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PRELIMINARY CONTAMINATION ASSESSMENT

LOT 1 IN DP929570, LOT 1 IN DP663629 & LOT 1 IN DP1064059
29-53 VICTORIA ROAD, BELLEVUE HILL

REPORT NO 13789/2-AA 29 SEPTEMBER 2016

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Job No: 13789/2
Our Ref: 13789/2-AA
29 September 2016

The Scots College
C/- David Fleeting Architects
18 Yanko Avenue
BRONTE NSW 2024
Email: Davidf@dfarchitects.com.au

Attention: Mr D Fleeting

Dear Sir

re: **Proposed Basement & Tennis Courts**
The Scots College - Cranbrook Road, Bellevue Hill
Preliminary Contamination Assessment

Please find herewith the preliminary contamination assessment report.

A brief of the outcome of the assessment is summarised in the Executive Summary.

If you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully
GEOTECHNIQUE PTY LTD

DANDA SAPKOTA
Senior Environmental Engineer

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EXECUTIVE SUMMARY

A preliminary contamination assessment (PCA) was carried out for the site currently registered as Lot 1 in DP929570, Lot 1 in DP663629 and Lot 1 in DP1064059, located at 29-53 Victoria Road, Bellevue Hill.

The site is proposed multi-level basement car park. The PCA was approved by Mr Steven Adams of The Scots College Sydney as mentioned in the email dated 10 August 2016 and was carried out in accordance with the scope of work as detailed in a Geotechnique Pty Ltd fee proposal (Ref: DS.sn/Q7648-R1A dated 5 August 2016).

The objectives of the assessment were to identify any areas of potential contamination and to assess if the site is likely to present a risk of harm to human health and the environment under the conditions of the proposed development.

In order to achieve the objectives, a site reconnaissance and review of site historical and geological information, limited soil sampling and testing in conjunction with geotechnical investigation were carried out.

Based on the tests results on the soil samples recovered from six borehole locations (between 0 and 2.5m below the existing ground level) within the accessible area, friable asbestos & elevated concentrations of total recoverable hydrocarbon (TRH) and/or Benzo(a)Pyrene (BaP) were detected at two locations as shown on Drawing No 13789/1-AA2. The friable asbestos would pose a risk of harm to human health, whilst the elevated TRH and BaP concentrations might pose a risk of harm to the environment (terrestrial ecosystems) but would not pose a risk of harm to human health.

Based on this assessment, the site is considered suitable for the proposed development subject to the following:

- WorkCover licensed Asbestos Assessor must be engaged to deal with the detail assessment / management / clearance of asbestos contamination at identified location of concern (BH2 0.05-0.15m).
- Detailed assessment with sampling and testing should be carried out to determine the extent of TRH contamination at BH2 (0.05m-0.15m) and Bap Contamination at BH6 (0.5m-0.8m) as indicated on Drawing No 13789/1-AA2.
- As this PCA assessment was carried with limited sampling and testing in conjunction with geotechnical investigation, samples from sampling and testing from additional sampling locations should be carried out to comply with the NSW EPA Sampling Guideline, in order to characterise the entire site.

For any materials to be excavated and removed from the site, it is recommended that waste classification of the materials, in accordance with the "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA 2014; NSW EPA resource recovery exemptions and orders under the Protection of the Environment Operations (Waste) Regulation 2014, or NSW EPA Certification: Virgin excavated natural material (VENM) is undertaken prior to disposal at a facility that can lawfully accept the materials.

Reference should be made to Sections 13.0 and 14.0 of the report.

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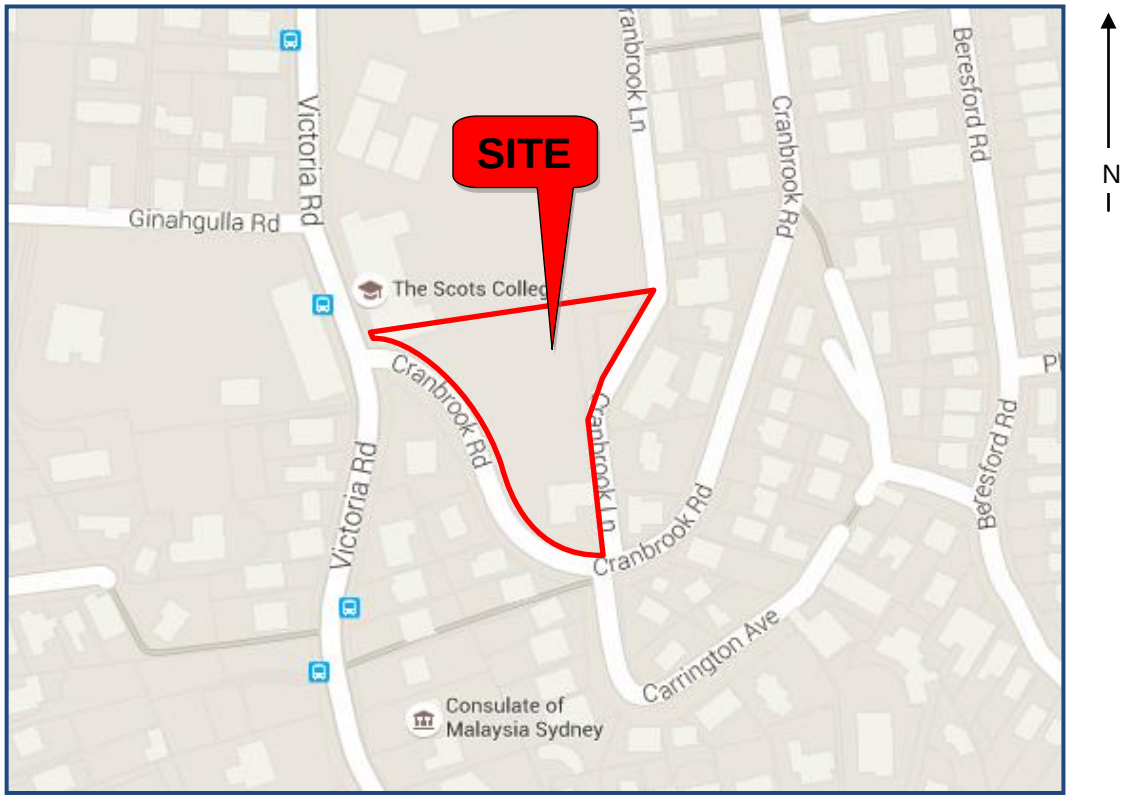
1.0 INTRODUCTION

This report presents the results of a preliminary contamination assessment (PCA) for the site currently registered as Lot 1 in DP929570, Lot 1 in DP663629 and Lot 1 in DP1064059, located at 29-53 Victoria Road, Bellevue Hill, in the local government area of Woollahra Municipal Council, as indicated on Figure 1 below:

FIGURE 1



Map Data ©2016 Google

We understand that the proposed development will comprise two multi-level basement car parks, one located below the existing tennis court and the other located below the playground near the main building. The basement excavation is anticipated to be varying between 5m and 8m below the existing ground surface.

The objectives of the assessment are to identify any areas of potential contamination and to assess if the site is likely to present a risk of harm to human health and the environment under the conditions of the proposed development.

This report was prepared generally in accordance with the NSW Environment Protection Authority (EPA), "Guidelines for Consultants Reporting on Contaminated Sites" (NSW OEH 2011), and to satisfy Managing Land Contamination: Planning Guidelines, State Environmental Planning Policy No. 55 – Remediation of Land (DUAP/EPA 1998).

2.0 SCOPE OF WORK

In order to achieve the objective, the following scope of work was conducted in accordance with the scope of work as detailed in a revised fee proposal (Ref: DS.sn/Q7648-R1A dated 5 August 2016).

In order to achieve the objectives of this assessment, the following scope of works was conducted:

- A desktop study of;
  - Historical aerial photographs
  - NSW Department of Lands records
  - Section 149 (2) planning certificate
  - NSW Office of Environment and Heritage (OEH) records of EPA Notices for Contaminated Land
  - Search for licences, applications and notices under the Protection of Environment Operations (POEO) register
  - Soil and geological maps
- An inspection to observe present site conditions and any areas of environmental concern based on visual and olfactory indicators of potential contamination.

3.0 SITE IDENTIFICATION

The site is located at 29-53 Victoria Road, Bellevue Hill, in the local government area of Woollahra Municipal Council and is registered as Lot 1 in DP929570, Lot 1 in DP663629 and Lot 1 in DP1064059.

As shown on Drawing No 13789/2-AA1, the site is triangular in shape, covering an area measuring about 0.8 hectares (ha).

4.0 SITE HISTORY

In order to formulate a picture of the site history and to assist in identification of any potential contamination, Geotechnique Pty Ltd (Geotechnique) reviewed available information, including historical aerial photographs, Department of Land records, Planning Certificate under Section 149 (2) of the Environmental Planning and Assessment Act 1979, NSW OEH record of EPA Notices for Contaminated Land and records of the POEO Public Register.

The results of the information review are presented in the following sub-sections.

4.1 Aerial Photographs

Aerial photographs taken in 1951, 1961, 1978, 1986, 2004 and 2016 were examined. Copies of the aerial photographs are kept in the offices of Geotechnique and are available for examination upon request. The writer made the following observations. Due to scale, some of the listed observations are best interpretations only.

1951	The site appears to be vacant land, covered with grass. The site is surrounded by residential houses to the west, east and south of the site. To the north of the site there is a structure assumed to be an institutional building at the boundary of vacant land.

1961	The site appears to have been essentially unchanged since 1961 and the surrounding land is assumed to be unchanged as well.
1978	It appears that tennis courts were developed and also some sort of structure. However, the remainder of the site appears to have remained unchanged. The residential properties to the east, south and west appears to be unchanged also.
1986	The site and neighbouring properties appear to remain essentially unchanged since 1978.
2004	The site and neighbouring properties appear to remain essentially unchanged since 1986.
2016	The site and neighbouring properties appear to remain essentially unchanged since 1986.

4.2 NSW Land & Property Information Records

Reference should be made to Appendix A for the NSW Land & Property Information records. The chronological list of proprietors for the site is summarised in the table below:

Lot 1 DP929570

Year	Proprietor
1944 - 2016	The Presbyterian Church (New South Wales) Property Trust
1908 - 1944	Trustees of the Presbyterian Church of Australia

Lot 1 DP663629

Year	Proprietor
1943 - 2016	The Presbyterian Church (New South Wales) Property Trust
1943	David Wilson, barrister at law

Lot 1 DP1064059

Year	Proprietor
1943 - 2016	The Presbyterian Church (New South Wales) Property Trust

The records indicate that The Presbyterian Church (New South Wales) Property Trust and/or Trustees of The Presbyterian Church of Australia owned the site since 1943.

4.3 Section 149 (2) Planning Certificate

Three Planning Certificates Nos 1665 to 1667 under Section 149 of the Environmental Planning and Assessment Act 1979 obtained for the site indicated the following:

- The site is zoned SP2 Infrastructure.
- The site does not include or comprise critical habitat.
- The site is not in a conservation area.
- An item of environmental heritage is not situated on the site.
- The site is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

4.4 NSW EPA Record of Notices and Environment Protection Licences

The NSW OEH maintains the record of EPA notices for contaminated land under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act.

It should be noted that the EPA record of notices for contaminated land does not provide a record of all contaminated land in NSW.

The EPA issues environment protection licences to owners or operators of various industrial premises under the Protection of the Environment Operations (POEO) Act to prevent pollution.

A search of the POEO Public Register on 11 July 2016 found no records for the site.

Reference may be made to Appendix C for the record of notices and the environment protection licence search.

5.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

5.1 Site Condition

An Environmental Scientist from Geotechnique made the following observations during a site inspection for this PCA on 3 August 2015:

- Tennis area consisting of 4 courts bound by wire fence occupied the centre of the southern portion of the site.
- An underground service box was located outside the south eastern corner of the tennis court.
- Timber/steel structure with galvanized iron roof on the south western corner of the site .
- Brick/timber building with a tile roof on the western side of the site.
- Obvious fill area with road base and concrete on the eastern side of the site.
- Most of the northern portion of the site was occupied by a sports field, and is likely to contain fill due to the flat nature of the field within the sloped topography.
- Concrete pavement with some cracks covered the ground surface in-between the sports field and tennis court.
- On the north eastern boundary of the site, there was an obvious cut out which also indicated a likely fill area.
- There was a bitumen ground surface on the north western corner of the site next to the playing field.
- An underground water tank was found within the north western corner of the site just next to the bitumen paved area.
- 2 drainage pits were within the north eastern corner of the site.
- There was an area with sandy / road base fill on the north western portion of the site.
- There were no obvious features (bowsers, breather pipe, inlet valve and piping) associated with underground storage tanks.
- There were no air emissions emanating from the site or neighbouring properties.

5.2 Surrounding Environment

At the time of undertaking the inspection, observations of the neighbouring properties were as follows:

To the north – Remainder of the sports field
To the west – Man made escarpment / cut out, Cranbrook Road beyond
To the south – Sports building hall, Cranbrook Road beyond
To the east – Residential land

The site features, as well as the layout of the site and surrounding properties are indicated on Drawing No 13789/2-AA1.

6.0 TOPOGRAPHY, GEOLOGY & HYDROGEOLOGY

The Geological Map of Sydney (Herbert 1983) indicates the residual soils within the site is anticipated to be Quartenary Age soils consisting of medium to fine grained "marine" sand with podsols. The residual soils within the site is to be underlain by Hawkesbury Sandstone comprising medium to coarse grained quartz sandstone, very minor shale and laminite lenses.

Reference to the Soil Landscape Map of Sydney (Chapman et al. 2002), the landscape at the site is likely to belong to the Newport Group, which is characterized by gently undulating plains to rolling rises of Holocene sands mantling other soil materials or bedrock. Local relief <10m, slopes <10% on lower slopes and plateau surface and up to 35% against obstacles facing prevailing winds. Very high soil erosion hazard, localised steep slopes, very low soil fertility and non-cohesive topsoils are common.

A site-specific groundwater analysis is outside the scope of this assessment.

7.0 CONCEPTUAL SITE MODEL / POTENTIAL AREAS OF ENVIRONMENTAL CONCERN

Based on the preceding sections, potential Areas of Environmental Concern (AEC) and associated contaminants have been identified and are presented in the following Table 7.1:

Table 7.1 Potential Areas of Environmental Concern & Associated Contaminants

Potential AEC	Rational / Details	Potential Contaminants [1]
The site	➢ Potential for filling to have taken place. ➢ Fill materials could have been imported from unknown sources, therefore, there is potential for the fill materials to be contaminated.	➢ Heavy Metals ➢ Total Recoverable Hydrocarbons (TRH) ➢ Benzene, Toluene, Ethyl Benzene and Xylenes (BTEX) ➢ Polycyclic Aromatic Hydrocarbons (PAH) ➢ Organochlorine Pesticides (OCP) ➢ Polychlorinated Biphenyls (PCB) ➢ Phenols ➢ Cyanides ➢ Asbestos
Footprints of Site features, such as, brick/timber building, tennis court areas, an underground service, metal features such as timber/steel structure with galvanized iron (GI) roof	➢ Degradation of metal features. ➢ Potential for filling to have taken place for levelling the surface. ➢ Fill materials could have been imported from unknown sources, therefore, there is potential for the fill materials to be contaminated.	➢ Heavy Metals ➢ TRH ➢ BTEX ➢ PAH ➢ Phenols ➢ Asbestos

[1] The suite of potential contaminants identified will be reviewed subject to the findings of the excavated materials and added to if considered appropriate.

Off-site impacts of contaminants in soil are generally governed by the transport media available and likely receptor(s). The most common transport medium is water and wind, whilst receptors include initially uncontaminated soils, groundwater, surface water bodies, humans, flora and fauna.

Migration of soil contaminants to the deeper soils and/or groundwater regime would generally be via leaching from the surface soil or fill, facilitated by infiltration of surface water. Given that the natural sub-surface soil is relatively impermeable (residual Hawkesbury Sandstone) (refer to Section 6.0 for the regional geology information), the potential for any contaminants migrating from the contaminated soil to the groundwater table below is considered low.

Any potential off-site impacts of contaminants on groundwater and water bodies will be addressed upon completion of the proposed sampling and testing plan.

8.0 SAMPLING METHODOLOGY AND ANALYSIS PLAN

Sampling and analyses for the contamination assessment were carried out to obtain a reasonable assessment of the following:

- Nature, location and likely distribution of soil contaminants beneath the site.
- The risks that the contaminants (if present) pose to human health or the environment, both presently and under the conditions of the proposed development.

The risk of harm to human health and the environment was determined through comparison of test results with EPA produced or endorsed criteria available at the time, as discussed in Section 11.0 of this report.

Soil sampling was carried out on 11 and 12 August 2016 by a Geotechnical / Environmental Engineer from Geotechnique, who was responsible for visually assessing the playground, locating the sample locations, recovery of soil samples, preparation of quality assurance / quality control (QA/QC) samples, and logging the sub-surface profile encountered at each sample location.

Based on "Sampling Design Guidelines for Contaminated Sites" (NSW EPA 1995), a minimum of nineteen (19) sampling locations are recommended for an area of about 0.8ha for site characterisation. For this preliminary contamination assessment (PCA) with limited sampling, six (6) boreholes were drilled, using a utility mounted drilling rig (Commachio MTC200) in conjunction the geotechnical investigation.

The abovementioned borehole locations are shown on Drawing No 12789/1-AA1.

