



Geotechnical Consultants Australia

Campbelltown RSL Club

Detailed Site Investigation

Proposed Development at:

156-168 Queen Street

Campbelltown NSW 2560

Lot 1 / - / DP558320 & Lot 5 / - / DP1167855

E20108-1

15th July 2020

Report Distribution

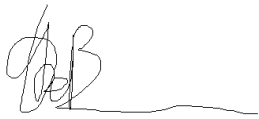
Detailed Site Investigation

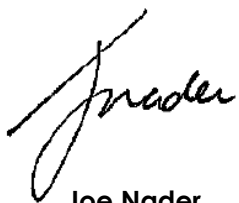
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GCA Report No.: E20108-1

Date: 15th July 2020

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EXECUTIVE SUMMARY

Geotechnical Consultants Australia Pty Ltd (GCA) were commissioned by Mr. Rony Wardan of Wardan Group, on behalf of the Campbelltown RSL Club (the client) to undertake a Detailed Site Investigation (DSI) for the property located at nos. 156-168 Queen Street Campbelltown NSW 2560 (the site).

Location of the sampling conducted can be seen in **Appendix A** of this report. GCA understands that the proposed development includes demolition of the existing infrastructures onsite and the construction of a multi-storey mixed-use residential building, with two level basement levels for carparking.

The objectives of this DSI were to provide an assessment of potential contaminating activities that may have impacted the site. Hence, this report will include the following:

- Review of previous environmental, architectural and/or engineering reports previously prepared for the site;
- Investigate the site through desktop research and a site inspection;
- Implement a soil investigation program in accordance with the NSW Environment Protection Authority (NSW EPA) *Sampling design Guidelines (1995)* to investigate the degree of contamination (if present). This will be conducted by means of intrusive soil sampling and laboratory analysis on relevant contaminants: Total Recoverable Hydrocarbons (TRH), Benzene Toluene Ethylbenzene Xylenes (BTEX) and heavy metals;
- Implement standard Quality Assurance (QA) and Quality Control (QC) which will be conducted by collecting a blind duplicate sample;
- Laboratory analysis of samples collected from the site by a National Association of Testing Authorities, Australia (NATA) accredited laboratory; and
- Assessment of laboratory analytical data.

A site inspection was conducted on the 1st July 2020. GCA found that the property at nos. 156-168 Queen Street Campbelltown NSW 2560 is composed of multiple commercial stores and outlets (approximately 10 to 20 stores). The site is mainly occupied by a two (2) storey building and encompasses multiple entrances from the north and east of the site. The site has a semi-open ceiling and paved flooring, and is approximately 2,085m² in area.

During the site inspection, a soil and water investigation program was undertaken with a systematic approach in accessing locations across the site to identify areas of contamination. Soil samples were submitted to a NATA accredited laboratory for analysis of Chemicals of Potential Concern (COPC) which may have impacted the site during historical or present activities.

Soil sampling and analysis were conducted at sixteen (16) primary and one (1) duplicate soil samples which were collected at specific locations within the site (see **Figure 2, Appendix A**). The soil sampling regime was the most appropriate for this DSI as it provides a systematic sampling pattern and it allows consultants to overcome structural boundaries (building walls and physical obstructions). In addition, a single water sample was obtained from a groundwater monitoring well onsite (previously installed by GCA during a geotechnical investigation).

Laboratory analysis of the soil and water samples indicated that the levels of TRH, BTEX and heavy metals were below the Health Investigation Levels. Based on the age of the onsite structures it is assumed both have potential ACM, however only through a Hazardous Materials Survey (HMS) can this be confirmed.

Therefore, GCA finds that the site is suitable for the proposed development and land use, providing the recommendations within Section 10 of this report are undertaken.

LIST OF ABBREVIATIONS

A list of the common abbreviations used throughout this report is provided below.

ACM - Asbestos Containing Material
AEC - Area of Environmental Concern
AGST - Above Ground Storage Tank
AHD - Australian Height Datum
BGS - Below ground surface
CSM - Conceptual site model
BTEX - Benzene, toluene, ethylbenzene and xylenes
B(a)P - Benzo(a)pyrene
CCA - Copper Chromate Arsenate
COC - Contaminants of Concern
DEC - NSW Department of Environment and Conservation
DECCW - NSW Department of Environment, Climate Change and Water DQI - Data quality indicator
DQOs - Data Quality Objectives
DWE - NSW Department of Water and Energy
EPA - NSW Environment Protection Authority
ESA - Environmental Site Assessment
ha - Hectare
HIL - Health based investigation level
HMS - Hazardous Materials Survey
LOR - Limit of Reporting
OEH - Office of Environment and Heritage
PAHs - Polycyclic aromatic hydrocarbons
PID - Photo-ionisation Detector
PCB - Polychlorinated Biphenyl
PQL - Practical Quantitation Limit
QA/QC - Quality Assurance/Quality Control
RPD - Relative Percentage Difference
SAQP - Sampling, Analysis and Quality Plan
TRH - Total Recoverable Hydrocarbons (previously Total Petroleum Hydrocarbons)
TSS - Total Suspended Solids
UST - Underground Storage Tank
VOC - Volatile Organic Compound

TABLE OF CONTENTS

1. INTRODUCTION	6
1.1 BACKGROUND AND PURPOSE	6
1.2 PROPOSED DEVELOPMENT	6
1.3 REGULATORY FRAMEWORK	6
1.4 PROJECT OBJECTIVES	6
1.5 SCOPE OF WORKS	7
1.5.1 DESKTOP STUDY	7
1.5.2 FIELDWORK AND LABORATORY ANALYSIS	7
1.5.3 DATA ANALYSIS AND REPORTING	7
2. SITE INFORMATION	8
2.1 SITE IDENTIFICATION	8
2.2 SITE DESCRIPTION	8
2.3 SURROUNDING LAND USE	8
2.4 SURFACE WATER RECEPTORS	9
2.5 GEOLOGY	9
2.6 SITE HISTORY	10
2.6.1 HISTORY OF REGION AND SITE	10
2.6.2 SECTION 10.7 (2) PLANNING CERTIFICATES	11
2.6.3 NSW EPA CONTAMINATED LAND REGISTER	11
2.6.4 PROTECTION OF THE ENVIRONMENT OPERATIONS ACT (POEO) PUBLIC REGISTER	11
2.6.5 SAFEWORK NSW HAZADROUS GOODS	11
2.6.6 PRODUCT SPILL AND LOSS HISTORY	11
2.6.7 DIAL BEFORE YOU DIG	11
3. PREVIOUS INVESTIGATIONS	12
4. CONCEPTUAL SITE MODEL	12
4.1 POTENTIAL CONTAMINATION	12
4.2 CONTAMINATION SOURCES, EXPOSURE PATHWAYS & RECEPTORS	12
4.3 SITE CHARACTERISATION	14
4.3.1 POTENTIAL MIGRATION	14
4.4 DATA GAPS	15
5. DATA QUALITY OBJECTIVES	15
6. INVESTIGATION METHODOLOGIES	16
6.1 SAMPLING ANALYSIS PLAN	16
6.2 SOIL SAMPLING METHODOLOGY	16
6.3 WATER SAMPLING METHODOLOGY	16
6.4 QUALITY ASSURANCE	18
7. ASSESSMENT CRITERIA	19
8. INVESTIGATION RESULTS	20

8.1 SOIL ANALYTICAL RESULTS	20
8.2 WATER ANALYTICAL RESULTS	24
9. CONCLUSIONS	24
10. RECOMMENDATIONS	25
11. LIMITATIONS	26
12. REFERENCES	27

APPENDICES

Appendix A – Figures and Photo Log

Appendix B – Laboratory Results (NATA)

Appendix C – Proposed Development

Appendix D – Previous Environmental Investigations

1. INTRODUCTION

1.1 BACKGROUND AND PURPOSE

Geotechnical Consultants Australia Pty Ltd (GCA) were commissioned by Mr. Rony Wardan of Wardan Group, on behalf of the Campbelltown RSL Club (the client) to undertake a Detailed Site Investigation (DSI) for the property located at nos. 156-168 Queen Street Campbelltown NSW 2560 (the site).

Location of the sampling conducted can be seen in **Appendix A** of this report.

As shown in **Figure 1**, the site is located approximately 44.09km south west of the Sydney Central Business District (CBD), within the Local Government Area of Campbelltown City Council. The site covers an approximate area of 2,085 m² (as shown in the architectural drawings, **Appendix C**), and is identified as Lot 1 / - / DP558320 & Lot 5 / - / DP1167855. The site is zoned as a B3 - Commercial Core.

This report is provided in support of a Development Application (DA) to the Campbelltown City Council and for the purpose of enabling the developer to meet its obligations under the *Contaminated Land Management Act 1997* (CLM Act), for the assessment and management of contaminated soil and/or groundwater.

1.2 PROPOSED DEVELOPMENT

GCA understands that the proposed development includes demolition of the existing infrastructures onsite and the construction of a multi-storey mixed-use residential building, with two level basement levels for carparking. The proposed development basement levels will require excavation and removal of the majority of soils within the site.

1.3 REGULATORY FRAMEWORK

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

- ANZECC & ARMCANZ (2000) Australian and New Zealand Guidelines for Fresh and Marine Water Quality;
- DEC (2007) Guidelines for the Assessment and Management of Groundwater Contamination;
- NSW EPA (1995) Sampling Design Guidelines;
- NEPC (2013) Schedule B (1) Guideline on Investigation Levels for Soil and Groundwater;
- NEPC (2013) Schedule B (2) Guideline on Site Characterisation;
- Contaminated Land Management Act 1997;
- State Environment Protection Policy 55 (SEPP 55) – Remediation of Land; and
- Office of Environment and Heritage (2011) Guidelines for Consultants Reporting on Contaminated Sites.

1.4 PROJECT OBJECTIVES

The objectives of this DSI were to provide an assessment of potential contaminating activities to have impacted the site and to delineate areas previously identified as having contamination, by undertaking the following:

- Discussion of the site condition through a desktop review of neighbouring properties and ecological receptors;
- Review of available environmental, architectural and/or engineering reports previously prepared for the site. This report provided an assessment for the potential of current and historical contaminating activities to have impacted the site.
- Conduct a site inspection to establish a thorough understanding of the current site condition;
- Implement a soil investigation program in accordance with the NSW Environment Protection Authority (NSW EPA) *Sampling Design Guidelines (1995)* to investigate the degree of contamination (if present) by means of intrusive soil sampling and laboratory analysis, for

chemicals of potential concern (COPC) including: Total Recoverable Hydrocarbons (TRH), Benzene, Toluene, Ethylbenzene, Xylenes (BTEX) and heavy metals;

- Assessed the degree of contamination within ground water at the site for chemicals of potential concern (COPC) including: Total Recoverable Hydrocarbons (TRH), Benzene, Toluene, Ethylbenzene, Xylenes (BTEX) and heavy metals;
- Implement standard Quality Assurance (QA) and Quality Control (QC) measures including the collection of blind duplicate samples;
- Laboratory analysis of samples collected from the site by a National Association of Testing Authorities, Australia (NATA) accredited laboratory;
- Assessment of laboratory analytical data;
- Provide advice on suitability of land for its proposed residential land use; and
- Provide an assessment of site contamination (if any) and recommendations for remediation and/or management.

1.5 SCOPE OF WORKS

To achieve the above listed project objectives, the following scope of works were undertaken to produce this DSI.

1.5.1 DESKTOP STUDY

Review of available environmental, architectural and/or engineering reports. Conduct the following:

- Historical investigations relating to the site (if any);
- Current and Historical Certificates of Title;
- Local Council records and planning certificates;
- NSW Environment Protection Authority (EPA) environmental contaminated lands register;
- Protection of the Environment Operations (POEO) Act public register;
- Dial-Before-You-Dig enquiry for an evaluation into local underground services and assets;
- Review of local geological and hydrogeological information, including an evaluation of the WaterNSW registered groundwater bore database; and
- Acid Sulphate Soils (ASS) data maps.

1.5.2 FIELDWORK AND LABORATORY ANALYSIS

A site inspection soil and water investigation program were undertaken on 1st July 2020 and included:

- Eight (8) boreholes (BH1 to BH8 inclusive) were augured across the site.
- Multiple level soil sampling within fill and natural soils was conducted. Seventeen (17) soil samples (BH1.1 to BH8.2 inclusive), including one (1) QA/QC. The collected samples were submitted to a NATA accredited laboratory for analysis of Chemicals of Potential Concern (COPC). See **Appendix A** for location of soil samples
- One (1) water sample was collected from the ground water monitoring well onsite. The water sample was sent to a NATA accredited laboratory for analysis of COPC.

1.5.3 DATA ANALYSIS AND REPORTING

The preparation of this DSI report will also document desktop study findings, a Conceptual Site Model (CSM), data quality objectives, investigation methodologies and analytical results. In addition, a discussion of laboratory analytical results and recommendations for remediation of contamination (if any) are presented.

2. SITE INFORMATION

2.1 SITE IDENTIFICATION

The location of the site is shown in **Figure 1** with a detailed site plan shown in **Figure 2**.

Table 1: Site Details

Address	156-168 Queen Street Campbelltown NSW 2560
Deposited Plan	Lot 1 / - / DP558320 & Lot 5 / - / DP1167855
Locality Map	Figure 1
Site Plan	Figure 2
Site Photographs	Appendix A
Area (approx.)	2,085m ²

2.2 SITE DESCRIPTION

A qualified environmental consultant inspected the site on 1st July 2020. Site photographs are provided in **Appendix A**. Observations noted during the inspection are summarised below.

- The site is composed of multiple stores and outlets. Some of these stores include Cartridge World, Guitar World, Potter's House, Top Blade Barbers Shop, chiropractor, Pump-hair and beauty artistry, Sydney Quality Tailors, Polish Deli Grasiak, dentist and The Hall of Heroes.
- North of the site is Queen Street followed by car parking spaces.
- There is a 30cm elevation from the entrance of the site towards the centre of the site.
- The ceiling of the site is semi-open.
- The terrain is uneven, with the site containing many ridges and raised sections across its extent.
- The ground cover of the site is mostly composed of pavements and tiles. Samples were collected beneath the pavement.
- There were no visibility or olfactory indicators of potential contamination. There were no obvious features associated with any underground tanks (bowzers, breather pipe, inlet valve and piping) or odour that would indicate the potential for contamination.

2.3 SURROUNDING LAND USE

A site inspection was conducted on the 1st July 2020. GCA found that the property at nos. 156-168 Queen Street Campbelltown NSW 2560 is composed of multiple commercial stores and outlets (approximately 10 to 20 stores). The site is mainly occupied by a two (2) storey building and encompasses multiple entrances from the north and east of the site. The site has a semi-open ceiling and paved flooring, and is approximately 2,085m² in area.

The surrounding areas of the site within a 500m radius includes commercial properties, Mawson Park, Campbelltown Train Station, St Peter's Anglican Primary School, St John the Evangelist Catholic Church and Campbelltown Public School. The closest water body is Bow Bowing Creek which is approximately 550m west of the site.

The location of the site is shown in **Figure 1** with a detailed site plan shown in **Figure 2**. All figures are located within **Appendix A**.

Table 2: Surrounding Land Use Adjacent to the Site of Interest

Direction from Site	Land Use
North	Queen Street followed by commercial properties
East	Commercial properties
South	Campbelltown RSL Club
West	Commercial Properties

2.4 SURFACE WATER RECEPTORS

Based on regional topography and the nearest surface water source, ground water onsite is likely to travel north to north-west toward bow bowing creek (varying).

A groundwater bore search was conducted on 20th November 2019 as part of the previous Preliminary Site Investigation (PSI) by GCA, and four (4) groundwater monitoring bores were located within a 500m radius of the site.

The groundwaters bores are identified as GW109212, GW109215, GW109214 and GW109213. These four (4) wells are located approximately 400m north-east of the site, at the Caltex branded service station and were installed in the year 2008. Borehole logs indicate clay was encountered until approximately 3.5m where shale was drilled into down to 9m below ground level (bgl).

2.5 GEOLOGY

Information obtained on the local regional subsurface conditions, referenced from the Department of Mineral Resources, Wollongong – Port Hacking 1:100,000 Geological Series Sheet 9029 – 9129 First Edition, dated 1985, by the Geological Survey of New South Wales, indicates the site located within a geological region generally underlain by Ashfield Shale (Rwa) of the Wianamatta Group. The Ashfield Shale (Rwa) typically comprises "laminite and dark-grey siltstone".

The site is also situated approximately 150m east of a geological boundary/region generally underlain by Quaternary Aged Holocene and Pleistocene Deposits (Qha). The Holocene and Pleistocene Deposits normally comprise "quartz and lithic "fluvial" sand, silt and clay".

A review of the regional maps by the NSW Government Environment and Heritage indicates the site is located within the Blacktown (bt) landscape group, typically recognised by gently undulating rises on Wianamatta Group shales. Local reliefs are generally up to 30m and slopes typically less than 5% in gradient. Soils of the Blacktown group are typically moderately reactive, highly plastic subsoils and low soil fertility.

GCA encountered sandy fill material from approximately 0m to 0.2m bgl, overlying thick moist orange clay from approximately 0.2m to 0.6m bgl, becoming clay with some weathered sandstone/shale bands from approximately 0.6m to 0.8m bgl and then into bedrock at approximately 0.8m bgl.

2.6 SITE HISTORY

2.6.1 HISTORY OF REGION AND SITE

A brief review of the history of the region is contained within **Appendix D**. A documentary review of the description of the historical aerial photos is summarised within **Table 3**.

Table 3: Review of Historical Aerial Photographs of Lot 1 / - / DP558320 & Lot 5 / - / DP1167855

Year	Detail of Aerial Photo
1947	The site appears to have a small building onsite, likely a residential dwelling. With no ground coverings to the back of the site (South), there is also some vegetation to the back of the site.
1956	During this time, the site appears to contain a residential property. The surrounding areas comprises of residential properties within rectangular blocks. East and west of the site are vacant land. A train station is located north - west of the property.
1969	Appears to have the present day buildings onsite. Neighbouring property to the East appears to be a single storey commercial building, with properties to the south being residential.
1970	The site has been developed into a commercial area. The surrounding areas have been developed into commercial buildings removing the adjacent residential properties. A train station is located north of the site.
1975	The site looks the same. Parts of the present day RSL to the South of the property appear to have been built.
1989	The site has developed into commercial properties and car parks. Residential properties are located south of the site. The Train station is still located north of the site.
1998	New multi storey building to the East of the site, the RSL club to the south has expanded in size.
2020	The site is consistent with the 1989 photo.

A documentary review of the owners of the site is summarised within **Table 4**.

Table 4: Land Ownership History of Lot 1 DP558320 Lot 5 DP1167855

Year	Proprietor (s)
	(Lot 1 DP 558320)
2009 – date	Cabra-Vale Ex-Active Servicemen's Club Limited
(2006 – date)	(various leases shown on LF140)
2006 – 2009	Campbelltown RSL Club Limited
	(Lot 1 DP 558320 – CTVol 12145 Fol 175)
1999 – 2006	Campbelltown RSL Club Limited
1985 – 1999	Unified Securities Pty Limited
1973 – 1985	Unified Securities Pty. Limited.
(1973 – 2006)	(various leases shown on CTVol 12145 Fol 175)
	(Lots 1 & 2 DP 232146 – Area 2 Roods 30 ½ Perches – Conv Book 3018 No. 23)
1971 – 1973	Unified Securities Pty Limited
	(Part Allotment 96 Parish St Peter – Conv Book 2570 No. 444)
1959 – 1971	Campbelltown Developments Pty. Limited
	(Part Allotment 96 Parish St Peter – Conv Book 2455 No. 432)
1958 – 1959	Everett Augustine Langdon, estate agent

2.6.2 SECTION 10.7 (2) PLANNING CERTIFICATES

A Section 10.7 Planning Certificate describes how a property may be used and the restrictions on development. The Planning Certificate is issued under Section 149 of the Environmental Planning and Assessment Act 1979. The following information has been provided:

- The Land Use Zone is: R3 – Medium Density Residential;
- The land does not include or comprise a critical habitat, is not within a conservation area and does not contain an item of environmental heritage;
- The land is not affected by 38 or 39 of the Coastal Protection Act, 1979;
- The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961;
- The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, an Environmental Planning Instrument (EPI) or a resolution of Council;
- The land is subjected to followed hazard/risk policies that have been adopted by Campbelltown City Council:
 - Potentially Contaminated Land (Campbelltown Development Control Policy (DCP) 2008); and
 - Potentially Saline Soils (Campbelltown DCP 2008)
- Development on the land is subject to flood related development controls;
- The land, or part of the land, is biodiversity certified land (within the meaning of Part 8 of the Biodiversity Act 2016);
- The land is not bushfire prone land; and
- No matters arising under the Contaminated Land Management Act 1997 apply to the land.

2.6.3 NSW EPA CONTAMINATED LAND REGISTER

A search within the NSW EPA contaminated land register was undertaken for the subject site. No notices or declarations were listed for the site or for properties within 1km of the site.

2.6.4 PROTECTION OF THE ENVIRONMENT OPERATIONS ACT (POEO) PUBLIC REGISTER

A search on the POEO public register of licensed and delicensed premises (DECC) found that there are no currently active or historical licences within a 500m radius of this location.

2.6.5 SAFEWORK NSW HAZADROUS GOODS

A search was undertaken with NSW WorkSafe for historical dangerous goods stored onsite. No records for the site were identified.

2.6.6 PRODUCT SPILL AND LOSS HISTORY

The site inspection carried found no evidence to suggest chemical contaminated impact on the site (i.e. chemical staining, unhealthy vegetation). It is reasonable to assume there is no significant soil, surface water and/or groundwater contamination impacting the site. A soil sampling program was carried out in order to ascertain the accuracy of these observations.

2.6.7 DIAL BEFORE YOU DIG

A review of assets and services via Dial-Before-You-Dig request suggests no contamination is expected to impact the site via underground services and assets or act as a portal to transport potential contamination offsite.

3. PREVIOUS INVESTIGATIONS

A PSI (Project Number: E19107-1) dated 9th December 2019 was conducted and completed by GCA. The report is depicted in **Appendix D**.

The report found that the site can be made suitable for the proposed development provided;

- Undertake a DSI within the site to cover the data gaps identified within this report.
- Any soils requiring excavation, on – site reuse and/or removal must be classified in accordance with “Waste Classification Guidelines Part 1: Classifying Waste” NSW EPA (2014);
- Remaining structures on the site should have a Hazardous Materials Survey (HMS) conducted by a qualified occupational hygienist and/or environmental consultant for the site prior to any demolition or renovation works in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements;

4. CONCEPTUAL SITE MODEL

In accordance with NEPM (2013) Schedule B2 – Guideline on Site Characterisation, and to aid in the assessment of data collection for the site, a CSM was created to assess the plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for the review of the reliability and useability of the data collected and to identify data gaps in the existing site characterisation. The CSM can be seen in **Table 5** in Section 4.2.

4.1 POTENTIAL CONTAMINATION

The COPC at the site are considered to be:

Petroleum hydrocarbon contamination:

- TRH.
- BTEX.
- Heavy metals.

4.2 CONTAMINATION SOURCES, EXPOSURE PATHWAYS & RECEPTORS

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised along with a qualitative assessment of the potential risks posed by complete exposure pathways in **Table 5**.

Table 5: Conceptual Site Model

Potential Sources	Potential Receptor	Potential Exposure Pathway	Complete Connection	Risk	Justification
Contaminated soil from importation of uncontrolled fill across the site. ACM in onsite structures Use of chemicals onsite or neighbouring properties. Livestock	Site occupants, neighbours, workers, general public	Dermal contact, inhalation/ingestion of particulates	Limited (current)	Low	Direct contact with potentially contaminated soils is limited.
			No (future)	Negligible	To removed exposure pathway connection, impacted soils are to be disposed of off-site.
	Bow Bowing Creek	Migration of impacted groundwater and surface water run-off.	Limited (current)	Low	No obvious sources of inorganic contamination were observed on site that could migrate offsite with surface water runoff.
			No (future)	Negligible	If present, contaminated soils and groundwater are likely to be remediated. Unlikely contamination would reach Bow Bowing Creek due to distance from site.
	Underlying aquifer	Leaching and migration of contaminants through groundwater infiltration.	Limited (current)	Low	Due to the natural thick clay and low leachability of CoCs, migration of CoCs is likely to be limited.
			No (future)	Low	If present, contaminated soil and/or groundwater is likely to be remediated.

4.3 SITE CHARACTERISATION

The PSI conducted by GCA listed some potential contaminant sources that were identified and were investigated during the DSI. The areas of environmental concerns, details of concerns and potential contaminants of concerns are listed within **Table 6**.

Table 6: Areas of Environmental Concern, Rationale and Potential Contaminants of Concern

AEC (Areas of Environmental Concern)	Rationale/Details	Potential Contaminants of Concern*
Minor staining observed on the surfaces.	Historical surface spills of chemicals or fuel.	TRH, BTEX and heavy metals
Ground water contamination	May be affected due to the location of the site and neighbouring industries.	TRH, BTEX and heavy metals
Potential lead-based paint and/or asbestos containing material (ACM) in onsite structures	Asbestos and other hazardous materials may be present within the structural dwellings.	Asbestos, SMF, Lead

*The suite of potential contaminants identified should be reviewed subject to the findings of inspection of the footprints after removal offsite.

Based on the potential mobility of contaminants and their associated potential leachability through soil/fill profile, vertical migration of contaminants from the surface soils and fill material into the underlying natural soils may have occurred. As a result, the natural soils are also considered to be potentially contaminated media. Given the relatively impermeable nature of the natural residual soil beneath the site, groundwater underlying the site is considered to have low potential to be impacted.

4.3.1 POTENTIAL MIGRATION

Contaminants generally migrate from a site via a combination of windblown dust, rainwater infiltration, groundwater migration and surface water run-off. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid / liquid and mobility characteristics)
- The extent of the contaminants (isolated or widespread)
- The location of the contaminants (surface soils or at depths)
- The site topography, geology hydrology and hydrogeology

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

The potential contaminants identified as part of the site history review, site inspection and field sampling were generally in a solid form (e.g. metals, TRH, BTEX, etc.)

The site is covered by sealed hardstands (shops and brick path ways) across the majority of the surface. The potential for migration of contaminants via wind-blown dust is considered low as a result of the sealed surfaces. The potential for migration of contamination via surface run-off is also expected to be minor. Some migration of contaminants via surface water may still occur in the event of heavy rain. Surface run-off would generally follow the drainage system onsite and enter the stormwater system offsite.

Migration of soil contaminants to the deeper soils or groundwater regime would generally be via leaching of contaminants from the surface soil or fill, facilitated by infiltration of surface water. Given that the naturally occurring soils beneath the site are relatively impermeable (refer to Section 2.5 for the regional geology information) the potential for recent and ongoing migration of contaminants from the

site to groundwater table below is considered low. Furthermore, the relatively impermeable clay would have minimised the potential for contaminants in the past to migrate to deeper soils or the groundwater. It is considered unlikely that the ground water regime beneath the site has been impacted by the contaminants in the soils.

Sensitive receptors at the site under the current site conditions and in the immediate vicinity are considered to include site workers and who may come into contact with potentially contaminated media within the site.

4.4 DATA GAPS

Data gaps identified throughout the assessment includes:

- Assessment of hazardous materials within onsite structures.

