Aargus

ENVIRONMENTAL - REMEDIATION - GEOTECHNICAL ENGINEERING - WORK HEALTH & SAFETY - LABORATORIES - DRILLING

# DETAILED SITE INVESTIGATION

## 5-9 Croydon Street, Lakemba Suburb NSW

*Prepared for*

**Eloura Holdings Pty Ltd**

26th August 2021

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# ABBREVIATIONS

| | |
|---|---|
| ADWG | Australian Drinking Water Guidelines |
| ANZECC | Australian and New Zealand Environment and Conservation Council |
| AST | Aboveground Storage Tank |
| BGL | Below Ground Level |
| BTEX | Benzene, Toluene, Ethyl benzene and Xylene |
| COC | Contaminants of Concern |
| DLWC | Department of Land & Water Conservation |
| DNR | Department of Natural Resources |
| DQOs | Data Quality Objectives |
| POEO | Protection of the Environment Operations |
| DSI | Detailed Site Investigation |
| EPA | Environment Protection Authority |
| ESA | Environmental Site Assessment |
| HIL | Health-Based Soil Investigation Level |
| LGA | Local Government Area |
| NEHF | National Environmental Health Forum |
| NEPC | National Environmental Protection Council |
| NEPM | National Environmental Protection Measure |
| NHMRC | National Health and Medical Research Council |
| OCP | Organochlorine Pesticides |
| OPP | Organophosphate Pesticides |
| PAH | Polycyclic Aromatic Hydrocarbon |
| PCB | Polychlorinated Biphenyl |
| PID | Photo Ionisation Detector |
| PQL | Practical Quantitation Limit |
| PSH | Phase Separated Hydrocarbon |
| PSI | Preliminary Site Investigation |
| QA/QC | Quality Assurance / Quality Control |
| RAC | Remediation Acceptance Criteria |
| RAP | Site Remediation Plan |
| RPD | Relative Percentage Difference |
| SAC | Site Assessment Criteria |
| SCID | Stored Chemical Information Database |
| SEPP | State Environment Planning Policy |
| SMP | Site Management Plan |
| SVC | Site Validation Criteria |
| TCLP | Toxicity Characteristics Leaching Procedure |
| TPH | Total Petroleum Hydrocarbons |
| TRH | Total Recoverable Hydrocarbons |
| UCL | Upper Confidence Limit |
| UST | Underground Storage Tank |
| VOC | Volatile Organic Compounds |
| VHC | Volatile Halogenated Compounds |

# EXECUTIVE SUMMARY

Aargus Pty Ltd ('Aargus') was appointed by Eloura Holdings Pty Ltd (the 'client') to undertake a Detailed Site Investigation ('DSI') within the property located at 5-9 Croydon Street, Lakemba NSW (the 'site'). It is understood that the site is proposed for the redevelopment into three medium-density residential buildings including two levels of basement car parking and deep soil landscaping areas.

A site investigation was requested by Canterbury-Bankstown Council to determine the potential for onsite contamination as part of the Development Application (DA).

At the time of the inspection (Thursday 12th August 2021) the site was completely vacant with all previous buildings and hard standing surfaces having been removed.

The current land title information provided suggested that:

- 9 Croydon Street, Lakemba NSW was owned by The Presbyterian Church (NSW) Property Trust from 1962 to 2003, after which several private individuals and companies shared the ownership until 2008 when the site was purchased by ACN 155 450 865 Pty Ltd.
- 5-7 & 7A Croydon Street, Lakemba NSW was owned by The Presbyterian Church (NSW) Property Trust from 1962 to 2008 when the site was purchased by Samstone Pty Ltd and Sam Harb Pty Ltd.

The aerial photographs reveal that the site has been residential since the 1930's until 2010 when all features were demolished, whilst the surrounding properties have been predominantly residential and commercial since the 1970's.

The desktop study identified some areas of potential environmental concern, in relation to imported fill of unknown origin, pesticide use, leaks of motor vehicles, metal degradation, and potential presence of hazardous materials in past building structures, which may pose risks to human and environmental receptors.

The soil assessment revealed the following:

- Heavy metals concentrations were below the HIL 'B', EILs and site derived EILs.
- TPH and BTEXN concentrations were below the HSL 'A&B' and Management Limits.
- PAH, OC and PCB concentrations were below the HIL 'B'.
- Asbestos not below the site assessment criteria.

Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil contamination at the site are negligible within the context of the proposed use of the site for three medium-density residential buildings including two levels of basement car parking and deep soil landscaping areas. The site is therefore considered to be suitable for the proposed use.

Any soils requiring removal from the site, as part of future site works, should be classified in accordance with the "Waste Classification Guidelines, Part 1: Classifying Waste" NSW EPA (2014).

# 1 INTRODUCTION

## 1.1 Background

Aargus Pty Ltd ('Aargus') was appointed by Eloura Holdings Pty Ltd (the 'client') to undertake a Detailed Site Investigation ('DSI') within the property located at 5-9 Croydon Street, Lakemba NSW (the 'site'). The location of the property is presented in Figure 1 of Appendix A.

It is understood that the site is proposed for the redevelopment into three medium-density residential buildings including two levels of basement car parking and deep soil landscaping areas. The proposed development plans can be found in Appendix B.

A site investigation was requested by Canterbury-Bankstown Council to determine the potential for onsite contamination as part of the Development Application (DA).

## 1.2 Objective

The primary objectives of this DSI are as follows:

- Identify potential areas where contamination may have occurred from current and historical activities;
- Identify potential contaminants associated with potentially contaminating activities;
- Assess the potential for soils to have been impacted by current and historical activities; and
- Assess the suitability of the site for redevelopment into three medium-density residential buildings including two levels of basement car parking and deep soil landscaping areas based on its current condition and the findings of this investigation.

## 1.3 Scope of Works

The scope of works for this DSI includes:

- Review of the physical site setting and site conditions based on a site inspection, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc. (where applicable);
- Research and review of the information available, including previous environmental investigations, current and historical titles information, review of aerial photographs, groundwater bore searches, EPA notices, and site records on waste management practices;
- Development of a preliminary Conceptual Site Model (CSM) to demonstrate the interactions between potential sources of contamination, exposure pathways and human/ecological receptors identified;
- A targeted soil boring/sampling investigative study – formulating and conducting a sampling plan and borehole investigation;
- Laboratory analysis and results from sample analysis – findings and comparison to regulatory guidelines;
- Field and laboratory Quality Assurance/Quality Control (QA/QC); and
- Recommendations for additional investigations should any data gaps be identified or possible strategies for the management of the site, where relevant.

This report was prepared with reference to the NSW Environment Protection Authority (EPA) "*Guidelines for Consultants Reporting on Contaminated Sites*" (2020).

# 2 SITE IDENTIFICATION AND DESCRIPTION

## 2.1 Site Identification

Site identification information and land use is summarised in the table below.

**Table 1: Site Identification**

| | |
|---|---|
| **Lot and DP Number (Address)** | Lot A in DP357959 (7 & 7A Croydon Street, Lakemba NSW)<br>Lot B in DP357959 (5-7 Croydon Street, Lakemba NSW)<br>Lot B in DP365853 (5-7 Croydon Street, Lakemba NSW)<br>Lot 1 in DP974686 (5-7 Croydon Street, Lakemba NSW)<br>Lot 2 in DP971844 (5-7 Croydon Street, Lakemba NSW)<br>Lot A1 in DP372287 (9 Croydon Street, Lakemba NSW) |
| **Coordinates (NE corner) *** | Latitude: -33.919043, Longitude: 151.074957 |
| **Approx. Site Area** | 6,200m$^2$ |
| **Local Government Area** | Canterbury-Bankstown |
| **Parish** | St George |
| **County** | Cumberland |
| **Current Land Zoning**** | R4 – High Density Residential |
| **Proposed Land Use** | Medium Density Residential |
| **Current Site Owner** | Samstone Pty Limited & Sam Harb Pty Limited<br>ACN 155 450 865 Pty Ltd |
| **Site End Users** | Residents (adults & children), visitors, workers |

Notes: * refer to http://maps.six.nsw.gov.au/
** refer to https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address

The site boundary and Lot and DP numbers are presented in Figure 2 of Appendix A.

## 2.2 Site Inspection

A site visit was carried out on the 23rd November 2010 by an Aargus field scientist with the following observations made:

- The site comprised of brick residential buildings with open grassed areas between the buildings.
- There were no signs of soil staining, plant distress, or any other indicators of potential contamination.
- There were no olfactory indicators of potential contamination.
- No chemical storage was noted within the site.
- There were no visual indicators of underground storage tanks (past or present).

The original site features are presented in Figure 3 of Appendix A.

A site visit was carried out on Thursday 12th August 2021 by an Aargus field scientist to inspect the site with the following observations made:

- The site was completely vacant with all previous buildings and hard standing surfaces having been removed.
- The site was predominantly grass covered.
- The main access to the site was from Croydon Street on the eastern boundary and Railway Parade on the southern boundary.
- A former septic tank was located in the north western corner of the site.
- The site boundaries were defined by metal fences along the western and southern boundaries, and a wooden fence on the northern and eastern boundaries.
- No surface standing water was noticed at the site.

Site photographs are included in Appendix C.

## 2.3 Topography and Surface Water Drainage

The following observations were made during the site inspection carried out on the 12th August 2021:

- The site topography is generally flat with a slight slope to the west.
- Croydon Street on the eastern boundary slopes slightly towards the north west.
- Railway Parade on the southern boundary slopes slightly to the west.
- Stormwater runoff from the site is expected to flow in a north westerly direction along Croydon Street and in a westerly direction along Railway Parade.

## 2.4 Surrounding Land Uses

The surrounding land uses identified are described in the table below:

**Table 2: Surrounding Land Uses**

| Orientation | Description |
|---|---|
| North | Community Clubs and commercial |
| East | Croydon Street then residential |
| South | Residential and Railway Parade then Lakemba Station |
| West | Residential |

# 3 SITE HISTORY

## 3.1 Land Titles

A review of historical documents held at the NSW Department of Lands offices was undertaken to identify the current and previous land owners and potential land uses. The results of the current title search are summarised in the following tables with the original Title search found in Appendix K – Previous Reports.

**Table 3: Land Title Information**

| Year | Lot A in DP357959 (7 & 7A Croydon Street, Lakemba NSW) |
|---|---|
| 2008-Current | Samstone Pty Limited & Sam Harb Pty Limited |
| 1962-2008 | The Presbyterian Church Property Trust |

| Year | Lot B in DP357959 (5-7 Croydon Street, Lakemba NSW)<br>Lot B in DP365853 (5-7 Croydon Street, Lakemba NSW)<br>Lot 1 in DP974686 (5-7 Croydon Street, Lakemba NSW)<br>Lot 2 in DP971844 (5-7 Croydon Street, Lakemba NSW) |
|---|---|
| 2008-Current | Samstone Pty Limited & Sam Harb Pty Limited |
| | **Prior title: Vol. 8327 Fol. 250** |
| 1962-2008 | The Presbyterian Church Property Trust |

In summary, the land title information provided suggested that 5-7 & 7A Croydon Street, Lakemba NSW was owned by The Presbyterian Church (NSW) Property Trust from 1962 to 2008 when the site was purchased by Samstone Pty Ltd and Sam Harb Pty Ltd.

| Year | Lot A1 in DP372287 (9 Croydon Street, Lakemba NSW) |
|---|---|
| 2015-Current | ACN 155 450 865 Pty Ltd |
| 2010-2015 | Alex Harb |
| 2005-2010 | Abdur Rahman & Halena Begum |
| 2003-2005 | Knapton & Co Pty Limited |
| 1962-2003 | The Presbyterian Church Property Trust |

In summary, the current land title information provided suggested that 9 Croydon Street, Lakemba NSW was owned by The Presbyterian Church (NSW) Property Trust from 1962 to 2003, after which several private individuals and companies shared the ownership until 2008 when the site was purchased by ACN 155 450 865 Pty Ltd.

A copy of the current land titles information obtained by Aargus can be found in Appendix D, with the original Titles in Appendix K – Previous Reports.

## 3.2 Aerial Photographs

Selected aerial photographs obtained from the NSW Department of Lands were reviewed during the original environmental site investigation to describe the site features and surrounding areas at various timelines. A copy of the aerial photography table can be found in Appendix K – Previous Reports.

In summary, the aerial photographs reveal that the site has been residential since the 1930's until 2010 when all features were demolished, whilst the surrounding properties have been predominantly residential and commercial since the 1970's.

## 3.3 EPA Records

### 3.3.1 CLM Act 1997

The NSW EPA publishes records of contaminated sites 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. However, it should be noted that the EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

A search of the database revealed that the subject site is not listed nor are there any listed sites within the suburb of Lakemba.

Copies of the EPA records are included in Appendix E.

### 3.3.2 POEO Register

A search of the POEO Register revealed that the site was not listed. A copy of the POEO register search is included in Appendix E.

## 3.4 Industrial Processes and Products Manufactured

A review of the industrial processes and/or products manufactured at the site was conducted, with no such activities noted to have occurred on the site.

## 3.5 Former Chemical Storage and Transfer Areas

A review of the former chemical storage and transfer areas and/or products manufactured at the site was conducted, with no such activities likely have occurred on the site.

## 3.6 Product Spill & Loss History

It was indicated by the client, that to their knowledge no serious land or water contamination had occurred.

## 3.7 Discharges to Land, Water and Air

No discharge to the land, water and air were observed.

# 4 ENVIRONMENTAL SETTING

## 4.1 Sensitive Environmental Receptors

The nearest surface water body is Cook River approximately 3.5km to the north east.

## 4.2 Geology

The Geological Map of Sydney (Geological Series Sheet 9130, Scale 1:100,000, 1983), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain by Triassic Age Shale of the Wianamatta Group, comprising black to dark grey shale and laminite.

JK Geotechnics Pty Ltd prepared a "*Geotechnical Report*" (Ref: 24633Lrpt-rev 1, dated 1st June 2021), with the geology beneath the site comprising of residual Silty Clays underlain by Shale bedrock.

## 4.3 Acid Sulfate Soils

The NSW Government ePlanning Spatial Viewer indicated that the site is not in an area where the occurrence of acid sulphates is likely (https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address).

## 4.4 Hydrogeology

The nearest surface water body is Cook River approximately 3.5km to the north east.

Based on a search of the NSW Natural Resource Atlas website database, the closest bore was located within a 1km west of the site. A search of the Department of Natural Resources (DNR) borehole database information identified approximately three (3) registered groundwater bores within a 1km radius of the site.

The groundwater bore GW105393 is approximately 1km directly west of the site and is mainly used for domestic purposes with each a recorded depth of 5.5m and no recorded standing water level. The groundwater bore GW107854 is approximately 2km due west of the site and is mainly used for domestic purposes, has a recorded depth of 234.50m and a recorded standing water level of 36m. The groundwater bore GW109515 is approximately 2km due east of the site, is mainly used for monitoring purposes with a recorded depth of 6.5m and no recorded standing water level.

JK Geotechnics Pty Ltd prepared a "*Geotechnical Report*" (Ref: 24633Lrpt-rev 1, dated 1st June 2021), indicated that seepage was encountered at 4.2m BGL during drilling at BH1. Groundwater monitoring wells were installed across the site with the standing water level recorded between 0.8m and 4.2m BGL.

# 5 SUMMARY OF PREVIOUS REPORTS

Aargus undertook a *Preliminary Environmental Site Assessment* within the site in December 2010 (Ref: ES3897, dated December 2010), with a summary of the report provided below:

The report requested by the current developer of the site, on behalf of the site owner, to determine the potential for on site contamination arising from any areas of concern located within the site and its surrounding area. The report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

A number of potential areas of environmental concerns were identified at the site, particularly:

- Where pesticides were potentially utilised within the site;
- Imported fill materials;
- Carpark areas / driveways where leaks and spills from cars may have occurred; and
- Asbestos / Fibro features.

All concerns are considered of minimal (low) environmental concern for the following reasons:

- Pesticides are not persistent in the environment and the occurrence of pesticides within the school is considered low.
- Imported fill materials appeared to be minimal within the site and below the site assessment criteria.
- Car parking was on the concrete and grass surfaces, which were all in good condition. Furthermore, no contamination was identified beneath these surfaces.
- Asbestos / Fibro would be in a bonded form within the features and, if present, to be removed by a qualified asbestos contractor during demolition. Asbestos in a bonded form is considered non-friable and as such the building materials are considered safe.

Laboratory results for the soil samples analysed were all lower than the relevant regulatory guideline criteria adopted for this development (HIL ‘F’ and NSW EPA Service Station).

**In Summary**

Based on the results of this investigation is considered that the risks to human health and the environment associated with soil contamination at the site are low in the context of the proposed use of the site. The site is therefore considered ***to be suitable*** for the proposed residential development.

Should the site be rezoned for any other type of land use, the following is recommended:

- A Hazardous Materials Assessment (HAZMAT) is carried out prior to redevelopment of the site.

Any soils proposed for removal from the site should initially be classified in accordance with the "*Waste Classification Guidelines, Part 1: Classifying Waste"* NSW DECC (2009).

A copy of the full report can be found in Appendix K – Previous Reports.

# 6 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Based on the site inspection, site history, previous reports and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoC) for the site were identified. These are summarised in the following table.