The sampling procedures adopted were as follows:

- the representative soil sample was recovered directly from the auger, using a stainless steel trowel and one–off disposable nitrile gloves. The auger and stainless steel trowel were decontaminated prior to use, in order to prevent cross contamination.
- the soil sample was immediately transferred to a labelled, laboratory supplied, 250ml glass jar and sealed with an airtight, Teflon screw top lid. The fully filled jar was then placed in a chilled container.
- the recovered soil sample for asbestos testing was transferred into a small plastic bag.

In order to ensure the analytical performance of the primary laboratory, duplicate and split samples were prepared for analyses. Samples were kept in a labelled laboratory supplied glass jars (acid-washed and solvent-rinsed) and sealed with an airtight screw top Teflon lids. The fully filled jars were placed in a chilled container.

Rinsate water samples were collected and placed in a glass bottle supplied by the laboratory. The fully filled bottle was labelled and placed in a chilled container.

At completion of field sampling, the chilled container was transported to our Penrith office and the chilled container was transferred to a refrigerator where the temperature was maintained below 4°C.

The primary samples and QA/QC samples in the chilled container were forwarded under Chain of Custody (COC) condition to the primary testing laboratory of SGS Environmental Services (SGS). Inter-laboratory duplicate (split) sample was forwarded to the secondary testing laboratory of Envirolab Services Pty Ltd (Envirolab). Both SGS and Envirolab are NATA accredited.

On receipt of the samples and COC, the laboratories returned the Sample Receipt Confirmations verifying the integrity of all samples received.

The soil encountered could have been imported from unknown sources. Therefore, there is potential for the soil to be contaminated. Soil samples were therefore selected for analysis of asbestos, metals, Total Recoverable Hydrocarbons (TRH), Benzene, Toluene, Ethylbenzene and Xylenes (BTEX), Polycyclic Aromatic Hydrocarbon (PAH), Organochlorine Pesticides (OCP), Polychlorinated Biphenyls (PCB), Phenols and Cyanides.

9.0 FIELD QUALITY ASSURANCE AND QUALITY CONTROL

9.1 Decontamination Procedures

Soil sample was transferred from auger to the laboratory supplied glass jar using a decontaminated stainless steel trowel. The trowel was also used to divide the soil sample into two portions to prepare duplicate and split samples. Decontamination of the auger and trowel involved the following:

- Removal of soil adhering to the auger and trowel by scrubbing with a brush.
- Washing the auger and trowel thoroughly in a solution of phosphate free detergent (Decon 90) using brush.
- Rinsing the auger and trowel thoroughly with distilled water.
- Repeating the washing / rinsing steps and rinsing with distilled water.
- Drying the auger and trowel with clean disposable towels.

9.2 Rinsate Samples

Rinsate water samples were recovered in order to identify possible cross contamination between the sampling locations.

As shown in Table A, all concentrations of analytes analysed in the rinsate water samples were less than laboratory limits of reporting, which indicates that adequate decontamination had been carried out in the field.

9.3 Duplicate Sample

A field duplicate sample was prepared in the field through the following processes:

- A larger than normal quantity of soil was recovered from the sample location selected for duplication.
- The sample divided into two portions, using the decontaminated trowel.

- One portion of the sub-sample was immediately transferred, using the decontaminated trowel, into a labelled, laboratory supplied, 250ml glass jar and sealed with an airtight, Teflon screw top lid. The fully filled jar was labelled as the duplicate sample and immediately placed in a chilled container.
- The remaining portion was stored in the same way and labelled as the original sample.

Duplicate sample was prepared on the basis of sample numbers recovered during the field work. The duplicate sample frequency was computed using the total number of samples analysed. The duplicate sample frequencies computed are as follows:

• Metals:	16 samples analysed;	1 duplicate;	6.3% frequency
• TPH & BTEX:	11 samples analysed;	1 duplicate;	9.1% frequency
• OCP PCB:	9 samples analysed;	1 duplicate;	11.1% frequency
• PAH:	11 samples analysed;	1 duplicate;	9.1% frequency
• Phenols & Cyanides:	9 samples analysed;	1 duplicate;	11.1% frequency

The duplicate frequency adopted complies with the NEPM 1999 (April 2013), which recommends a duplicate frequency of at least 5%.

A comparison was made of the laboratory test results for the duplicate sample with the original sample and the Relative Percentage Differences (RPD) was computed to assess the accuracy of the laboratory test procedures. RPD within 30% are generally considered acceptable. However, this variation can be higher for organic analysis than for inorganics and for low concentrations of analytes.

As shown in Tables B, the comparisons between the duplicate and corresponding original sample indicated generally acceptable RPD, with the exception of higher RPDs ranging from 33 to 130% for arsenic, cadmium, chromium, nickel TRH fraction (F3) and Xylenes, considered mainly due to lower concentrations of analytes detected and/or the heterogeneity of the fill samples analysed. Therefore, the test results provided by SGS are of adequate accuracy and reliability for this assessment.

9.4 Inter-laboratory Duplicate (Split) Sample

The inter-laboratory duplicate (split) sample provides a check on the analytical performance of the primary laboratory. The split sample was prepared on the basis of sample numbers recovered during field work, and the analyses undertaken by the primary laboratory.

The split sample was forwarded to a secondary laboratory (Envirolab) for analysis.

The split sample frequency was computed using the total number of samples analysed as part of this assessment. The split sample frequencies computed are as follows:

• Metals:	16 samples analysed;	1 duplicate;	6.3% frequency
• TPH & BTEX:	11 samples analysed;	1 duplicate;	9.1% frequency
• OCP & PCB:	9 samples analysed;	1 duplicate;	11.1% frequency
• PAH:	11 samples analysed;	1 duplicate;	9.1% frequency
• Phenols & Cyanides:	9 samples analysed;	1 duplicate;	11.1% frequency

The split sample frequency adopted complies with the NEPM 1999 (April 2013), which recommends a frequency of at least 5%.

Based on Schedule B (3) of the NEPM 1999 (April 2013), the difference in the results between the split samples should generally be within 30% of the mean concentration determined by both laboratories, i.e., RPD should be within 30%. However, this variation can be higher for organic analysis than for inorganics and for low concentrations of analytes.

As shown in Table C, the comparisons between the split and corresponding original samples indicated generally acceptable RPD, with the exception of higher RPDs ranging from 31 to 74% for chromium, copper, lead, nickel and zinc, considered mainly due to lower concentrations of analytes detected and/or the heterogeneity of the fill samples analysed. Therefore, the variations are not considered critical and the test results provided by the primary laboratory are deemed reliable for this assessment.

10.0 LABORATORY QUALITY ASSURANCE AND QUALITY CONTROL

Geotechnique uses only laboratories accredited by the NATA for chemical analyses. The laboratories also incorporate quality laboratory management systems to ensure that trained analysts using validated methods and suitably calibrated equipment produce reliable results.

In addition to the quality control samples, the laboratories also ensure that all analysts receive certification as to their competence in carrying out the analysis and participate in national and international proficiency studies.

SGS and Envirolab are accredited by NATA and operate a Quality System designed to comply with ISO / IEC 17025.

Within the allowable holding times, detailed in Schedule B(3) of *NEPM 1999 (April 2013)*, the soil samples were analysed. Within the allowable holding times for water detailed in Standard Methods for the Examination of Water and Wastewater (APHA) the rinsate sample was analysed.

The test methods adopted by the laboratories are indicated with the laboratory test results certificates. As part of the analytical run for the project, the laboratories included laboratory blanks, duplicate samples, laboratory control samples, matrix spikes, matrix spike duplicates and/or surrogate spikes.

We have checked the QA/QC procedures and results adopted by the laboratories against the appropriate guidelines. The quality control sample numbers adopted by SGS and Envirolab are considered adequate for the analyses undertaken.

The methods used by SGS and Envirolab have been validated and endorsed by NATA.

All reported laboratory Limits of Reporting (LOR) / Practical Quantitation Limit (PQL) were less than the assessment criteria adopted for each analyte.

Overall, the quality control elements adopted by SGS and Envirolab indicate that the analytical data falls within acceptable levels of accuracy and precision for the analysis of soils. The analytical data provided is therefore considered to be reliable and useable for this assessment.

11.0 ASSESSMENT CRITERIA

The criteria developed in the NEPM 1999 (April 2013) were used in this assessment, as follows:

- Risk-based Health Investigation Levels (HIL) for a broad range of metals and organic substances. The HIL are applicable for assessing human health risk via all relevant pathways of exposure. The HIL listed in Table 1A (1) of Schedule B1 "*Guideline on Investigation Levels for Soil and Groundwater*" are provided for different land uses and applied to all soil types and apply generally to a depth of 3 m.

  With regard to human health, analytical results were assessed against risk based HIL available for public open space such as parks, playgrounds, playing fields (e.g. ovals), including secondary schools and footpaths (HIL C).

- Health Screening Levels (HSL) for selected petroleum compounds, fractions and Naphthalene are applicable for assessing human health risk via inhalation and direct contact pathways. The HSL depend on specific soil physicochemical properties, land use scenarios and the characteristics of building structures. The HSL listed in Table 1A(3) of Schedule B1 "*Guideline on Investigation Levels for Soil and Groundwater*" apply to different soil types and depths below surface to >4 m.

  For this assessment the analytical results were assessed against the available HSL for recreational /open space (HSL C).

- Ecological Screening Levels (ESL) for selected petroleum hydrocarbon compounds, TPH fractions and Benzo(a)Pyrene are applicable for assessing the risk to terrestrial ecosystems. ESL listed in Table 1B(6) of Schedule B1 "*Guideline on Investigation Levels for Soil and Groundwater*" broadly apply to coarse and fine-grained soils and various land uses and are generally applicable to the top 2m of soil.

  The analytical results were assessed against the available ESL for urban residential and public open space.

- Ecological Investigation Levels (EIL), a specific type of Soil Quality Guidelines (SQG) for selected metals and DDT, are applicable for assessing the risk to terrestrial ecosystems. EIL listed in Table 1B(1-5) of Schedule B1 "*Guideline on Investigation Levels for Soil and Groundwater*" depend on specific soil physicochemical properties and land use scenarios and generally apply to the top 2m of soil. For arsenic, lead and DDT, generic EIL for open space are adopted for aged contaminants. For other metals, where available, EIL are calculated using the EIL calculator developed by CSIRO for NEPC.

  For this assessment, the analytical results were assessed against the available SQG / EIL for open space.

- For cadmium and mercury, the available Provisional Phytotoxicity Based Investigation Levels (PIL) published in the *Guidelines for the NSW Site Auditor Scheme* (NSW EPA, 2006) were used with regard to protection of the environment and impact on plant growth.

For asbestos, the assessed soil must not contain bonded ACM in excess of 0.01%w/w and surface soil within the site is free of visible ACM, and friable asbestos in the soil must not in excess of 0.001% w/w.

12.0 LABORATORY TEST RESULTS, ASSESSMENT & DISCUSSION

The actual laboratory test result certificates from SGS and Envirolab are kept in the offices of Geotechnique and will be provided upon request. The test results are presented in Tables D to H together with the assessment criteria adopted.

12.1 Metals, Cation Exchange Capacity (CEC) and pH

Test results for metals, Cation Exchange Capacity (CEC) and pH are presented in Tables D1 to D3. CEC and pH were adopted to calculate EIL in Table E.

As indicated all concentrations of metals were below the EIL, PIL and HIL A, with the exception of highlighted concentrations of nickel (Ni).

The highlighted Ni concentrations exceeded the EIL, but were below the HIL A.

The Ni concentration might impact on the environment (terrestrial ecosystems) but would not pose a risk of harm to human health.

12.2 Total Recoverable Hydrocarbons (TRH) and BTEX

The TRH and BTEX test results are presented in Table E and as indicated, the concentrations of TRH and BTEX were well below the HSL and ESL with the exception of the highlighted concentration of fraction (F3) of TRH in the duplicate sample prepared from BH2 (0-0.5m-0.15m).
The highlighted TRH (F3) concentrations exceeded the ESL C but were below the HSL C.

12.3 Polycyclic Aromatic Hydrocarbons (PAH)

The PAH test results are presented in Table F and as shown, concentrations of Benzo(a)Pyrene (TEQ), Total PAH, Naphthalene and Benzo(a)Pyrene (BaP) were below the HIL, HSL, EIL and ESL, with the exception of the highlighted BaP concentration in BH6.

The highlighted BaP concentration (1.1 mg/kg) might impact on the environment (terrestrial ecosystems), but would not pose a risk of harm to human health under the proposed development.

12.4 Organochlorine Pesticides (OCP)

The OCP test results are presented in Table G and as indicated, the concentrations of OCP were below the HIL A. The concentrations of DDT were also below the EIL.

12.5 Polychlorinated Biphenyls (PCB)

The PCB test results are presented in Table G and indicated, the concentrations of PCB were below the relevant HIL A.

12.6 Phenols and Cyanides

The test results for the Total Phenols and Cyanides are presented in Table G. As indicated on Table G, the concentrations of Total phenols and Cyanides were below the HIL A.

12.7 Asbestos

The asbestos test results are presented in Table H, no friable asbestos were not found in majority of the samples analysed, with the exception of location BH2 (0.05m-0.15m) where friable asbestos was found.

13.0 CONCLUSION AND RECOMMENDATIONS

Based on the tests results on the soil samples recovered from six borehole locations (between 0 and 2.5m below the existing ground level) within the accessible area, friable asbestos & elevated concentrations of total recoverable hydrocarbon (TRH) and/or Benzo(a)Pyrene (BaP) were detected at two locations as shown on Drawing No 13789/1-AA2. The friable asbestos would pose a risk of harm to human health, whilst the elevated TRH and BaP concentrations might pose a risk of harm to the environment (terrestrial ecosystems) but would not pose a risk of harm to human health.

Based on this assessment, the site is considered suitable for the proposed development subject to the following:

- WorkCover licensed Asbestos Assessor must be engaged to deal with the detail assessment / management / clearance of asbestos contamination at identified location of concern (BH2 0.05-0.15m).
- Detailed assessment with sampling and testing should be carried out to determine the extent of TRH contamination at BH2 (0.05m-0.15m) and Bap Contamination at BH6 (0.5m-0.8m) as indicated on Drawing No 13789/1-AA2.
- As this PCA assessment was carried with limited sampling and testing in conjunction with geotechnical investigation, samples from sampling and testing from additional sampling locations should be carried out to comply with the NSW EPA Sampling Guideline, in order to characterise the entire site.

If any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheets/pieces/pipes, ash material, etc.) are encountered during any stage of future earthworks / site preparation / demolition / remediation, in areas other than mentioned above, Unexpected Finds Management Protocol (Appendix E) should be implemented. In the event of contamination, detailed assessment, remediation and validation will be necessary.

For any materials to be excavated and removed from the site, it is recommended that waste classification of the materials, in accordance with the "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA 2014; NSW EPA resource recovery exemptions and orders under the Protection of the Environment Operations (Waste) Regulation 2014, or NSW EPA Certification: Virgin excavated natural material (VENM) is undertaken prior to disposal at a facility that can lawfully accept the materials.

Any imported materials must be assessed by a qualified environmental consultant, prior to importation, to ensure suitability for the childcare centre use. In addition, the imported materials must be free of unusual odour and not be discoloured. The imported materials should either be VENM or excavated natural material (ENM).

14.0 LIMITATIONS

To the best of our knowledge, all information obtained and contained in this report is true and accurate. No further investigation has been carried out to authenticate the information provided.

This report has been prepared for The Scott College through David Fleeting Architects for the purpose stated within based on the agreed scope of work. Any reliance on this report by other parties shall be at such parties' sole risk, as the report might not contain sufficient information for other purposes.

The information in this report is considered accurate at the completion of field sampling on 11 and 12 August 2016. Any variations to the site form or use beyond that date will nullify the conclusion stated.

Whilst the assessment conducted at the site was carried out in accordance with current NSW guidelines, the potential always exists for contaminated soils to be present between sampled locations.

Presented in Appendix F is a document entitled "Environmental Notes", which should be read in conjunction with this report.

LIST OF REFERENCES

Chapman GA, Murphy CL, Tille PJ and Morse RJ 2002, Soil Landscape Series Sheet 9030, Scale 1:100,000 (Sydney), Soil Conservation Service of NSW, Sydney.

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NEPM 1999 (April 2013), National Environmental Protection (Assessment of Site Contamination) Measure (ASC) NEPM 1999 as amended 2013, National Environmental Protection Council.

NSW EPA (2014), Waste Classification Guidelines, Part 1: Classifying Waste, New South Wales Environment Protection Authority (NSW EPA), November 2014.

NSW EPA (1995, Contaminated Sites: Sampling Design Guidelines. New South Wales Environment Protection Authority (NSW EPA), September, EPA 95/59.