5. DATA QUALITY OBJECTIVES

In accordance with the US EPA (2006) Data Quality Assessment and the DEC (2006) Guidelines for the NSW Site Auditor Scheme, the process of developing Data Quality Objectives (DQO) was used to determine the appropriate level of data quality needed for the specific data requirements of the project. The DQO process that was applied for this assessment is documented below.

- **Step 1:** State the problem.
The subject site may be contaminated as a result of previous and current land use which may impact suitability of the site for the proposed development.
- **Step 2:** Identify the decision.
- The site can be made suitable for its intended land use with the requirement for remediation and/or management if necessary.
- **Step 3:** Identify inputs into the decision.
 - Identification of issues of potential environmental concern;
 - Appropriate identification of COPC;
 - Soil sampling and analysis programs of shallow soil across the site
 - Visual inspection of systematic shallow soil samples for presence of ACM;
 - Appropriate quality assurance / control to enable an evaluation of the reliability of the analytical data; and
 - Screening sample analytical results against appropriate assessment criteria for the intended land use.
- **Step 4:** Define the boundaries of the site. The project boundary is defined as the area within extent of the site.
- **Step 5:** Develop a decision rule.
To accept the assessment decision the following decision rules apply:
For systematic grid based soil sampling the sampling data must meet the following qualifiers;
 - The 95% Upper Confidence Limit of COPC concentration data does not exceed the soil assessment criteria;
 - No single sample exceeds 250% of the soil COPC assessment criteria;
 - The standard deviation of COPC analytical results is less than 50% of the soil assessment criteria; and
 - There is no visible identification of ACM in soil samples or on the ground surface.
- **Step 6:** Specify acceptable limits on decision errors.
 - The field sampling methodology, sample preservation techniques, and laboratory analytical procedures must be appropriate to provide confidence in data quality so any comparison against assessment criteria can be considered reliable. This is achieved by defining and comparing results against the Data Quality Indicators (DQIs).

- **Step 7:** Optimise the design for obtaining data.
This is achieved by sampling plan design in consideration of the available site history information, area of investigation, contaminant behaviour in the environment, and likely spatial distribution of contamination.

6. INVESTIGATION METHODOLOGIES

GCA conducted the onsite investigation and soil sampling program on the 1st July 2020. Sample locations for the site are presented on **Figure 6**. The investigation methodology is presented below.

6.1 SAMPLING ANALYSIS PLAN

To assess the potential for soil contamination within the targeted area, GCA completed the following scope of works:

- Collection of seventeen (17) soil samples including one (1) blind duplicate. The soil samples were collected from eight (8) locations (BH1.1 to BH8.2 inclusive) at depths of approximately 0.5m to 0.7m bgl. Refer to **Figure 2** for sample depths and locations;
- Collection of one (1) water sample from the groundwater monitoring well on site;
- Visual inspection of the ground surface and excavated soil for asbestos; and
- Submission of seventeen (17) soil samples (BH1.1 to BH8.2 inclusive) and one (1) water sample to a NATA accredited laboratory for analysis of COPC comprising TRH, BTEX and heavy metals.

6.2 SOIL SAMPLING METHODOLOGY

Boreholes BH1 to BH8 inclusive were completed using a hand auger to a depth of 0.8m bgl.

The seventeen (17) soil samples were collected directly from the hand auger, placed in laboratory prepared 250mL soil jars, labelled and placed on ice in an esky for transport under Chain of Custody (COC) to a NATA accredited laboratory for the analysis of the COPC. The hand auger was decontaminated between each borehole excavation with Decon90.

Subsurface conditions across the site as observed during borehole excavations are summarised in **Table 7**. Borehole locations are referenced in **Figure 2**.

6.3 WATER SAMPLING METHODOLOGY

The water monitoring well was initially installed and commissioned. GCA then returned to site six (6) days later to undertake sampling of the water monitoring well. The groundwater was sampled using a new PVC bailer.

The water samples for hydrocarbon analysis were drained into new 125mL glass amber bottles rinsed with hydrochloric acid and filled so that no air bubbles or headspace was present. The bottles were sealed with a teflon lined cap. Water samples were also poured into two 44mL glass vials so that no air space was present. Water samples for metal analysis were filtered on-site with a 45 micron filter directly into the sample container with nitric acid rinse.

Table 7: Borehole Logs

Borehole	Depth Range (m bgl)	Description	Moisture	Density	Plasticity
BH1	0.0 - 0.4	Sand Silty CLAY, light brown and mottled orange red, trace of coarse igneous gravels.	Low	Loose	Low
	0.4 - 0.7	Silty CLAY, light brown and mottled orange – red, trace of shale fragments. Grading into extremely weather material.	Medium	Loose	Medium
BH2	0.0 – 0.4	Sand Silty CLAY, light brown and mottled orange red, trace of coarse igneous gravels.	Low	Loose	Low
	0.4 – 0.6	Silty CLAY, light brown and mottled orange – red, trace of shale fragments. Grading into extremely weather material.	Medium	Loose	Medium
BH3	0.0 – 0.4	Sand Silty CLAY, light brown and mottled orange red, trace of coarse igneous gravels.	Low	Loose	Low
	0.4 - 0.7	Silty CLAY, light brown and mottled orange – red, trace of shale fragments. Grading into extremely weather material.	Medium	Loose	Medium
BH4	0.0 – 0.4	Sand Silty CLAY, light brown and mottled orange red, trace of coarse igneous gravels.	Low	Loose	Low
	0.4 - 0.6	Silty CLAY, light brown and mottled orange – red, trace of shale fragments. Grading into extremely weather material.	Medium	Loose	Medium
BH5	0.0 – 0.4	Sand Silty CLAY, light brown and mottled orange red, trace of coarse igneous gravels.	Low	Loose	Low
	0.4 – 0.8	Silty CLAY, light brown and mottled orange – red, trace of shale fragments. Grading into extremely weather material.	Medium	Loose	Medium

BH6	0.0 – 0.4	Sand Silty CLAY, light brown and mottled orange red, trace of coarse igneous gravels.	Low	Loose	Low
	0.4 – 0.7	Silty CLAY, light brown and mottled orange – red, trace of shale fragments. Grading into extremely weather material.	Medium	Loose	Medium
BH7	0.0 – 0.4	Sand Silty CLAY, light brown and mottled orange red, trace of coarse igneous gravels.	Low	Loose	Low
	0.4 – 0.7	Silty CLAY, light brown and mottled orange – red, trace of shale fragments. Grading into extremely weather material.	Medium	Loose	Medium
BH8	0.0 – 0.4	Sand Silty CLAY, light brown and mottled orange red, trace of coarse igneous gravels.	Low	Loose	Low
	0.4 – 0.7	Silty CLAY, light brown and mottled orange – red, trace of shale fragments. Grading into extremely weather material.	Medium	Loose	Medium

6.4 QUALITY ASSURANCE

QC sampling was undertaken in general accordance with specifications outlined in Australian Standards (AS) 4482.1, *Guide to Sampling and Investigation of Potentially Contaminated Soil*. Field QC samples were collected and are documented within **Table 8**.

Table 8: Duplicate Sample

Sample Identification	Sample Type	Sample Matrix	Rate of Collection
D2	Field duplicate of BH4.2	Soil	1 in 17 Samples

The laboratory internal QC procedures are consistent with NEPM policy on laboratory analysis of contaminated soils.

7. ASSESSMENT CRITERIA

The following soil assessment criteria were adopted for the investigation.

NEPM Health Based Investigation Level A (HILs A)

HILs are Tier 1 risk based generic assessment criteria used for the assessment of potential risks to human health from chronic exposure to contaminants in soil. They are intentionally conservative and based on a reasonable worst-case scenario for generic land use settings including Residential (HILs A/B), Open Space/Recreational (HILs C) and Commercial Industrial (HILs D). HILs A soil assessment criteria were adopted on the basis of the proposed site.

NEPM Health Screening Levels A (HSLs A)

HSLs are Tier 1 risk based generic soil assessment criteria used for the assessment of potential risks to human health from chronic inhalation exposure of petroleum vapour emanating off petroleum contaminated soils (Vapour Risk). They are intentionally conservative and based on a reasonable worst-case scenario for generic soil types, contamination depth and land use settings including Residential (HSLs A/B), Open Space/Recreational (HSLs C) and Commercial Industrial (HSLs D). HSLs A soil assessment criteria for were adopted on the basis of the proposed development.

HSLs A for direct contact have been adopted from the CRC Care technical note 10.

NEPM Management Limits – Residential, parkland and public open space

Management Limits for petroleum have been developed for prevention of explosive vapour accumulation, prevention of the formation of observable Light Non-Aqueous Phase Liquids (LNAPL) and protection against effects on buried infrastructure. Residential, parkland and public open space limits have been adopted based on the proposed land use.

NEPM Soil Ecological Assessment Levels

Ecological investigation levels (EILs) depend on specific soil physicochemical properties and land use scenarios and generally apply to the top 2m of soil. EILs are determined by identifying ambient background concentration (ABC) and adding the added contaminant limits (ACL). The most appropriate land use for assessment is Urban residential and public open spaces.

To confirm the EIL for; CrIII and Pb, the ABC was assumed to be zero as a conservative measure, $EIL = ABC + ACL$.

The EILs for As and naphthalene are not dependent on soil type and are taken directly from NEPM Schedule B1, Table 1B (4). Ecological screening levels (ESLs) for petroleum hydrocarbon materials broadly apply to coarse and fine grained soils and various land uses. They are applicable to the top 3m of soil.

The adopted ESLs were for Urban residential and public open space, with fine soil type.

Determining Ground Water Investigation Criteria

The primary concern from potential groundwater hydrocarbon contamination is protection of human health. Potential beneficial water uses of the site are drinking water, amenity and ecological. The aquatic freshwater guidelines are the most conservative and considered appropriate for comparison purposes. Water samples were assessed against the aquatic freshwater ecosystem trigger value for protection of 95% of species (ANZECC 2000).

Trigger values may be given as a threshold or as a range of desirable values. Trigger values are conservative levels and not pass/fail criteria. When an indicator is higher than the threshold further action is required. Further action may include site specific investigation to assess potential problems and if management or remedial action is required or determine whether the trigger value is too conservative for local conditions.

No TRH thresholds are endorsed by the NSW EPA. A low reliability trigger value of 7µg/L is proposed for TRH in ANZECC (2000). This guideline is considered to be overly conservative and below the detection limit for TRH in routine laboratory analysis.

The TRH (C6-C40) sensitive land-use criteria in the service station guidelines (EPA 1994) is 10,000µg/L and this is based on the concentration at which free phase product is present. The EPA (1994) TRH threshold is not considered appropriate criteria for the site.

The NEPC (2013) provides groundwater health screening levels (HSL) for hydrocarbons. The HSLs have been developed to be protective of human health for soil types, depths below surface and apply to exposure to hydrocarbons through the predominant vapour exposure pathway. TRH>16 have physical properties which make the TRH fractions non-volatiles and therefore these TRH fractions are not applicable for vapour intrusion.

8. INVESTIGATION RESULTS

8.1 SOIL ANALYTICAL RESULTS

The soil analytical results are summarised below. Soil analytical results are presented in the laboratory reports in **Appendix B**.

Total Recoverable Hydrocarbons

The laboratory results for the seventeen (17) samples tested for TRH showed no levels of TRH above the Health Screening Levels (HSL). This is shown **Table 9** below.

Table 9: Summary of TRH Values

Chemical	Health Screening Levels (HSL-A) Residential (Low Density) Direct contact	HSL Screening Levels (HSL-A) Residential (Low Density) Vapour (0- <1m)	ESL (Fine Soil, Urban Residential)	Sample	BH1.1	BH1.2	BH2.1	BH2.2	BH3.1	BH3.2
C ₆ – C ₁₀	4,400	50	180		<25	<25	<25	<25	<25	<25
> C ₁₀ – C ₁₆	3,300	280	120		<25	<25	<25	<25	<25	<25
>C ₁₆ – C ₃₄	4,500	-	1,300		<90	<90	<90	<90	<90	<90
>C ₃₄ – C ₄₀	6,300	-	5,600		<120	<120	<120	<120	<120	<120
Chemical	Health Screening Levels (HSL-A) Residential (Low Density)	HSL Screening Levels (HSL-A) Residential (Low Density) Vapour (0- <1m)	ESL (Fine Soil, Urban Residential)	Sample	BH4.1	BH4.2	BH5.1	BH5.2	BH6.1	BH6.2
C ₆ – C ₁₀	4,400	50	180		<25	<25	<25	<25	<25	<25
> C ₁₀ – C ₁₆	3,300	280	120		<25	<25	<25	<25	<25	<25
>C ₁₆ – C ₃₄	4,500	-	1,300		<90	<90	<90	<90	<90	<90
>C ₃₄ – C ₄₀	6,300	-	5,600		<120	<120	<120	<120	<120	<120
Chemical	Health Screening Levels (HSL-A) Residential (Low Density)	HSL Screening Levels (HSL-A) Residential (Low Density) Vapour (0- <1m)	ESL (Fine Soil, Urban Residential)	Sample	BH7.1	BH7.2	BH8.1	BH8.2	D2	
C ₆ – C ₁₀	4,400	50	180		<25	<25	<25	<25	<25	
> C ₁₀ – C ₁₆	3,300	280	120		<25	<25	<25	<25	<25	
>C ₁₆ – C ₃₄	4,500	-	1,300		<90	<90	<90	<90	<90	
>C ₃₄ – C ₄₀	6,300	-	5,600		<120	<120	<120	<120	<120	

Benzene Toluene Ethylbenzene Xylenes

The laboratory results for the seventeen (17) samples tested for BTEX showed no levels of BTEX above the Health Screening Level (HSL). These results are shown in **Table 10**.

Table 10: Summary of BTEX Values

Chemical	Health Screening Levels (HSL-A) Residential (Low Density)	HSL Screening Levels (HSL-A) Residential (Low Density) Vapour (0-<1m)	ESL (Fine Soil, Urban Residential)	Sample	BH1.1	BH1.2	BH2.1	BH2.2	BH3.1	BH3.2
Benzene	100	0.7	65		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	14,000	480	105		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	4,500	NL	125		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	12,000	110	45		<0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chemical	Health Screening Levels (HSL-A) Residential (Low Density)	HSL Screening Levels (HSL-A) Residential (Low Density) Vapour (0-<1m)	ESL (Fine Soil, Urban Residential)	Sample	BH4.1	BH4.2	BH5.1	BH5.2	BH6.1	BH6.2
Benzene	100	0.7	65		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	14,000	480	105		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	4,500	NL	125		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	12,000	110	45		<0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chemical	Health Screening Levels (HSL-A) Residential (Low Density)	HSL Screening Levels (HSL-A) Residential (Low Density) Vapour (0-<1m)	ESL (Fine Soil, Urban Residential)	Sample	BH7.1	BH7.2	BH8.1	BH8.2	D2	
Benzene	100	0.7	65		<0.1	<0.1	<0.1	<0.1	<0.1	
Toluene	14,000	480	105		<0.1	<0.1	<0.1	<0.1	<0.1	
Ethylbenzene	4,500	NL	125		<0.1	<0.1	<0.1	<0.1	<0.1	
Total Xylenes	12,000	110	45		<0.3	<0.3	<0.3	<0.3	<0.3	

Heavy Metals

Many of the samples contained results above the laboratory level of reporting for heavy metals, however none of these values approached Health Investigation Levels. This information is summarised below in **Table 11**.

Table 11: Summary of Heavy Metal Values (NT = Not Tested)

Chemical	Health Investigation Levels (HIL-A) Residential (Low Density)	EIL Urban Residential	Sample	BH1.1	BH1.2	BH2.1	BH2.2	BH3.1	BH3.2
Arsenic	100	100		3	3	3	3	4	2
Cadmium	20	-		<0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium	100	400		9.7	8.9	10	11	12	20
Copper	7,000	-		25	29	28	25	22	31
Lead	300	1,100		110	40	43	27	16	18
Mercury	200	-		0.18	0.31	0.07	<0.05	0.07	<0.05
Nickel	400	-		14	16	16	15	26	28
Zinc	8,000	-		76	91	64	73	53	50
Chemical	Health Investigation Levels (HIL-A) Residential (Low Density)	EIL Urban Residential	Sample	BH4.1	BH4.2	BH5.1	BH5.2	BH6.1	BH6.2
Arsenic	100	100		6	2	3	3	4	3
Cadmium	20	-		<0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium	100	400		9.3	11	12	13	22	7.9
Copper	7,000	-		39	25	25	32	39	24
Lead	300	1,100		61	27	27	29	51	36
Mercury	200	-		0.49	<0.05	0.27	<0.05	0.24	0.06
Nickel	400	-		15	6.6	18	18	19	6.9
Zinc	8,000	-		120	37	53	53	190	88
Chemical	Health Investigation Levels (HIL-A) Residential (Low Density)	EIL Urban Residential	Sample	BH7.1	BH7.2	BH8.1	BH8.2	D2	
Arsenic	100	100		2	2	<1	1	2	
Cadmium	20	-		<0.3	<0.3	<0.3	<0.3	<0.3	
Chromium	100	400		7.4	8.7	2.6	3.5	7.9	
Copper	7,000	-		36	32	2.2	11	34	
Lead	300	1,100		25	25	3	6	27	
Mercury	200	-		0.09	0.09	<0.05	<0.05	0.06	
Nickel	400	-		16	17	1.8	6.0	10	
Zinc	8,000	-		80	70	7.2	31	66	

8.2 WATER ANALYTICAL RESULTS

One (1) water sample was taken from site. The water sample results were below Health Assessment Criteria and Ecological Assessment Criteria. **Table 12** Depicts the amount of TRH, BTEX and heavy metals within the single water monitoring well.

Table 12: Summary of Laboratory Testing Results from Water Monitoring Well

Sample ID			W1
Analyte	Health Assessment Criteria	Ecological Assessment Criteria	
TRH (µg/L)	HSL for vapour intrusion	NEPM GILs (Fresh Water)	
F1 (TRH C6-C10) less BTEX	-	-	<50
F2 (TRH C10-C16) less Naphthalene	-	-	<60
F3 (TRH C16-C34)	-	-	<500
F4 (TRH C34-C40)	-	-	<500
BTEXN (µg/L)	HSL for Vapour Intrusion	NEPM GILs (Fresh Water)	
Benzene	5	950	<0.5
Toluene	-	-	<0.5
Ethylbenzene	-	-	<0.5
Meta- & para-Xylene	-	200	<1
Ortho-Xylenes	-	350	<0.5
Heavy Metals			
Arsenic – Dissolved	-	-	<1
Cadmium – Dissolved	0.2	-	<0.1
Chromium – Dissolved	-	-	<1
Copper – Dissolved	1.4	-	<1
Lead - Dissolved	3.4	-	<1
Mercury – Dissolved	-	-	<0.0001
Nickel – Dissolved	11	-	3
Zinc – Dissolved	8	-	<5

9. CONCLUSIONS

The property located at nos. 156-168 Queen Street Campbelltown NSW 2560 was the subject of a DSI to assess if there is presence of contamination associated with current and historical use of the property.

The objectives of this DSI were to provide an assessment of potential contaminating activities to have impacted the site within areas which were not assessed in previous Preliminary Site Investigation by GCA.

Based on this DSI, laboratory analysis of the soil and water samples assessed for; TRH, BTEX and heavy metals were recorded below the assessment criteria.

Laboratory assessment was completed by SGS laboratories, which is a NATA accredited laboratory who undertake internal QC/QC procedures. GCA also undertook QA/QC procedures in accordance with industry best practise. GCA is confident in relying on the laboratory results to make decisions on the overall site conditions.

GCA have made all conclusions and recommendations based on review of the proposed development (reference **Appendix C**). If the proposed development changes in any way, the findings of this report may not be applicable.

Therefore, GCA finds that the site is suitable for the proposed development and land use, providing the recommendations within Section 10 below are undertaken.

10. RECOMMENDATIONS

GCA recommends that the following be implemented:

- All structures on the site should have a HMS conducted by a qualified occupational hygienist and/or environmental consultant for the site prior to any demolition or renovation works in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements.
- 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).

11. LIMITATIONS

The findings of this report are based on the scope of work outlined in Section 1.5. GCA performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental consulting profession. No warranties, express or implied are made.

The results of this assessment are based upon the information documented and presented in this report. All conclusions and recommendations regarding the site are the professional opinions of GCA personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, GCA assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of GCA, or developments resulting from situations outside the scope of this project.

The results of this assessment are based on the site conditions identified at the time of the site inspection and validation sampling. GCA will not be liable to revise the report to account for any changes in site characteristics, regulatory requirements, assessment criteria or the availability of additional information, subsequent to the issue date of this report.

GCA is not engaged in environmental consulting and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes.

Geotechnical Consultants Australia Pty Ltd (GCA)

Prepared by:



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Reviewed by:



Nick Caltabiano
Project Manager

12. REFERENCES

- NSW Environmental Protection Authority, *Waste Classification Guidelines Part 1: Classifying Waste*, 2014.
- Google Earth, <https://www.google.com/earth>.
- National Environment Protection Measures (2013), *Schedule B1 – Guideline on Investigation Levels for Soil and Groundwater*.
- National Environment Protection Measures (2013), *Schedule B2 – Guideline on Site Characterisation*.
- NSW Environmental Protection Authority, *Guidelines for Consultants Reporting on Contaminated Sites*, 2011.
- NSW Environmental Protection Authority, *Sampling Design Guidelines*, 1995
- Six Maps, <https://www.maps.six.nsw.gov.au>.
- State Environment Protection Policy 55 (SEPP 55). *Remediation of Land Under the Environmental Planning and Assessment Act*.
- WaterNSW, watersw.com.au.

APPENDIX A

Figures and Site Photographic Log



Figure 1:
Depicts an
aerial map of
the site in
relation to the
closest central
business district.
The site is
located
approximately
44.09 km south
- west of
Sydney's CBD.

 Site
location

Source: Six Maps
2020

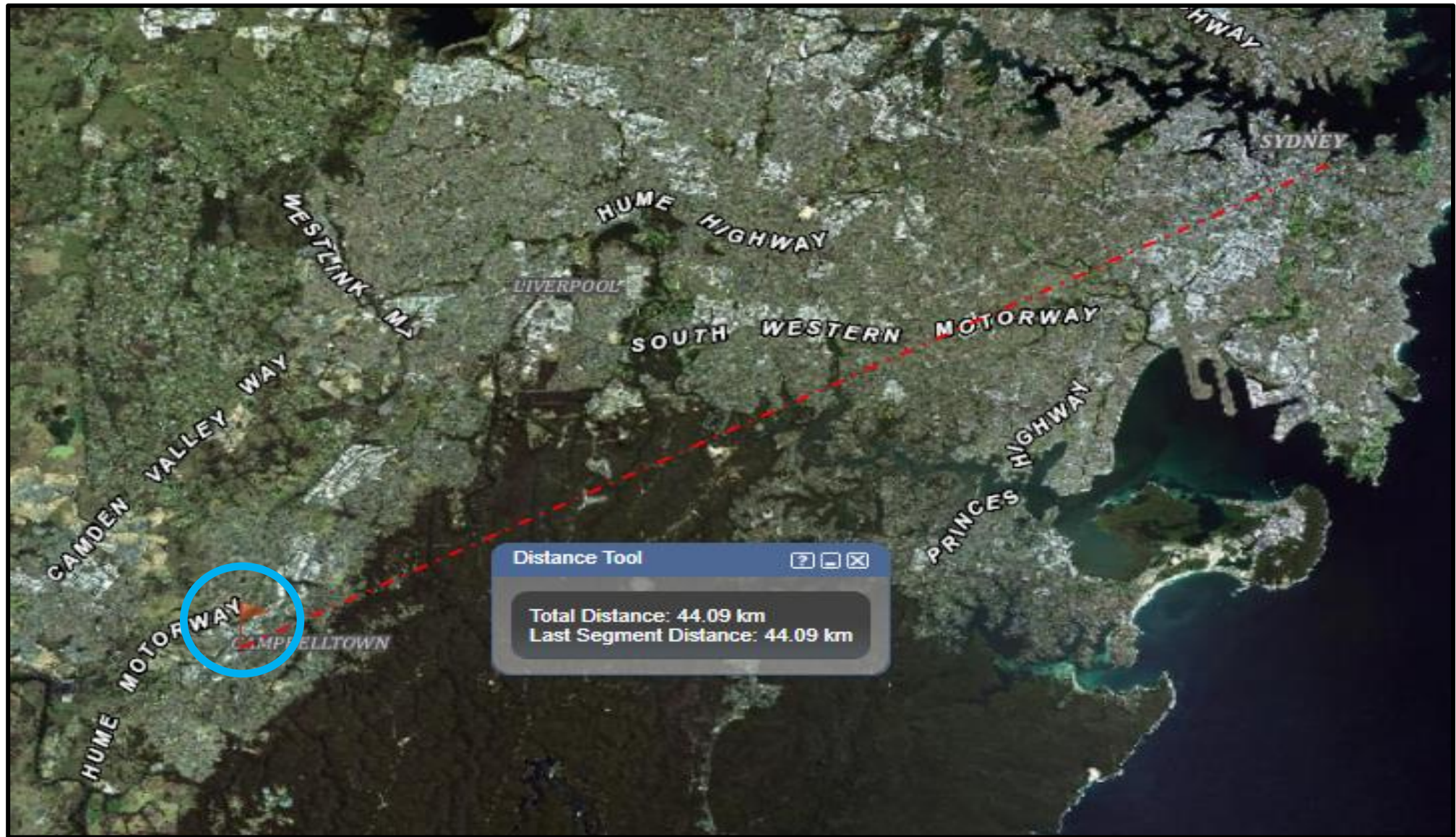


Figure 1	Locality Map
Project	156 - 168 Queen Street, Campbelltown, NSW, 2560



Figure 2: Depicts an aerial photo of the site. The site has an area of approximately 2085m². The red dots depicts the approximate location of where the samples were taken. The blue dot depicts the approximate location of the groundwater monitoring well.

-  Borehole Location
-  Water monitoring well
-  Site boundary

Source: Six Maps
2020



Figure 2	Borehole Locations
Project	156 - 168 Queen Street, Campbelltown, NSW, 2560



Table 1: Depicts the approximate depths of the samples and how many samples were taken from each borehole (BH). Two samples were obtained from each borehole except for BH4. Within BH4, three samples were taken.

Sample ID	Approximate Depth (m)
BH1.1	0.5
BH1.2	0.7
BH2.1	0.5
BH2.2	0.7
BH3.1	0.5
BH3.2	0.7
BH4.1	0.5
BH4.2	0.7

Sample ID	Approximate Depth (m)
BH5.1	0.5
BH5.2	0.7
BH6.1	0.5
BH6.2	0.7
BH7.1	0.5
BH7.2	0.7
BH8.1	0.5
BH8.2	0.7
D1	Duplicate of 4.2



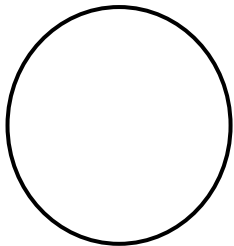
Source: Six Maps
2020

Figure 2	Borehole Locations
Project	156 - 168 Queen Street, Campbelltown, NSW, 2560



Photograph 2: Depicts an aerial image of the site in the year 1956. During this time, the site appears to contain a residential property.

The surrounding areas comprises of residential properties within rectangular blocks. East and west of the site are vacant land. A train station is located north - west of the property.