**Table 4: Summary of Potential Areas and Contaminants of Concern**

| Potential AEC | Potentially contaminating activity | Potential CoCs | Likelihood of Site Impact | Justification |
|---|---|---|---|---|
| Entire site | Importation of fill material from unknown origin | Metals, TPH, BTEX, PAH, OCP, PCB, Asbestos | Low | Based on the site observations, the previous report, the Geotechnical Investigation and site topography, imported fill material is present across the site. |
| | Potential for pesticides to have been sprayed or injected on or underneath concrete slabs | OCP | Low | The site is not known for having been used for agricultural purposes from the 1950s when OCPs were first introduced into Australia. If use of OCPs has occurred, the impact is likely to have been localised and limited to the near surface layer. |
| Car parking | Leaks from vehicles | Metals, TPH, BTEX, PAH | Low | The former car park was concrete sealed, whilst the site is currently unsealed however the site has remained closed to the public. |
| Former metal features | Metal degradation | Asbestos | Low | The impact is likely to have been localised and limited to the near surface layer. |
| Former Building Structures | Potential Asbestos/Fibro Features | Asbestos | Low | All features have been demolished and removed from the site, however, demolition was likely undertaken by licensed contractors. |

# 7 DATA QUALITY OBJECTIVES

## 7.1 Step 1 – State the Problem

### 7.1.1 Problem Statement

The site is proposed to be developed into three medium-density residential buildings including two levels of basement car parking and deep soil landscaping areas. As part of the DA application, it is a Council requirement that a site investigation report be prepared by a consultant to assess whether the site is suitable for the proposed development.

However, the desktop study identified some areas of potential environmental concern, in relation to imported fill of unknown origin, pesticide use, leaks of motor vehicles, metal degradation, and potential presence of hazardous materials in past building structures, which may pose risks to human and environmental receptors.

### 7.1.2 Objectives

The objectives of the DSI are:

- To assess the potential for the soils to have been impacted by current and historically contaminating activities.
- To assess the suitability of the site for redevelopment three medium-density residential buildings including two levels of basement car parking and deep soil landscaping areas as part of Council's requirements for the DA.

### 7.1.3 Project Team

The nominated core project team and their responsibilities are listed in the table below.

**Table 5: Project Team and Responsibilities**

| Project Team Member | Responsibilities |
|---|---|
| Mark Kelly – Principal Environmental Consultant | Project Director and Technical Review |
| Saad Bin Suleman – Environmental Engineer | Field Representative and Report Author |

## 7.2 Step 2 - Identify the Decisions of the Study

The decisions required to address the contamination problem are as follows:

- Is soil contamination present within the areas of potential environmental concern identified?
- Is soil contamination likely to present an unacceptable risk of harm to humans or the environments?
- Is the site currently suitable for the proposed land use being residential with minimal access to soil?
- Is there a potential for onsite/offsite migration issues?
- If not, does the site require further investigation and/or remediation works?

## 7.3 Step 3 - Identify Information Inputs

The following information is required for input into the decisions identified in Step 2:

- Findings from previous contaminated land reports prepared for the site as summarised in Section 5 of this report;
- Identification of potential areas and contaminants of concern as detailed in Section 6 of this report;
- Selection of soil assessment criteria from appropriate guidelines as detailed in Section 9 of this report;
- Collection of soil samples from site;
- Headspace analysis for screening of VOCs present within soils using a PID; and
- Comparison and interpretation of results again the adopted soil assessment criteria.

## 7.4 Step 4 – Define the Study Boundaries

The spatial and temporal aspects of the investigation area that the data must represent to support the decisions identified in Step 2 are as follows:

- The lateral extent of the study boundary is defined by the site boundaries as shown in the Site Location Plans (refer to Figure 1).
- The vertical extent of the study boundary is defined by the depth of the natural soils in borehole S10 located at approximately 0.5 metres below the ground surface.

## 7.5 Step 5 – Develop the Analytical Approach

The acceptable limits for laboratory QA/QC parameters are shown in the table below and are based upon the laboratory reported acceptable limits and those stated within the NEPM 2013 Guidelines.

**Table 6: Acceptable Limits for QC Samples**

| Type of QC Sample | Control Limit |
|---|---|
| **FIELD** | |
| Rinsate Blanks | Analytes <LOR |
| Intra-Laboratory Duplicates | RPD's <50% |
| Inter-Laboratory Duplicates | RPD's <50% |
| Trip Blanks | Volatiles <LOR |
| Trip Spike Recovery | >70% |
| **LABORATORY** | |
| Method Blanks | < Laboratory LOR |
| Matrix Spike | Recovery targets:<br>• Metals: 70% to 130%<br>• Organics: 60% to 140% |
| Laboratory Duplicate | RPD's <30% |
| Laboratory Control Samples | Recovery targets: 60% to 140% |
| Surrogate Spike | Recovery targets: 60% to 140% |

The following conditions should be adopted:

- If the control limits are exceeded, then an assessment of the significance of the results should be carried out;
- If the results of the DQI assessment indicate that the data set is reliable, then the data set will be deemed to be acceptable for the purposes of the investigation; and
- If the measured concentrations of soil and groundwater samples analysed meet their respective validation criteria, then no additional assessment is required is required.

## 7.6 Step 6 - Specify Limits on Decision Errors

There are two types of decision errors:

- **Sampling errors**, which occur when the samples collected are not representative of the conditions within the investigation area; and
- **Measurement errors**, which occur during sample collection, handling, preparation, analysis and data reduction.

These errors may lead to following (null hypothesis):

- Deciding that the site is not suitable for the proposed development when it actually is (Type I error).
- Deciding that the site is suitable for the proposed development when it is actually not (Type II error).

A 5% significance level has been selected for Type I errors on the basis that 95% of the data set will satisfy the DQIs. Therefore, the acceptable limit of the decision errors is based on a 5% probability of the hypothesis being incorrect.

An assessment will be made as to the likelihood of a decision error being made based on:

- The acceptable limits for inter/intra laboratory duplicate sample comparisons as specified in Step 5 of the DQOs; and
- The acceptable limits for laboratory QA/QC parameters are based upon the laboratory reported acceptable limits and those stated within the NEPM Guidelines.

If the concentration of a particular contaminant of concern exceeds its assessment criteria, then a further assessment is required to address the significance of the result. Statistical analysis based on 95% UCL may be used to assess the significance of the data provided the following conditions are met:

- the arithmetic mean of the data set must be less than its respective threshold level; that is, it is acceptable for individual results to exceed its respective threshold level, but the cumulative mean of the data set of soil sample results must not exceed the threshold level;
- the standard deviation of the data set is less than 50% of the relevant threshold level; and
- no individual sample result should be greater than 250% of the relevant threshold level.

Ecological data is not included in this assessment process as ecological results cannot be statistically interpreted.

## 7.7 Step 7 - Optimise the Design for Obtaining Data

The optimum design for obtaining data in order to achieve the Data Quality Objectives is as follows:

- Only NATA-accredited environmental testing laboratories will be commissioned to analyse soil samples and will implement a quality control plan conforming to the NEPM (Assessment of Site Contamination) Measure Schedule B(3) Guidelines for Analysis of Potentially Contaminated Soils
- Review of previous contaminated land reports relevant to the Site and the surrounding area;
- An assessment of the Data Quality Indicators to determine if the field procedures and laboratory analytical results are reliable;
- The investigation will be carried out by an experienced and qualified Environmental Scientist, who is trained in sampling at contaminated sites in accordance with Aargus protocols based on best practice industry standards;
- Collection of QA/QC samples at frequencies prescribed in the NEPM Guidelines; and
- In accordance with the NSW EPA "Sampling Design Guidelines" (September 1995) a minimum of sixteen (16) sampling points for a site area of 6,200m$^2$ will be adopted to provide general site coverage.

# 8 DATA QUALITY INDICATORS

## 8.1 General

The five Data Quality Indicators (DQIs) comprising completeness; comparability; representativeness; precision and accuracy provide an assessment of the reliability of field procedures and laboratory analytical results in accordance with the NEPM 2013 Schedule B2 Guidelines on Site Characterisation, Appendix C – Assessment of data quality. These are addressed in the following sub-sections.

## 8.2 Completeness

Data Completeness is a measure of the amount of useable data (expressed as %) from a data collection activity. The completeness is equal to the percentage of valid quality assurance and quality control results.

The assessment should address the following:

**Table 7: Data Completeness**

| Field | Laboratory |
|---|---|
| • All critical locations are sampled;<br>• All samples collected from critical grids and depths;<br>• Consistency in the use of standard operating procedures, equipment, sampler;<br>• Completion and correctness of field documentation. | • All critical samples and analytes are analysed in accordance with the DQOs;<br>• Appropriateness of laboratory methods and PQLs. |

The minimum target frequency for each type of QA/QC sample should be carried out in accordance with the following table:

**Table 8: QA/QC Requirements**

| Field QA/QC Sample | Frequency (Soil) |
|---|---|
| Intra-Laboratory Duplicate | 1 in 20 samples |
| Inter-Laboratory Duplicate | 1 in 20 samples |
| Field Blanks | 1 per day (rinsate) |
| Trip Blank | 1 per sample batch |
| Trip Spike | 1 per sample batch |

Where any of the above objectives are not achieved for particular samples, steps will be taken to rectify the non-conformance, if possible. Alternatively, data qualifiers detailing the nature of the quality problem will be documented in the report and attached to relevant data in the result summary tables.

The target for overall completeness for each data set is a minimum of 95%. A data completeness of less than 95% may be accepted where it can be justified that the non-conformance does not have a significant effect on the outcome of the results.

## 8.3 Comparability

Data Comparability is the confidence (expressed qualitatively) that data may be considered to be equivalent for each sampling and analytical event.

The qualitative assessment should address the following:

**Table 9: Data Comparability**

| Field | Laboratory |
|---|---|
| • Consistency in the use of standard operating procedures, equipment, sampler<br>• Consistency in the method of sample collection for each media<br>• Quantification of influence by climatic conditions | • Consistency of analytical methods and limits of reporting (LOR) for each analyte<br>• Whether laboratory limits of reporting are set at < 20% of the adopted site criteria value for each analyte<br>• Consistent use of one primary and one secondary laboratory |

## 8.4 Representativeness

Data Representativeness is the confidence (expressed qualitatively) that data are representative of each media present on the site.

The qualitative assessment should address the following:

**Table 10: Data Representativeness**

| Field | Laboratory |
|---|---|
| • Samples are collected in accordance with the DQOs<br>• Receipt of samples within holding times<br>• Receipt of intact samples<br>• Receipt of adequately preserved samples | • All samples are extracted and analysed within their respective holding times |

## 8.5 Precision

Data Precision is a quantitative measure of the variability (or reproducibility) of data.

Intra-laboratory or Inter-laboratory Duplicate Samples (B) results are compared with Primary Sample (A) results using Relative Percentage Differences (RPDs) according to the following formula:

$$\%RPD = \left|\frac{A - B}{A + B}\right| \times 200$$

Duplicate sampling rates for this assessment (**for each separate sample batch**) are to be tested for all the same analytes as the primary sample:

**Table 11: Data Precision**

| Type of QC Sample | Control Limit |
|---|---|
| Field Intra-Laboratory Duplicate (Blind) | RPD < +/- 50% |
| Field Inter-Laboratory Duplicate (Split) | RPD < +/- 50% |

Where the laboratory has reported results for a particular analyte below the limit of reporting for either the primary sample or a duplicate sample, the RPD is reported as 'Not Calculable' or NC. A discussion should be made as to which sample should be adopted and compared against the relevant assessment criteria. However, no discussion is required where both the primary sample and the duplicate sample for a particular analyte are below the limit of reporting.

## 8.6 Accuracy

Data Accuracy is a quantitative measure of the closeness of reported data to the true value. Laboratory measured recovery of analytes in lab control samples with known concentrations. Laboratory QA/QC testing is to include:

**Table 12: Data Accuracy**

| Laboratory QA/QC Sample | Frequency |
|---|---|
| Method Blank | 1 per 20 samples |
| Matrix Spike | 1 per 20 samples |
| Laboratory Duplicate | Laboratory defined |
| Laboratory Control | Laboratory defined |
| Surrogate Spike | All organic samples |

# 9 SITE INVESTIGATION AND SCREENING LEVELS

## 9.1 General

The selection of appropriate human health and ecological site assessment criteria were based on the "*National Environmental Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1)*", NEPC (2013).

Full details of the site investigation and screening levels for each potential contaminant of concern in soils identified in Section 6 are presented in Appendix F.

## 9.2 Soils Investigation and Screening Levels

### 9.2.1 Health Investigation Levels (HILs)

The NEPM presents Tier 1 Health Investigation Levels (HILs) for a broad range of chemicals such as metals, inorganics, PAHs, phenols, pesticides and other organics. The HILs are applicable to generic land uses such as residential, commercial/industrial or public open space and all soil types, generally within the first 3 metres of soil below ground level. The HILs have been applied to assess human health risks via all relevant pathways of exposure.

Based on the proposed development, soil investigation results within the site will be assessed against the **HIL 'B' –** *Residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.*

### 9.2.2 Health Screening Levels (HSLs)

The NEPM presents Tier 1 Health Screening Levels (HSLs) for the following petroleum compounds and fractions:

- Benzene, Toluene, Ethylbenzene and Xylenes (BTEX);
- Naphthalene; and
- TPH C6-C10 and TPH >C10-C16 fractions

The HSLs are applicable to generic land uses such as residential, commercial/industrial or recreational/public open space and different soil types between the ground surface and soils >4 metres below ground level. The HILs have been applied to assess human health risks via the inhalation and direct contact pathways of exposure.

### 9.2.3 Ecological Investigation Levels (EILs)

The NEPM presents Ecological Investigation Levels (Interim EILs) for As, Cu, CrIII, Ni, Pb, Zn, DDT and naphthalene.

The EILs are applicable to generic land uses such as areas of ecological significance, urban residential areas and public open space, and commercial/industrial land uses. The EILs have been applied to assess risks to terrestrial ecosystems, generally, within the top 2 metres of soil at the final surface/ground level.

Site specific EILs for Copper, Zinc, Nickel and Chromium III can be derived by adding the Ambient Background Concentration (ABC) to the Added Contaminant Limits (ACL), as per the following formula $EIL = ABC + ACL$.

The ABC of a contaminant is the soil concentration in a specified locality that is the sum of the naturally occurring background level and the contaminant levels that have been introduced from diffuse or non-point sources by generating anthropogenic activity not attributed to industrial, commercial, or agricultural activities.

The ACL is the added concentration (above the ABC) of a contaminant above which further appropriate investigation and evaluation of the impact on ecological values is required. ACLs are based on the soil characteristics of pH, CEC and clay content. Different soils types / profiles will have different contaminant EILs rather than a single generic EIL for each contaminant. ACLs apply chromium III (CrIII), copper (Cu), nickel (Ni) and zinc (Zn) for site-specific EIL determination. The soil properties to be measured for site-specific derivation of ACLs for CrIII, Cu, Ni and Zn are summarised below:

- pH - Cu
- CEC - Cu, Ni, Zn
- % clay - CrIII

*Note – the lowest concentration of copper that is derived from the pH or the CEC calculation is to be used for the ACL.*

Insufficient data was available to derive ACLs for As, Pb, DDT and naphthalene. As a result, the derived EILs are generic to all soils and are presented as total soil contaminant concentrations in Tables 1(B)4 and 1(B)5.

### 9.2.4 Ecological Screening Levels (ESLs)

Table 1B (6) of the NEPM presents Ecological Screening Levels (ESLs) for TPH C6-C40 fractions, BTEX and benzo(a)pyrene.

The ESLs are applicable to generic land uses such as areas of ecological significance, urban residential areas and public open space, and commercial/industrial land uses. The ESLs have been applied to assess risks to terrestrial ecosystems, generally, within the top 2 metres of coarse or fine soil at the final surface/ground level.

### 9.2.5 Petroleum Hydrocarbon Management Limits

Table 1B (7) of the NEPM presents petroleum hydrocarbon management limits for application to TPH fractions $C_6$-$C_{10}$, >$C_{10}$-$C_{16}$, >$C_{16}$-$C_{34}$ and >$C_{34}$-$C_{40}$. The management limits are applicable for coarse or fine soils in residential, parkland, public open space or commercial/industrial land uses following consideration of relevant ESLs and HSLs.

### 9.2.6 Asbestos

Health screening for asbestos in soil, which are based on scenario-specific likely exposure levels, are adopted from the WA DoH guidelines and are referred in Table 7 in Schedule B1.

**Table 13 Health screening levels for asbestos contamination in soil**

| | Health Screening Level (w/w) | | | |
|---|---|---|---|---|
| **Form of asbestos** | **Residential A[1]** | **Residential B[2]** | **Recreational C[3]** | **Commercial/ Industrial D[4]** |
| Bonded ACM | 0.01% | 0.04% | 0.02% | 0.05% |
| FA and AF[5] (friable asbestos) | 0.001% | | | |
| All forms of asbestos | No visible asbestos for surface soil | | | |

1. Residential A with garden/accessible soil also includes children's day care centres, preschools and primary schools.
2. Residential B with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.
3. Recreational C includes public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and unpaved footpaths.
4. Commercial/industrial D includes premises such as shops, offices, factories and industrial sites.
5. The screening level of 0.001% w/w asbestos in soil for FA and AF (i.e. non-bonded/friable asbestos) only applies where the FA and AF are able to be quantified by gravimetric procedures (refer Section 4.10). This screening level is not applicable to free fibres.