DRAWINGS

DRAWINGS

Drawing No 13789/2-AA1	*Site Features*
Drawing No 13789/1-AA1	*Borehole Locations*
Drawing No 13789/2-AA2	*Locations of Concern*

Imagery ©2016 NearMap.com

0 10 20 30 40 50m

Scale 1:1000

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Site Features

Drawing No: 13789/2-AA1
Job No: 13789/2
Drawn By: MH
Date: 3 August 2016
Checked By: JH/DS

File No: 13789-2
Layers: 0, AA1

LEGEND

● Borehole

0 10 20 30 40 50m

Scale 1:1000

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Borehole Locations

Drawing No: 13789/1-AA1
Job No: 13789/1
Drawn By: MH
Date: 15 August 2016
Checked By: MT

File No: 13789-1
Layers: 0, AA1

LEGEND

● Borehole

0 10 20 30 40 50m

Scale 1:1000

Sample Location	Depth (m)	Contaminant	Concentration (mg/kg)	Assessment Criteria (mg/kg)
BH2	0.05-0.15	Friable Asbestos (<7mm)	-	-
		TRH (>34-C34)	**350**	300[a]
BH6	0.5-0.8	BaP	**1.1**	BaP = 0.7 [a]

Notes: a:Ecological Screening Level (ESL) for urban residential land use

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Locations of Concern

Drawing No: 13789/2-AA2
Job No: 13789/2
Drawn By: MH
Date: 27 September 2016
Checked By: DS

File No: 13789-2
Layers: 0, AA2

TABLES

TABLE A
RINSATE SAMPLE
(Ref No: 13789/2-AA)

ANALYTES	Rinsate R1 11/08/2016	Rinsate R2 12/08/2016
METALS	**(mg/L)**	**(mg/L)**
Arsenic	0.021	<0.02
Cadmium	<0.001	<0.001
Chromium	<0.005	<0.005
Copper	<0.005	<0.005
Lead	<0.02	<0.02
Mercury	<0.0001	<0.0001
Nickel	<0.005	<0.005
Zinc	<0.01	<0.01
TOTAL PETROLEUM HYDROCARBONS (TPH)	**(µg/L)**	**(µg/L)**
F1 (C6-C10 less BTEX)	<50	<50
F2 (>C10-C16)	<60	<60
F3 (>C16-C34)	<500	<500
F4 (>C34-C40)	<500	<500
BTEX	**(µg/L)**	**(µg/L)**
Benzene	<0.5	<0.5
Toluene	<0.5	<0.5
Ethyl Benzene	<0.5	<0.5
Xylenes	<1.5	<1.5
POLYCYCLIC AROMATIC HYDROCARBONS (PAH)	**(µg/L)**	**(µg/L)**
Total PAH	<1.8	<1.8
Naphthalene	<0.1	<0.1
Benzo(a)Pyrene	<0.1	<0.1
ORGANOCHLORINE PESTICIDES (OCP)	**(µg/L)**	**(µg/L)**
Hexachlorobenzene (HCB)	<0.1	<0.1
Heptachlor	<0.1	<0.1
Aldrin+Dieldrin	<0.2	<0.2
Endrin	<0.1	<0.1
Methoxychlor	<0.1	<0.1
Mirex	<0.1	<0.1
Endosulfan (Alpha, Beta & Sulphate)	<0.3	<0.3
DDD+DDE+DDT	<0.6	<0.6
Chlordane (alpha & gamma)	<0.2	<0.2

TABLE B
DUPLICATE SAMPLE
(Ref No: 13789/2-AA)

ANALYTES	BH2 0.05-0.15 mg/kg	Duplicate D1 mg/kg	RELATIVE PERCENTAGE DIFFERENCES (RPD) %
METALS			
Arsenic	27	12	77
Cadmium	0.5	0.7	33
Chromium	12	26	74
Copper	30	37	21
Lead	19	17	11
Mercury	0.05	<0.05	-
Nickel	24	46	63
Zinc	82	91	10
TOTAL PETROLEUM HYDROCARBONS (TPH)			
F1 (C6-C10 less BTEX)	<25	<25	-
F2 (>C10-C16)	42	36	15
F3 (>C16-C34)	130	350	92
F4 (>C34-C40)	<120	<120	-
BTEX			
Benzene	<0.1	<0.1	-
Toluene	<0.1	<0.1	-
Ethyl Benzene	<0.1	0.2	-
Xylenes	0.4	1.9	130
POLYCYCLIC AROMATIC HYDROCARBONS			
Benzo(a)Pyrene TEQ	<0.3	<0.3	-
Total PAH	<0.8	<0.8	-
Naphthalene	<0.2	<0.1	-
Benzo(a)Pyrene	<0.1	<0.1	-
ORGANOCHLORINE PESTICIDES (OCP)			
Hexachlorobenzene (HCB)	<0.1	<0.1	-
Heptachlor	<0.1	<0.1	-
Aldrin+Dieldrin	<0.15	<0.15	-
Endrin	<0.2	<0.2	-
Methoxychlor	<0.1	<0.1	-
Mirex	<0.1	<0.1	-
Endosulfan (alpha, beta & sulphate)	<0.5	<0.5	-
DDD+DDE+DDT	<0.6	<0.6	-
Chlordane (alpha & gamma)	<0.2	<0.2	-
POLYCHLORINATED BIPHENYLS (PCB)			
Total PCB	<1	<1	-
CYANIDES & PHENOLS			
Cyanides	<0.5	<0.5	-
Phenols	<5	<5	-

TABLE C
SPLIT SAMPLE
(Ref No: 13789/2-AA)

ANALYTES	BH4 0.2-0.35m mg/kg (SGS)	Split Sample S1 mg/kg (ENVIROLAB)	RELATIVE PERCENTAGE DIFFERENCES (RPD) %
METALS			
Arsenic	<3	21	-
Cadmium	<0.3	<0.4	-
Chromium	5.2	10	63
Copper	7.7	12	44
Lead	11	15	31
Mercury	<0.05	0.1	-
Nickel	2.3	5	74
Zinc	24	34	34
TOTAL PETROLEUM HYDROCARBONS (TPH)			
F1 (C6-C10 less BTEX)	<25	<25	-
F2 (>C10-C16)	<25	<50	-
F3 (>C16-C34)	<90	<100	-
F4 (>C34-C40)	<120	<100	-
BTEX			
Benzene	<0.1	<0.2	-
Toluene	<0.1	<0.5	-
Ethyl Benzene	<0.1	<1	-
Xylenes	<0.3	<3	-
POLYCYCLIC AROMATIC HYDROCARBONS (PAH)			
Benzo(a)Pyrene TEQ	<0.3	<0.5	-
Total PAH	<0.8	<1.55	-
Naphthalene	<0.1	<0.1	-
Benzo(a)Pyrene	<0.1	<0.05	-
ORGANOCHLORINE PESTICIDES (OCP)			
Hexachlorobenzene (HCB)	<0.1	<0.1	-
Heptachlor	<0.1	<0.1	-
Aldrin+Dieldrin	<0.15	<0.2	-
Endrin	<0.2	<0.1	-
Methoxychlor	<0.1	<0.1	-
Mirex	<0.1	-	-
Endosulfan (alpha (I), beta (II) & sulphate)	<0.5	<0.3	-
DDD+DDE+DDT	<0.6	<0.3	-
Chlordane (alpha & gamma)	<0.2	<0.2	-
POLYCHLORINATED BIPHENYLS (PCB)			
Total PCB	<1	<0.7	-
CYANIDES & PHENOLS			
Cyanides	<0.5	<0.5	-
Phenols	8	<5	-

TABLE D1
METALS, CATION EXCHANGE CAPACITY (CEC) & pH TEST RESULTS
DISCRETE SAMPLES
(Ref No: 13789/2-AA)

Sample Location	Depth (m)	METALS (mg/kg) ARSENIC	CADMIUM	CHROMIUM (Total)	COPPER	LEAD	MERCURY	NICKEL	ZINC	CEC (cmol/kg)	pH
BH1	0.05-0.15	<3	<0.3	13	14	26	<0.05	12	27	4.3	7.5
BH2	0.05-0.15	27	0.5	12	30	19	0.05	24	82	7.9	8.0
Dupl;icate D1 (BH2)	0.05-0.15	12	0.7	26	37	17	<0.05	46	91		
BH2	0.5-0.7	47	0.5	8.4	32	26	0.15	20	66	-	-
BH3	0.2-0.35	<3	<0.3	11	60	4	<0.05	9.8	18	3.4	9.8
BH3	2.0-2.1	<3	<0.3	2.7	2.8	1	<0.05	1.4	1.8	-	-
BH4	0.2-0.35	<3	<0.3	5.2	7.7	11	<0.05	2.3	24	3.8	6.4
BH4	0.75-0.85	7	<0.3	0.6	1	1	<0.05	<0.5	1.6	-	-
BH5	0.2-0.35	<3	0.3	8	10	21	0.14	3.6	36	4.3	6.2
BH5	0.55-0.65	<3	<0.3	<0.3	<0.5	<1	<0.05	<0.5	0.9	-	-
BH6	0.2-0.35	<3	<0.3	3.9	6.8	17	<0.05	2.3	36	5.1	6.9
BH6	0.5-0.8	<3	<0.3	2.8	7	28	<0.05	1.3	31	-	-
BH6	1.5-1.8	<3	<0.3	4	9.5	34	<0.05	8.7	31	-	-
BH6	2.5-2.65	<3	<0.3	1.6	1.5	5	<0.05	<0.5	7.7	-	-
Limits of Reporting (LOR)		3	0.3	0.3	0.5	1	0.01	0.5	0.5	0.02	-
NATIONAL ENVIRONMENT PROTECTION AMENDMENT MEASURE (2013)											
Health-based Investigation Levels (HIL) C - Recreational C[a]		300	90	300[c]	17000	600	13[d]	1200	30000		
Ecological Investigation Levels (EIL)[b] - Public open space		100[e]	-	400[f]	105	1100[g]	-	20/100*	290/480*		
GUIDELINES FOR THE NSW SITE AUDITOR SCHEME (2006)											
Provisional Phytotoxity-Based Investigation Levels (PIL)			3				1				

Notes:
a: Public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths.

b: EIL of aged chromium(III), nickel & zinc were derived from calculation spreadsheet developed by CSIRO for NEPC; old NSW suburb with low traffic volume; the lowest CEC=3.4 cmolc/kg & pH=6.2; the assumed clay content=10 % were selected for derivation of EIL; a conservative approach.

EIL of aged copper was calculated based on the lowest value for the pH and the CEC of the sample analysed.

c: Chromium (VI)
d: Methyl Mercury
e: Generic EIL for aged arsenic
f: Chromium (III)
g: Generic added contaminant limit for aged lead + ambient background concentration; old NSW suburb with low traffic volume.

*: EIL of aged nickel & zinc were derived from calculation spreadsheet developed by CSIRO for NEPC; old NSW suburb with low traffic volume; CEC=7.9 cmolc/kg & pH=8; for the soil in BH2 (0.05-0.15m)

TABLE D2
METALS, CATION EXCHANGE CAPACITY (CEC) & pH TEST RESULTS
DISCRETE SAMPLES
(Ref No: 13789/2-AA)

Sample Location	Depth (m)	METALS (mg/kg) ARSENIC	CADMIUM	CHROMIUM (Total)	COPPER	LEAD	MERCURY	NICKEL	ZINC	CEC (cmol/kg)	pH
BH2	1.5-1.6	14	<0.3	3.7	11	7	<0.05	7.1	26	2.6	7.6
Limits of Reporting (LOR)		3	0.3	0.3	0.5	1	0.01	0.5	0.5	0.02	-
NATIONAL ENVIRONMENT PROTECTION AMENDMENT MEASURE (2013)											
Health-based Investigation Levels (HIL)[a] C - Recreational C		300	90	300[c]	17000	600	13[d]	1200	30000		
Ecological Investigation Levels (EIL)[b] - Public open space		100[e]	-	400[f]	85	1100[g]	-	10	260		
GUIDELINES FOR THE NSW SITE AUDITOR SCHEME (2006)											
Provisional Phytotoxity-Based Investigation Levels (PIL)			3				1				

Notes: a: Public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths.

b: EIL of aged chromium(III), nickel & zinc were derived from calculation spreadsheet developed by CSIRO for NEPC; old NSW suburb with low traffic volume; an individual CEC=2.6 cmolc/kg & pH=7.6; the assumed clay content=10 % were selected for derivation of EIL; a conservative approach.

EIL of aged copper was calculated based on the lowest value for the pH and the CEC of the sample analysed.

c: Chromium (VI)
d: Methyl Mercury
e: Generic EIL for aged arsenic
f: Chromium (III)
g: Generic added contaminant limit for aged lead + ambient background concentration; old NSW suburb with low traffic volume.

TABLE D3
METALS, CATION EXCHANGE CAPACITY (CEC) & pH TEST RESULTS
DISCRETE SAMPLES
(Ref No: 13789/2-AA)

Sample Location	Depth (m)	METALS (mg/kg) ARSENIC	CADMIUM	CHROMIUM (Total)	COPPER	LEAD	MERCURY	NICKEL	ZINC	CEC (cmol/kg)	pH
BH1	0.5-0.65	<3	<0.3	2.1	0.8	2	<0.05	1	1.9	0.38	6.6
BH3	0.5-0.8	<3	<0.3	0.3	2.6	<1	<0.05	<0.5	1.6	0.38	8.5
Limits of Reporting (LOR)		3	0.3	0.3	0.5	1	0.01	0.5	0.5	0.02	-
NATIONAL ENVIRONMENT PROTECTION AMENDMENT MEASURE (2013)											
Health-based Investigation Levels (HIL)[a] C - Recreational C		300	90	300[c]	17000	600	13[d]	1200	30000		
Ecological Investigation Levels (EIL)[b] - Public open space		100[e]	-	400[f]	85	1100[g]	-	5	150		
GUIDELINES FOR THE NSW SITE AUDITOR SCHEME (2006)											
Provisional Phytotoxity-Based Investigation Levels (PIL)			3				1				

Notes:
a: Public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths.

b: EIL of aged chromium(III), nickel & zinc were derived from calculation spreadsheet developed by CSIRO for NEPC; old NSW suburb with low traffic volume; the lowest CEC=0.38 cmolc/kg & pH=6.6; the assumed clay content=10 % were selected for derivation of EIL; a conservative approach.

EIL of aged copper was calculated based on the lowest value for the pH and the CEC of the sample analysed.

c: Chromium (VI)
d: Methyl Mercury
e: Generic EIL for aged arsenic
f: Chromium (III)
g: Generic added contaminant limit for aged lead + ambient background concentration; old NSW suburb with low traffic volume.

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TABLE E
TOTAL RECOVERABLE HYDROCARBONS (TRH) AND BTEX TEST RESULTS
DISCRETE SAMPLES
(Ref No: 13789/2-AA)

											NATIONAL ENVIRONMENT PROTECTION AMENDMENT MEASURE (2013)																			
			TRH (mg/kg)					BTEX (mg/kg)				Health Screening Levels (HSL) C Recreational / open space						Ecological Screening Levels for fine-grained soil Public open space								Ecological Screening Levels for coarse-grained soil Public open space							
Sample Location	Depth (m)	Soil type	F1	F2*	F2**	F3	F4	BENZENE	TOLUENE	ETHYLBENZENE	XYLENES	F1	F2*	BENZENE	TOLUENE	ETHYLBENZENE	XYLENES	F1	F2**	F3	F4	BENZENE	TOLUENE	ETHYLBENZENE	XYLENES	F1	F2**	F3	F4	BENZENE	TOLUENE	ETHYLBENZENE	XYLENES
BH1	0.05-0.15	sand	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	NL	NL	NL	NL	NL	NL	-	-	-	-	-	-	-	-	180	120	300	2800	50	85	70	105
BH1	0.5-0.65	sand	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	NL	NL	NL	NL	NL	NL	-	-	-	-	-	-	-	-	180	120	300	2800	50	85	70	105
BH2	0.05-0.15	sand	<25	42	42	130	<120	<0.1	<0.1	<0.1	0.4	NL	NL	NL	NL	NL	NL	-	-	-	-	-	-	-	-	180	120	300	2800	50	85	70	105
Dplicate (D1)	0.05-0.15	sand	<25	36	36	**350**	<120	<0.1	<0.1	0.2	1.9	NL	NL	NL	NL	NL	NL	-	-	-	-	-	-	-	-	180	120	300	2800	50	85	70	105
BH2	1.5-1.6	sand	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	NL	NL	NL	NL	NL	NL	-	-	-	-	-	-	-	-	180	120	300	2800	50	85	70	105
BH3	0.2-0.35	sand	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	NL	NL	NL	NL	NL	NL	-	-	-	-	-	-	-	-	180	120	300	2800	50	85	70	105
BH4	0.2-0.35	sand	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	NL	NL	NL	NL	NL	NL	-	-	-	-	-	-	-	-	180	120	300	2800	50	85	70	105
BH5	0.2-0.35	sand	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	NL	NL	NL	NL	NL	NL	-	-	-	-	-	-	-	-	180	120	300	2800	50	85	70	105
BH6	0.2-0.35	sand	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	NL	NL	NL	NL	NL	NL	-	-	-	-	-	-	-	-	180	120	300	2800	50	85	70	105
BH6	0.5-0.8	sand	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	NL	NL	NL	NL	NL	NL	-	-	-	-	-	-	-	-	180	120	300	2800	50	85	70	105
BH6	1.5-1.8	sand	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	NL	NL	NL	NL	NL	NL	-	-	-	-	-	-	-	-	180	120	300	2800	50	85	70	105
BH6	2.5-2.65	sand	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	NL	NL	NL	NL	NL	NL	-	-	-	-	-	-	-	-	180	120	300	2800	50	85	70	105
Limits of Reporting (LOR)			25	25	25	90	120	0.1	0.1	0.1	0.3																						

Notes:
F1: C6-C10 less BTEX
F2*: >C10-C16 less Naphthalene
F2**: >C10-C16
F3: >C16-C34
F4: >C34-C40
NL: Not Limiting

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TABLE F

POLYCYCLIC AROMATIC HYDROCARBONS (PAH) TEST RESULTS
DISCRETE SAMPLES
(Ref No: 13789/2-AA)

			PAH (mg/kg)				NATIONAL ENVIRONMENT PROTECTION AMENDMENT MEASURE (2013)				
							Health-based Investigation Levels (HIL) C[a] - Recreational C		Health Screening Level (HSL) C - Recreational / open space	Generic Ecological Investigation Level (EIL) - Public open space	Ecological Screening Level (ESL) - Public open space
Sample Location	Depth (m)	Soil type	BaP TEQ	TOTAL PAHs	NAPHTHALENE	BENZO(a)PYRENE (BaP)	BaP TEQ	TOTAL PAHs	NAPHTHALENE	NAPHTHALENE	BENZO(a)PYRENE (BaP)
BH1	0.05-0.15	sand	0.5	2.8	<0.1	0.3	3	300	NL	170	0.7
BH1	0.5-0.65	sand	<0.3	<0.8	<0.1	<0.1	3	300	NL	170	0.7
BH2	0.05-0.15	sand	<0.3	<0.8	<0.2	<0.1	3	300	NL	170	0.7
Duplicate D1 (BH2)	0.05-0.15	sand	<0.3	<0.8	<0.1	<0.1	3	300	NL	170	0.7
BH2	1.5-1.6	sand	<0.3	<0.8	<0.1	<0.1	3	300	NL	170	0.7
BH3	0.2-0.35	sand	<0.3	<0.8	<0.1	<0.1	3	300	NL	170	0.7
BH4	0.2-0.35	sand	<0.3	<0.8	<0.1	<0.1	3	300	NL	170	0.7
BH5	0.2-0.35	sand	<0.3	<0.8	<0.1	<0.1	3	300	NL	170	0.7
BH6	0.2-0.35	sand	<0.3	<0.8	<0.1	<0.1	3	300	NL	170	0.7
BH6	0.5-0.8	sand	1.7	11	<0.1	**1.1**	3	300	NL	170	0.7
BH6	1.5-1.8	sand	0.5	3.1	<0.1	0.3	3	300	NL	170	0.7
BH6	2.5-2.65	sand	0.4	2.5	<0.1	0.2	3	300	NL	170	0.7
Limits of Reporting (LOR)			0.3	0.8	0.1	0.1					

Notes: a: Public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths.