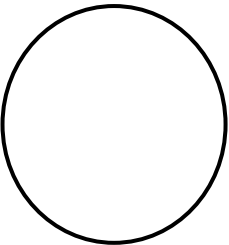
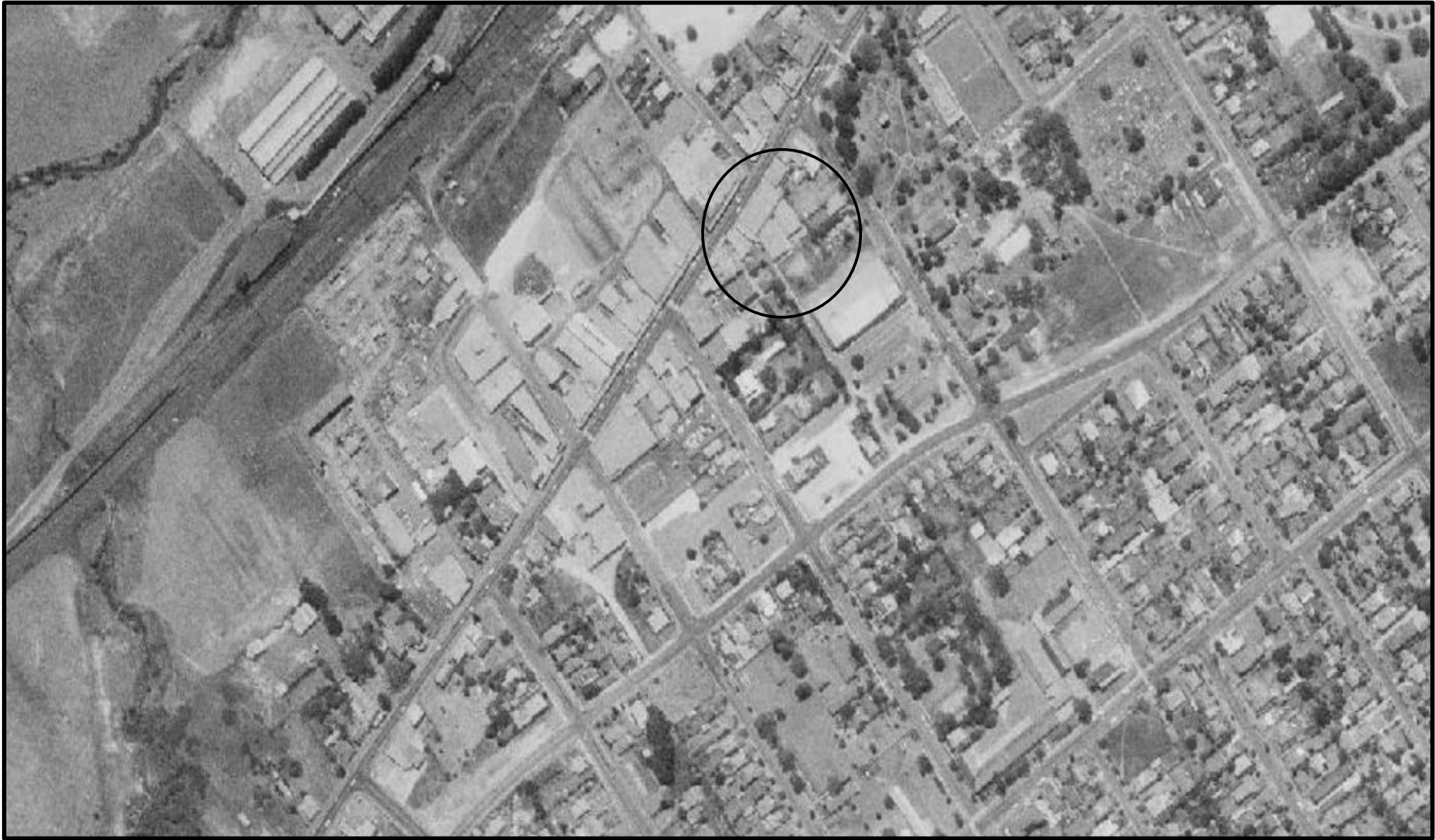
Site
Location

Figure 3	Historical Image: 1956
Project	156 - 168 Queen Street, Campbelltown, NSW, 2560



Photograph 3:
Depicts an aerial
photo of the site in
1970. The site has
been developed into
a commercial areas.

The surrounding areas
have been
developed into
commercial buildings
removing the
adjacent residential
properties. A train
station is located
north of the site.

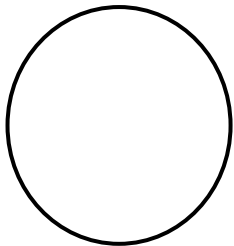


Site
Location

Figure 4	Historical Image: 1970
Project	156 - 168 Queen Street, Campbelltown, NSW, 2560



Photograph 4:
Depicts an aerial
photo of the site in
1989. The site has
developed into
commercial
properties and car
parks. Residential
properties are
located south of the
site. The Train station
is still located north of
the site.

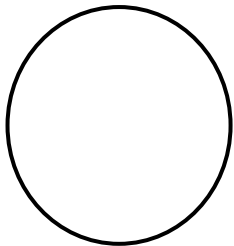


Site
Location

Figure 5	Historical Image: 1989
Project	156 - 168 Queen Street, Campbelltown, NSW, 2560



Photograph 4: Depicts an aerial photo of the site in 2020. The site is consistent with the 1989 photo.



Site Location

Figure 6	Historical Image: 2020
Project	156 - 168 Queen Street, Campbelltown, NSW, 2560

Photograph



Photograph Description

Photograph 1: The site is composed of multiple stores and shops. The entrance to the site is off Queen street and elevates to the rear end of the site.



Photograph 2: The orange cones depicts the location of the boreholes within the site.



Photograph 3: The large orange cones depicts the location of the boreholes. BH1 is located closest to the entrance. The field technician is currently working on BH2.



Photograph 4: The soil within the site is sand and clay within an approximate depth of 0.5m. This sample was obtained from BH3.

Onsite Photographs: 26/06/2020



Photograph 5: Soil sample from BH4. The soil sample is orange, soft and loose.



Photograph 6: Beneath the tiles is sand. Soil samples were obtained at approximate depths of 0.5m – 0.8m.

APPENDIX B

Laboratory Results (NATA)



CHAIN OF CUSTODY & ANALYSIS REQUEST

Page 1 of 2

SGS Environmental Services
Unit 16, 33 Maddox Street
Alexandria NSW 2015
Telephone No: (02) 85940400
Facsimile No: (02) 85940499
Email: au.samplerreceipt.sydneey@sgs.com

Company Name: NED Consulting Pty Ltd
Address: 186 Rivestone Parade,
Rivestone, NSW, 2765
Contact Name: Nick Calabiano
Lube Area

Project Name/No: N4147
Purchase Order No:
Results Required By: 14.07.20
Telephone: (02) 85940400
Facsimile: (02) 85940499
Email Results: au.samplerreceipt.sydneey@sgs.com

Client Sample ID	Date Sampled	Lab Sample ID	WATER	SOIL	PRESERVATIVE	NO OF CONTAINERS	TRH	STEX	Heavy Metals	Received By:	Date/Time
BH1.1	14-7-20	1				1					
BH1.2	"	2				1					
BH2.1	"	3				1					
BH2.2	"	4				1					
BH3.1	"	5				1					
BH3.2	"	6				1					
BH4.1	"	7				1					
BH4.2	"	8				1					
BH5.1	"	9				1					

Relinquished By: _____ Date/Time: _____
Relinquished By: _____ Date/Time: _____
Samples Intact: ☒ Yes/No

Temperature: Ambient / Chilled
Comments: Email Report and Invoices to all emails => ① Nick @ nedconsulting.com.au ② admin @ nedconsulting.com.au ③ admin @ nedconsulting.com.au ④ Other @ nedconsulting.com.au

Received By: D. Calabiano Date/Time: 02/07/20 01.25
Sample Cooler Sealed: Yes/No

Laboratory Quotation No: _____

SGS EHS Sydney COC
SE208455





CHAIN OF CUSTODY & ANALYSIS REQUEST

Page 2 of 2

SGS Environmental Services
Unit 16, 33 Maddox Street
Alexandria NSW 2015
Telephone No: (02) 85940400
Facsimile No: (02) 85940499
Email: au.samplereceipt.sydneyn@sgs.com

Company Name: NEO Consulting Pty Ltd
Address: 186 Riverstone Parade,
Riverstone NSW 2765
Contact Name: Nick Calabiano
Lyne Street
Project Name/No: N4147
Purchase Order No: 1404.20
Results Required By: 14.04.20
Telephone: (02) 85940400
Facsimile: (02) 85940499
Email Results: lyne@neoconsulting.com.au

Client Sample ID	Date Sampled	Lab Sample ID	PRESERVATIVE				TRM			STEX			Heavy Metal		
			WATER	SOIL	PRESERVATIVE	NO OF CONTAINERS									
BH5.2	1-7-20	10		✓		1	✓	✓	✓						
BH6.1	"	11		✓		1	✓	✓	✓						
BH6.2	"	12		✓		1	✓	✓	✓						
BH7.1	"	13		✓		1	✓	✓	✓						
BH7.2	"	14		✓		1	✓	✓	✓						
BH8.1	"	15		✓		1	✓	✓	✓						
BH8.2	"	16		✓		1	✓	✓	✓						
D2	"	17		✓		1	✓	✓	✓						
W1	"	18		✓		1	✓	✓	✓						

Relinquished By: _____ Date/Time: _____
Received By: Lyne Date/Time: 02/07/20 @ 1.25
Relinquished By: _____ Date/Time: _____
Received By: _____ Date/Time: _____
Samples Intact: Yes No
Temperature: Ambient / Chilled
Sample Cooler Sealed: Yes / No
Comments: Email Report and Invoices to all emails =>
① Nick @ neoconsulting.com.au
② Lyne @ neoconsulting.com.au
③ Admin @ neoconsulting.com.au
④ Oskar @ neoconsulting.com.au

Yin, Emily (Sydney)

From: nick caltabiano <nick@neoconsulting.com.au>
Sent: Thursday, 9 July 2020 3:44 PM
To: Yin, Emily (Sydney)
Cc: Luke Brevia; Oskar@neoconsulting.com.au
Subject: [EXTERNAL] Re: SE208455 - N4147

*** WARNING: this message is from an EXTERNAL SENDER. Please be cautious, particularly with links and attachments. ***

Yes,

Please test for BTEX, TRH and Heavy Metals,

Kind regards,

Nick

On Thu, Jul 9, 2020 at 3:09 PM Yin, Emily (Sydney) <Emily.Yin@sgs.com> wrote:

Dear All,

Extra water sample W1 received. Do you want it analysed?
Please advise as soon as possible.

Thank You.

Regards,

Emily Yin

Environment, Health & Safety
Sample Receipt

SGS Australia Pty Ltd

Unit 16, 33 Maddox Street

Alexandria NSW 2015

CLIENT DETAILS

Contact Nick Caltabiano
Client NEO CONSULTING PTY LTD
Address PO BOX 279
RIVERSTONE NSW 2765

Telephone 0416 680 375
Facsimile (Not specified)
Email nick@neoconsulting.com.au

Project **N4147**
Order Number (Not specified)
Samples 18

LABORATORY DETAILS

Manager Huong Crawford
Laboratory SGS Alexandria Environmental
Address Unit 16, 33 Maddox St
Alexandria NSW 2015

Telephone +61 2 8594 0400
Facsimile +61 2 8594 0499
Email au.environmental.sydney@sgs.com

SGS Reference **SE208455 R0**
Date Received 2/7/2020
Date Reported 13/7/2020

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

SIGNATORIES



Bennet LO
Senior Organic Chemist/Metals Chemist



Dong LIANG
Metals/Inorganics Team Leader



Ly Kim HA
Organic Section Head

VOC's in Soil [AN433] Tested: 9/7/2020

PARAMETER	UOM	LOR	BH1.1	BH1.2	BH2.1	BH2.2	BH3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/7/2020 SE208455.001	1/7/2020 SE208455.002	1/7/2020 SE208455.003	1/7/2020 SE208455.004	1/7/2020 SE208455.005
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1

PARAMETER	UOM	LOR	BH3.2	BH4.1	BH4.2	BH5.1	BH5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/7/2020 SE208455.006	1/7/2020 SE208455.007	1/7/2020 SE208455.008	1/7/2020 SE208455.009	1/7/2020 SE208455.010
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1

PARAMETER	UOM	LOR	BH6.1	BH6.2	BH7.1	BH7.2	BH8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/7/2020 SE208455.011	1/7/2020 SE208455.012	1/7/2020 SE208455.013	1/7/2020 SE208455.014	1/7/2020 SE208455.015
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1

PARAMETER	UOM	LOR	BH8.2	D2
			SOIL	SOIL
			1/7/2020 SE208455.016	1/7/2020 SE208455.017
Benzene	mg/kg	0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1

Volatile Petroleum Hydrocarbons in Soil [AN433] Tested: 9/7/2020

PARAMETER	UOM	LOR	BH1.1	BH1.2	BH2.1	BH2.2	BH3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			1/7/2020 SE208455.001	1/7/2020 SE208455.002	1/7/2020 SE208455.003	1/7/2020 SE208455.004	1/7/2020 SE208455.005
TRH C6-C9	mg/kg	20	<20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25	<25

PARAMETER	UOM	LOR	BH3.2	BH4.1	BH4.2	BH5.1	BH5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			1/7/2020 SE208455.006	1/7/2020 SE208455.007	1/7/2020 SE208455.008	1/7/2020 SE208455.009	1/7/2020 SE208455.010
TRH C6-C9	mg/kg	20	<20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25	<25

PARAMETER	UOM	LOR	BH6.1	BH6.2	BH7.1	BH7.2	BH8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			1/7/2020 SE208455.011	1/7/2020 SE208455.012	1/7/2020 SE208455.013	1/7/2020 SE208455.014	1/7/2020 SE208455.015
TRH C6-C9	mg/kg	20	<20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25	<25

PARAMETER	UOM	LOR	BH8.2	D2
			SOIL	SOIL
			-	-
			1/7/2020 SE208455.016	1/7/2020 SE208455.017
TRH C6-C9	mg/kg	20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25

TRH (Total Recoverable Hydrocarbons) in Soil [AN403] Tested: 9/7/2020

PARAMETER	UOM	LOR	BH1.1	BH1.2	BH2.1	BH2.2	BH3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/7/2020 SE208455.001	1/7/2020 SE208455.002	1/7/2020 SE208455.003	1/7/2020 SE208455.004	1/7/2020 SE208455.005
TRH C10-C14	mg/kg	20	<20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210	<210	<210

PARAMETER	UOM	LOR	BH3.2	BH4.1	BH4.2	BH5.1	BH5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/7/2020 SE208455.006	1/7/2020 SE208455.007	1/7/2020 SE208455.008	1/7/2020 SE208455.009	1/7/2020 SE208455.010
TRH C10-C14	mg/kg	20	<20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210	<210	<210

PARAMETER	UOM	LOR	BH6.1	BH6.2	BH7.1	BH7.2	BH8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/7/2020 SE208455.011	1/7/2020 SE208455.012	1/7/2020 SE208455.013	1/7/2020 SE208455.014	1/7/2020 SE208455.015
TRH C10-C14	mg/kg	20	<20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210	<210	<210

TRH (Total Recoverable Hydrocarbons) in Soil [AN403] Tested: 9/7/2020 (continued)

PARAMETER	UOM	LOR	BH8.2	D2
			SOIL	SOIL
			- 1/7/2020 SE208455.016	- 1/7/2020 SE208455.017
TRH C10-C14	mg/kg	20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45
TRH C29-C36	mg/kg	45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES [AN040/AN320] Tested: 9/7/2020

PARAMETER	UOM	LOR	BH1.1	BH1.2	BH2.1	BH2.2	BH3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/7/2020 SE208455.001	1/7/2020 SE208455.002	1/7/2020 SE208455.003	1/7/2020 SE208455.004	1/7/2020 SE208455.005
Arsenic, As	mg/kg	1	3	3	3	3	4
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	9.7	8.9	10	11	12
Copper, Cu	mg/kg	0.5	25	29	28	25	22
Lead, Pb	mg/kg	1	110	40	43	27	16
Nickel, Ni	mg/kg	0.5	14	16	16	15	26
Zinc, Zn	mg/kg	2	76	91	64	73	53

PARAMETER	UOM	LOR	BH3.2	BH4.1	BH4.2	BH5.1	BH5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/7/2020 SE208455.006	1/7/2020 SE208455.007	1/7/2020 SE208455.008	1/7/2020 SE208455.009	1/7/2020 SE208455.010
Arsenic, As	mg/kg	1	2	6	2	3	3
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	20	9.3	11	12	13
Copper, Cu	mg/kg	0.5	31	39	25	25	32
Lead, Pb	mg/kg	1	18	61	27	27	29
Nickel, Ni	mg/kg	0.5	28	15	6.5	13	13
Zinc, Zn	mg/kg	2	50	120	37	53	53

PARAMETER	UOM	LOR	BH6.1	BH6.2	BH7.1	BH7.2	BH8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/7/2020 SE208455.011	1/7/2020 SE208455.012	1/7/2020 SE208455.013	1/7/2020 SE208455.014	1/7/2020 SE208455.015
Arsenic, As	mg/kg	1	4	3	2	2	<1
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	22	7.9	7.4	8.7	2.6
Copper, Cu	mg/kg	0.5	39	24	38	32	2.2
Lead, Pb	mg/kg	1	51	36	25	25	3
Nickel, Ni	mg/kg	0.5	19	6.9	16	17	1.6
Zinc, Zn	mg/kg	2	190	88	80	70	7.2

PARAMETER	UOM	LOR	BH8.2	D2
			SOIL	SOIL
			1/7/2020 SE208455.016	1/7/2020 SE208455.017
Arsenic, As	mg/kg	1	1	2
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	3.5	7.9
Copper, Cu	mg/kg	0.5	11	34
Lead, Pb	mg/kg	1	8	27
Nickel, Ni	mg/kg	0.5	6.0	10
Zinc, Zn	mg/kg	2	31	66

Mercury in Soil [AN312] Tested: 9/7/2020

PARAMETER	UOM	LOR	BH1.1	BH1.2	BH2.1	BH2.2	BH3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			1/7/2020 SE208455.001	1/7/2020 SE208455.002	1/7/2020 SE208455.003	1/7/2020 SE208455.004	1/7/2020 SE208455.005
Mercury	mg/kg	0.05	0.16	0.31	0.07	<0.05	0.07

PARAMETER	UOM	LOR	BH3.2	BH4.1	BH4.2	BH5.1	BH5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			1/7/2020 SE208455.006	1/7/2020 SE208455.007	1/7/2020 SE208455.008	1/7/2020 SE208455.009	1/7/2020 SE208455.010
Mercury	mg/kg	0.05	<0.05	0.49	<0.05	0.27	<0.05

PARAMETER	UOM	LOR	BH6.1	BH6.2	BH7.1	BH7.2	BH8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			1/7/2020 SE208455.011	1/7/2020 SE208455.012	1/7/2020 SE208455.013	1/7/2020 SE208455.014	1/7/2020 SE208455.015
Mercury	mg/kg	0.05	0.24	0.08	0.09	0.09	<0.05

PARAMETER	UOM	LOR	BH8.2	D2
			SOIL	SOIL
			-	-
			1/7/2020 SE208455.016	1/7/2020 SE208455.017
Mercury	mg/kg	0.05	<0.05	0.06

Moisture Content [AN002] Tested: 9/7/2020

PARAMETER	UOM	LOR	BH1.1	BH1.2	BH2.1	BH2.2	BH3.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			1/7/2020 SE208455.001	1/7/2020 SE208455.002	1/7/2020 SE208455.003	1/7/2020 SE208455.004	1/7/2020 SE208455.005
% Moisture	%w/w	1	12.0	18.9	14.2	21.7	9.8

PARAMETER	UOM	LOR	BH3.2	BH4.1	BH4.2	BH5.1	BH5.2
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			1/7/2020 SE208455.006	1/7/2020 SE208455.007	1/7/2020 SE208455.008	1/7/2020 SE208455.009	1/7/2020 SE208455.010
% Moisture	%w/w	1	13.5	15.5	22.8	15.3	20.7

PARAMETER	UOM	LOR	BH6.1	BH6.2	BH7.1	BH7.2	BH8.1
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			1/7/2020 SE208455.011	1/7/2020 SE208455.012	1/7/2020 SE208455.013	1/7/2020 SE208455.014	1/7/2020 SE208455.015
% Moisture	%w/w	1	14.0	12.5	14.2	14.9	14.7

PARAMETER	UOM	LOR	BH8.2	D2
			SOIL	SOIL
			-	-
			1/7/2020 SE208455.016	1/7/2020 SE208455.017
% Moisture	%w/w	1	12.7	15.1

VOCs in Water [AN433] Tested: 10/7/2020

			W1
			WATER
			-
			1/7/2020
			SE208455.018
PARAMETER	UOM	LOR	
Benzene	µg/L	0.5	<0.5
Toluene	µg/L	0.5	<0.5
Ethylbenzene	µg/L	0.5	<0.5
m/p-xylene	µg/L	1	<1
o-xylene	µg/L	0.5	<0.5
Total Xylenes	µg/L	1.5	<1.5
Total BTEX	µg/L	3	<3
Naphthalene	µg/L	0.5	<0.5

Volatile Petroleum Hydrocarbons in Water [AN433] Tested: 10/7/2020

			W1
			WATER
			-
			1/7/2020
PARAMETER	UOM	LOR	SE208455.018
TRH C6-C9	µg/L	40	<40
Benzene (F0)	µg/L	0.5	<0.5
TRH C6-C10	µg/L	50	<50
TRH C6-C10 minus BTEX (F1)	µg/L	50	<50

TRH (Total Recoverable Hydrocarbons) in Water [AN403] Tested: 10/7/2020

			W1
			WATER
			-
			1/7/2020
			SE208455.018
PARAMETER	UOM	LOR	
TRH C10-C14	µg/L	50	<50
TRH C15-C28	µg/L	200	<200
TRH C29-C36	µg/L	200	<200
TRH C37-C40	µg/L	200	<200
TRH >C10-C16	µg/L	60	<60
TRH >C10-C16 - Naphthalene (F2)	µg/L	60	<60
TRH >C16-C34 (F3)	µg/L	500	<500
TRH >C34-C40 (F4)	µg/L	500	<500
TRH C10-C40	µg/L	320	<320



ANALYTICAL RESULTS

SE208455 R0

Trace Metals (Dissolved) in Water by ICPMS [AN318] Tested: 10/7/2020

			W1
			WATER
			-
			1/7/2020
PARAMETER	UOM	LOR	SE208455.018
Arsenic, As	µg/L	1	<1
Cadmium, Cd	µg/L	0.1	<0.1
Chromium, Cr	µg/L	1	<1
Copper, Cu	µg/L	1	<1
Lead, Pb	µg/L	1	<1
Nickel, Ni	µg/L	1	3
Zinc, Zn	µg/L	5	<5

Mercury (dissolved) in Water [AN311(Perth)/AN312] Tested: 10/7/2020

			W1
			WATER
			-
			1/7/2020
			SE208455.018
PARAMETER	UOM	LOR	
Mercury	mg/L	0.0001	<0.0001

METHOD

METHODOLOGY SUMMARY

AN002	The test is carried out by drying (at either 40°C or 105°C) a known mass of sample in a weighed evaporating basin. After fully dry the sample is re-weighed. Samples such as sludge and sediment having high percentages of moisture will take some time in a drying oven for complete removal of water.
AN020	Unpreserved water sample is filtered through a 0.45µm membrane filter and acidified with nitric acid similar to APHA3030B.
AN040/AN320	A portion of sample is digested with nitric acid to decompose organic matter and hydrochloric acid to complete the digestion of metals. The digest is then analysed by ICP OES with metals results reported on the dried sample basis. Based on USEPA method 200.8 and 6010C.
AN040	A portion of sample is digested with Nitric acid to decompose organic matter and Hydrochloric acid to complete the digestion of metals and then filtered for analysis by ASS or ICP as per USEPA Method 200.8.
AN311(Perth)/AN312	Mercury by Cold Vapour AAS in Waters: Mercury ions are reduced by stannous chloride reagent in acidic solution to elemental mercury. This mercury vapour is purged by nitrogen into a cold cell in an atomic absorption spectrometer or mercury analyser. Quantification is made by comparing absorbances to those of the calibration standards. Reference APHA 3112/3500.
AN312	Mercury by Cold Vapour AAS in Soils: After digestion with nitric acid, hydrogen peroxide and hydrochloric acid, mercury ions are reduced by stannous chloride reagent in acidic solution to elemental mercury. This mercury vapour is purged by nitrogen into a cold cell in an atomic absorption spectrometer or mercury analyser. Quantification is made by comparing absorbances to those of the calibration standards. Reference APHA 3112/3500
AN318	Determination of elements at trace level in waters by ICP-MS technique,, referenced to USEPA 6020B and USEPA 200.8 (5.4).
AN403	Total Recoverable Hydrocarbons: Determination of Hydrocarbons by gas chromatography after a solvent extraction. Detection is by flame ionisation detector (FID) that produces an electronic signal in proportion to the combustible matter passing through it. Total Recoverable Hydrocarbons (TRH) are routinely reported as four alkane groupings based on the carbon chain length of the compounds: C6-C9, C10-C14, C15-C28 and C29-C36 and in recognition of the NEPM 1999 (2013), >C10-C16 (F2), >C16-C34 (F3) and >C34-C40 (F4). F2 is reported directly and also corrected by subtracting Naphthalene (from VOC method AN433) where available.
AN403	Additionally, the volatile C6-C9 fraction may be determined by a purge and trap technique and GC/MS because of the potential for volatiles loss. Total Recoverable Hydrocarbons - Silica (TRH-Si) follows the same method of analysis after silica gel cleanup of the solvent extract. Aliphatic/Aromatic Speciation follows the same method of analysis after fractionation of the solvent extract over silica with differential polarity of the eluent solvents .
AN403	The GC/FID method is not well suited to the analysis of refined high boiling point materials (ie lubricating oils or greases) but is particularly suited for measuring diesel, kerosene and petrol if care to control volatility is taken . This method will detect naturally occurring hydrocarbons, lipids, animal fats, phenols and PAHs if they are present at sufficient levels, dependent on the use of specific cleanup/fractionation techniques. Reference USEPA 3510B, 8015B.
AN433	VOCs and C6-C9 Hydrocarbons by GC-MS P&T: VOC's are volatile organic compounds. The sample is presented to a gas chromatograph via a purge and trap (P&T) concentrator and autosampler and is detected with a Mass Spectrometer (MSD). Solid samples are initially extracted with methanol whilst liquid samples are processed directly. References: USEPA 5030B, 8020A, 8260.

FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
		NVL	Not validated.	LOR	Limit of Reporting.
**	Indicative data, theoretical holding time exceeded.	IS	Insufficient sample for analysis.	↑↓	Raised/limited Limit of Reporting.
		LNR	Sample listed, but not received.		

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.
Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the "Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.

Note that in terms of units of radioactivity:

- 1 Bq is equivalent to 27 pCi
- 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: www.sgs.com.au/en-gb/environment-health-and-safety.

