

Report on
Preliminary Site Investigation

Proposed Aged Care Facility
20-21 Boorea Avenue & 69 Wangee Road, Lakemba

Prepared for
Impact Group Pty Ltd

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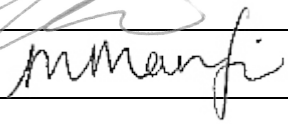
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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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Report on Preliminary Site Investigation

Proposed Aged Care Facility

20-21 Boorea Avenue & 69 Wangee Road, Lakemba

1. Introduction

This report presents the results of a preliminary site investigation (PSI) undertaken for a proposed aged care facility at 20-21 Boorea Avenue & 69 Wangee Road, Lakemba. The investigation was commissioned in an email dated 27 March 2019 by Rowan Huppert of Impact Group Pty Ltd and was undertaken in accordance with Douglas Partners' proposal SYD190231, dated 18 March 2019.

It is understood that the development of the site will include a four storey aged care facility with one storey of underground basement parking, and a large landscaped area. A site plan is shown on Drawing 1, Appendix B.

In the preparation of this report, reference has been made to the following guidelines endorsed by the NSW EPA:

- National Environment Protection Council (NEPC) *National Environment Protection (Assessment of site Contamination), Measure 1999 (as amended in 2013)*, (NEPC, 2013); and
- NSW Office of Environment and Heritage (OEH, *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (OEH, 2011).

The objective of the PSI was to either (a) state that the site is suitable for the proposed redevelopment or (b) identify areas of environmental concern and potential contamination receptors, in the form of a conceptual site model for the proposed redevelopment, to inform recommendations for a more detailed contamination investigation. It is understood that the report will be used to support a development application for the proposed development.

2. Scope of Work

The scope of work for the PSI comprised the following:

- Complete a review of geological, soil, acid sulphate soil and hydrogeological published information to assess and document the site's environmental setting;
- Review of historical aerial photography for the site and immediate surrounds;
- Review of relevant previous reports made available by the client;
- Search of the NSW EPA Land Information records to determine the existence of statutory notices current on any parts of the site, or adjacent land, under the *Contaminated Land Management Act* 1997;
- Obtain and review current and historic land title deed information;

- Undertake a site walkover to observe current land use and assess the potential for contaminating activities and potential receptors of contamination from the site;
- Review records held by SafeWork NSW. The records held by SafeWork may include current and historic licences to store dangerous goods;
- Search for groundwater bores registered with the NSW Department of Primary Industries - Water;
- Development of a preliminary conceptual site model (CSM); and
- Preparation of this PSI report.

3. Site Information

The site information is presented in Table 1, below.

Table 1: Site Identification

Item	Description
Site Address	20 Boorea Avenue, 21 Boorea Avenue & 69-69A Wangee Road, Lakemba
Legal Description	Lot 25 Deposited Plan 13586; Lot A Deposited Plan 369896; Lot X Deposited Plan 377169; and Lot Y Deposited Plan 377169.
Area	4,651 m ²
Zoning	Zone IN2 Light Industrial (Lot A DP369896, Lots X and Y DP 377169) Zone R4 High Density Residential (Lot 25 DP 13586)
Permitted with Consent	IN2: Agricultural produce industries; Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Places of public worship; Plant nurseries; Restaurants or cafes; Roads; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; and Warehouse or distribution centres. R4: Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Home-based child care; Home businesses; Hostels; Multi dwelling housing; Neighbourhood shops; Office premises; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Serviced apartments; Shop top housing; Shops
Local Council Area	The City of Canterbury Bankstown

The site is irregular in shape and is currently occupied by a roughly horseshoe shaped warehouse in the eastern and northern portion of the site and a residential style dwelling in the south eastern portion of the site. The western portion of the site is predominantly vacant with a large concrete slab present in the central southern portion of the site. It is located between the northern end of the Boorea Avenue cul-de-sac and Wangee Avenue. It is bound by a Cox's Creek to the north, industrial style developments to the north east, residential development and a mosque to the south and residential to the west. Refer to Drawing 1 in Appendix B.

4. Background

Douglas Partners Pty Ltd (DP) has previously undertaken a geotechnical investigation and a preliminary waste classification on the site, reported as follows:

- DP, *Geotechnical Investigation, AMAN residential Aged Care Facility, 20-21 Boorea Avenue, Lakemba*, May 2017 reference 85919.00.R.001.Rev0 (DP, 2017a); and
- DP, *Preliminary Waste Classification, Aged Care Facility, 20-21 Boorea Avenue, Lakemba*, May 2017 reference 85919.00.R.002.Rev1 (DP, 2017b).

DP (2017a) details the results from a geotechnical investigation undertaken on a portion of the site (21 Boorea Avenue) in 2017. Four boreholes were drilled during this investigation (shown on Drawing 1, Appendix B). Based on the findings of DP (2017a) the subsurface conditions in that part of the site can be summarised as:

- Pavement – Mainly concrete and base to about 200 mm depth;
- Filling – sand, sandy clay and gravel to depths between 0.2 m and 1.0 m;
- Clay – firm to stiff, grey brown clay to depths ranging from 1.8 m to 3.0 m;
- Silty Clay – stiff to very stiff, orange brown silty clay to depths ranging from 2.4 m to 3.6 m;
- Shaly Clay – very stiff to hard, brown and light grey shaly clay in two bores to depths ranging from 3.2 m to 4.3 m; and
- Rock – extremely low strength shale over low to high strength laminate. Medium or high strength laminate was encountered below depths of 4.5 m to 5.5 m. The medium and high strength laminate was generally slightly fractured to unbroken.