## 9.3 Export of Waste

To assess the waste classification of materials to be disposed of off-site, The NSW EPA refers to the NSW EPA (2014) "*Waste Classification Guidelines, Part 1: Classifying Waste*".

# 10 SOIL INVESTIGATION

## 10.1 General Methodology

The soil investigations were carried out by Aargus on the 23rd November 2010 and 12th August 2021 and were designed to meet the Data Quality Objectives. The fieldwork procedures adopted were carried out in general accordance with the Aargus fieldwork protocols, which are based on industry standard practice as prescribed in the NEPM.

Each borehole was drilled using stainless steel hand augers and/or stainless steel trowel.

The boreholes were backfilled with spoil generated from the borehole.

## 10.2 Sampling Design Rationale

Six boreholes (S1 to S6) were drilled during the Aargus 2010 investigation, whilst sixteen (16) were drilled during the Aargus 2021 investigation to provide general site coverage with consideration given to accessibility, previous site features and the proposed development zones.

It is considered that the number of sampling points adopted meets the minimum requirements of the NSW EPA "Sampling Design Guidelines" (1995) for a site area of 6,200m$^2$ and to detect a hotspot diameter of X. The borehole locations are shown in Figure 4 of Appendix 23.9m.

## 10.3 Sampling Density and Sampling Depth

Boreholes were advanced through fill material and terminated into natural soils to allow for the collection of at least one soil sample from fill material and one from natural soils (where required).

## 10.4 Sampling Methodology

Soil sampling was carried out in general accordance with Aargus Fieldwork Protocols. In summary:

Soil samples were collected using a stainless steel hand auger and/or stainless steel hand trowel. Samples were transferred into clean laboratory supplied containers using a hand trowel.
In general, each soil sample was divided into two sub-samples. One of the sub-samples was placed into a laboratory-supplied container and a second sub-sample was placed in a separate zip-lock bag for field headspace screening using a PID.

Sampling of asbestos was undertaken as follows:

One wetted 500ml sample from each sampling location was submitted for laboratory analysis for AF.

## 10.5 Field Tests

A calibrated Photo-ionisation Detector (PID) meter was used to obtain the following field measurements:

- Background concentrations of ionisable volatile organic compounds (VOCs) in the ambient air taken approximately 5 to 10 metres upwind of the general work area; and
- Headspace analysis of bagged soil samples collected to detect the presence of ionisable VOCs.

The PID readings were observed before and after each measurement of a sample to ensure that the PID was operating correctly. The procedures followed in performing field headspace on soil samples can be found in the Aargus Field Protocols.

Readings of PID maximums, fluctuations and general comments of observation were recorded in Aargus field record forms included in Appendix G. The PID calibration certificate can be found in Appendix G.

## 10.6 Soil Laboratory Analysis

Soil samples were submitted to their respective laboratories as specified in Section 11.2. The schedules of analysis for each sampling batch are presented in Appendix J.

# 11 QUALITY ASSURANCE / QUALITY CONTROL

## 11.1 Field QA/QC

### 11.1.1 General

The frequency required for each field quality assurance / quality control (QA/QC) sample is presented in the table below.

**Table 14: QA/QC Sampling Frequency**

| | Intra-Lab Duplicates | Inter-Lab Duplicates | Rinsates | Trip Blanks | Trip Spikes |
|---|---|---|---|---|---|
| **Sampling Frequency** | 1 in 20 primary samples | 1 in 20 primary samples | 1 / Day | 1 / Day | 1 / Day |

### 11.1.2 Field Duplicates

Duplicates of primary samples were collected to enable the assessment of variability in analyte concentrations between samples collected from the same sampling point. The table below list the duplicate soil samples collected with their corresponding primary samples.

**Table 15: Soil Field Duplicate Samples**

| Primary Sample ID | Sample Depth (m bgl) | Blind Duplicate ID | Split Duplicate ID | Date Sampled |
|---|---|---|---|---|
| BS10 | 0-0.1 | D1 | SS1 | 12.08.2021 |

### 11.1.3 Rinsates

Rinsate samples recovered for each day in which sampling took place to identify possible cross contamination between the sampling locations are listed in the table below.

**Table 16: Rinsate Samples**

| Sample ID | Equipment Type | Sample Media | Date Collected |
|---|---|---|---|
| R1 | Hand Trowel | Soil | 12.08.2021 |

### 11.1.4 Trip Blanks / Spikes

Trip spike and trip blank samples were collected to assess the effect of sample handling on volatile concentrations in the samples collected and are listed in the table below.

**Table 17: Trip Blank/Trip Spikes**

| Sample ID | QC Sample Type | Media | Date Collected |
|---|---|---|---|
| TB1 | Trip Blank | Soil | 12.08.2021 |
| TS1 | Trip Spike | Soil | 12.08.2021 |

### 11.1.5 Sample Handling, Storage and Transport

The following sampling handling, storage and transport procedures were adopted to ensure sample integrity:

- Samples were collected in laboratory supplied containers. A list of sample preservation methods and the types of sample containers used are attached in Appendix H.
- Soil sample containers were placed immediately into a chilled cooler box and dispatched to their respective analytical laboratories on the same day. If this was not possible, samples were temporarily held overnight in the Aargus office refrigerator at a temperature of no greater than 4 ºC and dispatched the following day.
- A Chain of Custody form (COC) was completed for all samples collected and included with the samples for transport to their respective laboratories for chemical analysis. Copies of COCs are included in Appendix I.
- All glass bottles were individually bubble wrapped for protection and insulated containers/coolers were used for sample shipment.
- Disposable nitrile gloves were used for OH&S purposes and were changed between every sample location.

### 11.1.6 Decontamination Procedures

The decontamination of non-dedicated sampling equipment was achieved by washing with phosphate-free detergent and tap water, followed by a final rinse with distilled water.

Decontamination was conducted after the collection of samples at each sample location. A clean pair of disposable gloves was used when handling each sample.

#### 11.1.7 Calibration of Equipment

The 10.6eV lamp of the PID was calibrated with isobutylene gas at 100ppm prior to commencement of fieldwork and prior to commencement of each day's fieldwork. The battery in the PID unit was recharged after every day's use in the field.

Copies of calibration records for each relevant item of equipment used can be found in Appendix G.

### 11.2 Laboratory QA/QC

#### 11.2.1 Laboratories Used

The following NATA-accredited laboratories were commissioned to carry out laboratory analysis of soil, groundwater and soil vapour samples collected:

- Primary Laboratory (2021) – Eurofins MGT (Sydney)
- Primary Laboratory (2010) – SGS Environmental (Sydney)
- Secondary Laboratory – ALS Environmental
- ASET Environmental - conducted asbestos analysis on selected primary soil samples

These laboratories also operate Quality Systems that are designed to comply with ISO/IEC 17025. All primary samples, blind duplicates, rinsate samples, trip blank/spikes were dispatched to the primary laboratory. All split samples were dispatched to the secondary laboratory. Laboratory Certificates of Analysis are included in Appendix I.

### 11.2.2 Holding Times

The holding times for chemicals analysed are presented in Appendix H and were based on USEPA methods, Standard Methods for the Examination of Water and Wastewater (APHA).

### 11.2.3 Test Methods and Practical Quantitation Limits

The test methods adopted by the laboratories are listed in Appendix H and Practical Quantitation Limits (PQLs) adopted are specified within the Laboratory Certificates of Analysis included in Appendix I.

The methods used by the laboratories generally comply with those listed in the NEPM such as Standards Australia and International standards (US EPA SW-846, APHA 2005, ASTM 2008). Alternate methods may be used by the laboratories however the alternative method must be at least rigorous and reliable as the reference method, and either that:

- it has been validated against an appropriate certified reference material (CRM) on the range of soil types and concentrations most likely to be analysed. This requires adequate recovery of analytes using CRMs during method validation, as well as regular participation in national proficiency trials by bodies such as the National Measurement Institute (NMI) or Proficiency Testing Australia (PTA) or other accredited provider; and / or

- it has been verified against quantitative data generated by a laboratory that is accredited for the reference method to ISO 17025 by NATA or one of its mutual recognition agreement partners.

The laboratory should document the method performance verification and make the data available for independent audit.

## 11.3 QA/QC Data Evaluation

A full evaluation of the Data Quality Indicators (DQIs) for both fieldwork and laboratory procedures were assessed with reference to Appendix V of the NEPM and Guidelines for the NSW Site Auditor Scheme (3rd ed.), 2017. In summary, the findings of the QA/QC evaluation indicated the following:

- Data Completeness – The data set is considered to be adequately complete.
- Data Comparability – The data set is considered to be adequately comparable.
- Data Representativeness – The data set is considered to be adequately representative.
- Data Precision – The data set is considered to be adequately precise.
- Data Accuracy – The data set is considered to be adequately accurate.

The sampling methods (including sample preservation, transport and decontamination procedures) and laboratory methods followed during this investigation works were consistent with Aargus protocols and were found to meet the DQOs for this project.

It is therefore considered that the data is sufficiently reliable and that the results can be used for the purpose of this project.

# 12 FIELD OBSERVATIONS

## 12.1 Geology

Based on surface and sub-surface conditions observed during the intrusive investigations, the surface and sub-surface profile across the site is summarised in the table below.

**Table 18: Summary of Geological Observations**

| Geological Unit | Lithological Description | Depth Ranges: Top to Base (m bgl) |
|---|---|---|
| Fill | Silty Clay, low plasticity, grey and dark brown with a trace of gravel, glass, asphalt, concrete and brick | 0.0m to 0.5m |
| Natural Soils (Residual) | Silty CLAY, medium plasticity, orange brown | 0.4m to 0.5m |

The following additional observations were made:

- No hydrocarbon staining was observed within any of the borehole locations.
- No hydrocarbon odours were encountered within any of the borehole locations.
- No fibre-containing fragments were observed in any of the borehole samples.

We recommend that this section be read in conjunction with Figure 4 (Sample Location Plan) in Appendix A and the Daily Work Sheets in Appendix G.

## 12.2 Field Headspace Results

Ionisable VOC detections in PID readings taken from soil samples subjected to field headspace analysis were all less than 1ppm. The PID field record forms can be found in Appendix G.

# 13 LABORATORY RESULTS

## 13.1 General

A comparison of soil laboratory results against their respective assessment criteria (as specified in Section 9) are presented in the summary tables in Appendix J. Certificates of laboratory analysis are attached in Appendix I. A discussion of the results is presented in the following sub-sections.

## 13.2 Soil Results

### 13.2.1 Heavy Metals

#### 13.2.1.1 Health Investigation Levels (HILs)

As indicated in Table A1, the concentrations of the discrete heavy metals were below the Health Investigation Level (HIL) for a residential unit development, that being the HIL 'B'.

#### 13.2.1.2 Ecological Investigation Levels (EILs)

As indicated in Table A1, the arsenic concentrations were below the Ecological Investigation Level (EIL) for urban residential and public open space.

The EILs for Copper, Zinc and Nickel were derived by adding the Ambient Background Concentration (ABC) to the Added Contaminant Limits (ACL), as per the following formula *EIL = ABC + ACL*.

The ABC for the site has been determined by recovering a sample from an appropriate reference point, that being borehole S10 (0.4-0.5m), a sample of uncontaminated (NATURAL) strata from within the site.

The ABC concentrations are summarised in Table A3.

The results of pH and CEC and %clay for the natural soil samples are summarised in Table A2. Based on the results in Table A2, the site ACLs for Cu, Ni and Zn have been derived and are provided in Table A3.

The calculated EIL for Cu, Pb, Ni and Zn, after appropriate rounding, have been summarised in Table A3.

Therefore, as shown in Table A4, the Cu, Pb, Ni and Zn concentrations from the proposed deep soil landscaping area within the site were below the site derived EILs.

### 13.2.2 TRH, BTEX, NAPHTHALENE &/OR BENZO(a)PYRENE

#### 13.2.2.1 Health Screening Levels (HSLs)

As indicated in Table B1, the F1 ($C_6$-$C_{10}$), F2 (>$C_{10}$-$C_{16}$), benzene, toluene, ethyl benzene, xylenes and naphthalene concentrations were below the HSL 'A' & HSL 'B' for a clay soil profile with a source depth of "0m to <1m".

#### 13.2.2.2 Ecological Screening Levels (ESLs)

As indicated in Table B2, the F1 ($C_6$-$C_{10}$), F2 (>$C_{10}$-$C_{16}$), F3 ($C_{16}$-$C_{34}$), F4 ($C_{34}$-$C_{40}$), benzene, toluene, ethyl benzene, xylenes and benzo(a)pyrene concentrations were below the ESL for a fine grained soil texture in an "urban residential and public open space" environment.

#### 13.2.2.3 Management Limits

As indicated in Table B3, the F1 ($C_6$-$C_{10}$), F2 (>$C_{10}$-$C_{16}$), F3 ($C_{16}$-$C_{34}$) and F4 ($C_{34}$-$C_{40}$) concentrations were below the Management Limits for a fine grained soil texture in an "residential parkland and public open space" environment.

### 13.2.3 PAH, OCP, PCB

#### 13.2.3.1 Health Investigation Levels (HILs)

As indicated in Table C, the concentrations of the benzo(a)pyrene (as TEQ), Total PAH, OCP and PCB were below the Health Investigation Level (HIL) for a residential unit development, that being the HIL 'B'.

### 13.2.4 Asbestos

As indicated in Table D, no asbestos was detected in any of the samples analysed, with the exception of:

- Chrysotile asbestos (AF) was detected at a concentration of 0.0002%w/w in sample S1 (0-0.1m) which was below the assessment criteria of 0.001%w/w (FA/AF).
- Chrysotile asbestos (AF) was detected at a concentration of 0.001%w/w in sample S3 (0-0.1m) which was equal to the assessment criteria of 0.001%w/w (FA/AF).

# 14 CONCLUSION AND RECOMMENDATIONS

Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil contamination at the site are negligible within the context of the proposed use of the site for three medium-density residential buildings including two levels of basement car parking and deep soil landscaping areas. The site is therefore considered to be suitable for the proposed use.

Any soils requiring removal from the site, as part of future site works, should be classified in accordance with the "Waste Classification Guidelines, Part 1: Classifying Waste" NSW EPA (2014).

Thank you for the opportunity to undertake this work. We would be pleased to provide further information on any aspects of this report.

For and on behalf of
**Aargus Pty Ltd**

**Written by:**

**Saad Bin Suleman**
Environmental Engineer

**Reviewed By:**

**Mark Kelly**
Principal Environmental Consultant

# LIMITATIONS

The Aargus assessment is based on the result of limited site investigations and sample testing. Neither Aargus, nor any other reputable consultant, can provide unqualified warranties nor does Aargus assume any liability for site conditions not observed or accessible during the time of the investigations.

Despite all reasonable care and diligence, the materials encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions, truck movement or contractor movement of soils and other events, e.g. groundwater movement and or spillages of contaminating substances. These changes may occur subsequent to Aargus investigations and assessment.

This report and associated documentation and the information herein have been prepared solely for the use of the client at the time or writing the report and is valid (for the purposes of management or transport of material) for a period of one month only from the date of issue. Any other reliance assumed by third parties on this report shall be at such parties' own risk. Any ensuing liability resulting from use of the report by third parties cannot be transferred to Aargus.

Whilst this report provides a review of site conditions encountered at sampling locations within the investigation, it should be noted that if materials are proposed to moved from site - Part 5.6, Section 143 of the Protection of the Environment Operations (POEO) Act 1997 states that is an offence for waste to be transported to a place that cannot lawfully be used as a facility to accept that waste. It is the duty of the owner and transporter of the waste to ensure that all material removed from a site must be accompanied by an appropriate waste classification report and materials are disposed of appropriately. An environmental or validation report does not constitute a waste classification report and results are treated differently. Aargus accepts no

liability for the unlawful disposal of waste materials from any site. Aargus does not accept any responsibility for the material tracking, loading, management, transport or disposal of waste from the site. If material is to be removed from a site, before disposal of any material to a licensed landfill is undertaken, the site owner must ensure an appropriate waste classification exists for all materials on the site planning to be removed, the waste producer will need to obtain prior consent from the licensed landfill/recycler. The receiving site should check to ensure that the material received matches the description provided in the report.

Opinions are judgements, which are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

Appendix L – Important information about your environmental site report should also be read in conjunction with this report.