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APPENDIX C

Proposed Development



Property Report

158 QUEEN STREET CAMPBELLTOWN 2560



Property Details

Address: 158 QUEEN STREET CAMPBELLTOWN 2560
 Lot/Section 1/-/DP558320 5/-/DP1167855
 /Plan No:
 Council: CAMPBELLTOWN CITY COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Campbelltown Local Environmental Plan 2015 (pub. 20-7-2018)
Land Zoning	B3 - Commercial Core: (pub. 11-12-2015)
Height Of Building	32 m
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Local Provisions	Centres Refer to Clause 4.2A

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment: Land Application (pub. 5-2-1999)
- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

158 QUEEN STREET CAMPBELLTOWN 2560

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007: Land Application (pub. 28-9-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 19—Bushland in Urban Areas: Land Application (pub. 24-10-1986)
- State Environmental Planning Policy No 1—Development Standards: Land Application (pub. 17-10-1980)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 44—Koala Habitat Protection: Land Application (pub. 6-1-1995)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)
- State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes): Land Application (pub. 1-5-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

158 QUEEN STREET CAMPBELLTOWN 2560

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Local Aboriginal Land Council THARAWAL

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Development Application

156-168 QUEEN STREET,
CAMPBELLTOWN

DRAWING LIST

NO.	ISSUE	SCALE @ A2	CONTENT
DA00	P08	NTS	COVER PAGE
DA01	P05	1:500	SITE ANALYSIS
DA02	P03	1:1000	STREETSCAPE ANALYSIS PLAN
DA10	P06	1:200	SITE + ROOF PLAN
DA11	P07	1:200	BASEMENT 02 PLAN
DA12	P07	1:200	BASEMENT 01 PLAN
DA13	P07	1:200	LEVEL 01 PLAN
DA14	P08	1:200	LEVEL 02 PLAN
DA15	P07	1:200	LEVEL 03 PLAN
DA16	P06	1:200	TYPICAL LEVEL 04-11 PLAN
DA20	P07	1:200	SECTION AA + BB
DA21	P07	1:200	NORTH ELEVATION
DA22	P07	1:200	EAST ELEVATION
DA23	P08	1:200	SOUTH ELEVATION
DA24	P07	1:200	WEST ELEVATION
DA30	P07	1:500	GFA CALCULATIONS
DA40	P06	1:500	SHADOW DIAGRAM - 21 JUNE
DA41	P06	1:500	SHADOW DIAGRAM - 21 JUNE
DA50	P05	NTS	EXTERNAL MATERIALS AND FINISHES

CONTEXT PLAN - SCALE 1:2000 @ A2



KEY / NOTES

CLIENT

MR RONY WARDAN

ADDRESS

156-168 QUEEN STREET
CAMPBELLTOWN

REVISION

P08	CONSULTANT COORDINATION	4/11/19
P07	FOR CLIENT REVIEW	23/10/19
P06	FOR CLIENT REVIEW	18/10/19
P05	FOR CLIENT REVIEW	16/10/19
P04	FOR CLIENT REVIEW	10/10/19

TITLE

COVER PAGE



SCALE @ A2
DRAWN BY
CHECKED BY

NTS
SS
AJ

PROJECT NO.

DRAWING NO.
DA00

PRELIMINARY

17088

REVISION
P08

PROJECT :	17088	RSL CLUB - CAMPBELTOWN
ADDRESS :	156-168 QUEEN STREET, CAMPBELLTOWN	
CURRENT STAGE :	DEVELOPMENT APPLICATION	

SITE SUMMARY

SITE AREA	2096m2
-----------	--------

CAMPBELLTOWN COUNCIL CONTROLS

LOCAL ENVIRONMENTAL PLAN 2015				
ZONE	B3 COMMERCIAL CORE			
PRECINCT	MACARTHUR CENTRE REGIONAL CITY CENTRE			
HEIGHT LIMIT	32m	DCP	85m	UDR

DEVELOPMENT CONTROL PLAN 2015

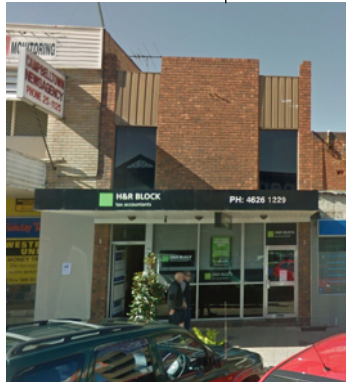
ITEM	REQUIRED	PROPOSED	NOTES
SETBACKS			
STREET BOUNDARY	ZERO SETBACK FROM STREET BOUNDARY FOR ACTIVE STREET FRONTAGES	COMPLIES	
RESIDENTIAL	6M FROM THE BOUNDARY FOR RESIDENTIAL COMPONENT OF THE BUILDING	COMPLIES	
CARPARKING			
LEVEL 01	COMMERCIAL: 1 SPACE/25m2 GFA = 910/25 IF REGISTERED CLUB: 1.5 SPACE/10M2 GFA	33 123	(INCLUDES 1 IN 20 ACCESSIBLE)
LEVEL 02	COMMERCIAL: 1 SPACE/35m2 GFA = 730/35 IF REGISTERED CLUB: 1.5 SPACE/10M2 GFA	25 130	(INCLUDES 1 IN 20 ACCESSIBLE)
HOTEL	1.5 SPACE/10M2 GFA = 1.5x(4275/10) =	642	TBC
EMPLOYEES	1 SPACE/2 EMPLOYEES =	TBC	CONTROL TBC BY TRAFFIC
TOTAL			
LOADING BAY	COMMERCIAL GFA >200M2 & <1500M2 = 1 MRV LOADING BAY	1 MRV LOADING BAY	COMPLIES
WASTE MANAGEMENT			
RESTAURANT	WASTE = 10L/1.5M2/DAY RECYCLING = 2L/1.5M2/DAY	TBC TBC	
RETAIL	WASTE = 50L/100M2/DAY RECYCLING = 50L/100M2/DAY		



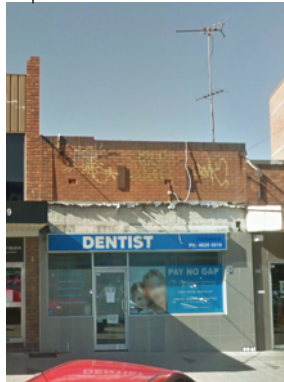
MAWSON PARK



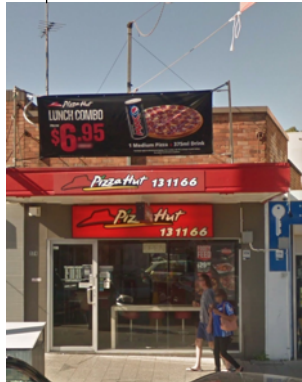
138-154 QUEEN STREET



170 QUEEN STREET



172 QUEEN STREET



174 QUEEN STREET



176 QUEEN STREET



178-180 QUEEN STREET



156-168 QUEEN STREET (PROPOSAL)

KEY / NOTES

CLIENT

MR RONY WARDAN

ADDRESS

156-168 QUEEN STREET
CAMPBELLTOWN

REVISION

P03 CONSULTANT COORDINATION
P02 FOR CLIENT REVIEW
P01 PRELIMINARY FOR COORDINATION

4/11/19
16/10/19
9/9/19

TITLE

STREETSCAPE ANALYSIS PLAN



SCALE @ A2
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CHECKED BY

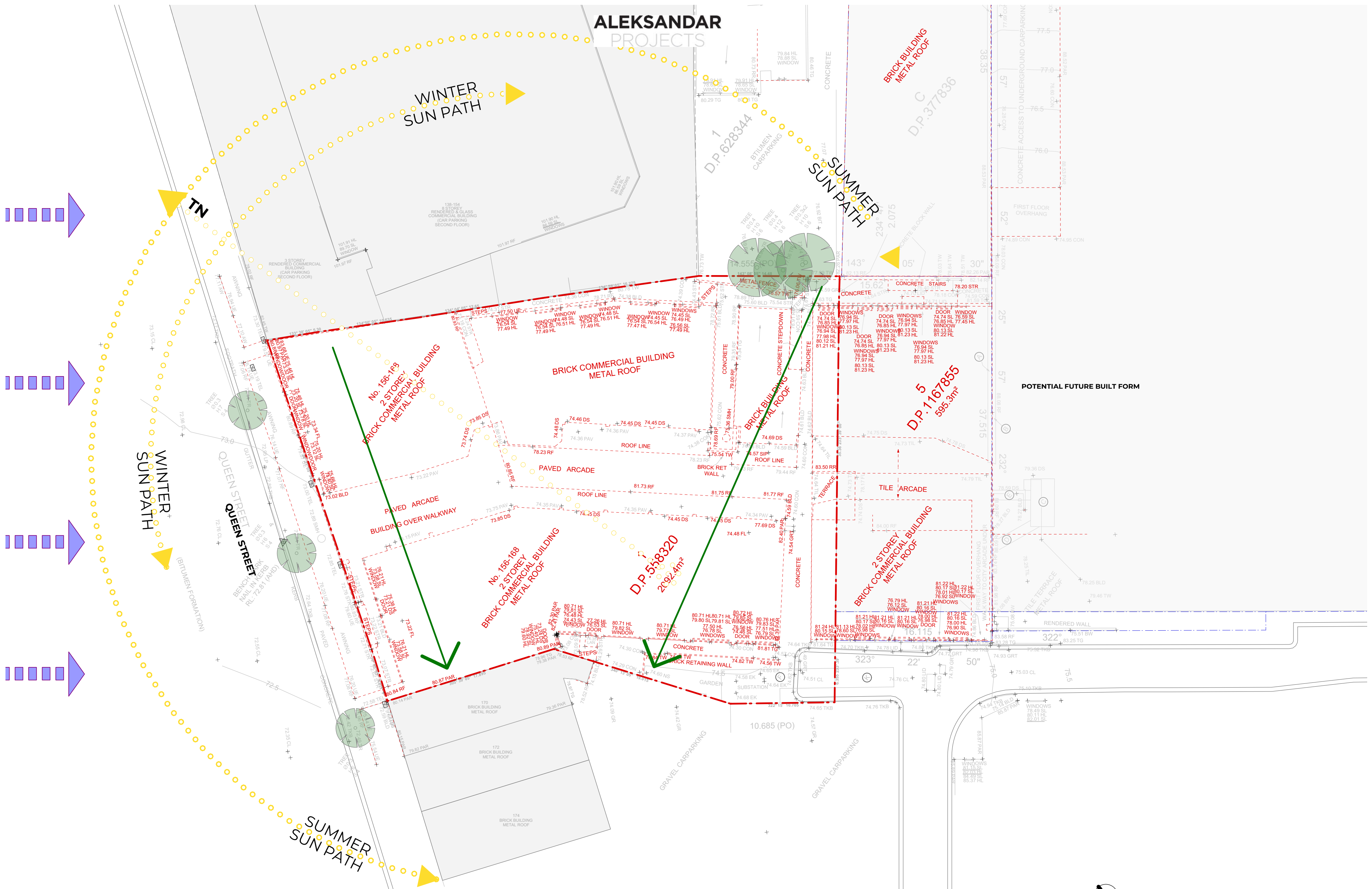
1:500
SS
AJ

PROJECT NO.

DRAWING NO.
DA02

PRELIMINARY
17088

REVISION
P03



- KEY / NOTES
- BOUNDARY
 - POSITION OF ITEMS TO BE DEMOLISHED
 - POSITION OF NEW DWELLING
 - SITE FALL
 - VEHICLE CIRCULATION
 - NOISE SOURCE
 - PRIVACY/SCREENING BETWEEN ADJACENT
 - PEDESTRIAN PATH

CLIENT
MR RONY WARDAN

ADDRESS
156-168 QUEEN STREET
CAMPBELLTOWN

REVISION		
P05	CONSULTANT COORDINATION	4/1/19
P04	FOR CLIENT REVIEW	16/10/19
P03	PRELIMINARY FOR COORDINATION	9/9/19
P02	FOR REVIEW	19/8/19
P01	FOR REVIEW	10/7/19

TITLE
SITE ANALYSIS + DEMOLITION
PLAN

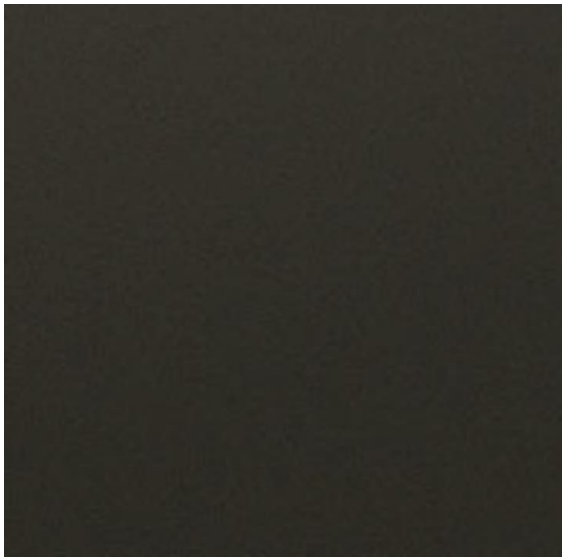


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AJ

PROJECT NO.
DRAWING NO.
DA01

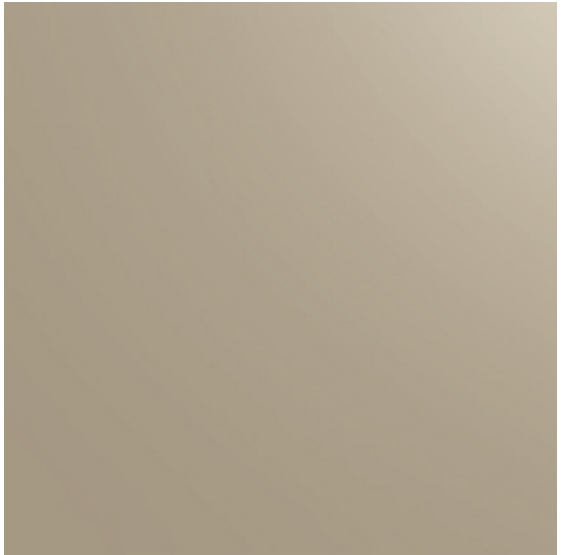
PRELIMINARY
17088
REVISION
P05



MF1 ▶ BLACK METALLIC CLADDING



P2 ▶ PAINT FINISH IN DULUX WHITE ON WHITE TO SOFFIT



MF2 ▶ BRONZE METALLIC



SC ▶ BRONZE METALLIC PERFORATED METAL SCREEN



AFW1 ▶ ALUMINIUM FRAME WINDOWS TO MATCH MF1



AFW2 ▶ ALUMINIUM FRAME WINDOWS TO MATCH P2



P1 ▶ DULUX BLACK OR SIMILAR



LV ▶ LOUVRE SCREENING

L01 & L02 LAYOUT & FACADE DESIGNED BY ATLAS ARCHITECTURE PTY LTD

KEY / NOTES

- MF1 ▶ BLACK METALLIC CLADDING
MF2 ▶ BRONZE METALLIC
AFW1 ▶ ALUMINIUM FRAME WINDOWS TO MATCH MF1
AFW2 ▶ ALUMINIUM FRAME WINDOWS TO MATCH P2
P1 ▶ DULUX BLACK OR SIMILAR
P2 ▶ PAINT FINISH IN DULUX WHITE ON WHITE TO SOFFIT

- SC ▶ BRONZE METALLIC PERFORATED METAL SCREEN
LV ▶ LOUVRE SCREENING
PLANNING PROPOSAL 85M HEIGHT LIMIT ENVELOPE
EXISTING GROUND LINE

CLIENT

MR RONY WARDAN

ADDRESS

156-168 QUEEN STREET
CAMPBELLTOWN

ARCHITECTURE URBAN DESIGN INTERIORS

52 KELLETT STREET POTTS POINT NSW 2011
+61 2 9361 5560 ALEKSANDARPROJECTS.COM.AU

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REVISION

- P05 CONSULTANT COORDINATION
P04 FOR CLIENT REVIEW
P03 FOR CLIENT REVIEW
P02 FOR REVIEW
P01 FOR REVIEW

4/11/19
18/10/19
16/10/19
19/8/19
10/7/19

TITLE

EXTERNAL MATERIALS +
FINISHES SCHEDULE

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1:200
MJ
AJ

PROJECT NO.

17088

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DA50

REVISION

P05

PRELIMINARY

APPENDIX D

Previous Environmental Investigations



Geotechnical Consultants Australia

Campbelltown RSL Club

Preliminary Site Investigation

Proposed Development at:

156-168 Queen Street

Campbelltown NSW 2560

Lot 1 DP558320 & Lot 5 DP1167855

E19107-1

9th December 2019

Report Distribution

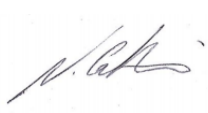
Preliminary Site Investigation

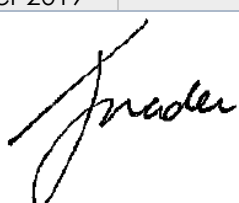
Address: 156-168 Queen Street Campbelltown NSW 2560

GCA Report No.: E19107-1

Date: 9th December 2019

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1 Soft Copy (PDF) – Secured and issued by email	Campbelltown RSL Club Wardan Group Rony Wardan rony.wardan@gmail.com
1 Original – Saved to GCA Archives	Secured and Saved by GCA on Register

Version	Prepared By	Reviewed By	Date Issue
Draft	Luke Breva Graduate Environmental Scientist 	Nick Caltabiano Project Manager 	5 th December 2019
FINAL	Luke Breva Graduate Environmental Scientist 	Nick Caltabiano Project Manager 	9 th December 2019

Report Revision	Details	Report No.	Date	Amended By
0	FINAL Report	E19107-1	9 th December 2019	-
Issued By:			 Joe Nader	

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TABLE OF CONTENTS

Executive Summary.....	3
1. Introduction	5
2. Scope of Work	5
3. Site Details	6
4. Site Condition	6
5. Site History	7
5.1 History of Region	7
5.2 Section 10.7 (2) Planning Certificate	8
5.3 NSW EPA Contaminated Land Register	8
5.4 Protection of the Environment Operations Act (POEO) Public Register	8
5.5 SafeWork NSW Hazardous Goods	8
5.6 Product Spill and Loss History	8
5.7 Dial Before You Dig	8
6. Site Geology and Hydrology	8
7. Acid Sulphate Soils	9
8. Areas of Environmental Concern	9
9. Conceptual Site Model	9
10. Data Gaps	10
11. Conclusion	10
12. Recommendations	11
References.....	12
Limitations	13

APPENDICES

Appendix A – Figures and Site Photographic Log

Appendix B – Current and Historical Certificates of Title

Appendix C – Current Survey and Proposed Plans

Appendix D – SafeWork NSW Dangerous Goods Search Report

Executive Summary

Geotechnical Consultants Australia Pty Ltd (GCA) was commissioned by Mr. Rony Wardan of Wardan Group, on behalf of the Campbelltown RSL Club (the client) to undertake a Preliminary Site Investigation (PSI) for the property located at nos. 156-168 Queen Street Campbelltown NSW 2560 (the site). The site is legally identified as Lot 1 DP558320 & Lot 5 DP1167855 and has a total area of approximately 2,662m². The site is currently zoned as B3 - Commercial Core.

GCA understands that the proposed development includes the demolition of onsite buildings and construction of a multi-storey mixed-use residential building, with two level basement level carpark (refer to **Appendix C**).

The objectives of the PSI were to provide a preliminary assessment of potentially contaminating activities which may have impacted the site. The scope of work undertaken includes:

- A site inspection to identify potential sources of contamination;
- Historical investigations relating to the site (if any);
- Current and Historical Certificates of Title;
- Local Council records and planning certificates;
- NSW Environment Protection Authority (EPA) environmental contaminated lands register;
- Protection of the Environment Operations (POEO) Act public register;
- Dial-Before-You-Dig enquiry for an evaluation into local underground services and assets;
- Review of local geological and hydrogeological information, including an evaluation of the WaterNSW registered groundwater bore database; and
- Acid Sulphate Soils (ASS) data maps.

A site investigation was conducted on the 21st November 2019. Onsite assessment found that the site is currently made up of multiple commercial/retail stores with a paved arcade walk way allowing foot traffic to walk between the stores. On review of historical aerial photographs (**Appendix A**), it appears that the site has been operating as the current footprint of commercial premise since at least 1969.

Based on this, it is assumed that the site has had complete concrete ground cover minimising the spread of contamination below the site for at least 50 years. A historical search of the dangerous goods held onsite through NSW SafeWork found no records, which suggest there has never been any underground storage tanks onsite.

Based on the Conceptual Site Model (CSM) there are environmental concerns including contaminated soil from importation across the site and Asbestos Containing Materials (ACM). These areas are addressed as follows:

- Contaminated soil from importation across the site: From GCA's site inspection, no potential filling was identified. Though, only through soil sampling can GCA be certain that no soils are contaminated.
- ACM: Through the site inspection, no loose or free ACM was identified. However, based on visual inspections of the onsite buildings, it is highly likely that there are hazardous materials within the building fabric onsite. It is noted that structures constructed before 1990 have a high chance of containing ACM within the structures (*Work, Health and Safety Act, Section 274 (2011)*). Hence, only through a Hazardous Materials Survey (HMS), can GCA be certain of what hazardous materials are present onsite.

Based on this site investigation, GCA considers that the potential for significant contamination of soil and groundwater within the site to be low. GCA finds the site can be made suitable for the proposed development and land use, however, further investigations are required to determine the current onsite

contamination levels and whether remediation is required. Recommendations can be found within Section 12 of this report.

1. Introduction

Geotechnical Consultants Australia Pty Ltd (GCA) was commissioned by Mr. Rony Wardan of Wardan Group, on behalf of the Campbelltown RSL Club (the client) to undertake a Preliminary Site Investigation (PSI) for the property located at nos. 156-168 Queen Street Campbelltown NSW 2560 (the site). The site is legally identified as Lot 1 DP558320 & Lot 5 DP1167855 and has a total area of approximately 2,662m². The site is currently zoned as B3 - Commercial Core.

GCA understands that the proposed development includes the demolition of onsite buildings and construction of a multi-storey mixed-use residential building, with two level basement level carpark (refer to **Appendix C**).

This PSI report was aimed to provide a preliminary assessment of potentially contaminating activities which may have impacted the site. The format of this report follows the NSW Government Office of Environment & Heritage "Guidelines for Consultants Reporting on Contaminated Sites" (2011). In addition, GCA will provide recommendations if further investigation on site is required.

A site inspection was undertaken on the 21st November 2019. Reporting and photos were conducted on this day and with reference to the relevant regulatory criteria. Further information of the inspection is outlined in Section 4 of this report.

2. Scope of Work

The PSI has been prepared in general accordance with the following regulatory framework:

- NSW Environmental Protection Authority (EPA) "Guidelines for Consultants Reporting on Contaminated Sites" (2011);
- NEPM (2013), *Schedule B2 – Guideline on Site Characterisation*;
- State Environment Protection Policy 55 (SEPP 55). Remediation of Land Under the Environmental Planning and Assessment Act 1997; and
- National Environmental Protection (Assessment of Site Contamination) Measure – National Environmental Protection Council 2013.

The scope of works required to complete the PSI includes:

- A site inspection for evidence of sources of potential contamination on-site and neighbouring properties;
- Historical investigations relating to the site;
- Information on the current and Historical Certificates of Title;
- Local Council records and planning certificates;
- NSW EPA environmental contaminated lands register;
- Protection of the Environment Operations (POEO) Act public register;
- Dial-Before-You-Dig enquiry for an evaluation into local underground services and assets;
- Review of local geological and hydrogeological information, including an evaluation of the WaterNSW registered groundwater bore database;
- Acid Sulphate Soils (ASS) data maps;
- Establish whether data gaps may exist within the investigation;
- Development of a Conceptual Site Model (CSM) to identify the connections between potential sources of contamination, exposure pathways, and human/ ecological receptors; and
- Recommendations for additional investigations (if any), based on the identified data gaps and findings of the PSI.

3. Site Details

The site is composed of multiple commercial/retail stores (approximately 10-20 stores). The existing building is two (2) storeys high and encompasses multiple entrances from the north and east of the site. The site has a semi-open ceiling and has bricked flooring. The total area of the site is approximately 2,662m². The property is legally defined as Lot 1 DP558320 & Lot 5 DP1167855.

Adjacent to the site includes commercial properties located to the east and west of the property. South of the site is Campbelltown RSL Club. North of the site is Queen Street followed by commercial properties.

The surrounding sites in a 500m radius includes commercial properties, Mawson Park, Campbelltown Train Station, St Peter's Anglican Primary School, St John the Evangelist Catholic Church and Campbelltown Public School.

The closest water body is Bow Bowing Creek which is approximately 550m west of the site. The location of the site is shown in **Figure 1** with a detailed site plan shown in **Figure 2**. All figures are located within **Appendix A**.

Table 1: Site Details

Address	156-168 Queen Street Campbelltown NSW 2560
Deposited Plan	Lot 1 DP558320 & Lot 5 DP1167855
Zoning	B3 - Commercial Core
Locality Map	Figure 1
Site Plan	Figure 2
Area	2,662m ²

Table 2: Surrounding Land-Use Adjacent to the Site

Direction from Site	Land-Use
North	Queen Street followed by commercial properties
East	Commercial properties
South	Campbelltown RSL Club
West	Commercial properties

4. Site Condition

A qualified environmental consultant inspected the site on the 21st November 2019. Site photographs are provided in **Appendix A**. Observations noted during the inspection are summarised below:

- The site is composed of multiple commercial/retail stores. Some of these stores include Cartridge World, Guitar World, Potter's House, Top Blade Barbers Shop, chiropractor, Pump – hair and beauty artistry, Sydney Quality Tailors, Polish Deli Grasiak, dentist and The Hall of Heroes.
- North of the site is Queen Street followed by car parking spaces.
- There is an approximate 0.5m elevation from the entrance of the site towards the centre of the site.
- West of the site is a vacant land currently utilised for carparking spots
- The ceiling of the site is semi-open.

5. Site History

5.1 History of Region

- 1820 - Governor Lachlan Macquarie founds Campbell Town naming it after Mrs Elizabeth Macquarie (nee Campbell). Its limits are marked out as well as the sites for a church cemetery and school.
- 1823 - St Peter's Church opens. The only other buildings in the township are a few bark huts and a school house.
- 1828 - First Post Office opened.
First Doctor takes residence.
First Superintendent of Local Police appointed.
- 1829 - Campbelltown to Bong Bong coach service commenced.
- 1841 - St John's Church opened.
There are now 77 houses in a town of 16 streets.
- 1858 - Campbelltown Rail way station opens.
- 1924 - Campbelltown connected to electricity.
- 1968 - Campbelltown is declared a city.
The railway to Sydney is electrified.
- 1977 - Campbelltown Hospital opens.

A review of the historical aerial photos is summarised below **Table 3** (see **Appendix A** for reference).

Table 3: Historical Aerial Photo Review

Year	Visual Description
1947	The site appears to have a small building onsite, likely a residential dwelling. With no ground coverings to the back of the site (South), there is also some vegetation to the back of the site.
1969	Appears to have the present day buildings onsite. Neighbouring property to the East appears to be a single storey commercial building, with properties to the south being residential.
1975	The site looks the same. Parts of the present day RSL to the South of the property appear to have been built.
1998	New multi storey building to the East of the site, the RSL club to the south has expanded in size.

A documentary review of the owners of the site is summarised within **Table 4**.