Free groundwater was observed in two of the boreholes during drilling at depths of 2.2 m below ground level (bgl) and 2.6 m bgl.

DP (2017b) details the results of a preliminary waste classification undertaken at the same time as the geotechnical investigation. The results of DP (2017b) can be summarised as follows:

- Two samples from each of the four boreholes, one from 0.5 m bgl and one from deeper within the soil profile, were analysed by Envirolab Services (ELS);
- BH2/0.5 recorded heavy metal, total petroleum hydrocarbons (TPH) and polyaromatic hydrocarbons (PAH) above the laboratory practical quantitation limits (PQL);
- All contaminant concentrations for the other analysed samples were below the laboratory PQLs with the exception of heavy metals;

- All contaminant concentrations for the analysed fill samples were within the contaminant thresholds (CT1s) for General Solid Waste (GSW) as published in the NSW EPA (2014) waste classification guidelines with the exception of benzo(a)pyrene in sample BH2/0.5 (1.8 mg/kg);
- TCLP tests for PAH were conducted for this sample and the SCC and TCLP concentrations for that sample were within the contaminant thresholds SCC1 and TCLP1, for GSW;
- No asbestos was identified within the samples;
- The fill within the sampled portion of the site was preliminarily classified as GSW (non putrescible) with reference to NSW EPA (2014); and
- Natural soils and bedrock within the sampled portion of the site were classified as virgin excavated natural material (VENM) as defined in the *Protection of the Environment Operations Act 1997*.

5. Environmental Setting

5.1 Topography

Site topography has been inferred from DP (2017a) which indicates that the site levels in the eastern portion of the site fall approximately in a westerly direction from about RL 19.5 m relative to the Australian Height Datum (AHD) to RL 17.5 m. The topography in the surrounding region tends to slope gently down towards Cox's Creek, which borders the northern boundary of the site.

5.2 Site Geology

Reference to the Sydney 1:100 000 Geological Series Sheet indicates that the site is underlain by Ashfield Shale which typically comprises black to dark grey shale and laminite.

The Sydney 1:100,000 Soil Landscape Sheet indicates that the site is underlain by the Blacktown and Birrong soil landscapes. The Blacktown soil landscape comprises residual erosional soils and the Birrong soil landscape comprises alluvial soils.

This profile was generally confirmed in DP (2017a).

5.3 Acid Sulphate Soils

Reference to the NSW acid sulphate soils risk mapping indicates that the site is classified as in an area of no known occurrence of acid sulphate soil conditions.

5.4 Groundwater and Surface Water

A search of the Department of Primary Industries Water registered groundwater bore database indicated that there are no registered groundwater bores within 1 km of the site. A number of bores were identified between 1 km and 2 km from the site, however no relevant information was available from these bores.

DP (2017a) identified free groundwater in two boreholes at depths of depths of 2.2 m (RL 15.7 m) and 2.6 m (RL 15.1 m). This indicates that groundwater can be expected to be encountered within 3 m bgl.

Cox's Creek is present bordering the northern boundary of the site. Cox's Creek is concrete lined and appears to be predominantly utilised for stormwater run-off. Cox's Creek eventually merges with the Cooks River.

Groundwater and surface water are expected to flow in a northerly direction towards Cox's Creek.

6. Site History

6.1 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 2. A full copy of the search is included in Appendix C.

Table 2: Historical Title Deeds

Date of Acquisition and term held	Registered Proprietor(s) & Occupations	Landuse
Lot 25 Deposited Plan 13586		
08.06.1910 (1910 to 1936)	John Merrick (Laborer)	Unknown (Presumed Residential)
23.09.1936 (1936 to 1974)	John Spencer Singleton Evans (Painter)	Residential
19.12.1974 (1974 to 1977)	Lindsay Ronald Jessop (Public Accountant)	Residential
11.02.1977 (1977 to 1987)	William Ralph Sawrey (Driver) Janet Sawrey (Married Woman)	Residential
15.10.1987 (1987 to 1990)	Janet Burman	Residential
19.12.1990 (1990 to date)	The Lebanese Moslem Association	Residential / Worship
Lot A Deposited Plan 369896		

Date of Acquisition and term held	Registered Proprietor(s) & Occupations	Landuse
15.11.1925 (1925 to 1950)	Thomas George Watt (Engineer)	Unknown (Presumed Residential)
31.07.1950 (1950 to 2010)	Bruce Sharp Toland (Engineer)	Unknown (Presumed Residential)
30.11.2010 (2010 to 2018)	Ethel Toland (Married Woman)	Unknown (Presumed Residential)
06.07.2018 (2018 to date)	Lebanese Muslim Association	Unknown (Presumed Residential)
Lot X Deposited Plan 377169		
18.03.1915 (1915 to 1938)	The Sydney Permanent Freehold Land and Building Company Limited	Unknown
15.11.1925* (1925 to 1954)	Thomas George Watt (Engineer)	Unknown
31.10.1938 (1938 to 1950)	Alfred Watt (Railway Employee)	Unknown
28.06.1954 (1954 to 1966)	Frederick Albert Henry Krimmert (Master Builder)	Presumed Commercial
01.07.1966 (1966 to 2005)	K. Weld Plastics Pty Limited Now K-Weld Plastics and Engineering Pty Limited	Presumed Industrial
10.11.2005 (2005 to date)	Lebanese Muslim Association	Commercial / Industrial / Worship

