



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Proposed Mixed Residential and Commercial
Development
34 Queen Street, Campbelltown NSW 2560

Prepared for
H&R Properties Pty Ltd
C/o Arben Management Pty Limited

Project 222594.00

Integrated Practical Solutions



Document History

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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		22 May 2023
Reviewer		22 May 2023

Table of Contents

	Page
1. Introduction.....	1
2. Proposed Development.....	1
3. Scope of Works	2
4. Site Information	2
5. Environmental Setting	3
5.1 Topography	3
5.2 Site Geology	3
5.3 Acid Sulphate Soils	4
5.4 Surface Water and Groundwater	4
6. Site History	5
6.1 Historical Aerial Photography	5
6.2 Title Deeds	6
6.3 Public Registers and Planning Records	7
6.4 Site History Integrity Assessment	7
7. Site Walkover	8
8. Preliminary Conceptual Site Model	8
9. Conclusions and Recommendations	11
10. References	11
11. Limitations	12
 Appendix A: Drawings	
Appendix B: About this Report	
Appendix C: Title Deeds	
Historical Aerial Photographs	
Site Photographs	

Report on Preliminary Site Investigation (Contamination)

Proposed Mixed Residential and Commercial Development

34 Queen Street, Campbelltown NSW 2560

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by H&R Properties Pty Ltd C/o Arben Management Pty Limited to complete this preliminary site investigation (contamination) (PSI) undertaken for a proposed mixed residential and commercial development at 34 Queen Street, Campbelltown NSW 2560 (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's email proposal dated 4 May 2023.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development. It is understood that the report will be used to support a development application for the proposed development.

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. Proposed Development

Based on the concept planning proposal, it is understood that the proposed development includes:

- Non-residential development area of 2,020 m² and residential development area of 37,380 m².
- A 15-storey tower at the Queen Street frontage.
- A 7-storey slab buildings along the northeastern boundary with a 4-5 storey podium and additional levels set back.
- Linear central open space through the site allowing a building separation of 19 m to 29 m.
- Predominantly residential uses with ground floor non-residential uses at the Queen Street frontage.

3. Scope of Works

The scope of works for the PSI comprised:

- Review of DP's archives for projects completed in the vicinity of the site.
- Review of historical aerial photographs.
- Search of the NSW EPA registers issued under the *Contaminated Land Management Act 1997* and the *Protection of the Environment Operations Act 1997*.
- Review of published geological, soil landscape and acid sulphate soil maps.
- Online search for registered groundwater bores in the vicinity of the site.
- A historical title deeds search to identify previous owners and potential land uses.
- A site walkover to observe on-site and off-site features and activities that may indicate the potential for contamination at the site from present or past land uses, potential contaminant pathways and potential human and / or ecological receptors.
- Preparation of this PSI report commenting on the potential for contamination and recommendations for further investigations, if required.

4. Site Information

Site Address	34 Queen Street, Campbelltown NSW 2560
Legal Description	Lot 1, Deposited Plan 539856
Area	14,000 m ² approximately
Zoning	MU1: Mixed Use
Local Council Area	Campbelltown City Council
Current Use	Commercial use: Officeworks, Pharmacy on Queen and Motorcycle Accessories Supermarket (MCAS)
Surrounding Uses	North – Vacant property likely earmarked for development. Former use of building appeared commercial. East – Campbelltown Performing Arts School South – Commercial: Maclin Lodge Motel and Midas Car Service West – Dental clinic, followed by residential apartments



Figure 1: Site Location

5. Environmental Setting

5.1 Topography

The site slopes from southeast to northwest and the site level varies between approximately 62 m Australian Height Datum (AHD) in the southern corner to 59 m AHD in the northern side of the site.

5.2 Site Geology

Reference to the Geological Survey of NSW Department of Mineral Resources (1983) *Wollongong-Port Hacking 1:100,000 Geology Sheet* indicates that the majority of the site is underlain by Alluvium soil (geological code – “Qa1”) of Quaternary geological period. Alluvial soil comprises quartz and lithic “fluvial” sand, silt and clay. The southern corner of the site is underlain by Wianamatta Group: Ashfield Shale. It comprises laminite, dark grey siltstone and Bringelly Shale. The boundary of the two geologies runs between the site.

5.3 Acid Sulphate Soils

Reference to *the NSW Acid Sulphate Soils Risk Map* indicates that the site is located in an area with 'no known occurrence of acid sulphate soil'.

5.4 Surface Water and Groundwater

No water bodies are present within the site. The nearest surface water body is Bow Bowling Creek located 220 m northwest of the site. Aligning east to west, the section of Bow Bowling Creek between Rose Street and Farrow Road is a concrete lined channel. Bow Bowling Creek flows west to east and discharges to Leumeah Creek (located 460 m east of the site) which is considered to be closest receptor for groundwater migrating from the site.

A search of the groundwater bore database maintained by NSW Office of Water indicated that there are four registered groundwater bores (GW109212, GW109213, GW109214 and GW109215) within a 600 m radius of the site (Table 1). These groundwater bores were installed in August 2008 at the Caltex service station located at the intersection of Broughton and Queen Street. The depth of the bores ranged from 5 m to 9 m. No water bearing zone was identified during drilling.