NL: Not Limimting

The Scots College
c/- David Fleeting Architects
DS.sf/29.09.2016

TABLE G
ORGANOCHLORINE PESTICIDES (OCP), POLYCHLORINATED BIPHENYLS (PCB), CYANIDES & PHENOLS TEST
DISCRETE SAMPLES
(Ref No: 13789/2-AA)

Sample Location	Depth (m)	OCP (mg/kg)										PCB (mg/kg)	Cyanides (mg/kg)	Phenols (mg/kg)
		HEXACHLOROBENZENE (HCB)	HEPTACHLOR	ALDRIN+DIELDRIN	ENDRIN	METHOXYCHLOR	MIREX	ENDOSULFAN (alpha, beta & sulphate)	DDD+DDE+DDT	DDT	CHLORDANE (alpha & gamma)			
BH1	0.05-0.15	<0.1	<0.1	<0.15	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	<0.5	<5
BH1	0.5-0.65	<0.1	<0.1	<0.15	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	<0.5	<5
BH2	0.05-0.15	<0.1	<0.1	<0.15	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	<0.5	<5
BH2	1.5-1.6	<0.1	<0.1	<0.15	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	<0.5	<5
BH3	0.2-0.35	<0.1	<0.1	<0.15	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	<0.5	<5
BH4	0.2-0.35	<0.1	<0.1	<0.15	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	<0.5	8
BH5	0.2-0.35	<0.1	<0.1	<0.15	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	<0.5	5
BH6	0.2-0.35	<0.1	<0.1	<0.15	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	<0.5	<5
BH6	1.5-1.8	<0.1	<0.1	<0.15	<0.2	<0.1	<0.1	<0.5	<0.6	<0.2	<0.2	<1	<0.5	<5
Limits of Reporting (LOR)		0.1	0.1	0.15	0.2	0.1	0.1	0.5	0.6	0.2	0.2	1	0.5	5
NATIONAL ENVIRONMENT PROTECTION AMENDMENT MEASURE (2013)														
Health-based Investigation Levels (HIL) [a] C - Recreational C		10	10	10	20	400	20	340	400		70	1	240	40000
Ecological Investigation Levels (EIL) - Public open space										180 [b]				

Notes: a: Public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths.

b: Generic EIL for DDT

TABLE H

ASBESTOS TEST RESULTS

DISCRETE SAMPLES

(Ref No: 13789/2-AA)

Sample Location	Depth (m)	ASBESTOS
BH1	0.05-0.15	No asbestos detected at the limit of reporting of 0.001% w/w
BH2	0.05-0.15	**Chrysotile Asbestos (<7mm) detected at 0.033% w/w**
BH2	1.0-1.3	No asbestos detected at the limit of reporting of 0.001% w/w
BH3	0.2-0.35	No asbestos detected at the limit of reporting of 0.001% w/w
BH3	0.5-0.8	No asbestos detected at the limit of reporting of 0.001% w/w
BH4	0.2-0.35	No asbestos detected at the limit of reporting of 0.001% w/w
BH5	0.2-0.35	No asbestos detected at the limit of reporting of 0.001% w/w
BH6	0.2-0.35	No asbestos detected at the limit of reporting of 0.001% w/w
BH6	0.5-0.8	No asbestos detected at the limit of reporting of 0.001% w/w
BH6	1.5-1.8	No asbestos detected at the limit of reporting of 0.001% w/w

APPENDIX A

NSW LAND & PROPERTY INFORMATION LAND TITLE RECORDS

13789/1

Summary of Proprietors

Lot 1 DP929570

Year	Proprietor
1944 - 2016	The Presbyterian Church (New South Wales) Property Trust
1908 - 1944	Trustees of the Presbyterian Church of Australia

Lot 1 DP663629

Year	Proprietor
1943 - 2016	The Presbyterian Church (New South Wales) Property Trust
1943	David Wilson, barrister at law

Lot 1 DP1064059

Year	Proprietor
1943 - 2016	The Presbyterian Church (New South Wales) Property Trust

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/929570

SEARCH DATE	TIME	EDITION NO	DATE
7/7/2016	11:46 AM	-	-

VOL 1883 FOL 154 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 929570
LOCAL GOVERNMENT AREA WOOLLAHRA
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP929570

FIRST SCHEDULE

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST
(AP D265925)

SECOND SCHEDULE (3 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 D258527 EASEMENTS AFFECTING THE LAND ALONG & WITHIN THE SOUTH WESTERN BOUNDARY OF THE LAND WITHIN DESCRIBED AS MORE FULLY SET OUT IN D258527
3 J634641 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/663629

SEARCH DATE	TIME	EDITION NO	DATE
7/7/2016	11:36 AM	-	-

VOL 5359 FOL 96 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 663629
LOCAL GOVERNMENT AREA WOOLLAHRA
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP663629

FIRST SCHEDULE

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST

SECOND SCHEDULE (1 NOTIFICATION)

---

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/1064059

SEARCH DATE	TIME	EDITION NO	DATE
7/7/2016	11:29 AM	-	-

VOL 5365 FOL 17 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 1064059
AT BELLEVUE HILL
LOCAL GOVERNMENT AREA WOOLLAHRA
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1064059

FIRST SCHEDULE

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST

SECOND SCHEDULE (1 NOTIFICATION)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

495515. F.P.929570.

This is the Plan marked 'A' referred to in the Declaration made by Robert Fisher Lic^d Surveyor before me this 17th day of February 1908

Ph: Alexandria
Co: C'land.

"Scots College"

Victoria Road

Cranbrook Road (66' Wide)

Lane 33 Feet Wide

1a. 3r. 20p.

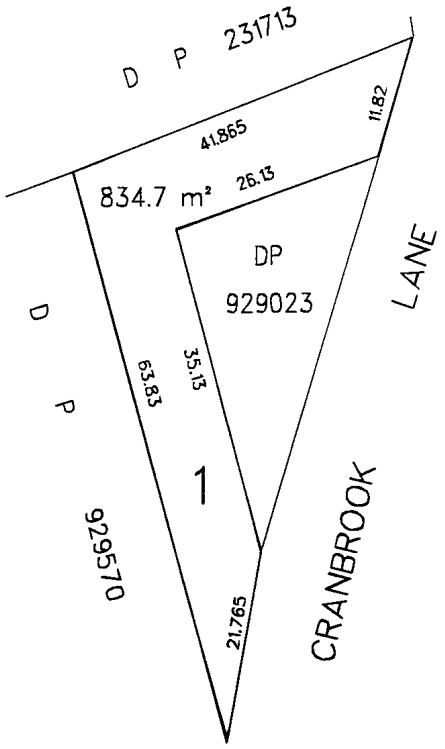
Plan of
Land at Woollahra
Scale 1 chain = 1 inch

Daniel Cooper
by his Attorneys
F.T. Rail
Herbert Clarke
A. Ashworth Ashwood

Date of Survey Dec^r 1907

AMENDMENTS OR ADDITIONS MADE ON PLAN IN THE LAND TITLES OFFICE.

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 25th February, 1987



D P 6 6 3 6 2 9

Registered: 23.9.1996

Title System: TORRENS

Purpose: DEPARTMENTAL

Ref. Map: U1845-24#

Last Plan: --------

THIS PLAN HAS BEEN CREATED TO PROVIDE A UNIQUE IDENTIFIER TO ENABLE THE ISSUE OF AN AUTOMATED TORRENS TITLE FOR THE LAND COMPRISED IN FOLIO OF THE REGISTER VOLUME 5359 FOLIO 96 FORMERLY KNOWN AS 834.7 m² GRANT

Lengths are in metres.

Reduction Ratio : NOT TO SCALE

L.G.A.: WOOLLAHRA

LOCALITY: .

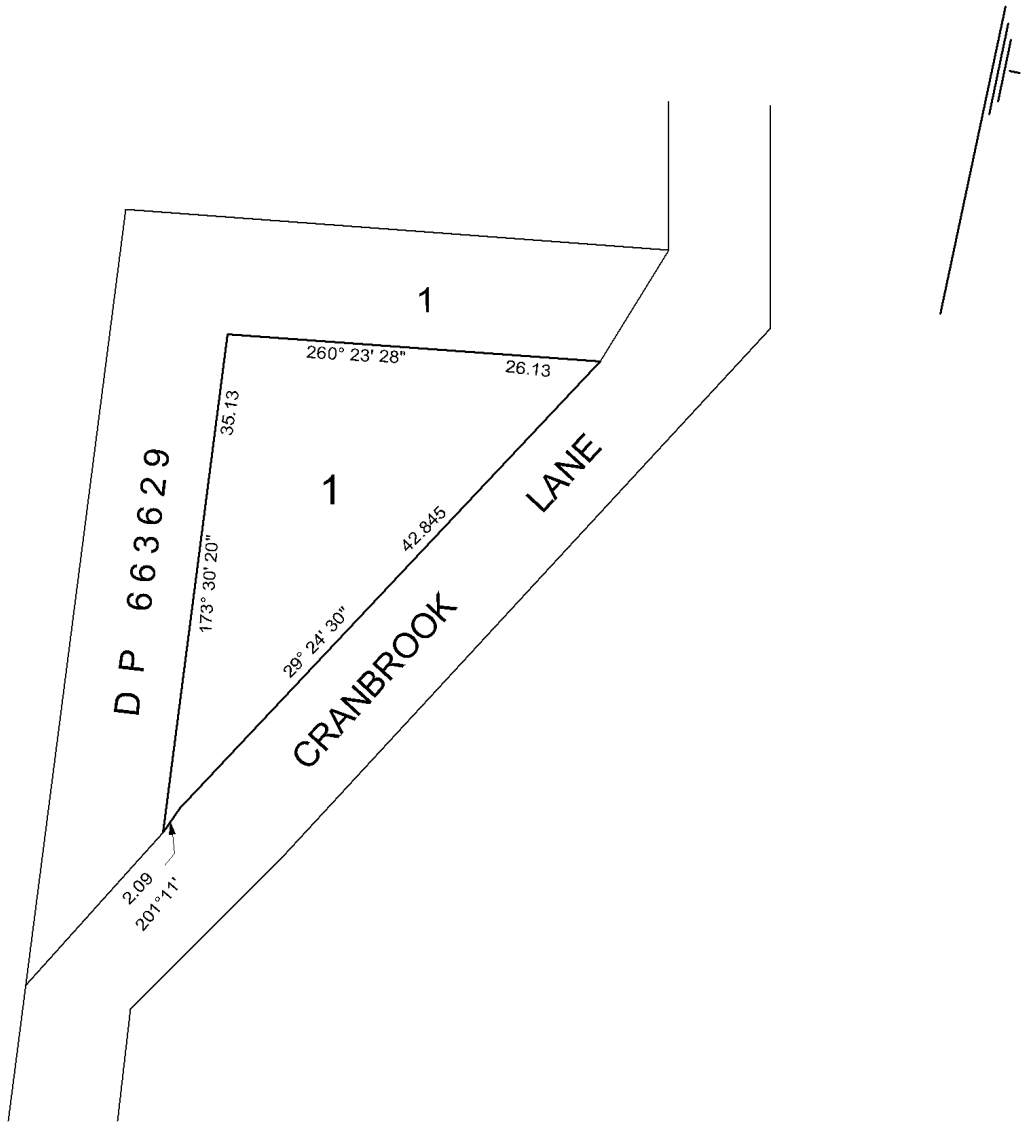
PARISH: ALEXANDRIA

COUNTY: CUMBERLAND

N O 1 D 1 B

G.D.B. ----

Full dimensions and/or area(s) are not available for all lots. Any division of the lands herein may necessitate the lodgement of a plan of survey.



AREA = 449 m² (BY DEDN)

DP 1064059

Registered : 22-01-2004

Title System : TORRENS

Purpose : DEPARTMENTAL

Ref. Map : U1845-24#

Last Plan : DP929023

PLAN OF PART OF LAND FORMERLY COMPRISED IN VOL. 5365 FOL. 17

Lengths are in metres. Reduction Ratio - NTS
LPI Ref. :

Sheet 1 of 1 sheets

L.G.A. : WOOLLAHRA

LOCALITY : BELLEVUE HILL

PARISH : ALEXANDRIA

COUNTY : CUMBERLAND

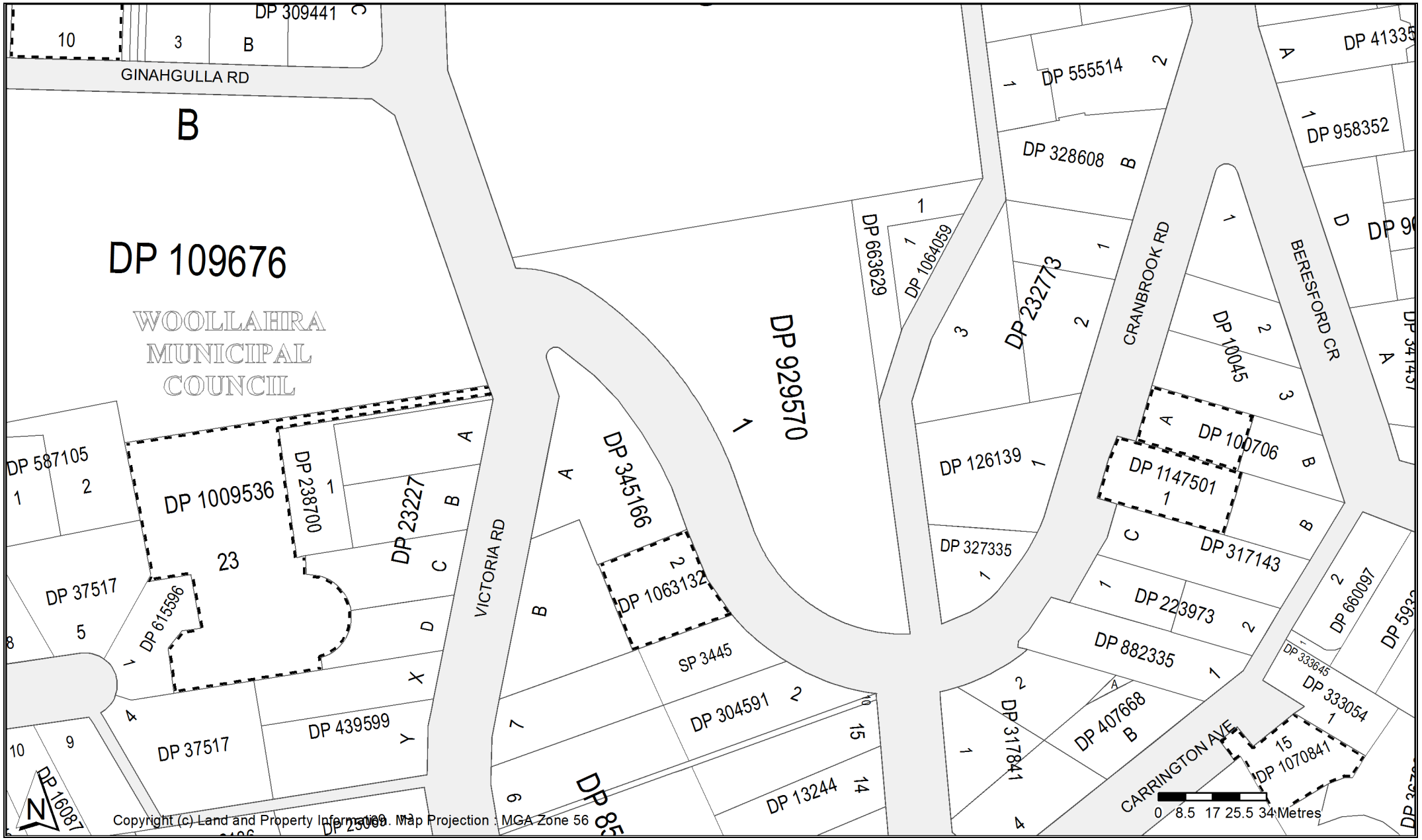
LOT	PRIOR IDENTITY
1	PART LOT 1 DP 920923

Cadastral Records Enquiry Report

Ref : ENVIRO

Requested Parcel : Lot 1 DP 929570 **Identified Parcel :** Lot 1 DP 929570

Locality : BELLEVUE HILL **LGA :** WOOLLAHRA **Parish :** ALEXANDRIA **County :** CUMBERLAND



APPENDIX B

SECTION 149 (2) PLANNING CERTIFICATE

PLANNING CERTIFICATE UNDER SECTION 149 (2)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT

Geotechnique P/L
P O Box 880
PENRITH 2751

Applicant's reference:
Frances Kuipers

Woollahra Municipal Council
ABN 32 218 483 245

Redleaf Council Chambers
536 New South Head Road
Double Bay NSW 2028
Correspondence to
General Manager
PO Box 61
Double Bay NSW 1360
DX 3607 Double Bay
records@woollahra.nsw.gov.au
www.woollahra.nsw.gov.au
Telephone: (02) 9391 7000
Facsimile: (02) 9391 7044

Certificate number: 1665
Certificate issue date: 13/07/2016
Transaction ID: 349194
Certificate fee: $53.00 (standard)

DESCRIPTION OF PROPERTY

Address: 29-53 Victoria Road BELLEVUE HILL NSW 2023
Title: LOT: 1 DP: 1064059
Parish: Alexandria
County: Cumberland

This planning certificate should be read in conjunction with the Woollahra Local Environmental Plan 2014. This is available on the NSW legislation website at www.legislation.nsw.gov.au

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in the Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land and Property Information. Applicants must verify all property and lot information with NSW Land and Property Information.