# REFERENCES

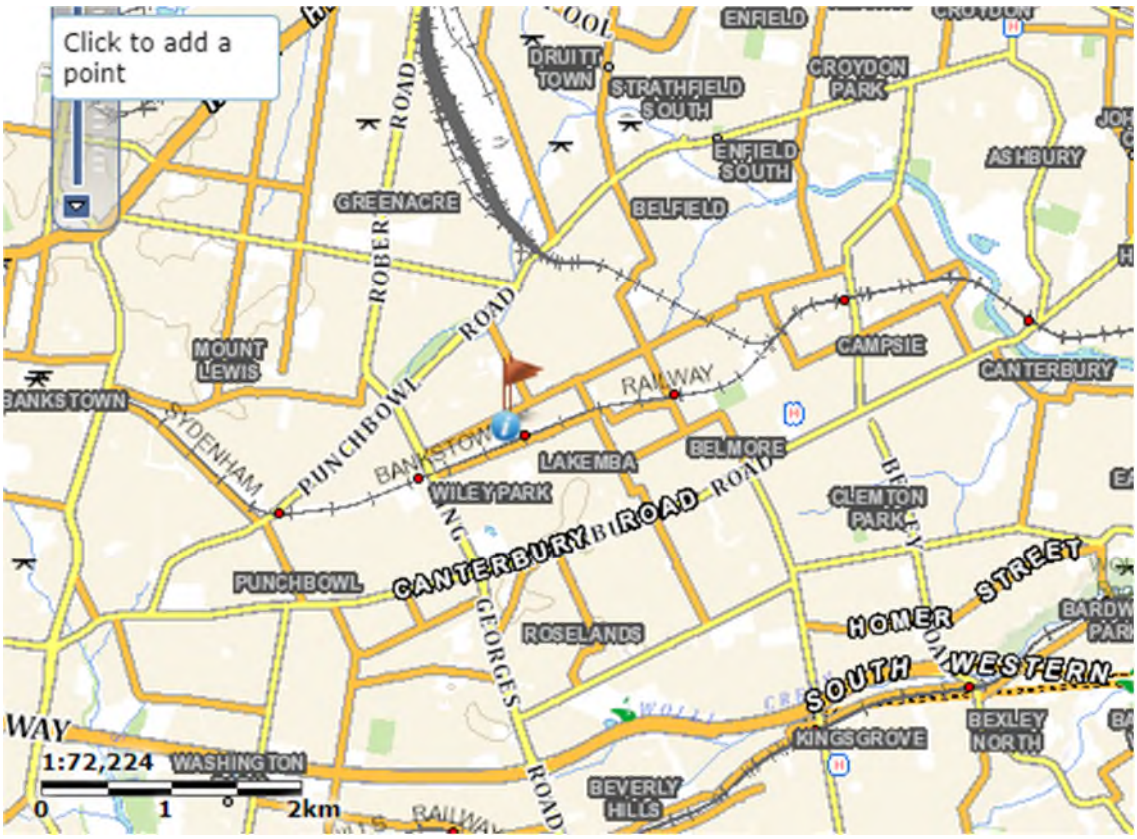
This report was prepared with reference to the following guiding documents:

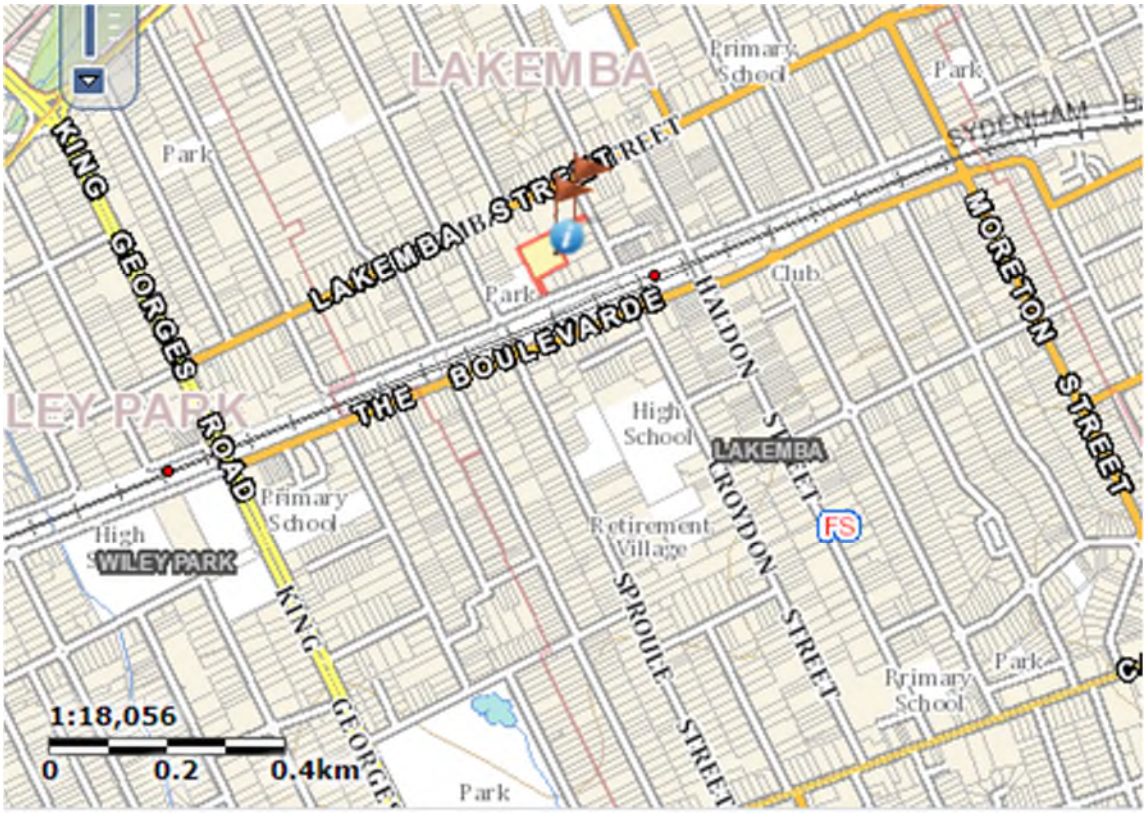

- Department of Urban Affairs and Planning – EPA (1998) "Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land".
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1).
- NSW DEC "Guidelines for the NSW Site Auditor Scheme" (2017, 3rd edition). NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) – "Waste Classification Guidelines, Part 1: Classifying Waste".
- NSW EPA "Guidelines for Consultants Reporting on Contaminated Sites" (2020). NSW Environment Protection Authority, Sydney.
- NSW EPA "Sampling Design Guidelines" (1995). NSW Environment Protection Authority, Sydney.
- Aargus Pty Ltd (2010) - *Preliminary Environmental Site Assessment* (Ref: ES3897, dated December 2010).
- JK Geotechnics Pty Ltd (2021) - "*Geotechnical Report*" (Ref: 24633Lrpt-rev 1, dated 1st June 2021).

# APPENDIX A

## SITE PLANS

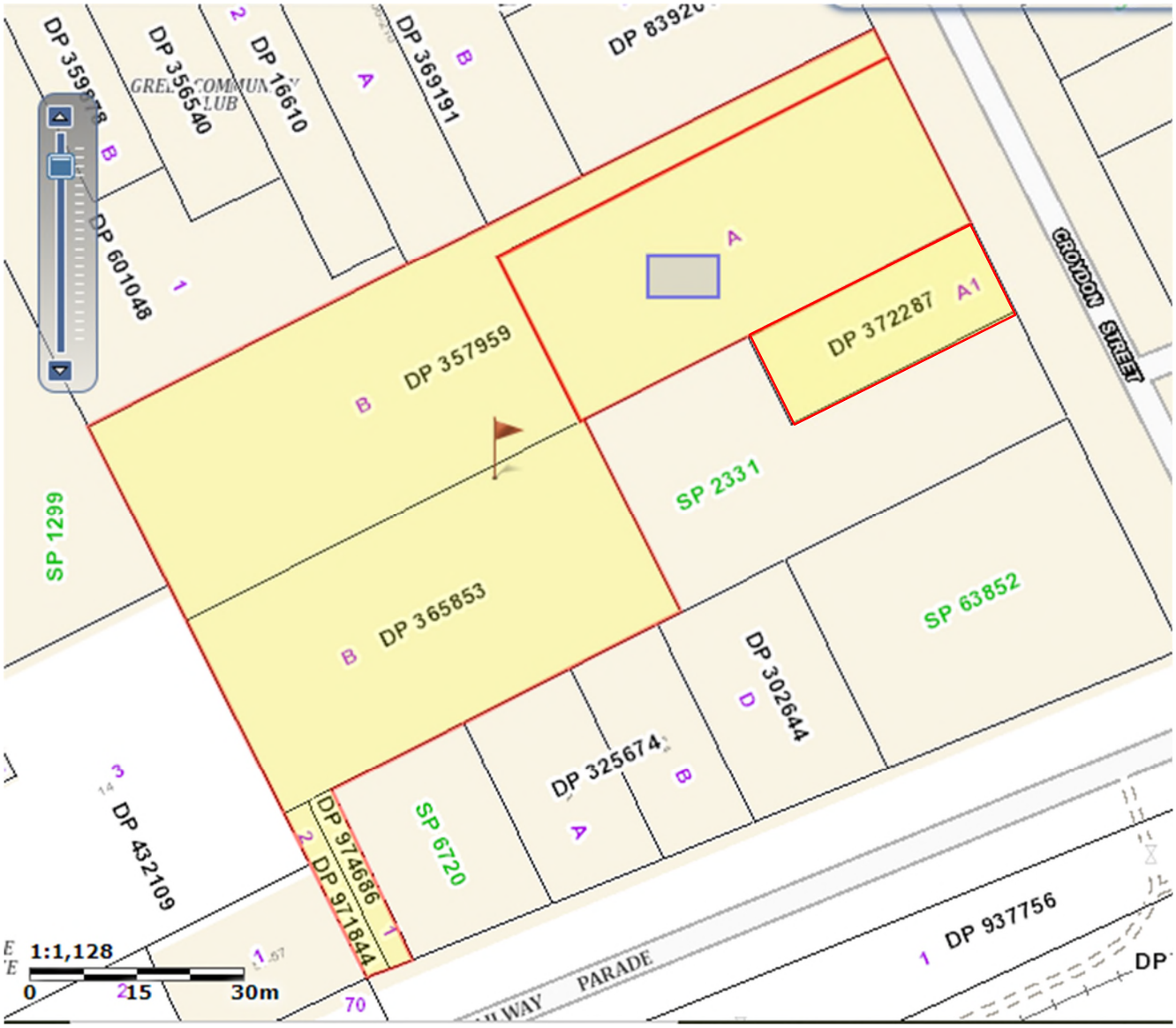
# SITE LOCALITY



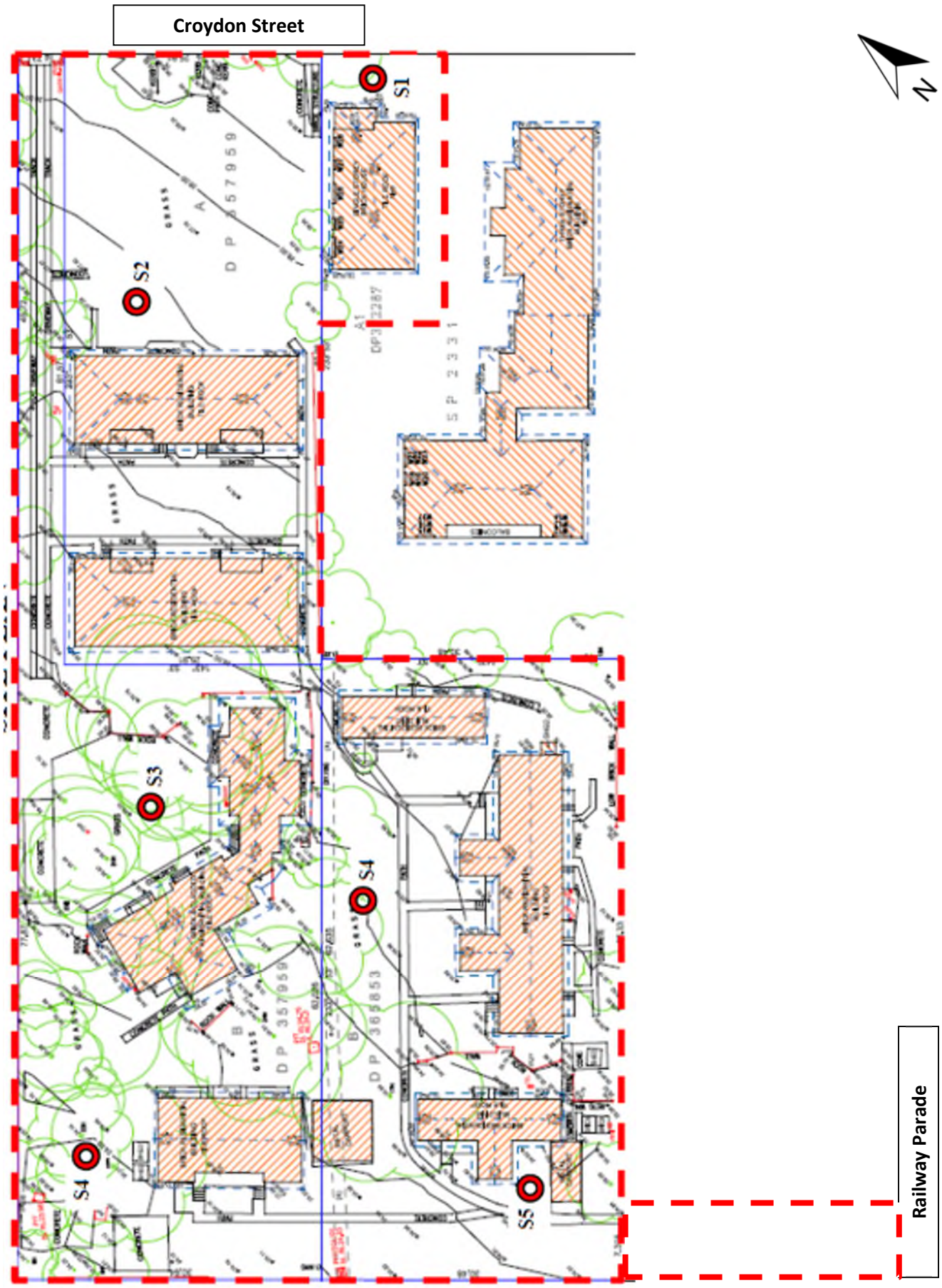

| PROJECT DETAILS | | DRAWING DETAILS | | | |
|---|---|---|---|---|---|
| **Project Title** | Detailed Site Investigation | **Figure No.** | 1 | **Rev No.** | 0 |
| **Project No.** | ES8320 | **Scale** | As Shown | **Size** | A4 |
| **Client** | Eloura Holdings Pty Ltd | **Drawn by** | SB | **Date** | 11.08.2021 |
| **Site Address** | 5-9 Croydon Street, Lakemba NSW | **Approved by** | MK | **Date** | 18.08.2021 |

# SITE LOT AND DEPOSITED PLAN




| PROJECT DETAILS | | | DRAWING DETAILS | | | |
|---|---|---|---|---|---|---|
| **Project Title** | Detailed Site Investigation | | **Figure No.** | 2 | **Rev No.** | 0 |
| **Project No.** | ES8320 | | **Scale** | As Shown | **Size** | A4 |
| **Client** | Eloura Holdings Pty Ltd | | **Drawn by** | SB | **Date** | 11.08.2021 |
| **Site Address** | 5-9 Croydon Street, Lakemba NSW | | **Approved by** | MK | **Date** | 18.08.2021 |

# BOREHOLE LOCATION PLAN ON ORIGINAL SURVEY




| PROJECT DETAILS | | DRAWING DETAILS | | | |
|---|---|---|---|---|---|
| **Project Title** | Detailed Site Investigation | **Figure No.** | 3 | **Rev No.** | 0 |
| **Project No.** | ES8320 | **Scale** | NTS | **Size** | A4 |
| **Client** | Eloura Holdings Pty Ltd | **Drawn by** | SB | **Date** | 11.08.2021 |
| **Site Address** | 5-9 Croydon Street, Lakemba NSW | **Approved by** | MK | **Date** | 18.08.2021 |

