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## Ace Demolition & Excavation Pty Ltd



## Preliminary Site Investigation

65-71 Kerrs Rd, Lidcombe NSW

Report  
E23794.E01\_Rev1  
26 June 2018

## REPORT DISTRIBUTION

**Preliminary Site Investigation**  
**65-70 Kerrs Road, Lidcombe NSW**

El Report No.: E23794.E01\_Rev1

Date: 26 June 2018

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Revision	Details	Date	Amended By
0	Original	07 May 2018	-
1	Revised Proposed Development Plans	26 June 2018	A.C.

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## EXECUTIVE SUMMARY

### Background and Objectives

Ace Demolition & Excavation ("the Client") engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) for the property located at address 65-71 Kerrs Road, Lidcombe NSW ('the site'). This environmental assessment was completed as part of a redevelopment application package to Cumberland Council for redevelopment of the site land use (residential).

At the time of this assessment, the site was occupied by two residential dwelling.

The proposed redevelopment is demolition of existing and construction of and the construction of a multi-storey residential boarding house overlying a single level basement.

The main objective of this investigation was to conduct a preliminary investigation to characterise the environmental conditions of the site based on historical land uses, anecdotal and documentary evidence of possible pollutant sources.

### Key Findings

- Historical records indicated that existing building was constructed before 1930 and possibly before 1900. The existing dwelling and shed occupies approximately 35% of the site footprint. Some alterations and additions of structures to the site (i.e. shed) are inferred to have occurred between the 1960's and 1980's.
- The predominant use of the site from 1900's until present has been residential. There was no evidence of underground storage tanks or chemical storage at the site. There was no evidence that manufacturing occurred.
- An application to access records held by Cumberland Council was initiated on 12 April 2018; however, Council approval was still pending at the time of report writing. Should pertinent information be identified upon receipt of Council records, an addendum to the PSI will be prepared and issued.
- The site and surrounding properties are not reported as being subject to regulation in relation to environmental impacts, as documented in the NSW EPA/OEH public registers;
- The site walkover inspection and the historical research enabled the design of a conceptual site model (CSM), and subsequent qualitative risk assessment of environmental concern, found that:
  - Imported filling of unknown origin and quality (ACM was found at the surface and buried within shallow soils at the site);
  - Weathering of exposed building structures including, painted surfaces and metallic objects and cement-fibre sheeting;
  - Hazardous building materials (e.g. ACM, lead paint) within existing site structures;
  - Impacts from uncontrolled demolition of historic site structures;
  - Long-term application of pesticides onsite, particularly beneath building footprints; and,
  - Migration of contamination onto the site from adjoining lands.
- Acid sulfate soil is unlikely to present at the site. There is no requirement for an acid sulfate soil management plan.

## Conclusions and Recommendations

Based on the findings of this report and with consideration of the Statement of Limitations at the end of this report, EI conclude that the site can be made suitable for the proposed residential redevelopment, provided the following recommendations are implemented:

- A Hazardous Materials Survey should be completed by a suitably qualified and experienced consultant, before commencement of demolition works, to identify any hazardous materials present within the building structure. All identified hazardous materials must be appropriately managed and to maintain worker health and safety during site construction works;
- Completion of a Detailed Site Investigation (DSI) to characterise site soils to provide baseline data for evaluation of any remedial and management requirements that may be necessary to allow the site to be made suitable for the proposed residential redevelopment. Due to current access restriction on the site posed by existing structures, the investigation should be completed following demolition, with requirements for the execution of the investigation incorporated within DA consent conditions.

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## 1. INTRODUCTION

### 1.1 BACKGROUND AND PURPOSE

Ace Demolition & Excavation ("the Client") engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) for site characterisation purposes of the land parcel at 65-71 Kerrs Road, Lidcombe NSW ('the site').

The site is located approximately 15 km west of the Sydney Central Business District, within the Local Government Area of Cumberland Council (see **Figure 1**). The land parcel, which is cadastrally identified as Lot 9 & 10 DP3431 & SP15685, covers a total area of approximately 1,972 m<sup>2</sup>, as depicted in the site plan presented as **Figure 2**.

EI understands that this investigation is required to appraise the environmental condition of the site as part of a development application (DA) for the proposed development outlined in **Section 1.2**.

The investigation also provides more information on the potential environmental issues that will need to be addressed during the construction phase.

### 1.2 PROPOSED DEVELOPMENT

Based on the proposed development plans (MOMA Architecture, 2018. Ref. Project No. A17037 A1, dated 05/06/18) provided to EI for review, the site redevelopment consists of demolition of the existing site structures and construction of a multi storey residential boarding house overlying a single level basement. EI note for assessment purposes soils are proposed to be retained on site, between the allotment and basement boundaries. Proposed development plan are provided by the Client in **Appendix A**.

### 1.3 REGULATORY FRAMEWORK

The following regulatory framework and guidelines were considered during the preparation of this report:

- EPA (2017) Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme (3rd Edition);
- NEPC (2013) Schedule B(2) Guideline on Site Characterisation;
- *Contaminated Land Management Act 1997*;
- State Environment Protection Policy 55 (SEPP 55) Remediation of Land under the Environmental Planning and Assessment Act 1997; and
- OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*, NSW Office of Environment and Heritage (OEH), August 2011.

### 1.4 PROJECT OBJECTIVES

The primary objectives of this PSI is to provide a qualitative assessment of the environmental conditions of the site by appraising the potential for site contamination on the basis of field observations, historical land uses, anecdotal and documentary evidence.

## 1.5 SCOPE OF WORKS

In accordance with EI fee proposal P15386.2 (dated 5 April 2018), to achieve the project objectives, the following scope of works will be employed:

### 1.5.1 Desktop Study

- A review of relevant mapping for the project area;
- Search of historical aerial photographs archived at NSW Land and Property Information in order to review previous site use and the historical sequence of land development in the neighbouring area;
- A land titles search, also conducted through NSW Land and Property Information for information relating to site ownership;
- A search of Cumberland Council records for information relating to operational site history and/or relevant environmental incidents;
- A search through the OEH land information records to confirm that there are no statutory notices current on the site under the *Contaminated Land Management Act 1997* or *Protection of the Environment Operations Act 1997*;
- A review of existing underground services in the vicinity of the site; and
- An inspection of the site and surrounding lands.

### 1.5.2 Data Analysis and Reporting

Following the desktop assessment and site inspection, this PSI report was prepared generally in accordance with the OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*. This report documents the contaminated land assessment and discusses the findings with respect to potential risks to human health, the environment and the aesthetic enjoyment of the land and provides recommendations regarding further assessment to enable mitigation/management of any risks.



## 2. SITE DESCRIPTION

### 2.1 PROPERTY IDENTIFICATION, LOCATION AND PHYSICAL SETTING

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure 1**.

**Table 2-1 Site Identification, Location and Zoning**

Attribute	Description
Street Address	65-71 Kerrs Road, Lidcombe NSW
Location Description	Approx. 15 km west of Sydney CBD, bound by: North: Matthew Road, and residential properties; East: Carroll Road, residential and commercial properties beyond; South: Keers Road, Nottinghill Road further south and residential properties; West: Matthew Road and residential properties beyond.
Site Coordinates	North-east corner of site (datum GDA94-MGA56): Easting: 318625.874; Northing: 6250887.135 (Source: <a href="https://maps.six.nsw.gov.au/">https://maps.six.nsw.gov.au/</a> ).
Site Area	Approx. 1,972 m <sup>2</sup>
Lot and Deposited Plan (DP)	Lot 9 & 10 DP3431 & SP15685 and SP15685
State Survey Marks	Four State Survey (SS) marks were situated in close proximity (<100 m) to the site: <ul style="list-style-type: none"><li>• SS63339 &amp; SS118717 (south of the site) on corner of Nottinghill Road; and</li><li>• SS63338 (north east of the site) on Carroll Street</li></ul> (Source: <a href="https://maps.six.nsw.gov.au/">https://maps.six.nsw.gov.au/</a> ).
Local Government Authority	Cumberland Council
Parish	Bankstown
County	Cumberland
Current Zoning	R3 – Low Density Residential (Canterbury Local Environment Plan 2017)

### 2.2 LOCAL LAND USE

The site is situated within an area of mixed uses on surrounding land as described in **Table 2-2**. The local sensitive receptors within close proximity to the site are also identified.

**Table 2-2 Local Land Use**

Direction	Land Use Description	Sensitive Receptors (& distance from site)
North	Residential properties	Residential dwellings.
East	Residential properties	Residential dwellings.
South	Residential and commercial properties	Residential dwellings and Mini-Market (approximately 20 m opposite).
West	Residential properties	Residential dwellings.

## 2.3 REGIONAL SETTING

Local topography, geology, soil landscape and hydrogeological information are summarised in **Table 2-3**.

**Table 2-3 Topographical, Geological, Soil Landscape and Hydrogeological Information**

Attribute	Description
Topography	Gently undulating rises on Wianamatta Shale with local relief 10-30 m and slopes generally <5%, but up to 10%. Crests and ridges are broad (200-600 m) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrop is absent. (Ref: Chapman and Murphy, 2002).
Site Drainage	Site drainage is likely to be consistent with the general slope of the site (south) towards George River. Stormwater is likely to be collected by pit and pipe drainage, and drain either to the municipal stormwater system to Cooks, Haslams or Duck River.
Regional Geology	The 1:100 000 scale Geological Series Sydney Sheet 9130 (DMR, 1983) indicated the site is underlain by Ashfield Shale of the Wianamatta Group, consisting of dark grey to black claystone-siltstone and fine sandstone-siltstone laminite.
Soil Landscapes	The Soil Conservation Service of NSW Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 1989) indicates that the site overlies the Blacktown (bt) residual landscape. According to Chapman and Murphy, this landscape type is characterised by local relief to 30 m and slopes usually <5%, broad rounded crests and ridges with gently inclined slopes. Soils are shallow to moderately deep (<100 cm) hard setting mottled texture contrast soils, red and brown on crests grading to yellow podzolic soils on lower slopes and in drainage lines.
Acid Sulfate Soil Risk	Acid Sulfate Soil (ASS) Risk map by Chapman and Murphy does not cover the area of the site due to the site been located in a non-coastal/embayment area. Similarly the ASS map under the Canterbury LEP (2012) does not classify the site under any ASS class. Thus, an ASS Management Plan is not required.
Nearest Surface Water Feature	Haslams Creek, approx. 300 m to the west.
Anticipated Groundwater Flow Direction	West, towards Haslams Creek.

## 2.4 GROUNDWATER BORE RECORDS AND LOCAL GROUNDWATER USE

An online search of registered groundwater bores was conducted by EI on 20 April 2018 through the NSW Office of Water online database (<http://allwaterdata.water.nsw.gov.au/water.stm>). A snapshot of

the search and the work summary report has been included in **Appendix B**. Registered bore within 500 m of the site are summarised in **Table 2-4** below.

**Table 2-4 Groundwater Bores**

Bore No.	Date Drilled	Approx. Distance & Direction	Drilled Depth (mBGL)	SWL*/Salinity/Yield	Bore Purpose
GW111940	-	350 m ENE	6.10	2.710/ - / -	-

**Notes:**

- Data not recorded;

\* SWL – Standing water level measured in metres Below Ground Level (mBGL),

Salinity – units unspecified,

Yield – measured in L/s.

## 2.5 SITE WALKOVER INSPECTION

Site observations were recorded during a site walkover inspection of the site on 19 April 2018. The location of onsite building structures is presented in **Figure 2** and a summary of site observations is detailed below. It should be noted that due to access restrictions to internal areas, observations were made and recorded from accessible external areas of the site.

With reference to site photographs taken during the inspection, which are included in **Appendix C**, pertinent site observations are summarised as follows:

- The site was residential in use and occupied by a single and two storey brick dwelling with terracotta tile roofing, the exterior surfaces were noticeably aged, with some weathering such as paint flaking (potential lead paint) and potential asbestos cement sheeting (ACM) in roof eave and rear sheds;
- Concrete driveway located in the central-south and eastern side of the site, appeared to be in moderate to good condition, with slight cracking.
- Exposed soils were observed along the north-eastern corner of the site. Soils were noted to consist of filling materials, with multiple fragments of Cement Fibre Sheeting (CFS) with potential Asbestos Containing Materials (ACM).
- Mixed aggregate with exposed soils was noticed along the boundaries of the site;
- Vegetation throughout appeared healthy with minimum die back observed on south-western boundary near the concrete slab;
- The general slope of the site was to the north-east;
- There was also a switchboard present, although it appeared to contain new wiring;
- Public footpaths fronting the site were generally in a fair condition, with some minor cracking.
- Sewerage point was evident running along the western boundary of 65 Kerrs Road;
- The sheds (current used for pigeon cages and household storage) comprised of fibre cement sheeting (containing potential asbestos). Fibre cement sheeting was also noticed stored to the adjacent to the structure.
- Waste building material (such as timber, brick and tiles) and a battery were noticed in the central western area of the site;

- No suspicious odours or evidence of gross contamination was observed in any part of the site;
- No evidence indicative of groundwater monitoring wells was observed across the site.
- No evidence indicative of underground petroleum storage systems (UPSS) or above ground storage tanks (AST) was observed on any parts of the site; and
- Surrounding land use was residential.

### 3. SITE HISTORY AND SEARCHES

#### 3.1 SITE LAND TITLES INFORMATION / HISTORIC AERIAL REVIEW

A historical land titles search was conducted through Scott Ashwood Pty Ltd. Copies of relevant documents resulting from this search are presented in **Appendix D**. A summary of all the previous and current registered proprietors along with information obtained from the available historical aerial photographs, in relation to past potential land uses are presented in **Table 3-1**.

The historical aerial photographs reviewed as part of this PSI included:

- 1930: 6 March 1930, B/W, Run 1-12, Sydney, Map 3424 – Land and Property Information NSW Photo;
- 1943: 1943, B/W, Six Maps Imagery;
- 1951: May 1951, Run 12, Sydney 467-133, Land and Property Information NSW Photo;
- 1961: 1961, B/W, Run 34, NSW 1050 5109 – Land and Property Information NSW Photo;
- 1982: 9 August 1982, Run 22, NSW 3241 150 – Land and Property Information NSW Photo
- 1991: 13 August 1991, Run 10, NSW 4029 – Land and Property Information NSW;
- 1999: 4 May 1999, Run 4, NSW 4702 (M2171) – Land and Property Information NSW Photo;
- 2016: 6 April 2016, Six Maps Imagery.