Table 1: Summary of Available Information from Nearby Registered Groundwater Bores

Bore ID Authorised Purpose Completion Year Status	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW109212 Exploration bore 2008	590 m southwest	9	No water observed
GW109213 Exploration bore 2008	555 m southwest	5	No water observed
GW109214 Exploration bore 2008	570 m southwest	7	No water observed
GW109215 Exploration bore 2008	580 m southwest	5	No water observed

Based on the regional topography and the inferred flow direction of nearby water courses, the anticipated flow direction of groundwater beneath the site is to the northwest, towards Bow Bowling Creek, although on a regional scale, the ultimate receiving surface water body for the groundwater is anticipated to be the Leumeah Creek east of the site.

Given the local geology (i.e., Ashfield Shale), the groundwater in the fractured rock beneath the site is anticipated to be saline and very low yield. Accordingly, the potential beneficial uses of groundwater would be limited.

6. Site History

6.1 Historical Aerial Photography

Several historical aerial photographs were obtained and reviewed. Extracts of the aerial photographs are included in Appendix C. A summary of key features observed for the site and surrounding land is presented in Table 2.

Table 2: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1947	Part of a race track/oval runs through the majority of the site. Small structures are present in the northern and western sides of the site.	Potential residential development observed to the southwest. A part of the race track/oval observed to the east of the site. A small structure with possible commercial use is present to the north west of the site. The land on the southern side observed to have few trees.
1956	The northern structure has been removed. A small structure or possible material storage observed in the north-western side of the site.	More residential houses constructed on the western side. Campbelltown Performing Arts School buildings are present and the trees have been removed south of the site. A few buildings have been constructed beyond the track/oval.
1969	The structure on the western side has been demolished and the shape of the oval track appears to have changed. One or two buildings have been constructed in the southern corner of the site. Some material storage or possible small structures (stands) are present around the oval track.	Residential development observed to the east beyond the remainder of the track/oval and south beyond the Campbelltown Performing Arts School. Potential commercial development under construction to the north of the site following the railway tracks.
1975	Site use has changed from recreational use to possibly commercial use. The building, currently occupied by Officeworks, has been constructed in the central portion along the western boundary. Another commercial / industrial style building has been constructed in the north-western corner.	More commercial development observed north and immediately east of the site. Part of oval track has been replaced by buildings (possibly commercial use). No significant changes observed on the other sides.

Year	Site	Surrounding Land Use
1989	Addition of two other commercial buildings, currently used as the pharmacy and motorcycle accessories store in the eastern portion of the site.	No significant changes observed.
1998	No significant changes since 1989.	More dense commercial development in the northern side. No significant changes observed on the other sides.
2008	Building at the north-western corner has been demolished. The layout of the buildings within the site resembles the current (2023) layout.	Addition of few more commercial buildings in the northern side. No significant changes observed on the other sides.
2014	No significant changes since 2008.	No significant changes since 2008.
2023	No significant changes since 2014.	Residential apartment building observed immediately north of the site. No significant changes observed on the other sides.

6.2 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 deed search are provided in Appendix C. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 3.

Table 3: Historical Title Deeds

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
25.06.1927 (1927 to 1948)	Charles Alexander Nicol (Builder)	Recreational land use
06.01.1948 (1948 to 1954)	Frederick Sheather (Town Clerk) Reginald Errington Tildsley (Grazier)	Recreational land use
24.02.1954 (1954 to 1954)	Reginald Errington Tildsley (Grazier)	Recreational land use
27.03.1954 (1954 to 1973)	The Council of the Municipality of Campbelltown	Recreational land use
03.4.1973 (1973 to date)	# H. & R. Properties Pty Limited	Commercial land use

Easements: -

- 25.10.2005 (D.P. 1089060) Easement for Padmount Substation 2.75 metres wide.
- 25.10.2005 (D.P. 1089060) Easement for Underground Cables 1 metre wide and variable.

6.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act) Database searched 17 May 2023	There were no records of notices for the site or adjacent properties.
Sites notified to EPA under Section 60 of the CLM Act Database searched 17 May 2023	The site and adjacent properties were not listed as a notified contaminated site.
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) Database searched 17 May 2023	There were no records issued to the site or adjacent properties.
PFAS Investigation Sites	<p>The site was not listed or adjacent to a property listed under:</p> <ul style="list-style-type: none"> • NSW EPA PFAS Investigation Program; • Defence PFAS Investigation Program; • Defence PFAS Management Program; • Airservices Australia National PFAS Management Program

6.4 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 can provide 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.

7. Site Walkover

A site walkover was undertaken by an Environmental Engineer on 16 May 2023. The general site topography was consistent with that described in Section 5.1. The site layout appears to have remained unchanged from the 2023 aerial photograph. Access inside the buildings was not made available to DP at the time of the inspection. The following key features pertinent to the PSI were observed (refer to photographs in Appendix C).