Table 4: Land Ownership History of Lot 1 DP558320 & Lot 5 DP1167855

Year	Proprietor (s)
	(Lot 1 DP 558320)
2009 – date	Cabra-Vale Ex-Active Servicemen's Club Limited
(2006 – date)	(various leases shown on LF140)
2006 – 2009	Campbelltown RSL Club Limited
	(Lot 1 DP 558320 – CTVol 12145 Fol 175)
1999 – 2006	Campbelltown RSL Club Limited
1985 – 1999	Unified Securities Pty Limited
1973 – 1985	Unified Securities Pty. Limited.
(1973 – 2006)	(various leases shown on CTVol 12145 Fol 175)
	(Lots 1 & 2 DP 232146 – Area 2 Roods 30 ½ Perches – Conv Book 3018 No. 23)
1971 – 1973	Unified Securities Pty Limited
	(Part Allotment 96 Parish St Peter – Conv Book 2570 No. 444)
1959 – 1971	Campbelltown Developments Pty. Limited
	(Part Allotment 96 Parish St Peter – Conv Book 2455 No. 432)
1958 – 1959	Everett Augustine Langdon, estate agent

5.2 Section 10.7 (2) Planning Certificate

A Section 10.7 Planning Certificate describes how a property may be used and the restrictions on development. The Planning Certificate is issued under Section 149 of the Environmental Planning and Assessment Act 1979. At the time of reporting, GCA could not get access to the Planning Certificate.

5.3 NSW EPA Contaminated Land Register

A search within the NSW EPA contaminated land register was undertaken for the subject site, and no results found.

5.4 Protection of the Environment Operations Act (POEO) Public Register

A search on the POEO public register of licensed and delicensed premises (DECC) of the subject site was not found. Within the suburb of Campbelltown, eight (8) results were found and no contaminated sites were identified within 200m of the site.

5.5 SafeWork NSW Hazardous Goods

A search was undertaken with NSW WorkSafe for historical Dangerous Goods stored onsite. No evidence of historical storage of Dangerous Goods were identified. Refer to **Appendix D**.

5.6 Product Spill and Loss History

The site inspection carried out found no evidence to suggest chemical contamination impact on the site (i.e. chemical staining, unhealthy vegetation). Hence, it is reasonable to assume there is no significant soil, surface water and/or groundwater contamination impacting the site.

5.7 Dial Before You Dig

A review of assets and services via a Dial-Before-You-Dig request suggests no contamination is expected to impact the site via underground services and assets or act as a portal to transport potential contamination offsite.

6. Site Geology and Hydrology

The Geological Map of the Wollongong (Geological Series Sheet 9030, Scale 1:100,000, Edition 1, 1991), published by the Department of Minerals and Energy indicates the residual soils within Campbelltown is underlain by Hawkesbury Sandstone and the Liverpool Sub-group. Hawkesbury Sandstone is from the Triassic Period and contains sandstone, quartz, with some shale. The Liverpool Sub-group is also from the Triassic period and encompasses Bringelly Shale, Minchinbury Sandstone and Ashfield Shale.

A groundwater bore search was conducted on 21st November 2019 and four (4) groundwater monitoring bores were located within a 500m radius of the site. The groundwaters bores are labelled as GW109212, GW109215, GW109214 and GW109213. These four (4) wells are located approximately 400m north-east of the site, at the Caltex branded service station and were installed in 2008. Bore logs indicate clay was encountered until 3.5m where shale was drilled into, down to approximately 9m below ground level.

It was beyond the scope of works to study the groundwater flow direction. However, based on regional topography and nearest water body, groundwater is expected to flow west to south-west and north-west (varying).

7. Acid Sulphate Soils

To determine whether there is a potential for ASS to be present at the site, information was reviewed utilising the NSW Office of Environment and Heritage and eSPADE map viewer. The data obtained depicted there was "no known occurrence" of the ASS. This review is indicative only as a detailed investigation into ASS risk at the site was not included as part of the scope of this PSI.

8. Areas of Environmental Concern

Based on the above information, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoC) for the site were identified and summarised in **Table 5** below.

Table 5: Potential Areas and Contaminants of Concern

Potential Areas of Concern	Potentially Contaminating/ Hazardous Activity	Potential CoCs	Likelihood of Site Impact	Comments
Entire site	Importation of fill material from unknown origin.	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos	Low	Based on site observations, the presence of imported fill material is unlikely. ACM were not identified, however, completion of a HMS is recommended.
Building structures	Hazardous materials	ACM, SMF, ODS, Lead (paint and/or dust), PCBs	Low	Potential hazardous materials were suspected to be present within site fabric of the structures during the time of the inspection. A HMS is recommended to confirm whether there are hazardous materials within the onsite structures.

Abbreviations: Asbestos Containing Materials (ACM), Hazardous Materials Survey (HMS), Benzene, Toluene, Ethylbenzene and Xylene (BTEX), Ozone Depleting Substances (ODS), Polychlorinated biphenyls (PCBs), Polycyclic Aromatic Hydrocarbon (PAH), Total Petroleum Hydrocarbons (TPH), Synthetic Mineral Fibres (SMF).

9. Conceptual Site Model

A CSM has been developed and presented in **Table 6** below, and provides a representation of the potential risks associated with the connections between the following elements:

- Potential contamination sources and their associated CoCs;
- Potential human receptors that may be impacted by the site contamination are current and future site users including occupants to the dwelling/infrastructures onsite, site workers and the general public within the immediate vicinity of the site;
- Potential environmental receptors to the site including but not limited to: groundwater and surface water bodies, residual soils at and/or nearby the site.
- Potential exposure pathways; and
- Whether source-pathway-receptor connections are complete based on current and future suite conditions.

Table 6: Conceptual Site Model

Potential Sources	Potential Receptor	Potential Exposure Pathway	Complete Connection	Risk	Justification/ Control Measures
Contaminated soil from importation of uncontrolled fill across the site. ACM	Site occupants, workers, general public	Dermal contact, inhalation/ingestion of particulates	Limited (current)	Low	Direct contact with potentially contaminated soils is limited.
			No (future)	Low	If present, impacted soils are likely to be disposed of off-site.
	Bow Bowing Creek	Migration of impacted groundwater and surface water run-off.	No (current)	Low	Bow Bowing Creek is 550m west of the site. Unlikely contamination would reach Bow Bowing Creek due to distance from site.
			Limited (future)	Low	If present, contaminated soils and groundwater are likely to be remediated. Unlikely contamination would reach Bow Bowing Creek due to distance from site.
	Underlying aquifer	Leaching and migration of contaminants through groundwater infiltration.	Limited (current)	Low	Due to existing sealed surfaces, expected shallow bedrock, leachability of CoCs, migration of CoCs is likely to be limited.
			Limited (future)	Low	If present, contaminated soil and/or groundwater is likely to be remediated.

10. Data Gaps

The following data gaps have been identified at the site:

- The presence, origin and thickness of fill material;
- Extent of potential Asbestos Containing Materials (ACM) within structures and/or fill material onsite; and
- Characteristics of local groundwater;

11. Conclusion

Based on this PSI, GCA considers that the potential for significant contamination of soil and groundwater within the site to be low. Furthermore, GCA finds the site can be made suitable for the proposed development and land use, however, further investigations are required to determine the current onsite contamination levels and whether remediation is required. These are outlined in Section 12 below.

12. Recommendations

Based on the information collected and available during this investigation, the following recommendations have been made:

- Undertake a Detailed Site Investigation (DSI) within the site to cover the data gaps identified within this report.
- Any soils requiring excavation, on-site reuse and/or removal must be classified in accordance with "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA (2014);
- Remaining structures on the site should have a Hazardous Materials Survey (HMS) conducted by a qualified occupational hygienist and/or environmental consultant for the site prior to any demolition or renovation works in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements;
- The demolition of any structures and excavation activity on site be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements;
- A site specific 'Unexpected Finds Protocol' is to be made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.

References

- Geological Survey of NSW Department of Minerals and Energy, Wollongong (Geological Series Sheet 9030, Scale 1:100,000, Edition 1, 1991).
- National Environment Protection Measures (2013), Schedule B1 – *Guideline on Investigation Levels for Soil and Groundwater*.
- National Environment Protection Measures (2013), Schedule B2 – *Guideline on Site Characterisation*.
- NSW EPA- Contaminated land register, <https://apps.epa.nsw.gov.au/prclmapp/sitedetails.aspx>, accessed on 21st November 2019.
- NSW Environmental Protection Authority, *Waste Classification Guidelines Part 1: Classifying Waste*, 2014.
- NSW Environmental Protection Authority, *Guidelines for Consultants Reporting on Contaminated Sites*, 2011.
- Protection of the Environment Operations Act (POEO) Public Register, <https://www.epa.nsw.gov.au/licensing-and-regulation/public-registers>, accessed on 21st November 2019.
- SafeWork NSW, *Site Search for Schedule 11 Hazardous Chemical on Premises*.
- State Environment Protection Policy 55 (SEPP 55). Remediation of Land Under the Environmental Planning and Assessment Act.
- Topography – map.com, <https://en-au.topographic-map.com/>, accessed on 21st November 2019.
- WaterNSW, <https://realtimedata.waternsw.com.au/>, accessed on 21st November 2019.

Limitations

The findings of this report are based on the scope of work outlined in Section 2. GCA performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental consulting profession. No warranties, express or implied are made.

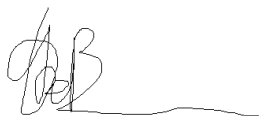
The results of this assessment are based upon the information documented and presented in this report. All conclusions and recommendations regarding the site are the professional opinions of GCA personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, GCA assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of GCA, or developments resulting from situations outside the scope of this project.

The results of this assessment are based on the site conditions identified at the time of the site inspection and validation sampling. GCA will not be liable to revise the report to account for any changes in site characteristics, regulatory requirements, assessment criteria or the availability of additional information, subsequent to the issue date of this report.

GCA is not engaged in environmental consulting and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes.

Geotechnical Consultants Australia Pty Ltd (GCA)

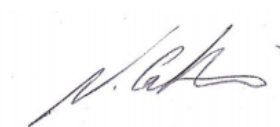
Prepared by:



Luke Brevia

Graduate Environmental Scientist

Reviewed by:



Nick Caltabiano

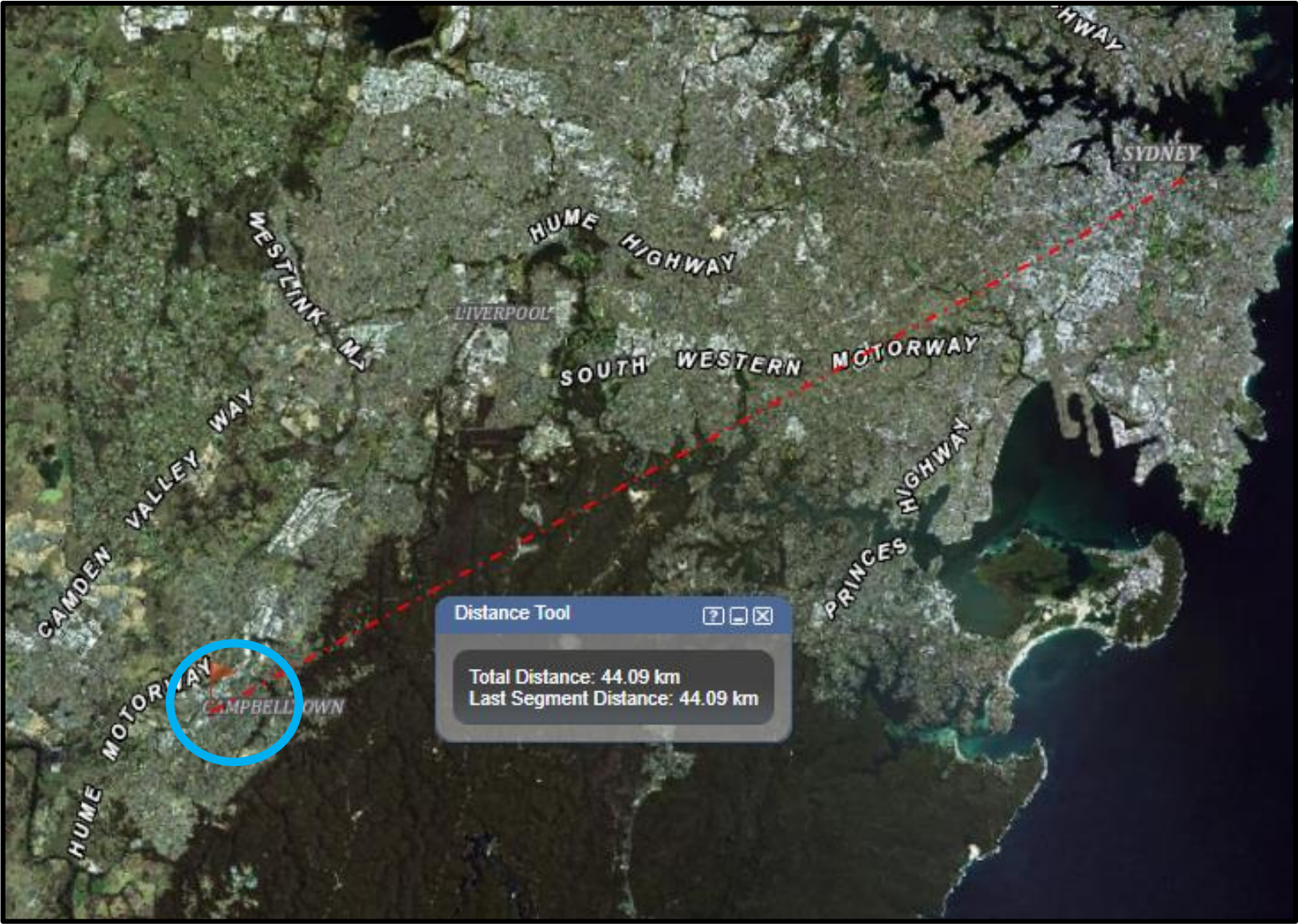
Project Manager

APPENDIX A

Figures and onsite photos



Figure 1: Depicts an aerial photo of the site. The site is located approximately 44.09km away from Sydney's Central Business District



Site location

Figure 1	Locality Map
Project	156 - 168 Queen Street, Campbelltown, NSW, 2560

Source: Six Maps 2019



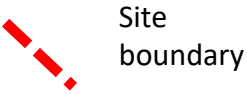
Photograph 1 :
Depicts an aerial
photo of the site.
The site is
composed
multiple small
businesses. The
total area of the
site is 2662m².



Business Offices

The Site

Campbelltown
RSL Club



Site
boundary

Source: SixMaps 2019

Figure 2	Site Plan
Project	156 - 168 Queen Street, Campbelltown, NSW, 2560

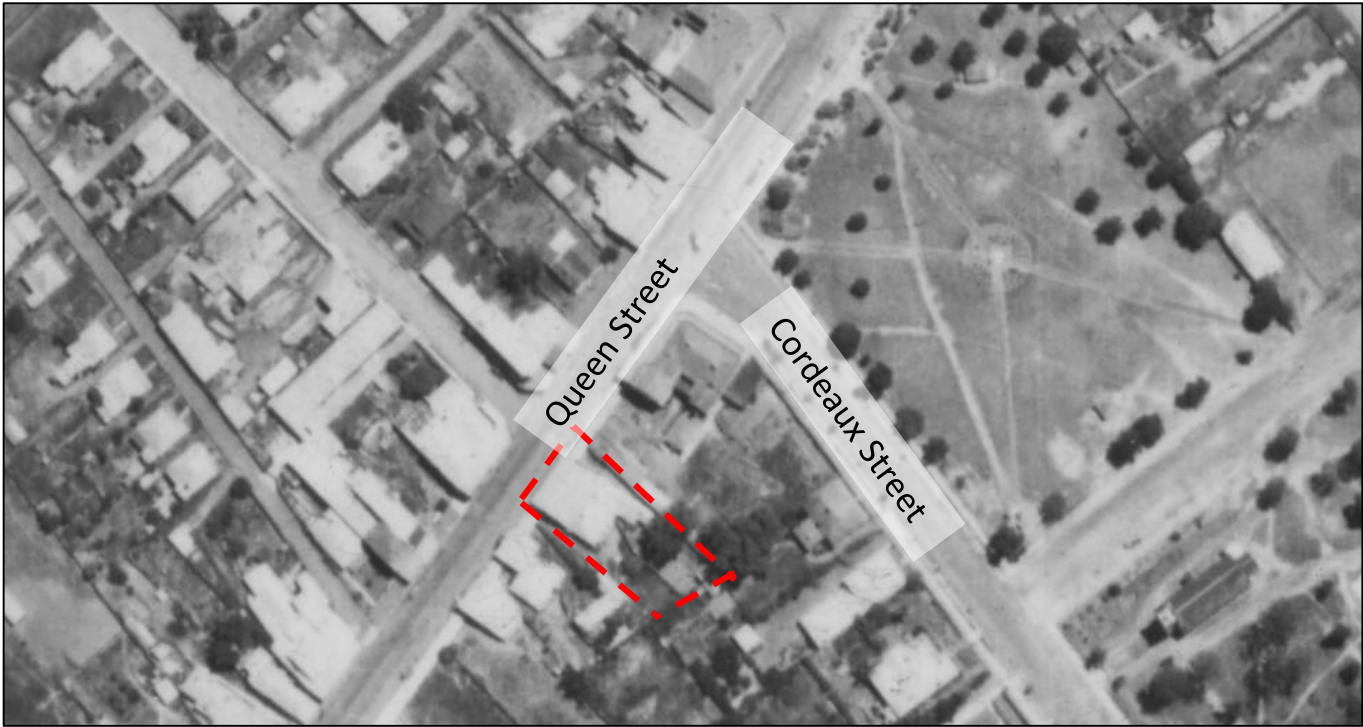


Photo taken circa: 1947

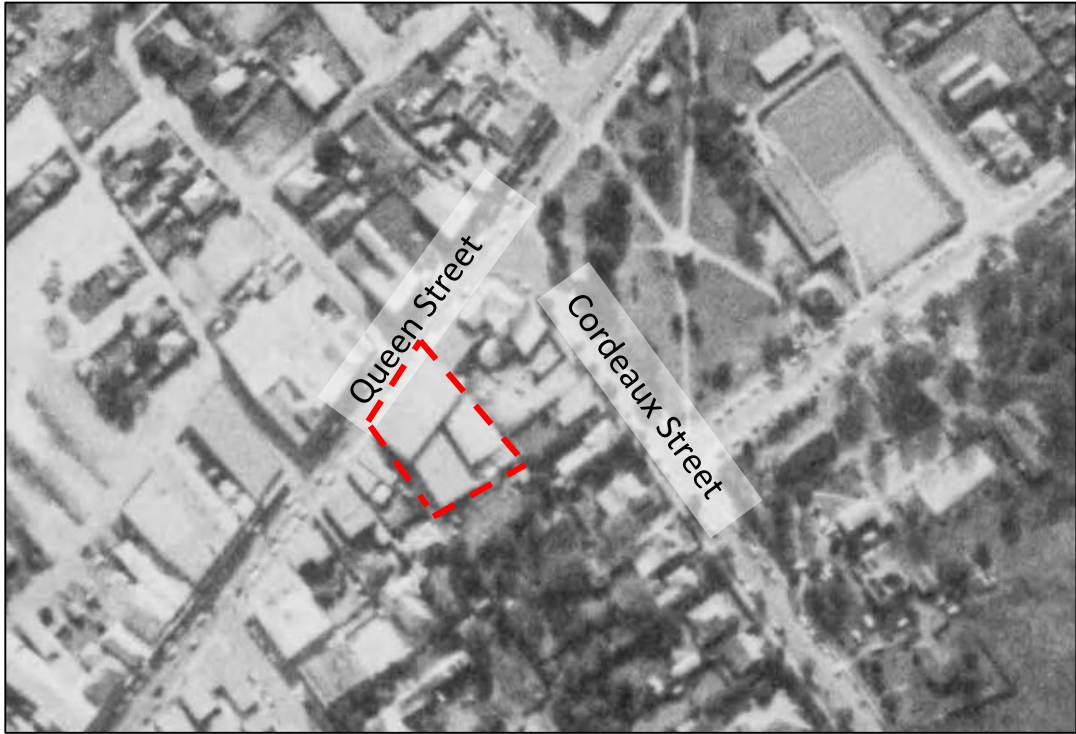


Photo taken circa: 1969

 Site boundary
Source: Spatial Services

Figure 3	1947 v 1969
Project	156 - 168 Queen Street, Campbelltown, NSW, 2560

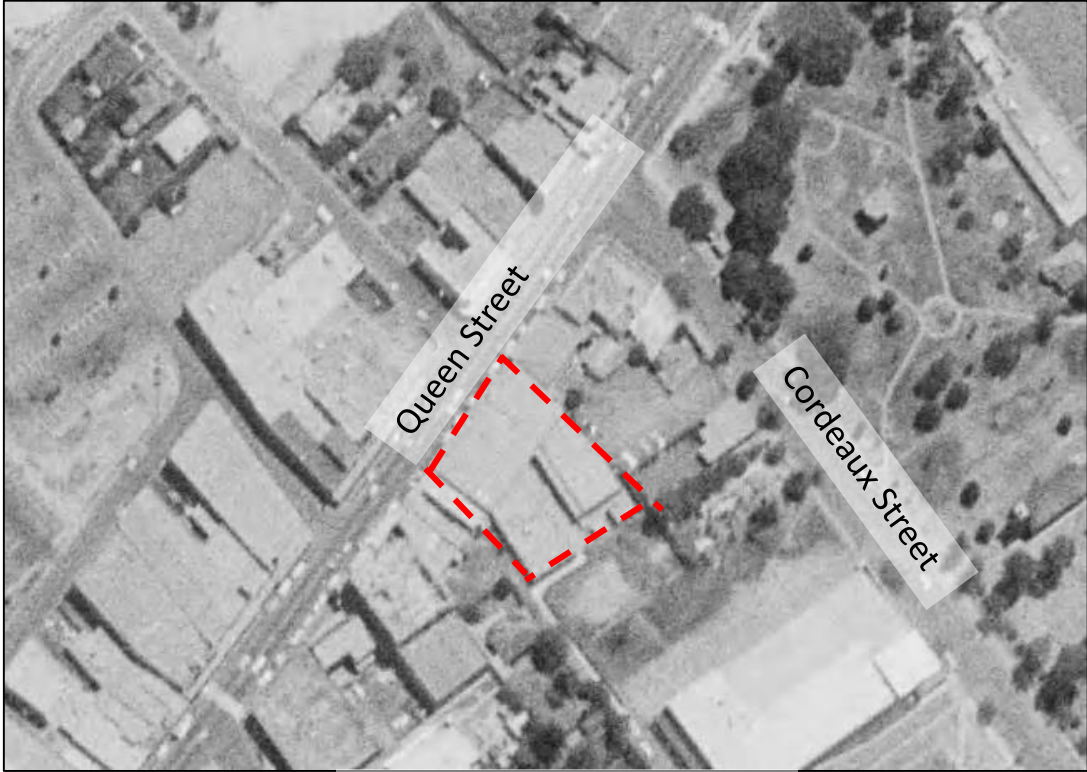


Photo taken circa: 1975

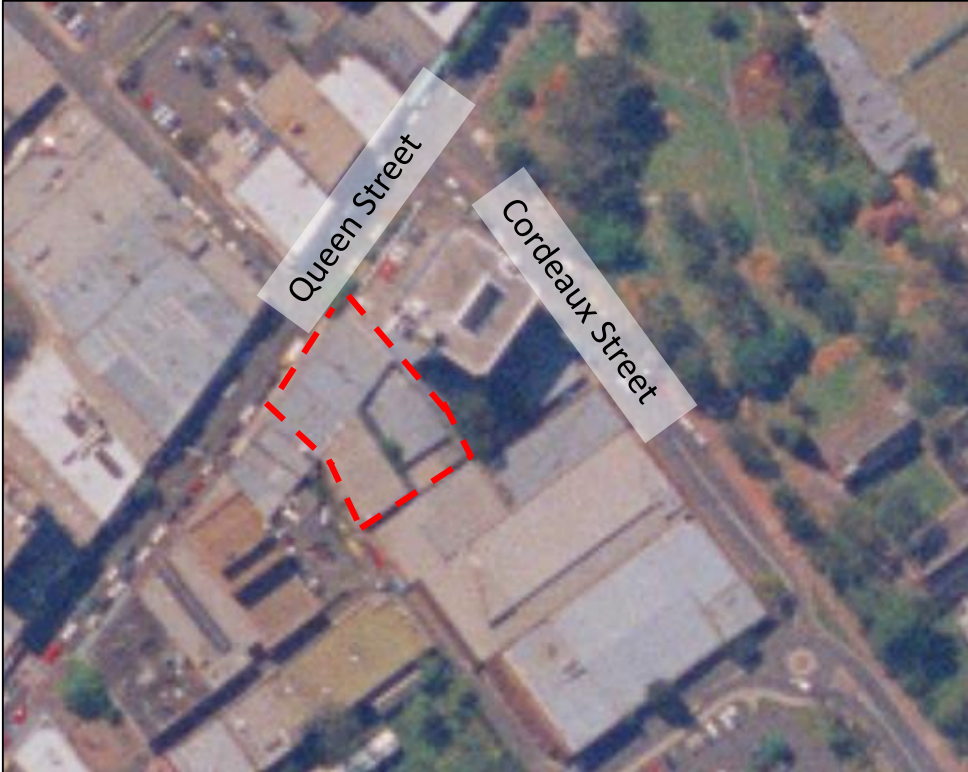


Photo taken circa: 1998



Site
boundary

Source: Spatial Services

Figure 4	1975 v 1998
Project	156 - 168 Queen Street, Campbelltown, NSW, 2560

Onsite Photographs: 21/11/19

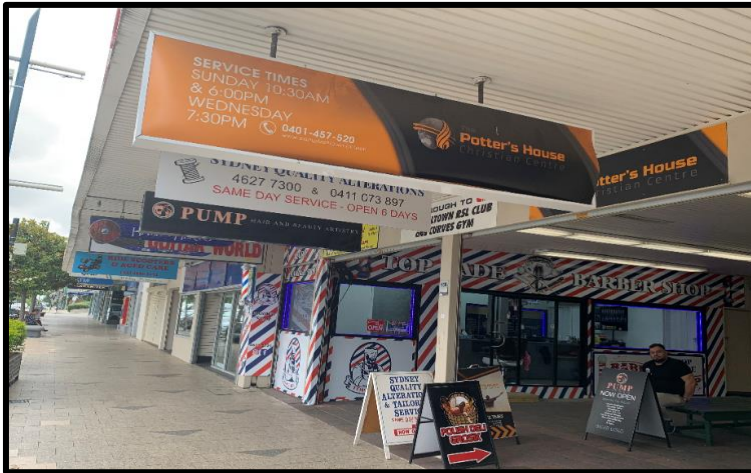


Image 1: Front of 156 – 168 Queen Street, Campbelltown, NSW, 2560



Image 2: Front of 156 and 168 Queen Street, Campbelltown, NSW, 2560



Image 3: Entrance to the site. The flooring is bricked and stores are on either side.

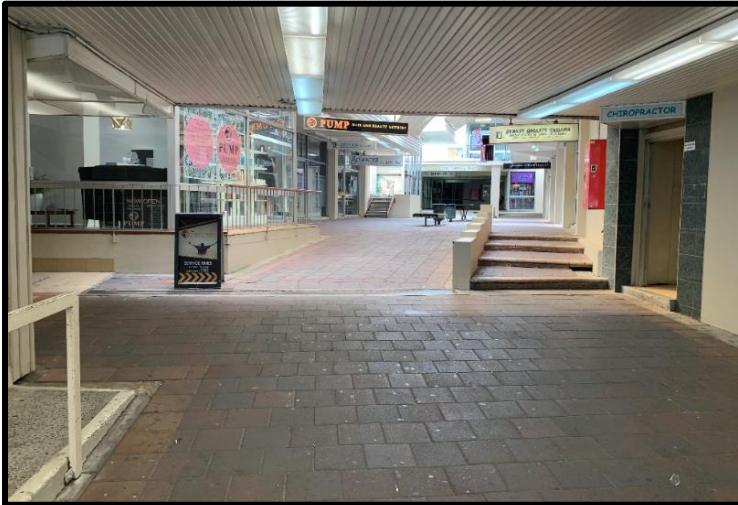


Image 4: Image of the site when an individual passes the entrance



Image 5: One of the outlets within the site, located on the westside of the site.