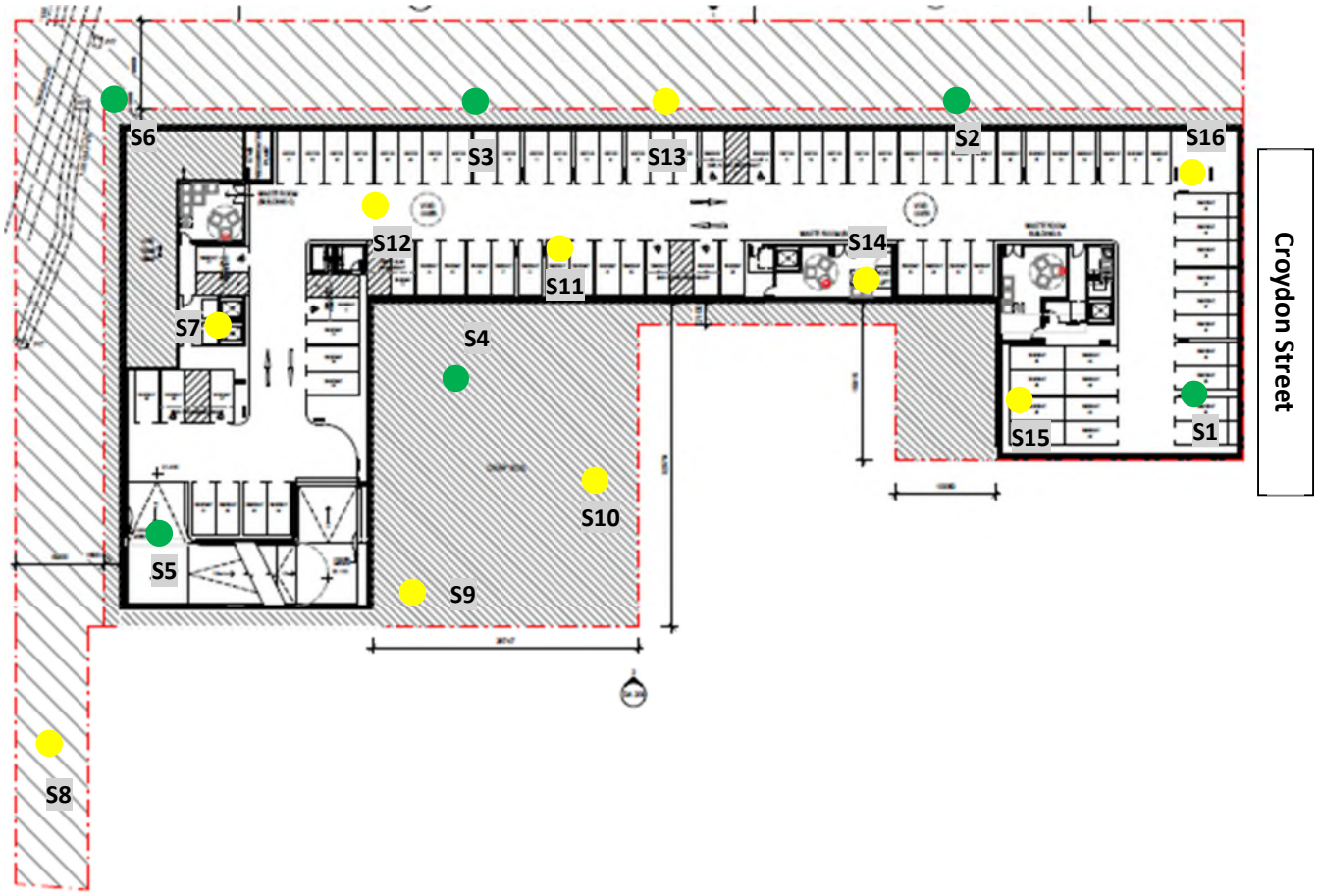
# BOREHOLE LOCATION PLAN


LEGEND

- Site Boundary
- Aargus 2013 Boreholes
- Aargus 2021 Boreholes

| PROJECT DETAILS | | DRAWING DETAILS | | | |
|---|---|---|---|---|---|
| **Project Title** | Detailed Site Investigation | **Figure No.** | 4 | **Rev No.** | 0 |
| **Project No.** | ES8320 | **Scale** | As Abvoe | **Size** | A4 |
| **Client** | Eloura Holdings Pty Ltd | **Drawn by** | SB | **Date** | 11.08.2021 |
| **Site Address** | 5-9 Croydon Street, Lakemba NSW | **Approved by** | MK | **Date** | 18.08.2021 |

# BOREHOLE LOCATION PLAN



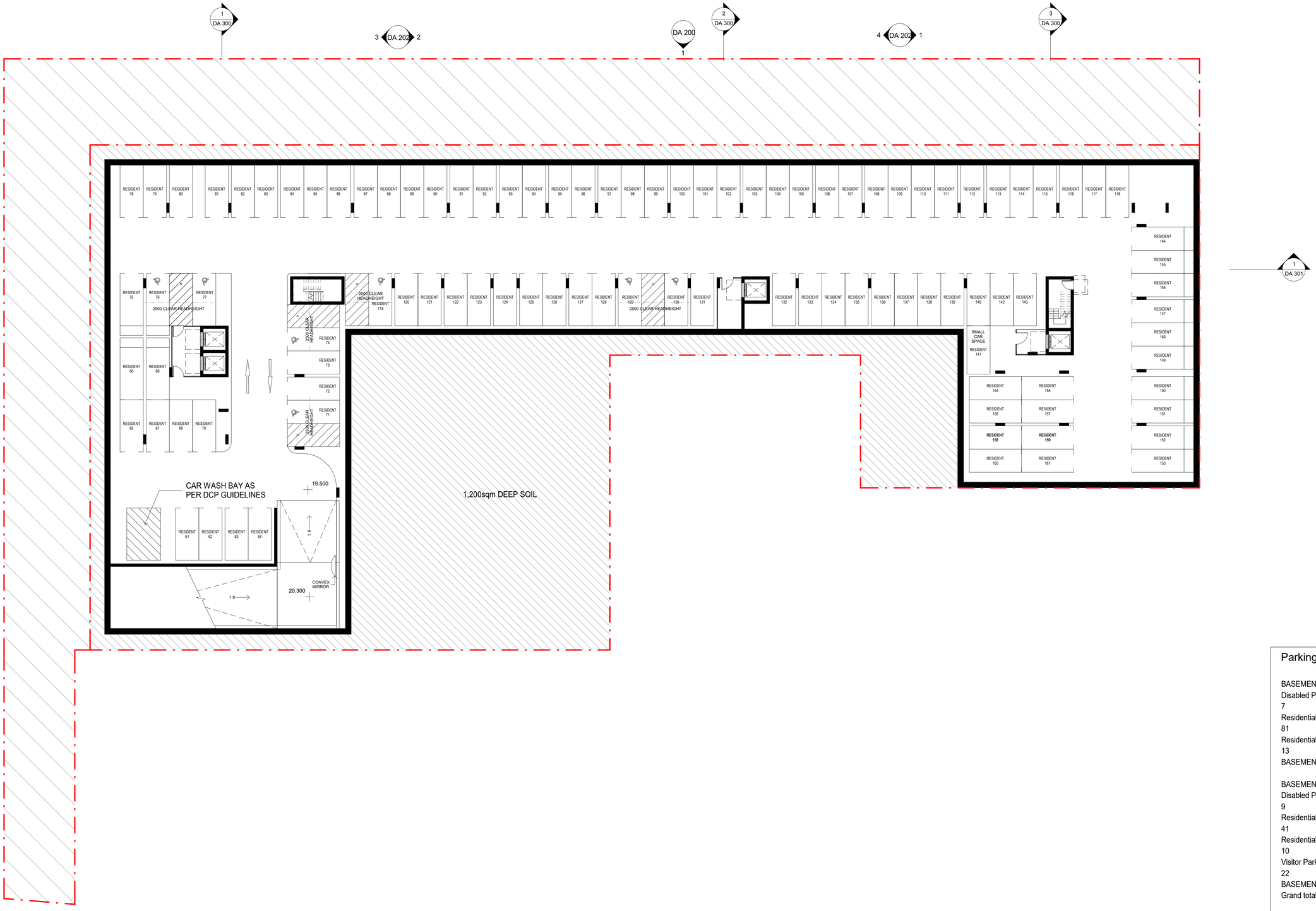

LEGEND

- Site Boundary
- Aargus 2013 Boreholes
- Aargus 2021 Boreholes

| PROJECT DETAILS | | DRAWING DETAILS | | | |
|---|---|---|---|---|---|
| **Project Title** | Detailed Site Investigation | **Figure No.** | 4 | **Rev No.** | 0 |
| **Project No.** | ES8320 | **Scale** | As Abvoe | **Size** | A4 |
| **Client** | Eloura Holdings Pty Ltd | **Drawn by** | SB | **Date** | 11.08.2021 |
| **Site Address** | 5-9 Croydon Street, Lakemba NSW | **Approved by** | MK | **Date** | 18.08.2021 |

# APPENDIX B

## PROPOSED DEVELOPMENT PLANS




## Parking Schedule

BASEMENT 2
Disabled Parking
7
Residential Parking
81
Residential Parking with Storage
13
BASEMENT 2: 101

BASEMENT 1
Disabled Parking
9
Residential Parking
41
Residential Parking with Storage
10
Visitor Parking
22
BASEMENT 1: 82
Grand total: 183

**NOTES**

- Do not scale the drawings. Dimensions govern.
- All dimensions are in millimetres unless noted otherwise.
- All levels are in metres unless noted otherwise.
- All dimensions shall be verified on site before proceeding with the work.
- Studio Hollenstein shall be notified in writing of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.
- These drawings are not to be used for construction.

**KEYPLAN**

**SCALE BAR**

0 2 4 10 20m

**CLIENT**

**LEGEND**

| REV | DESCRIPTION | DATE | DRAWN | CHECKED | APPROVED |
|---|---|---|---|---|---|
| A | ISSUE FOR DA | 30/11/2020 4:07:50 PM | | MH | MH |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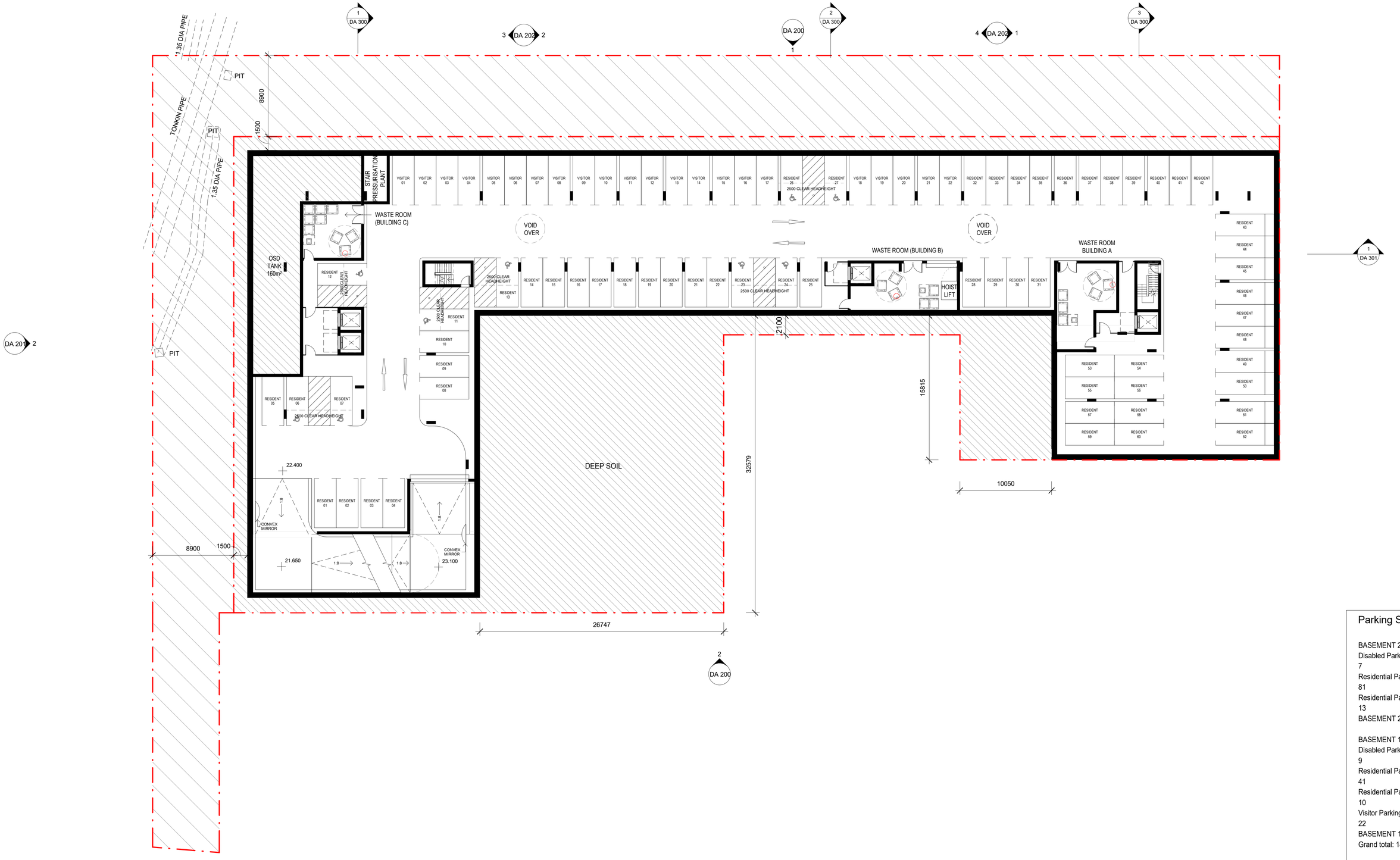
| | |
|---|---|
| PROJECT TITLE | **5-9 Croydon Street Lakemba** |
| CLIENT | **Eloura Holdings** |
| STATUS | - |
| SCALE | **1 : 200 @ A1** |
| DRAWING TITLE | **BASEMENT 2** |
| DWG NO | **DA 100** |
| REV | A |




## Parking Schedule

BASEMENT 2
Disabled Parking
7
Residential Parking
81
Residential Parking with Storage
13
BASEMENT 2: 101

BASEMENT 1
Disabled Parking
9
Residential Parking
41
Residential Parking with Storage
10
Visitor Parking
22
BASEMENT 1: 82
Grand total: 183

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**KEYPLAN**

**SCALE BAR**

0 2 4 10 20m

**CLIENT**

**LEGEND**

| REV | DESCRIPTION | DATE | DRAWN | CHECKED | APPROVED |
|---|---|---|---|---|---|
| A | ISSUE FOR DA | 30/11/2020 4:07:53 PM | | MH | MH |


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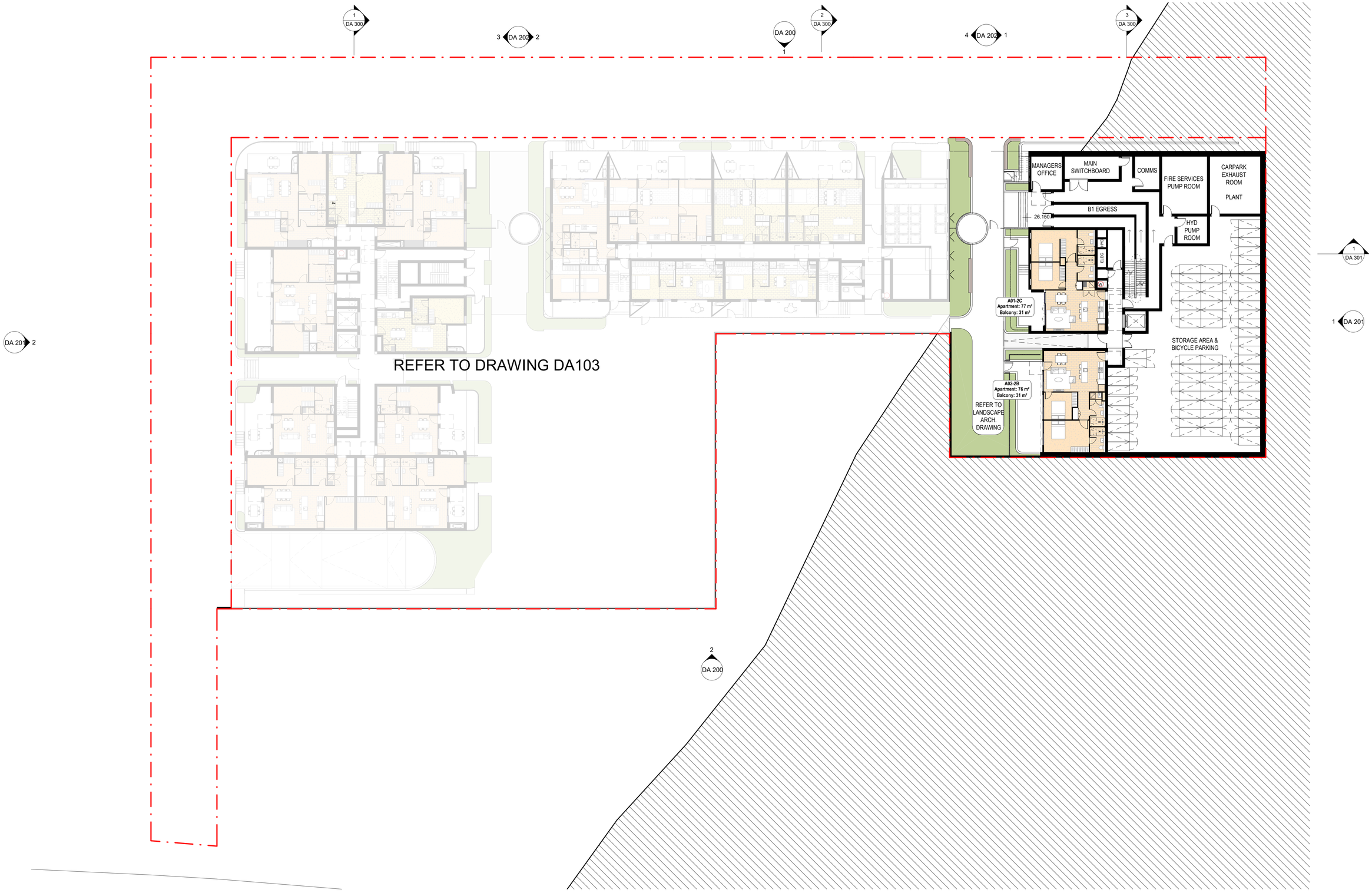
| | |
|---|---|
| PROJECT TITLE | **5-9 Croydon Street Lakemba** |
| CLIENT | **Eloura Holdings** |
| STATUS | - |
| SCALE | **1 : 200 @ A1** |
| DRAWING TITLE | **BASEMENT 1** |
| DWG NO | **DA 101** |
| REV | A |