- Three buildings are present at the site. The building on southern side is occupied by Officeworks. The building on the northeast corner is occupied by Pharmacy on Queen and building on the southeast corner is occupied by Motorcycle Accessories Supermarket (MCAS) (Photograph 1, Appendix C);
- All three buildings are primarily brick and concrete structures with some minor areas comprising metal walls. At the time of the inspection, the buildings appeared to be in reasonable condition (Photograph 2 and 3, Appendix C). Potential Asbestos containing material (PACM) was observed to be present in the lower wall of MCAS at the southern side (Photograph 4, Appendix C);
- The carpark area west of the pharmacy (Photograph 3, Appendix C) and behind Officeworks, in the southern corner of the site, has sealed bitumen pavements. The carpark north of Officeworks and the driveway between MCAS and Officeworks comprises a sealed concrete pavement (Photograph 2, Appendix C). At the time of the inspection, minor cracking was observed on the concrete pavement (Photograph 5, Appendix C);
- Garden beds with trees, vegetation and mulch are present in the southern side of the site, along the site perimeter and in parts of carpark area (Photograph 6 and 7, Appendix C);
- Plastic, glass, and a car door was observed on the garden bed in the north-eastern side of the site (Photograph 8, 9 and 10, Appendix C). Some rubber tyres were observed in the garden bed in the southern side of the site (Photograph 11, Appendix C);
- Stormwater runoff and drainage pits were observed in the carpark areas and driveway (Photograph 12);
- Whilst access into the buildings was not made available to DP, chemicals are suspected to be stored inside the pharmacy and MCAS; and
- A substation identified as 22755 is present in the carpark on the northern side of Officeworks (Photograph 13, Appendix C).

Midas Tyre and Auto Service station is located approximately 130 m south-west of the site. Beaurepaires is located approximately 600 m south-west of the site and an EG Ampol service station is located approximately 700 m south-west of the site.

8. 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 general levelling and backfilling.
 - o COPC generally considered as a suite for fill from an unknown source, include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos. These are the more common contaminants associated with fill of an unknown source.
- S2: Former and existing buildings / structures on the site.
 - o COPC include hazardous building materials including lead (in paint), asbestos containing materials (ACM), synthetic mineral fibres ('SMF') and PCB.
- S3: On-site and nearby commercial land uses including (but not limited to) pharmacy, motorcycle accessories store and mechanics workshop.
 - o COPC include metals, TRH, BTEX, PAH and VOC.

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users (commercial);
- R2: Construction and maintenance workers;
- R3: End users (commercial and residential); and
- R4: Adjacent site users.

The following potential environmental receptors have been identified:

- R5: Surface water (Bow Bowing Creek and Leumeah Creek);
- R6: Groundwater; and
- R7: Terrestrial ecosystems.

Potential Pathways

The following potential pathways in relation to human receptors have been identified:

- P1: Ingestion and dermal contact; and
- P2: Inhalation of dust and/or vapours.

The following potential pathways in relation to the environmental receptors have been identified:

- 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 S3) and receptors (R1 to R7) are provided in below Table 4.

Table 4: Summary of Potentially Complete Exposure Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill, Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols and asbestos S3: Nearby commercial land uses, Metals, TRH, BTEX, PAH and VOC	P1: Ingestion and dermal contact	R1: Current users	An intrusive investigation is recommended to assess possible contamination including testing of the soil and groundwater.
	P2: Inhalation of dust and/or vapours	R2: Construction and maintenance workers	
	P4: Lateral migration of groundwater	R3: End users	
	P5: Leaching of contaminants and vertical migration into groundwater		
	P2: Inhalation of dust and/or vapours	R4: Adjacent site users	
	P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies	R5: Surface water	
	P5: Leaching of contaminants and vertical migration into groundwater	R6: Groundwater	
	P6: Contact with terrestrial ecology	R7: Terrestrial ecosystems	
S2: Former and current buildings / structures on the site, Hazardous building materials including lead, asbestos, SMF and PCB	P1: Ingestion and dermal contact P2: Inhalation of dust and / or vapours	R1: Current site users R2: Construction and maintenance workers R4: Adjacent site users	A hazardous building materials assessment for the existing site buildings. Hazardous materials, if present, will need to be removed in accordance with relevant legislation and guidelines prior to demolition

9. Conclusions and Recommendations

Based on the available history information, the site appears to be used for recreational purposes from 1947 to 1973. The site appears to have been developed for a commercial use since at least 1975. The land use to the north following the railway tracks and immediately east of the site appears to be commercial and to the western and southern sides appear to be residential.

Due to access constraints, a detailed inspection of the interior of the existing buildings was not possible during the walkover. This is considered to be a data gap in the investigation; however, an assumption can be made that hazardous building materials are present based on the age of the buildings.

SafeWork NSW records pertinent to potential contamination issues at the site and Planning Certificate 10.7 (2 and 5) were not made available at the time of reporting. Council records search could not be completed due to time constraints of the reporting timelines. These are considered to be a data gaps in the investigation. The report can be updated once these documents are made available to DP.

Potential sources of contamination identified from the site history information reviewed herein and the site walkover include imported fill, hazardous building materials from the current and (potentially) former site buildings, and nearby commercial land uses such as mechanics workshops (130 m and 600 m south-west to the site) and a petrol station (700 m south-west to the site). In the absence of quantitative data, conclusive comments on whether the potential contamination sources have impacted soil and / or groundwater at the site cannot be provided.

Based on the results of this PSI, it is recommended that an intrusive investigation, in the form of a detailed site investigation (DSI) should be undertaken to obtain quantitative data on the actual contamination status of the site. The investigation should include an assessment of soil and groundwater.

A hazardous building materials survey of the current buildings on the site is also recommended to assess the presence or otherwise of hazardous building materials which will require specific management.