The information contained in this certificate relates only to the lot described on the certificate.

Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

SECTION 149(2) DETAILS

In accordance with section 149(2) of the *Environmental Planning and Assessment Act 1979* , at the date of this certificate the following information is provided in respect of the prescribed matters to be included in a planning certificate.

1. NAMES OF RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) The following local environmental plan applies to the land:

Woollahra Local Environmental Plan 2014 (commenced 23 May 2015)

(b) Zone:

SP2 Infrastructure

(c) Development that may be carried out within the zone without development consent:

Roads

(d) Development that may be carried out within the zone with development consent:

Community facilities; Environmental protection works; Recreation areas; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

Also refer to Schedule 1 of the LEP "Additional permitted uses" to see if this schedule applies to your land.

(e) Development that is prohibited within the zone:

Any development not specified in item (c) or (d) above.

(f) Do any development standards apply to the land that set minimum land dimensions for the erection of a dwelling house on the land? If yes, what are the minimum dimensions?

No

(g) Does the land include or comprise 'critical habitat' under the provisions of the local environmental plan applying to the land?

No

(h) Is the land located in a heritage conservation area under the provisions of the local environmental plan applying to the land?

No

(i) Is there an item of environmental heritage situated on the land under the provisions of the local environmental plan applying to the land?

Yes. Refer to Woollahra Local Environmental Plan 2014, Schedule 5 Environmental Heritage and the Heritage Map for more information.

2. NAMES OF RELEVANT EXHIBITED PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

The following proposed environmental planning instruments, including a planning proposal for a LEP or a draft environmental planning instrument have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved.)

Properties affected: See terms of resolution
Details: A planning proposal has been prepared to amend Schedule 5 of the Woollahra Local Environmental Plan 2014 by listing the collection of 493 street name inlays as items of local heritage significance.

Exhibition period: 24 February 2016 to 31 March 2016

Properties affected: 48 Duxford Street, Paddington
Details: A planning proposal has been prepared to amend Schedule 5 of the Woollahra Local Environmental Plan 2014 by listing 48 Duxford Street, Paddington as an item of local heritage significance.

Exhibition period: 24 February 2016 to 31 March 2016

Properties affected: Yarranabbe Park and Rushcutters Bay Park Sea Walls
Details: A planning proposal has been prepared to amend Schedule 5 of the Woollahra Local Environmental Plan 2014 by listing Yarranabbe Park and Rushcutters Bay Park sea wall as an item of local heritage significance.

Exhibition period: 24 February 2016 to 31 March 2016

Properties affected: 80-84 and 90 New South Head Road, Edgecliff
D etails: A planning proposal has been prepared to amend Woollahra Local Environmental Plan 2014 to make the following changes to the planning controls that apply to the land:

- increase the maximum FSR from 1.5:1 to 2.9:1
- increase the maximum building height from 14.5m on 80-84 New South Head road and 20.5m on 90 New South Head Road to 23.5m over the entire sites.

Exhibition period: 06 July 2016 to 12 August 2016

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3. NAMES OF RELEVANT DEVELOPMENT CONTROL PLANS

The following table contains a list of development control plans that have been prepared by Council under Division 6 of Part 3 of the *Environmental Planning and Assessment Act 1979* (including any made by the Council under section 72 of the Act before repeal of that section).

Please check the table to see the relevancy of the plans to the land that is the subject of this certificate.

(a) The following development control plan applies to the land:

Woollahra Development Control Plan 2015 (commenced 23 May 2015)

4. NAMES OF RELEVANT DEVELOPMENT CONTROL PLANS PREPARED BY THE DIRECTOR GENERAL

The following development control plans have been prepared by the Director-General under Division 6 of Part 3 of the *Environmental Planning and Assessment Act 1979* (including any made by the Director-General under section 51A, before the repeal of that section).

Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005

This DCP applies to certain land within the Woollahra Municipality being land within the Foreshores and Waterways area identified on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) Foreshores and Waterways Area Map.

5. NAMES OF RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES

Below is a list of all State environmental planning policies that apply to the Woollahra Municipality.

Depending on circumstances set down in each SEPP, the policy may be specifically applicable to the land that is the subject of this certificate. You are advised to peruse the policy for the necessary details. Refer to NSW Department of Planning and Environment.

- State Environmental Planning Policy No. 1 – Development Standards
- State Environmental Planning Policy No. 5 – Housing for Older People or People with a Disability (but only in regard to applications and development subject to the savings and transitional provisions set down in State Environmental Planning Policy (Seniors Living) 2004)
- State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation (but only in regard to applications and development subject to the savings and transitional provisions set down in State Environmental Planning Policy (Affordable Rental Housing) 2009)
- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- State Environmental Planning Policy No. 21 – Caravan Parks

  State Environmental Planning Policy No. 30 – Intensive Agriculture
- State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No. 50 – Canal Estate Development
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
- State Environmental Planning Policy No. 71 – Coastal Protection

- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Major Development) 2005
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (State and Regional Development) 2011

Deemed SEPPs:

- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
  This REP applies to all land within the Woollahra Municipality except for land at Christison Park, Vaucluse as shown on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Sydney Harbour Catchment Map

6. NAMES OF PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

The following proposed State Environmental Planning Policies have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved.)

There are currently no proposed State Environmental Planning Policies.

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

7. COMPLYING DEVELOPMENT

Is the land, land on which complying development may be carried out under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* ?

General Housing Code
Complying development under the General Housing Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Rural Housing Code
Rural Housing Code is not applicable to Woollahra Local Government Area.

Housing Alterations Code
Complying development under the Housing Alterations Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

General Development Code
Complying development under the General Development Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Commercial and Industrial Alterations Code
Complying development under the Commercial and Industrial Alterations Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Commercial and Industrial (New Buildings and Additions) Code
Complying development under the Commercial and Industrial (New Buildings and Additions) Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Subdivisions Code
Complying development under the Subdivisions Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Demolition Code
Complying development under the Demolition Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Fire Safety Code

Complying development under the Fire Safety Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

8. COASTAL PROTECTION

Is the land affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979* , but only to the extent that Council has been so notified by the Department of Services, Technology and Administration?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

8A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

Is there an order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with?

No

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

No

Is there any information as is required by the regulations under section 56B of the *Coastal Protection Act 1979* to be included in the planning certificate and of which the council has been notified pursuant to those regulations?

No

Disclaimer: These statements are based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

8B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

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

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council. If the information is vital for the proposed end use, then it should be verified by the applicant.

9. MINE SUBSIDENCE

Is the land proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961* ?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

10. ROAD WIDENING OR ROAD REALIGNMENT

Is the land affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993; or

(b) any environmental planning instrument; or

(c) any resolution of the Council?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

11. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Is the land affected by a policy:

(a) adopted by the Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

Yes

Woollahra LEP 2014, clause 6.1 (Acid sulfate soils) may require an assessment of acid sulfate soils for certain types of development located on certain land identified on the Acid Sulfate Soils Map of the LEP.

Woollahra DCP 2015 includes a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Applicants must consider Council's DCP as well as State legislation including the State Environmental Planning Policy No. 55 – Remediation of Land.

(b) adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

No

12. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(a) Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) subject to flood related development controls?

No

(b) Is development on the land or part of the land for any other purpose subject to flood related development controls?

No

Note: Words and expressions used in this item have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006* .

13. LAND RESERVED FOR ACQUISITION

Does an environmental planning instrument or proposed environmental planning instrument applying to the land make provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the *Environmental Planning and Assessment Act 1979* ?

No

14. CONTRIBUTIONS PLAN

The following contributions plan may apply to the land:
- Woollahra Section 94A Development Contributions Plan 2011 (31 August 2011)
- Woollahra Section 94 Contributions Plan (31 March 2003).

15. BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?

No

16. BIOBANKING AGREEMENTS

Is the land the subject of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

17. BUSH FIRE PRONE LAND

Is the land to which this certificate relates bush fire prone land?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

18. PROPERTY VEGETATION PLANS

Is the land the subject of a property vegetation plan under the *Native Vegetation Act 2003* ?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

19. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Has an order been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if Council has been notified of the order).

No

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20. DIRECTIONS UNDER PART 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

No

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21. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS

Is there a current site compatibility certificate (seniors housing), of which the Council is aware *?*

No

Are there any terms of a kind referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* that have been imposed as a condition of consent to a development application granted after 11 October 2007?

No

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22. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Is there a valid site compatibility certificate (infrastructure), of which the Council is aware *?*

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

23. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE HOUSING

Is there a current site compatibility certificate (affordable rental housing), of which the Council is aware *?*

No

Are there any terms of a kind referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

24. PAPER SUBDIVISION INFORMATION

Is there a development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot?

No

25. SITE VERIFICATION CERTIFICATE

Is there a current site verification certificate of which this council is aware?

No

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*

26. MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

(a) Is the land (or part of the land) to which this certificate relates significantly contaminated land?

No

(b) Is the land to which this certificate relates subject to a management order?

No

(c) Is the land to which this certificate relates the subject of an approved voluntary management proposal?

No

(d) Is the land to which this certificate relates subject to an ongoing maintenance order?

No

(e) Is the land to which this certificate relates the subject of a site audit statement?

No

Note: These matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate. Section 53B requires site auditors to furnish local authorities with copies of audit statements relating to site audits for the purposes of statutory requirements.

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

27. LOOSE-FILL ASBESTOS INSULATION

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) listed on the register that is required to be maintained under that Division.

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

Should the applicant require further information about any other matter please contact Council's Planning and Development Division.

Anne White
per:
Gary James
General Manager

PLANNING CERTIFICATE UNDER SECTION 149 (2)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT

Geotechnique P/L
P O Box 880
PENRITH 2751

Applicant's reference:
Frances Kuipers

Woollahra Municipal Council
ABN 32 218 483 245

Redleaf Council Chambers
536 New South Head Road
Double Bay NSW 2028
Correspondence to
General Manager
PO Box 61
Double Bay NSW 1360
DX 3607 Double Bay
records@woollahra.nsw.gov.au
www.woollahra.nsw.gov.au
Telephone: (02) 9391 7000
Facsimile: (02) 9391 7044

Certificate number: 1666
Certificate issue date: 13/07/2016
Transaction ID: 349194
Certificate fee: $53.00 (standard)

DESCRIPTION OF PROPERTY

Address: 29-53 Victoria Road BELLEVUE HILL NSW 2023
Title: LOT: 1 DP: 663629
Parish: Alexandria
County: Cumberland

This planning certificate should be read in conjunction with the Woollahra Local Environmental Plan 2014. This is available on the NSW legislation website at www.legislation.nsw.gov.au

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in the Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land and Property Information. Applicants must verify all property and lot information with NSW Land and Property Information.

The information contained in this certificate relates only to the lot described on the certificate.

Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

SECTION 149(2) DETAILS

In accordance with section 149(2) of the *Environmental Planning and Assessment Act 1979* , at the date of this certificate the following information is provided in respect of the prescribed matters to be included in a planning certificate.

1. NAMES OF RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) The following local environmental plan applies to the land:

Woollahra Local Environmental Plan 2014 (commenced 23 May 2015)

(b) Zone:

SP2 Infrastructure

(c) Development that may be carried out within the zone without development consent:

Roads

(d) Development that may be carried out within the zone with development consent:

Community facilities; Environmental protection works; Recreation areas; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

Also refer to Schedule 1 of the LEP "Additional permitted uses" to see if this schedule applies to your land.

(e) Development that is prohibited within the zone:

Any development not specified in item (c) or (d) above.

(f) Do any development standards apply to the land that set minimum land dimensions for the erection of a dwelling house on the land? If yes, what are the minimum dimensions?

No

(g) Does the land include or comprise 'critical habitat' under the provisions of the local environmental plan applying to the land?

No

(h) Is the land located in a heritage conservation area under the provisions of the local environmental plan applying to the land?

No

(i) Is there an item of environmental heritage situated on the land under the provisions of the local environmental plan applying to the land?

Yes. Refer to Woollahra Local Environmental Plan 2014, Schedule 5 Environmental Heritage and the Heritage Map for more information.

2. NAMES OF RELEVANT EXHIBITED PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

The following proposed environmental planning instruments, including a planning proposal for a LEP or a draft environmental planning instrument have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved.)

Properties affected: See terms of resolution
Details: A planning proposal has been prepared to amend Schedule 5 of the Woollahra Local Environmental Plan 2014 by listing the collection of 493 street name inlays as items of local heritage significance.

Exhibition period: 24 February 2016 to 31 March 2016

Properties affected: 48 Duxford Street, Paddington
Details: A planning proposal has been prepared to amend Schedule 5 of the Woollahra Local Environmental Plan 2014 by listing 48 Duxford Street, Paddington as an item of local heritage significance.

Exhibition period: 24 February 2016 to 31 March 2016

Properties affected: Yarranabbe Park and Rushcutters Bay Park Sea Walls
Details: A planning proposal has been prepared to amend Schedule 5 of the Woollahra Local Environmental Plan 2014 by listing Yarranabbe Park and Rushcutters Bay Park sea wall as an item of local heritage significance.

Exhibition period: 24 February 2016 to 31 March 2016

Properties affected: 80-84 and 90 New South Head Road, Edgecliff
D etails: A planning proposal has been prepared to amend Woollahra Local Environmental Plan 2014 to make the following changes to the planning controls that apply to the land:

- increase the maximum FSR from 1.5:1 to 2.9:1
- increase the maximum building height from 14.5m on 80-84 New South Head road and 20.5m on 90 New South Head Road to 23.5m over the entire sites.

Exhibition period: 06 July 2016 to 12 August 2016

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3. NAMES OF RELEVANT DEVELOPMENT CONTROL PLANS

The following table contains a list of development control plans that have been prepared by Council under Division 6 of Part 3 of the *Environmental Planning and Assessment Act 1979* (including any made by the Council under section 72 of the Act before repeal of that section).

Please check the table to see the relevancy of the plans to the land that is the subject of this certificate.

(a) The following development control plan applies to the land:

Woollahra Development Control Plan 2015 (commenced 23 May 2015)

4. NAMES OF RELEVANT DEVELOPMENT CONTROL PLANS PREPARED BY THE DIRECTOR GENERAL

The following development control plans have been prepared by the Director-General under Division 6 of Part 3 of the *Environmental Planning and Assessment Act 1979* (including any made by the Director-General under section 51A, before the repeal of that section).

Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005

This DCP applies to certain land within the Woollahra Municipality being land within the Foreshores and Waterways area identified on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) Foreshores and Waterways Area Map.

5. NAMES OF RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES

Below is a list of all State environmental planning policies that apply to the Woollahra Municipality.

Depending on circumstances set down in each SEPP, the policy may be specifically applicable to the land that is the subject of this certificate. You are advised to peruse the policy for the necessary details. Refer to NSW Department of Planning and Environment.