**Table 3-1 Summary of Owners and Historical Aerial Photography**

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
<b>Regards As Lot 9 &amp; 10 in DP3431</b>			
20.12.1879 (1879 to 1907)	Matthew Henry Stephen (Solicitor)	-	-
08.02.1907 (1907 to 1908)	N.S.W. Realty Co. Limited	-	-
11.06.1908 (1908 to 1911)	Elizabeth Shoemaker (Married Woman)	-	-
08.06.1911 (1911 to 1912)	Florence Annie Myers (Married Woman)	-	-
26.09.1912 (1912 to 1920)	John O'Connor (Clerk)	-	-
22.07.1920 (1920 to 1932)	John Stuart Hawthorne (Gentleman) Charles Edward Clarke (Assistant Manager)	-	-
09.12.1932 (1932 to 1940)	Public Trustee	-	-

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
<b>Regards As Lot 9 in DP3431</b>			
20.12.1879 (1879 to 1903)	Matthew Henry Stephen (Solicitor)	<b>1930:</b> The site appears to be occupied with residential dwelling.	
24.07.1903 (1903 to 1912)	Henry Alexander Allen (Clerk)	-	-
30.05.1912 (1912 to 1912)	Alice Mary Allen (Widow)	-	-
12.07.1912 (1912 to 1915)	Frederick William Bignall (Plumber)	-	-
31.03.1915 (1915 to 1920)	Charles William Phillips (Carter)	-	-
07.10.1920 (1920 to 1930)	William Bramwell Booth (Director of the Local Work of the Salvation Army)	-	-
08.09.1930 (1930 to 1946)	The Salvation Army (New South Wales) Property Trust	<b>1930:</b> The site appears unchanged from the previous aerial photograph.-	Residential
30.03.1946 (1946 to 2017)	Reginald Arthur Burrows (Boilermaker) Betty Joyce Burrows (Married Woman)	<b>1950 To Date:</b> The site appears unchanged from the previous aerial photograph.-	
10.02.2017 (2017 to 2017)	Betty Joyce Burrows	-	
28.02.2017 (2017 to 2017)	Michael Francis Burrows (Executor of the estate of Betty Joyce Burrows)	-	
14.06.2017 (2017 to Date)	# Allam Family Pty Ltd	-	
<b>Regards As Lot 10 in DP3431</b>			
20.12.1879 (1879 to 1905)	Matthew Henry Stephen (Solicitor)	-	-
26.06.1905 (1905 to 1911)	Sarah Standen (Married Woman)	-	-
17.08.1911 (1911 to 1958)	Ada Bignall (Married Woman)	-	-
10.10.1958 (1958 to 1963)	Betty Gloria Callow (Married Woman)	<b>1961:</b> A structure appears to have been developed onsite likely to be a dwelling.	Residential
06.03.1963 (1963 to 1983)	Stepan Smerechuk (Shopkeeper) Anna Smerechuk (Married Woman)	<b>1982:</b> The site appears unchanged from the previous aerial photograph.	

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
18.08.1983 (1983 to 2006)	Stepan Smerechuk	<b>1990:</b> The site appears unchanged from the previous aerial photograph.--	
22.12.2006 (2006 to 2008)	Oksana Maria Smerechuk Marta Orysia Smerechuk		
01.05.2008 (2008 to Date)	# Sami Mohssen Allam	<b>2016:</b> The site appears unchanged from the previous aerial photograph.--	

Notes: # Denotes Current Registered Proprietor

**Leases & Easements:**

- Nil

In summary, review of land titles records and historic aerial photography showed that the current residential dwelling occupied the site from at least the 1930's to date. Between 1930 and 1961 aerial photograph, shows both dwelling has been developed for residential purposes and has remained with no major change until the current date.

### 3.2 SURROUNDING LANDS HISTORICAL AERIAL PHOTOGRAPHY REVIEW

As part of the Site Land Titles Information / Historic Aerial Review, an assessment of surrounding land uses using historical aerial photographs sourced from NSW Land and Property Information was carried out. A summary of the pertinent information identified at surrounding land parcels from the reviewed aerial photography is presented in **Table 3-2**.

**Table 3-2 Summary of Aerial Photograph Review**

Aerial Photograph	Surrounding land uses based on historical aerial photographs
1930 6 March 1930, B/W	The site area was well established with residential properties. Vacant land was observed surrounding to the site.
1951 May 1951, B/W	The density of buildings within 1 km radius continues to increase. Some vacant land is observed in all directions.
1961 1961, B/W	Surrounding land use appears unchanged from the previous aerial photograph, with the exception of vacant land located to Lot 9 (Current site know as property number 71) observed to be occupied by a building, likely to be the current dwelling.
1982 9 August 1982	Most of surrounding land has been occupied, due to the age of the photo is not clearly visible. However, it is likely that buildings are residential type structures according to the 1961 aerial photograph.
1991 14 August 1991	Surrounding land use in all directions of site remains primarily unchanged from previous aerial photograph.
1999 4 May 1999	Surrounding land use in all directions appeared to be predominantly unchanged from previous aerial photograph.
2016 6 April 2016	Surrounding land use in all directions of site remains primarily unchanged from previous aerial photograph.

### 3.3 COUNCIL INFORMATION

Site history records held by Cumberland Council were not available at the time of this assessment. These records have been requested from Council and once received if there are any issues raised, this PSI report will be amended accordingly in the form of an addendum.

### 3.4 CONTAMINATED LAND - RECORD OF NOTICES UNDER SECTION 58 OF CLM ACT (1997)

An on-line search of the contaminated land public record of EPA Notices was conducted on 20 April 2018.

The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the *Contaminated Land Management Act 1997* (CLM Act);
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority (EPA) has not been revoked;
- Site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by NSW EPA under Section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act).

The search confirmed that the site known as 65-70 Kerrs Road, Lidcombe NSW and lands in its close proximity (within 500 m), are not subject to any regulatory notices issued by the NSW EPA.

#### 3.4.1 List of NSW contaminated sites notified to EPA

A search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 1997 was conducted on 20 April 2018. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the NSW EPA.

The search confirmed that the site known as 65-70 Kerrs Road, Lidcombe NSW and lands in its close proximity (within 500 m), are not subject to any regulatory notices issued by the NSW EPA:

#### 3.4.2 POEO Public Register

A search of the Protection of the Environment Operations (POEO) Act public register was conducted on 20 April 2018. The public register contains records related to environmental protection licences, applications, notices, audits, pollution studies, and reduction programmes. The search identified that there are no records under the POEO public register for the site known as 65-70 Kerrs Road, Lidcombe NSW and lands in its close proximity (within 500 m).



## 4. ASSESSMENT

### 4.1 OVERVIEW

The primary purpose of this assessment is to evaluate the environmental and human-health risks associated with potential contamination at the site. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour or groundwater contamination, and building fabrics containing hazardous materials; which may require that the site be remediated prior to any redevelopment.

For the purposes of producing a qualitative assessment of risk, the degree of contamination risk at this site is indicated in this section with due regard for site contamination experienced on typical residential sites in the Sydney metropolitan area.

Since this assessment is based on the findings of a preliminary site investigation, which did not involve intrusive activities of sampling and analysis of soils, soil vapours or groundwater, risks have been assessed based on:

- Information gleaned from the site history searches in relation to previous land uses and anecdotal findings relating to operational activities, the type of materials handled on the site and their packaging;
- Site surface conditions, as deduced from visual observations;
- Anecdotal evidence regarding management practices on the site;
- The geological and hydrological setting of the site; and
- Professional judgement based on previous experience on similar commercial/residential sites.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site.

Nevertheless, the information provided in this report may be sufficient to define the risks associated with potentially impacted soils, soil and groundwater at the site.

### 4.2 HISTORICAL SITE USE AND GENERIC RISKS

Historical records and site walkover observations indicate that buildings have been present on the site since at least 1930, and due to the age of the building, hazardous material (such as ACM and Lead paint) may be present.

Observations from the site walkover noted the presence of potentially hazardous building materials, such as fibre cement sheeting and fragments (Potential ACM) noted on sheds at the back rear, building structure (such as roof eave) and soil along the eastern boundary of the site.

Given the nature of the proposed development works and end layout of the site, and the historic residential use of the land, a number of generic risks need to be taken into account in assessing potential contamination of the property. The assessment of these risks in relation to this site is outlined in **Table 4-2**.

**Table 4-1 Assessment of contamination risk from potential sources**

Potential Sources	Impacted Medium	Potential Contaminants of Concern	Likelihood for Contamination to Occur and Influence End Use of the Proposed Development
Imported fill soils of unknown origin distributed across the site.	Soil and groundwater	HM, TRH, PAH, BTEX, OC/OP pesticides, PCB and asbestos	<p><b>Medium</b></p> <p>The thickness and quality of potential filling in soils can only be assessed by intrusive soil investigation and sampling.</p> <p>Vertical migration of contamination (if present) to deeper soils and underlying groundwater is possible. If contamination is present, however, this is likely to be influenced by the extent and quality of filling used and the low permeability of underlying residual soils.</p>
Potential contamination associated with vehicular parking.	Soils and groundwater	HM, TRH, BTEX, PAH, VOCs,	<p><b>Low</b></p> <p>Migration of contamination to subsurface soils maybe limited by the presence of hardstand onsite, however, spillages from parked vehicles could potentially have seeped through exposed soil areas and weathered pavement surfaces. It is expected that contamination, if present, is likely to be localised.</p>
Weathering of building structures	Soils	HM and asbestos	<p><b>Medium</b></p> <p>Migration of contamination to subsurface soils is generally limited to the immediate area surrounding the structures present onsite. Due to hardstand coverage of site surfaces, potential contamination of site soils from weathered building fabrics is expected to be low.</p>
Hazardous materials present in current site structures.	Soils	Lead, PCBs and asbestos	<p><b>Medium</b></p> <p>Due to the age of the site structures, a Hazardous Materials Survey (HMS) should be completed prior to demolition to identify any hazardous building products in the existing structures. The HMS will assist with establishing the appropriate control measures for implementation during demolition to protect human health and to also assist with procedures for minimising potential secondary contamination of site soils.</p>
Potential soil contamination from uncontrolled demolished former site structures.	Soil	Asbestos and HM	<p><b>Medium</b></p> <p>Demolition of former residential structures occurred between 1930 and 1943. If hazardous building materials were used in former structures, there is potential for contamination of site soils as a result of uncontrolled demolition.</p>
Potential on-site use of pesticides former building footprints.	Soils	HM, PCBs and OC/OP pesticides	<p><b>Low</b></p> <p>Any impacts, should they be present, would likely be present beneath existing structures, and limited to shallow soils considering the nature of the application.</p>
The potential onsite migration of contamination (soil and groundwater) from unknown offsite sources.	Soil and Groundwater	HM, TRH, PAH, BTEX, VOCs	<p><b>Low</b></p> <p>Potential offsite contamination sources were identified on the NSW EPA public registers in proximity to the site. In addition, contemporary operations on neighbouring properties were noted to be are typically commercial in nature. We also know that the properties identified were located down-gradient to the site meaning there is a low risk of contamination migrating onto the site.</p>

#### **4.3 TOXICITY OF HAZARDOUS MATERIALS & RISK OF SIGNIFICANT SPILLAGE/PRODUCT RELEASE**

The available historical information indicates that potential contamination risks associated with past use typically relate to hazardous building materials (such as ACM and Lead paint). As highlighted in **Section 2.5**, potential ACM fragments were observed on the soil surface at the eastern and central north boundary area of the site.

There is no evidence of large scale storage and use of chemicals or industrial manufacturing to have occurred at the site.

## 5. CONCEPTUAL SITE MODEL

### 5.1 OVERVIEW

In accordance with NEPM (2013) *Schedule B2 – Guideline on Site Characterisation* and to aid in the assessment of data collection for the site, EI developed a preliminary conceptual site model (CSM) assessing plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for identifying data gaps in the existing site characterisation and future site assessments. Potential contamination sources, exposure pathways and receptors that were considered relevant for this assessment are summarised along with a qualitative assessment of the potential risks posed by complete exposure pathways in **Table 4-1**.

### 5.2 POTENTIAL CONTAMINATION SOURCES

Based on the PSI findings potential contamination sources are as follows:

- Imported filling of unknown origin and quality;
- Weathering of exposed building structures including, painted surfaces and metallic objects and cement-fibre sheeting;
- Hazardous building materials (e.g. ACM, lead paint) within existing site structures;
- Impacts from uncontrolled demolition of historic site structures;
- Long-term application of pesticides onsite, particularly beneath building footprints; and,
- Migration of contamination onto the site from adjoining lands.

### 5.3 CONTAMINANTS OF POTENTIAL CONCERN

Based on the findings of the PSI, the chemicals of potential concern (COPC) at the site are:

- Soil - heavy metals (HM), total recoverable hydrocarbons (TRH), the monocyclic aromatic hydrocarbon compounds *benzene*, *toluene*, *ethyl-benzene* and *xylene*s (BTEX), volatile organic compounds (VOC), polycyclic aromatic hydrocarbons (PAH), organochlorine and organophosphorus pesticides (OCP/ OPP), polychlorinated biphenyls (PCB), and asbestos.

### 5.4 POTENTIAL SOURCES, RECEPTORS AND EXPOSURE PATHWAYS

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised in **Table 5-1**.

**Table 5-1 Conceptual Site Model**

Potential Sources	Impacted Media	Chemicals of Potential Concern	Transport mechanism	Exposure Pathway	Potential receptor
Fill soils of unknown origin and quality, Long-term application of pesticides onsite, particularly beneath building footprints Impacts from uncontrolled demolition of historic site structures, Weathering of building structures, Spills from parked vehicles.	Soil	HM, TRH, PAH, OCP/OPP, PCB, BTEXN, F1 and F2 TRH, BTEXN and VOCs	Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment Atmospheric dispersion from soil to outdoor and indoor air spaces Volatilisation of contamination from soil and diffusion to indoor air spaces Plant uptake of contamination present in root zone	Ingestion Dermal contact Inhalation of dust particulates Inhalation dust particulates Inhalation of vapours from impacted soil Plant uptake	Construction and maintenance workers End users of the site post redevelopment Future ecological receptors (e.g. site vegetation in landscaped areas post redevelopment) Construction and maintenance workers
Building fabrics containing hazardous materials	-	Lead, PCB and asbestos	Release of hazardous materials during uncontrolled demolition of building fabrics	Ingestion; Dermal contact; Inhalation of airborne contaminants	

## 5.5 DATA GAPS

Based on the CSM derived for the site, and the qualitative assessment of risks (**Section 4.2**), the following data gaps have been identified:

- Uncertainty in regards to contaminant levels in imported fill materials, which are of unknown origin and quality;
- Uncertainty with regard to long-term application of pesticides onsite, particularly beneath building footprints
- Uncertainty in regards to weathering of building structures (i.e. painted surfaces, metallic structures, cement-fibre sheeting, etc.);
- Uncertainty in regards to potential burial of ACM resulting from onsite demolition of former structures;
- Uncertainty in regards to spills and leaks arising from parked vehicles;
- Uncertainty in regards to building materials used in inaccessible areas and the possibility of ACM or HM presence

## 6. CONCLUSIONS

The property located at 65-71 Kerrs Road, Lidcombe NSW was the subject of a Preliminary Site Investigation. The investigation was performed to evaluate potential for on-site contamination associated with current and former land uses as part of a DA for the proposed development which requires demolition of existing and construction of and the construction of a multi-storey residential boarding house overlying a single level basement.