Subject to the implementation of the recommendations outlined above, and subsequent contamination management and / or remediation as deemed necessary on the basis of those investigations, it is considered that the site can be made suitable for the proposed development.

10. References

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

11. Limitations

Douglas Partners (DP) has prepared this report (or services) for this project at 34 Queen Street, Campbelltown NSW in accordance with DP's email proposal dated 4 May 2023 and acceptance received from Martin Waters on behalf of H&R Properties Pty Ltd C/O Arben Management Pty Limited dated 4 May 2023. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of H&R Properties Pty Ltd C/o Arben Management Pty Limited 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 results from the DP's desktop study and walkover inspection only. 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 inspection

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. The advice may also be limited by budget constraints imposed by others or by site accessibility.

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

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

Douglas Partners Pty Ltd

Appendix A

Drawings



— Site boundary

Appendix B

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

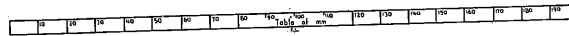
The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

Appendix C

Title Deeds

Historical Aerial Photographs

Site Photographs



Plan Form 1

PLAN OF
SUBDIVISION OF LOT B IN M.P.S.(R.R) 60502(FP360502)

Registered: **DP 539856**

C.A. No. 59/1969 of 10-12-1969

Title System: **Torrens**

Purpose: **Subdivision**

Ref. Map: **C.C.C.685**

Last Plan: **FP 360502**

Name/Address/City **CAMPBELLTOWN**

Town or Locality **CAMPBELLTOWN**

Parish **ST. PETER**

County **CLIMBERLAND** Scale 100 Feet to Inch

WARNING. Plan Drawing only to appear in this space.

WARNING. Plan Drawing only to appear in this space.

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

I, John Michael Delv, of John M. Delv & Associates, of 195-1A1, Queen Street, Campbelltown, hereby certify that the above plan, M.P.S. 60502, is a correct and true copy of the original plan, M.P.S. 60502, as amended, and was completed on 12th May 1969.

Signature: *John M. Delv*
Surveyor Registered under Surveyors Act, 1927, as amended.
Date of plan: 12th May 1969.

Council Clerk's Certificate.

I hereby certify that—
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(b) the requirements of section 240 of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended, 1928, as amended, have been complied with by the applicant in relation to the proposed subdivision.

Subdivision No. **59/1969**
Date **10-12-69**

(Signature) _____ Council Clerk.
This part of certificate to be filled when the application is only for the opening of a new road or when 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.

SURVEYOR'S REFERENCE. 69/110

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 539856		
FEET INCHES		METRES
55	7 1/4	16.389
66	-	20.117
150	-	45.720
234	6 1/8	71.479
234	6 3/8	71.486
264	11 3/8	80.756
324	4 5/8	96.873
324	4 7/8	98.879
346	6	105.613
495	2	150.927
495	8 1/2	151.092
AC RD	P	HA
2	2	1.012
3	1	1.315

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 19th day of July, 1976.

Jack Hayward Watson

Mortgagee's name: 8976757
Signed at Sydney on 20th day of
September 2005
Austlian National
Australia Bank Limited ABN 12 004 044 937
by **Fiona Ferguson** its duly
appointed Attorney under Power of Attorney
No. 549 Book 0834

Manager
Witness/Bank Officer
255 George Street, Sydney NSW
BERNARDINE L. MIGUEL

FOR SIGNATURES ONLY

DP1089060

Registered: 25.10.2005

This is sheet 2 of my plan in 2 sheets.
dated 22/09/04

Surveyor registered under the Surveying Act 2002.

This is sheet of the plan of sheets
covered by subdivision Certificate No.
of

Authorised Persons/General Manager/Accredited Certifier

For use where space is insufficient in any
panel on Plan Form 2

CONTINUED FROM SIGNATURE
PANEL SHEET ONE.

Reduction Ratio 1:

SURVEYOR'S REFERENCE: 74811.07.L01(2/2)