Image 6: Site has two levels and an open ceiling.



Image 7: Image of garbage bins and car spots located on the west side of the property.



Image 8: Image of an alley, located on the west side of the property.



Image 9: Top level of the site. The outlet located at the top level is "Hall of Heroes" which is a gaming store.



Image 10: Photo taken from the top floor. The site has an open ceiling.



Image 11: Photo taken from the top level on site.

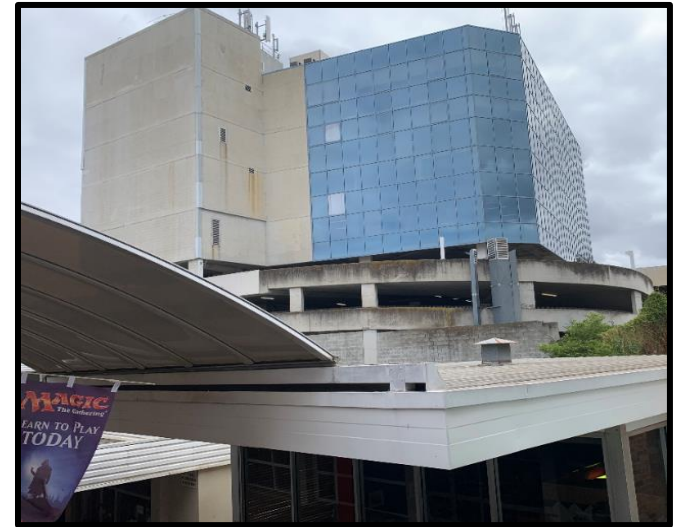


Image 12: Commercial building adjacent to the site.

APPENDIX B

Current and historical certificates of
title



Property Report

158 QUEEN STREET CAMPBELLTOWN 2560



Property Details

Address: 158 QUEEN STREET CAMPBELLTOWN 2560
 Lot/Section 1/-/DP558320 5/-/DP1167855
 /Plan No:
 Council: CAMPBELLTOWN CITY COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Campbelltown Local Environmental Plan 2015 (pub. 20-7-2018)
Land Zoning	B3 - Commercial Core: (pub. 11-12-2015)
Height Of Building	32 m
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Local Provisions	Centres Refer to Clause 4.2A

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment: Land Application (pub. 5-2-1999)
- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007: Land Application (pub. 28-9-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 19—Bushland in Urban Areas: Land Application (pub. 24-10-1986)
- State Environmental Planning Policy No 1—Development Standards: Land Application (pub. 17-10-1980)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 44—Koala Habitat Protection: Land Application (pub. 6-1-1995)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)
- State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes): Land Application (pub. 1-5-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

158 QUEEN STREET CAMPBELLTOWN 2560

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Local Aboriginal Land Council THARAWAL

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

ADVANCE LEGAL SEARCHERS PTY LTD

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ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Telephone: +612 9977 6713

Mobile: 0412 169 809

Email: search@alsearchers.com.au

11th November 2019

NEO CONSULTING PTY LIMITED

P.O. Box 279

RIVERSTONE NSW 2765

Attention: Luke Brevia

RE:

**156 – 168 Queen Street,
Campbelltown
Job Reference: PSI2560**

Current Search

Folio Identifier 1/558320 (title attached)

DP 558320 (plan attached)

Dated 08th November 2019

Registered Proprietor:

CABRA-VALE EX-ACTIVE SERVICEMEN'S CLUB LIMITED

(Lease Folios Created. Lease Premises Index Search LF140)

Title Tree
Lot 1 DP 558320

Folio Identifier 1/558320

Certificate of Title Volume 12145 Folio 175

PA 49475

Conveyance Book 3018 No. 23

Conveyance Book 2570 No. 444

Conveyance Book 2455 No. 432

See Notes (a) & (b)

(a)

Conveyance Book 2140 No. 834

Conveyance Book 2029 No. 586

Acknowledgement Book 1930 No. 952

Conveyance Book 1102 No 457

(b)

Conveyance Book 2119 No. 305

Conveyance Book 1326 No. 353

Conveyance Book 1228 No. 357

Conveyance Book 1075 No. 908

Summary of proprietor(s) Lot 1 DP 558320

Year	Proprietor(s)
	(Lot 1 DP 558320)
2009 – todate	Cabra-Vale Ex-Active Servicemen's Club Limited
(2006 – todate)	(various leases shown on LF140)
2006 – 2009	Campbelltown RSL Club Limited
	(Lot 1 DP 558320 – CTVol 12145 Fol 175)
1999 – 2006	Campbelltown RSL Club Limited
1985 – 1999	Unified Securities Pty Limited
1973 – 1985	Unified Securities Pty. Limited.
(1973 – 2006)	(various leases shown on CTVol 12145 Fol 175)
	(Lots 1 & 2 DP 232146 – Area 2 Roods 30 ½ Perches – Conv Book 3018 No. 23)
1971 – 1973	Unified Securities Pty Limited
	(Part Allotment 96 Parish St Peter – Conv Book 2570 No. 444)
1959 – 1971	Campbelltown Developments Pty. Limited
	(Part Allotment 96 Parish St Peter – Conv Book 2455 No. 432)
1958 – 1959	Everett Augustine Langdon, estate agent

See Notes (a) & (b)

Note (a)

	(Part Allotment 96 Parish St Peter – Conv Book 2140 No. 834)
1950 – 1958	Grocery and General Merchants Limited
	(Part Allotment 96 Parish St Peter – Conv Book 2029 No. 586)
1947 – 1950	Michael William Byrne, publicity officer
1943 – 1947	Michael William Byrne, administrator Mary Anne Byrne, estate
	(Part Allotment 96 Parish St Peter – Acknowledgment Book 1930 No. 952)
1943 – 1943	Mary Anne Byrne, widow
1942 – 1943	Mary Anne Byrne, executrix William Joseph Byrne, estate
	(Part Allotment 96 Parish St Peter – Conv Book 1102 No. 457)
1917 – 1942	William Joseph Byrne, grazier and farmer

Note (b)

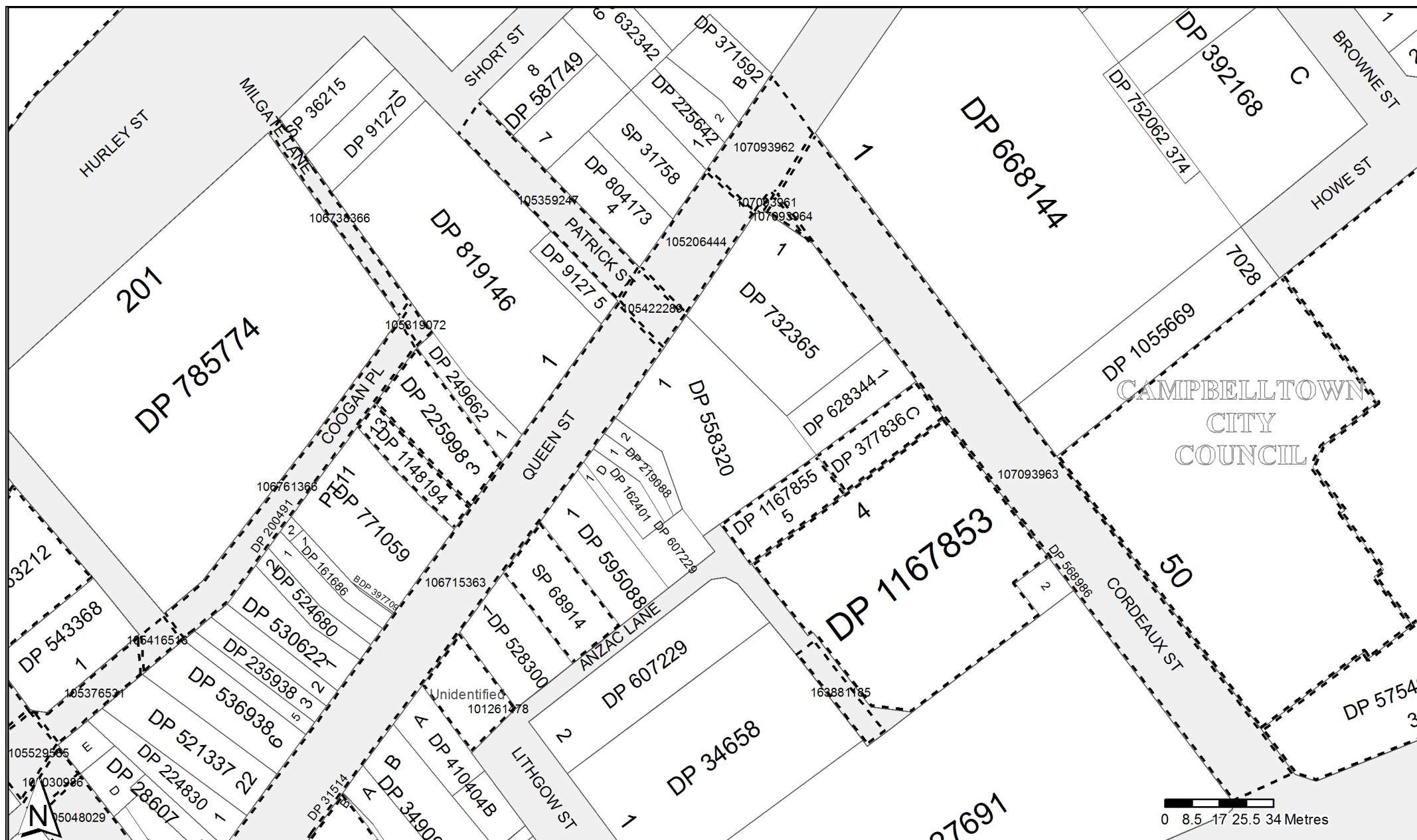
	(Part Allotment 96 Parish St Peter – Conv Book 2119 No. 305)
1950 – 1958	Grocery and General Merchants Limited
	(Part Allotment 96 Parish St Peter – Area 38 ¼ Perches – Conv Book 1326 No. 353)
1923 – 1950	Frederick Walter Wilkinson, plumber
	(Part Allotment 96 Parish St Peter – Area 38 ¼ Perches – Conv Book 1228 No. 357)
1921 – 1923	The War Services Homes Commissioner <i>(vide Acquisition)</i>
	(Part Allotment 96 Parish St Peter – Conv Book 1075 No. 908)
1916 – 1921	Frederick Walter Wilkinson, plumber

Locality : CAMPBELLTOWN

Parish : ST PETER

LGA : CAMPBELLTOWN

County : CUMBERLAND



	Status	Surv/Comp	Purpose
DP225998 Lot(s): 3			
 EX-SUR 66/02 DP980703			
DP377836 Lot(s): C			
 DP1008604	REGISTERED	SURVEY	SUBDIVISION
DP575491 Lot(s): 3			
 DP1251918	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
DP621693 Lot(s): 101			
 SP63212	REGISTERED	COMPILATION	STRATA PLAN
DP811930 Lot(s): 50, 51			
 DP1251918	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
DP1022940 Lot(s): 1			
 DP437138	HISTORICAL	SURVEY	UNRESEARCHED
 DP843239	HISTORICAL	SURVEY	SUBDIVISION
 DP873452	HISTORICAL	SURVEY	SUBDIVISION
 DP875829	HISTORICAL	SURVEY	SUBDIVISION
 DP1006377	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
DP1148194 Lot(s): 13			
 CA150104 - LOT 13 DP1148194			
DP1167853 Lot(s): 4			
 DP68444	HISTORICAL	SURVEY	UNRESEARCHED
 DP575388	HISTORICAL	COMPILATION	SUBDIVISION
 DP1008604	HISTORICAL	SURVEY	SUBDIVISION
 DP1193374	REGISTERED	SURVEY	EASEMENT
DP1167855 Lot(s): 5			
 DP657160	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP1008604	REGISTERED	SURVEY	SUBDIVISION
DP1178627 Lot(s): 10			
 DP232455	HISTORICAL	SURVEY	SUBDIVISION
 DP864889	HISTORICAL	SURVEY	CONSOLIDATION
Road Polygon Id(s): 163881185			
 NSW GAZ. 26-03-2010 Folio : 1768			
DEDICATED PUBLIC ROAD LOT 21 DP575388			
SP63212			
 DP543368	HISTORICAL	SURVEY	SUBDIVISION
SP68914			
 DP530079	HISTORICAL	SURVEY	SUBDIVISION
 DP1045520	HISTORICAL	SURVEY	REDEFINITION
 SP88539	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
Road Polygon Id(s): 105319072, 106738366			
 NSW GAZ. 21-05-2010 Folio : 2243			
DEDICATED PUBLIC ROAD LAND DESCRIBED AS "RIGHTS OF WAY" 8 FEET WIDE AND 18 FEET WIDE FORMING PART OF THE LAND REMAINING IN CONVEYANCE BOOK 188 NO. 910			
Polygon Id(s): 105206444, 105422289, 107093961, 107093962, 107093963, 107093964			
 EX-SUR 86/25 DP116696			

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL** **ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

Status	Surv/Comp	Purpose
Polygon Id(s): 105030986, 105048029, 105071009, 105319072, 105359247, 105376531, 105416516, 105422289, 105529585, 106715363, 106738366, 106761366		
 EX-SUR 66/02 DP980703		
Unidentified		
Polygon Id(s): 101261478		
 NSW GAZ.		
CLOSED ROAD		
21-05-1982		
Folio : 2309		
 FEE IS CROWN LAND		

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

Plan	Surv/Comp	Purpose
DP9127	SURVEY	UNRESEARCHED
DP28607	SURVEY	UNRESEARCHED
DP31514	COMPILATION	UNRESEARCHED
DP34658	COMPILATION	DEPARTMENTAL
DP78370	SURVEY	UNRESEARCHED
DP161686	SURVEY	UNRESEARCHED
DP162401	SURVEY	UNRESEARCHED
DP200491	COMPILATION	SUBDIVISION
DP219088	SURVEY	SUBDIVISION
DP224830	SURVEY	SUBDIVISION
DP225642	SURVEY	SUBDIVISION
DP225998	SURVEY	SUBDIVISION
DP232455	SURVEY	SUBDIVISION
DP235938	SURVEY	SUBDIVISION
DP249662	COMPILATION	CROWN FOLIO CREATION
DP349094	SURVEY	UNRESEARCHED
DP371592	SURVEY	UNRESEARCHED
DP377836	SURVEY	UNRESEARCHED
DP392168	SURVEY	UNRESEARCHED
DP397709	SURVEY	UNRESEARCHED
DP410404	COMPILATION	UNRESEARCHED
DP521337	COMPILATION	SUBDIVISION
DP524680	COMPILATION	SUBDIVISION
DP528300	SURVEY	SUBDIVISION
DP530622	COMPILATION	SUBDIVISION
DP534120	COMPILATION	SUBDIVISION
DP536938	SURVEY	SUBDIVISION
DP543368	SURVEY	SUBDIVISION
DP546987	SURVEY	SUBDIVISION
DP557639	COMPILATION	SUBDIVISION
DP558320	SURVEY	OLD SYSTEM CONVERSION
DP568986	COMPILATION	SUBDIVISION
DP575491	SURVEY	SUBDIVISION
DP587749	SURVEY	OLD SYSTEM CONVERSION
DP595088	SURVEY	SUBDIVISION
DP607229	SURVEY	SUBDIVISION
DP621693	SURVEY	SUBDIVISION
DP628344	SURVEY	REDEFINITION
DP632342	SURVEY	OLD SYSTEM CONVERSION
DP668144	COMPILATION	DEPARTMENTAL
DP732365	SURVEY	OLD SYSTEM CONVERSION
DP752062	COMPILATION	CROWN ADMIN NO.
DP771059	COMPILATION	CONSOLIDATION
DP785774	SURVEY	OLD SYSTEM CONVERSION
DP804173	SURVEY	OLD SYSTEM CONVERSION
DP811930	SURVEY	SUBDIVISION
DP819146	COMPILATION	CONSOLIDATION
DP819745	COMPILATION	SUBDIVISION
DP827691	SURVEY	CONSOLIDATION
DP875829	SURVEY	SUBDIVISION
DP1022940	SURVEY	CONSOLIDATION
DP1055669	COMPILATION	DEPARTMENTAL
DP1148194	COMPILATION	LIMITED FOLIO CREATION
DP1167853	SURVEY	SUBDIVISION
DP1167855	SURVEY	SUBDIVISION
DP1178627	SURVEY	SUBDIVISION
DP1178627	UNRESEARCHED	SUBDIVISION
SP31758	COMPILATION	STRATA PLAN
SP36215	COMPILATION	STRATA PLAN
SP63212	COMPILATION	STRATA PLAN
SP68914	COMPILATION	STRATA PLAN

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL**

ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps.

CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

First Title : Old System

Prior Title : P.A. 49475



CT12145-175

Vo.

EDITION ISSUED

10 OCT 1985

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

R. J. Walker

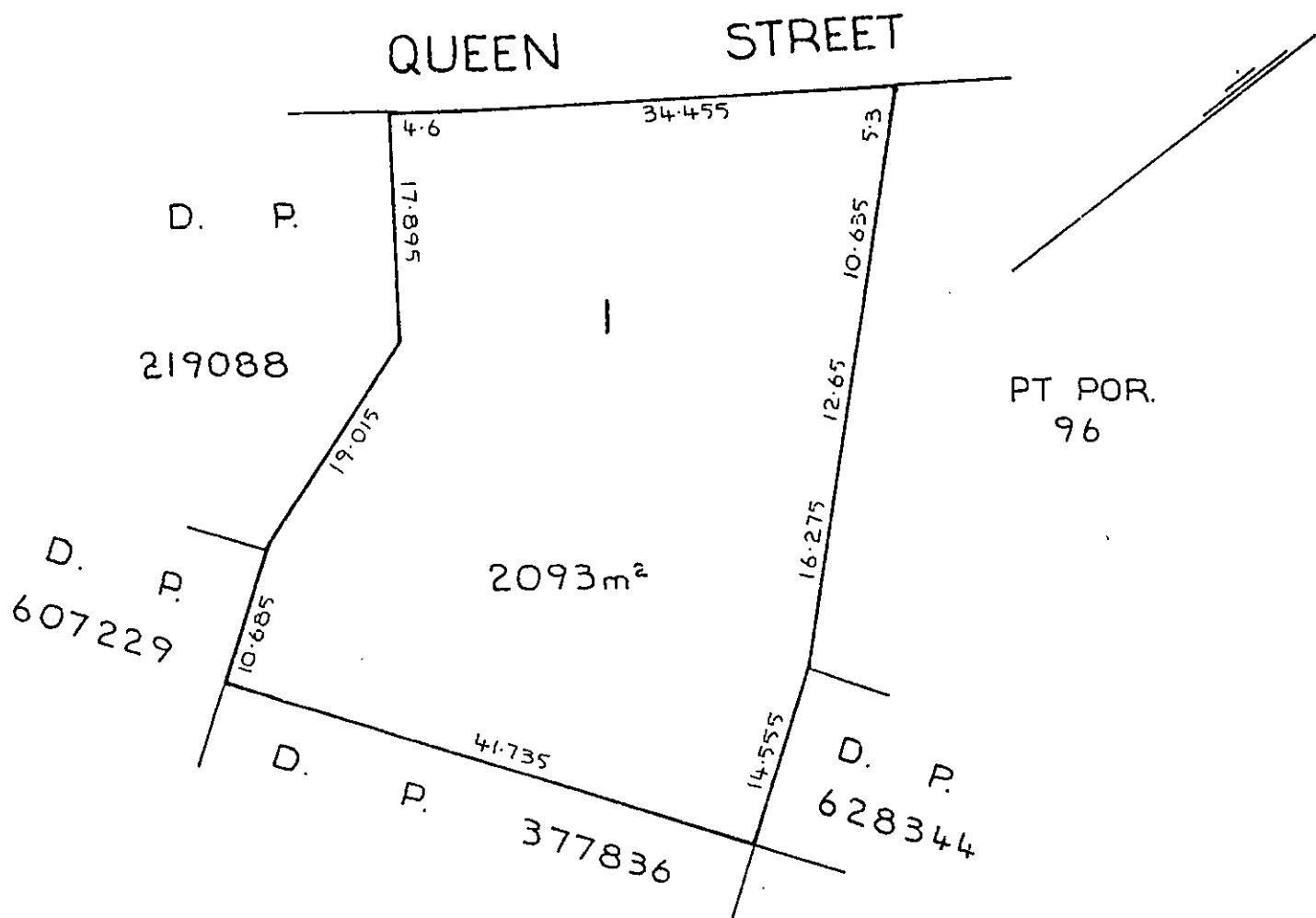
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED
SEE AUTO FOLIO



LAND REFERRED TO

Lot 1 in DP558320 at Campbelltown in the City of Campbelltown Parish of St. Peter and County of Cumberland.

FIRST SCHEDULE

UNIFIED SECURITIES LIMITED.

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. Q546498 Easement for electricity supply affecting the part of the land above described shown so burdened in Deposited Plan 451287.

FOR INDEX OF PREMISES
SEE PAGE 3

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

(Page 1) Vol.

125 Fol. 175

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

Vol.....12145 Fol.....175.....

55

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar G

wn RSL Club Limited by Transfer 5841964. Registered 24-5-1999



FOLIO CANCELLED NEW FOLIO IS.....1/558320(LF140)
NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General CANCELLA

rtgage to National Australia Bank Limited. Registered 24-5-1999



FOLIO CANCELLED NEW FOLIO IS.....1/558320
NO FURTHER DEALINGS TO BE REGISTERED

INDEX OF Shops/Offices/ N^os TO PAGE N^os

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SECOND SCHEDULE (continued)		
Suite OFFICE 05		
PARTICULARS	Registrar General	CANCELLATION
P936553 Lease to Kinchela Downs Pty.Limited. Expires 31-8-1986. Registered 27-10-1976.		16-11-1988
X990280 Lease to Kinchela Downs Pty.Limited. Expires 31-8-1998. Registered 16-11-1988.		5646619 5-3-1999
X990280 Lease I351839 Sub-Lease to Vincent Biefari of suite 2. Expires 30-8-1998 Registered 20-7-1993.		5646619 5-3-1999
X990280 Lease I720135 Transfer of Sub-Lease I351839 to Abven Pty Limited. Registered 21-10-1993.		5646619 5-3-1999
5646619 Lease to Froshare Pty Limited. Expires 31-10-2001. Option of renewal 3 years. Registered 5-3-1999.		
5646619 Lease 7266446 Transfer of Lease to Dr A Hoang & Dr N Le Pty Limited. Registered 6-12-2000.		
FOLIO CANCELLED NEW FOLIO IS.....1/ LF140 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

Vol. 12145 Fol. 175

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SECOND SCHEDULE (continued)

~~Suite OFFICE 06~~

PARTICULARS	Registrar General	CANCELLATION
ase to Kinchela Downs Pty.Limited. Expires 31-8-1986. Registered 7-10-1976.		16-11-1988
ase to Kinchela Downs Pty.Limited. Expires 31-8-1998. Registered 11-1988.		5646619 5-3-1999
ase I351839 Sub-Lease to Vincent Biefari of suite 2. Expires 30-8-1998. Registered 20-7-1993		5646619 5-3-1999
ase I720135 Transfer of Sub Lease I351839 to Abven Pty Limited. Registered 21-10-1993.		5646619 5-3-1999
ase to Froshare Pty Limited. Expires 31-10-2001. Option of renewal years. Registered 5-3-1999.		
ase 7266446 Transfer of Lease to Dr A Hoang & Dr N Le Pty Limited. Registered 6-12-2000.		

LIO CANCELLED NEW FOLIO IS..... 2 / LF140
D FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)		
SHOP 1		
PARTICULARS	Registrar General	CANCELLATION
S459325 Lease to Richards Fabrics (Campbelltown) Pty.Limited. Expires 30-9-1986. Option of renewal. Registered 19-5-1981.		12-3-1987
W785576 Lease to Richards Fabrics (Campbelltown) Pty.Limited. Expires 30-9-1989. Option of renewal 3-years. Registered 12-3-1987.		Z290420 1-11-1990
Z290420 Lease to Alexiou Holdings Pty. Limited. Expires 30-9-1993. Option of renewal for 3 years. Registered 1-11-1990		U178532 27-4-1994
Z290420 Lease Z716386 Transfer of Lease to Kanag Baska, Meenakshi Baska, Subramaniam Nirmal Ananda, Swaminathan Balu, Malini Balu, Raj Baskar and Lakshmi Baskar for tenancy and shares See dealing. Registered 24-6-1991		U178532 27-4-1994
Z290420 Lease Z716387 Mortgage of Lease to State Bank of New South Wales Limited. Registered 24-6-1991		U178532 27-4-1994
U178532 Lease to Kanag Baska, Meenakshi Baska, Subramaniam Nirmal Ananda, Swaminathan Balu, Malini Balu, Raj Baskar and Lakshmi Baskar as tenants in common in equal shares. Expires 30-9-1998. Option of renewal 5yrs. Registered 27-4-1994		5207493 29-9-1998
5207493 Lease to Kanag Baska, Meenakshi Baska, Subramaniam Nirmal Ananda, Swaminathan Balu, Malini Balu, Raj Baskar and Lakshmi Baskar as tenants in common in equal shares. Expires 31-12-2000. Option of renewal 5 years. Registered 29-9-1998.		
5207493 Lease 6029212 Transfer of Lease to Pynthorn Pty Limited. Registered 2-8-1999		
NOTATIONS AND UNREGISTERED DEALINGS		

FOLIO CANCELLED NEW FOLIO IS.....3/LF/40
NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)

SHOP 2

PARTICULARS	Registrar General	CANCELLATION
Lease to Richards Fabrics (Campbelltown) Pty Limited. Expires 30-9-1986. Option of renewal. Registered 19-5-1981.		12-3-1987
Lease to Richards Fabrics (Campbelltown) Pty Limited. Expires 30-9-1989. Option of renewal 3-years. Registered 12-3-1987.		Z290420 1-11-1990
Lease to Alexiou Holdings Pty. Limited. Expires 30-9-1993. Option of renewal for 3 years. Registered 1-11-1990		U178532 27-4-1994
Lease Z746386 Transfer of Lease to Kanag Baska, Meenakshi Baska, Subramaniam Nirmal Ananda, Swaminathan Balu, Malini Balu, Raj Baskar and Lakshmi Baskar for tenancy and shares See dealing Registered 4-6-1991		U178532 27-4-1994
Lease Z746387 Mortgage of Lease to State Bank of New South Wales Limited. Registered 24-6-1991		U178532 27-4-1994
Lease to Kanag Baska, Meenakshi Baska, Subramaniam Nirmal Ananda, Swaminathan Balu, Malini Balu, Raj Baskar and Lakshmi Baskar as tenants in common in equal shares. Expires 30-9-1998. Option of renewal 5yrs. Registered 27-4-1994		5207493 29-9-1998
Lease to Kanag Baska, Meenakshi Baska, Subramaniam Nirmal Ananda, Swaminathan Balu, Malini Balu, Raj Baskar and Lakshmi Baskar as tenants in common in equal shares. Expires 31-12-2000. Option of renewal 5 years. Registered 29-9-1998.		
Lease 6029212 Transfer of Lease to Pynthorn Pty Limited. Registered 2-8-1999		

FOLIO CANCELLED NEW FOLIO IS..... 4/LF140
 NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)		
OFFICE 01		
PARTICULARS	Registrar General	CANCELLATION
S459325 Lease to Richards Fabrics (Campbelltown) Pty.Limited. Expires 30-9-1986. Option of renewal. Registered 19-5-1981.		12-3-1987
W785576 Lease to Richards Fabrics (Campbelltown) Pty.Limited. Expires 30-9-1989. Option of renewal 3-years. Registered 12-3-1987.		Z290420 1-11-1990
Z290420 Lease to Alexiou Holdings Pty. Limited. Expires 30-9-1993. Option of renewal for 3 years. Registered 1-11-1990		U178532 27-4-1994
Z290420 Lease Z716386 Transfer of Lease to Kanag Baska, Meenakshi Baska, Subramaniam Nirmal Ananda, Swaminathan Balu, Malini Balu, Raj Baskar and Lakshmi Baskar for tenancy and shares See dealing. Registered 24-6-1991		U178532 27-4-1994
Z290420 Lease Z716387 Mortgage of Lease to State Bank of New South Wales Limited. Registered 24-6-1991		U178532 27-4-1994
U178532 Lease to Kanag Baska, Meenakshi Baska, Subramaniam Nirmal Ananda, Swaminathan Balu, Malini Balu, Raj Baskar and Lakshmi Baskar as tenants in common in equal shares Expires 30-9-1998. Option of renewal 5yrs. Registered 27-4-1994		
FOLIO CANCELLED NEW FOLIO IS.....5/LF140 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

Vol.....12145.....Fol.....175.....