Based on the findings of this assessment, it is concluded that:

- Historical records indicated that existing building was constructed before 1930 and possibly before 1900s. The existing dwelling and shed occupies approximately 35% of the site footprint. Some alterations and additions of structures to the site (i.e. shed) are inferred to have occurred between the 1960's and 1980's.
- The predominant use of the site from 1979's until present has been residential. There was no evidence of underground storage tanks or chemical storage at the site. There was no evidence that manufacturing occurred. Soils were noted to consist of filling materials, with multiple of potential fragments ACM.
- An application to access records held by Cumberland Council was initiated on 12 April 2018 however, Council approval was still pending at the time of report writing. Should pertinent information be identified upon receipt of Council records, an addendum to the PSI will be prepared and issued.
- The site and surrounding properties are not reported as being subject to regulation in relation to environmental impacts, as documented in the NSW EPA/OEH public registers;
- The site walkover inspection and the historical research enabled the design of a conceptual site model (CSM), and subsequent qualitative risk assessment of environmental concern, found that:
  - Imported filling of unknown origin and quality;
  - Weathering of exposed building structures including, painted surfaces and metallic objects and cement-fibre sheeting;
  - Hazardous building materials (e.g. ACM, lead paint) within existing site structures;
  - Impacts from uncontrolled demolition of historic site structures;
  - Long-term application of pesticides onsite, particularly beneath building footprints; and,
  - Migration of contamination onto the site from adjoining lands.

Taking into account the above considerations and subject to the statement of limitation (**Section 8**), EI conclude that there is potential for contamination to be present on site. With consideration given to the nature of the proposed land use and potential contamination risks to end users of the site, a Hazardous Materials Survey of existing site structures, as well as a detailed site investigation (DSI) will be required to characterise soils and ascertain the presence of any contamination onsite. EI consider that the site can be made suitable for the proposed use, subject to the implementation of recommendations detailed in **Section 7**

## 7. RECOMMENDATIONS

EI consider that the site can be made suitable for the proposed development, subject to the following recommendations:

- A Hazardous Materials Survey should be completed by a suitably qualified and experienced consultant, before commencement of demolition works, to identify any hazardous materials present within the building structure. All identified hazardous materials must be appropriately managed and to maintain worker health and safety during site construction works;
- Completion of a Detailed Site Investigation (DSI) to characterise site soils to provide baseline data for evaluation of any remedial and management requirements that may be necessary to allow the site to be made suitable for the proposed residential development. Due to current access restriction on the site posed by existing structures, we recommend that the investigation be completed following demolition, as it is EI's opinion that the access constraints that currently exist will reduce the quality of the investigation. EI recommend that the requirements for the execution of the DSI are incorporated within DA consent conditions.



## 8. STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of Ace Demolition & Excavations Pty Ltd, who is the only intended beneficiary of EI's work. The scope of the investigations carried out for this report is limited to those agreed with Ace Demolition & Excavations on 5 April 2018.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of historical site use and current use of the site. Due to the preliminary nature of this assessment, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities, but for which the requested information is still pending.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

## REFERENCES

Chapman, G.A. and Murphy, C.L. (1989) Soil Landscapes of the Sydney 1:100,000 sheet, Soil Conservation Service of NSW, Sydney, September 1989.

DMR (1987) Sydney 1:100,000 Geological Series Sheet 9131 & 9132 (Edition 1). Geological Survey of New South Wales, Department of Mineral Resources.

EPA (2014) Waste Classification Guidelines, NSW EPA, November 2014;

NEPM (2013) Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 Guideline on site-specific health risk assessments, National Environmental Protection (Assessment of Site Contamination) Measure 1999, National Environmental Protection Council, December 1999, Amendment 2013;

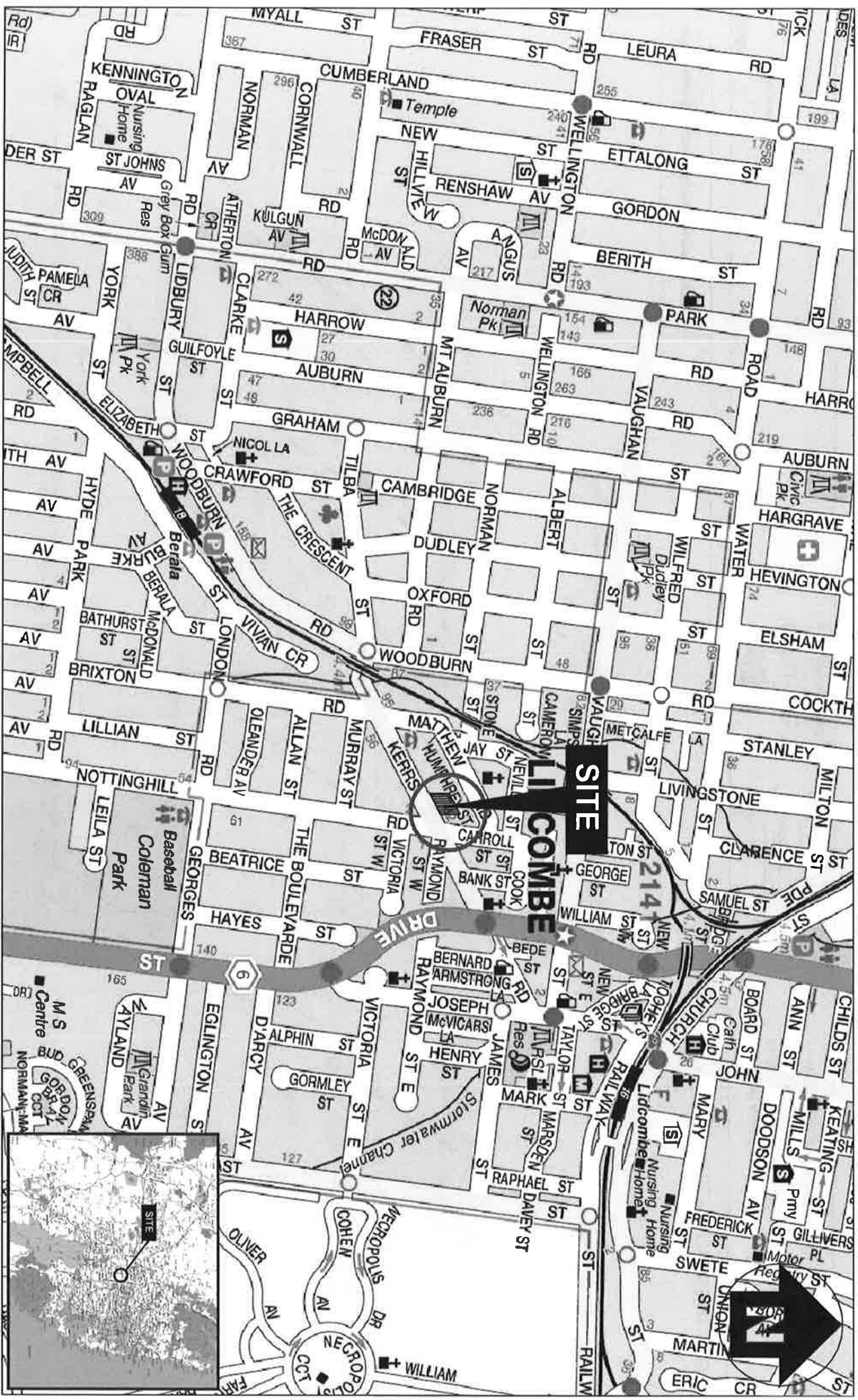
OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites, NSW Office of Environment and Heritage (OEH), OEH 2011/0650, 23 p; and

SEPP 55 (1997) State Environment Protection Policy 55, Remediation of Land under the Environmental Planning and Assessment Act 1997.

## ABBREVIATIONS

ACM	Asbestos Containing Material
AHD	Australian Height Datum
ASS	Acid sulfate soils
AST	Aboveground Storage Tank
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
CLM	Contaminated Land Management
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
DA	Development Application
DCP	Development Control Plan
DEC	Department of Environment and Conservation, NSW
DECC	Department of Environment and Climate Change, NSW (formerly DEC)
DP	Deposited Plan
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
HM	Heavy Metals
km	Kilometres
LEP	Local Environmental Plan
m	Metres
MAH	Monocyclic Aromatic Hydrocarbon
mAHD	Metres relative to Australian Height Datum
mBGL	Metres Below Ground Level
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
OCP	Organochlorine Pesticides
OEH	Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)
OPP	Organophosphate Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
POEO	Protection of Environment Operations
PSI	Preliminary Site Investigation
RL	Reduced Level
SS	State Survey
TPHs	Total Petroleum Hydrocarbons
TRHs	Total Recoverable Hydrocarbons
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

## FIGURES



**eiaustralia**

Contamination | Remediation | Geotechnical

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Drawn:

A.C

Approved:

B.A.

Date:

7-05-18

Scale:

Not To Scale

## Ace Demolition and Excavation Pty Ltd

Preliminary Site Investigation

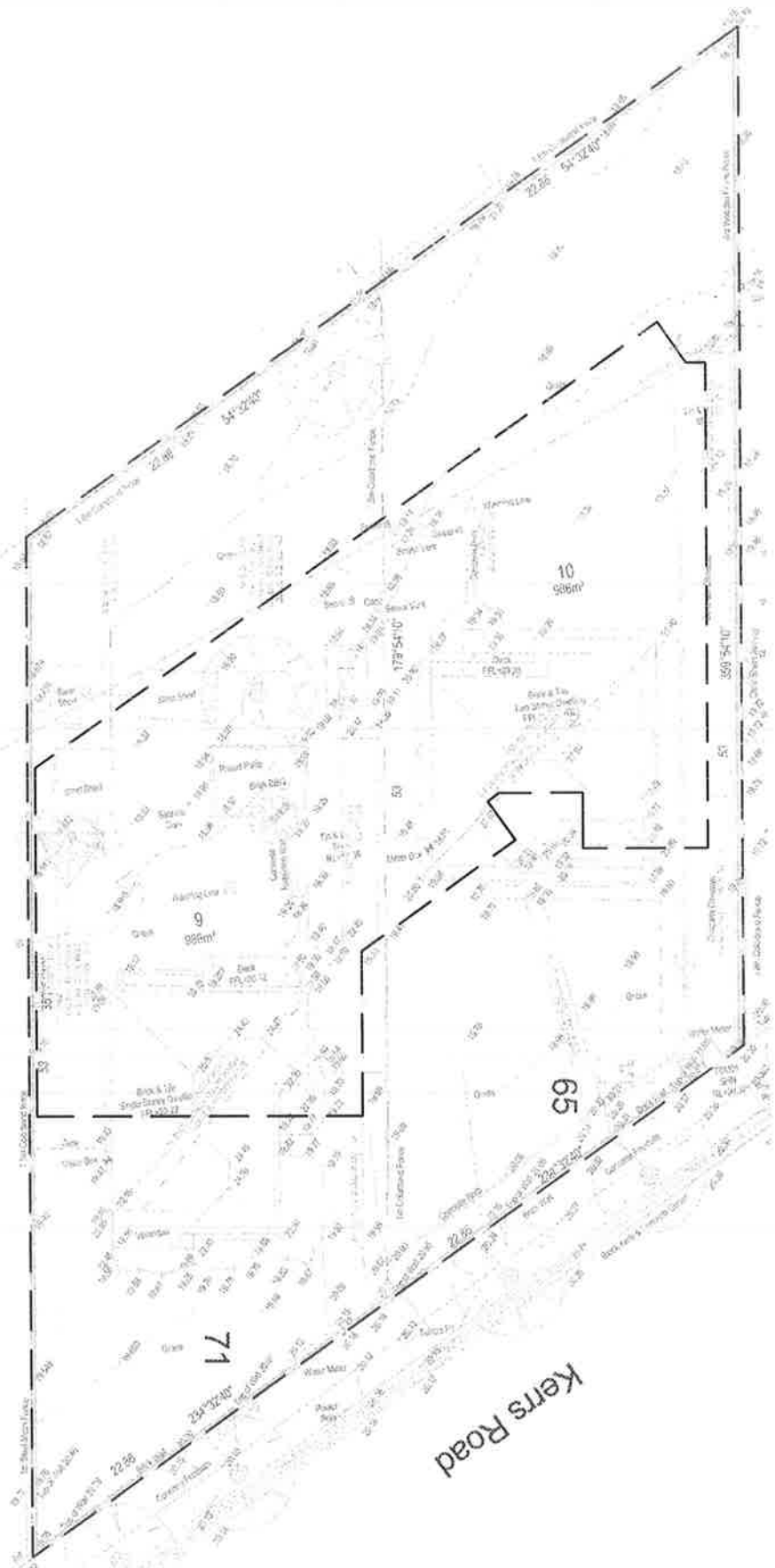
65-71 Kerrs Road, Lidcombe NSW

Site Locality Plan

Figure:

1

Project: E23794\_E01\_Rev0



Map Source: MOMA Architecture, Job No. A16001, Drawings No. A0.03, Dated on: 06/04/2018

# LEGEND

- - - Approximate site boundary
- - - Approximate proposed basement boundary



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Date:	26-06-18

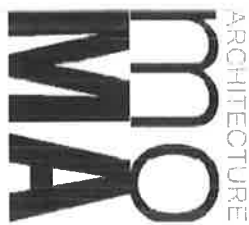
**Ace Demolition and Excavation Pty Ltd**  
Preliminary Site Investigation  
65-71 Kerrs Road, Lidcombe NSW  
Sampling Location Plan

Figure:  
**2**

Project: E23794.ED1\_Rev1

## **APPENDIX A**

### **Proposed Development Plans**



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DEVELOPMENT APPLICATION ISSUE (A1)