*OFFICE USE ONLY



11239163

NEW SOUTH WALES

Application No. 9038

Prior Title Volume 5938 Folio 184

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. 11239 Fol. 163

Edition issued 23-1-1970

ID

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

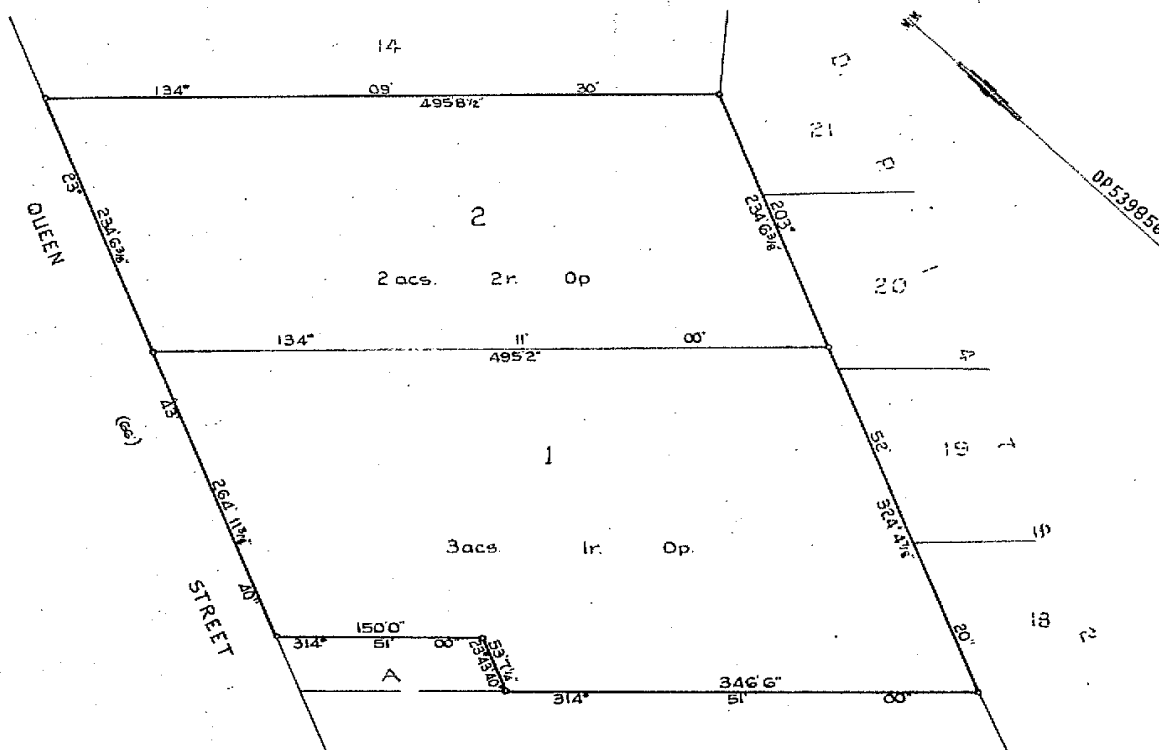
L. Huchstegge

CANCELLED

Jawatson
Registrar General
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 539856 at Campbelltown in the City of Campbelltown Parish of St. Peter and County of Cumberland being part of Portion 133 granted to John Warby on 20-6-1816.

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF CAMPBELLTOWN.

SECOND SCHEDULE

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

Jawatson
Registrar General

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
H.&.R. Properties Pty. Limited	Transfer	N230484	3-4-1973	18-5-1973	<i>Janetson</i>
<p style="text-align: center; font-size: 2em; font-weight: bold;">CANCELLED</p> <p style="text-align: center; font-size: 1.2em;">SEE AUTO FOLIO</p>					

N230484
 N9631131
 CT 14/175
 P. 354217 M.
 P985234
 Q613743
 R467895
 R559235 v/p
 (R467895)
 C.T. 8.5.80
 S127120m/R
 C.T. 25-7
 C.T. 7-11-81
 T836184
 V 7 505836

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
Mortgage	N963113	30-7-1974	to Lombard Australia Limited	15-8-1974	<i>Janetson</i>	Discharged	P985234
Mortgage	P354217		to Bank of New South Wales.	1-8-1975	<i>Janetson</i>	Discharged	Q613743
Mortgage	R467895		to H.P. Hunt Holdings Pty. Limited	12-10-1979	<i>Janetson</i>	Discharged	V780883
Mortgage	R467895		Affected by R66065 Variation of Mortgage	26-6-1980	<i>Janetson</i>	Cancelled	V780883
Mortgage	S127128 ^P		to The National Bank of Australasia Limited	29-10-1980	<i>Janetson</i>		
T836184	Please to Bob Jane Tyre Service Pty. Limited of premises being all that building and adjoining area						
	under roof at 34 Queen Street, Campbelltown known as Building No. 1. Expires 31-8-1987.						
	Registered 16-11-1983				<i>Janetson</i>		

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



SEARCH DATE

14/5/2023 9:18AM

FOLIO: 1/539856

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

Prior Title(s): VOL 11239 FOL 163

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
12/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/4/1989	Y273445	LEASE	EDITION 1
30/4/1990	Y908545	LEASE	EDITION 2
21/6/1990	Z12356	LEASE	EDITION 3
30/10/1991	Z885658	TRANSFER OF LEASE	
7/11/1991	E42746	DEPARTMENTAL DEALING	
7/9/1993	I588327	LEASE	EDITION 4
4/11/1993	I768018	LEASE	
4/11/1993	I768019	LEASE	EDITION 5
9/12/1993	I864644	LEASE	EDITION 6
14/10/1994	U705531	DISCHARGE OF MORTGAGE	
14/10/1994	U705532	REQUEST	
14/10/1994	U705533	MORTGAGE	EDITION 7
26/6/1997	3177163	VARIATION OF LEASE	
26/6/1997	3177164	VARIATION OF LEASE	
26/6/1997	3177165	VARIATION OF LEASE	
26/6/1997	3177166	VARIATION OF LEASE	
26/6/1997	3177167	TRANSFER OF LEASE	EDITION 8
6/5/1999	5801064	SUB-LEASE	
4/5/2000	6754612	LEASE	EDITION 9
5/7/2000	6872178	TRANSFER OF MORTGAGE	
5/7/2000	6872179	TRANSFER OF MORTGAGE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