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**KEYPLAN**

**SCALE BAR**

0 2 4 10 20m

**CLIENT**

**LEGEND**

| REV | DESCRIPTION | DATE | DRAWN | CHECKED | APPROVED |
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| A | ISSUE FOR DA | 25/11/2020 5:16:03 PM | | MH | MH |


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| | |
|---|---|
| PROJECT TITLE | **5-9 Croydon Street Lakemba** |
| CLIENT | **Eloura Holdings** |
| STATUS | **-** |
| SCALE | **1 : 200 @ A1** |
| DRAWING TITLE | **PLAN - LOWER GROUND** |
| DWG NO | **DA 102** |

REV A

8900 | 1500 | 24600 | 9250 | 44300 | 8750 | 23300 | 3000

1 DA 300 | 3 DA 202 2 | DA 200 1 | 2 DA 300 | 4 DA 202 1 | 3 DA 300

1.35 DIA PIPE
TONKIN PIPE
PIT
1537
1.35 DIA PIPE
PIT
PIT

REFER TO LANDSCAPE ARCH. DRAWING

C13-2G Apartment: 83 m² Balcony: 29 m²
C12-1A Apartment: 40 m² Balcony: 12 m²
C11-2G Apartment: 83 m² Balcony: 20 m²
B15-2E Apartment: 78 m² Balcony: 24 m²
B14-2A Apartment: 76 m² Balcony: 45 m²
B13-1B Apartment: 54 m² Balcony: 30 m²
B12-1B Apartment: 54 m² Balcony: 30 m²
A13-2B Apartment: 76 m² Balcony: 30 m²
A12-2B Apartment: 76 m² Balcony: 30 m²

1.5m AVERAGE DCP SETBACK
3m AVERAGE DCP SETBACK
6m AVERAGE DCP SETBACK

VOID BELOW
VOID ABOVE
26.800
16700
1500
3500
BULKY GOODS WASTE STORAGE
HOIST LIFT
ELEC
HYD
SPRINKLER & BOOSTER
WATER METER AND BOOSTER ASSEMBLY ENCLOSURE
BRIGADE BOOSTER ASSEMBLY / MASTER COLD WATER METER ENCLOSURE
RETAIN EXISTING TREE
1 DA 301
1 DA 201
29.300

C14-2A Apartment: 76 m² Balcony: 40 m² Adaptable Unit
C19-1F Apartment: 44 m² Balcony: 18 m²
B16-1C Apartment: 42 m² Balcony: 12 m²
B11-1C Apartment: 42 m² Balcony: 12 m²
A14-2C Apartment: 77 m² Balcony: 18 m² Silver Living
A11-2B Apartment: 76 m² Balcony: 35 m²
A15-2F Apartment: 84 m² Balcony: 28 m² Terrace:20 m²

25.600
C15-1E Apartment: 51 m² Balcony: 28 m²
C18-1E Apartment: 51 m² Balcony: 28 m²
C16-2H Apartment: 104 m² Balcony: 15 m²
C17-2H Apartment: 104 m² Balcony: 18 m²

REFER TO LANDSCAPE PACKAGE FOR LANDSCAPE DESIGN & DEEP SOIL ZONES
REFER TO LANDSCAPE ARCH. DRAWING
SUBSTATION
COVERED AREA FOR COMMUNAL FACILITIES

24.900
1:8 | 1:8 | 1:4 | 1:8
25.600 | 23.100
6000

BUILDING LINE ABOVE
2 DA 200
DA 201 2

COMMUNITY GARDEN AND JUBILEE RESERVE
CROYDON STREET
RAILWAY PARADE

8900 | 1500 | 44700 | 6000
8900 | 3000 | 26650 | 5600

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**KEYPLAN**

**CLIENT**

**LEGEND**

**SCALE BAR**
0 2 4 10 20m

| REV | DESCRIPTION | DATE | DRAWN | CHECKED | APPROVED |
|---|---|---|---|---|---|
| A | ISSUE FOR DA | 25/11/2020 5:16:17 PM | | MH | MH |


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| | |
|---|---|
| PROJECT TITLE | **5-9 Croydon Street Lakemba** |
| CLIENT | **Eloura Holdings** |
| STATUS | - |
| SCALE | **1 : 200 @ A1** |
| DRAWING TITLE | **PLAN - LEVEL 1** |
| DWG NO | **DA 103** |

REV A

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1 DA 300 | 3 DA 202 2 | DA 200 1 | 2 DA 300 | 4 DA 202 1 | 3 DA 300

8900 | 1500 | 44700 | 6000

DA 201 2

1 DA 301

1 DA 201

8900 | 3000 | 26850 | 5600

C53-2G
Apartment: 83 m²
Balcony: 12 m²

C52-1A
Apartment: 40 m²
Balcony: 7 m²

C51-2G
Apartment: 83 m²
Balcony: 12 m²

B55-2E
Apartment: 78 m²
Balcony: 30 m²

B54-2A
Apartment: 76 m²
Balcony: 30 m²

B53-1B
Apartment: 54 m²
Balcony: 23 m²

B52-2A
Apartment: 76 m²
Balcony: 30 m²
Adaptable Unit

B51-2E
Apartment: 78 m²
Balcony: 16 m²

A53-2B
Apartment: 76 m²
Balcony: 16 m²

A52-2B
Apartment: 76 m²
Balcony: 16 m²

1.5m AVERAGE DCP SETBACK

1.5m AVERAGE DCP SETBACK

3m AVERAGE DCP SETBACK

6m AVERAGE DCP SETBACK

C54-2A
Apartment: 76 m²
Balcony: 30 m²
Adaptable Unit

C59-2D
Apartment: 77 m²
Balcony: 12 m²
Silver Living

C55-2B
Apartment: 76 m²
Balcony: 16 m²

C58-2B
Apartment: 76 m²
Balcony: 16 m²

B56-1C
Apartment: 42 m²
Balcony: 12 m²

B57-1C
Apartment: 42 m²
Balcony: 12 m²

A54-2C
Apartment: 77 m²
Balcony: 13 m²
Silver Living

A51-2B
Apartment: 76 m²
Balcony: 16 m²

A55-2F
Apartment: 84 m²
Balcony: 12 m²

C56-3A
Apartment: 104 m²
Balcony: 17 m²

C57-3A
Apartment: 104 m²
Balcony: 17 m²

6000 | 10077

2 DA 200

COMMUNITY GARDEN AND JUBILEE RESERVE

CROYDON STREET

RAILWAY PARADE

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**KEYPLAN**

**CLIENT**

**LEGEND**

**SCALE BAR**

0 2 4 10 20m

| REV | DESCRIPTION | DATE | DRAWN | CHECKED | APPROVED |
|---|---|---|---|---|---|
| A | ISSUE FOR DA | 7/10/2020 2:31:40 PM | | MH | MH |


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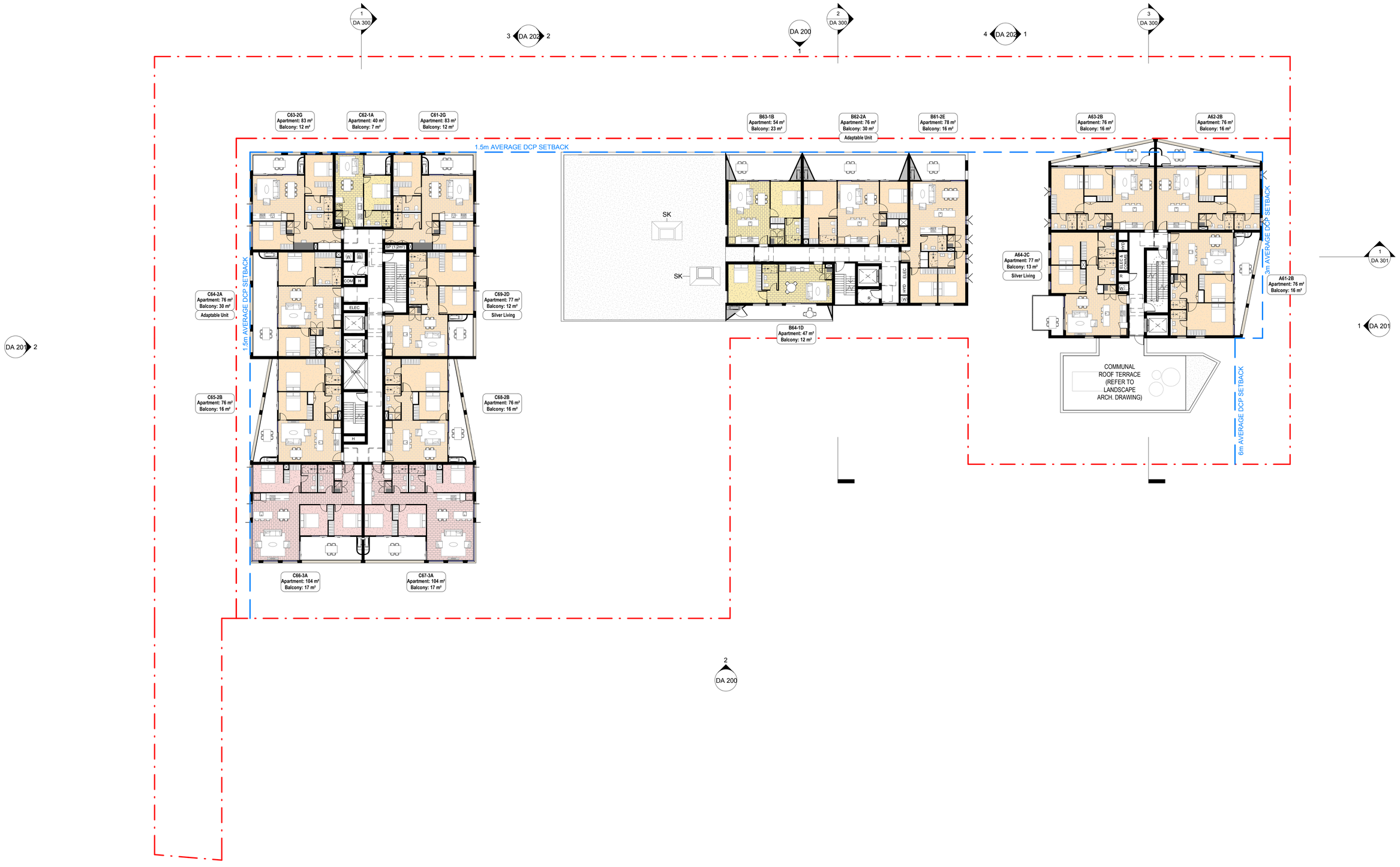
| | |
|---|---|
| PROJECT TITLE | **5-9 Croydon Street Lakemba** |
| CLIENT | **Eloura Holdings** |
| STATUS | **-** |
| SCALE | **1 : 200 @ A1** |
| DRAWING TITLE | **PLAN - LEVEL 2-5 (TYPICAL)** |
| DWG NO | **DA 106** |

REV A

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**KEYPLAN**

**SCALE BAR**

0 2 4 10 20m

**CLIENT**

**LEGEND**

| REV | DESCRIPTION | DATE | DRAWN | CHECKED | APPROVED |
|---|---|---|---|---|---|
| A | ISSUE FOR DA | 7/10/2020 2:31:55 PM | | MH | MH |


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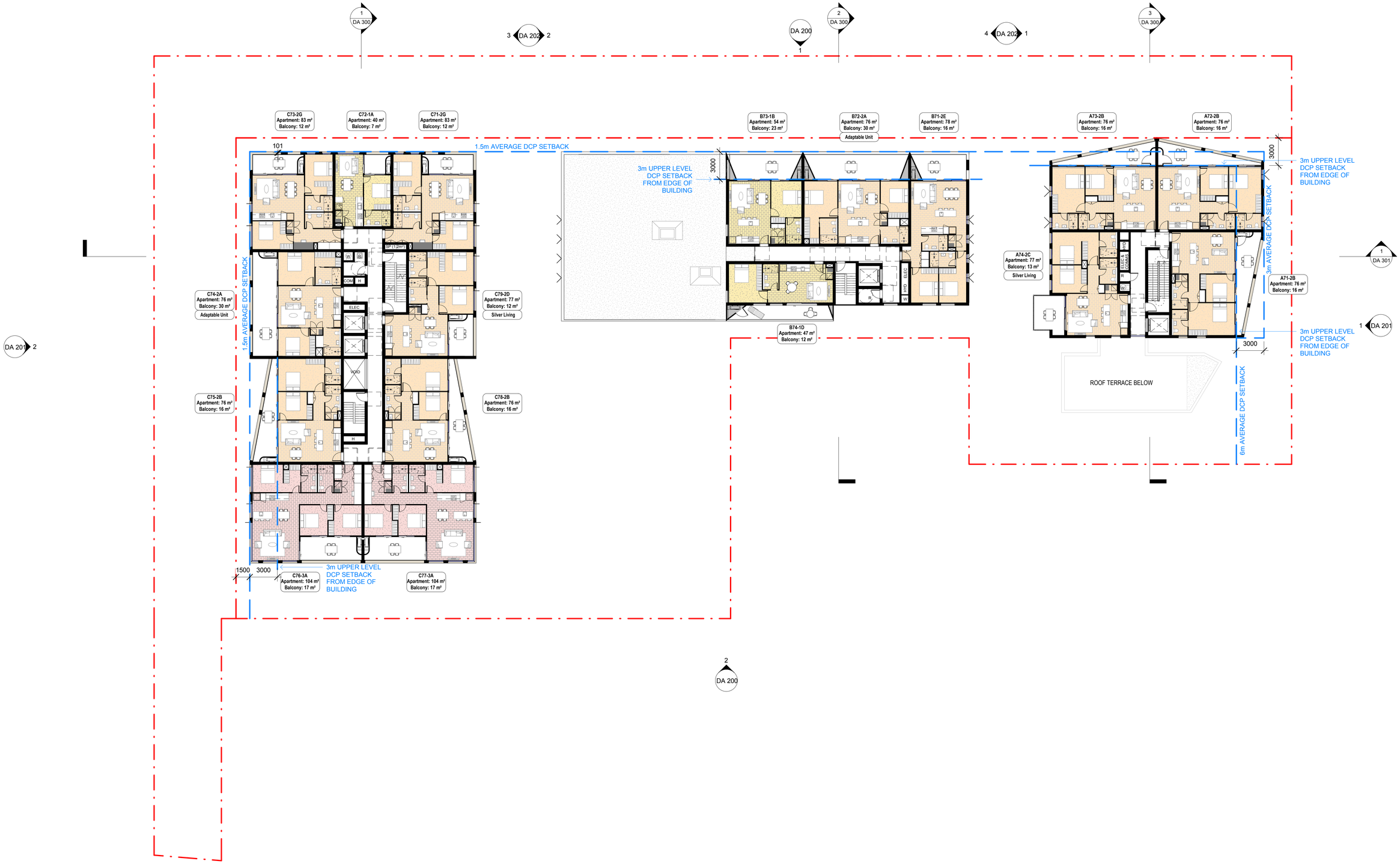
| | |
|---|---|
| PROJECT TITLE | **5-9 Croydon Street Lakemba** |
| CLIENT | **Eloura Holdings** |
| STATUS | **-** |
| SCALE | **1 : 200 @ A1** |
| DRAWING TITLE | **PLAN - LEVEL 6** |
| DWG NO | **DA 107** |
| REV | A |

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**KEYPLAN**

**SCALE BAR**

0 2 4 10 20m

**CLIENT**

**LEGEND**

| REV | DESCRIPTION | DATE | DRAWN | CHECKED | APPROVED |
|---|---|---|---|---|---|
| A | ISSUE FOR DA | 7/10/2020 2:32:14 PM | | MH | MH |


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| | |
|---|---|
| PROJECT TITLE | **5-9 Croydon Street Lakemba** |
| CLIENT | **Eloura Holdings** |
| STATUS | **-** |
| SCALE | **1 : 200 @ A1** |
| DRAWING TITLE | **PLAN - LEVEL 7** |
| DWG NO | **DA 108** |
| REV | A |

