown below are correct (amend if necessary).


.....
(Signature)

for: AMBULANCE SERVICE OF NSW

ALTON DENT
.....
(Please print name)

19/5/99
.....
(Date signed)

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

Enquiries: ph (02) 9370 5187
fax (02) 9370 6105

Details of licence on 7 May 1999

Licence Number 35/012866 Expiry Date 26/06/1999

Licensee AMBULANCE SERVICE OF NSW

Postal Address: 153-155 ^{Railway} BURNETT STREET PARRAMATTA NSW 2150

Licensee Contact A DENT Ph. 9891 9227 Fax. 9893 9646

Premises Licensed to Keep Dangerous Goods
AMBULANCE SERVICE OF NSW
RICKARD ST & MEREDITH ST BANKSTOWN 2200

Nature of Site AMBULANCE SERVICES

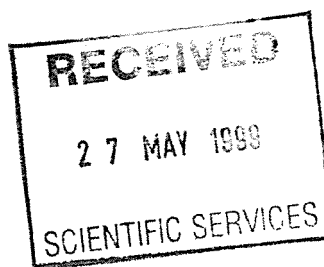
Major Supplier of Dangerous Goods NOT APPLICABLE

Emergency Contact for this Site CO-ORDINATION SUPERVISOR Ph. 9367 6117

Site staffing 24 HRS 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
C903	UNDERGROUND TANK UN 1203 PETROL	Class 3	20600 L 18000 L



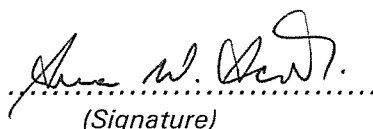
Form DG10



APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/012866 to 1999. I confirm that all the licence details shown below are correct (amend if necessary).


(Signature)

Bruce W Scott
(Please print name)

8/5/98
(Date signed)

for: AMBULANCE SERVICE OF NSW

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section (Level 3)
Locked Bag 10
P O CLARENCE STREET 2000

Enquiries: ph (02) 9370 5187
fax (02) 9370 6105

Details of licence on 29 April 1998

Licence Number 35/012866 Expiry Date 26/06/98

Licensee AMBULANCE SERVICE OF NSW

Postal Address: 153-155 Burnett Street
PARRAMATTA NSW 2150

Licence Contact: Mr A. Dent Phone: (02) 989 19227
Area Superintendent Facsimile: (02) 989 39646

Premises Licensed to Keep Dangerous:
RICKARD ST & MEREDITH ST
BANKSTOWN 2200

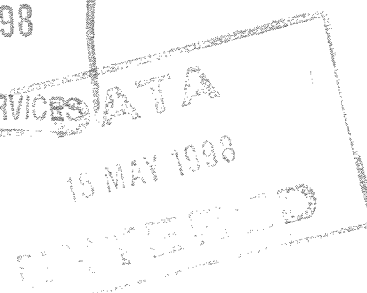
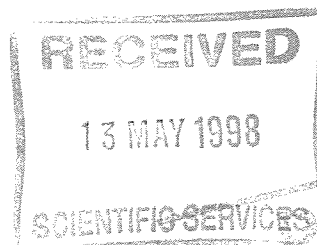
Nature of Site AMBULANCE SERVICES Major Supplier of Dangerous Goods NOT APPLICABLE

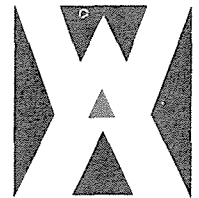
Emergency Contact for this Site CoOrdination Supervisor ph. 367 6117

Site staffing 24 HRS 7 DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
C903	UNDERGROUND TANK	Class 3	20600 L
		UN 1203 PETROL	18000 L





WORKCOVER AUTHORITY

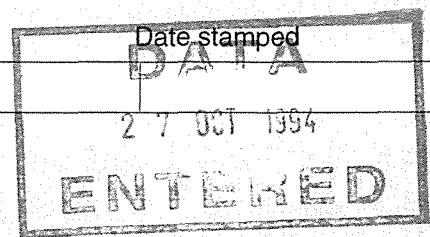
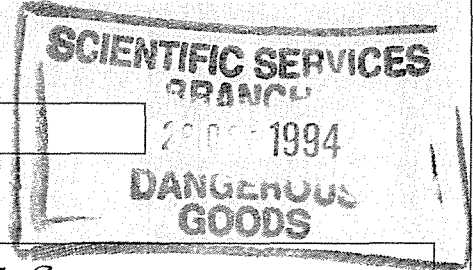
LICENCE TO KEEP DANGEROUS GOODS

(Dangerous Goods Act 1975)

Application for new licence, amendment or transfer

Expiry: 26.6.96

1. Name of applicant	ACN	
AMBULANCE SERVICE OF NEW SOUTH WALES		
2. Site to be licensed	delete (F3)	
No	Street	
	CNR RICKARD RD & MERIDETH ST	
Suburb/Town	Postcode	
BANKSTOWN	NSW 2200	
3. Previous licence number (if known)	35/012866	
4. Nature of site	AMBULANCE STATION #8155	
5. Emergency contact on site:		
Phone	Name	
02-3676117	COORDINATION SUPERVISOR	
6. Site staffing:	Hours per day	Days per week
	24	7
7. Major supplier of dangerous goods		
8. If new site or significant modification		
Plan stamped by:	Accredited consultant's name:	
9. Number of dangerous goods depots at site	1	
10. Trading name or occupier's name	AMBULANCE SERVICE OF NEW SOUTH WALES	
11. Postal address of applicant	Suburb/Town	Postcode
93-105 QUAY ST	SYDNEY	2000
12. Contact for licence enquiries:		
Phone	Fax	Name
02-2124155	02-2812116	ASSISTANT DIVISIONAL SUPERINTENDENT



I certify that the details contained in this application (or the accompanying computer disk) are true and correct

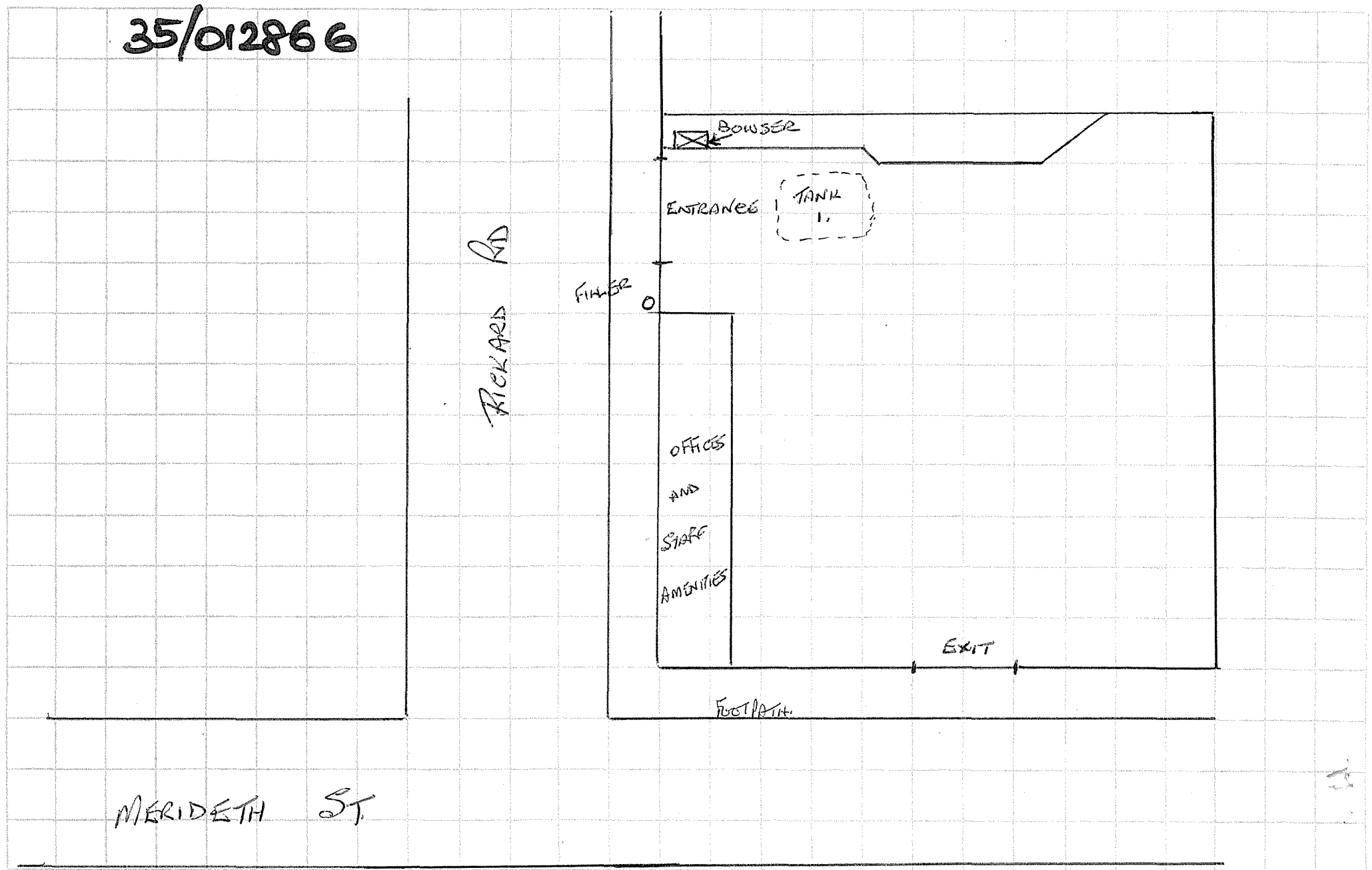
13. Signature of applicant  Date 3-10-94

Please complete attached site sketch, depot listing and check sheet (if required) and return to WorkCover Authority in envelope provided.

28 OCT 1994 Form DG1

Site Sketch

Please carefully read the instructions in Part B of the guide before sketching the site.