14/5/2023 9:18AM

FOLIO: 1/539856

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
24/5/2001	7638498	VARIATION OF LEASE	
29/5/2002	8642060	LEASE	
29/5/2002	8642061	VARIATION OF LEASE	EDITION 10
23/9/2002	8976756	DISCHARGE OF MORTGAGE	
23/9/2002	8976757	MORTGAGE	EDITION 11
11/7/2003	DP1055710	DEPOSITED PLAN	EDITION 12
22/9/2003	9992982	REQUEST	
22/9/2003	9992983	LEASE	EDITION 13
24/6/2005	AB572850	LEASE	EDITION 14
25/10/2005	DP1089060	DEPOSITED PLAN	EDITION 15
13/1/2006	AC48531	LEASE	EDITION 16
25/7/2007	AD56547	CHANGE OF NAME	
25/7/2007	AD283073	TRANSFER OF LEASE	
23/5/2008	AD891425	REQUEST	
1/7/2009	AE770068	CHANGE OF NAME	
20/9/2010	AF356610	SURRENDER OF LEASE	
20/9/2010	AF627709	LEASE	EDITION 17
20/7/2011	AG381403	REQUEST	EDITION 18
12/6/2012	AH31113	LEASE	EDITION 19
6/6/2013	AH743713	SUB-LEASE	
6/6/2013	AH743714	SUB-LEASE	
16/6/2014	AI661644	TRANSFER OF LEASE	
16/6/2014	AI661645	VARIATION OF LEASE	
7/9/2015	AJ744380	CHANGE OF NAME	
7/9/2015	AJ744381	LEASE	EDITION 20
11/2/2016	AJ959828	REQUEST	EDITION 21

END OF PAGE 2 - CONTINUED OVER

SEARCH DATE

14/5/2023 9:18AM

FOLIO: 1/539856

PAGE 3

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/3/2016	AK297266	LEASE	EDITION 22
28/11/2017	AM921058	VARIATION OF LEASE	
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 23 CORD ISSUED
10/10/2018	AN772486	DISCHARGE OF MORTGAGE	
10/10/2018	AN772487	MORTGAGE	EDITION 24 CORD ISSUED
3/9/2019	AP508314	VARIATION OF LEASE	EDITION 25 CORD ISSUED
21/11/2022	AS645425	DISCHARGE OF MORTGAGE	
21/11/2022	AS645426	MORTGAGE	EDITION 26

*** END OF SEARCH ***



FOLIO: 1/539856

SEARCH DATE	TIME	EDITION NO	DATE
14/5/2023	9:18 AM	26	21/11/2022

LAND

LOT 1 IN DEPOSITED PLAN 539856
AT CAMPBELLTOWN
LOCAL GOVERNMENT AREA CAMPBELLTOWN
PARISH OF ST PETER COUNTY OF CUMBERLAND
TITLE DIAGRAM DP539856

FIRST SCHEDULE

H & R PROPERTIES PTY LIMITED (T N230484)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1089060 EASEMENT FOR PADMOUNT/ELECTRICAL SUBSTATION 2.75 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1089060
- 3 DP1089060 RESTRICTION(S) ON THE USE OF LAND
- 4 DP1089060 EASEMENT FOR UNDERGROUND CABLES 1 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1089060
- 5 AH31113 LEASE TO IPN MEDICAL CENTRES PTY LTD OF BUILDING 3, 34 QUEEN STREET, CAMPBELLTOWN. EXPIRES: 31/7/2021. OPTION OF RENEWAL: 5 YEARS WITH A FURTHER OPTION OF RENEWAL OF 5 YEARS.
AH743713 LEASE OF LEASE AH31113 TO THINK PROPERTY AND ADMINISTRATIVE SERVICES PTY LTD OF SUITE 1, GROUND LEVEL, QUEEN STREET GENERAL PRACTICE, 34 QUEEN STREET, CAMPBELLTOWN. EXPIRES: 30/7/2021. OPTION OF RENEWAL: TWO (2) X FIVE (5) YEARS.
AH743714 LEASE OF LEASE AH743713 TO INDISPENSABLE PTY LTD OF SUITE 1, GROUND LEVEL, QUEEN STREET GENERAL PRACTICE, 34 QUEEN STREET, CAMPBELLTOWN. EXPIRES: 29/7/2021. OPTION OF RENEWAL: TWO (2) X FIVE (5) YEARS.
- 6 AJ744381 LEASE TO OFFICEWORKS LTD OF BUILDING 1, 34 QUEEN STREET, CAMPBELLTOWN. EXPIRES: 18/10/2019. OPTION OF RENEWAL: 5 YEARS.
AP508314 VARIATION OF LEASE AJ744381 EXPIRY DATE NOW 19/10/2024. OPTION OF RENEWAL: MODIFIED TO 1 FURTHER OPTION OF 3 YEARS.
- 7 AK297266 LEASE TO MOTOR CYCLE ACCESSORIES SUPERMARKET PTY LTD

END OF PAGE 1 - CONTINUED OVER

FOLIO: 1/539856

PAGE 2

SECOND SCHEDULE (8 NOTIFICATIONS) (CONTINUED)

OF BUILDING 2, 34 QUEEN STREET, CAMPBELLTOWN. EXPIRES:
16/8/2020. OPTION OF RENEWAL: 5 YEARS.
AM921058 VARIATION OF LEASE AK297266 EXPIRY DATE NOW
16/2/2022.