PROPOSED RESIDENTIAL DEVELOPMENT  
65-71 KERRS ROAD

PLANNING SUMMARY

PROPOSED GROSS FLOOR AREA SUMMARY

SITE AREA	1972m <sup>2</sup>
MAX GFA	N/A
GROUND	515.9m <sup>2</sup>
LEVEL 1	567.9m <sup>2</sup>
LEVEL 2	286m <sup>2</sup>
TOTAL PROPOSED AREA	1372.8m <sup>2</sup>

PROPOSED UNIT NUMBER SUMMARY

GROUND	16 UNITS (INC. 1 ACC. UNIT & 1 MANAGER UNIT)
LEVEL 1	19 UNITS (INC 1 ACC.)
LEVEL 2	10 UNITS (INC. 1 ACC.)
TOTAL PROPOSED UNITS	45 UNITS

DRAWING LIST

A 0.00	COVER
A 0.02	SITE LOCATION / ANALYSIS
A 0.03	DEMOLITION PLAN / SEDIMENT CONTROL PLAN
A 1.01	SITE/ROOF PLAN
A 1.02	BASEMENT 1
A 1.03	GROUND LEVEL
A 1.04	LEVEL 1
A 1.05	LEVEL 2
A 2.00	SOUTH WING ELEVATIONS
A 2.01	NORTH WING ELEVATIONS
A 3.00	SECTIONS
A 5.01	ACCESSIBLE UNIT DETAIL

COMPLIANCE TABLE

REQUIREMENTS	CONTROL	PROPOSED	COMPLIANCE
SEPP	SEPP (AFFORDABLE RENTAL HOUSING) 2009		
ZONING	R2 LOW-DENSITY RESIDENTIAL		
FSR	N/A	N/A	N/A
HEIGHT OF BUILDING	MAX 9M	9m	✓
SITE SIZE	MIN. SITE SIZE	N/A	N/A
COMMON ROOM	MIN.1 REQUIRED FOR 5 OR MORE BOARDING ROOMS	1 PROPOSED	✓
LANDSCAPED AREA	COMPATIBLE WITH STREETSCAPE	AS PER LANDSCAPE SUMMARY ON LHS	
SOLAR ACCESS	MINIMUM 3HRS TO ONE COMMON ROOM IN MID WINTER	MIN. 3HRS	✓
CAR PARKING	0.4 PER BOARDING ROOM = 19 SPACES (BASED ON 45 UNITS) (INCLUDING 3 ACCESSIBLE SPACES & 1 MANAGER'S SPACE) 1 BIKE SPACE PER 5 ROOMS = 9 SPACES (BASED ON 45 UNITS) 1 MOTORBIKE PER 5 ROOMS = 9 SPACES (BASED ON 45 UNITS)	19 SPACES (INCL. 3 ACC.) 9 SPACES 9 SPACES	✓
BUILDING MANAGER	CAPACITY OF 20 BOARDERS = MIN. 1 MANAGER	1 UNIT (G01)	✓
ACCESSIBILITY (DCP)	3 ACCESSIBLE UNITS	3 ACC. UNITS	✓
PRIVATE OPEN SPACE	COMMON AREA - MIN. 20m <sup>2</sup> WITH MIN 3m WIDTH MANAGER'S POS - MIN. 8m <sup>2</sup>	179m <sup>2</sup> ON GROUND 9m <sup>2</sup> POS	✓
ACCOMMODATION SIZE	12m <sup>2</sup> MIN SINGLE BED 16m <sup>2</sup> MIN DOUBLE BED excl. KITCHEN & BATHROOM 25m <sup>2</sup> MAX. EXCLUDING SERVICES	MIN. 16m <sup>2</sup> FOR DOUBLE MAX. 19m <sup>2</sup>	✓
DCP	AUBURN DCP 2010		
SITE COVERAGE	MAX. SITE COVERAGE = 65% = 1,281.8m <sup>2</sup>	52% = 1024.6m <sup>2</sup>	✓
LANDSCAPE AREA	N/A		N/A
DEEP SOIL ZONE	MIN. DEEP SOIL AREA = 30% = 591.6m <sup>2</sup>	31.9% = 623.4m <sup>2</sup>	✓





Legend:

- SITE LOCATION
- DISTANCE FROM BUS-STOP INDICATION
- DISTANCE FROM TOWN CENTRE INDICATION

Issue	Description	Date
A	ISSUE FOR COORDINATION	06.04.2016
A1	ISSUE FOR COORDINATION	05.06.2018

Client Name  
**ACE DEMOLITION PTY LTD**

Drawing Title  
**SITE LOCATION / ANALYSIS**

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Nominated Architects  
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Project Name  
**65-71 KERRS ROAD LIDCOMBE**



Job No.	Scale	Drawing no.	ISSUE
A17037	NTS@A3	A 0.02	A1



**SOIL CONSERVATION NOTES**

A. PRIOR TO ANY CLEARING OR EXCAVATION AT THE ABOVE LOCATIONS, A SOIL CONSERVATION PLAN MUST BE SUBMITTED TO THE LOCAL COUNCIL FOR APPROVAL. THE PLAN MUST SHOW THE LOCATION OF ANY EXISTING OR PROPOSED EROSION CONTROL MEASURES AND THE LOCATION OF ANY EXISTING OR PROPOSED EROSION CONTROL MEASURES.

**B. DRAINAGE CONSTRUCTION**

- 1) STAFF CUT PROTECTION MUST BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
- 2) NEWLY CONSTRUCTED PITS SHALL BE PROTECTED FROM ANY SEDIMENT ENTRY.
- 3) ONCE A SLOPE IS STABILIZED, PROTECTION SHALL BE REMOVED WITHOUT COUNCIL APPROVAL.
- 4) AFTER EACH STORM, ALL SEDIMENT TRAPS SHALL BE CHECKED AND CLEARED OF SEDIMENT.
- 5) OPEN AREAS OF SEDIMENT CONTROL AS ANY BEING BY THE COUNCIL SHALL BE COMPLETED WITHIN 14 DAYS.

NOTE: THIS PLAN IS IN COMPLIANCE WITH THE STORMWATER ENGINEERS DOCUMENT.



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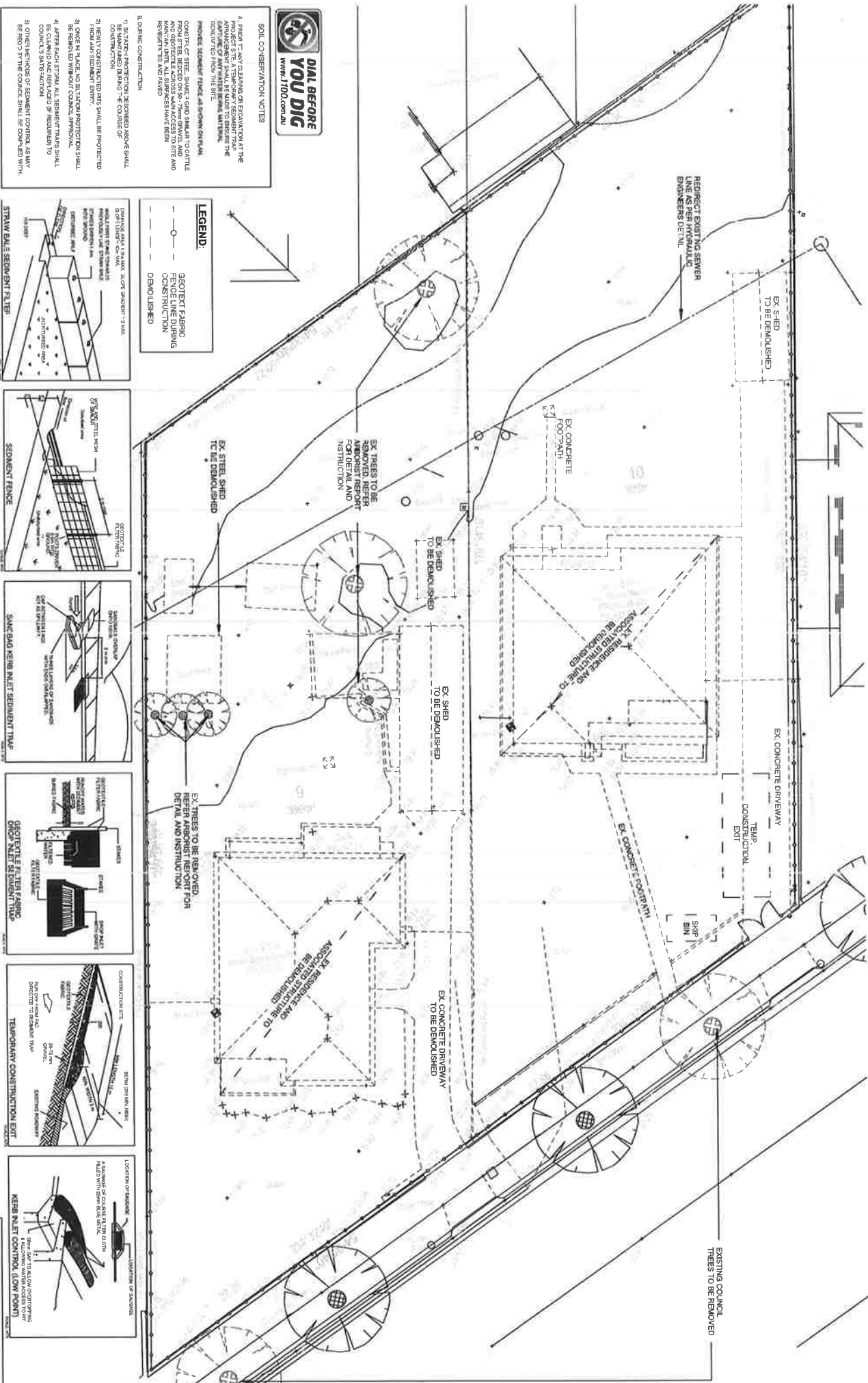
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A2	ISSUE FOR CONSTRUCTION	06.06.2018

Client Name  
**ACE DEMOLITION PTY LTD**  
Project Name  
**65-71 KERRS ROAD LIDCOMBE**



Drawing Title			
<b>DEMOLITION PLAN / SEDIMENT CONTROL PLAN</b>			
Job No.	Scale	Drawing no.	ISSUE
A17097	1:200@A3	A.03	A1

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Issue	Description	Date
A	ISSUE FOR COORDINATION	06.04.2018
A1	ISSUE FOR COORDINATION	05.05.2018

Client Name

ACE DEMOLITION PTY LTD

Project Name

65-71 KERRS ROAD LIDCOMBE

Drawing Title

BASEMENT 1

Job No.

A17037

Scale

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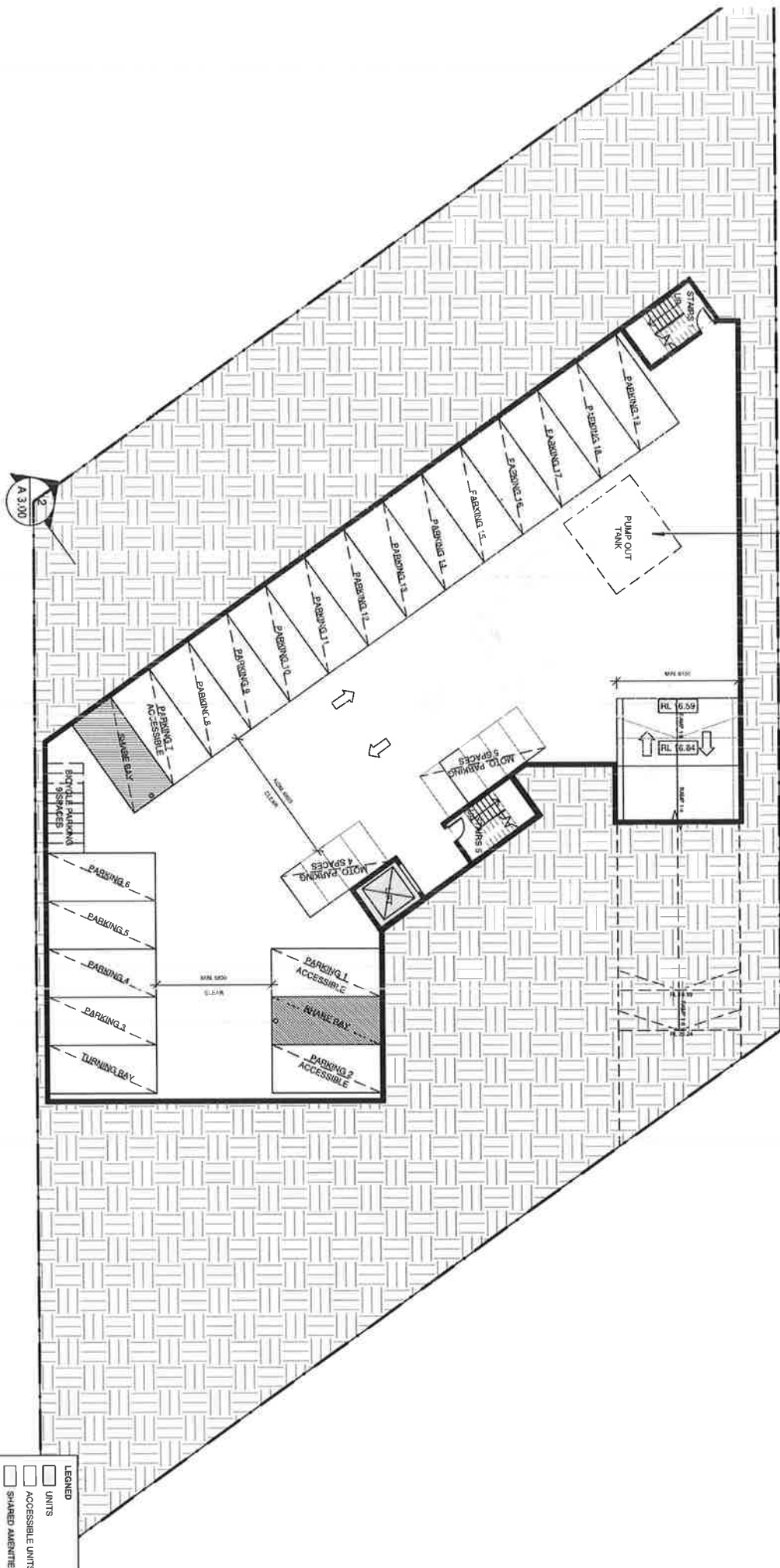
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ISSUE