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SECOND SCHEDULE (continued)

KIOSK A

PARTICULARS	Registrar General	CANCELLATION
Lease to Meduko Pty.Limited. Expires 2-12-1986. Option of renewal 3 yrs. Registered 19-5-1981.		12-3-1987
Lease. V77510 Transfer of Lease to Tito Giribaldi and Ilvana Maria Giribaldi as joint tenants. Registered 1-5-1984.		12-3-1987
Lease to Tito Giribaldi and Ilvana Maria Giribaldi as joint tenants. Expires 4-12-1989. Option of renewal 3 yrs. Registered 12-3-1987.		Y945852 18-4-1990
Lease to Tito Giribaldi and Ilvana Maria Giribaldi as joint tenants. Expires 4-12-1992. Option of renewal for 3 years. Registered 18-4-1990		E945408
Lease to Tito Giribaldi and Ilvana Maria Giribaldi as joint tenants. Expires 4-12-1995. Option of renewal 3yrs. Registered 8-12-1990		0828782 19-2-1996.
Lease to Sebastian Frank Torrisi. Expires 30-11-2000. Option of renewal 5yrs. Registered 19-1-1996		19-1-1996
Lease to Tito Giribaldi and Ilvana Maria Giribaldi as joint tenants. Expires 4-12-1998. Option of renewal 3yrs. Registered 19-1-1996		5646620 5-3-1999
Lease to Mohammed El-Qassem. Expires 31-1-2004. Option of renewal 5 years. Registered 5-3-1999.		

NO CANCELLED NEW FOLIO IS.....6/LF140
FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)		
OFFICE 07 ✓		
PARTICULARS	Registrar General	CANCELLATION
T830125 Lease to Norma Lim.-Expires 22-5-1986. Option of renewal. Registered 23-11-1983.		29-6-1988
T830125 Lease. V617565 Transfer of Lease to Grant Walker Duncan. Registered 11-10-1985.		X501850 X501851
X501851 Lease to Katernie Pty. Limited. Expires 26-5-1993. Option of renewal 5 years. Registered 29-6-1988		I432345
I432345 Lease to Robert Peter Williams and Pamela Jane Whelan as tenants in common in equal shares. Expires 26-5-1998. Registered 29-6-1993.		
FOLIO CANCELLED NEW FOLIO IS 7/LF140 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

Vol. 12145 Fol. 175

est, Government Printer

SECOND SCHEDULE (continued)

SHOP 26

PARTICULARS	Registrar General	CANCELLATION
Lease to Renato Sa Cordero. Expires 31-10-1985. Option of renewal. Registered 23-11-1984.		21-5-1986
Lease to Renato Sa Cordero. Expires 31-12-1988. Option of renewal years. Registered 21-5-1986.		Y968136 3-5-1990
Lease to Maureen Warrall. Expires 30-4-1992. Option of renewal for years. Registered 3-5-1990		E690999
Lease to Maureen Worrall. Expires 30-4-1995. Option of renewal 3yrs gistered 24-8-1992	 	

CANCELLED NEW FOLIO IS.....*8/LF140*
FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)		
SHOP 5 ✓		
PARTICULARS	Registrar General	CANCELLATION
T830124 Lease to Brian Layland, John William Overton, John William Davis and Gerald Christopher Sue as tenants in common. Expires 16-12-1985. Option of renewal. Registered 23-11-1983.		21-5-1986
W332781 Lease to Fynkite Pty Limited. Expires 16-12-1988. Option of renewal 3 years. Registered 21-5-1986.		14-4-1989 E327553
Y291923 Lease to Fynkite Pty Limited. Expires 16-12-1991. Option of renewal 3 years. Registered 14-4-1989.		
E327553 Lease to Fynkite Pty Limited. Expires 16-12-1994. Option of renewal 3yrs. Registered 19-3-1992.		.072144 13-3-1995
072144 Lease to Fynkite Pty Limited. Expires 16-12-1997. Registered 13-3-1995		
FOLIO CANCELLED NEW FOLIO IS.....9/LF140 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

4

Vol.....12145.....Fol.....175.....

West, Government Printer

SECOND SCHEDULE (continued)

SHOP 25

PARTICULARS	Registrar General	CANCELLATION
ase to The Housing Commission of New South Wales. Expires 9-2-1987.		Y871339
tion of renewal. Registered 8-3-1987.		22-2-1990
ase to Fibave Pty. Limited. Expires 30-11-1992. Option of renewal		U519155
r 3 years. Registered 22-2-1990		11-8-1994
ase to Ravleen Pty Limited. Expires 30-6-1997. Option of renewal		
rs. Registered 11-8-1994		

FOLIO CANCELLED NEW FOLIO IS.....10/LF140
NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)		
SHOP 19		
PARTICULARS	Registrar General	CANCELLATION
V375136 Lease to Rudolf Arend Bruening. Expires 31-3-1987. Option of renewal 3 years. Registered 12-10-1984.		18-2-1988
X362787 Lease to Baxona Pty Limited. Expires 30-6-1990. Option of renewal 3 years. Registered 18-2-1988.		I288207
X362787 Lease X923677 Transfer of Lease. Lessee now Abefort Pty. Limited. Registered 20-10-1988.		I288207
I288207 Lease to Anthony Muscatello and Victoria Maria Muscatello as joint tenants. Expires 31-7-1995. Option of renewal 3 years. Registered 5-5-1993.		
FOLIO CANCELLED NEW FOLIO IS 11/LF140 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

Vol. 12145 Fol. 175

West, Government Printer

SECOND SCHEDULE (continued)

SHOP 2S

PARTICULARS	Registrar General	CANCELLATION
Lease to William Walter Dunkley. Expires 26-5-1987. Option of renewal years. Registered 4-2-1985.		W884705
Lease to John Michael Stevens. Expires 29-5-1992. Option of renewal years. Registered 21-5-1987.		E875989
Lease. W955494 Mortgage to Commonwealth Development Bank of Australia. Registered 1-7-1987.		E875989
Lease to John Michael Stevens. Expires 28-2-1997. Option of renewal 5yrs. Registered 6-11-1992.		5254613 10-9-1998
Lease to John Michael Stevens. Expires 30-6-2001. Option of renewal years. Registered 10-9-1998.		

FOLIO CANCELLED NEW FOLIO IS 12/LF140
NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)		
SHOP 3A		
PARTICULARS	Registrar General	CANCELLATION
V539380 Lease to Robert George Jansens and Valerie Ann Jansens as joint tenants. Expires 9-5-1987. Option of renewal 3 years. Registered 18-2-1985.		28-8-1987
X61956 Lease to Robert George Jansens and Valerie Ann Jansens as joint tenants. Expires 9-5-1990. Registered 28-8-1987.		5427818 12-3-1999
Z992711 Lease to Jadoch Pty Limited. Expires 31-8-1994. Option of renewal 3yrs. Registered 29-10-1991		5427818 12-3-1999
<u>5427818 Lease to J A S Salon Supplies Pty Limited. Expires 31-7-2003. Option of renewal 5 years. Registered 12-3-1999.</u>		
FOLIO CANCELLED NEW FOLIO IS.....13/LF140 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

SECOND SCHEDULE (continued)		
OFFICE U9		
PARTICULARS	Registrar General	CANCELLATION
Lease to Her Majesty Queen Elizabeth the Second. Expires 31-7-1986. Registered 18-2-1985.		1-7-1987
Lease to Her Majesty Queen Elizabeth the Second. Expires 31-7-1989. Option of renewal 3 years. Registered 1-7-1987.		0915001 15-2-1996
Lease to Yvonne Cobb. Expires 31-1-1999. Option of renewal 3yrs. Registered 15-2-1996		5427818 12-3-1999
Lease to J A S Salon Supplies Pty Limited. Expires 31-7-2003. Option of renewal 5 years. Registered 12-3-1999.		

FOLIO CANCELLED NEW FOLIO IS.....14/LF 140
NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)		
SHOP 22		
PARTICULARS	Registrar General	CANCELLATION
V597496 Lease to Robyn Adele Unger. Expires 13-5-1987. Option of renewal 3 years. Registered 11-10-1985.		Y358884
Y358884 Lease to Zaid Darwiche. Expires 31-5-1993. Option of renewal for 5 years. Registered 12-5-1989.		I344913
Y358884 Lease Z280023 Transfer of Lease to Waffa Dalati and Amal Dalati as joint tenants. Registered 18-10-1990.		I344913
FOLIO CANCELLED NEW FOLIO IS.....15/LF140 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

Vol. 12145 Fol. 175

st, Government Printer

SECOND SCHEDULE (continued)

SHOP 35

PARTICULARS	Registrar General	CANCELLATION
se to Metobi Pty. Limited. Expires 30-6-1988. Option of renewal		Y382558
ears. Registered 4-12-1985		Y382558
ase. W904574 Transfer of Lease to Terralio (No.13) Pty. Limited.		Y382558
egistered 3-6-1987.		Y382558
ase. W904575 Mortgage to Commonwealth Development Bank of Australia.		U416333
egistered 3-6-1987.		8-7-1994
ase to Terralio No. 13 Pty. Limited. Expires 30-6-1991. Option		U416333
renewal for 3 years. Registered 25-5-1989		8-7-1994
ase Y630720 Transfer to Peter Zaronias, Erica Veronica Zaronias,		
erence James Chapman and Antoinette Carmele Chapman (for tenancy		
nd shares see dealing). Registered 5-10-1989.		
ase to Banduole Pty. Ltd. Expires 30-4-1999. Registered 8-7-1994.		5667182
ase to J A S Salon Supplies Pty Limited. Expires 31-7-2003.		12-3-1999
ion of renewal 5 years. Registered 12-3-1999.		

FOLIO CANCELLED NEW FOLIO IS.....16/LF140
NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)		
OFFICE 2		
PARTICULARS	Registrar General	CANCELLATION
W92326 Lease to Gordon Brinsmead. Expires 29-2-1988. Option of renewal 3 years. Registered 4-12-1985		10-6-1988
X604984 Lease to Gordon Brinsmead. Expires 28-2-1991. Option of renewal 3 years. Registered 10-6-1988		E536404
E536404 Lease to Gordon Brinsmead. Expires 28-2-1994. Option of renewal 3yrs. Registered 23-6-1992		
FOLIO CANCELLED NEW FOLIO IS.....17/LF/40 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

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SECOND SCHEDULE (continued)

OFFICE 03 3

PARTICULARS	Registrar General	CANCELLATION
ase to Gordon Brinsmead. Expires 29-2-1988. Option of renewal 3		10-6-1988 E536404
rs. Registered 4-12-1985		
ase to Gordon Brinsmead. Expires 28-2-1991. Option of renewal 3		
rs. Registered 10-6-1988		
ase to Gordon Brinsmead. Expires 28-2-1994. Option of renewal		
rs. Registered 23-6-1992		

FOLIO CANCELLED NEW FOLIO IS.....18/LF140
NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)		
SHOP 21		
PARTICULARS	Registrar General	CANCELLATION
W140981 Lease to Sojuni Pty.Limited. Expires 11-11-1987. Option of renewal 3 years. Registered 3-1-1986		Y765237 15-12-1989
Y765237 Lease to Sojuni Pty.Limited. Expires 10-11-1990. Option of renewal 3 years. Registered 15-12-1989.		Z380537 4-12-1990
Z380537 Lease to Sojuni Pty. Limited. Expires 10-11-1993. Registered 4-12-1990		
FOLIO CANCELLED NEW FOLIO IS.....19/LF140 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

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4

Vol.....12145.....Fol.....175.....

SECOND SCHEDULE (continued)

SHOP 24

PARTICULARS	Registrar General	CANCELLATION
lease to Ronny's Clothes Basket Pty Limited. Expires 31-3-1988.		19-1-1989
option of renewal 3 years. Registered 3-1-1986.		
lease to Barbara Elson. Expires 11-7-1993. Option of renewal 5		Z523711
years. Registered 19-1-1989.		15-3-1991
lease to Richarda Louise Chouri. Expires 22-11-1991. Option of		
renewal 2 yrs. Registered 11-4-1991		

FOLIO CANCELLED NEW FOLIO IS...20/LF/40
NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)		
SHOP 30		
PARTICULARS	Registrar General	CANCELLATION
W140983 Lease to Pomixi Pty Limited. Expires 29-2-1988. Option of renewal 3 years. Registered 3-1-1986.		10-6-1988
X604985 Lease to Pomixi Pty Limited. Expires 28-2-1991. Option of renewal 3 years. Registered 10-6-1988.		Z643472 15-5-1991
Z643472 Lease to Pomixi Pty Limited. Expires 28-2-1994. Option of renewal 3 yrs. Registered 15-5-1991.	 	U178533 18-4-1994
U178533 Lease to Pomixi Pty Limited. Expires 28-2-1997. Option of renewal 3yrs. Registered 18-4-1994		
FOLIO CANCELLED NEW FOLIO IS.....21/LF140 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

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Vol.....12145.....Fol.....175.....

SECOND SCHEDULE (continued)		
SHOP 3C		
PARTICULARS	Registrar General	CANCELLATION
ase to Jack Sydney Brown and Gregory Paul Brown as joint tenants. pires 30-9-1988. Option of renewal 3 years. Registered 24-1-1986. OLIO CANCELLED NEW FOLIO IS.....22/LF140 D FURTHER DEALINGS TO BE REGISTERED		

16. 29.4.1989

SECOND SCHEDULE (continued)		
SHOP 51 S1 ✓		
PARTICULARS	Registrar General	CANCELLATION
W161004 Lease to E. Tully Pty.Limited. Expires 26-5-1988. Option of renewal 3 years. Registered 12-2-1988.		X501850
W161004 Lease. X150910 Transfer of Lease to Katernie Pty.Limited. Registered 22-10-1987.		X501850
X501851 Lease to Katernie Pty. Limited. Expires 26-5-1993. Option of renewal 5 years. Registered 29-6-1988		I432345
I432345 Lease to Robert Peter Williams and Pamela Jane Whelan as tenants in common in equal shares. Expires 26-5-1998. Registered 29-6-1993.		
FOLIO CANCELLED NEW FOLIO IS.....23/LF140 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

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3

Vol.....12145.....Fol.....175.....

SECOND SCHEDULE (continued)

SHOP ~~54~~ 54

PARTICULARS	Registrar General	CANCELLATION
Case to Maureen Ann Smith. Expires 23-3-1989. Option of renewal 3		Y617641
Years. Registered 7-8-1980		
Case to Maureen Ann Smith. Expires 23-3-1989. Option of renewal		E593608
Years. Registered 19-9-1989.		
Case Y940399 Transfer to Peter Gartland. Registered 3-4-1990.		E593608
Case to Mary Elizabeth Smyth. Expires 23-3-1995. Option of renewal		0257980
Years. Registered 10-7-1992		25-5-1995
Case to Maureen Jeanette Taylor. Expires 20-4-1998. Option of		
renewal 3yrs. Registered 25-5-1995		

FOLIO CANCELLED NEW FOLIO IS.....24/LF140
NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)		
SHOP 3B		
PARTICULARS	Registrar General	CANCELLATION
W569633 Lease to Totalizator Agency Board. Expires 31-10-1999. Option of renewal 5 years. Registered 17-10-1986.		2701102 19-12-1996
2701102 Lease to Totalizator Agency Board. Expires 31-10-1999. Option of renewal 3 years. Registered 19-12-1996.		
FOLIO CANCELLED NEW FOLIO IS.....25/LF140 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

Vol. 12145 Fol. 175

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SECOND SCHEDULE (continued)

SHOP 23

PARTICULARS	Registrar General	CANCELLATION
ase to Paul Raymond Rohwer. Expires 12-8-1987. Option of renewal		20-1-1988
years. Registered 1-7-1987.		
ase to Paul Raymond Rohwer. Expires 12-8-1990. Option of renewal		2416306
years. Registered 20-1-1988.		24-1-1991
ase to Paul Raymond Rohwer. Expires 12-8-1993. Registered 24-1-1991		

FOLIO CANCELLED NEW FOLIO IS.....26/LF140
NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)		
OFFICE U7 ✓		
PARTICULARS	Registrar General	CANCELLATION
W963744 Lease to Her Majesty Queen Elizabeth the Second. Expires 31-7-1989. Option of renewal 3 years. Registered 1-7-1987. 0915001 Lease to Yvonne Cobb. Expires 31-1-1999. Option of renewal 3yrs. Registered 15-2-1996		0915001 15-2-1996 5427818 12-3-1999
5427818 Lease to J A S Salon Supplies Pty Limited. Expires 31-7-2003. <u>Option of renewal 5 years. Registered 12-3-1999.</u>		
FOLIO CANCELLED NEW FOLIO IS.....27/LF140 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

SECOND SCHEDULE (continued)

KIOSK B

PARTICULARS	Registrar General	CANCELLATION
Lease to Rudolph Arend-Brosmans. Expires 31-3-1990. Option of renewal 3 years. Registered 1-7-1987.		Z404760 17-12-1990
Lease. X841846 Transfer of Lease to Alvin Ellaby. Registered 6-10-1988.		Z404760 17-12-1990
Lease to Alvin Ellaby. Expires 31-3-1993. Registered 17-12-1990		

FOLIO CANCELLED NEW FOLIO IS.....28/LF140
NO FURTHER DEALINGS TO BE REGISTERED

SECOND SCHEDULE (continued)		
SUITE 4		
PARTICULARS	Registrar General	CANCELLATION
X224854 Lease to Spencer John Buchanan and Angela Rose Buchanan as joint tenants. Expires 31-8-1990. Option of renewal 3 years. Registered 24-11-1987. FOLIO CANCELLED NEW FOLIO IS.....29/4F140 NO FURTHER DEALINGS TO BE REGISTERED		
NOTATIONS AND UNREGISTERED DEALINGS		

2.84

Vol.....12145.....Fol.....175.....

SECOND SCHEDULE (continued)

SHOP 6S ✓

PARTICULARS	Registrar General	CANCELLATION
Case to Anthony Muscatello and Victoria Maria Muscatello as joint tenants. Expires 31-10-1991. Option of renewal 3 years. Registered 12-1988.		E327554
Case to Anthony Muscatello and Victoria Maria Muscatello as joint tenants. Expires 31-10-1991. Option of renewal 3yrs. Registered 9-3-1992.		I288206

FOLIO CANCELLED NEW FOLIO IS.....30/LF140
NO FURTHER DEALINGS TO BE REGISTERED

CT delivered. 602T
W92325 L (Shop 53) pg 20 R
W92326 L (Office 223) pg 21-22 R
W140981 L (Shop 21)
2 L C Shop 24
3 L C Shop 30 } R
W161005 L Shop 30 R pg 16.
W161004 L (Shop 51) pg 27 R
W332781 L (Shop 5) pg 13 R
W332782 L (Shop 26) pg 12 R.
W449452 L (Shop 54) page 28 R
W785575 L (KIOSK A) pg 10
- 76 L (Shop 102 OFFICE 1) pg 7, 8, 9 R
W884705 DL
(W524924) pg 16
W884706 L (Shop 52) pg 16 R
W904574 TL (W92325) pg 20 } R
- 575 ML (W92325) pg 20 } R
W955494M (W884706) pg 16
W963743 L (Shop 23) pg 30
- 44 L (Office 07-09) pg 31-18
- 45 L (Kiosk B) pg 32 } R
X61956 L (Shop 3A) pg 17 R.
X150910 L (W161004) pg 27 R
X224854 L (Suite 4) pg 33 R
X330754 L (Shop 23) pg 30 R
X362787 L (Shop 19) pg 15 R
X501850 L (W161004) pg 27 R
- 51 L (Shop 51 and office 07) pg 27-11 R
X604984 L (Office 203) pg 21-22 L
- 85 L (Shop 30) pg 25 R
X841846 TL (W963745) pg 32 R
X923677 TL (X362787) pg 15 R.
X990280 L (Suite 526) pg 526 R
Y40369 L (Shop 65) pg 34 R
Y125707 L (Shop 24) pg 24 R
Y291923 L (Shop 5) pg 13 R
Y358884 L (Shop 22) pg 14 R
Y382558 L (Shop 35) pg 20 R
Y617641 L (Shop 54) pg 28 R
Y630728 TL (Y382558) pg 20 R
Y765237 L (Shop 21) pg 23 R
Y871339 L (Shop 25) pg 14 R

Y940399 TL (Y617641) pg 28 R
Y968136 L (Shop 26) pg 12 R
Y945852 L (Kiosk) pg 10 R
2280023 TL (Y358884) pg 19 R
2290420 L (Shop 102 OFFICE 1) pg 7, 8, 9 R
2380537 L (Shop 21) pg 23 R
Z404760 L (KIOSK B) pg 32 R
246306 L (Shop 23) pg 30 R
Z523711 DL (Y125707) pg 24 R
Z556585 L (Shop 24) pg 24 R
2643472 L (Shop 30) pg 25 R
2716386 TL (2290420) pg 7, 8, 9 R
- 87 ML (2290420) pg 7, 8, 9 R
2992711 L (Shop 3A) pg 17 R
E327553 L (Shop 59) pg 13 R
- 554 L (Shop 65) pg 34 R
E536404 L (OFFICE 203) pg 21-22 R
E593608 L (Shop 54) pg 28 R.
E690999 L (SHOP 26) pg 12 R
E875989 L (SHOP 25) pg 16 R
* { E945406 DL (E327554) pg 34 } * Un!d
* { Rejected 15-3-93 (Shop 14) pg 15 } *
8 L (Kiosk A) pg 10 R
I288206 DL (E327554) pg 34 R
1 L (Shop 19) pg 15 R
I351839 SL (X990280) pg 5+6 R
I432345 L (Shop 51 + Office 7) pg 27 + 11 R.
I12035 TL (I351839) pg 5+6 R
U178532 L (Shop 1 + 20) pg 7, 8, 9 R
3 L (Shop 30) pg 25 R
U416333 L (SHOP 53) pg 20 R
U519155 L (SHOP 25) pg 14 R
O721KX L (SHOP 55) pg 18 R.
O257980 L (Shop 54) pg 28 R.
O848961 L (KIOSK A) pg 10 R
O915001 L (Office 07, 09) pg 18, 31 R
2701102 L (Shop 35) pg 29 R
S207493 L (Shop 1, 2) pg 7, 8 R
S254613 L (Shop 25) pg 16 R
5207493 L (Shops 1 & 2) pg 7/8 R
S427818 L (SHOP 53-3A SUITE 7-9) pg 17, 18, 20, 31 R
S646619 L (Suite 5, 6) pg 5, 6 R
620 L (Kiosk A) pg 10 R
S667182 Reg. (U416333) pg 20 R.
S841964 T (WHOLE) pg 2 R
- 5 M (WHOLE) pg 2 R
6029212 TL (5207493) pg 7/8 R NOP
7266446 TL (S646619) pg 5, 6 R
NOP

CANCELLED
SEE AUTO FOLIO

CERTIFICATE OF TITLE

TORRENS TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Register

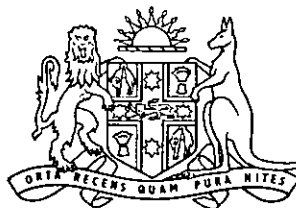
SEE NEW EDITION

Vol. 12145 Fol. 175

ISSUED 10-10-1985

Edition issued 27-6-1973

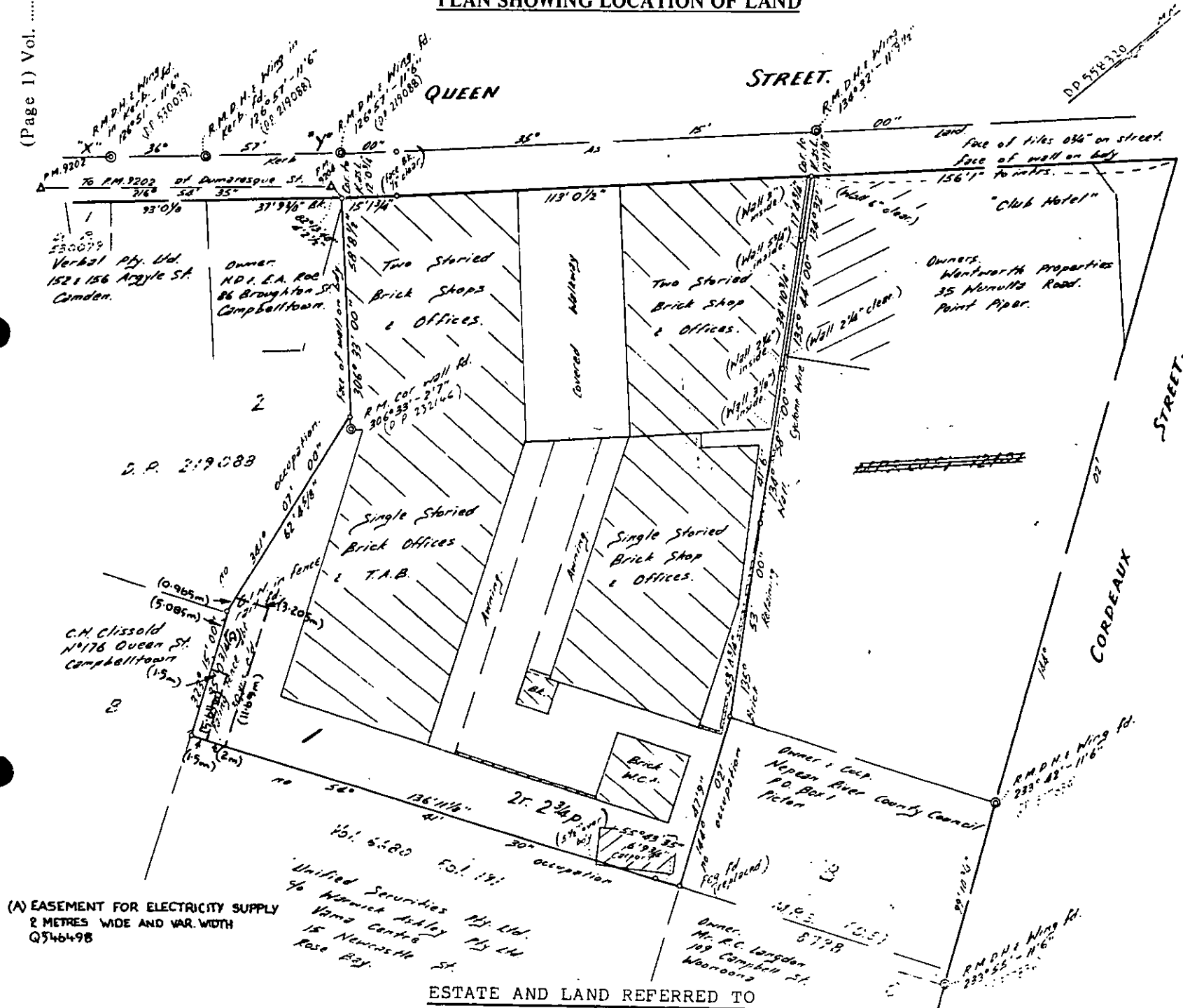
Appln. No. 49475



Joubertson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 558320 in the City of Campbelltown Parish of St. Peter and County of Cumberland being part of Allotment 95 granted to William Byrne the elder on 26-7-1841 and part of Allotment 96 granted to John Farley on 11-8-1841. EXCEPTING THEREOUT all mines of coal reserved by the Crown Grants.