Date of Acquisition and term held	Registered Proprietor(s) & Occupations	Landuse
Lot Y Deposited Plan 377169		
18.03.1915 (1915 to 1938)	The Sydney Permanent Freehold Land and Building Company Limited	Unknown
15.11.1925* (1925 to 1950)	Thomas George Watt (Engineer)	Unknown
31.10.1938 (1938 to 1950)	Alfred Watt (Railway Employee)	Unknown
28.11.1950 (1950 to 1951)	Thomas George Watt (Engineer)	Unknown
28.08.1951 (1951 to 2010)	Bruce Sharp Toland (Engineer) Ethel Toland (Married Woman)	Unknown (Presumed Industrial)
30.11.2010 (2010 to 2018)	Ethel Toland (Married Woman)	Presumed Industrial
06.07.2018 (2018 to date)	Lebanese Muslim Association	Vacant

Notes: * denotes ownership of partial lot portions prior to

6.2 Historical Aerial Photography

Historical aerial photographs were obtained from databases held by the NSW Department of Finance, Services and Innovation for the years 1943, 1955, 1961, 1965, 1970, 1982, 1991, 2003, 2009 and 2018. Additionally an aerial photograph from 2019 was viewed using Nearmap. Extracts of the aerial photographs are included in Appendix D and a summary of features observed for the site and surrounding properties is presented in Table 3.

Table 3: Aerial Photograph Review

Year	Site	Surrounding Land Use
1943	A residential style building in the south eastern portion of the site appears to have been constructed. The rest of the site appears to be generally cleared and grass covered, with some trees present in the central and northern portion of the site. A fence appears to have been constructed in the central portion of the site.	Land to the south and east of the site appears to be predominantly residential in nature. Areas to the north of the site appear mostly undeveloped with some minor residential development to the west.

Year	Site	Surrounding Land Use
1955	By this time, three small buildings of indeterminant nature appear to have been constructed on the central and northern portion of the site, and there appears to be some ongoing development. A residential style building appears to have been constructed on the western portion of the site bordering Wangee Road.	Industrial style development appears to have occurred and be underway to the north, north east and north west of the site. Residential style development appears to have occurred in the surround region to the south, east and west of the site.
1961	By this time, three industrial style buildings appear to have been constructed on the eastern, and northern portion of the site. No other significant changes were observed to the site.	There was evidence of further commercial/industrial development to the north and east of the site and minor residential development to the south of the site. A potential service station appears to have been constructed approximately 100 metres to the north west of the site.
1965	By this time, further industrial style development appears to have occurred in the northern and eastern portion of the site with an industrial style building constructed on the northern site boundary. A significant quantity of potential building materials appear to be present in the central western portion of the site.	There was evidence of further commercial/industrial development to the north and east of the site and minor residential development to the south of the site.
1970	By this time an industrial style building appears to have been constructed on the central western portion of the site. there was evidence of further minor industrial style development on the northern portion of the site.	No significant changes were observed.
1982	No significant land use changes were observed.	The Lakemba Mosque appears to have been constructed bordering the southern site boundary. An industrial style development appears to have been constructed bordering the eastern site boundary.
1991	No significant land use changes were observed.	No significant changes were observed.
2003	No significant land use changes were observed.	There was evidence of further commercial / industrial style development to the north of the site.

Year	Site	Surrounding Land Use
2009	By this time, one of the industrial style buildings along the eastern site boundary appears to have been demolished. No other significant land use changes were observed.	No significant changes were observed.
2018	By this time, the residential building on the western portion of the site appears to have been demolished. No other significant land use changes were observed.	No significant changes were observed.
2019	By this time, the industrial style building in the central western portion of the site appears to have been demolished and the site appears to have been developed to it's current state. A significant quantity of apparent building material appears to be present in the eastern corner of the site.	No significant changes were observed.

6.3 NSW EPA Public Registers

A search of the NSW EPA website on 24 April 2019 indicated that:

- No Licences are listed as issued for the site under the Protection of the Environment Operations (POEO) Act, 1997; and
- No Notices or Orders to investigate or remediate the site have been issued for the site under the Contaminated Land Management (CLM) Act, 1997.

A POEO licence (licence number 1038415) has been issued to Astor Base Metals, 512 Punchbowl Road, Lakemba, which is located approximately 15 metres to the north of the site on the opposite side of Cox's Creek. This licence has been issued to cover waste activities consisting of hazardous, industrial or Group A waste generation or storage with a scale of between >10 – 100 T. The specific waste conditions allow the following waste to be generated and/or stored at the premises:

- Waste resulting from surface treatment of metals and plastics;
- Cyanides (inorganic);
- Acidic solutions or acids in solid form;
- Chromium compounds (hexavalent and trivalent);
- Copper compounds;
- Nickel compounds;
- Lead; lead compounds; and
- Residues from industrial waste treatment/disposal operations.

The Caltex service station at 81 Wangee Road, located approximately 100 metres to the north of the site, is listed as a contaminated site notified to the EPA under Section 60 of the CLM act, 1997. Information regarding this site indicate that regulation under the CLM Act is not required.

6.4 SafeWork Search

A search of the SafeWork NSW database for the storage of hazardous chemicals was conducted for the address of 20-21 Boorea Avenue, Lakemba (Appendix E). This search did not locate any records pertaining the storage of hazardous chemicals on the site.

6.5 Section 10.7 Planning Certificate

The Section 10.7 Planning certificate was purchased and reviewed (Appendix F).