A1

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<input type="checkbox"/> SHARED AMENITIES
<input type="checkbox"/> LANDSCAPE AREA
<input type="checkbox"/> DRIVEWAY



REFER TO STORMWATER ENGINEERS  
DOCUMENT FOR DETAIL



NOTE: ALL UNIT ENTRY DOORS TO ACHIEVE MINIMUM 800MM CLEAR OPENING TO MEET AS1428.1 REQUIREMENT

NO.10A

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- LEGEND
- UNITS
  - ACCESSIBLE UNITS
  - SHARED AMENITIES
  - LANDSCAPE AREA
  - DRIVEWAY

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A1	ISSUE FOR COORDINATION	05.06.2018

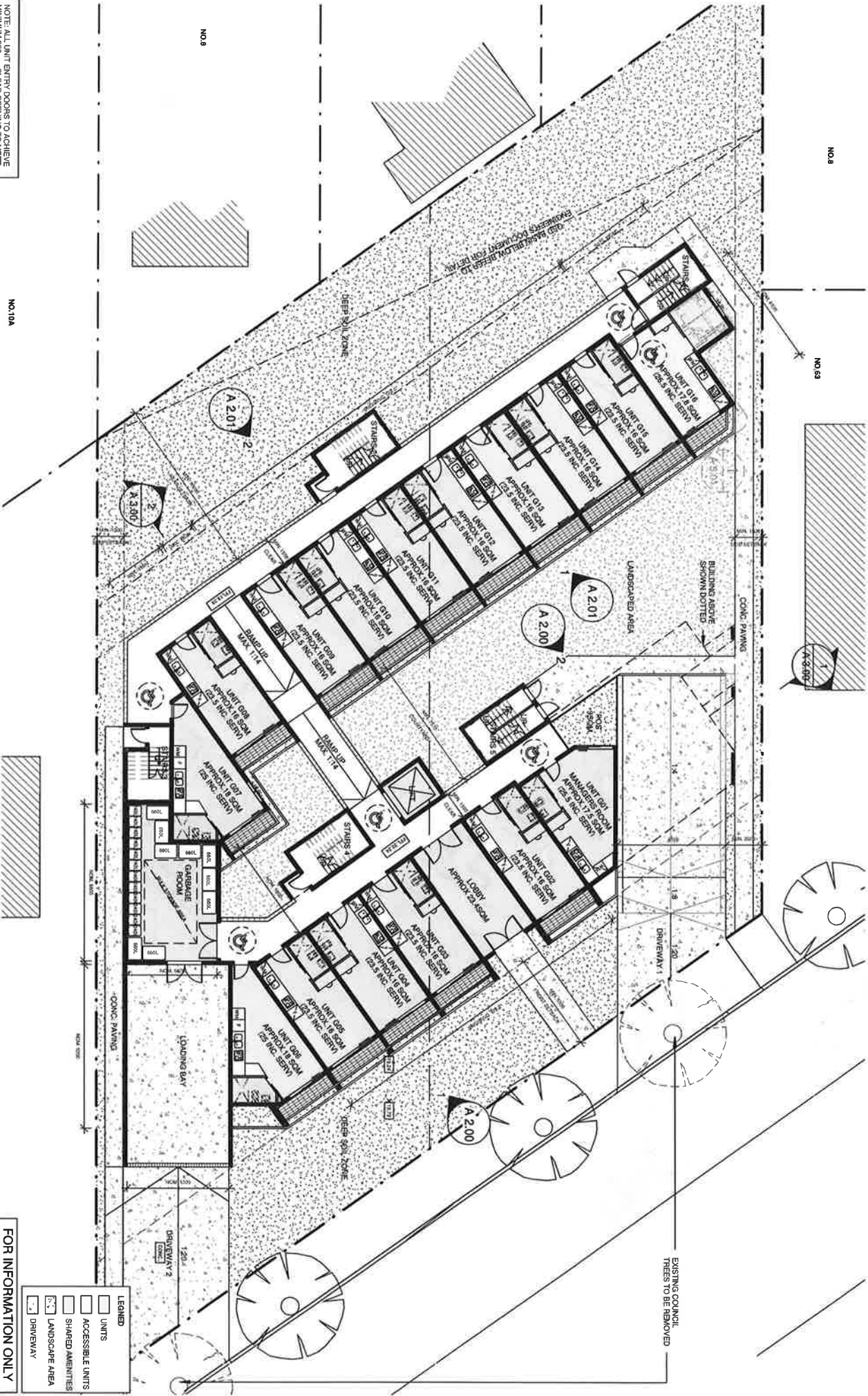
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**ACE DEMOLITION PTY LTD**

Drawing Title  
**GROUND LEVEL**

Job No.	Scale	Drawing no.	ISSUE
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Henry Huang NSW 8992 Eric Kim NSW 9185

Project Name  
**65-71 KERRS ROAD LIDCOMBE**



NO.8

NO.9

NO.6

NO.8

NO.10A

A1

ISSUE FOR COORDINATION

06.04.2018

05.06.2018

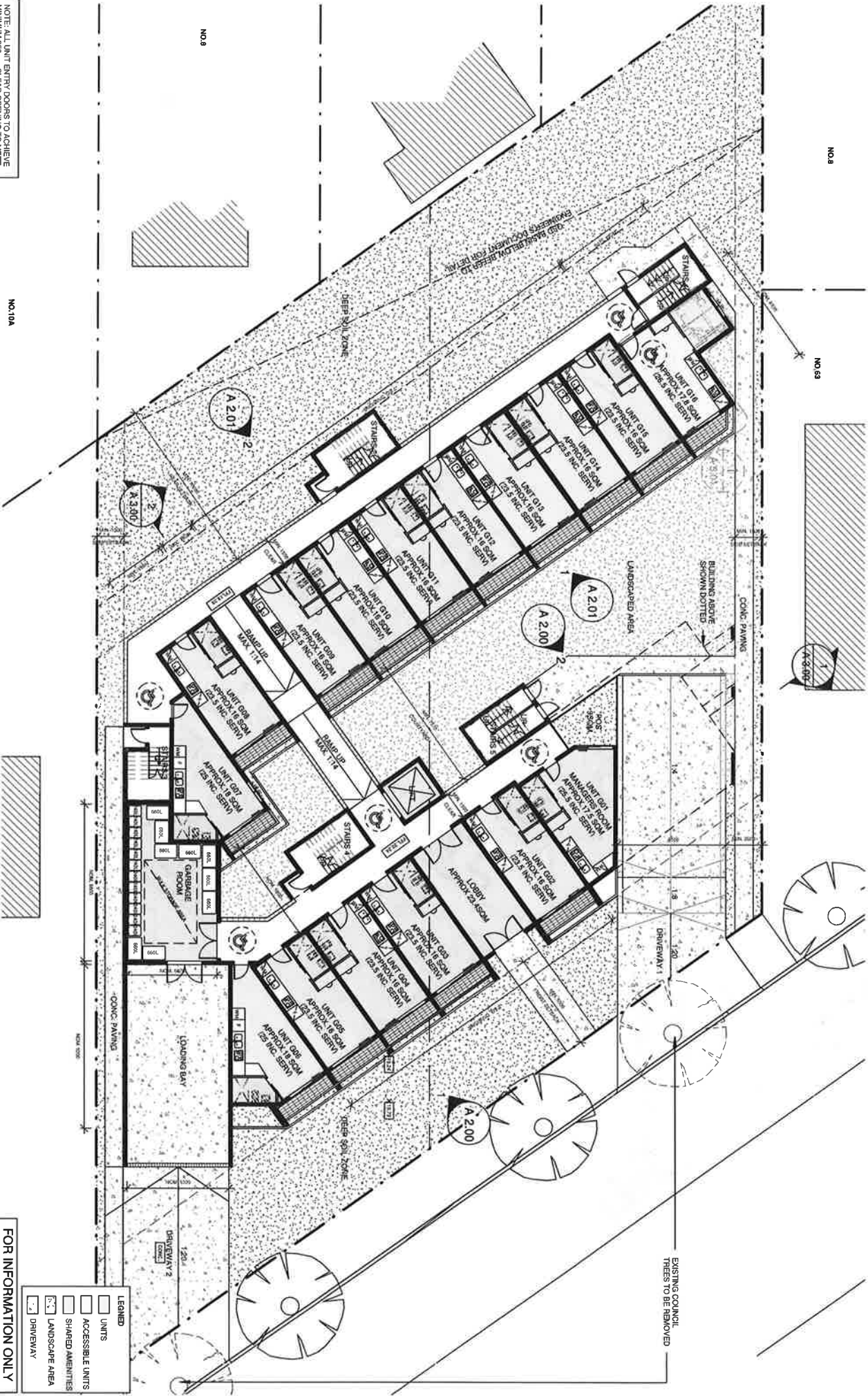
ACE DEMOLITION PTY LTD

GROUND LEVEL

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Project Name  
**65-71 KERRS ROAD LIDCOMBE**



NO.8

NO.9

NO.6

NO.8

NO.10A

A1

ISSUE FOR COORDINATION

06.04.2018

05.06.2018

ACE DEMOLITION PTY LTD

GROUND LEVEL

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NOTE: ALL UNIT ENTRY DOORS TO ACHIEVE  
MINIMUM 1.8M CLEARANCE OPENING TO MEET  
AS1428.1 REQUIREMENT



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Issue	Description	Date
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A1	ISSUE FOR COORDINATION	05.06.2018

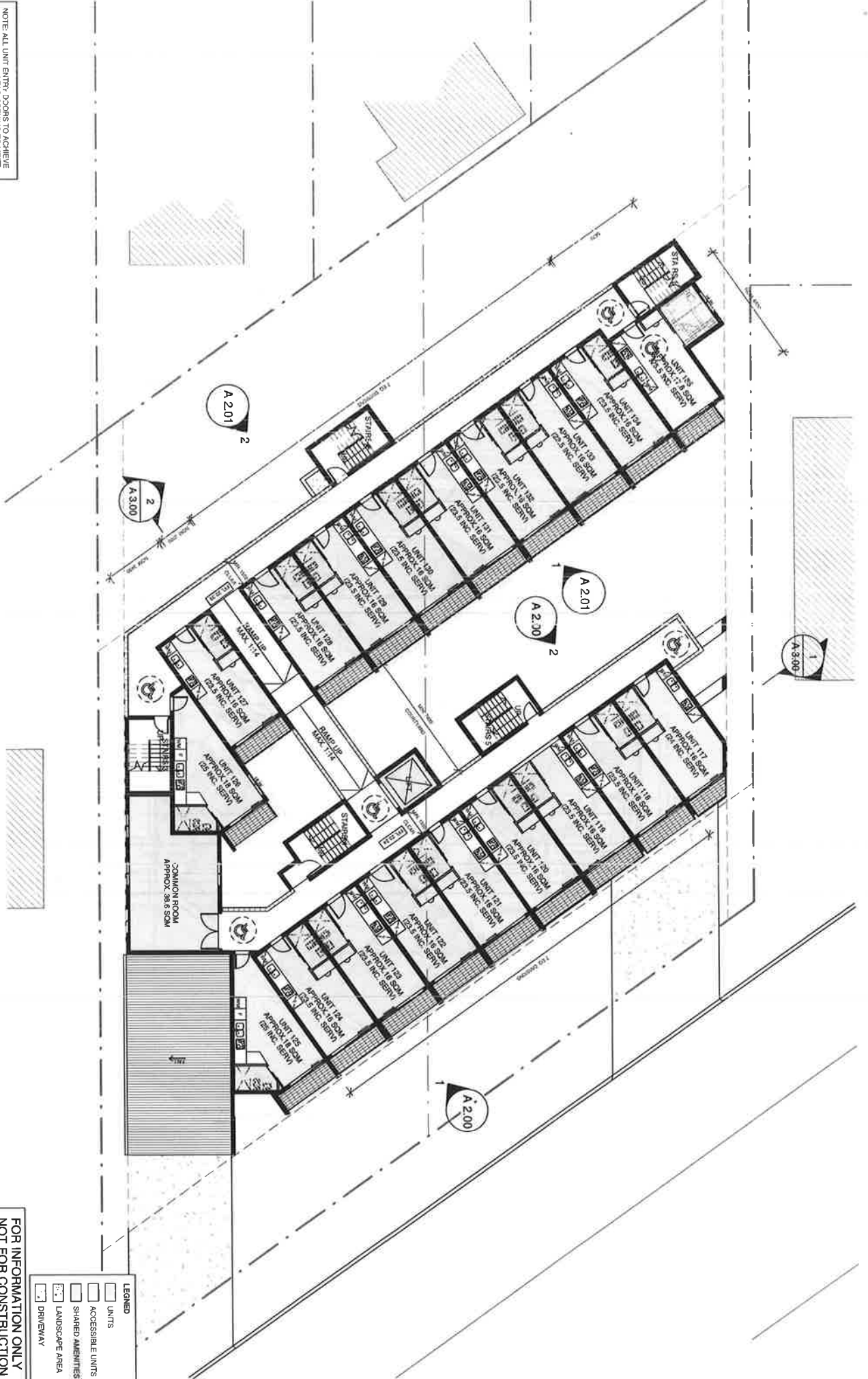
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**ACE DEMOLITION PTY LTD**  
Project Name  
**65-71 KERRS ROAD LIDCOMBE**



Drawing Title			
LEVEL 1	Scale	Drawing no:	ISSUE
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- LEGEND
- UNITS
- ACCESSIBLE UNITS
- SHARED AMENITIES
- LANDSCAPE AREA
- DRIVEWAY