FIRST SCHEDULE

UNIFIED SECURITIES PTY. LIMITED:

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. ~~Lease Book 30397 of premises known as Shop No. 1, Stage 2 "Town Arcade". Term 5 years from 1-10-1971. Expired 22-8-1977.~~
3. ~~Lease Book 3028 No. 10 of premises known as Shop No. 5, 166-170 Queen Street erected on part of the land above described. Term 5 years from 1-11-1971. Expired 22-8-1977.~~
4. ~~Lease Book 3086 No. 746 of premises known as Suite 4, Stage 2 "Town Arcade" erected on part of the land above described. Term 3 years from 21-1-1973. Expired 22-8-1977.~~

Joubertson
Registrar General.

REGISTERED PROPRIETOR

NATURE

INSTRUMENT
NUMBER

C

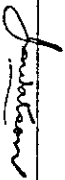
CANCELLED

See new edition issued 10 OCT 1985

REGISTRAR GENERAL



SECOND SCHEDULE (continued)

INSTRUMENT		DATE	PARTICULARS	ENTERED	Signature of Registrar General	
NATURE	NUMBER					
Lease	P449976	26-11-1974.	of premises known as Shop No. 3A "City Arcade", 156-168 Queen Street, Campbelltown to Thomas Gerard Heavey of Campbelltown, Shopkeeper.			Surrend
Lease	P936553	-----	of premises known as Suites 5 and 6 "City Arcade" 156 - 168 Queen Street, Campbelltown to Kinchela Downs Pty. Limited. Expiry Date 31-8-1986.	27-10-1976		
Lease	Q301517		of premises being Shop No. 3(b) of the building known as City Arcade, 166-170 Queen Street, Campbelltown to Retailizer Agency Board. Date of expiry 31-10-1986.	22-8-1977		Surren
Lease	Q284678		of premises being Shop No. 3C "City Arcade" in the building known as 156-168 Queen Street, Campbelltown to Thomas Gerard Heavey of Campbelltown, Shopkeeper (Date of Expiry 1-9-1980)	30-11-1977		Expire
			For further Leases see Page 3.			
Transfer	Q544448		Consent for existing property (as was forty not out in the said instrument) affecting land part of the land			

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS		REGISTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER					
Lease	Q542620	^{PREMISES} of premises being Office No. 7 of the building known as "City Arcade", 156-168 Queen Street, Campbelltown to Norma Lim of Campbelltown, Orthodontist. Date of Expiry 22-5-1983.		19-4-1978		Expired 23-11-1983
Lease	Q566470	of premises being Shop 3A of the building known as "City Arcade", 156-168 Queen Street, Campbelltown to Judith Marlene Hall of Campbelltown Shop Proprietor. Date of Expiry 1-6-1980.		19-4-1978		Expired 23-11-1983
Lease	Q566471	of premises being Office No. 2 of the building known as "City Arcade", 156-168 Queen Street, Campbelltown to The Commonwealth of Australia. Date of Expiry 24-2-1979.		19-4-1978		Expired 23-11-1983
Transfer	C254648	Agreement for Electricity Supply (as more fully set out in the said instrument) affecting that part of the land within described shown as burdened in the plan hereon		23.10.1978 28.10.1978		Expired 23-11-1983
Lease	R156183	of premises being Office No. 49 on the first floor "City Arcade" in the building known as No. 156-168 Queen Street, Campbelltown, together with rights together with option of renewal to The Commonwealth of Australia. Expires 14-4-1982.		12-6-1979		Surrendered 5799799
Lease	R169909	of premises being Shop No. 16 in the building known as "City Arcade", 156-168 Queen Street, Campbelltown, together with option of renewal, to Totalizer Agency Board. Expires 31-10-1986.		12-6-1979		Expired 8-3-1984
Lease	R537686 R577666	of premises being Shop No. 25, "City Arcade", 156-168 Queen Street, Campbelltown together with option of renewal to Health Insurance Commission, Expires 9-11-1983		26-11-1979		
Lease	R673255	of premises being Shop 26 of the building known as "City Arcade", 156-168 Queen Street, Campbelltown, Together with Option of Renewal, to Grace Bros. Pty. Limited. Expires 31-10-1982.		25-2-1980		Expired 23-11-1983
S459325 Lease to Richards Fabrics (Campbelltown) Pty. Limited of premises known as Shops 1 and 2 and Office 1, "City Arcade", 156-168 Queen Street, Campbelltown, together with an option of renewal. Expires 30-9-1986.						
19-5-1981						
S459326 Lease to Meduko Pty. Limited of premises known as Kiosk "A", City Arcade, 156-158 Queen Street, Campbelltown, together with an option of renewal. Expires 2-12-1986. Registered 19-5-1981						
S799800 Lease to Her Most Gracious Majesty Queen Elizabeth the Second of the premises known as office No. 49 of the first floor, "City Arcade" in the building known as 156-168 Queen St. Campbelltown together with rights and an option of renewal. Expires 31-7-1983. Registered 16-12-1981.						
						Expired V541458 V539381

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

R537686
Shop 25
CT-3.1.80 (page 17)
R673255
CT-27.11.81
S459325 due Shop 1 & 2, Office
S459326 due Kiosk "A"
CT-6.11.81
S799799 S/L
80028
(70987)
CT-22.7.11

both the Second of premises being Office No. 4, "City Arcade", 156-168 together with an option of renewal. Expires 28-2-1984. Registered 11-8-1982 and Maria Magdalena Cordero as joint tenants of premises being Shop S3 "City Campbelltown together with an option of renewal. Expires 30-6-1985.		Expired	10-9-1984.
Gregory Paul Brown as joint tenants of premises being Shop No. 3C "City Campbelltown together with an option of renewal. Expires 30-9-1985.			
ated of premises being Shop No. S1, "City Arcade", 156-168 Queen Street, tion of renewal. Expires 31-5-1985. Registered 12-4-1983 and the area described in Lease T422746, premises being Shop 30, 7 "City Arcade", 156-168 Queen Street, Campbelltown al. Expires 28-2-1985. Registered 12-4-1983 wn as office No. 7 "City Arcade" 156-168 Queen Street, Campbelltown with Registered 23-11-1983. ises being shop 26 of the building known as City Arcade 156-168 Queen Street s 31-10-1985 Registered 23-11-1983 am Overton, John William Davis and Gerald Christopher Sue as tenants in de 156-168 Queen Street, Campbelltown with option of renewal. Expires			
New South Wales of premises being Shop 25, "City Arcade", 156-168 Queen h an option of renewal. Expires 9-2-1987. Registered 8-3-1984 and Ilvana Maria Giribaldi as joint tenants by Transfer V77510. Registered			
y Queen Elizabeth the Second of Office No. 4 "City Arcade", 156-168 Queen -2-1985. Registered 10-9-1984. f Shop 19, "City Arcade", 156-168 Queen Street Campbelltown. Expires rs. Registered 12-10-1984 of Shop S2, "City Arcade", 156-168 Queen Street, Campbelltown. Expires years. Registered 4-2-1985 nd Valerie Ann Jansens as joint tenants of Shop 3A in "City Arcade" 156-168 s 9.5.1987 with Option of Renewal for 3 years. Registered 18.2.1985. y Queen Elizabeth II of Office U9, First Floor, "City Arcade". 156-168 er with rights. Expires 31.7.1986. Registered 18.2.1985.			

7 LVE (HUE)
8 LVE (HUE)

T422746 LSE
T830123 L
124 L
125 L

V690 L K
C.T. 29 MAR 198

V750 TL

V310654 LSE

V375136 LSE
(HUE)

V524424 L (HUE)

V539380 L (HUE)

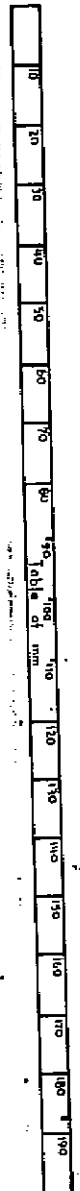
V541458 L (HUE)

V594496 L (HUE)
(Shop 22)

V617565 L (HUE)
(T830125) K2

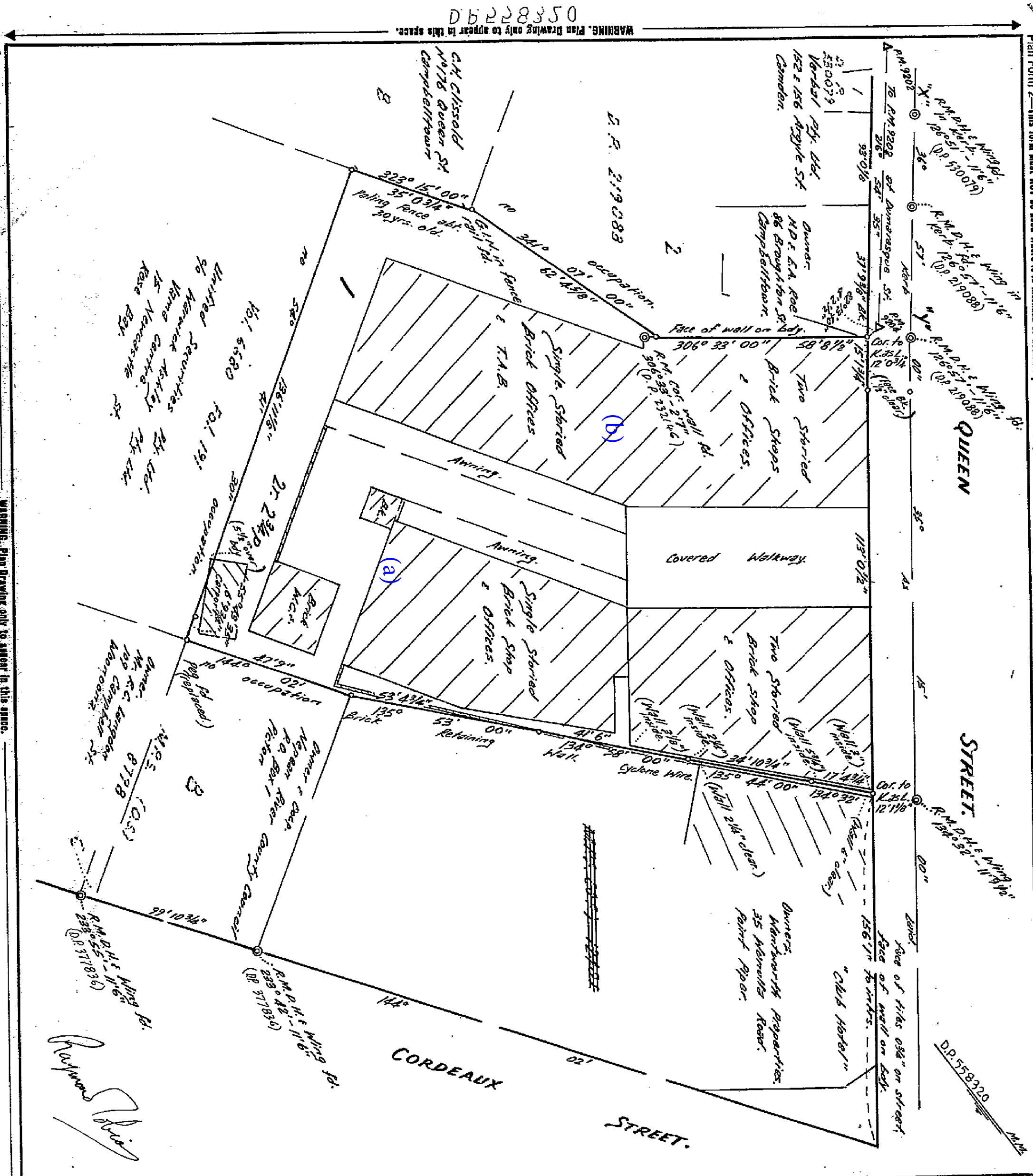
145

Fol. 175



Plan Form 2—This form must NOT be used where it is intended to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to use—See Form 3.

DP558320 WARNING: CROSSING OR FOLDING WILL LEAD TO REJECTION.



Form fields containing registration details:

- Registered: D.P. 558320
- Registered: 18-6-1973
- Title System: OLD SYSTEM
- Purpose: P.A. 4.24.75
- Def. Map: T.N. of CAMPBELLTOWN
- Last Plan: D.P. 219088
- Def. Map: D.P. 232146
- Scale: 20 feet to an inch
- Locality: Campbelltown
- Parish: St. Peter
- County: Cumberland
- Notes: This is sheet 1 of my plan...

OFFICE USE ONLY.

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 3568320																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

8/11/2019 7:30AM

FOLIO: 1/558320

First Title(s): OLD SYSTEM
Prior Title(s): VOL 12145 FOL 175

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/11/2006	AC718652	LEASE FOLIOS CREATED 1-15/LF140	
6/11/2006	AC718652	DEPARTMENTAL DEALING	FOLIO CREATED CT NOT ISSUED
6/11/2006	AC723131	LINK FOLIO: VOL 12145 FOL 175 LEASE FOLIOS CREATED 16-30/LF140	
26/10/2007	AD516904	DEPARTMENTAL DEALING	EDITION 1
29/4/2009	AE631656	DISCHARGE OF MORTGAGE	
29/4/2009	AE631661	MORTGAGE	EDITION 2
28/10/2009	AF74137	DISCHARGE OF MORTGAGE	
28/10/2009	AF74138	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 3
15/6/2010	AF549165	MORTGAGE	EDITION 4
13/10/2015	AJ892558	DISCHARGE OF MORTGAGE	EDITION 5

*** END OF SEARCH ***

advlegs

PRINTED ON 8/11/2019



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/558320

SEARCH DATE	TIME	EDITION NO	DATE
8/11/2019	7:29 AM	5	13/10/2015

LAND

LOT 1 IN DEPOSITED PLAN 558320
AT CAMPBELLTOWN
LOCAL GOVERNMENT AREA CAMPBELLTOWN
PARISH OF ST PETER COUNTY OF CUMBERLAND
TITLE DIAGRAM DP558320

DESCRIPTION

CITY ARCADE
156-168 QUEEN STREET
CAMPBELLTOWN

LEASE FOLIOS CREATED. SEE LEASE PREMISES INDEX SEARCH FOR LF140

THIS FOLIO MAY BE AFFECTED BY CAVEATS AND/OR WRITS
RECORDED ON THE LEASE FOLIOS FOR THESE PREMISES

FIRST SCHEDULE

CABRA-VALE EX-ACTIVE SERVICEMEN'S CLUB LIMITED (TZ AF74138)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 Q546498 EASEMENT FOR ELECTRICITY SUPPLY AFFECTING THE
PART(S) SHOWN SO BURDENED IN DP451287

NOTATIONS

NOTE: REFER ALL DEALINGS TO SD2

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

advlegs

PRINTED ON 8/11/2019

APPENDIX C

Current survey and proposed plans

ALEKSANDAR
PROJECTS

Development Application

156-168 QUEEN STREET,
CAMPBELLTOWN

DRAWING LIST

NO.	ISSUE	SCALE @ A2	CONTENT
DA00	P08	NTS	COVER PAGE
DA01	P05	1:500	SITE ANALYSIS
DA02	P03	1:1000	STREETSCAPE ANALYSIS PLAN
DA10	P06	1:200	SITE + ROOF PLAN
DA11	P07	1:200	BASEMENT 02 PLAN
DA12	P07	1:200	BASEMENT 01 PLAN
DA13	P07	1:200	LEVEL 01 PLAN
DA14	P08	1:200	LEVEL 02 PLAN
DA15	P07	1:200	LEVEL 03 PLAN
DA16	P06	1:200	TYPICAL LEVEL 04-11 PLAN
DA20	P07	1:200	SECTION AA + BB
DA21	P07	1:200	NORTH ELEVATION
DA22	P07	1:200	EAST ELEVATION
DA23	P08	1:200	SOUTH ELEVATION
DA24	P07	1:200	WEST ELEVATION
DA30	P07	1:500	GFA CALCULATIONS
DA40	P06	1:500	SHADOW DIAGRAM - 21 JUNE
DA41	P06	1:500	SHADOW DIAGRAM - 21 JUNE
DA50	P05	NTS	EXTERNAL MATERIALS AND FINISHES

CONTEXT PLAN - SCALE 1:2000 @ A2



KEY / NOTES

CLIENT

MR RONY WARDAN

ADDRESS

156-168 QUEEN STREET
CAMPBELLTOWN

REVISION

P08	CONSULTANT COORDINATION	4/11/19
P07	FOR CLIENT REVIEW	23/10/19
P06	FOR CLIENT REVIEW	18/10/19
P05	FOR CLIENT REVIEW	16/10/19
P04	FOR CLIENT REVIEW	10/10/19

TITLE

COVER PAGE



SCALE @ A2
DRAWN BY
CHECKED BY

NTS
SS
AJ

PROJECT NO.

17088

DRAWING NO.
DA00

REVISION
P08

PROJECT :	17088	RSL CLUB - CAMPBELTOWN
ADDRESS :	156-168 QUEEN STREET, CAMPBELLTOWN	
CURRENT STAGE :	DEVELOPMENT APPLICATION	

SITE SUMMARY

SITE AREA	2096m2
-----------	--------

CAMPBELLTOWN COUNCIL CONTROLS

LOCAL ENVIRONMENTAL PLAN 2015

ZONE	B3 COMMERCIAL CORE		
PRECINCT	MACARTHUR CENTRE REGIONAL CITY CENTRE		
HEIGHT LIMIT	32m	DCP	

DEVELOPMENT CONTROL PLAN 2015

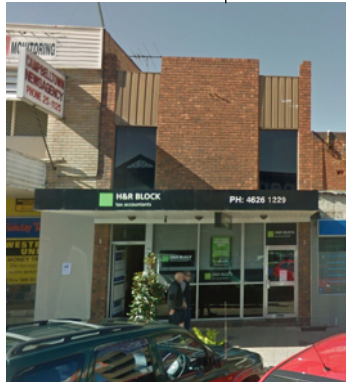
ITEM	REQUIRED	PROPOSED	NOTES
SETBACKS			
STREET BOUNDARY	ZERO SETBACK FROM STREET BOUNDARY FOR ACTIVE STREET FRONTAGES	COMPLIES	
RESIDENTIAL	6M FROM THE BOUNDARY FOR RESIDENTIAL COMPONENT OF THE BUILDING	COMPLIES	
CARPARKING			
LEVEL 01	COMMERCIAL: 1 SPACE/25m2 GFA = 910/25 IF REGISTERED CLUB: 1.5 SPACE/10M2 GFA	33 123	(INCLUDES 1 IN 20 ACCESSIBLE)
LEVEL 02	COMMERCIAL: 1 SPACE/35m2 GFA = 730/35 IF REGISTERED CLUB: 1.5 SPACE/10M2 GFA	25 130	(INCLUDES 1 IN 20 ACCESSIBLE)
HOTEL	1.5 SPACE/10M2 GFA = 1.5x(4275/10) =	642	TBC
EMPLOYEES	1 SPACE/2 EMPLOYEES =	TBC	CONTROL TBC BY TRAFFIC
TOTAL			
LOADING BAY	COMMERCIAL GFA >200M2 & <1500M2 = 1 MRV LOADING BAY	1 MRV LOADING BAY	COMPLIES
WASTE MANAGEMENT			
RESTAURANT	WASTE = 10L/1.5M2/DAY RECYCLING = 2L/1.5M2/DAY	TBC TBC	
RETAIL	WASTE = 50L/100M2/DAY RECYCLING = 50L/100M2/DAY		



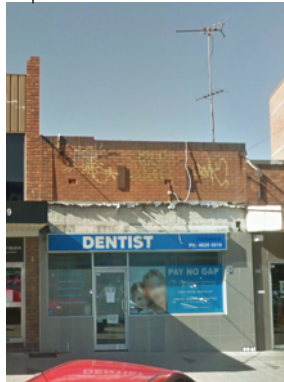
MAWSON PARK



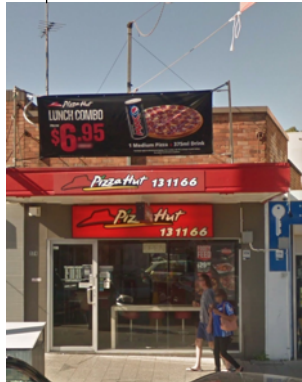
138-154 QUEEN STREET



170 QUEEN STREET



172 QUEEN STREET



174 QUEEN STREET



176 QUEEN STREET



178-180 QUEEN STREET



156-168 QUEEN STREET (PROPOSAL)

KEY / NOTES

CLIENT

MR RONY WARDAN

ADDRESS

156-168 QUEEN STREET
CAMPBELLTOWN

REVISION

P03 CONSULTANT COORDINATION
P02 FOR CLIENT REVIEW
P01 PRELIMINARY FOR COORDINATION

4/11/19
16/10/19
9/9/19

TITLE

STREETSCAPE ANALYSIS PLAN



SCALE @ A2
DRAWN BY
CHECKED BY

1:500
SS
AJ

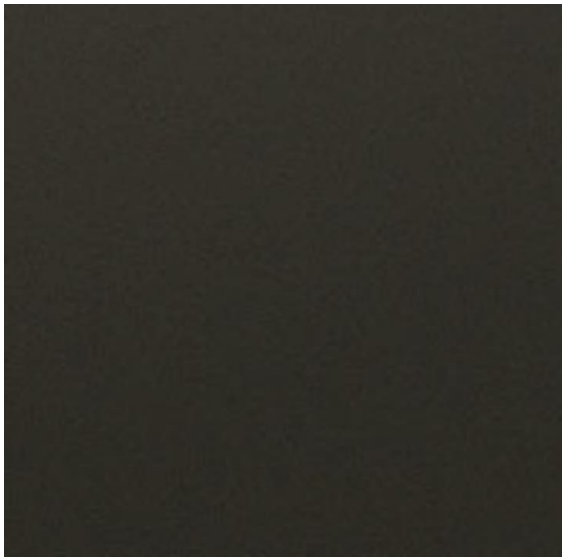
PROJECT NO.

DRAWING NO.
DA02

PRELIMINARY
17088

REVISION
P03

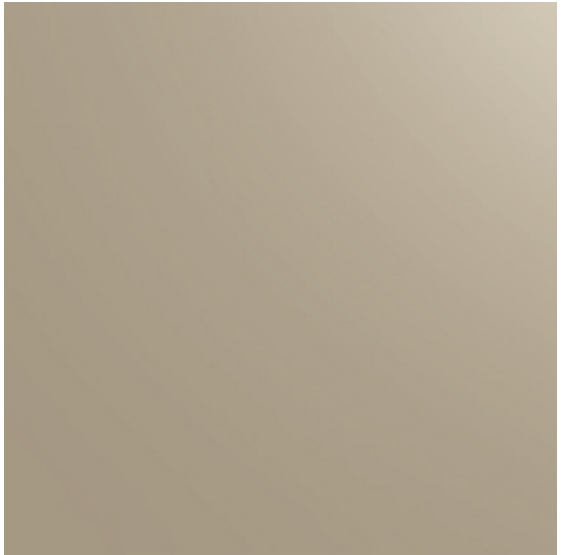




MF1 ▶ BLACK METALLIC CLADDING



P2 ▶ PAINT FINISH IN DULUX WHITE ON WHITE TO SOFFIT



MF2 ▶ BRONZE METALLIC



SC ▶ BRONZE METALLIC PERFORATED METAL SCREEN



AFW1 ▶ ALUMINIUM FRAME WINDOWS TO MATCH MF1



AFW2 ▶ ALUMINIUM FRAME WINDOWS TO MATCH P2



P1 ▶ DULUX BLACK OR SIMILAR



LV ▶ LOUVRE SCREENING

L01 & L02 LAYOUT & FACADE DESIGNED BY ATLAS ARCHITECTURE PTY LTD

KEY / NOTES

- MF1 ▶ BLACK METALLIC CLADDING
MF2 ▶ BRONZE METALLIC
AFW1 ▶ ALUMINIUM FRAME WINDOWS TO MATCH MF1
AFW2 ▶ ALUMINIUM FRAME WINDOWS TO MATCH P2
P1 ▶ DULUX BLACK OR SIMILAR
P2 ▶ PAINT FINISH IN DULUX WHITE ON WHITE TO SOFFIT

- SC ▶ BRONZE METALLIC PERFORATED METAL SCREEN
LV ▶ LOUVRE SCREENING
PLANNING PROPOSAL 85M HEIGHT LIMIT ENVELOPE
EXISTING GROUND LINE

CLIENT

MR RONY WARDAN

ADDRESS

156-168 QUEEN STREET
CAMPBELLTOWN

ARCHITECTURE URBAN DESIGN INTERIORS

52 KELLETT STREET POTTS POINT NSW 2011
+61 2 9361 5560 ALEKSANDARPROJECTS.COM.AU

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REVISION

- P05 CONSULTANT COORDINATION
P04 FOR CLIENT REVIEW
P03 FOR CLIENT REVIEW
P02 FOR REVIEW
P01 FOR REVIEW

4/11/19
18/10/19
16/10/19
19/8/19
10/7/19

TITLE

EXTERNAL MATERIALS +
FINISHES SCHEDULE

SCALE @ A2
DRAWN BY
CHECKED BY

1:200
MJ
AJ

PROJECT NO.

17088

DRAWING NO.

DA50

REVISION

P05

PRELIMINARY

APPENDIX D

SafeWork NSW Dangerous Goods Search report



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D19/222052

28 November 2019

Mr Nickolas Caltabiano
PO Box 279
RIVERSTONE NSW 2765

Dear Mr Caltabiano

RE SITE: 156-168 Queen St, Campbelltown NSW 2560

I refer to your site search request received by SafeWork NSW on 11 Nov 2019 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

A handwritten signature in dark ink, appearing to read 'G. Dm'.

Customer Service Officer
Customer Experience - Operations
SafeWork NSW