According to the Section 10.7 Planning Certificate (at the time of issue), council had been advised that:

- The land to which the certificate relates is not declared to be significantly contaminated land within the meaning of the *Contaminated Land Management Act 1997* as at the date when the certificate was issued;
- The land to which the certificate relates is not subject to a management order within the meaning of the *Contaminated Land Management Act 1997* as at the date when the certificate was issued;
- The land to which the certificate relates is not the subject of an approved voluntary management proposal within the meaning of the *Contaminated Land Management Act 1997* at the date when the certificate was issued;
- The land to which the certificate relates is not the subject of an ongoing maintenance order within the meaning of the *Contaminated Land Management Act 1997* as at the date when the certificate was issued;
- As at the date when the certificate was issued, Council has not identified that a site audit statement within the meaning of the *Contaminated Land Management Act 1997* has been received in respect of the land that is subject of the certificate; and
- Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of the certificate, to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

7. Site Walkover

A site walkover was undertaken on 9 April 2019. The general site topography was consistent with that described in Section 5.1. The site layout appears to have remained unchanged from the 2019 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix G):

- An electrical substation was present on the site on the eastern site boundary;
- The concrete hardstand on the site was observed to be in a poor condition with numerous cracks and evidence of some staining;
- A large sump was identified within the warehouses along the northern site boundary, with pipework connecting to the roof. The source of this pipework, and the use of the sump is unknown;

- The warehouse buildings were observed to be predominantly constructed from potentially asbestos containing material (PACM) fibre cement sheeting, which were observed to be in a relatively poor condition;
- PACM roof sheeting and associated eaves were identified on the southern warehouse building to be in a relatively poor condition;
- Large quantities of building materials were observed to be stored within the warehouses;
- A fragment of PACM was observed on the central western portion of the site associated with the large concrete slab; and
- A significant amount of building rubble was observed on the western portion of the site in the area of the demolished residential dwelling.

At the time of the inspection, the northern and eastern portion of the site appeared to be used as storage for buildings products, predominantly tiles. The western and central portions of the site were vacant land and the south eastern portion of the site was used for residential purposes.

8. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e. it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

8.1 Potential Sources

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

S1 – Filling: Associated with levelling, demolition of former buildings on the site and potential burying of waste.

COPC include metals, total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols, volatile organic compounds (VOC) and asbestos.

S2 – Historical site uses: Industrial use of the site including potential production of plastics and plastic components.

COPC include metals, TPH, BTEX, PAH, PCB, phenols, VOC and perfluorinated alkyl sulfonate (PFAS) chemicals.

S3 – Surrounding Properties - Astor Base Metals and Caltex

Metals, TRH, BTEX, PAH, Phenols, Cyanide, Acids, VOC, PFAS

S4 – Existing Buildings, including the substation.

Asbestos, synthetic mineral fibres (SMF), lead (in paint) and PCB.

8.2 Potential Receptors

Human Health Receptors:

- R1 – Current users (residential and industrial);
- R2 – Construction and maintenance workers;
- R3 – End users (aged care residential); and
- R4 – Adjacent site users (residential, commercial and industrial).

Environmental Receptors:

- R5 – Surface water (Cox's Creek; fresh water);
- R6 – Groundwater; and
- R7 – Terrestrial ecology.

8.3 Potential Pathways

- P1 – Ingestion and dermal contact;
- P2 – Inhalation of dust and/or vapours;
- P3 – Surface water run-off;
- P4 – Lateral migration of groundwater providing base flow to water bodies;
- P5 – Leaching of contaminants and vertical migration into groundwater; and
- P6 – Contact with terrestrial ecology.

8.4 Summary of Potential Complete Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S3) and receptors (R1 to R7) are provided in Table 4 below.

Table 4: Summary of Potential Complete Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action Recommended
S1: Filling Metals, TPH, BTEX, PAH, PCB, OCP, phenols, VOC and asbestos S2: Historical Site Uses Metals, TPH, BTEX, PAH, PCB, phenols and VOC S3 : Surrounding Properties Metals, TRH, BTEX, PAH, Phenols, Cyanide, Acids, VOC, PFAS	P1: Ingestion and dermal contact	R1: Current users	An intrusive investigation is recommended to assess possible contamination including chemical testing of the soils and groundwater.
	P2: Inhalation of dust and/or vapours	R2: Construction and maintenance workers	
	P2: Inhalation of dust and/or vapours	R3: End users	
	P2: Inhalation of dust and/or vapours	R4: Adjacent site users	
	P2: Inhalation of dust and/or vapours	R5: Surface water	
	P3 – Surface water run-off	R5: Surface water	
	P4: Lateral migration of groundwater providing base flow to water bodies	R5: Surface water	
	P5 – Leaching of contaminants and vertical migration into groundwater	R6: Groundwater	
	P6 –Contact with terrestrial ecology	R7 – Terrestrial ecology	
S4: Existing buildings Asbestos, SMF, lead and PCB,	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours	R1: Construction and maintenance workers R2: End users	A hazardous building materials assessment is recommended. If found, hazardous materials would need to be removed in accordance with relevant legislation and guidelines prior to demolition, with the footprints of the buildings validated upon completion of demolition.

9. Discussion

A review of the site history indicated that the site appeared to be predominantly cleared land and residential from at least 1943 until construction of the industrial style buildings between 1955 and 1966. The site appeared to have been used for mixed residential and industrial use from this time until the present.

The most significant risks associated with contamination at the site are considered to be:

- Imported fill, previous site uses impacting fill/surficial soils and groundwater, and demolition of former buildings impacting fill/surficial soil; and

- Surrounding site uses (past and present) including industrial activity to the east of the site, metal plating to the north of the site and a service station that has potentially been present since 1961.

Soil analytical results from the preliminary waste classification (DP, 2017b) indicated that there was a minor issue associated with BaP within the filling in one of the tested locations, however given the small scale of that investigation and the location of the boreholes, the extent of this issue is not known. Additionally, no specific areas of concern were targeted within the geotechnical investigation (DP, 2017a).

Possible hazardous building materials were identified during the investigation as PACM fibre cement sheeting and roofing materials. These materials were observed to be in a relatively poor condition with evidence of holes, cracks and wear.