PART C

Complete 1 section per depot

CHEMICAL STORAGE
35/012866

If you have more depots than the space provided, photocopy sufficient sheets first.

Depot number	Type of depot	Class			Licensed maximum storage capacity
change 1 to C903	UNDERGROUND TANK	3			20600 LRS.

UN number	Shipping name	Pkg. Class Group	EPG	Product or common name	Typical quantity	Uniteg. L, kg, m³
1203	UNLEADED PETROL	3	2	UNLEADED PETROL	18000	L

Depot number	Type of depot	Class			Licensed maximum storage capacity

UN number	Shipping name	Pkg. Class Group	EPG	Product or common name	Typical quantity	Uniteg. L, kg, m³

Depot number	Type of depot	Class			Licensed maximum storage capacity

UN number	Shipping name	Pkg. Class Group	EPG	Product or common name	Typical quantity	Uniteg. L, kg, m³

Depot number	Type of depot	Class			Licensed maximum storage capacity

UN number	Shipping name	Pkg. Class Group	EPG	Product or common name	Typical quantity	Uniteg. L, kg, m³

Complete 1 section per depot

If you have more depots than the space provided, photocopy sufficient sheets first.

[illegible][illegible]

WORKCOVER AUTHORITY

DETAILS OF LICENCE FOR KEEPING

DANGEROUS GOODS ON 27 OCTOBER 1994

Licence Number 35/012866

Expiry Date 15/06/91

Licensee Details

Licensee HEALTH COMMISSION OF NSW

Trading name CENTRAL DISTRICT AMBULANCE

Postal Address BOX 105 P O, ROZELLE 2039

Licensee Contact J O'LEARY Ph. 818 0259 Fax. 818 0363

Site Details

Premises Licensed to Keep Dangerous Goods

RICKARD ST & MEREDITH ST AMBULANCE STN
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	21000 L

Name of Occupier in full	HEALTH COMMISSION OF N.S.W. - CENTRAL DISTRICT (Surname/s) (First Names in full)	
Trading Name (if any)		
Postal Address	Box G39, P.O., CLARENCE STREET	Postcode 2000
Address of the premises in which the depot or depots are situated	Ambulance Station, Cnr. Rickard St., & Appian Way, BANKSTOWN	Postcode 2200
Occupation	ambulance service	
Nature of Premises	ambulance station	

Particulars of construction of depots and maximum quantities of inflammable liquid and/or dangerous goods to be kept at any one time.

PLEASE SKETCH SITE ON BACK OR ATTACH PLAN

Tank or Depot Number	Construction of depots *			Inflammable Liquid		Dangerous Goods						
	Walls	Roof	Floor	Mineral spirit litres	Mineral oil litres	Class 1 litres	Class 2 litres	Class 3 kg	Class 4 m ³	Class 5A# litres	Class 5B# litres	Class 9 litres
1	Underground Tank			10000								
2												
3												
4												
5												
6												
7												
8												
9												
10												
TOTAL												

* If kept in tanks describe depots as underground or aboveground tanks.

Insert water capacity of tanks or cylinders.

Name of Company supplying inflammable liquid _____

Have premises previously been licensed? YES Licence No. "B" 12866-6

If known, state name of previous occupier NSW Ambulance Transport Service- Central District

Signature of applicant See John B. Baker 13/8/74 to effect attached of form B Date 26/5/77

FOR OFFICE USE ONLY:

Insp.
Metrop

CERTIFICATE OF INSPECTION

Sealpe - C. Brooks being an Inspector under the Inflammable Liquid Act, 1915, do hereby certify that the premises or store described above does comply with the requirements of that Act and regulations with regard to its situation and construction for the keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

Signature of Inspector B. Baker

Date 12-5-77

Dangerous Goods Branch
Box 846, P.O.
DARLINGHURST 2010
(6th Floor, 1 Oxford

1. H. H. House Interceptor
 2. S. S. Sump
 3. L. L. L. Trap
 4. S. S. S. Sump

5. O. V. V. Vertical Pipe
 6. V. P. V. Pipe
 7. S. V. P. Sump Vent Pipe
 8. C. C. C. Down Cast Cowl

9. U. S. U. S. Trap
 10. U. S. U. S. Trap
 11. U. S. U. S. Trap
 12. U. S. U. S. Trap

13. S. S. S. Sump
 14. S. S. S. Sump
 15. S. S. S. Sump
 16. S. S. S. Sump

Existing drainage shown by black lines Scale: 40 Feet to an inch

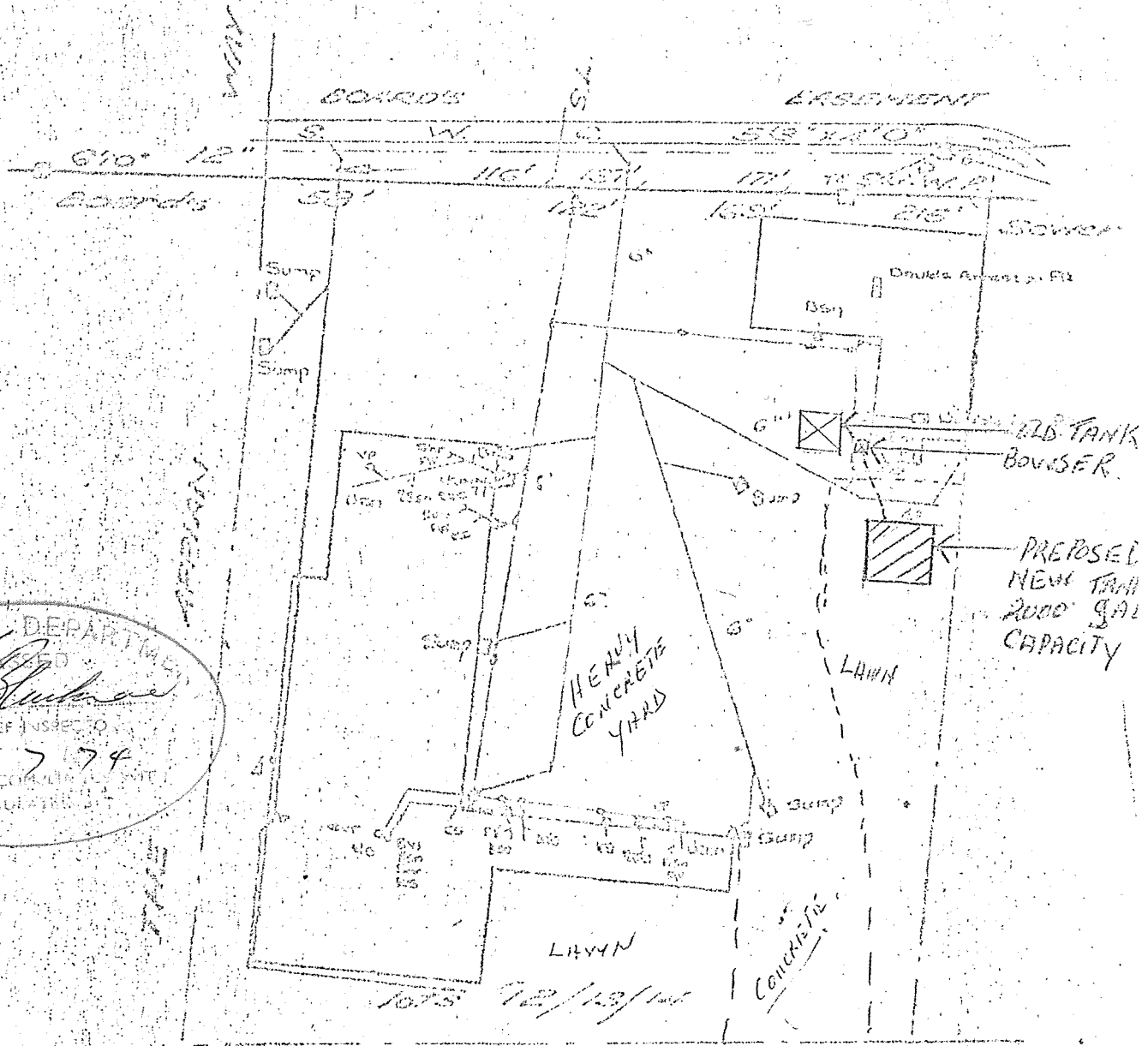
Proposed new drainage shown by full blue lines

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

Subject to regulation, certificates for drainage and sanitary plumbing will be issued to the owner when the work is completed and by the Board's Inspector.

The Board does not accept responsibility for the accuracy of the diagram in relation to the actual position of the drains. When the owner is available to the Board's Inspector to apply for a certificate of drainage.