- State Environmental Planning Policy No. 1 – Development Standards
- State Environmental Planning Policy No. 5 – Housing for Older People or People with a Disability (but only in regard to applications and development subject to the savings and transitional provisions set down in State Environmental Planning Policy (Seniors Living) 2004)
- State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation (but only in regard to applications and development subject to the savings and transitional provisions set down in State Environmental Planning Policy (Affordable Rental Housing) 2009)
- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- State Environmental Planning Policy No. 21 – Caravan Parks

  State Environmental Planning Policy No. 30 – Intensive Agriculture
- State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No. 50 – Canal Estate Development
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
- State Environmental Planning Policy No. 71 – Coastal Protection

- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Major Development) 2005
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (State and Regional Development) 2011

Deemed SEPPs:

- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
  This REP applies to all land within the Woollahra Municipality except for land at Christison Park, Vaucluse as shown on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Sydney Harbour Catchment Map

6. NAMES OF PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

The following proposed State Environmental Planning Policies have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved.)

There are currently no proposed State Environmental Planning Policies.

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7. COMPLYING DEVELOPMENT

Is the land, land on which complying development may be carried out under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* ?

General Housing Code
Complying development under the General Housing Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Rural Housing Code
Rural Housing Code is not applicable to Woollahra Local Government Area.

Housing Alterations Code
Complying development under the Housing Alterations Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

General Development Code
Complying development under the General Development Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Commercial and Industrial Alterations Code
Complying development under the Commercial and Industrial Alterations Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Commercial and Industrial (New Buildings and Additions) Code
Complying development under the Commercial and Industrial (New Buildings and Additions) Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Subdivisions Code
Complying development under the Subdivisions Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Demolition Code
Complying development under the Demolition Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Fire Safety Code

Complying development under the Fire Safety Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

8. COASTAL PROTECTION

Is the land affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979* , but only to the extent that Council has been so notified by the Department of Services, Technology and Administration?

No

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8A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

Is there an order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with?

No

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

No

Is there any information as is required by the regulations under section 56B of the *Coastal Protection Act 1979* to be included in the planning certificate and of which the council has been notified pursuant to those regulations?

No

Disclaimer: These statements are based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

8B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

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

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council. If the information is vital for the proposed end use, then it should be verified by the applicant.

9. MINE SUBSIDENCE

Is the land proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961* ?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

10. ROAD WIDENING OR ROAD REALIGNMENT

Is the land affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993; or

(b) any environmental planning instrument; or

(c) any resolution of the Council?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

11. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Is the land affected by a policy:

(a) adopted by the Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

Yes

Woollahra LEP 2014, clause 6.1 (Acid sulfate soils) may require an assessment of acid sulfate soils for certain types of development located on certain land identified on the Acid Sulfate Soils Map of the LEP.

Woollahra DCP 2015 includes a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Applicants must consider Council's DCP as well as State legislation including the State Environmental Planning Policy No. 55 – Remediation of Land.

(b) adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

No

12. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(a) Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) subject to flood related development controls?

No

(b) Is development on the land or part of the land for any other purpose subject to flood related development controls?

No

Note: Words and expressions used in this item have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006* .

13. LAND RESERVED FOR ACQUISITION

Does an environmental planning instrument or proposed environmental planning instrument applying to the land make provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the *Environmental Planning and Assessment Act 1979* ?

No

14. CONTRIBUTIONS PLAN

The following contributions plan may apply to the land:
- Woollahra Section 94A Development Contributions Plan 2011 (31 August 2011)
- Woollahra Section 94 Contributions Plan (31 March 2003).

15. BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?

No

16. BIOBANKING AGREEMENTS

Is the land the subject of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

17. BUSH FIRE PRONE LAND

Is the land to which this certificate relates bush fire prone land?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

18. PROPERTY VEGETATION PLANS

Is the land the subject of a property vegetation plan under the *Native Vegetation Act 2003* ?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

19. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Has an order been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if Council has been notified of the order).

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

20. DIRECTIONS UNDER PART 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

21. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS

Is there a current site compatibility certificate (seniors housing), of which the Council is aware *?*

No

Are there any terms of a kind referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* that have been imposed as a condition of consent to a development application granted after 11 October 2007?

No

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22. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Is there a valid site compatibility certificate (infrastructure), of which the Council is aware *?*

No

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23. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE HOUSING

Is there a current site compatibility certificate (affordable rental housing), of which the Council is aware *?*

No

Are there any terms of a kind referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

24. PAPER SUBDIVISION INFORMATION

Is there a development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot?

No

25. SITE VERIFICATION CERTIFICATE

Is there a current site verification certificate of which this council is aware?

No

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*

26. MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

(a) Is the land (or part of the land) to which this certificate relates significantly contaminated land?

No

(b) Is the land to which this certificate relates subject to a management order?

No

(c) Is the land to which this certificate relates the subject of an approved voluntary management proposal?

No

(d) Is the land to which this certificate relates subject to an ongoing maintenance order?

No

(e) Is the land to which this certificate relates the subject of a site audit statement?

No

Note: These matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate. Section 53B requires site auditors to furnish local authorities with copies of audit statements relating to site audits for the purposes of statutory requirements.

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27. LOOSE-FILL ASBESTOS INSULATION

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) listed on the register that is required to be maintained under that Division.

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

Should the applicant require further information about any other matter please contact Council's Planning and Development Division.

Anne White
per:
Gary James
General Manager

PLANNING CERTIFICATE UNDER SECTION 149 (2)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT

Geotechnique P/L
P O Box 880
PENRITH 2751

Applicant's reference:
Frances Kuipers

Woollahra Municipal Council

ABN 32 218 483 245

Redleaf Council Chambers
536 New South Head Road
Double Bay NSW 2028
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General Manager
PO Box 61
Double Bay NSW 1360
DX 3607 Double Bay
records@woollahra.nsw.gov.au
www.woollahra.nsw.gov.au
Telephone: (02) 9391 7000
Facsimile: (02) 9391 7044

Certificate number: 1667
Certificate issue date: 13/07/2016
Transaction ID: 349194
Certificate fee: $53.00 (standard)

DESCRIPTION OF PROPERTY

Address: 29-53 Victoria Road BELLEVUE HILL NSW 2023
Title: LOT: 1 DP: 929570
Parish: Alexandria
County: Cumberland

This planning certificate should be read in conjunction with the Woollahra Local Environmental Plan 2014. This is available on the NSW legislation website at www.legislation.nsw.gov.au

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in the Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land and Property Information. Applicants must verify all property and lot information with NSW Land and Property Information.

The information contained in this certificate relates only to the lot described on the certificate.

Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

SECTION 149(2) DETAILS

In accordance with section 149(2) of the *Environmental Planning and Assessment Act 1979* , at the date of this certificate the following information is provided in respect of the prescribed matters to be included in a planning certificate.

1. NAMES OF RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) The following local environmental plan applies to the land:

Woollahra Local Environmental Plan 2014 (commenced 23 May 2015)

(b) Zone:

SP2 Infrastructure

(c) Development that may be carried out within the zone without development consent:

Roads

(d) Development that may be carried out within the zone with development consent:

Community facilities; Environmental protection works; Recreation areas; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

Also refer to Schedule 1 of the LEP "Additional permitted uses" to see if this schedule applies to your land.

(e) Development that is prohibited within the zone:

Any development not specified in item (c) or (d) above.

(f) Do any development standards apply to the land that set minimum land dimensions for the erection of a dwelling house on the land? If yes, what are the minimum dimensions?

No

(g) Does the land include or comprise 'critical habitat' under the provisions of the local environmental plan applying to the land?

No

(h) Is the land located in a heritage conservation area under the provisions of the local environmental plan applying to the land?

No

(i) Is there an item of environmental heritage situated on the land under the provisions of the local environmental plan applying to the land?

Yes. Refer to Woollahra Local Environmental Plan 2014, Schedule 5 Environmental Heritage and the Heritage Map for more information.

2. NAMES OF RELEVANT EXHIBITED PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

The following proposed environmental planning instruments, including a planning proposal for a LEP or a draft environmental planning instrument have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved.)

Properties affected: See terms of resolution
Details: A planning proposal has been prepared to amend Schedule 5 of the Woollahra Local Environmental Plan 2014 by listing the collection of 493 street name inlays as items of local heritage significance.

Exhibition period: 24 February 2016 to 31 March 2016

Properties affected: 48 Duxford Street, Paddington
Details: A planning proposal has been prepared to amend Schedule 5 of the Woollahra Local Environmental Plan 2014 by listing 48 Duxford Street, Paddington as an item of local heritage significance.

Exhibition period: 24 February 2016 to 31 March 2016

Properties affected: Yarranabbe Park and Rushcutters Bay Park Sea Walls
Details: A planning proposal has been prepared to amend Schedule 5 of the Woollahra Local Environmental Plan 2014 by listing Yarranabbe Park and Rushcutters Bay Park sea wall as an item of local heritage significance.

Exhibition period: 24 February 2016 to 31 March 2016

Properties affected: 80-84 and 90 New South Head Road, Edgecliff
D etails: A planning proposal has been prepared to amend Woollahra Local Environmental Plan 2014 to make the following changes to the planning controls that apply to the land:

- increase the maximum FSR from 1.5:1 to 2.9:1
- increase the maximum building height from 14.5m on 80-84 New South Head road and 20.5m on 90 New South Head Road to 23.5m over the entire sites.

Exhibition period: 06 July 2016 to 12 August 2016

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3. NAMES OF RELEVANT DEVELOPMENT CONTROL PLANS

The following table contains a list of development control plans that have been prepared by Council under Division 6 of Part 3 of the *Environmental Planning and Assessment Act 1979* (including any made by the Council under section 72 of the Act before repeal of that section).

Please check the table to see the relevancy of the plans to the land that is the subject of this certificate.

(a) The following development control plan applies to the land:

Woollahra Development Control Plan 2015 (commenced 23 May 2015)

4. NAMES OF RELEVANT DEVELOPMENT CONTROL PLANS PREPARED BY THE DIRECTOR GENERAL

The following development control plans have been prepared by the Director-General under Division 6 of Part 3 of the *Environmental Planning and Assessment Act 1979* (including any made by the Director-General under section 51A, before the repeal of that section).

Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005

This DCP applies to certain land within the Woollahra Municipality being land within the Foreshores and Waterways area identified on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) Foreshores and Waterways Area Map.

5. NAMES OF RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES

Below is a list of all State environmental planning policies that apply to the Woollahra Municipality.

Depending on circumstances set down in each SEPP, the policy may be specifically applicable to the land that is the subject of this certificate. You are advised to peruse the policy for the necessary details. Refer to NSW Department of Planning and Environment.

- State Environmental Planning Policy No. 1 – Development Standards
- State Environmental Planning Policy No. 5 – Housing for Older People or People with a Disability (but only in regard to applications and development subject to the savings and transitional provisions set down in State Environmental Planning Policy (Seniors Living) 2004)
- State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation (but only in regard to applications and development subject to the savings and transitional provisions set down in State Environmental Planning Policy (Affordable Rental Housing) 2009)
- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- State Environmental Planning Policy No. 21 – Caravan Parks

  State Environmental Planning Policy No. 30 – Intensive Agriculture
- State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No. 50 – Canal Estate Development
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
- State Environmental Planning Policy No. 71 – Coastal Protection

- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Major Development) 2005
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (State and Regional Development) 2011

Deemed SEPPs:

- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
  This REP applies to all land within the Woollahra Municipality except for land at Christison Park, Vaucluse as shown on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Sydney Harbour Catchment Map

6. NAMES OF PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

The following proposed State Environmental Planning Policies have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved.)

There are currently no proposed State Environmental Planning Policies.

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7. COMPLYING DEVELOPMENT

Is the land, land on which complying development may be carried out under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* ?

General Housing Code
Complying development under the General Housing Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Rural Housing Code
Rural Housing Code is not applicable to Woollahra Local Government Area.

Housing Alterations Code
Complying development under the Housing Alterations Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

General Development Code
Complying development under the General Development Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Commercial and Industrial Alterations Code
Complying development under the Commercial and Industrial Alterations Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Commercial and Industrial (New Buildings and Additions) Code
Complying development under the Commercial and Industrial (New Buildings and Additions) Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Subdivisions Code
Complying development under the Subdivisions Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Demolition Code
Complying development under the Demolition Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Fire Safety Code

Complying development under the Fire Safety Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.

2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

8. COASTAL PROTECTION

Is the land affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979* , but only to the extent that Council has been so notified by the Department of Services, Technology and Administration?

No

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8A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

Is there an order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with?

No

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

No

Is there any information as is required by the regulations under section 56B of the *Coastal Protection Act 1979* to be included in the planning certificate and of which the council has been notified pursuant to those regulations?

No

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8B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

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

No

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9. MINE SUBSIDENCE

Is the land proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961* ?

No

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10. ROAD WIDENING OR ROAD REALIGNMENT

Is the land affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993; or

(b) any environmental planning instrument; or

(c) any resolution of the Council?

No

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11. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Is the land affected by a policy:

(a) adopted by the Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

Yes

Woollahra LEP 2014, clause 6.1 (Acid sulfate soils) may require an assessment of acid sulfate soils for certain types of development located on certain land identified on the Acid Sulfate Soils Map of the LEP.

Woollahra DCP 2015 includes a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Applicants must consider Council's DCP as well as State legislation including the State Environmental Planning Policy No. 55 – Remediation of Land.

(b) adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

No

12. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(a) Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) subject to flood related development controls?

No

(b) Is development on the land or part of the land for any other purpose subject to flood related development controls?

No

Note: Words and expressions used in this item have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006* .

13. LAND RESERVED FOR ACQUISITION

Does an environmental planning instrument or proposed environmental planning instrument applying to the land make provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the *Environmental Planning and Assessment Act 1979* ?

No

14. CONTRIBUTIONS PLAN

The following contributions plan may apply to the land:
- Woollahra Section 94A Development Contributions Plan 2011 (31 August 2011)
- Woollahra Section 94 Contributions Plan (31 March 2003).

15. BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?

No

16. BIOBANKING AGREEMENTS

Is the land the subject of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995?

No

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17. BUSH FIRE PRONE LAND

Is the land to which this certificate relates bush fire prone land?

No

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18. PROPERTY VEGETATION PLANS

Is the land the subject of a property vegetation plan under the *Native Vegetation Act 2003* ?

No

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19. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Has an order been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if Council has been notified of the order).

No

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20. DIRECTIONS UNDER PART 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

No

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21. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS

Is there a current site compatibility certificate (seniors housing), of which the Council is aware *?*

No

Are there any terms of a kind referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* that have been imposed as a condition of consent to a development application granted after 11 October 2007?

No

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22. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Is there a valid site compatibility certificate (infrastructure), of which the Council is aware *?*

No

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23. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE HOUSING

Is there a current site compatibility certificate (affordable rental housing), of which the Council is aware *?*

No

Are there any terms of a kind referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

24. PAPER SUBDIVISION INFORMATION

Is there a development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot?

No

25. SITE VERIFICATION CERTIFICATE

Is there a current site verification certificate of which this council is aware?

No

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*

26. MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

(a) Is the land (or part of the land) to which this certificate relates significantly contaminated land?

No

(b) Is the land to which this certificate relates subject to a management order?

No

(c) Is the land to which this certificate relates the subject of an approved voluntary management proposal?

No

(d) Is the land to which this certificate relates subject to an ongoing maintenance order?

No

(e) Is the land to which this certificate relates the subject of a site audit statement?

No

Note: These matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate. Section 53B requires site auditors to furnish local authorities with copies of audit statements relating to site audits for the purposes of statutory requirements.

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27. LOOSE-FILL ASBESTOS INSULATION

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) listed on the register that is required to be maintained under that Division.

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

Should the applicant require further information about any other matter please contact Council's Planning and Development Division.

Anne White
per:
Gary James
General Manager

APPENDIX C

NSW OEH RECORD OF EPA NOTICES & ENVIRONMENT PROTECTION LICENCES

Contaminated land - record of notices

Record under section 58 of the Contaminated Land Management Act 1997

This record is maintained by OEH in accordance with Part 5 of the Contaminated Land Management Act 1997 (CLM Act).

The record **does** provide
- ✓ a record of written notices issued by OEH under the CLM Act, including preliminary investigation orders.
- ✓ the names of the sites, owners or occupiers **at the time of OEH action** in relation to the site
- ✓ copies of site audit statements (SAS) provided to OEH under section 52 of the CLM Act and relating to significantly contaminated land.

The record **does not** provide
- ✗ a record of all contaminated land in NSW. See frequently asked questions
- ✗ a list of notifications of contamination that OEH receives.
- ✗ the names of the sites, owners or occupiers if it changes **after OEH action** in relation to the site.
- ✗ some personal information.

... more about the CLM record of notices

From 1 July 2009 there were changes to the terminology of certain OEH actions under the CLM Act. See the list of these changes.

The record includes notices issued under sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985. These sections have been repealed. These notices are treated by the CLM Act as management orders.

Before using the record of notices see the Disclaimer and terms of use.

As at Monday, 11 July 2016 there are 1283 notices in the record relating to 347 sites.

Show me the entire record or Search the record

11 July 2016

Search results

Your search for:LGA: Woollahra Municipal Council

Matched 12 notices relating to 2 sites.