NOTE: ALL UNIT ENTRY DOORS TO ACHIEVE MINIMUM 1800mm CLEAR OPENING TO MEET AS1429.1 REQUIREMENT



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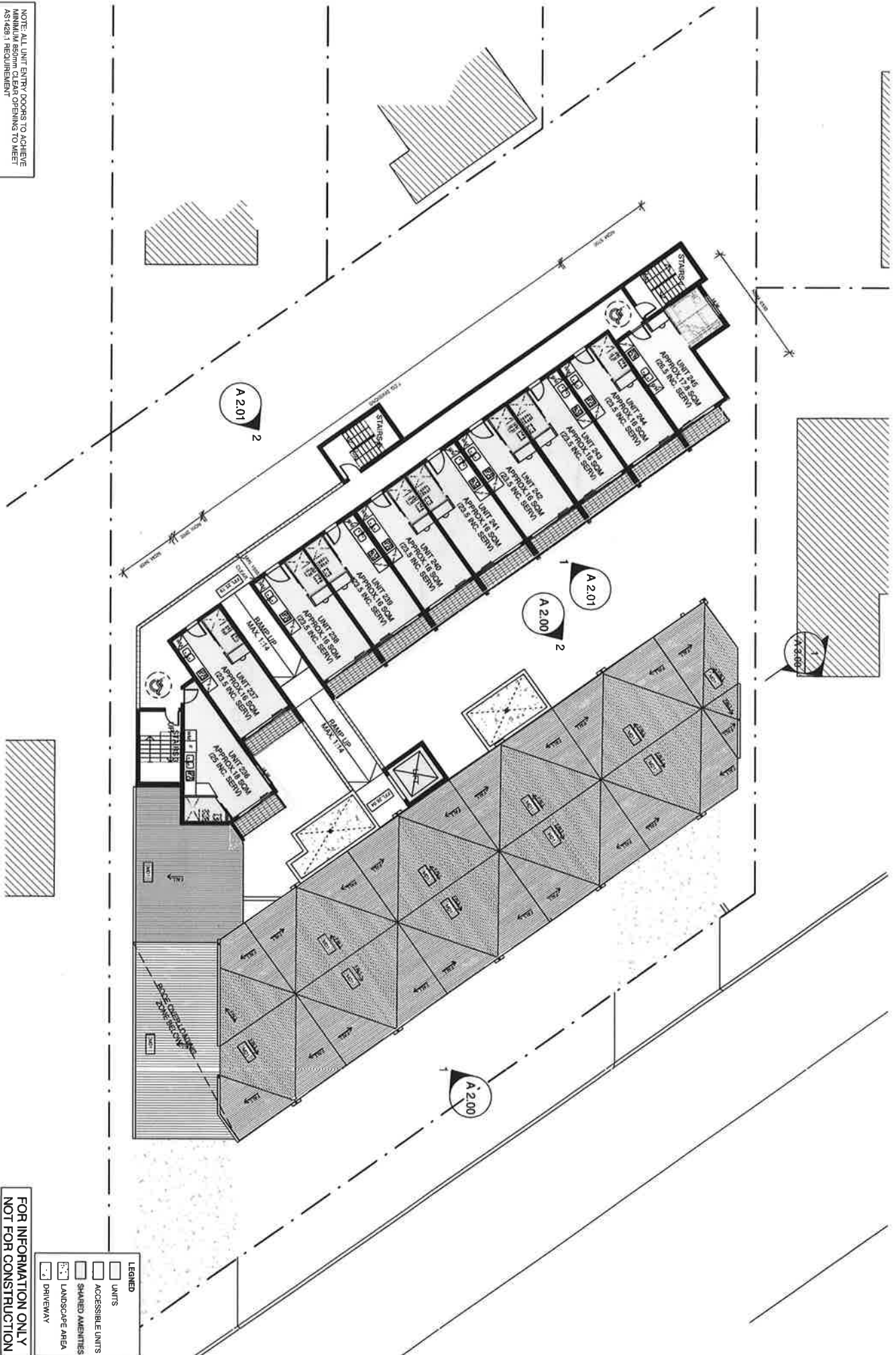
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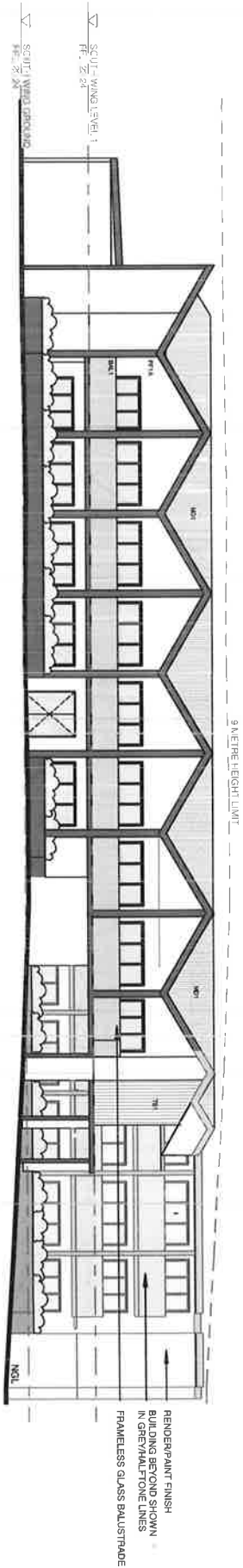
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**ACE DEMOLITION PTY LTD**  
 Project Name  
**65-71 KERRS ROAD LIDCOMBE**

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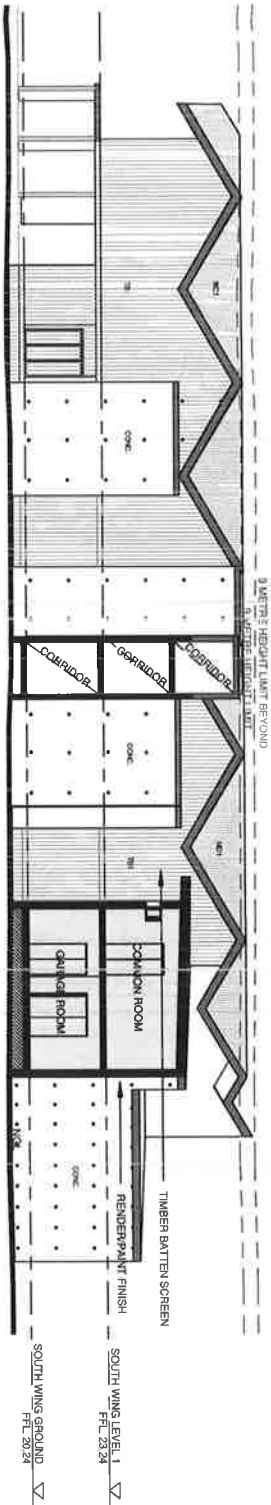
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- LEGEND
- UNITS
  - ACCESSIBLE UNITS
  - SHARED AMENITIES
  - LANDSCAPE AREA
  - DRIVEWAY





1 SOUTH WING - SOUTH ELEVATION (KERRS ROAD)



2 SOUTH WING - NORTH ELEVATION

FOR INFORMATION ONLY  
NOT FOR CONSTRUCTION



t: (02) 6056 7464  
w: [www.themoma.com.au](http://www.themoma.com.au)  
e: [info@themoma.com.au](mailto:info@themoma.com.au)  
a: Suite 20, 33 Waterloo Rd, Macquarie Park, NSW 2113  
Nominated Architects  
Henry Huang NSW 2592

Eric Kim NSW 5185

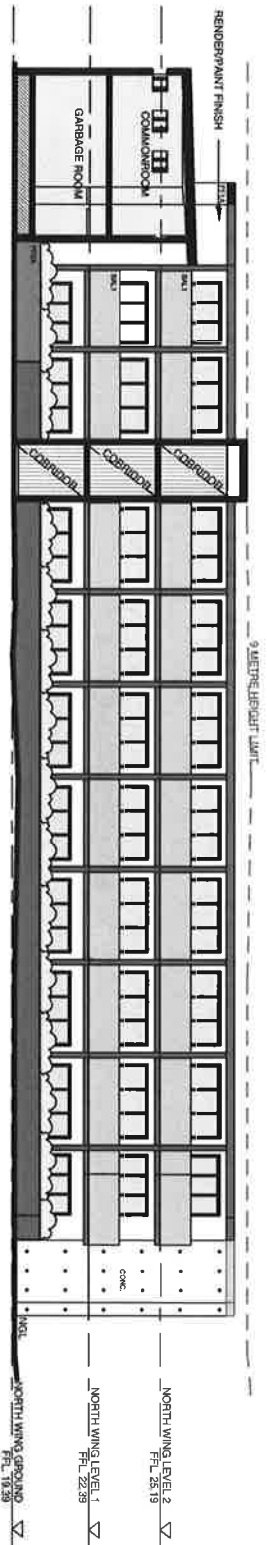
Issue	Description	Date
A	ISSUE FOR COORDINATION	06.04.2018
A1	ISSUE FOR COORDINATION	05.06.2018

Client Name  
**ACE DEMOLITION PTY LTD**

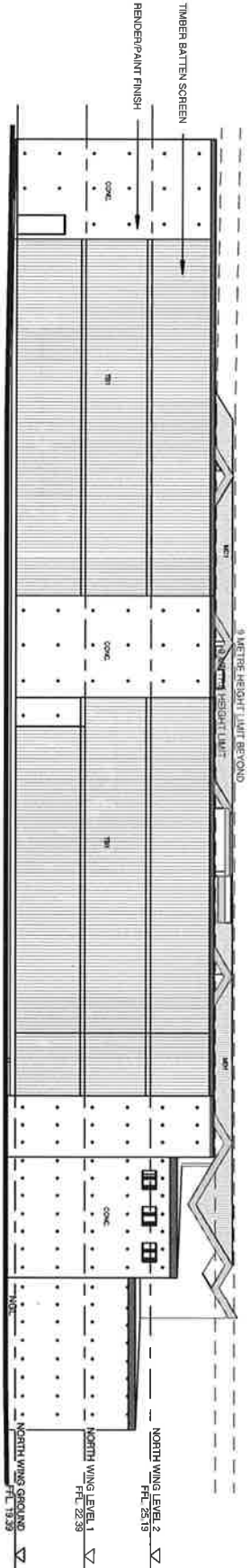
Project Name  
**65-71 KERRS ROAD LIDCOMBE**

Drawing Title		
SOUTH WING ELEVATIONS		
Job No.	Scale	Drawing no.
A17037	1:200@A3	A 2.00
		ISSUE
		A1





1 NORTH WING - SOUTH ELEVATION



2 NORTH WING - NORTH ELEVATION

FOR INFORMATION ONLY  
NOT FOR CONSTRUCTION

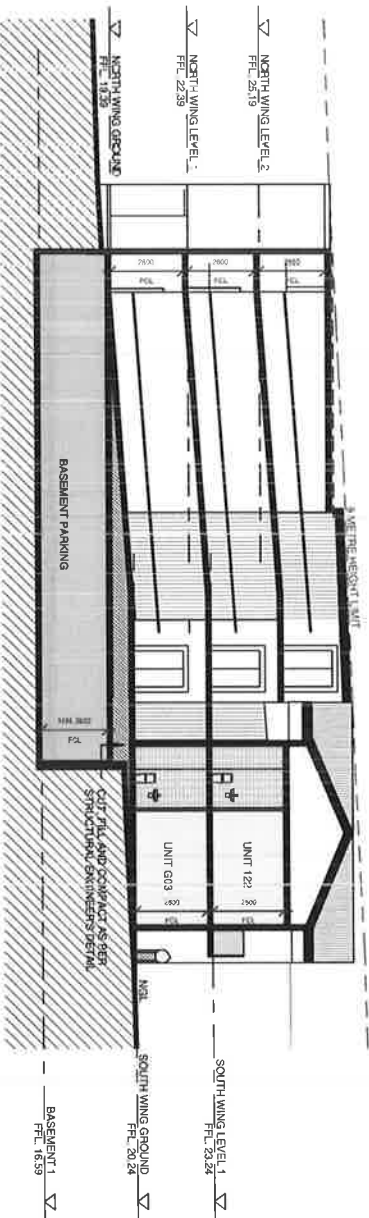
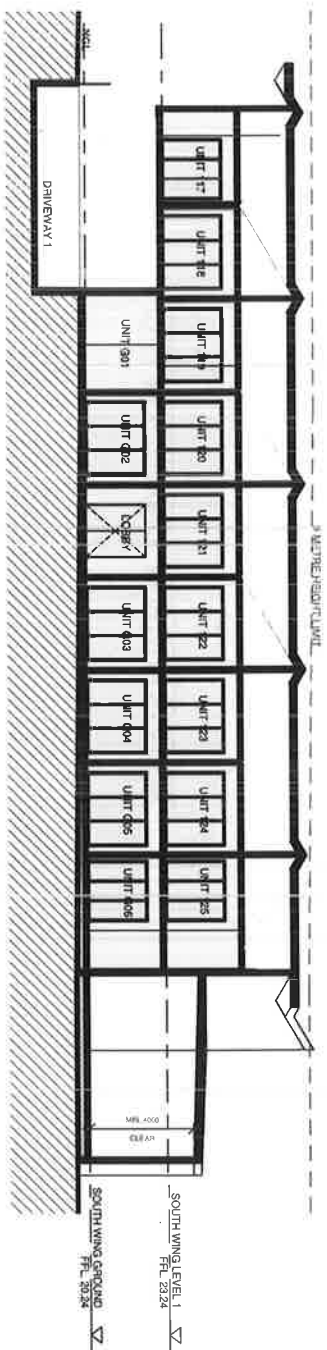


ARCHITECTS  
M.A.  
t: (02) 8056 7464  
w: www.themaoma.com.au  
e: info@themaoma.com.au  
a: suite 20, 33 Waterloo Rd, Macquarie Park, NSW 2113  
Nominated Architects  
Henry Huang NSW 8992  
Eric Kim NSW 9185

Issue	Description	Date
A1	ISSUE FOR COORDINATION	06.04.2018
A1	ISSUE FOR COORDINATION	05.06.2019

Client Name  
**ACE DEMOLITION PTY LTD**  
Project Name  
**65-71 KERRS ROAD LIDCOMBE**