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



EXPLOSIVES DEPARTMENT
 PASSED
 for CHIEF INSPECTOR
 1/1 7 74
 SUBJECT TO COMMISSIONER'S
 REGULATIONS

RICHARD

R9

SHEET NO. 2365

27-7
 FOR ENGINEER IN CHARGE

OFFICE USE ONLY			
NAME	DATE	Inspector	Inspector
By	1/1	By	Inspector
Checked by		Checked	

W.C. Water Closet
Dry Reflex Sink

5/4" San Vent Pipe
D.C.C. Down Cast Cowl

V.C. Water Closet
B.W. Bath Waste

V.H. Washing Machine

Existing drainage shown by black lines

Scale: 40 Feet to an inch

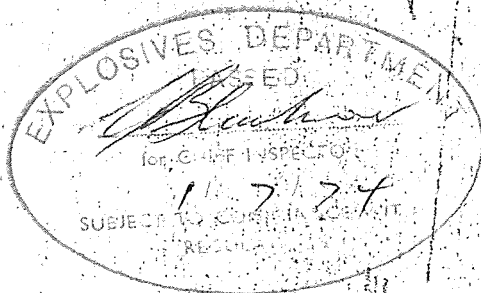
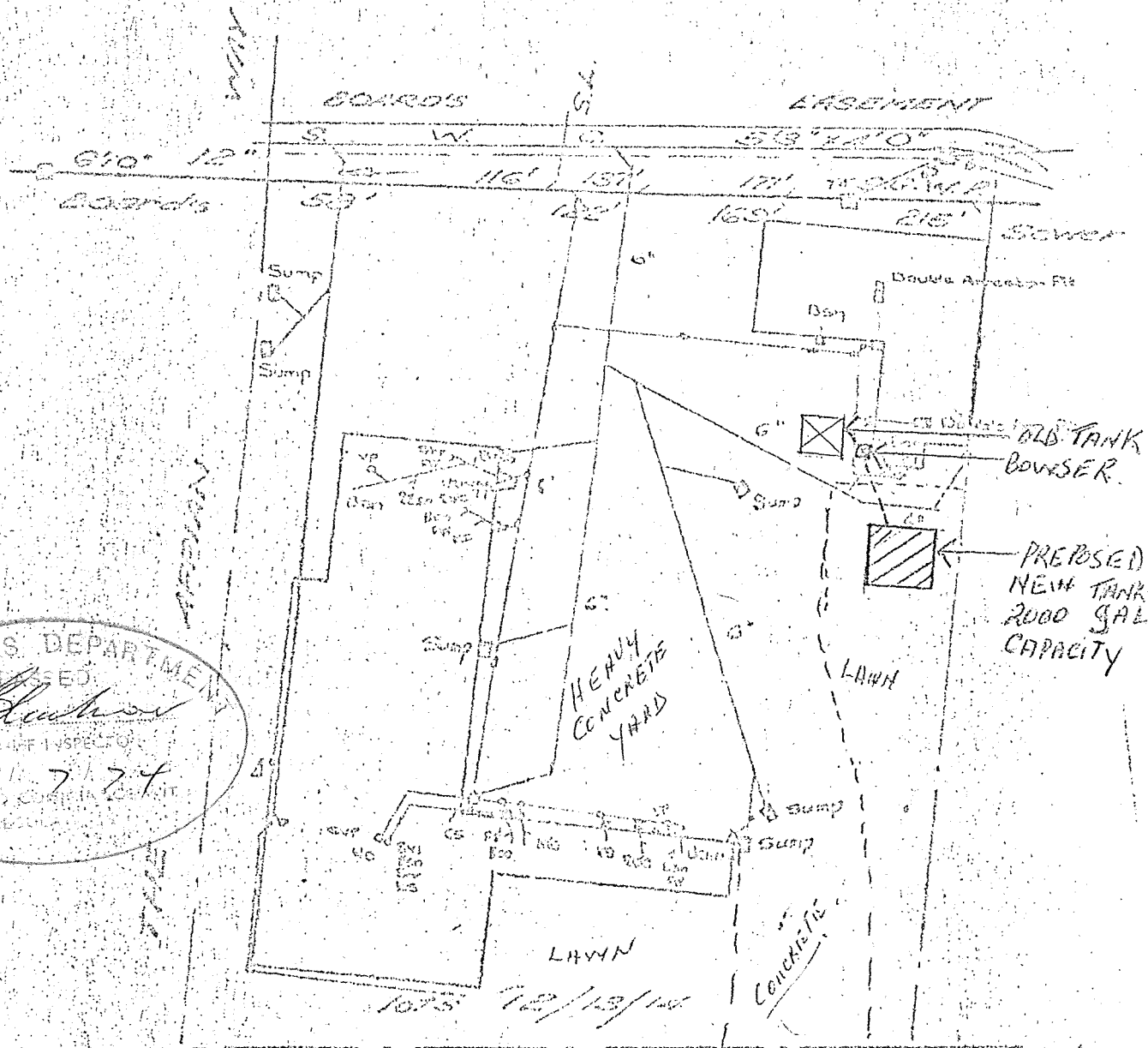
Proposed new drainage shown by full blue lines

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

Subject to application, certificates for drainage and sanitary plumbing will be issued to the owner when the work is completed and approved by the Board's Inspector.

The Board accepts no responsibility for the suitability of the diagram in relation to the proposed positions of the Board's. When the complete drawings are available it will be necessary to apply for a certificate of approval.

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



RICKARD

RA

SHEET No. 3566

Handwritten signature and date 27-7

OFFICE USE ONLY			
W.C. Designed by	DATE	Inspector	FIRST VISIT CHECKED BY
Bib	1/1		1/1
San		Inspector	Inspector
Examined by		Deft	Checked
1/1		Outfall	
1/1		Dryer	COMPENSATION - 1/1, 1/2, 1/2

INFLAMMABLE LIQUID ACT, 1915 (AS AMENDED)

Application for Registration of Premises or Store License under Division A or for the transfer, alteration or amendment of any such Registration or License, for the keeping of Inflammable Liquid and/or Dangerous Goods, in accordance with the provisions of the Inflammable Liquid Act, 1915 (as amended), for the ensuing year.

EXPLANATORY

Inflammable Liquid—

Mineral Oil—includes kerosene, mineral turpentine and white spirit (for cleaning), and compositions containing same.
Mineral Spirit—includes petrol, benzene, benzolene, benzol and naphtha, and compositions containing same.

Dangerous Goods—

- Class 1.—Acetone, amyl acetate, butyl acetate, carbon bisulphide; any combination of substances of an inflammable character suitable for use as an industrial solvent and having a true flashing point of less than 73 degrees Fahrenheit.
Class 2.—Nitro-cellulose (also known as "pyroxylin" and "collodion cotton") moistened with an alcohol, butyl alcohol (also known as "butanol"), methylated spirits, vegetable turpentine; and any liquid or solid containing methylated spirits, having a true flashing point of less than 150 degrees Fahrenheit.
Class 3.—Nitro-cellulose product.
Class 4.—Compressed or dissolved acetylene contained in a porous substance.

DIRECTIONS

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, No. 16 Grosvenor Street, Sydney (Box 48, G.P.O.), and must be accompanied by the prescribed fee, as set out hereunder:—

Registration of Premises (Fee £1 10s. 0d. p.a.).—For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.

In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.

Store License, Div. A (Fee, £3 5s. 0d. p.a.).—For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1 and 2.

Store License, Div. B (Fees, See Regulation 7).—For quantities exceeding 4,000 gallons of mineral and/or mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.

For the keeping of Dangerous Goods of Classes 3 and/or 4. (£7 10s. 0d. p.a.).

2. The certificate of inspection at foot hereof must be signed by an Inspector under the Inflammable Liquid Act, 1915 (as amended), or Police Officer, or other officer duly authorised in that behalf, and where the premises are situated outside the Metropolitan Area of Sydney, it is requested that such certificate be obtained prior to forwarding application.

<p>1. Name in full of occupier</p> <p>2. Occupation</p> <p>3. Locality of the premises in which the depot or depots are situated</p> <p>4. Nature of premises (Dwelling, Garage, Store, etc.)</p> <p>5. Will mineral spirit be kept in a prescribed underground tank depot?</p>	<p style="text-align: center;"><i>Central District</i></p> <p style="text-align: center;"><i>Ambulance Service</i></p> <p>No. or Name <i>Cent.</i></p> <p>Street <i>Richmond St. & Appian Way</i></p> <p>Town</p>
--	---

6. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

Depot No.	Construction of Depots			Inflammable Liquid		Dangerous Goods			
	Walls	Roof	Floor	Mineral Spirit Gallons	Mineral Oil Gallons	Class 1 Gallons	Class 2 Gallons	Class 3 lb.	Class 4 cub. ft.
1	<i>Underground tank</i>			<i>1000</i>					
2									
3									
4									
5									
6									
7									
8									
9									
10									

Signature of Applicant *See letter, 62/205 E.D.*

Date of Application _____ 19

Postal Address *which is to the effect of form B*

CERTIFICATE OF INSPECTION

I, _____ being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to and described is suitable

INFLAMMABLE LIQUID ACT, 1915 (AS AMENDED)

Application for Registration of Premises or Store License under Division A. or for the trans-
alteration or amendment of any such Registration or License, for the keeping of Inflammable Liquid and/or Dangerous
Goods, in accordance with the provisions of the Inflammable Liquid Act, 1915 (as amended), for the ensuing year.

EXPLANATORY

Inflammable Liquid—

Mineral Oil—includes kerosene, mineral turpentine and white spirit (for cleaning), and compositions containing same.
Mineral Spirit—includes petrol, benzene, benzolene, benzol and naphtha, and compositions containing same.

Dangerous Goods—

- Class 1.—Acetone, amyl acetate, butyl acetate, carbon bisulphide; any combination of substances of an inflammable character suitable for use as an industrial solvent and having a true flashing point of less than 73 degrees Fahrenheit.
Class 2.—Nitro-cellulose (also known as "pyroxylin" and "collodion cotton") moistened with an alcohol, butyl alcohol (also known as "butanol"), methylated spirits, vegetable turpentine; and any liquid or solid containing methylated spirits having a true flashing point of less than 150 degrees Fahrenheit.
Class 3.—Nitro-cellulose product.
Class 4.—Compressed or dissolved acetylene contained in a porous substance.

DIRECTIONS

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, NO. 16 Grosvenor Street, Sydney (Box 48, G.P.O.), and must be accompanied by the prescribed fee, as set out hereunder:—

Registration of Premises (Fee £1 10s. 0d. p.a.)—For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.

In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.

Store License, Div. A (Fee, £3 5s. 0d. p.a.)—For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1 and 2.

Store License, Div. B (Fees, See Regulation 7)—For quantities exceeding 4,000 gallons of mineral and/or mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.

For the keeping of Dangerous Goods of Classes 3 and/or 4. (£7 10s. 0d. p.a.).

2. The certificate of inspection at foot hereof must be signed by an Inspector under the Inflammable Liquid Act, 1915 (as amended), or Police Officer, or other officer duly authorised in that behalf, and where the premises are situated outside the Metropolitan Area of Sydney, it is requested that such certificate be obtained prior to forwarding application.