8 AS645426 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

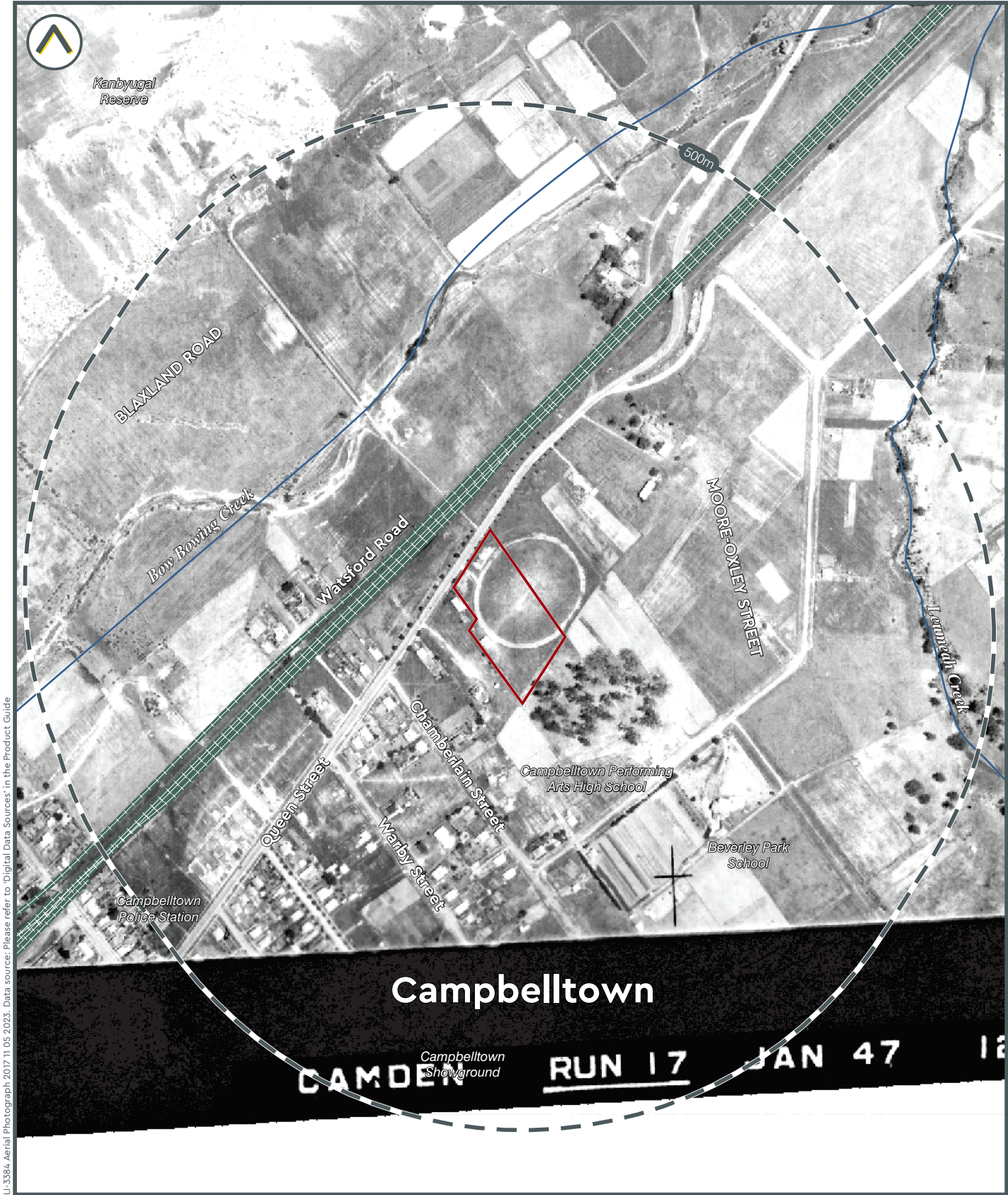
*** END OF SEARCH ***

34 Queen Street, Campbelltown

PRINTED ON 14/5/2023

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

Historic Aerial Photograph - 1947



Historic Aerial Photograph - 1956



Historic Aerial Photograph - 1969



Historic Aerial Photograph - 1975



Historic Aerial Photograph - 1989



Historic Aerial Photograph - 1998



Historic Aerial Photograph - 2008



Historic Aerial Photograph - 2014



Historic Aerial Photograph - 2023





Photo 1: Businesses on site



Photo 2: Officeworks and MCAS on site