Job No.	Scale	Drawing no.	ISSUE
A17037	1:200@A3	A 2.01	A1



FOR INFORMATION ONLY  
NOT FOR CONSTRUCTION

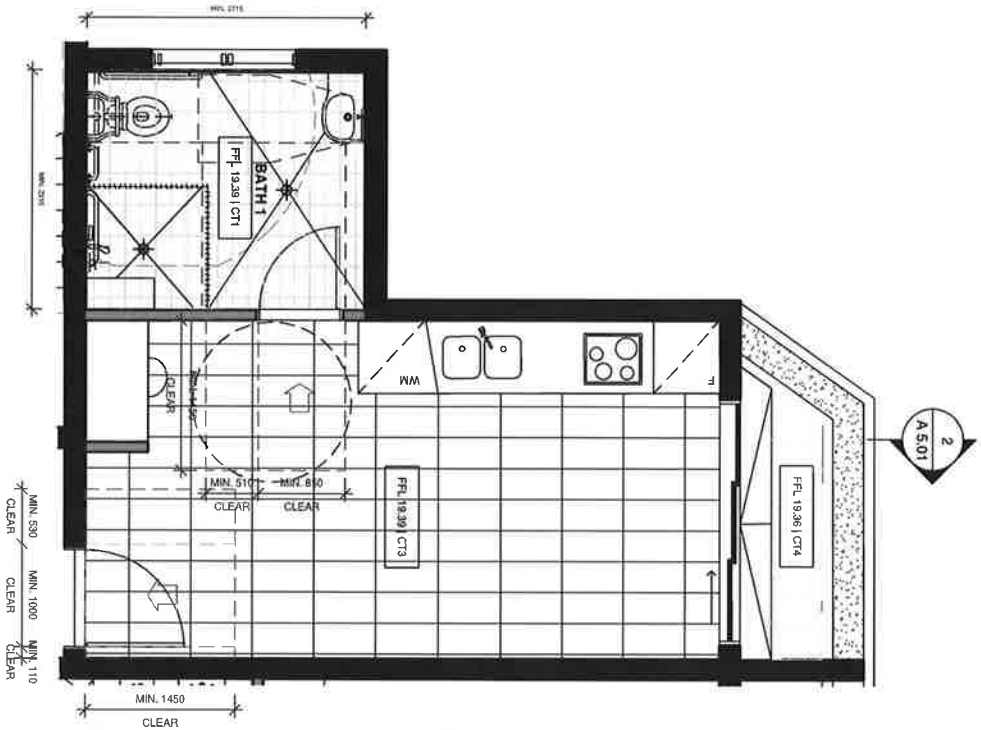


ARCHITECTS  
T: (02) 8056 7464  
W: www.henryma.com.au  
E: info@henryma.com.au  
2, Suite 20, 33 Waterloo Rd, Marquarie Park, NSW 2113  
Nominated Architects  
Henry Huang NSW 2992  
Eric Kim NSW 3185

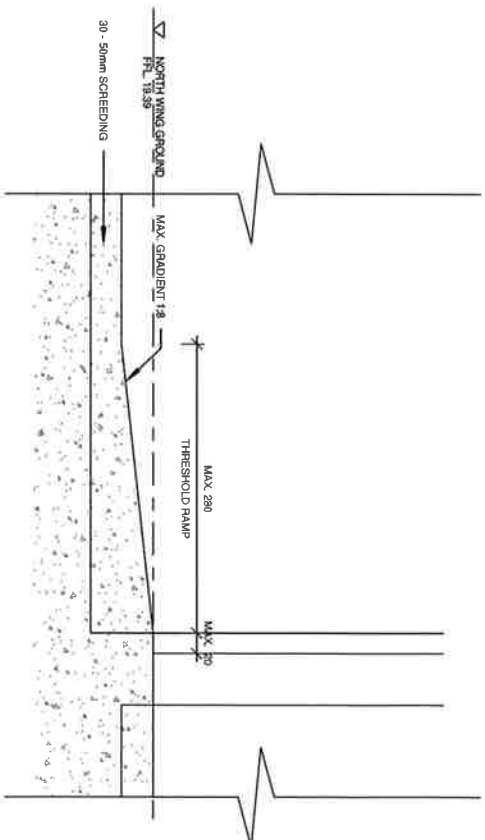
Issue	Description	Date
A	ISSUE NO-1 COORDINATION	06.04.2018
A1	ISSUE NO-2 COORDINATION	05.05.2018

Client Name  
**ACE DEMOLITION PTY LTD**  
Project Name  
**65-71 KERRS ROAD LIDCOMBE**

Drawing Title			
SECTIONS			
Job No.	Scale	Drawing no.	ISSUE
A17037	1:200@A3	A 3.00	A1



1 ACCESSIBLE UNIT G16  
SCALE 1:50



2 THRESHOLD DETAIL  
SCALE 1:5

NOTE:  
- ALLOW TO WATERPROOF ALL BATHROOMS TO COMPLY WITH BUT NOT LIMITED TO AS3740.  
- ALLOW TO WATERPROOF ALL BATHROOMS TO COMPLY WITH BUT NOT LIMITED TO AS3740.  
- MINIMUM 500LUX TO MEET AS4599 REQUIREMENT.



t: (02) 8066 7464  
w: [www.themoma.com.au](http://www.themoma.com.au)  
e: [info@themoma.com.au](mailto:info@themoma.com.au)  
a: suite 20, 33 Waterloo Rd, Macquarie Park, NSW 2113  
Nominated Architects  
Henry Huang NSW 8992  
Eric Kim NSW 9185

Issue	Description	Date
A1	ISSUE FOR COORDINATION	06.04.2018
A1	ISSUE FOR COORDINATION	05.06.2018

Client Name  
**ACE DEMOLITION PTY LTD**

Project Name  
**65-71 KERRS ROAD LIDCOMBE**

Drawing Title  
**ACCESSIBLE UNIT DETAIL**

Job No.	Scale	Drawing no.	ISSUE
A17037	@A3	A.5.01	A1

FOR INFORMATION ONLY  
NOT FOR CONSTRUCTION

## **APPENDIX B**

### **NSW Office of Water Groundwater Bore Search**



65 KERRS RD, LIDCOMBE KERRS ROAD, LIDCOMBE, SYDNEY, CUMBERLAND

# NSW Office of Water

## Work Summary

GW111940

Licence: 10BL605200

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 28/06/2012

Final Depth: 6.10 m

Drilled Depth: 6.10 m

Contractor Name: ROCKWELL DRILLING

Driller: William Joseph Smith

Assistant Driller:

Property: MICKS AUTO PORT 8 KERRS ROAD  
LIDCOMBE 2141 NSW

Standing Water Level: 2.710

GWMA:

GW Zone:

Salinity:

Yield:

## Site Details

Site Chosen By:

County  
Form A: CUMBE  
Licensed:

Parish  
CUMBE.26

Cadastre  
C//946908

Region: 10 - Sydney South Coast

River Basin: - Unknown

Area/District:

CMA Map:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: Unknown

Northing: 6250984.0  
Easting: 318959.0

Latitude: 33°51'57.4"S  
Longitude: 151°02'34.0"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

## Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	0.15	150			Unknown
1		Hole	Hole	0.15	6.10	100			Unknown
1		Annulus	Crushed Aggregate	0.90	6.10				Graded
1	1	Casing	Pvc Class 18	0.10	1.60	60			Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	1.60	6.10	60		1	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 135.0mm, A: 5.00mm

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
-------------	-----------	------------------	----------	---------------	---------------	----------------	----------------------	------------------	--------------------

## Geologists Log

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.15	0.15	CONCRETE	Fill	
0.15	0.20	0.05	SAND BROWN, FILLING	Fill	
0.20	0.50	0.30	SILTY CLAY GREY SOFT	Silty Clay	
0.50	1.30	0.80	CLAY STIFF,MOTTLED RED AND GREY	Clay	
1.30	5.50	4.20	CLAY SOFT TO FIRM,MOTTLED	Clay	
5.50	6.10	0.60	SHALE, LOW STRENGTH ,GREY,SHALE	Shale	

## Remarks

17/07/2014: Nat Carling, 17-July-2014; Updated status & fixed drillers log errors.

\*\*\* End of GW111940 \*\*\*

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

## **APPENDIX C**

### **Site Photographs**





**Photograph 1:** Residential building located at 65 Kerrs Road, Lidcombe NSW (the site).



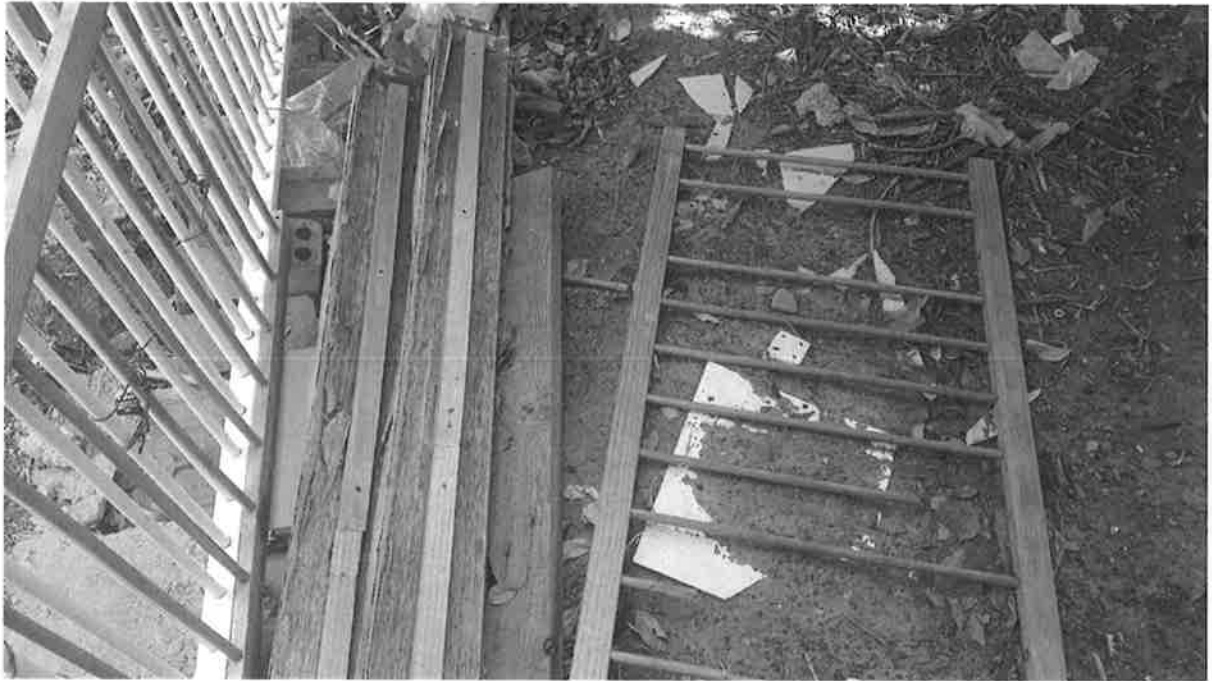
**Photograph 2:** Old switchboard located onsite.



**Photograph 3:** Fragments of potential ACM.



**Photograph 4:** Fragments of potential ACM



**Photograph 4:** Building waste material at the central-eastern portion of the site (potential ACM).



**Photograph 5:** Paint flaking – Based on age potential lead. Potential ACM in roof eave.



**Photograph 6:** Sewer point running along west boundary.



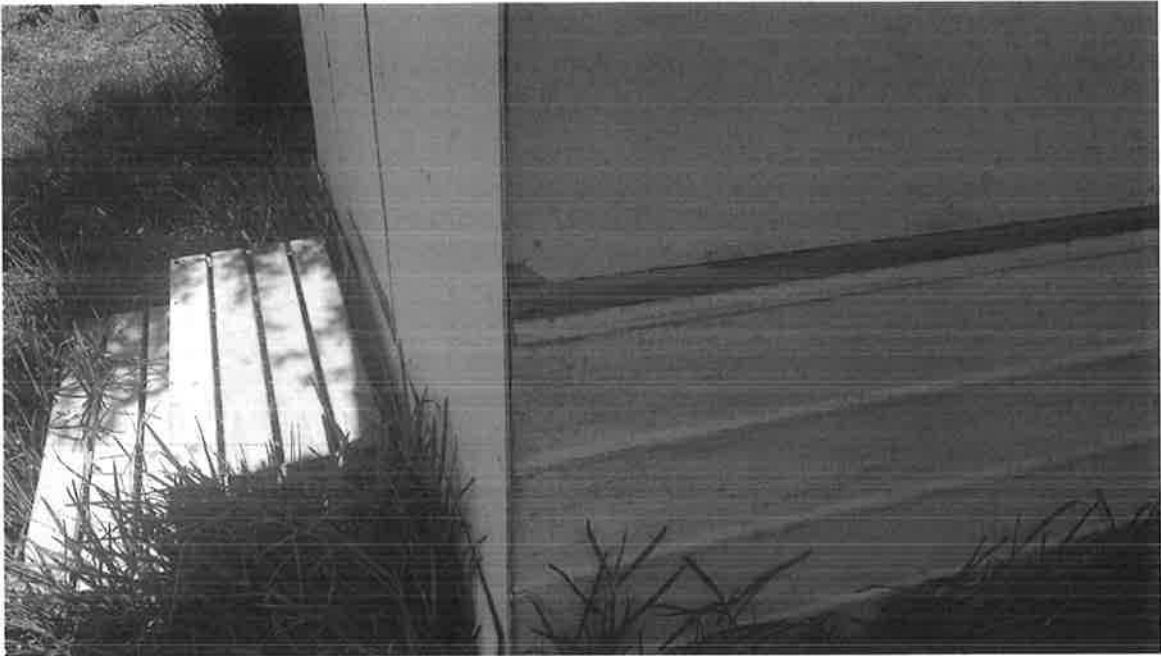
**Photograph 7:** Residential building located at 71 Kerrs Road, Lidcombe NSW (the site).



**Photograph 8:** Paint flaking – Based on age potential lead. Potential ACM in roof eave.



**Photograph 9:** Carrier Pigeon cage.



**Photograph 10:** Carrier pigeon cage made from CFS with Potential ACM.



**Photograph 11:** CFS with Potential ACM stored adjacent to the structure.





**Photograph 12:** Imported fill in retained garden bed.



**Photograph 13:** Public footpaths fronting the site.

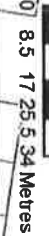


**Photograph 14:** Commercial building opposite of the site.



## **APPENDIX D**

### **Historical Property Titles Search**



NEW SOUTH WALES

Appln. No. 4600  
Prior Title Vol. 1897 Fol. 189

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.



SC.

Vol. 10429 Fol. 110

**CANCELLED** W

Edition issued 1-11-1966.

K464109

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.

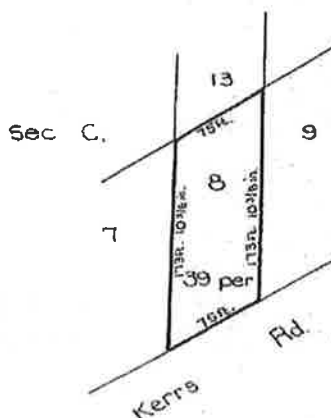
Witness

*S. Vandine*

*J. Watson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



K464109 J.C.

*pe*

Scale: 100 feet to one inch

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 8 of Section C in Deposited Plan 3431 in the Municipality of Auburn, Parish of Liberty Plains and County of Cumberland being part of Portion 37 granted to Robert Blackman on 24-9-1856.

*J. Watson*

Registrar General.

FIRST SCHEDULE (Continued overleaf)

~~MARY SPADON of Lidcombe, Married Woman.~~

*J. Watson*

Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No. K460533 to George Edward Elbridge of Devo River, via Moruya, Farmer.  
Entered 6-11-1966. Discharged K566074.