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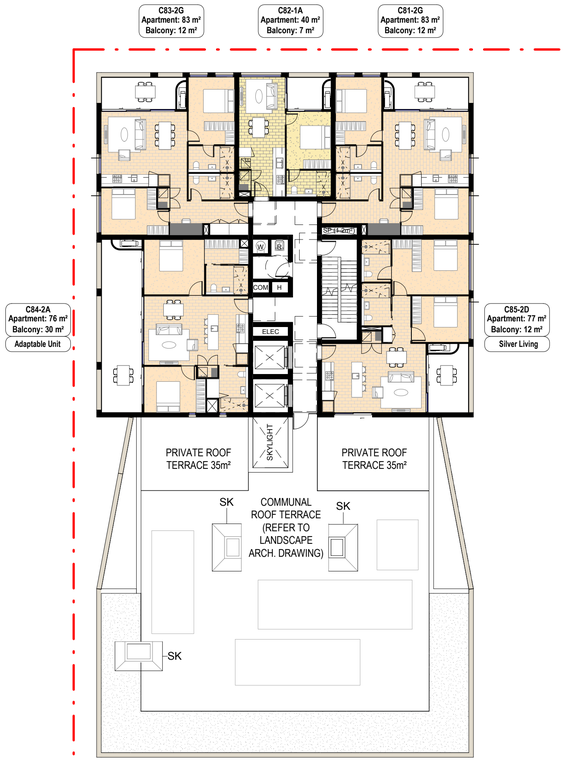
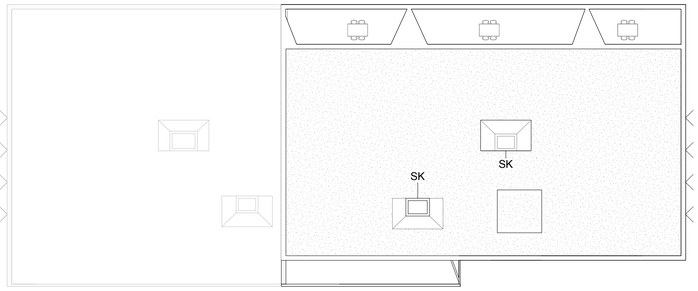
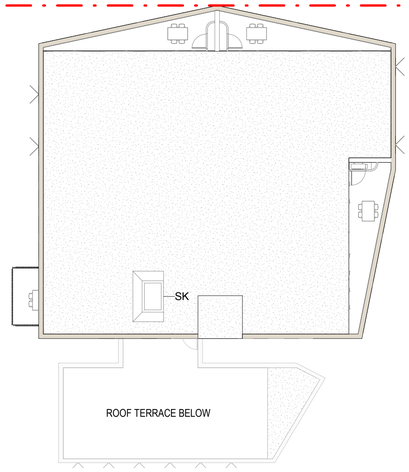
3 DA 202 2
DA 200 1
2 DA 300
4 DA 202 1
3 DA 300
1 DA 301
1 DA 201
DA 201 2
2 DA 200

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**KEYPLAN**

**SCALE BAR**

0 2 4 10 20m

**CLIENT**

**LEGEND**

| REV | DESCRIPTION | DATE | DRAWN | CHECKED | APPROVED |
|---|---|---|---|---|---|
| A | ISSUE FOR DA | 7/10/2020 2:32:28 PM | | MH | MH |

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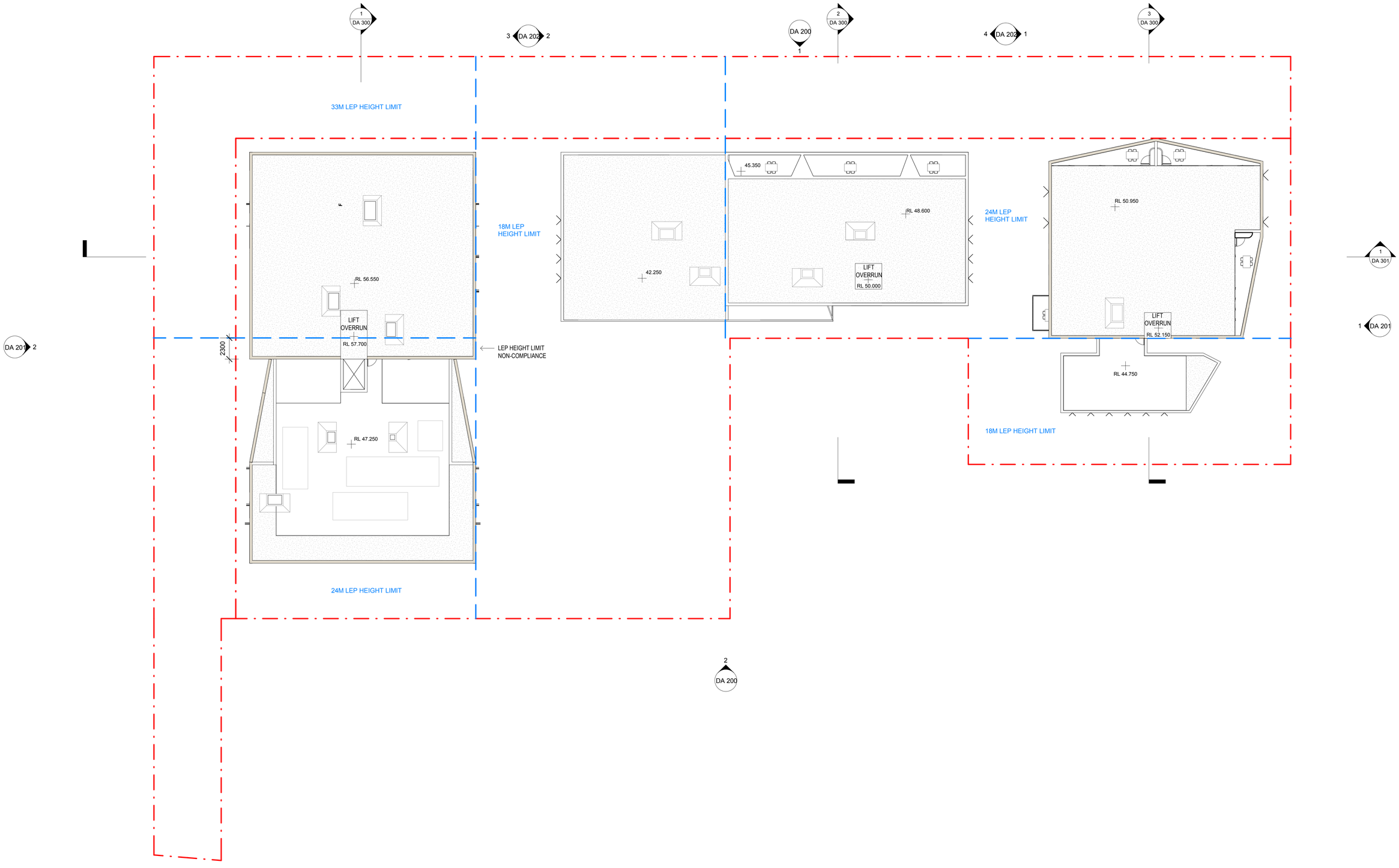
| | |
|---|---|
| PROJECT TITLE | **5-9 Croydon Street Lakemba** |
| CLIENT | **Eloura Holdings** |
| STATUS | **-** |
| SCALE | **1 : 200 @ A1** |
| DRAWING TITLE | **PLAN - LEVEL 8-10 (TYPICAL)** |
| DWG NO | **DA 109** |
| REV | A |

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**KEYPLAN**

**SCALE BAR**

0 2 4 10 20m

**CLIENT**

**LEGEND**

| REV | DESCRIPTION | DATE | DRAWN | CHECKED | APPROVED |
|---|---|---|---|---|---|
| A | ISSUE FOR DA | 7/10/2020 2:32:42 PM | | MH | MH |


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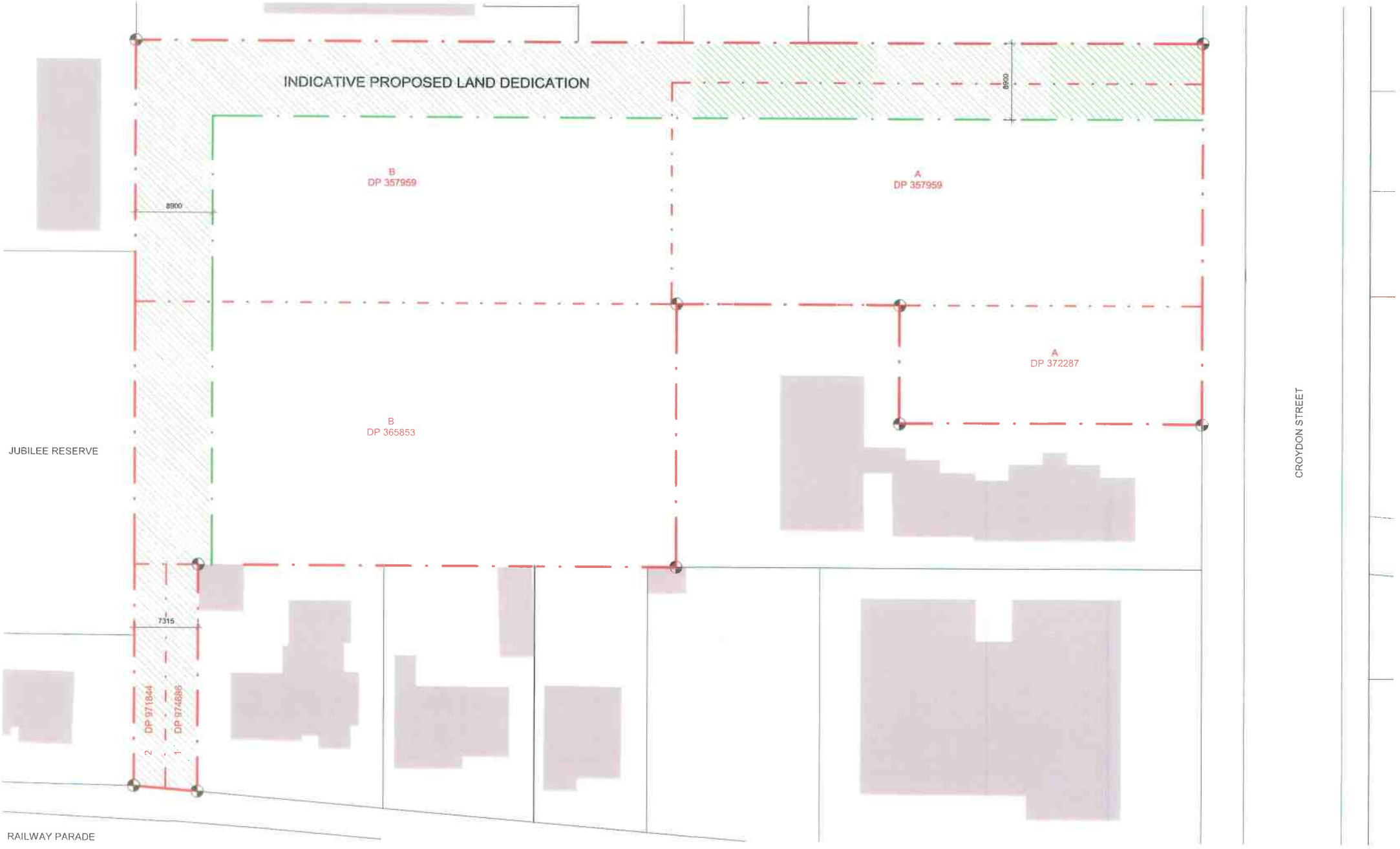
| | |
|---|---|
| PROJECT TITLE | **5-9 Croydon Street Lakemba** |
| CLIENT | **Eloura Holdings** |
| STATUS | **-** |
| SCALE | **1 : 200 @ A1** |
| DRAWING TITLE | **PLAN - ROOF** |
| DWG NO | **DA 110** |
| REV | A |




NOTES

KEYPLAN

SCALE BAR

CLIENT

LEGEND

| REV | DESCRIPTION | DATE | DRAWN | CHECKED | APPROVED |
|---|---|---|---|---|---|
| DRAFT | FOR INFORMATION ONLY | | | | |

Studio Hollenstein
MATTHEW PULLINGER ARCHITECT

| | |
|---|---|
| PROJECT TITLE | 5-9 Croydon Street Lakemba |
| CLIENT | Eloura Holdings |
| STATUS | FOR INFORMATION |
| SCALE | 1:400 @ A3 |
| DRAWING TITLE | INDICATIVE PROPOSED LAND DEDICATON |
| DWG NO | SK 001 |

REV A

# APPENDIX C

## SITE PHOTOGRAPHS

## SITE PHOTOGRAPHS

| | |
|---|---|
| **Client:** | Eloura Holdings Pty Ltd |
| **Project:** | Detailed Site Investigation |
| **Site Location:** | 5-9 Croydon Street, Lakemba NSW |
| **Job No.:** | ES8320 |
| **Photos Taken By:** | SBS |

**Photograph Nº 1**

View of: General site condition from the north east corner of the site inspected on 12.08.2021

**Photograph Nº 2**

View of: General site condition from the south east corner of the site inspected on 12.08.2021

**Photograph Nº 3**

View of: Empty paint drums in the south eastern portion of the site inspected on 12.08.2021

**Photograph Nº 3**

View of: General site condition from the north west corner of the site inspected on 12.08.2021

**Photograph Nº 5**

View of: General site condition from the eastern corner of the site inspected on 12.08.2021

**Photograph Nº 6**

View of: General site condition from the western portion of the site inspected on 12.08.2021

**Photograph Nº 7**

View of: General site condition from the south west corner of the site inspected on 12.08.2021

**Photograph Nº 8**

View of: Septic tank in the north western corner of the site inspected on 12.08.2021

**Photograph Nº 9**

View of: South west corner of the site inspected on 12.08.2021

**Photograph Nº 10**

View of: Metal shed with waste bins in the south western portion of the site inspected on 12.08.2021

# SITE PHOTOGRAPHS

| | |
|---|---|
| **Client** | Pinestreet Developments |
| **Project** | Preliminary Environmental Site Assessment |
| **Location** | 5-7 and 9 Croydon Street, Lakemba |
| **Job No.** | ES3897 |
| **Checked By** | MK |

**Photograph N$^{o}$ 1**

View of 5-7 Croydon Street
looking west from Croydon Street

**Photograph N$^{o}$ 2**

View of 9 Croydon Street
looking west from Croydon Street

**Photograph N$^{o}$ 3**

View of 5-7 Croydon Street
looking east from western boundary

**Photograph N$^{o}$ 4**

Showing typical brick residential building

**Photograph N$^{o}$ 5**

Showing typical brick residential building

**Photograph N$^{o}$ 6**

Showing typical brick residential building

# APPENDIX D

## CURRENT LAND TITLE INFORMATION

Aargus

# Title Search

25/08/2021 12:39 PM

Client Reference: DI-ES8320

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

---

FOLIO: AUTO CONSOL 8327-250

---

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 25/8/2021 | 12:39 PM | 1 | 30/10/2008 |

LAND

---

LAND DESCRIBED IN SCHEDULE OF PARCELS

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF ST GEORGE COUNTY OF CUMBERLAND

TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

---

SAMSTONE PTY LIMITED

SAM HARB PTY LIMITED

AS TENANTS IN COMMON IN EQUAL SHARES (T AE298695)

SECOND SCHEDULE (4 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 K373367 EASEMENT FOR DRAINAGE AFFECTING THAT PART OF LOT B DP365853 SHOWN SO BURDENED IN PLAN WITH K373367

3 M969175 EASEMENT TO DRAIN WATER AFFECTING THAT PART OF LOT B DP365853 AS MORE FULLY DESCRIBED THEREIN

* 4 AQ246035 CAVEAT BY CANTERBURY-BANKSTOWN COUNCIL

NOTATIONS

---

UNREGISTERED DEALINGS: NIL

| SCHEDULE OF PARCELS | TITLE DIAGRAM |
|---|---|
| LOT B IN DP357959 | DP357959 |
| LOT B IN DP365853 | DP365853 |
| LOT 2 IN DP971844 | DP971844 |
| LOT 1 IN DP974686 | DP974686. |

*** END OF SEARCH ***

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

DI-ES8320 PRINTED ON 25/8/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

**Historical Search**
25/08/2021 12:42 PM

Client Reference: DI-ES8320

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH
---

SEARCH DATE
---
25/8/2021 12:42PM

FOLIO: B/357959
---

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 8327 FOL 250

| Recorded | Number | Type of Instrument | C.T. Issue |
|---|---|---|---|
| 31/8/1989 | | TITLE AUTOMATION PROJECT | LOT RECORDED FOLIO NOT CREATED |
| 6/5/1998 | | CONVERTED TO AUTO CONSOL 8327-250 | CONSOL CREATED CT NOT ISSUED |

*** END OF SEARCH ***

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

DI-ES8320 PRINTED ON 25/8/2021

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

25/08/2021 12:56 PM

202

# New South Wales

[CERTIFICATE OF TITLE]

Primary Appn No. 7875

Reference to Last Title s

Vol. 3262 Fol. 197

" 7672 Fols. 28 and 29

EH

REGISTER BOOK

VOL. 8327 FOL. 250

Issued on Transfer No.H726561 and request for consolidation

CANCELLED

ON ISSUE OF NEW FOLIO Auto Consol 8327-250

THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST, is now the proprietor of an Estate in Fee Simple subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances liens, and interests as are notified hereon, in FIRSTLY That piece of land in the Municipality of Canterbury Parish of St. George and County of Cumberland shown in the plan hereon being Lot B in plan lodged with Transfer No.D742043, Lot B in plan lodged with Transfer No.F79254, Lot 2 in plan lodged with Transfer No.658557 and Lot 1 in plan lodged with Transfer No.687936, ~~and part of Lot 5 in D posited Plan No.4217~~ and being ~~also~~ part of Portion 69 granted to John Wall on 13th October 1831.