1. Name in full of occupier ... Canterbury Bankstown District Ambulance
2. Occupation ...
3. Locality of the premises in which the depot or depots are situated ... 118
No. or Name ... Corner
Street ... Beckford & Lippin Way
Town ... Bankstown
4. Nature of premises (Dwelling, Garage, Store, etc.) ... Ambulance Station
5. Will mineral spirit be kept in a prescribed underground tank depot? ... yes

6. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

Depot No.	Construction of Depots			Inflammable Liquid		Dangerous Goods			
	Walls	Roof	Floor	Mineral Spirit Gallons	Mineral Oil Gallons	Class 1 Gallons	Class 2 Gallons	Class 3 lb.	Class 4 cub. ft.
1	<u>Underground tank</u>			<u>1000</u>					
2									
3									
4									
5									
6									
7	<u>Date of first fill: 19/7/60</u>								
8									
9									
10									

Canterbury Bankstown District Ambulance Service.

Date of Application 29/11/60 19 Signature of Applicant Charles A. Mason Postal Address Secretary

CERTIFICATE OF INSPECTION

I, Neil Broom being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to and described is suitable with regard to its situation and construction for the safe keeping of inflammable liquid and/or dangerous goods in quantity

Appendix F

Council Planning Certificates and Records

Lot 72 DP 710726

33 Meredith Street, BANKSTOWN NSW 2200

Lot 72 DP 710726

33 Meredith 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: Emergency Services Facility

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. 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.***

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

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**

TOP PRIORITY

20

BANKSTOWN CITY COUNCIL

Centre, Bankstown. 2200
Telephone: 709.4255

OFFICE USE

Fee: _____
Checked: 212/83
D.A. No.: _____
File No.: _____
Date Received: 6.6.83

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
(SECTION 77 (3)).

DEVELOPMENT APPLICATION

APPLICANT'S NAME: BANKSTOWN CITY COUNCIL TELEPHONE NO: 709-4255 x 257
ADDRESS: ADMINISTRATION BUILDING

hereby apply for development consent to carry out the development described below.

A. Description of the land to which the Development Application relates:

No. 31-35A Street Meredith Suburb Bankstown
~~xxx~~ Half Pt 27, D.P. 5561 - F.P. 401776 ~~xxx~~ Y ~~xxx~~ Lot 8, D.P. 588145

B. Description of development or other activity for which development consent is sought:

Ambulance Station

Machinery to be used: Fuel bowzers, air conditioning

Floor Area: 0 Additional Floor Area: 1987.20 m²

Site Area: 2120.0 m² Frontage: Meredith: 35.52 m, Rickard: 56.435 m

See Attachment
~~Car parking Existing~~ ~~Additional Car parking~~ Maximum 24

No. of Employees: 0 Additional Employees: at one time

Hours of Operation: All hours Description of Previous Use: Public car parking

C. Plans/drawings and other information (in triplicate) describing the development must accompany the application.

D. Estimated Cost of the proposed development: \$ 675,000

E. Environmental Impact of Proposed Development. The application is accompanied by - ~~xxx environmental impact statement~~
• information as to the impact of the proposal;
(strike out whichever is inapplicable.)

REFER TO THE INSTRUCTIONS OVERLEAF FOR COMPLETING DEVELOPMENT APPLICATIONS.

A.B. Smith

Signature of Applicant

3/6/83

Date

CONSENT OF OWNER.

NAME: _____

ADDRESS: _____

being the owner of the land to which this application relates, hereby consent to the making of this application.

Signature of Owner

Date



Nov 34
QA

19

PROPOSED BANKSTOWN AMBULANCE STATION

CNR. MEREDITH STREET & RICKARD ROAD

IMPACT OF PROPOSAL

Development

The proposed development of the site as Bankstown Ambulance Station is consistent with the present zoning as Special Uses. The station itself is made up of the following functions:

- Executive offices
- Contributions office with public reception room
- Staff amenities
- Residence for senior officer's family
- Parking for ambulances and administration vehicles (plantroom)
- Light servicing bays
- Storerooms.

The development will involve the transfer of the ownership of the site to the responsible body. A three metre wide easement along the eastern boundary is to be created to service the adjacent Council parking station now under development.

Occupancy

The ambulance station would be in operation at all times, with three shifts over 24 hours. Peak occupancy of the existing station occurs between 2-5 p.m. on weekdays when twenty-four staff may be present.

Parking

The parking provisions with the proposed station allow for:

- eighteen spaces for ambulances, buses and administration vehicles, to meet the client's expected demand.
- two spaces for residence
- three spaces designated fuelling, service and wash bays

Staff parking is accommodated by a proposed agreement by Council to assign eighteen spaces of the adjacent car park for this purpose.

Traffic

It is intended that all vehicular traffic enter the site from the Rickard Road eastern end and that all traffic exit at the western end onto Meredith Street except when circumstances make use of the emergency exit, through the car park, necessary. The development's traffic implications and a specific proposal regarding the control of traffic lights from the station was put to the Bankstown Traffic Committee on 3rd August, 1983. The applicant was advised on 6th January, 1983 by D.M.R. that the proposal was feasible.

The advantage for an emergency vehicle service to have direct access to north-south and east-west routes through Bankstown, as at this corner site, is evident.

Servicing

Council's upgrading of the drainage capacity for the adjacent car park has allowed for drainage of the ambulance station via the service easement. See accompanying drawing for hydraulics layout.

Building Design

The building maintains substantial setbacks on both Meredith Street and Rickard Road to maintain clear sight lines at the corner and to allow substantial landscape to both elevations. The scale of the building has been kept down by the use of brickwork, small ancillary elements, coloured detailing, articulation of elevations and the stepping of upper horizontal edges. This is to accord with the surrounding commercial development and residential area opposite. The strong, contrasting colourings of the building, though muted in time, with the development of plantings, are intended to publicise the location of this community function on this well-trafficked junction.

Landscape

The existing trees on site constitute five site natives (*eucalyptus longifolia* (1), *eucalyptus fibrosa* (3), *melaleuca* sp. (2)) and two mature introductions (*grevillea robusta* and *cinnamomum camphora*). These will all be removed.

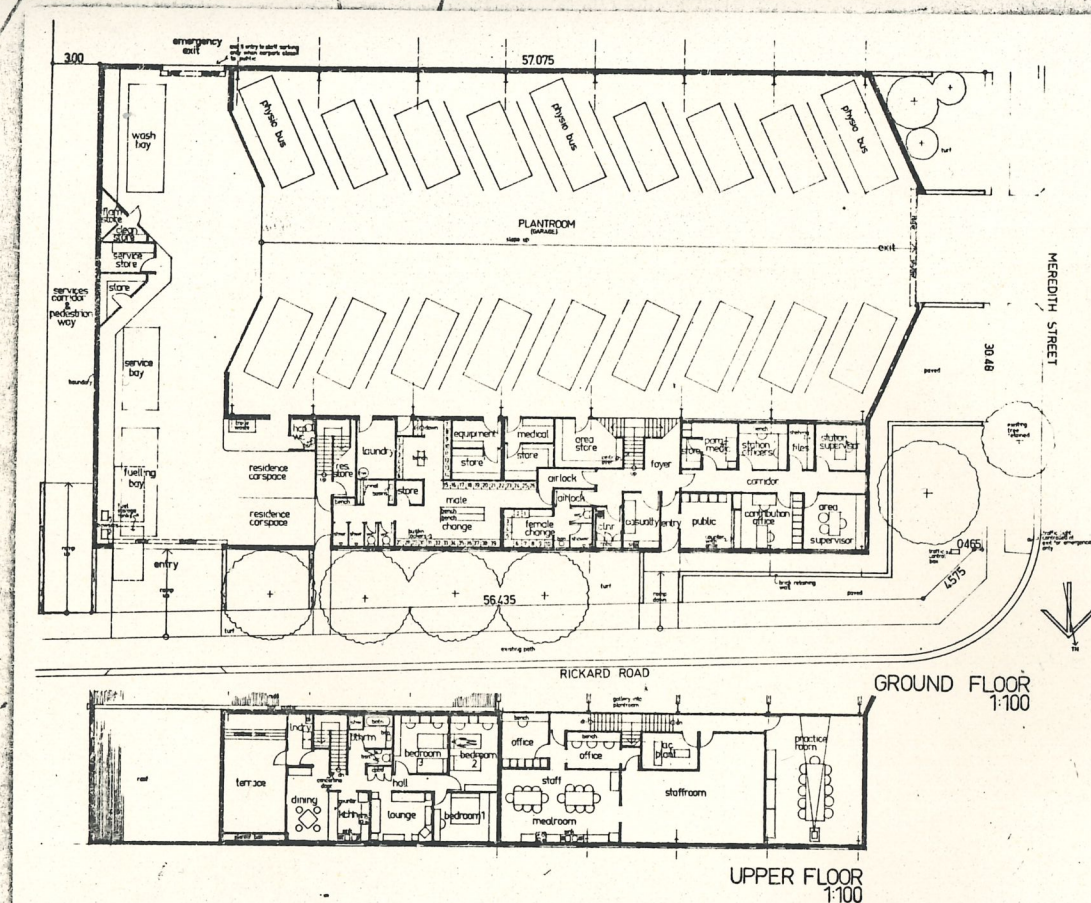
Low maintenance, sun-shading and sight lines determine a predominance of paving and specimen trees, with the extension of the heavy plantings, in front of the car park into the southwest corner and a grassed area along the north face. It is intended that pedestrian traffic be allowed to cut the corner over what will become a small but distinctive civic space. The service easement will also be paved for pedestrian access to the car park.

Garbage

A clearance of 3.5 m within the building allows trade waste vehicles passage through the building.

Fuelling

Petrol and diesel fuel dispensers and storage are located in accordance with the provisions of the Dangerous Goods Act, 1975. The design allows the fuel to be supplied by tanker from the Rickard Road kerbside. The Dangerous Goods Branch recognises this as common practice in built-up areas, with certain time limits.



BANKSTOWN AMBULANCE STATION

proposed for corner of
Rickard Rd & Meredith St



revised sketch plan
by Bankstown City Council
Health & Building Dept
November 1982 S.Doney

TOWN C I T FILE

DEPT.