Search Again

Refine Search

Suburb	Address	Site Name	Notices related to this site
ROSE BAY	638 -646 New South Head ROAD	Rose Bay Budget Service station	5 current and 2 former
WOOLLAHRA	116 Old South Head ROAD	Caltex Woollahra Service Station	5 former

Page 1 of 1

11 July 2016

Search results

Your search for: **General Search** with the following criteria

Suburb - BELLEVUE HILL

returned 0 result

Search Again

APPENDIX D

BOREHOLE LOGS

GEOTECHNIQUE
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engineering log - borehole

Client : David Fleeting Architects
Project : Proposed Basement and Tennis Court
Location : The Scots College
Cranbrook Road, Woollahra

Job No. : 13789/1
Borehole No. : 1
Date : 11/08/2016
Logged/Checked by: MT

drill model and mounting : Commachio Utility Mounted **slope :** **deg.** **R.L. surface :** ≅54.4

hole diameter : 125 **mm** **bearing :** **deg.** **datum :** AHD

method	groundwater	env samples	PID reading (ppm)	geo samples	field test	depth or R.L. in meters	graphic log	classification symbol	MATERIAL DESCRIPTION soil type, plasticity or particle characteristic, colour, secondary and minor components.	moisture condition	consistency density index	hand penetrometer kPa	Remarks and additional observations
		GP				0			Tennis Court AC Pavement 20mm FILL: Silty Sand, fine to coarse grained, brown, with gravel				
		GP						SM	Silty SAND, fine to medium grained, orange to brown	M	L		Alluvial
								SM	Silty SAND, fine to medium grained, yellow brown	M	L		
				P	N=6 2,3,3	1							
						2							
				P	N=17 6,8,9					M	MD		
						3							
				P	N=23 7,11,12	4		SM	Silty SAND, fine to medium grained, yellow	M	MD		
						5							
				P	N=20 8,9,11	6							
				P	N= 10,15/ 100	7				M	VD		
						8							
						9							

GEOTECHNIQUE
PTY LTD

engineering log - borehole

Client : David Fleeting Architects
Project : Proposed Basement and Tennis Court
Location : The Scots College
Cranbrook Road, Woollahra

Job No. : 13789/1
Borehole No. : 1
Date : 11/08/2016
Logged/Checked by: MT

drill model and mounting : Commachio Utility Mounted **slope :** **deg.** **R.L. surface :** ≅54.4

hole diameter : 125 **mm** **bearing :** **deg.** **datum :** AHD

method	groundwater	env samples	PID reading (ppm)	geo samples	field test	depth or R.L. in meters	graphic log	classification symbol	MATERIAL DESCRIPTION soil type, plasticity or particle characteristic, colour, secondary and minor components.	moisture condition	consistency density index	hand penetrometer kPa	Remarks and additional observations
	Dry					10							
						11							
						12			Borehole No 1 terminated at 12.0m				
						13							
						14							
						15							
						16							
						17							
						18							
						19							

GEOTECHNIQUE
PTY LTD

engineering log - borehole

Client : David Fleeting Architects
Project : Proposed Basement and Tennis Court
Location : The Scots College
Cranbrook Road, Woollahra

Job No. : 13789/1
Borehole No. : 2
Date : 11/08/2016
Logged/Checked by: MT

drill model and mounting : Commachio Utility Mounted **slope :** **deg.** **R.L. surface :** ≅54.2

hole diameter : 125 **mm** **bearing :** **deg.** **datum :** AHD

method	groundwater	env samples	PID reading (ppm)	geo samples	field test	depth or R.L. in meters	graphic log	classification symbol	MATERIAL DESCRIPTION soil type, plasticity or particle characteristic, colour, secondary and minor components.	moisture condition	consistency density index	hand penetrometer kPa	Remarks and additional observations
		GP				0			AC 20mm FILL: Roadbase Gravel, grey				
		GP							FILL: Silty Sand, fine grained, grey				
		GP			N=8 3,3,5	1							
		G						SM	Silty SAND, fine grained, pale grey	M	MD		Alluvial No Sample recovered from auger
						2		SM	Silty SAND, fine to medium grained, brown	M	MD		
						3							
						4							
						5							
						6							
				P				SM	Silty SAND, fine to medium grained, yellow brown	M	MD		
						7							
						8							
						9							

GEOTECHNIQUE
PTY LTD

engineering log - borehole

Client : David Fleeting Architects
Project : Proposed Basement and Tennis Court
Location : The Scots College
Cranbrook Road, Woollahra

Job No. : 13789/1
Borehole No. : 2
Date : 11/08/2016
Logged/Checked by: MT

drill model and mounting : Commachio Utility Mounted **slope :** **deg.** **R.L. surface :** ≅54.2

hole diameter : 125 **mm** **bearing :** **deg.** **datum :** AHD

method	groundwater	env samples	PID reading (ppm)	geo samples	field test	depth or R.L. in meters	graphic log	classification symbol	MATERIAL DESCRIPTION soil type, plasticity or particle characteristic, colour, secondary and minor components.	moisture condition	consistency density index	hand penetrometer kPa	Remarks and additional observations
	Dry					10							
						11							
						12			Borehole No 2 terminated at 12.0m				
						13							
						14							
						15							
						16							
						17							
						18							
						19							

GEOTECHNIQUE
PTY LTD

engineering log - borehole

Client : David Fleeting Architects
Project : Proposed Basement and Tennis Court
Location : The Scots College
Cranbrook Road, Woollahra

Job No. : 13789/1
Borehole No. : 3
Date : 11/08/2016
Logged/Checked by: MT

drill model and mounting : Commachio Utility Mounted **slope :** **deg.** **R.L. surface :** ≅54.0

hole diameter : 125 **mm** **bearing :** **deg.** **datum :** AHD

method	groundwater	env samples	PID reading (ppm)	geo samples	field test	depth or R.L. in meters	graphic log	classification symbol	MATERIAL DESCRIPTION soil type, plasticity or particle characteristic, colour, secondary and minor components.	moisture condition	consistency density index	hand penetrometer kPa	Remarks and additional observations
						0			CONCRETE SLAB 170mm				
		GP							FILL: Silty Sand, fine to coarse grained, brown				
		G						SM	Silty SAND, fine to medium grained, grey	M	L		Alluvial
				P	N=9 4,4,5	1		SM	Silty SAND, fine to medium grained, brown	M	L		
		G				2		SM	Silty SAND, fine to medium grained, yellow brown	M	L		
				P	N=8 3,3,5	3							
				P	N=21 9,9,12	4		SM	Silty SAND, fine to medium grained, yellow	M	MD		
				P	N=19 7,8,11	6							
				P	N=18 5,8,10	7							
						8							
						9							

GEOTECHNIQUE
PTY LTD

engineering log - borehole

Client : David Fleeting Architects
Project : Proposed Basement and Tennis Court
Location : The Scots College
Cranbrook Road, Woollahra

Job No. : 13789/1
Borehole No. : 3
Date : 11/08/2016
Logged/Checked by: MT

drill model and mounting : Commachio Utility Mounted **slope :** **deg.** **R.L. surface :** ≅54.0

hole diameter : 125 **mm** **bearing :** **deg.** **datum :** AHD

method	groundwater	env samples	PID reading (ppm)	geo samples	field test	depth or R.L. in meters	graphic log	classification symbol	MATERIAL DESCRIPTION soil type, plasticity or particle characteristic, colour, secondary and minor components.	moisture condition	consistency density index	hand penetrometer kPa	Remarks and additional observations
	Dry					10							
						11							
						12			Borehole No 3 terminated at 12.0m				
						13							
						14							
						15							
						16							
						17							
						18							
						19							

GEOTECHNIQUE
PTY LTD

engineering log - borehole

Client : David Fleeting Architects
Project : Proposed Basement and Tennis Court
Location : The Scots College
Cranbrook Road, Woollahra

Job No. : 13789/1
Borehole No. : 4
Date : 12/08/2016
Logged/Checked by: MT

drill model and mounting : Commachio Utility Mounted **slope :** **deg.** **R.L. surface :** ≅54.1

hole diameter : 125 **mm** **bearing :** **deg.** **datum :** AHD

method	groundwater	env samples	PID reading (ppm)	geo samples	field test	depth or R.L. in meters	graphic log	classification symbol	MATERIAL DESCRIPTION soil type, plasticity or particle characteristic, colour, secondary and minor components.	moisture condition	consistency density index	hand penetrometer kPa	Remarks and additional observations
						0			TOPSOIL/FILL: Silty Sand, fine to medium grained, dark brown, with roots				
		G						SM	Silty SAND, fine to medium grained, pale grey	M	VL		
				P	N=3 1,1,1	1							
						2		SM	Silty SAND, fine to medium grained, brown grey	M	L		
				P	N=4 1,2,2	3							
								SM	Silty SAND, fine to medium grained, yellow brown	M	L		
				P	N=7 4,3,4	4							
						5				M	MD		
				P	N=17 5,8,9	6							
				P	N=20 7,10,10	7							
	Dry					8			Borehole No 4 terminated at 8.0m				
						9							

GEOTECHNIQUE
PTY LTD

engineering log - borehole

Client : David Fleeting Architects
Project : Proposed Basement and Tennis Court
Location : The Scots College
Cranbrook Road, Woollahra

Job No. : 13789/1
Borehole No. : 5
Date : 12/08/2016
Logged/Checked by: MT

drill model and mounting : Commachio Utility Mounted **slope :** **deg.** **R.L. surface :** ≅54.5

hole diameter : 125 **mm** **bearing :** **deg.** **datum :** AHD

method	groundwater	env samples	PID reading (ppm)	geo samples	field test	depth or R.L. in meters	graphic log	classification symbol	MATERIAL DESCRIPTION soil type, plasticity or particle characteristic, colour, secondary and minor components.	moisture condition	consistency density index	hand penetrometer kPa	Remarks and additional observations
						0			TOPSOIL/FILL: Silty Sand, fine to medium grained, brown, with roots				
		GP						SM	Silty SAND, fine to medium grained, grey	M	L		Alluvial
				P	N=6 2,2,4	1							
						2		SM	Silty SAND, fine to medium grained, brown yellow	M	L		
				P	N=9 2,3,6	3							
				P	N=16 5,6,10	4				M	MD		
				P	N= 20/100	5			SANDSTONE, fine to medium grained, yellow brown				Bedrock Groundwater seepage at 5.3m
						6			Refer to Cored Log				
						7							
						8							
						9							

GEOTECHNIQUE
PTY LTD

engineering log
cored borehole

Client : David Fleeting Architects
Project : Proposed Basement and Tennis Court
Location : The Scots College
Cranbrook Road, Woollahra

Job No. : 13789/1
Borehole No. : 5
Date : 12/08/2016
Logged/Checked by : MT

drill model and mounting : Commachio Utility Mounted **slope :** **deg.** **R.L. surface :** ≅54.5

core size: NMLC **bearing :** **deg.** **datum :** AHD

barrel lift	water loss/level	depth of R.L. in meters	graphic log	CORE DESCRIPTION rock type, grain characteristics, colour, structure, minor components.	weathering	strength	point load index strength $I_S(50)$ EL VL L M H VH	DEFECT DETAILS defect spacing (mm) 2000 1000 500 300 100 50	DESCRIPTION type, inclination, thickness, planarity, roughness, coating. Specific / General
				Coring commenced at 6.0m					
		6		SANDSTONE, fine to medium grained, pale yellow	FR	H	×		6.1m: Be=30°, Un
		7					×		6.8m: Jo=70°, St
		8					×		
				Borehole No 5 terminated at 8.8m					
		9							
		10							
		11							
		12							
		13							
		14							
		15							

GEOTECHNIQUE
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Job No 13789/1 BH5 Started Coring at 6.0m

6.0m

7.0m

8.0m

8.8m

BH5 terminated at 8.8m

The Scots College
C/- David Fleeting Architects
AI.sf/30.08.2016

GEOTECHNIQUE
PTY LTD

engineering log - borehole

Client : David Fleeting Architects
Project : Proposed Basement and Tennis Court
Location : The Scots College
Cranbrook Road, Woollahra

Job No. : 13789/1
Borehole No. : 6
Date : 12/08/2016
Logged/Checked by: MT

drill model and mounting : Commachio Utility Mounted **slope :** **deg.** **R.L. surface :** ≅53.8

hole diameter : 125 **mm** **bearing :** **deg.** **datum :** AHD

method	groundwater	env samples	PID reading (ppm)	geo samples	field test	depth or R.L. in meters	graphic log	classification symbol	MATERIAL DESCRIPTION soil type, plasticity or particle characteristic, colour, secondary and minor components.	moisture condition	consistency density index	hand penetrometer kPa	Remarks and additional observations
						0			TOPSOIL/FILL: Silty Sand, fine to medium grained, brown, with some roots				
		GP											
				P	N=4 2,2,2	1							
		GP											
						2							
		GP		P	N=4 2,2,2			SM	Silty SAND, fine to medium grained, brown yellow	M	VL		Alluvial
						3							
				P	N=9 3,4,5	4				M	L		
						5							
				P	N=16 6,7,9					M	MD		
						6							
				P	N=27 6,11,16	7							
	Dry					8			Borehole No 6 terminated at 8.0m				
						9							

KEY TO SYMBOLS

Symbol Description

Strata symbols

Pavement
(Bitumen, Concrete Slab, etc)

Fill

Silty Sand

Fill / Topsoil

Sandstone

Misc. Symbols

Seepage

Descriptions of various line types (solid, dotted, etc.)

Profile change

Gradual profile change

Notes:

1. **Exploratory borings were drilled between 12/08/2016 and 12/08/2016 using a 50, 100 and 125mm diameter continuous flight power auger.**

2. **These logs are subject to the limitations, conclusions and recommendations in this report.**

3. **Results of tests conducted on samples recovered are reported on the logs.**

KEY TO SYMBOLS

Symbol Description

Strata symbols

 **Sandstone**

Misc. Symbols

× **Point Load Strength**

Descriptions of various line types (solid, dotted, etc.)

____ **Profile change**

_ _ _ **Gradual profile change**

Notes:

1. **Exploratory borings were drilled between 12/08/2016 and 12/08/2016 using a 50, 100 and 125mm diameter continuous flight power auger.**

2. **These logs are subject to the limitations, conclusions and recommendations in this report.**

3. **Results of tests conducted on samples recovered are reported on the logs.**

Log Symbols & Abbreviations (Non-cored Borehole Log)

Log Column	Symbol/Value		Description
Drilling Method	V-bit TC-bit RR DB BB		Hardened steel 'V' shaped bit attached to auger Tungsten Carbide bit attached to auger Tricone (Rock Roller) bit Drag bit Blade bit
Groundwater	Dry 		Groundwater not encountered to the drilled or auger refusal depth Groundwater level at depths shown on log Groundwater seepage at depths shown on log
Environment Sample	GP G P		Glass bottle and plastic bag sample over depths shown on log Glass bottle sample over depths shown on log Plastic bag sample over depths shown on log
PID Reading	100		PID reading in ppm
Geotechnical Sample	DS DB U_{50}		Disturbed Small bag sample over depths shown on log Disturbed Bulk sample over depths shown on log Undisturbed 50mm tube sample over depths shown on log
Field Test	N=10 3,5,5 N=R 10,15/100		Standard Penetration Test (SPT) 'N' value. Individual numbers indicate blows per 150mm penetration. 'R' represents refusal to penetration in hard/very dense soils or in cobbles or boulders. The first number represents10 blows for 150mm penetration whereas the second number represents 15 blows for 100mm penetration where SPT met refusal
	DCP/PSP	5 6 R/10	Dynamic Cone Penetration (DCP) or Perth Sand Penetrometer (PSP). Each number represents blows per 100mm penetration. 'R/10' represents refusal after 10mm penetration in hard/very dense soils or in gravels or boulders.
Classification	GP GW GM GC SP SW SM SC ML MI MH CL CI CH		Poorly Graded GRAVEL Well graded GRAVEL Silty GRAVEL Clayey GRAVEL Poorly graded SAND Well graded SAND Silty SAND Clayey SAND SILT / Sandy SILT / clayey SILT, low plasticity SILT / Sandy SILT / clayey SILT, medium plasticity SILT / Sandy SILT / clayey SILT, high plasticity CLAY / Silty CLAY / Sandy CLAY / Gravelly CLAY, low plasticity CLAY / Silty CLAY / Sandy CLAY / Gravelly CLAY, medium plasticity CLAY / Silty CLAY / Sandy CLAY / Gravelly CLAY, high plasticity
Moisture Condition Cohesive soils Cohesionless soils	 M<PL M=PL M>PL D M W		 Moisture content less than Plastic Limit Moisture content equal to Plastic Limit Moisture content to be greater than Plastic Limit Dry - Runs freely through hand Moist - Tends to cohere Wet - Tends to cohere

Consistency Cohesive soils	Term	Undrained shear strength, C_u (kPa)	Hand Penetrometer (Qu)
VS	Very Soft	≤12	<25
S	Soft	>12 ≤25	25 – 50
F	Firm	>25 ≤50	50 – 100
St	Stiff	>50 ≤100	100 – 200
VSt	Very Stiff	>100 ≤200	200 – 400
H	Hard	>200	>400

Density Index Cohesionless soils	Term	Density Index, I_D (%)	SPT 'N' (blows/300mm)
VL	Very Loose	≤15	≤5
L	Loose	>15 ≤35	>5 ≤10
M	Medium Dense	>35 ≤65	>10 ≤30
D	Dense	>65 ≤85	>30 ≤50
VD	Very Dense	>85	>50

Hand Penetrometer	100 200	Unconfined compressive strength (q_u) in kPa determined using pocket penetrometer, at depths shown on log
Remarks	 Residual Alluvium Colluvial Aeolian Marine	Geological origin of soils Residual soils above bedrock River deposited Alluvial soils Gravity deposited Colluvial soils Wind deposited Aeolian soils Marine Soils