*J. Watson*

Registrar General.

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

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

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

**FIRST SCHEDULE (continued)**

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registered General
	NATURE	NUMBER	DATE		
First Classmate of diocese, General Corp for the	General	424-000	12-1-47	26-1-47	James
John Smith	Trust	421-5272	29-12-1949	3-3-1950	James

NEW CERTIFICATE OF TITLE ISSUED ON 31/1/85  
NO DUTY TO BE PAID ON TRANSFER TO  
HONEY SIPPING PLANT

NEW CENTIMATED UP TIME ISSUES ON 5/1/83  
NO DURING TO BE ACCEPTED WITHOUT RETURNED TO  
BUREAU DRAFTING BRANCH

## SECOND SCHEDULE (continued)

SECOND SCHEDULE (continued)						
NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Mortgage Noted	139373 N159350	16-11-82 5-2-1993	to E.M.Z. Poonam Chinnappa Reddy & another to Anthee and New Centent Building Group Ltd.	2-2-82 24-2-93	<i>[Signature]</i> <i>[Signature]</i>	Discharged P310917
			This deed is cancelled as to <u>the whole</u> New Certificates of Title have issued on 6-8-1982 for lots in <u>Subsite</u> Plan No. <u>13685</u> as follows:- Lot <u>1 &amp; 8</u> Vol. <u>14182</u> Fol. <u>13684</u> respectively; C.P. Vol. <u>(4200)</u> Fol. <u>16</u> .			
			<i>[Signature]</i> REGISTRAR-GENERAL			

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

NEW SOUTH WALES

# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

**CANCELLED**  
TO KERRS RD  
Register

Appln. No. 4600 OS

Crown Grant Ser. 198 Page 196

Prior Title Vol. 10429 Fol. 110

Vol. 14200 Fol. 16

SEE AUTO FOLIO  
EDITION ISSUED

7 8 '80



I certify that The Proprietors - Strata Plan No. 15685 is the registered proprietor of an Estate in Fee Simple in the common property in the strata scheme relating to the Strata Plan so numbered, within the land herein described, subject nevertheless to the exceptions encumbrances and interests recorded hereon and to the reservations and conditions, if any, contained in the Crown grant.

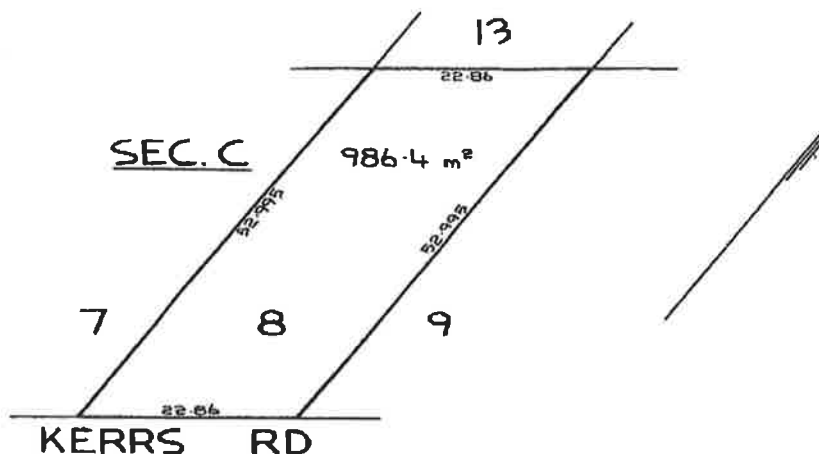
S

*[Signature]*  
Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES - REDUCTION RATIO 1:600



ADDRESS FOR SERVICE OF NOTICES 73 KERRS ROAD, LIDCOMBE 2141.

LAND REFERRED TO Lot 8 of Section C in Deposited Plan 3431 at Lidcombe in the Municipality of Auburn Parish of Liberty Plains and County of Cumberland.

GRY EXCEPTIONS ENCUMBRANCES AND INTERESTS REFERRED TO:

NIL.

### SCHEDULE OF UNIT ENTITLEMENT

Aggregate unit entitlement: 100

Lot No.	Strata Plan No.	Unit Entitlement
1	15685	13
2	"	13
3	"	13
4	"	13
5	"	11
6	"	13
7	"	11
8	"	13

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

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

1420016



THIS DOCUMENT IS VALIDATED BY THE REGISTRAR GENERAL



Reg: R425202 / Doc: CT 14200-016 CT / Rev: 28-Feb-2011 / Sfs: OK: SC / Pgs: ALL / Pct: 12-Apr-2018 08:56 / Seq: 1 of 2





LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

12/4/2018 8:26AM

FOLIO: CP/SP15685

First Title(s): OLD SYSTEM

Prior Title(s): VOL 14200 FOL 16

Recorded	Number	Type of Instrument	C.T. Issue
29/4/1986		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/7/1986		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/10/2006	AC679767	DEPARTMENTAL DEALING	
13/6/2012	AH44053	CHANGE OF BY-LAWS	EDITION 1
15/6/2016	AK509587	DEPARTMENTAL DEALING	
17/8/2017	AM654528	DEPARTMENTAL DEALING	

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

Lidcombe

PRINTED ON 12/4/2018

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Received: 12/04/2018 09:26:37



LAND  
REGISTRY  
SERVICES

# Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP15685

SEARCH DATE	TIME	EDITION NO	DATE
12/4/2018	8:28 AM	1	13/6/2012

## LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 15685  
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT LIDCOMBE  
LOCAL GOVERNMENT AREA CUMBERLAND  
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND  
TITLE DIAGRAM SHEET 1 SP15685

## FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 15685  
ADDRESS FOR SERVICE OF DOCUMENTS:  
73 KERRS ROAD  
LIDCOMBE 2141

## SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 2 STRATA  
SCHEMES MANAGEMENT REGULATION 2016
- 3 AH44053 CHANGE OF BY-LAWS

## SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 100)

### STRATA PLAN 15685

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 13	2	- 13	3	- 13	4	- 13
5	- 11	6	- 13	7	- 11	8	- 13

## NOTATIONS

UNREGISTERED DEALINGS: NIL

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

Lidcombe

PRINTED ON 12/4/2018

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LAND  
REGISTRY  
SERVICES

Historical  
Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

11/4/2018 3:57PM

FOLIO: 9/C/3431

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

Prior Title(s): VOL 1483 FOL 129

Recorded	Number	Type of Instrument	C.T. Issue
16/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/12/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/6/2016	AK509587	DEPARTMENTAL DEALING	
10/2/2017	AM147430	NOTICE OF DEATH	EDITION 1
28/2/2017	AM194402	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 2
19/5/2017	AM405233	WITHDRAWAL OF CAVEAT	
14/6/2017	AM474742	TRANSFER	
14/6/2017	AM474743	MORTGAGE	EDITION 3

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

Lidcombe

PRINTED ON 11/4/2018

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Received: 11/04/2018 15:57:05

Form: 02ND  
Licence: 05-11-652  
Licensee: Softdocs  
Shephard & Shephard

## NOTICE OF DEATH

New South Wales  
Section 101 Real Property Act 1900



AM147430A

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Regl  
by this form for the establishment and maintenance of the Real Property Act Register. &  
made available to any person for search upon payment of a fee, if any.

(A) **TORRENS TITLE**

Certificate of Title Folio Identifier 9/C/3431

(B) **REGISTERED DEALING**

Number

Torrens Title

(C) **LODGED BY**

Document  
Collection  
Box

Name, Address or DX, Telephone, and Customer Account Number if any

CODE

256L

LLPN 123107 X

CITY AGENTS  
DX 1293  
SYDNEY  
02 9232 2077

Reference (optional):

SHE/1920

ND

(D) **DECEASED JOINT TENANT**

See the Registrar General's Directions for Notice of Death, item (D), regarding discrepancies in the name

REGINALD ARTHUR BURROWS

(E) **SURVIVING JOINT TENANT**

BETTY JOYCE BURROWS

(F) I, the abovementioned surviving joint tenant, apply to be registered as proprietor of the interest of the deceased joint tenant  
(who died on 12 January 2012 as stated in the death certificate No. 104171/2012  
accompanying this application) in the above land.

DATE 8/2/17

(G)

Certified correct for the purposes of the Real Property Act  
1900 by the person whose signature appears below.

Signature:

Signatory's name: MICHAEL WILSON SHEPHARD  
Capacity: Solicitor for the surviving joint tenant

(H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.

The applicant's solicitor certifies that the eNOS data relevant to this dealing has been submitted and  
stored under eNOS ID No. 1231479 Full Name: MICHAEL WILSON SHEPHARD Signature:

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

Office use only -

Evidence sighted/sighted and returned:

CT SIGHTED  
CANC. & RET

WRITING MUST BE IN BLOCK CAPITALS

Number additional pages sequentially

Form: 03AE  
Licence: 05-11-653  
Licensee: Softdocs  
Shepherd & Shepherd

**TRANSMISSION  
APPLICATION**  
by an Executor,  
Administrator or Trustee  
New South Wales  
Section 93 Real Property Act 1900



**AM194402P**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE	9/C/3431		
(B) REGISTERED DEALING	Number	Torrens Title	
(C) LODGED BY	Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODE
	256L	LLPN 123167 X CITY AGENTS DX 1293 SYDNEY 02 8202 2077	AE
	Reference (optional): SHE/1920		
(D) DECEASED REGISTERED PROPRIETOR	BETTY JOYCE BURROWS		
(E) APPLICANT	MICHAEL FRANCIS BURROWS		

- (F) The applicant, being entitled as executor of the will of the deceased registered proprietor (who died on 4 November 2016 ) pursuant to probate No. 2016/00336637 granted on 21 February 2017 to Michael Francis Burrows ( a certified copy of which is lodged herewith) apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land.

DATE 27 February 2017

(G)

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: STEPHANIE WILSON SHEPHARD  
Capacity: Solicitor for the applicant

(H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.

The applicant's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1259193 Full Name: Stephanie Wilson Shephard..... Signature:

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

Office use only -

Evidence sighted/sighted and returned:



LAND  
REGISTRY  
SERVICES

# Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 9/C/3431

SEARCH DATE	TIME	EDITION NO	DATE
12/4/2018	8:28 AM	3	14/6/2017

## LAND

LOT 9 OF SECTION C IN DEPOSITED PLAN 3431  
LOCAL GOVERNMENT AREA CUMBERLAND  
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP3431

## FIRST SCHEDULE

ALLAM FAMILY PTY LTD

(T AM474742)

## SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM474743 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

## NOTATIONS

UNREGISTERED DEALINGS: NIL

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

Lidcombe

PRINTED ON 12/4/2018

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LAND  
REGISTRY  
SERVICES

Historical  
Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

11/4/2018 3:57PM

FOLIO: 10/C/3431

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

Prior Title(s): VOL 1626 FOL 195

Recorded	Number	Type of Instrument	C.T. Issue
16/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/11/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/12/2006	AC830232	TRANSMISSION APPLICATION	EDITION 1
1/5/2008	AD923355	TRANSFER	
1/5/2008	AD923356	MORTGAGE	EDITION 2
15/6/2016	AK509587	DEPARTMENTAL DEALING	

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

Lidcombe

PRINTED ON 11/4/2018

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Received: 11/04/2018 15:57:05

Form: 03TA  
Release: 1.1  
www.lpi.nsw.gov.au

# TRANSMISSION APPLICATION



AC830232V

New South Wales  
Section 93 Real Property Act 1900

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

## STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

21-12-2006

0003960188-001

SECTION 63(C)

DUTY

\$ \*\*\*\*\*10.00

## (A) LAND

Torrens Title

10/C/3431 (currently Volume 1626 Folio 195)

## (B) REGISTERED DEALING

Number

Torrens Title

## (C) LODGED BY

Delivery  
Box

154U

Name, Address or DX and Telephone

Central Coast Registration Services of 22 Breeze  
Street, Umina NSW 2257 Tel: 0412 343 286

Reference: ILKIW-SMERECHUK-7550

CODE

TA

## (D) DECEASED REGISTERED PROPRIETOR

Stepan SMERECHUK

## (E) APPLICANT

Oksana Maria SMERECHUK and Marta Orysia SMERECHUK as tenants in common  
in equal shares

- (F) The applicant, being entitled as Devisees of the will of the deceased registered proprietor  
(who died on 05 Mar 2006) pursuant to probate No. 116488/06  
granted on 06 Oct 2006 to Ivan Ilkiw  
( a certified copy of which is lodged herewith) applies to be registered as proprietor of the estate or interest of the  
deceased registered proprietor in the abovementioned land

DATE

15 NOVEMBER 2006

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

Certified correct for the purposes of the Real  
Property Act 1900 by the Applicant.

Signature of witness:

Signature of Applicant:

Name of witness:

Michael Parasyn

Address of witness:

Shop 1, 64-66 Smart St  
Fairfield NSW 2165

## (H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE

I, Ivan Ilkiw of 12 Martin Street, Lidcombe NSW 2141

executor of the will of the deceased registered proprietor, hereby consent to this application.

Signature of witness:

Signature of executor of the will

Name of witness:

Michael Parasyn

Address of witness:

Shop 1, 64-66 Smart St  
Fairfield NSW 2165

All handwriting must be in block capitals.

Office use only—

Evidence sighted/sighted and returned:

Page 1 of 2

LAND AND PROPERTY INFORMATION NSW

Probate cert copy vol 1626 fol. 195

**Annexure A to Transmission Application**

**Parties:**

**Stepan SMERECHUK (Deceased Registered Proprietor)**

**Oksana Maria SMERECHUK and Marta Orysia SMERECHUK (Applicant)**

**Dated: 15 November 2006**

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

Certified correct for the purposes of  
Real Property Act 1900 by the  
transferor

Signature of witness.....

*S. Danko*

Name of witness.....

*Rev. Sergiy Danko*

Address of witness.....

*Waldstr. 11,  
12487 Berlin  
BRD*

*Oksana Maria Smerechuk*

Signature of Applicant  
Oksana Maria Smerechuk



LAND  
REGISTRY  
SERVICES

# Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 10/C/3431

SEARCH DATE	TIME	EDITION NO	DATE
12/4/2018	8:28 AM	2	1/5/2008

## LAND

LOT 10 OF SECTION C IN DEPOSITED PLAN 3431  
LOCAL GOVERNMENT AREA CUMBERLAND  
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP3431

## FIRST SCHEDULE

SAMI MOHSSEN ALLAM

(T AD923355)

## SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AD923356 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

## NOTATIONS

UNREGISTERED DEALINGS: NIL

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

Lidcombe

PRINTED ON 12/4/2018

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