MEMORANDUM TO CITY PLANNER

Precinct	Street	House No.	Lot No.
31	650	33	27

SUBJECT: Ambulance Station
LOCATION: 33 Meredith St

DEPT. ND
REF. ND Ext 352



With reference to the above no objection is raised to the proposed:

- ☒ Development Application
- ☐ Subdivision
- ☐ Consolidation
- ☐ Change of Use
- ☐ Strata Subdivision
- ☐ Other

212/83

A. ☐ No conditions

B. Standard conditions:

- ☐ 201(Signs)
- ☐ 202(Shop Wastes)
- ☐ 203(i) (a) or (b) (Factory Wastes)
- ☐ 203(ii) (a) or (b) (Factory Unit Wastes)
- ☐ 205(Building Application)
- ☐ 206(Building Permit)
- ☒ 208(Door Opening)
- ☐ 211(Fire Hydrant)
- ☒ 212(Fire Hose Reels)
- ☒ 214(Certificate of Classification)
- ☐ 221(... Licence Ord ...)
- ☐ 222(Construction of Food Premises)
- ☐ 223(B.A. for Food Shops)
- ☒ 233(Fire Extinguishers)
- ☐ 234(W.C. for Disabled)
- ☐ 235(Access for Disabled)
- ☐ 237(No Storage of Goods)

☒ The following additional conditions:

Written approval or stamped plans shall be obtained from the Dept of Industrial Relations Dangerous Goods Branch prior to installation of the underground fuel tanks.

C. Standard Advices:

- ☐ 207(Redesign to Ord 70)
- ☒ 215(Offence re Cl.6.6 of Ord 70)
- ☐ 216(Certificate of Classification)
- ☒ 239(D.I.R.)

R. Langston
PRINCIPAL BUILDING SURVEYOR
per: ND 8/6/83.

A.B. Heiler,
Town Clerk,
Bankstown City Council,
P.O. Box 8,
BANKSTOWN. 2200

Dear Mr. Heiler,

REF: LOT PT. 27, D.P.5561, LOT Y, D.P.401776 AND LOT 8, D.P.588145, H.NOS. 33/35A MEREDITH STREET, BANKSTOWN.

I refer to your application and wish to advise that Council resolved on 12th July, 1983, as follows:—

"That —

1. The development application by Bankstown City Council seeking approval for erection of an Ambulance Station on Lot Pt. 27, D.P.5561, Lot Y, D.P.401776 and Lot 8, D.P.588145 House Nos. 33/35A Meredith Street, Bankstown be approved pursuant to the Environmental Planning and Assessment Act subject to the conditions as set out on the attached Determination Notice.
2. Council resolve to formally designate a total of 18 parking spaces within the adjoining Council carparking facility for the sole use of staff of the Ambulance Station.
3. The applicant be advised:—
 - (i) The land has been allocated a house number (33/35A Meredith Street) and those numerals shall not be less than 75mm high and 25mm wide, the colour of which shall contrast with the background colour, and shall be erected on the building, fence or road frontage in such a manner that they may be readily seen from the road.
 - (ii) That any person who uses or occupies a building in contravention of sub-clause (2) or sub-clause (3) of Clause 6.6 of Ordinance 70 shall be guilty of an offence under that Ordinance.
 - (iii) To consult with the Department of Industrial Relations regarding any necessary registration.
 - (iv) Of his right of appeal to the Land and Environment Court in respect to Council's decision or any or all of the conditions imposed."

Yours faithfully,

A.B. Heiler
(A.B. Heiler)
TOWN CLERK.

Red & Matted
Ramph
1. 8. 13
Mr. Heiler

S/K
Please see me
[Signature]
8/8/83

Noted - copy to Architect & Bldg. Dept. (T. Banks)
[Signature]
2/8/83
T.C. re. implementation of conditions as noted.

Civic Centre, Bankstown. 2200
Telephone: 709:4255

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION**

To: BANKSTOWN CITY COUNCIL,

of ADMINISTRATION BUILDING, P.O. Box 8, BANKSTOWN. 2200

being the applicant in respect of Development Application No. 212/83

Pursuant to section 92 of the Act notice is hereby given of the determination by the consent authority relating to the land described as follows:—

LOT PT. 27, D.P.5561, LOT Y, D.P.401776 AND LOT 8, D.P.588145, H.NOS. 33/35A MEREDITH STREET, BANKSTOWN.

Seeking approval for establishment of an Ambulance Station.

The development application has been determined by —

~~XXX(a) granting of consent unconditionallyX~~

(* Delete whichever
is inapplicable.)

* (b) granting of consent subject to the conditions specified in the attached schedule.

~~XXX(c) refusing of consentX~~

The reasons for *the imposition of the conditions/~~the refusal~~ are set out in the attached schedule.

Endorsement of date of consent 12th July, 1983

NOTES:

- (1) To ascertain the date upon which the consent becomes effective refer to section 93 of the Act.
- (2) To ascertain the extent to which the consent is liable to lapse refer to section 99 of the Act.
- (3) Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within 12 months after receipt of this notice.

14th July, 1983

Date

A.B. Heiber
Signature on behalf of consent authority

CONDITIONS

- (a) Development shall take place in accordance with submitted plans dated November, 1982, prepared by Bankstown City Council and submitted in respect of Development Application dated 6th June, 1983, except where varied by the following conditions:
- (b) The site, with the exception of built-upon areas and paved driveways shall be extensively landscaped with suitable trees, shrubs and ground covers in accordance with a detailed landscape plan to be prepared by a landscape architect or approved consultant, showing types and location of plants, natural landscape features, external site furniture, site lighting, paving materials (including driveways), earth contouring, screen fencing, etc. Such plan shall be submitted to and be approved by Council prior to occupation of the building.
- (c) Plants used in landscaped areas shall generally be selected native plants chosen for their suitability to the area and their intended purpose, and where grass is not used fast growing ground covers in tanbark, wood-chip or other approved mulch of at least 100mm depth shall be used. Council prefers that Australian native trees and shrubs be used for landscaping due to their more likely suitability to their natural habitat, their relatively fast growth and low maintenance characteristics and to assist in achieving a common landscape theme.
- (d) All landscaped and grassed areas shall be separated from adjacent driveways and parking areas by means of a kerb or other approved device to prevent vehicular movement thereon.
- (e) Perimeter planting along site boundaries shall be such as to provide a dense-foliaged plant screen of trees and shrubs over a broad height range to minimise the effect of the development upon adjoining development.
- (f) If a sub-station kiosk is required such shall be suitably located and screened and details of screening and location shall be submitted with the landscape plans and shall be to the satisfaction of Council.
- (g) On-site car parking provision shall be made available for a minimum of 20 cars in marked spaces in the manner shown on the site plan and such spaces are to be kept clear and available at all times for such purpose.
- (h) No storage of goods or material shall take place on the driveway, parking areas, or landscaped areas.
- (i) The internal driveway system and car parking spaces shall be constructed to a specification at least equivalent to concrete pavement having a minimum thickness of 150mm concrete of strength at least 20 MPa at 28 days on a 25mm sand sub-base and reinforced with hard-drawn steel reinforcement fabric at least equivalent to Reference No. F.82 of the relevant Australian Standard.
- (j) The ingress and egress crossings shall be arranged and suitably sign-posted in the manner shown on the plans.
- (k) A 3 metre wide right of footway and easement for services shall be created in favour of the adjoining Council carparking site along the eastern boundary of the subject property in accordance with the submitted plan. Registration of the right of footway and easement shall be completed prior to occupation of the building.
- (l) The whole of the building shall generally be constructed of brickwork or other approved masonry material.
- (m) Submission and registration of a linen plan of subdivision consolidating the existing lots prior to occupation of the building.
- (n) Any machinery considered by the City Health Surveyor to create a noise nuisance to nearby residents shall be adequately soundproofed to his requirements.
- (o) No signs or advertising shall be erected on or in conjunction with the proposed development without the prior consent of Council.
- (p) The premises shall be occupied solely for the approved use. No separate occupation or use of any part of the premises shall take place without prior Council approval.

(q) All doors shall be doors shall would face a

(r) No part of the a fully extended Ordinance 70.

(s) The building shall Classification issued

(t) Special risk fire extinguisher manufacturer's recommendations and 2444-1981.

(u) Written approval Relating to

Refer TC & TP for implementation also claf.

TC & TP for implementation

opening to a road or open space which do not swing in the direction of egress and shall be readily openable without a key and by single handed action from the side that faces any person seeking egress from the building.

No part of the existing or proposed building shall be beyond the reach of the nozzle end of a fully extended fire hose reel installed within the building in accordance with Part 27 of Ordinance 70.

- (s) The building shall not be occupied or used until it has been completed and a Certificate of Classification issued by Council.
- (t) Special risk fire extinguishers shall be installed and maintained in accordance with the manufacturer's recommendations and the requirements of Australian Standards 1850-1981 and 2444-1981.
- (u) Written approval or stamped plans shall be obtained from the Department of Industrial Relations Dangerous Goods Branch prior to installation of the underground fuel tanks.
- (v) Full width heavy duty concrete vehicular crossings shall be provided across the gutter and footpath of Meredith Street and Rickard Road at the entrances to the site.
- (w) All redundant vehicular crossings and laybacks shall be replaced with kerb and the footpath adjusted accordingly.
- (x) All existing failed concrete footpaving shall be reconstructed 1.8m wide along the site frontage of Meredith Street and Rickard Road, including paving at the intersection to the satisfaction of Council's Engineer.
- (y) The works in (v) to (x) above shall be constructed by Council at the applicant's expense.
- (z) The level at the street alignment must be obtained by payment of the appropriate fee to Council. These levels must be acquired and incorporated into the finished surface levels to be included in the stormwater drainage submission. The applicant is to note that these levels shall be strictly adhered to.

As a site inspection and survey by Council is required to obtain the necessary information, payment must be made at least 14 days prior to the levels being required.