10. Conclusions and Recommendations

Given the historical and current areas of environmental concern, the following assessments are recommended, as follows:

- **Soil and groundwater** - an intrusive soil and groundwater investigation complying with SEPP55 is recommended to assess potential contamination of soil and groundwater at the site due to part of the site's historical commercial/industrial uses, and other potential contamination sources noted in the CSM. If contamination of the soil and groundwater is identified then it is expected that this could be remediated under a remediation action plan;
- **Waste classification** – the soils requiring offsite disposal following excavation for the proposed basement level carpark will need a waste classification undertaken to inform the lawful disposal of excess spoil. The waste classification must be undertaken in accordance with the POEO Act (1997), and the NSW EPA *Waste Classification Guidelines* (2014); and
- **Hazardous Building Materials Survey** - As some of the buildings on the site are likely to contain hazardous building materials given their age, a hazardous material building survey and subsequent appropriate removal of any identified hazardous materials in accordance with relevant legislation and guidelines is to be undertaken prior to demolition (if not already undertaken). Appropriate management of hazardous building materials, including *inter alia* development of a hazardous building materials register, is to be undertaken where buildings are to be retained or not demolished in the near future.

Based on the results of this PSI, it is considered that the site can be made suitable for the proposed mixed used development following intrusive investigation at the site, followed by any identified remediation that may be warranted.

11. Limitations

Douglas Partners (DP) has prepared this report for this project at in accordance with DP's proposal dated 18 March 2019 and acceptance received from Rowan Huppert dated 27 March. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of for this project only and for the purposes as described in the report. It should not be used by or relied upon

for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

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

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

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the (geotechnical / environmental / groundwater) components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd

Appendix A

About This Report



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

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

Appendix B

Drawings

Appendix C

Title Deeds

Cadastral Records Enquiry Report : Lot Y DP 377169

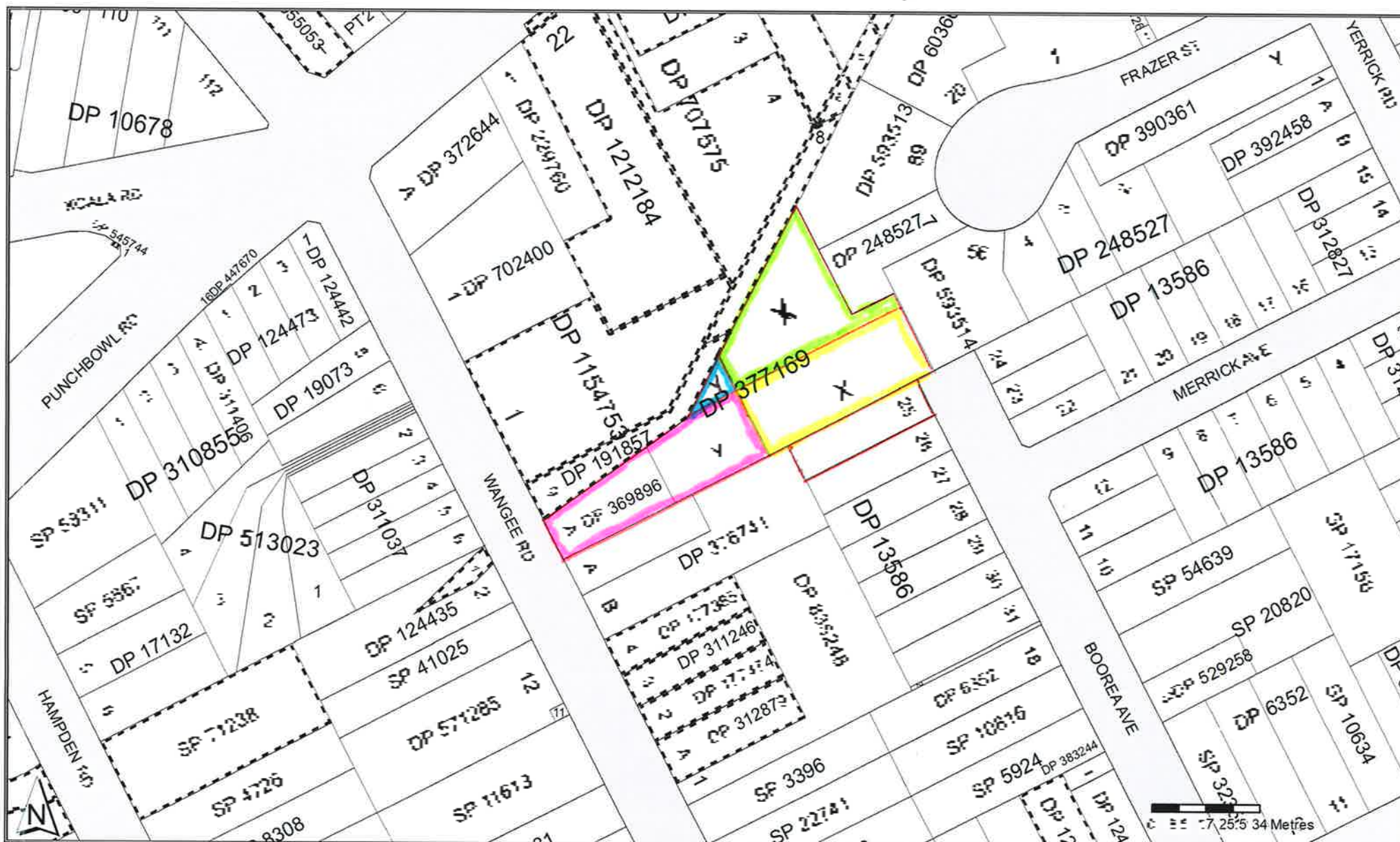
Locality : LAKSHI 124

LGA: CENTEREL RV-BANSTONH

Parish: ST GEORGE

County : CUYERLAND

Re: airtels

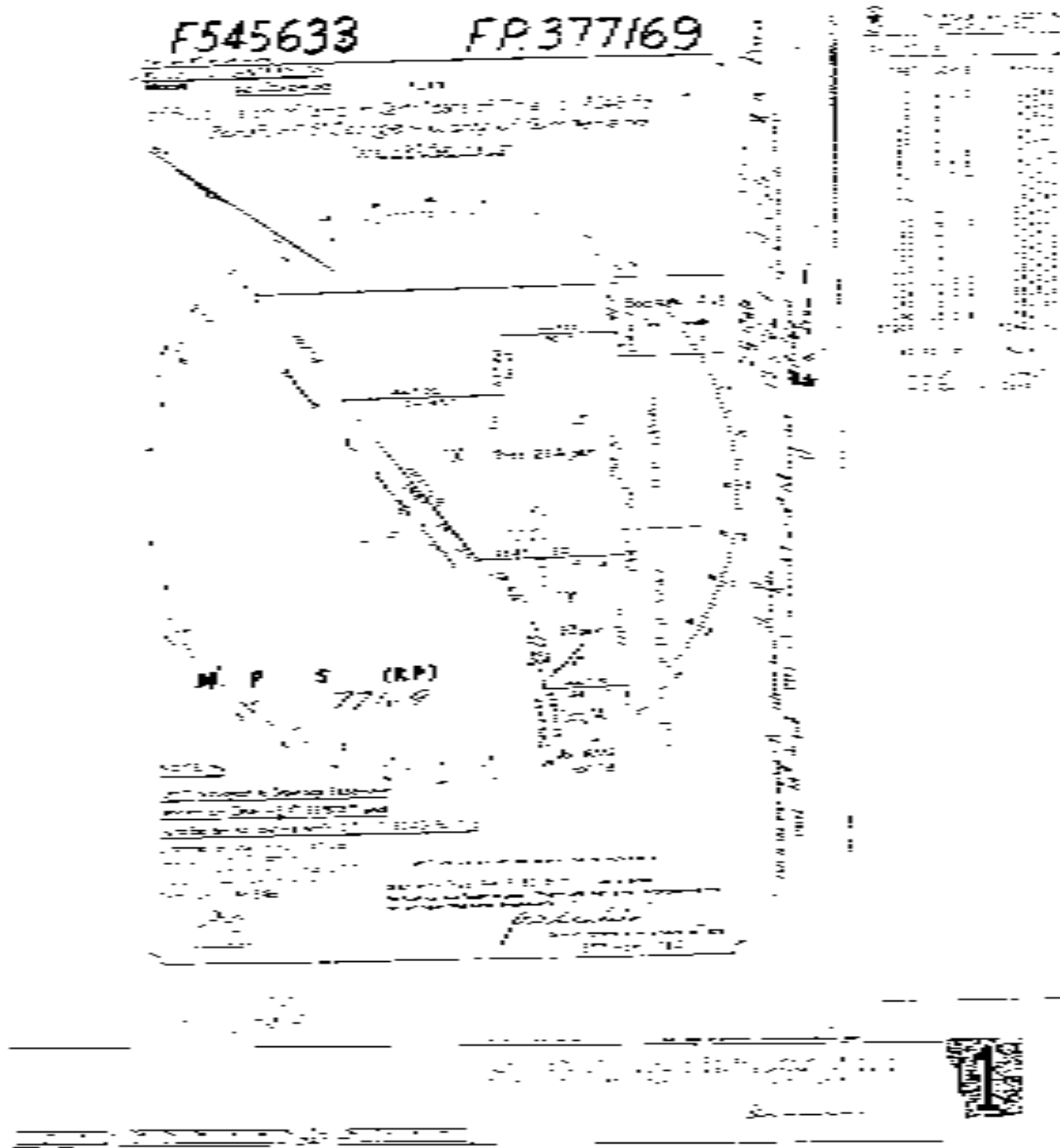


Report Generated 11:43:52 AM, 26 April, 2019
Copyright © Crown in right of New South Wales, 2017

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

2008, 2009





F. 243-55

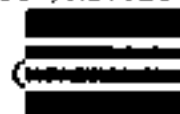
F7369396

Plus vous en lisez, plus vous serez intéressés.

$\frac{1}{2} \int_{\mathbb{R}^n} |\nabla u|^2 dx = \frac{1}{2} \int_{\mathbb{R}^n} |\nabla v|^2 dx + \frac{1}{2} \int_{\mathbb{R}^n} |\nabla w|^2 dx$

M , P , S $\langle k, l, p, j \rangle$
 "No, d, i, j, s, p, k "