Photo 3: Pharmacy on Queens on site



Photo 4: Lower wall in MCAS suspected ACM



Photo 5: Cracks on concrete pavement

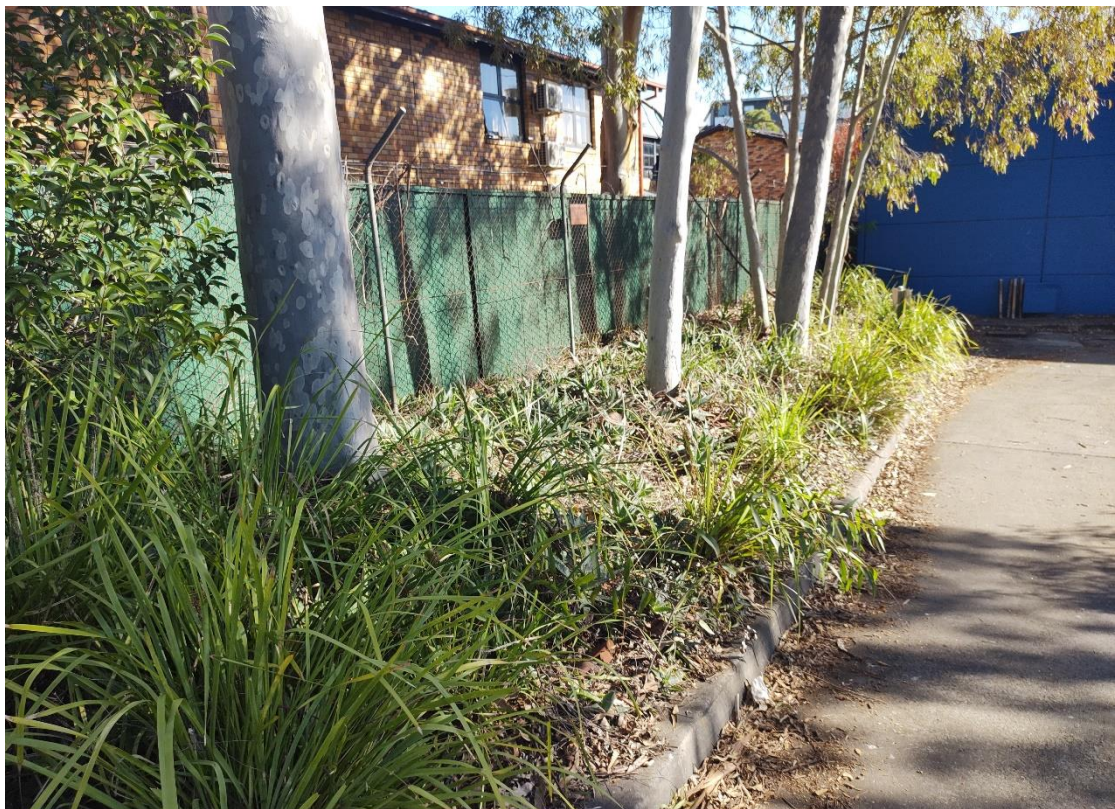


Photo 6: Garden bed with trees and vegetation



Photo 7: Garden bed in the southern side of site



Photo 8: Plastic and glass waste observed on garden bed



Photo 9: Plastic waste on garden bed



Photo 10: Car door observed in garden bed



Photo 11: Rubber tyres observed in the garden bed



Photo 12: Stormwater drainage on the ground surface

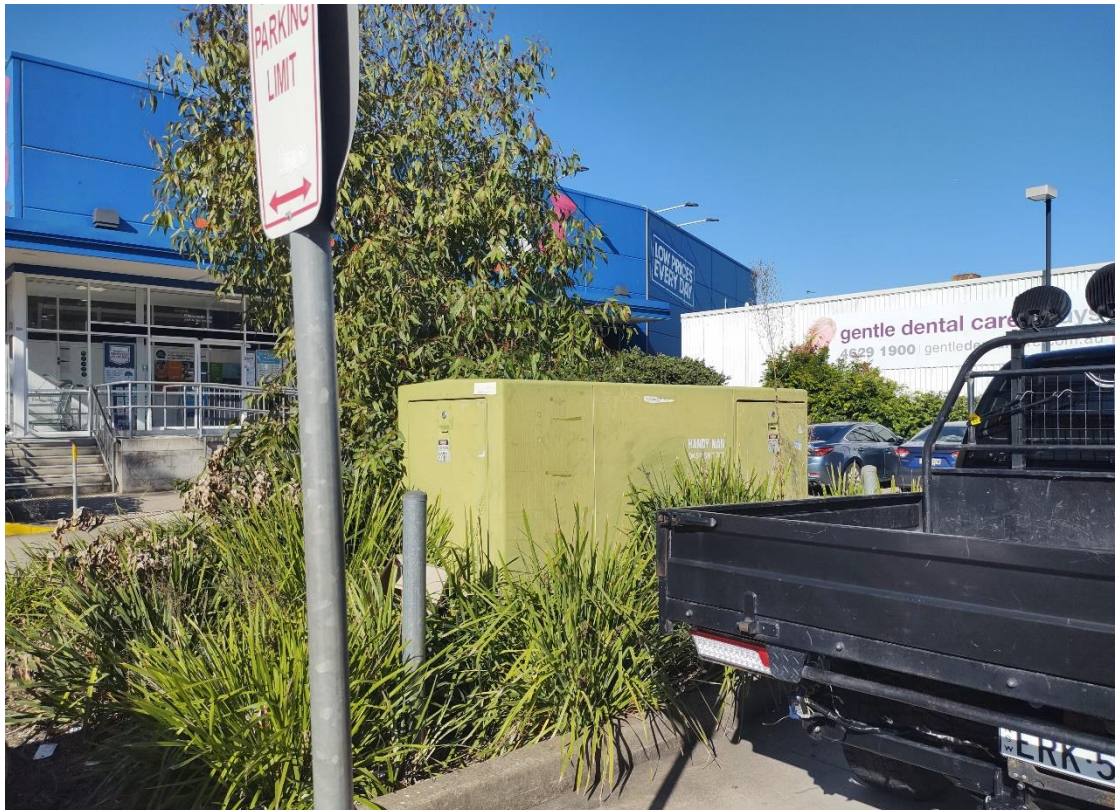


Photo 13: Substation 22755 in the carpark area