- (aa) Stormwater runoff from all areas within the property shall be collected in a system of gutters, pits and pipelines and conveyed under gravity to an inspection pit to be located at the north east corner of the site.

The stormwater shall be discharged from this pit into Council's drainage system within the 3.0m wide service easement in a manner to be approved by Council's Engineer.

- (ab) Full engineering details of the connection and hydraulic evaluations of the entire drainage system, prepared by a practising Civil Engineer or Registered Surveyor and designed generally in accordance with Council's "Guidelines to Engineering Conditions to be imposed on Building and Development Applications", (except for items 3.4.3.4 and 3.4.4) shall be submitted for approval by Council's Engineer in conjunction with the Building Plans.
- (ac) The stormwater drainage design shall be based on the Hydraulic Grade Line method of design, with pit losses estimated from the Missouri Charts. For connection of a proposed system to an existing pit (Council's or otherwise) the control downstream water level shall be taken to be 100mm below the existing surface level at the pit (lid or grates).
- (ad) Easements to drain stormwaters shall be created over the downstream properties in favour of the lot(s) being developed prior to the issue of the certificate of classification with documents completed to the satisfaction of Council, lodged at the Registrar General's Department prior to approval of the Building Application.

- (ae) Special footing will be required where the proposed structure is adjacent to the drainage easement. The footings shall be taken down to the invert level of the existing drainage structure or to solid rock, whichever is the lesser. The footing depth may decrease by 500mm for every 1,000mm increment in distance the proposed structure is from the easement boundary. The special footings will be designed by a Practising Structural Engineer and shall be located clear of the easement.

ing splay corner shall be increased by 4.0m along Meredith Street and 3.435m along
rd Road. This increase in the splay shall be dedicated as a Public Road. Documents in
pect of the dedication shall be lodged for registration with the Registrar General's
Department prior to Building approval with final registration prior to the issue of the 317A
Certificate of Classification.

TC
? TP

do implement

CE for plans

* * *

AAA
SUPERFINE

ITEM 629:

(File P.31/650/33/PT. 27)

LAND:

LOT PT. 27, D.P.5561, LOT Y, D.P.401776 AND LOT 8, D.P.588145, H.NOS.
33/35A MEREDITH STREET, BANKSTOWN.

LOCATION:

South-eastern corner of intersection of Rickard Road and Meredith Street.

ZONING:

B.P.S.

SPECIAL USES A (PARKING AND COMMUNITY
PURPOSES)

APPLICANT:

BANKSTOWN CITY COUNCIL.

APPLICATION:

D.A. No. 212/83 seeking approval for establishment of an Ambulance Station.

PRECIS OF REPORT:

1. Application to establish an Ambulance Station on the subject site.
2. Minister for Health has approved of submitted plans.
3. Use permissible and proposal is considered compatible with adjoining developments.
4. Traffic Advisory Committee has no objection to the siting of the Ambulance Station on the subject site.
5. Recommend approval.

C.P. REPORT:

EXISTING DEVELOPMENT:

Vacant land.

PROPOSED DEVELOPMENT:

The applicant seeks approval to establish an Ambulance Station on the subject site. The station itself is made up of the following functions:—

- (i) Executive offices
- (ii) Contributions office with public reception room.
- (iii) Staff amenities.
- (iv) Residence for senior officer's family.
- (v) Eighteen (18) parking spaces for ambulances and administration vehicles (plantroom) and two spaces for residence.
- (vi) Three (3) spaces designated fuelling, service and wash bays.
- (vii) Storerooms.

The Ambulance Station will be in operation at all times, with three shifts over 24 hours.

The development will involve the transfer of the site to the Department of Health in exchange for the existing Ambulance property at the corner of Rickard Road and Appian Way, Bankstown. The Minister for Health has approved of the submitted plans as the basis of construction of the new station.

SITE INFORMATION:

Site area: 2,061 sq.m.
Floor Space: 1,987 sq.m.

.....
MAYOR

.....
TOWN CLERK

(Item 629 — continued)

SECTION 90:

The land has been inspected and the proposal examined in accordance with the provisions of Section 90 of the Environmental Planning and Assessment Act, 1979, and the following comments are submitted for consideration.

STATUTORY REQUIREMENTS:

Bankstown

Planning Scheme: Use permissible.

ACCESS AND PARKING:

Access:

It is proposed that all vehicular traffic enter the site from Rickard Road eastern end and that all traffic exit onto Meredith Street. Both the access and egress driveways are 7 metres wide which are considered to be of satisfactory width. An emergency vehicular exit is also proposed through the adjoining Council carpark which is presently under construction.

In regard to traffic implications of the development, the Traffic Advisory Committee has no objection to the siting of the Ambulance Station in the proposed location. Further the Department of Main Roads is investigating the existing traffic control signals at Meredith Street and Rickard Road to provide emergency egress.

Pedestrian access to the station is by way of Rickard Road. A 3 metre wide pedestrian and services corridor is also proposed along the eastern boundary of the site to provide access from Rickard Road to the adjoining Council carpark.

Parking:

The submitted plans provide for eighteen (18) spaces for ambulances, buses and administration vehicles; two (2) spaces for residence and three (3) spaces designated fuelling, servicing and wash bays.

In regard to staff parking requirements, the peak occupancy of the Ambulance Station will occur between 2 p.m.—5 p.m. on weekdays when twenty four (24) staff may be present. The subject site is unable to accommodate any staff parking. Part of the agreement between Council and the Department of Health is for the provision of eighteen (18) parking spaces within the adjoining Council carpark facility for sole use by staff of the Ambulance Station.

SETBACK AND SCALE:

The proposal provides a setback of 3m—5m to Rickard Road and an average setback of 6m to Meredith Street which are in accordance with the requirements under Bankstown Town Centre Report. Further the proposed setbacks will maintain clear sight lines at the corner and will allow substantial landscaping to both elevations.

The station generally presents a two storey elevation to the street frontages. The scale of the building has been kept down by the use of brickwork, small ancillary elements, coloured detailing, articulation of elevations and the stepping of upper horizontal edges. The design of the building is in keeping with adjoining commercial buildings.

RELATIONSHIP TO ADJOINING DEVELOPMENT:

A Council carpark is under construction to the south of the site; commercial uses lie to the north and east whilst residential dwellings are located to the west. The proposal is considered compatible with adjoining developments.

(Item 629 – continued)

RECOMMENDATION: That:—

1. The development application by Bankstown City Council seeking approval for erection of an Ambulance Station on Lot Pt. 27, D.P.5561, Lot Y, D.P.401776 and Lot 8, D.P.588145 House Nos. 33/35A Meredith Street, Bankstown be approved pursuant to the Environmental Planning and Assessment Act subject to the following conditions:
 - (a) Development shall take place in accordance with submitted plans dated November, 1982, prepared by Bankstown City Council and submitted in respect of Development Application dated 6th June, 1983, except where varied by the following conditions:
 - (b) The site, with the exception of built-upon areas and paved driveways shall be extensively landscaped with suitable trees, shrubs and ground covers in accordance with a detailed landscape plan to be prepared by a landscape architect or approved consultant, showing types and location of plants, natural landscape features, external site furniture, site lighting, paving materials (including driveways), earth contouring, screen fencing, etc. Such plan shall be submitted to and be approved by Council prior to occupation of the building.
 - (c) Plants used in landscaped areas shall generally be selected native plants chosen for their suitability to the area and their intended purpose, and where grass is not used fast growing ground covers in tanbark, wood-chip or other approved mulch of at least 100mm depth shall be used. Council prefers that Australian native trees and shrubs be used for landscaping due to their more likely suitability to their natural habitat, their relatively fast growth and low maintenance characteristics and to assist in achieving a common landscape theme.
 - (d) All landscaped and grassed areas shall be separated from adjacent driveways and parking areas by means of a kerb or other approved device to prevent vehicular movement thereon.
 - (e) Perimeter planting along site boundaries shall be such as to provide a dense-foliaged plant screen of trees and shrubs over a broad height range to minimise the effect of the development upon adjoining development.
 - (f) If a sub-station kiosk is required such shall be suitably located and screened and details of screening and location shall be submitted with the landscape plans and shall be to the satisfaction of Council.
 - (g) On-site car parking provision shall be made available for a minimum of 20 cars in marked spaces in the manner shown on the site plan and such spaces are to be kept clear and available at all times for such purpose.
 - (h) No storage of goods or material shall take place on the driveway, parking areas, or landscaped areas.
 - (i) The internal driveway system and car parking spaces shall be constructed to a specification at least equivalent to concrete pavement having a minimum thickness of 150mm concrete of strength at least 20 MPa at 28 days on a 25mm sand sub-base and reinforced with hard-drawn steel reinforcement fabric at least equivalent to Reference No. F.82 of the relevant Australian Standard.
 - (j) The ingress and egress crossings shall be arranged and suitably sign-posted in the manner shown on the plans.
 - (k) A 3 metre wide right of footway and easement for services shall be created in favour of the adjoining Council carparking site along the eastern boundary of the subject property in accordance with the submitted plan. Registration of the right of footway and easement shall be completed prior to occupation of the building.