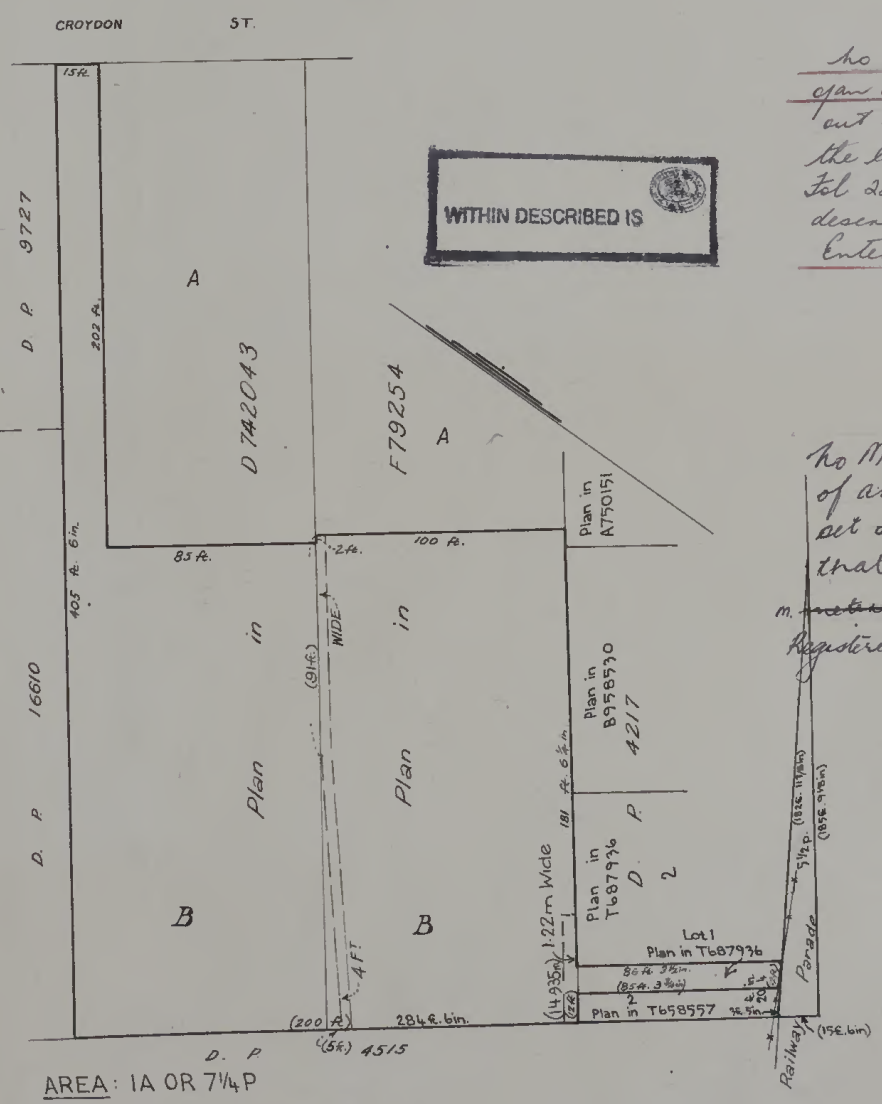
1972M3277 Reg. Gen. 8-1-1973

SECONDLY the mines and deposits specified in Section 141 of the Public Works Act 1912 in the 5½ perches parcel shown in the plan hereon being ~~another~~ part of Lot 5 in Deposited Plan No.4217 ~~above described~~ and being part of a Public Road.

In witness whereof I have hereunto signed my name and affixed my Seal, this Fifth day of January , 1962

Signed in the presence of L E Galledge

Registrar-General.




WITHIN DESCRIBED IS

H726561

NOTIFIED TO

No K373367 Transfer and Grant dated 21st June 1966 of an Easement for Drainage as more fully set out in the said instrument appurtenant to 7336 the land comprised in Certificate of Title Vol. 6331 Fol 228 affecting that part of the land within described shown as 4 ft. Wide in the plan hereon Entered 2nd August 1966

Registrar General

No M969175 Transfer and Grant dated 1st November 1972 of an Easement to drain water as more fully set out in the said instrument affecting that part of the land within described 1.22 m wide shown in the plan hereon. Registered 23rd November 1972.

REGISTRAR GENERAL

THE LAND WITHIN DESCRIBED IS LOT B D.P.357959, LOT B D.P. 365853, LOT 2 D.P. 971844, LOT 1 D.P. 974686 & MINERALS UNDER LOT 108 D.P. 933865

COMPUTER FOLIO NO FURTHER DEALINGS TO BE REGISTERED.

B

CT 21/6/66

K373367 Tr & Gr

7-9-77 M969175 Tr & Gr Right Entry

# Title Search

25/08/2021 12:35 PM

Client Reference: DI-ES8320

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

---

FOLIO: A/357959

---

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 25/8/2021 | 12:36 PM | 1 | 30/10/2008 |

LAND

---

LOT A IN DEPOSITED PLAN 357959
AT LAKEMBA
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP357959

FIRST SCHEDULE

---

SAMSTONE PTY LIMITED
SAM HARB PTY LIMITED
AS TENANTS IN COMMON IN EQUAL SHARES (T AE298695)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
* 2 AQ246035 CAVEAT BY CANTERBURY-BANKSTOWN COUNCIL

NOTATIONS

---

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

DI-ES8320 PRINTED ON 25/8/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

**Historical Search**
25/08/2021 12:37 PM

Client Reference: DI-ES8320

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH
---

SEARCH DATE
---
25/8/2021 12:37PM

FOLIO: A/357959
---

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 11400 FOL 102

| Recorded | Number | Type of Instrument | C.T. Issue |
|---|---|---|---|
| 29/7/1989 | | TITLE AUTOMATION PROJECT | LOT RECORDED FOLIO NOT CREATED |
| 1/9/1989 | | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED CT NOT ISSUED |
| 2/8/1999 | 6051470 | DEPARTMENTAL DEALING | |
| 30/10/2008 | AE298695 | TRANSFER | EDITION 1 |
| 17/7/2020 | AQ246035 | CAVEAT | |

*** END OF SEARCH ***

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

DI-ES8320 PRINTED ON 25/8/2021

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

25/08/2021 12:39 PM

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Simon Diab & Associates

# TRANSFER

**New South Wales**
**Real Property Act 190**

AE298695Q

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

**STAMP DUTY** Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 112076712 3104
Duty: $2.00 Trans No: 5188651
Asst details:

(A) **TORRENS TITLE** If appropriate, specify the part transferred
A/357959 being Volume 11400 Folio 102 and
Auto Consol 8327-250 being Volume 8327 Folio 250

(B) **LODGED BY**

| Delivery Box | Name, Address or DX and Telephone | CODES |
|---|---|---|
| 1W | Simon Diab & Associates<br>DX 28367 PARRAMATTA<br>Reference (optional): 2008203. | T<br>TW<br>(Sheriff) |

(C) **TRANSFEROR** THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST
ABN 82 247 231 838

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $2,103,125.00 and as regards
(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple.

(F) **SHARE TRANSFERRED** 100%

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** Samstone Pty Limited ACN 070 266 330
Sam Harb Pty Limited ACN 003 029 196

(I) **TENANCY:** Tenants in Common in equal shares.

**DATE** 30/10/08

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

Signature of witness: X

Name of witness: X ANDREW SILLAR
Address of witness: X 168 CHALMERS ST.
SYDNEY NSW.

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified.

Signature of attorney: X

Attorney's name: X
Signing on behalf of: THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST by its duly appointed attorney WAYNE DAVID RICHARDS pursuant to
Power of attorney Book: X No.: X Power of Attorney dated 27 June 2005 registered Book 4462 No 51

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

Signature:

Signatory's name: Simon Diab
Signatory's capacity: Solicitor for the Transferee

CANC. & RET. CT SIGHTED



ALL HANDWRITING MUST BE IN BLOCK CAPITALS

CT SIGHTED
CANC. & RET.

# Title Search

25/08/2021 12:43 PM

Client Reference: DI-ES8320

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

---

FOLIO: A1/372287

---

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 25/8/2021 | 12:44 PM | 4 | 11/3/2015 |

LAND

---

LOT A1 IN DEPOSITED PLAN 372287
AT LAKEMBA
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP372287

FIRST SCHEDULE

---

ACN 155 450 865 PTY LTD (T AJ322483)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
* 2 AQ246036 CAVEAT BY CANTERBURY-BANKSTOWN COUNCIL

NOTATIONS

---

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

DI-ES8320 PRINTED ON 25/8/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

**Historical Search**
25/08/2021 12:45 PM

Client Reference: DI-ES8320

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH
---

SEARCH DATE
---
25/8/2021 12:46PM

FOLIO: A1/372287
---

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 6331 FOL 229

| Recorded | Number | Type of Instrument | C.T. Issue |
|---|---|---|---|
| 2/9/1989 | | TITLE AUTOMATION PROJECT | LOT RECORDED FOLIO NOT CREATED |
| 14/12/1992 | | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED CT NOT ISSUED |
| 31/1/2003 | 9334923 | TRANSFER | EDITION 1 |
| 7/7/2005 | AB605922 | TRANSFER | |
| 7/7/2005 | AB605923 | MORTGAGE | EDITION 2 |
| 2/9/2010 | AF734655 | DISCHARGE OF MORTGAGE | |
| 2/9/2010 | AF734656 | TRANSFER | |
| 2/9/2010 | AF734657 | MORTGAGE | EDITION 3 |
| 11/3/2015 | AJ322482 | DISCHARGE OF MORTGAGE | |
| 11/3/2015 | AJ322483 | TRANSFER | EDITION 4 |
| 17/7/2020 | AQ246036 | CAVEAT | |

*** END OF SEARCH ***

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

DI-ES8320 PRINTED ON 25/8/2021

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

25/08/2021 12:47 PM

Form: 01T
Release: 6·1

# TRANSFER

New South Wales
Real Property Act 1900

AJ322483C

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

**STAMP DUTY** Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 109163208 3490
Duty: $56,990 Trans No: 7880262-001
Asst details:

(A) **TORRENS TITLE** A1/372287

(B) **LODGED BY**

| Document Collection Box | Name, Address or DX, Telephone, and Customer Account Number if any | CODES |
|---|---|---|
| 392 C | SYDNEY LEGAL AGENTS LLP : 128005 Y<br>Reference: ONE 173789 | T<br>TW |

(C) **TRANSFEROR** Alex HARB

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 1,300,000.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** Whole

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** A.C.N 155 450 865 Pty Ltd (ACN 155 450 865)

(I) **TENANCY:**

**DATE** 20th September 2013

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence. [See note* below]

Signature of witness:

Name of witness: George Boughaleb
Address of witness: 3 Kresser Grove Canterbury

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

Signature of transferor:

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.
Company: ACN 155 450 865 PTY LTD ATF 5-9 CROYDON STREET UNIT TRUST
Authority:

Signature of authorised person:
Name of authorised person: HASSAN HARB
Office held: DIRECTOR

Signature of authorised person:
Name of authorised person: ANNETTE HARB
Office held: DIRECTOR

(K) The transferee's Agent certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 789678 Full name: Sarah Rouse Signature:

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

25/08/2021 12:50 PM

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Simon Diab & Associates

# TRANSFER

**New South Wales**
**Real Property Act 1900**

AF734656Y

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

**STAMP DUTY** Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 112076712 3104
Duty: Exempt Trans No: 5958722
Asst details: $277 on Agreement for Sale of Land $5 on Agreement for Sale of Land

(A) **TORRENS TITLE** If appropriate, specify the part transferred
A1/372287

(B) **LODGED BY**

| Delivery Box | Name, Address or DX and Telephone | CODES |
|---|---|---|
| 454 | LLPN: 123011G<br>Level 5, Building C<br>1 Homebush Bay Drive<br>Rhodes NSW 2138<br>Reference (optional): 10 ID 3402 | T<br>TW<br>(Sheriff) |

OFFICE OF STATE REVENUE
(N.S.W. TREASURY)
112076712 3104
ALTERATION NOTED

(C) **TRANSFEROR** Abdur RAHMAN and Halena BEGUM

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $560,000.00 and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple.

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** Alex HARB

(I) **TENANCY:**

**DATE** 16.08.2010.

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

Signature of witness:

Name of witness: Rita Nakhle
Address of witness: Suite 3a Level 2/
22 George Street
North Strathfield NSW
2137.

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

Signature of transferor:

Halena Begum.

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

Signature:

Signatory's name: Zena Mehajer
Signatory's capacity: Solicitor for the Transferee



ALL HANDWRITING MUST BE IN BLOCK CAPITALS

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

25/08/2021 12:52 PM

Form: 01T
Licence: 01-05-025
Licensee: P & A Conveyancing

# TRANSFER

New South Wales
Real Property Act 1900

AB605922B

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

STAMP DUTY — Office of State Revenue use only

Office of State Revenue NSW Treasury
Client No: 1390664 214
VENDOR DUTY ENDORSED
Trans No: 27518 33

Duty: $2.00 Receipt No: 2754672

(A) TORRENS TITLE — If appropriate, specify the part transferred
A1/372287

(B) LODGED BY — Delivery Box

Name, Address or DX and Telephone: Macgillivrays 847L LLPN.123611F

Reference (optional):

CODES: T, TW (Sheriff)

(C) TRANSFEROR — Knapton & Co Pty Limited
ACN 000 336 425

(D) CONSIDERATION — The transferor acknowledges receipt of the consideration of $440,000.00 and as regards

(E) ESTATE — The land specified above transfers to the transferee an estate in fee simple.

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE — Abdur Rahman and Halena Begum

(I) TENANCY: Joint Tenants

DATE 24-6-05

(J) ~~I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.~~
Executed by Knapton + Co Pty Ltd by the authorised person whose signature appears below: under Section 127 of the Corporations Act, 2001.
~~Signature of witness:~~
~~Name of witness:~~
~~Address of witness:~~

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

Signature of transferor:

George Knapton
Sole Director / Secretary.

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

Signature:

Signatory's name: Peter Ishak
Signatory's capacity: Licensed conveyancer for the Transferee



ALL HANDWRITING MUST BE IN BLOCK CAPITALS

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

25/08/2021 12:54 PM

Form: 01T
Licence: 01-05-025
Licensee: George Shad & Co.

# TRANSFER

New South Wales
Real Property Act 1900

9334923H

PRIVACY NOTE: this information is legally required and will

**STAMP DUTY**

Office of State Revenue use only

OFFICE OF STATE REVENUE (N.S.W. TREAS.)
CLIENT No. 5700288 $2-
STAMP DUTY
TRANSACTION No. 030214
ASSESSMENT DETAILS:
STAMP No. 802
SIGNATURE
DATE 6/1/03

**(A) TORRENS TITLE**

If appropriate, specify the part transferred
**Folio Identifier A1/372287**

**(B) LODGED BY**

| Delivery Box | Name, Address or DX and Telephone | CODES |
|---|---|---|
| 985X | George Shad & Co. | T |
| | Reference (optional): H:Knapton/52523 | TW (Sheriff) |

**(C) TRANSFEROR**

**The Presbyterian Church (New South Wales) Property Trust**
**ABN 82 847 231 828**

**(D) CONSIDERATION** The transferor acknowledges receipt of the consideration of $400,000.00 and as regards

**(E) ESTATE** The land specified above transfers to the transferee an estate in fee simple.

**(F) SHARE TRANSFERRED**

**(G)** Encumbrances (if applicable) 1. 2. 3.

**(H) TRANSFEREE**

**Knapton & Co Pty. Limited A.C.N. 000 336 425**

**TENANCY:**

**(I) DATE** 28/1/03

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

Signature of witness:
Name of witness: PETER JOHN GRAHAM
Address of witness: 532 BLAXLAND ROAD, EASTWOOD NSW 2122

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified.

Signature of attorney:

Attorney's name: Wayne David Richards
Signing on behalf of: The Presbyterian Church (New South Wales) Property Trust
Power of attorney-Book: 4342
-No.: 644

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

Signature:

Signatory's name: George Shad
Signatory's capacity: Solicitor for Transferee



ALL HANDWRITING MUST BE IN BLOCK CAPITALS

# APPENDIX E

## NSW EPA RECORDS

# Search results

Your search for:Suburb: LAKEMBA

Search Again
Refine Search

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the planning process.

**Search TIP**

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... more search tips

More information about particular sites may be available from:

- The POEO public register
- The appropriate planning authority: for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act.

See What's in the record and What's not in the record.

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.
This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register.POEO public register

23 August 2021

**For business and industry**

**For local government**

## Contact us

131 555 (tel:131555)

Online (https://yoursay.epa.nsw.gov.au/epa-website-feedback)

info@epa.nsw.gov.au (mailto:info@epa.nsw.gov.au)

EPA Office Locations (https://www.epa.nsw.gov.au/about-us/contact-us/locations)

# Search results

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

**Suburb** - lakemba

returned 2 results

Export to excel 1 of 1 Pages Search Again

| Number | Name | Location | Type | Status | Issued date |
|---|---|---|---|---|---|
| 11585 | ASTOR BASE METALS PTY LTD | 512 Punchbowl Road, LAKEMBA, NSW 2195 | POEO licence | No longer in force | 20 Dec 2001 |
| 1038415 | ASTOR BASE METALS PTY LTD | 512 Punchbowl Road, LAKEMBA, NSW 2195 | s.58 Licence Variation | Issued | 28 Jun 2004 |

23 August 2021