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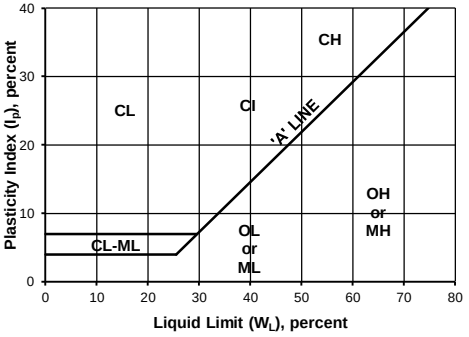
AS1726 – Unified Soil Classification System

Major Divisions		Particle size (mm)	Group Symbol	Typical Names	Field Identifications Sand and Gravels			Laboratory classification				
	BOULDERS	200						% (2) < 0.075mm	Plasticity of Fine Fraction	$C_u = D_{60}/D_{10}$	$C_c = (D_{30})^2/(D_{10}D_{60})$	Notes
	COBBLES	63										
COARSE GRAINED SOILS (more than half of material less 63mm is larger than 0.075mm)	GRAVELS (more than half of coarse fraction is larger than 2.36mm)	Coarse 20	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	Wide range in grain size and substantial amounts of all intermediate sizes, not enough fines to bind coarse grains, no dry strength			0-5	-	>4	between 1 and 3	1. Identify lines by the method given for fine grained soils 2. Borderline classifications occur when the percentage of fines (fraction smaller than 0.075mm size) is greater than 5% and less than 12%. Borderline classifications require the use of dual symbols e.g. SP-SM, GW-GC
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines, uniform gravels	Predominantly one size or range of sizes with some intermediate sizes missing, not enough fines to bind coarse grains, no dry strength			0-5	-	Fails to comply with above		
		Medium 6	GM	Silty gravels, gravel-sand-silt mixtures	'Dirty' materials with excess of non-plastic fines, zero to medium dry strength			12-50	Below 'A' line or I_p<4	-	-	
		Fine 2.36	GC	Clayey gravels, gravel-sand-clay mixtures	'Dirty' materials with excess of plastic fines, medium to high dry strength			12-50	Above 'A' line or I_p>7	-	-	
	SANDS (more than half of coarse fraction is smaller than 2.36mm)	Coarse 0.6	SW	Well-graded sands, gravelly sands, little or no fines	Wide range in grain size and substantial amounts of all intermediate sizes, not enough fines to bind coarse grains, no dry strength			0-5	-	>6	between 1 and 3	
		Medium 0.2	SP	Poorly graded sands and gravelly sands; little or no fines, uniform sands	Predominantly one size or range of sizes with some intermediate sizes missing, not enough fines to bind coarse grains, no dry strength			0-5	-	Fails to comply with above		
		Fine 0.075	SM	Silty sands, sand-silt mixtures	'Dirty' materials with excess of non-plastic fines, zero to medium dry strength			12-50	Below 'A' line or I_p<4	-	-	
			SC	Clayey sand, sand-clay mixtures	'Dirty' materials with excess of plastic fines, medium to high dry strength			12-50	Above 'A' line of I_p>7	-	-	
FINE GRAINED SOILS (more than half of material less than 63mm is smaller than 0.075mm)					**Dry Strength**	**Dilatancy**	**Toughness**					
	SILTS & CLAYS (liquid limit < 50%)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	None to low	Quick to slow	None	More than 50% passing 0.075mm	Below 'A' line			
			CL, CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	Medium to high	None to very slow	Medium		Above 'A' line			
			OL	Organic silts and organic silty clays of low plasticity	Low to medium	Slow	Low		Below 'A' line			
	SILTS & CLAYS (liquid limit > 50%)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	Low to medium	Slow to none	Low to medium		Below 'A' line			
			CH	Inorganic clays of medium to high plasticity, fat clays	High to very high	None	High		Above 'A' line			
			OH	Organic clays of medium to high plasticity, organic silts	Medium to high	None to very slow	Low to medium		Below 'A' line			
	HIGHLY ORGANIC SOILS		Pt	Peat and highly organic soils	Identified by colour, odour, spongy feel and generally by fibrous texture			Effervesces with H_2O_2				

Use the gradation of material passing 63mm for classification of fractions according to the criteria given in 'Major Divisions'

Log Symbols & Abbreviations (Cored Borehole Log)

Log Column	Symbol	Description
Core Size		Nominal Core Size (mm)
	NQ	47
	NMLC	52
	HQ	63
Water Loss	◀	Complete water loss
	◁	Partial water loss
Weathering	FR	Fresh — Rock shows no sign of decomposition or staining
	SW	Slightly Weathered — Rock is slightly discoloured but shows little or no change of strength from fresh rock
	DW	Distinctly Weathered — Rock strength usually changed by weathering. The rock may be highly discoloured, usually by ironstaining. Porosity may be increased by leaching, or may be decreased by deposition of weathering products in pores
	EW	Extremely Weathered — Rock is weathered to such an extent that it has 'soil' properties, i.e. it either disintegrate or can be remoulded, in water
	RS	Residual Soil — Soil developed on extremely weathered rock; the mass structure and substance fabric are no longer evident; there is a large change in volume but soil has not been significantly transported
Strength		Term — Point Load Strength Index (I_{s50}, MPa)
	EL	Extremely Low — ≤0.03
	VL	Very Low — >0.03 ≤0.1
	L	Low — >0.1 ≤0.3
	M	Medium — >0.3 ≤1
	H	High — >1 ≤3
	VH	Very High — >3 ≤10
	EH	Extremely High — >10
Defect Spacing		Description — Spacing (mm)
		Extremely closely spaced — <20
		Very closely spaced — 20 to 60
		Closely spaced — 60 to 200
		Medium spaced — 200 to 600
		Widely spaced — 600 to 2000
		Very widely spaced — 2000 to 6000
		Extremely widely spaced — >6000
Defect Description		
Type	Bp	Bedding parting
	Fp	Foliation parting
	Jo	Joint
	Sh	Sheared zone
	Cs	Crushed seam
	Ds	Decomposed seam
	Is	Infilled seam
Macro-surface geometry	St	Stepped
	Cu	Curved
	Un	Undulating
	Ir	Irregular
	Pl	Planar
Micro-surface geometry	Ro	Rough
	Sm	Smooth
	Sl	Slickensided
Coating or infilling	cn	clean
	sn	stained
	vn	veneer
	cg	coating

AS1726 – Identification of Sedimentary Rocks for Engineering Purposes

Grain Size mm		Bedded rocks (mostly sedimentary)									
More than 20	20	Grain Size Description				At least 50% of grains are of carbonate				At least 50% of grains are of fine-grained volcanic rock	
	6	RUDACEOUS		CONGLOMERATE Rounded boulders, cobbles and gravel cemented in a finer matrix		LIMESTONE and DOLOMITE (undifferentiated)		Calcirudite		Fragments of volcanic ejecta in a finer matrix	SALINE ROCKS
	2			Breccia Irregular rock fragments in a finer matrix						Rounded grains AGGLOMERATE Angular grains VOLCANIC BRECCIA	Halite Anhydrite
	0.6	ARENACEOUS	Coarse	SANDSTONE Angular or rounded grains, commonly cemented by clay, calcite or iron minerals				Calcarenite		Cemented volcanic ash	Gypsum
	0.2		Medium	Quartzite Quartz grains and siliceous cement						TUFF	
	0.06		Fine	Arkose Many feldspar grains Greywacke Many rock chips							
	0.002	ARGILLACEOUS		MUDSTONE	SILTSTONE Mostly silt	Calcareous Mudstone		Calcisiltite	CHALK	Fine-grained TUFF	
	Less than 0.002			SHALE Fissile	CLAYSTONE Mostly clay			Calcilutite		Very fine-grained TUFF	
Amorphous or crypto-crystalline				Flint: occurs as hands of nodules in the chalk Chert: occurs as nodules and beds in limestone and calcareous sandstone							COAL LIGNITE
				Granular cemented – except amorphous rocks							
				SILICEOUS		CALCAREOUS				SILICEOUS	CARBONACEOUS
				SEDIMENTARY ROCKS Granular cemented rocks vary greatly in strength, some sandstones are stronger than many Igneous rocks. Bedding may not show in hand specimens and is best seen in outcrop. Only sedimentary rocks, and some metamorphic rocks derived from them, contain fossils Calcareous rocks contain calcite (calcium carbonate) which effervesces with dilute hydrochloric acid						

AS1726 – Identification of Metamorphic and Igneous Rocks for Engineering Purposes

Obviously foliated rocks (mostly metamorphic)		Rocks with massive structure and crystalline texture (mostly igneous)						Grain size (mm)
Grain size description			Grain size description	Pegmatite			Pyrosenite	More than 20
		MARBLE						20
COARSE	GNEISS Well developed but often widely spaced foliation sometimes with schistose bands	QUARTZITE	COARSE	GRANITE	Diorite	GABBRO	Peridorite	6
	Migmatite Irregularly foliated: mixed schists and gneisses	Granulite HORNFELS		These rocks are sometimes phorphyritic and are then described, for example, as porphyritic granite				2
MEDIUM	SCHIST Well developed undulose foliation; generally much mica	Amphibolite	MEDIUM	Micorgranite	Microdiorite	Dolerite		0.6
		Serpentine		These rocks are sometimes phorphyritic and are then described as porphyries				0.2
								0.06
FINE	PHYLLITE Slightly undulose foliation; sometimes 'spotted'		FINE	RHYOLITE	ANDESITE	BASALT		0.002
	SLATE Well developed plane cleavage (foliation)			These rocks are sometimes phorphyritic and are then described as porphyries				Less than 0.002
	Mylonite Found in fault zones, mainly in igneous and metamorphic areas			Obsidian	Volcanic glass			Amorphous or cryptocrystalline
CRYSTALLINE				Pale<----------->Dark				
SILICEOUS		Mainly SILICEOUS		ACID Much quartz	INTERMEDIATE Some quartz	BASIC Little or no quartz	ULTRA BASIC	
METAMORPHIC ROCKS Most metamorphic rocks are distinguished by foliation which may impart fissility. Foliation in gneisses is best observed in outcrop. Non-foliated metamorphics are difficult to recognize except by association. Any rock baked by contact metamorphism is described as 'hornfels' and is generally somewhat stronger than the parent rock Most fresh metamorphic rocks are strong although perhaps fissile			IGNEOUS ROCKS Composed of closely interlocking mineral grains. Strong when fresh; not porous Mode of occurrence : 1 Batholith; 2 Laccoliths; 3 Sills; 4 Dykes; 5 Lava Flows; 6 Veins					

APPENDIX E

UNEXPECTED FINDS MANAGEMENT PROTOCOL

GEOTECHNIQUE® PTY LTD
ABN 64 002 841 063

Unexpected Finds Management Protocol
Proposed Development
The Scots College, Cranbrook Road, Bellevue Hill

In the event that unexpected finds and/or suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheeting/pieces/pipes, ash material, imported fill, etc.) are encountered during remediation work / future earthworks, in between sampling locations or masked by any overgrown tree and/or grass, the following actions are to be undertaken.

Management of unexpected finds and/or suspect materials
If unexpected finds and/or suspect materials are encountered:

- Works are to be ceased.
- An Environmental consultant is to be engaged to take appropriate action.
- If contamination is identified, the contaminated materials must be disposed of at an EPA licensed landfill facility with an appropriate waste classification.

Management of bonded asbestos containing material (ACM)
If bonded ACM is encountered, the following measures are implemented:

- Engage a NSW WorkCover accredited Class B asbestos contractor.
- Removal of the asbestos waste must be carried out in accordance with the requirements of the regulators, such as NSW WorkCover and NSW EPA.
- A WorkCover Licensed Asbestos Assessor should be engaged to provide a clearance certificate.

Management of friable asbestos within the soil
It is recommended that the following measures are implemented if friable asbestos is encountered:

- Engage a NSW WorkCover accredited Class A Asbestos contractor.
- Removal of the asbestos waste must be carried out in accordance with the requirements of the regulators, such as NSW WorkCover and NSW EPA
- A WorkCover Licensed Asbestos Assessor must be engaged to provide a clearance certificate.

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APPENDIX F

ENVIRONMENTAL NOTES

IMPORTANT INFORMATION REGARDING YOUR ENVIRONMENTAL SITE ASSESSMENT

These notes have been prepared by Geotechnique Pty Ltd, using guidelines prepared by the ASFE (Associated Soil and Foundation Engineers). The notes are offered to assist in the interpretation of your environmental site assessment report.

REASONS FOR AN ENVIRONMENTAL ASSESSMENT

Environmental site assessments are typically, though not exclusively, performed in the following circumstances:

- As a pre-acquisition assessment on behalf of a purchaser or a vendor, when a property is to be sold
- As a pre-development assessment, when a property or area of land is to be redeveloped, or the land use has changed, e.g. from a factory to a residential subdivision
- As a pre-development assessment of greenfield sites, to establish baseline conditions and assess environmental, geological and hydrological constraints to the development of e.g. a landfill
- As an audit of the environmental effects of previous and present site usage

Each circumstance requires a specific approach to assessment of soil and groundwater contamination. In all cases the objective is to identify and if possible quantify the risks that unrecognised contamination poses to the ongoing proposed activity. Such risks may be financial (clean-up costs or limitations in site use) and physical (health risks to site users or the public).

ENVIRONMENTAL SITE ASSESSMENT LIMITATIONS

Although information provided by an environmental site assessment can reduce exposure to the risk of the presence of contamination, no environmental site assessment can eliminate the risk. Even a rigorous professional assessment might not detect all contamination within a site. Contaminants could be present in areas that were not surveyed or sampled, or migrate to areas that did not show signs of contamination when sampled. Contaminant analysis cannot possibly cover every type of contaminant that may occur; only the most likely contaminants are screened.

AN ENVIRONMENTAL SITE ASSESSMENT REPORT IS BASED ON A UNIQUE SET OF PROJECT SPECIFIC FACTORS

In the following events and in order to avoid cost problems, you should ask your consultant to assess any changes in the conclusion and recommendations made in the assessment:

- When the nature of the proposed development is changed e.g. if a residential development is proposed, rather than a commercial development
- When the size or configuration of the proposed development is altered e.g. if a basement is added
- When the location or orientation of the proposed structure is modified
- When there is a change of land ownership, or
- For application to an adjacent site

ENVIRONMENTAL SITE ASSESSMENT FINDINGS ARE PROFESSIONAL ESTIMATES

Site assessment identifies actual sub-surface conditions only at those points where samples are taken, when they are taken. Data obtained from the sampling and subsequent laboratory analyses are interpreted by geologists, engineers or scientists and opinions are drawn about the overall sub-surface conditions, the nature and extent of contamination, the likely impact on any proposed development and appropriate remediation measures. Actual conditions may differ from those inferred, because no professional, no matter how qualified and no sub-surface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, however, steps can be taken to help minimise the impact. For this reason site owners should retain the services of their consultants throughout the development stages of the project in order to identify variances, conduct additional tests that may be necessary and to recommend solutions to problems encountered on site.

Soil and groundwater contamination is a field in which legislation and interpretation of legislation by government departments is changing rapidly. Whilst every attempt is made by Geotechnique Pty Ltd to be familiar with current policy, our interpretation of the investigation findings should not be taken to be that of the relevant authority. When approval from a statutory authority is required for a project, approval should be directly sought.

STABILITY OF SUB-SURFACE CONDITIONS

Sub-surface conditions can change by natural processes and site activities. As an environmental site assessment is based on conditions existing at the time of the investigation, project decisions should not be based on environmental site assessment data that may have been affected by time. The consultant should be requested to advise if additional tests are required.

ENVIRONMENTAL SITE ASSESSMENTS ARE PERFORMED FOR SPECIFIC PURPOSES AND CLIENTS

Environmental site assessments are prepared in response to a specific scope of work required to meet the specific needs of specific individuals e.g. an assessment prepared for a consulting civil engineer may not be adequate to a construction contractor or another consulting civil engineer.

An assessment should not be used by other persons for any purpose or by the client for a different purpose. No individual, other than the client, should apply an assessment, even for its intended purpose, without first conferring with the consultant. No person should apply an assessment for any purpose other than that originally contemplated, without first conferring with the consultant.

MISINTERPRETATION OF ENVIRONMENTAL SITE ASSESSMENTS

Costly problems can occur when design professionals develop plans based on misinterpretation of an environmental site assessment. In order to minimise problems, the environmental consultant should be retained to work with appropriate design professionals, to explain relevant findings and to review the adequacy of plans and specifications relative to contamination issues.

LOGS SHOULD NOT BE SEPARATED FROM THE REPORT

Borehole and test pit logs are prepared by environmental scientists, engineers or geologists, based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these would not be redrawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problem, however, contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. Should this occur, delays and disputes, or unanticipated costs may result.

To reduce the likelihood of borehole and test pit log misinterpretation, the complete assessment should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of sub-surface information does not insulate an owner from the attendant liability. It is critical that the site owner provides all available site information to persons and organisations, such as contractors.

READ RESPONSIBILITY CLAUSES CLOSELY

An environmental site assessment is based extensively on judgement and opinion; therefore, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. In order to aid in prevention of this problem, model clauses have been developed for use in written transmittals. These are definitive clauses, designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment and you are encouraged to read them closely. Your consultant will be happy to give full and frank answers to any questions you may have.