(Item 629 – continued)

- (l) The whole of the building shall generally be constructed of brickwork or other approved masonry material.
- (m) Submission and registration of a linen plan of subdivision consolidating the existing lots prior to occupation of the building.
- (n) Any machinery considered by the City Health Surveyor to create a noise nuisance to nearby residents shall be adequately soundproofed to his requirements.
- (o) No signs or advertising shall be erected on or in conjunction with the proposed development without the prior consent of Council.
- (p) The premises shall be occupied solely for the approved use. No separate occupation or use of any part of the premises shall take place without prior Council approval.
- (q) All doorways opening to a road or open space which do not swing in the direction of egress shall be fitted with an approved means of fixing it readily in the full open position. Such doors shall be readily openable without a key and by single handed action from the side that would face any person seeking egress from the building.
- (r) No part of the existing or proposed building shall be beyond the reach of the nozzle end of a fully extended fire hose reel installed within the building in accordance with Part 27 of Ordinance 70.
- (s) The building shall not be occupied or used until it has been completed and a Certificate of Classification issued by Council.
- (t) Special risk fire extinguishers shall be installed and maintained in accordance with the manufacturer's recommendations and the requirements of Australian Standards 1850-1981 and 2444-1981.
- (u) Written approval or stamped plans shall be obtained from the Department of Industrial Relations Dangerous Goods Branch prior to installation of the underground fuel tanks.
- (v) Full width heavy duty concrete vehicular crossings shall be provided across the gutter and footpath of Meredith Street and Rickard Road at the entrances to the site.
- (w) All redundant vehicular crossings and laybacks shall be replaced with kerb and the footpath adjusted accordingly.
- (x) All existing failed concrete footpaving shall be reconstructed 1.8m wide along the site frontage of Meredith Street and Rickard Road, including paving at the intersection to the satisfaction of Council's Engineer.
- (y) The works in (v) to (x) above shall be constructed by Council at the applicant's expense.
- (z) The level at the street alignment must be obtained by payment of the appropriate fee to Council. These levels must be acquired and incorporated into the finished surface levels to be included in the stormwater drainage submission. The applicant is to note that these levels shall be strictly adhered to.

As a site inspection and survey by Council is required to obtain the necessary information, payment must be made at least 14 days prior to the levels being required.
- (aa) Stormwater runoff from all areas within the property shall be collected in a system of gutters, pits and pipelines and conveyed under gravity to an inspection pit to be located at the north east corner of the site.

MAYOR

TOWN CLERK

(Item 629 – continued)

- ✓ The stormwater shall be discharged from this pit into Council's drainage system within the 3.0m wide service easement in a manner to be approved by Council's Engineer.
- (ab) ✓ Full engineering details of the connection and hydraulic evaluations of the entire drainage system, prepared by a practising Civil Engineer or Registered Surveyor and designed generally in accordance with Council's "Guidelines to Engineering Conditions to be imposed on Building and Development Applications", (except for items 3.4.3.4 and 3.4.4) shall be submitted for approval by Council's Engineer in conjunction with the Building Plans.
- (ac) ✓ The stormwater drainage design shall be based on the Hydraulic Grade Line method of design, with pit losses estimated from the Missouri Charts. For connection of a proposed system to an existing pit (Council's or otherwise) the control downstream water level shall be taken to be 100mm below the existing surface level at the pit (lid or grates).
- (ad) ✓ Easements to drain stormwaters shall be created over the downstream properties in favour of the lot(s) being developed prior to the issue of the certificate of classification with documents completed to the satisfaction of Council, lodged at the Registrar General's Department prior to approval of the Building Application.
- (ae) ✓ Special footing will be required where the proposed structure is adjacent to the drainage easement. The footings shall be taken down to the invert level of the existing drainage structure or to solid rock, whichever is the lesser. The footing depth may decrease by 500mm for every 1,000mm increment in distance the proposed structure is from the easement boundary. The special footings will be designed by a Practising Structural Engineer and shall be located clear of the easement.
- (af) ✓ The existing splay corner shall be increased by 4.0m along Meredith Street and 3.435m along Rickard Road. This increase in the splay shall be dedicated as a Public Road. Documents in respect of the dedication shall be lodged for registration with the Registrar General's Department prior to Building approval with final registration prior to the issue of the 317A Certificate of Classification.
- 2. ✓ Council resolve to formally designate a total of 18 parking spaces within the adjoining Council carparking facility for the sole use of staff of the Ambulance Station.
- 3. The applicant be advised:—
 - (i) ✓ The land has been allocated a house number (33/35A Meredith Street) and those numerals shall not be less than 75mm high and 25mm wide, the colour of which shall contrast with the background colour, and shall be erected on the building, fence or road frontage in such a manner that they may be readily seen from the road.
 - (ii) ✓ That any person who uses or occupies a building in contravention of sub-clause (2) or sub-clause (3) of Clause 6.6 of Ordinance 70 shall be guilty of an offence under that Ordinance.
 - (iii) ✓ To consult with the Department of Industrial Relations regarding any necessary registration.
 - (iv) ✓ Of his right of appeal to the Land and Environment Court in respect to Council's decision or any or all of the conditions imposed.
- 4. The Minister for Health be advised of Council's decision and be further advised that a total of 18 parking spaces will be designated within the adjoining Council carparking facility for the sole use of staff of the Ambulance Station.
- 5. The City Engineer and Principal Building Surveyor be advised of Council's decision.
- 6. Authority be given for the Common Seal of Council to be affixed to relevant documents.

ITEM 629: (P.31/650/33/PT.27)

(2748)

ALD. SHEDDEN:
ALD. HILL:

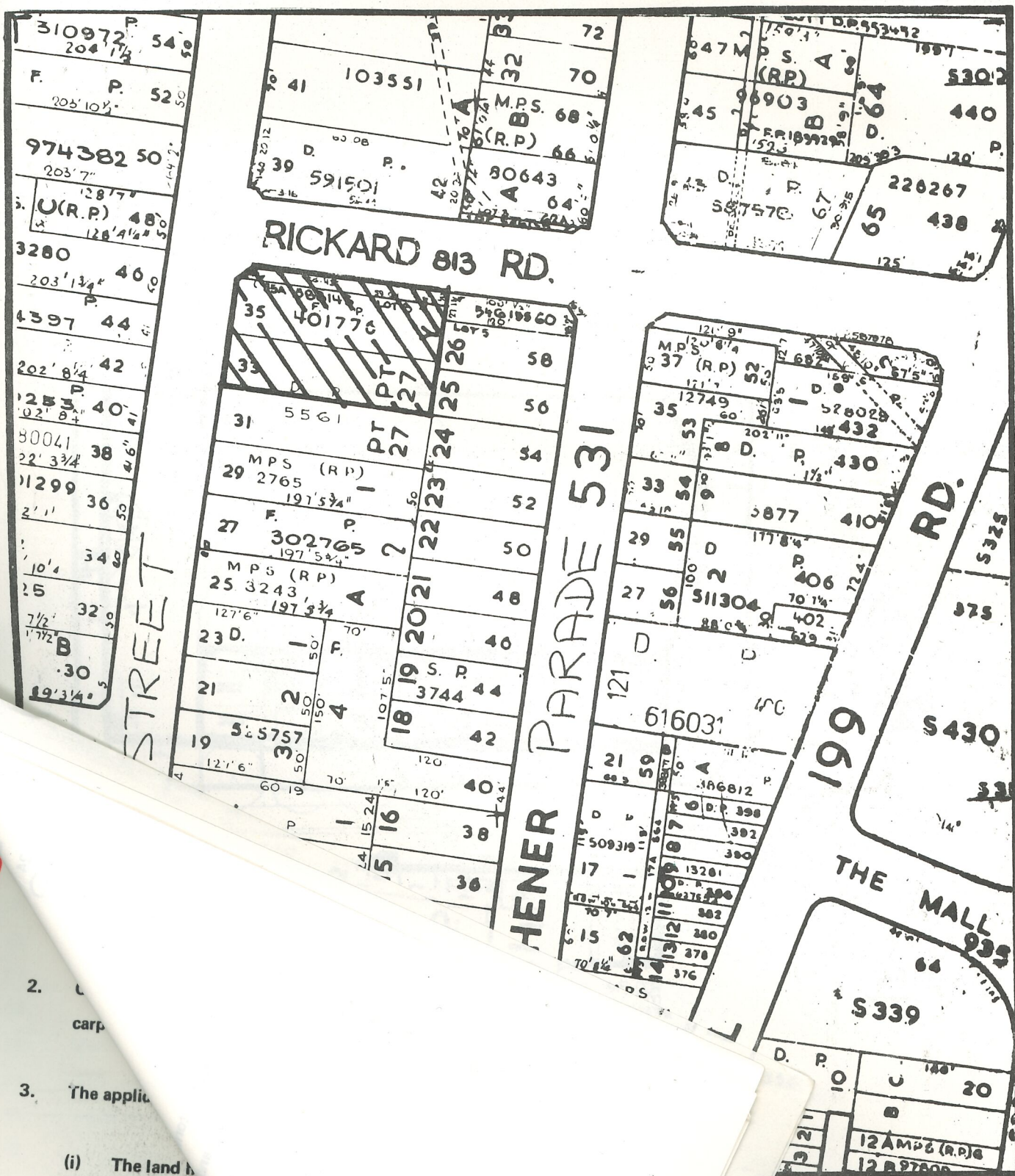
RESOLVED that the recommendation be adopted.

— CARRIED.