Case	Age	Sex	Occupation	Duration of illness	Site of lesion	Pathological changes	Microscopic findings	Diagnosis
1	45	Male	Farmer	10 years	Brain	Chronic	Microscopic findings	Chronic
2	55	Female	Housewife	5 years	Brain	Chronic	Microscopic findings	Chronic
3	65	Male	Teacher	15 years	Brain	Chronic	Microscopic findings	Chronic
4	75	Female	Retired	20 years	Brain	Chronic	Microscopic findings	Chronic
5	85	Male	Farmer	25 years	Brain	Chronic	Microscopic findings	Chronic
6	95	Female	Housewife	30 years	Brain	Chronic	Microscopic findings	Chronic
7	105	Male	Teacher	35 years	Brain	Chronic	Microscopic findings	Chronic
8	115	Female	Retired	40 years	Brain	Chronic	Microscopic findings	Chronic
9	125	Male	Farmer	45 years	Brain	Chronic	Microscopic findings	Chronic
10	135	Female	Housewife	50 years	Brain	Chronic	Microscopic findings	Chronic
11	145	Male	Teacher	55 years	Brain	Chronic	Microscopic findings	Chronic
12	155	Female	Retired	60 years	Brain	Chronic	Microscopic findings	Chronic
13	165	Male	Farmer	65 years	Brain	Chronic	Microscopic findings	Chronic
14	175	Female	Housewife	70 years	Brain	Chronic	Microscopic findings	Chronic
15	185	Male	Teacher	75 years	Brain	Chronic	Microscopic findings	Chronic
16	195	Female	Retired	80 years	Brain	Chronic	Microscopic findings	Chronic
17	205	Male	Farmer	85 years	Brain	Chronic	Microscopic findings	Chronic
18	215	Female	Housewife	90 years	Brain	Chronic	Microscopic findings	Chronic
19	225	Male	Teacher	95 years	Brain	Chronic	Microscopic findings	Chronic
20	235	Female	Retired	100 years	Brain	Chronic	Microscopic findings	Chronic



CERTIFICATE OF TITLE

PROPERTY ACT, 1980



12667

NEW SOUTH WALES

Appln. No.4540

Prior Title Vol.4797 Fol.108

Vol. 12667 Fol. 11

Edition issued G-1-1975



I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described, subject nevertheless to such exceptions, encumbrances and interests as are shown in the Second Schedule.

CANCELLED

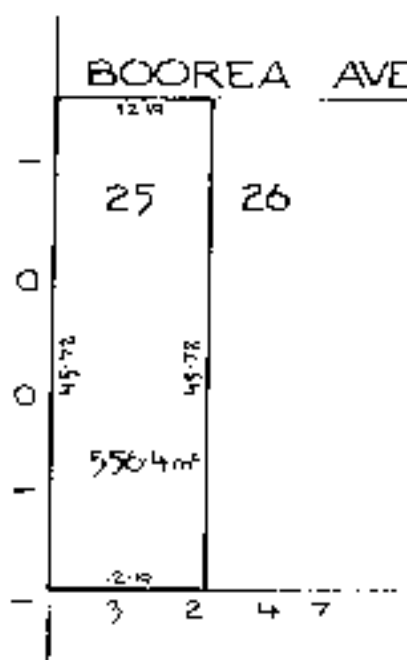
Registrar General

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



W106577 6.14

REDUCTION... RATIO 1:500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in lot 25 in Deposited Plan 13506 at Belmore in the Municipality of Canterbury Parish of St. George and County of Cumberland being part of Portion 90 granted to James Hall on 1-1-1810.

FIRST SCHEDULE

LINDSAY RONALD JERRARD, of Newcastle, Public Accountant.

SECOND SCHEDULE

GRY

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


Req: R292041 / Dec: CT 12667 011 CT / Rev: 28 Jan 2011 / ATN: OK, OK / DGM: AIL / DFT: 26 Apr 2019 11:49
Ref: Lakombu / Rev: M (gms)

12667 Vol. 40001

Vol.


FIRST SCHEDULE

REGISTERED PROPRIETOR

ASSIGNMENT		PARTICULARS	ENTERED	Signature of Registrar General
NATURE	NUMBER			
Transfer	25551	to Bankers Trust Building Society No. 15 Limited	11-2-1977	
CANCELLED				
SEE AUTO FOLD				

12667
2 10550007
47

SECOND SCHEDULE

ASSIGNMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
NATURE	NUMBER					
Discharge	25551	to Bankers Trust Building Society No. 15 Limited	11-2-1977		Discharge	11-2-1977

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



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

26/4/2019 11:41AM

FOLIO: 25/13586

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

Prior Title(s): VOL 12667 FOL 11

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/2/1990	Y691620	TRANSFER	EDITION 1
21/12/2011	AG697630	MORTGAGE	EDITION 2
7/9/2015	AJ789806	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

lakemba

PRINTED ON 26/4/2019



SEARCH DATE

26/4/2019 11:41AM

FOLIO: X/377169

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

Prior Title(s): VOL 6483 FOL 11

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
21/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/2/1992	E261324	TRANSMISSION APPLICATION	<div>EDITION 1 relates to Mortgagee K414356 EDITION 2</div>
2/8/1995	O408580	LEASE	
10/11/2005	AB901909	DISCHARGE OF MORTGAGE	
10/11/2005	AB901910	DISCHARGE OF MORTGAGE	
10/11/2005	AB901911	TRANSFER	EDITION 3
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM28347	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



873

Stamp only



OFFICE USE ONLY



E

261324 L

TRANSMISSION APPLICATION

SECTION 93 REAL PROPERTY ACT 1900
 (See instructions for completion on back of form)

TA

1	2	3
4	5	6
7	8	9

DECEASED OR
 DECEASED
 NAME

LAND of which deceased is registered proprietor	LAND of which deceased is registered proprietor	LAND of which deceased is registered proprietor
Torrens Title Reference	Vol 6453 Fol 11	Lakemba

DECEASED OR
 DECEASED
 NAME

LEASE, MORTGAGE, OR CHARGE of which deceased is registered proprietor	LEASE, MORTGAGE, OR CHARGE of which deceased is registered proprietor	LEASE, MORTGAGE, OR CHARGE of which deceased is registered proprietor
Mortgage	K 414358	Vol 6453 Fol 11

DECEASED OR
 DECEASED
 NAME

DECEASED OR DECEASED NAME	Fredrick Henry Albert Krimbert
---------------------------	--------------------------------

NAME

NAME	GRAHAM ALBERT KRIMBERT of 238 The Kingsway, Caringbah, Truck driver.
------	---

DECEASED OR
 DECEASED
 NAME

DECEASED OR DECEASED NAME	Administrator
---------------------------	---------------

NAME

NAME	Graham Albert Krimbert
------	------------------------

DATE	25-1-92
------	---------

DECEASED OR DECEASED NAME

DECEASED OR
 DECEASED
 NAME

Al Medley
 Registrar of Deeds
 20th Beemeth Street,
 Campbell, Sydney.