Copy of this Report forwarded to

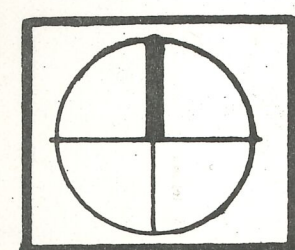
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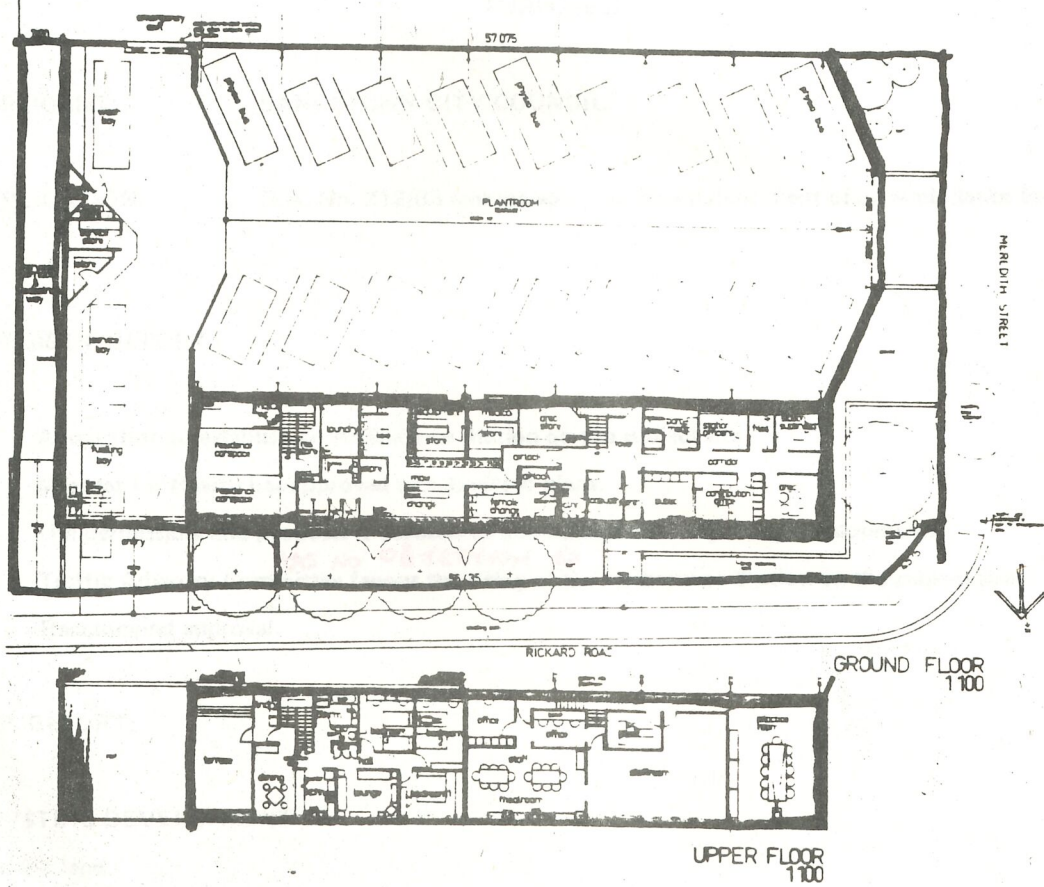
AND REQUESTED THAT HIS NAME BE RECORDED AS HAVING VOTED



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 - (i) The land is not be less than background color in manner that they m
 - (ii) That any person who uses sub-clause (3) of Clause 6.6 c
 - (iii) To consult with the Department of
 - (iv) Of his right of appeal to the Land and En any or all of the conditions imposed.
4. The Minister for Health be advised of Council's decision parking spaces will be designated within the adjoining Co



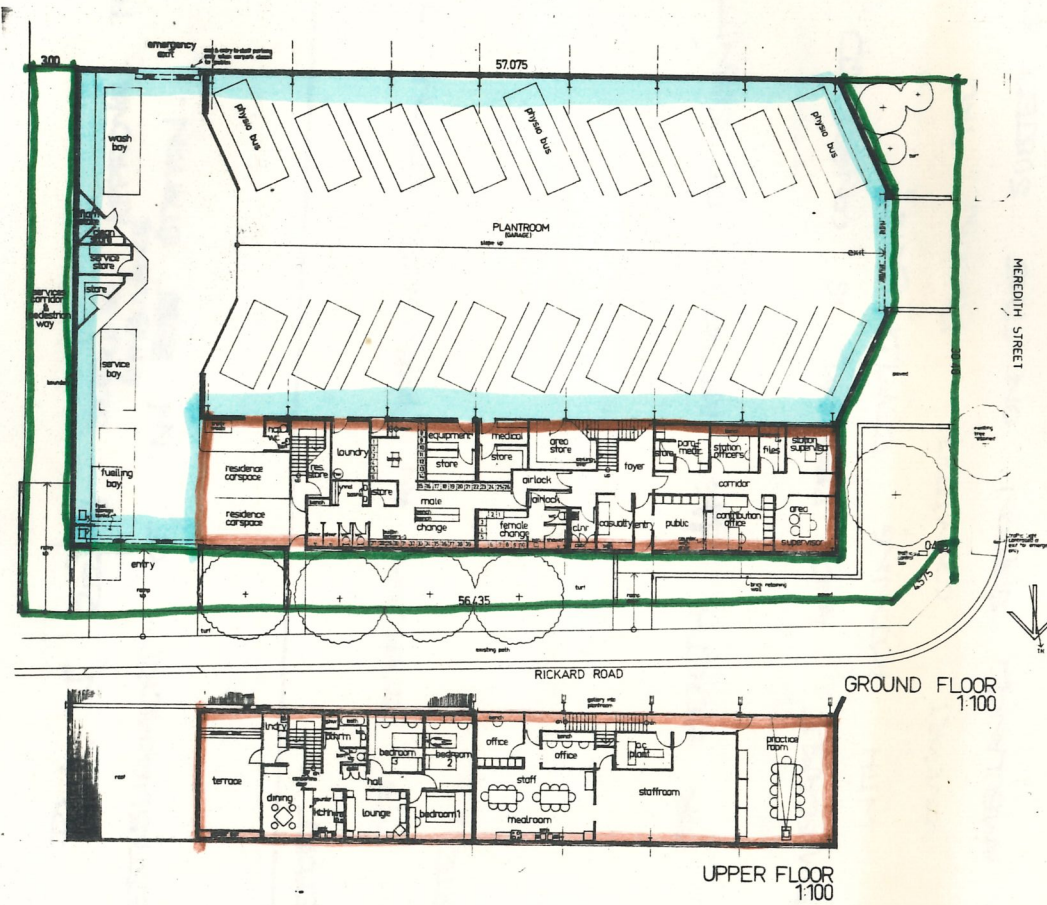


BANKSTOWN
AMBULANCE
STATION

proposed for corner of
Rickard Rd & Marlow St



revised sketch plan
by Bankstown City Council
Health & Building Dept
November 1982 S.Denney



BANKSTOWN
AMBULANCE
STATION
proposed for corner of
Rickard Rd & Meredith St



revised sketch plan
by Bankstown City Council
Health & Building Dept.
November 1982 S.Doney

emergency exit

exit & entry to parking only when carpark closed to public

3.00

2980

roller

shutter

270

212

physio BUS

wash bay

30165

flam store

clean store

service store

store

services corridor & pedestrian way

service bay 8310

boundary

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EXP GAP

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trade waste

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Appendix G

Site Photographs



Photo 1: Ambulance station



Photo 2: Ambulance station


 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	208123.00
	Preliminary Site Investigation (Contamination)		PLATE No:	1
	33 Meredith St, Bankstown		REV:	1
	CLIENT	Canterbury Bankstown Council	DATE	29/11/2021



Photo 3: Residential buildings west of site



Photo 4: Car park south of site

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	208123.00
	Preliminary Site Investigation (Contamination)		PLATE No:	2
	33 Meredith St, Bankstown		REV:	1
	CLIENT	Canterbury Bankstown Council	DATE	29/11/2021

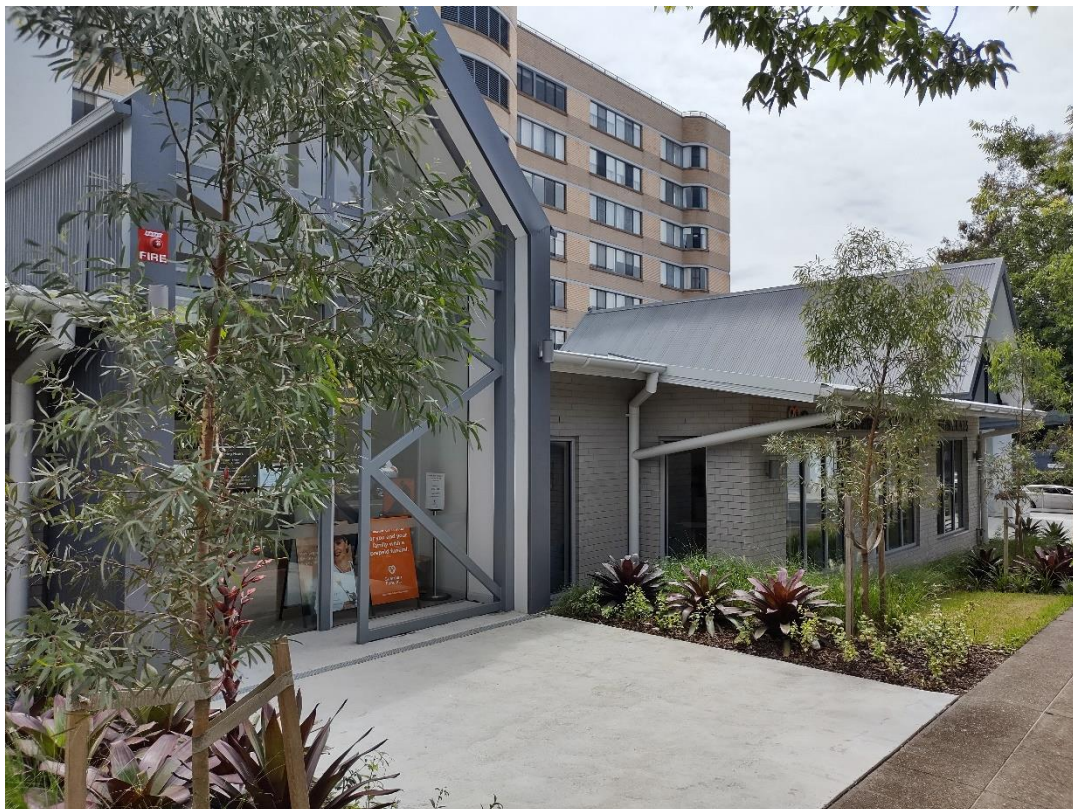


Photo 5: Funeral business and commercial buildings north of site



Photo 6: Pathology laboratory south-east of site

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	208123.00
	Preliminary Site Investigation (Contamination)		PLATE No:	3
	33 Meredith St, Bankstown		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
Probability	AEC / contamination unlikely to occur	1
	AEC / contamination may occur	2
	AEC / contamination likely to occur	3
	AEC / contamination will occur	4
Consequence	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
Probability	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				
Risk 13-20=		High				

Douglas Partners Pty Ltd