Y.R.A.
 Registrar of Deeds

DECEASED OR
 DECEASED
 NAME

DECEASED OR DECEASED NAME	WESTERN SUBURBS LEGAL SERVICES P.O. BOX 67 BURWOOD 2134
---------------------------	--

DECEASED OR DECEASED NAME	117026/91
---------------------------	-----------



FOLIO: X/377169

SEARCH DATE	TIME	EDITION NO	DATE
26/4/2019	11:40 AM	3	10/11/2005

LAND

LOT X IN DEPOSITED PLAN 377169
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP377169

FIRST SCHEDULE

LEBANESE MUSLIM ASSOCIATION

(T AB901911)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 0408580 LEASE TO SYDNEY ELECTRICITY OF SUBSTATION PREMISES
NO 6246 BOOREA-MERRICK & SHOWN IN PLAN WITH 0408580
TOGETHER WITH RIGHT OF WAY & EASEMENT FOR ELECTRICITY
PURPOSES EXPIRES 28-2-2044

* AK971351 LEASE OF LEASE 0408580 TO BLUE ASSET PARTNER PTY
LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE
2.3 (b) (ii).

* AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE
DEALING. CLAUSE 12.1

* AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY
SERVICES PTY LTD

* AK971571 CHANGE OF NAME AFFECTING LEASE 0408580 LESSEE
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING
CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

26/4/2019 11:41AM

FOLIO: AUTO CONSOL 6479-150

Recorded	Number	Type of Instrument	C.T. Issue
13/1/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 6479-150	

PARCELS IN CONSOL ARE:
A/369896, Y/377169.

11/7/1994	U426269	DISCHARGE OF MORTGAGE	EDITION 1
1/4/1996	2045773	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 2

30/11/2010	AF910826	NOTICE OF DEATH	EDITION 3
------------	----------	-----------------	-----------

6/7/2017	AM542949	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 4
----------	----------	---	-----------

2/7/2018	AN466077	TRANSFER	
2/7/2018	AN466078	MORTGAGE	EDITION 5 CORD ISSUED

*** END OF SEARCH ***

Form 03AE
 Release: 22
 Licence: 01-05-051
 Licensed: LEAP Legal Software Pty Limited
 Firm name: Douglas Paisley & Emery

TRANSMISSION APPLICATION




AM542949C

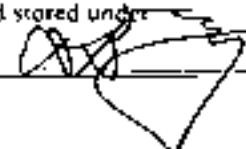
by an Executor,
 Administrator or Trustee
 New South Wales
 Section 93 Real Property Act 1900

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

(A) TORRENS TITLE	Auto Consol 6479-150		
(B) REGISTERED DEALING	NUMBER	TORRENS TITLE	
(C) LODGED BY	DOCUMENT COLLECTION BOX 124E	NAME, ADDRESS OR DX, TELEPHONE, AND CUSTOMER ACCOUNT NUMBER IF ANY LLPN: 123820V GlobalX Legal Solutions, Level 3, 175 Castle Street, SYDNEY 2000 Ph: 02 9230 6600 REFERENCE: DOUG-6219452	CODE AE
(D) DECEASED REGISTERED PROPRIETOR	ETHEL TOLAND		
(E) APPLICANT	EDWARD BRUCE TOLAND, DAVID WALTER TOLAND AND JAMES WILLIAM TOLAND as joint tenants		

(F) The abovementioned applicant, being entitled as executor of the will of the deceased registered proprietor (who died on 20/07/2016) pursuant to Probate No. 2016/00360395 granted on 25 May 2017 (a certified copy of which is lodged herewith) hereby applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land
 DATE 25 MAY 2017

(G) Certified correct for the purposes of the Real Property Act 1900 on behalf of the applicant by the person whose signature appears below.
 Signature: 
 Signatory's name: David Bruce Emery
 Signatory's capacity: Solicitor

(H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS. The applicant's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No 1326146 Full name: David Bruce Emery Signature: 

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

77786 Evidence signed and returned (office use only)



FOLIO: AUTO CONSOL 6479-150

SEARCH DATE	TIME	EDITION NO	DATE
26/4/2019	11:40 AM	5	2/7/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN
PARISH OF ST GEORGE COUNTY OF CUMBERLAND
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

THE LEBANESE MOSLEM ASSOCIATION

(T AN466077)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C558797 EASEMENT FOR DRAINAGE AFFECTING THE PART OF LOT A
IN DP369896 & THE PART OF LOT Y IN DP377169 SHOWN IN
THE TITLE DIAGRAMS
- 3 AN466078 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT A IN DP369896
LOT Y IN DP377169

TITLE DIAGRAM

DP369896
DP377169.

*** END OF SEARCH ***

Appendix D

Historical Aerial Photographs



Date: 8 April 2019

Reference: LS005684 EA

Address: Boorea Avenue & 919 Victoria Road, Lakemba, NSW 2195

Aerial Imagery 2018

Boorea Avenue & 919 Victoria Road, Lakemba, NSW 2195



Data Sources: Aerial Imagery © Department Finance, Services & Innovation	Coordinate System: GDA 1994 MGA Zone 56	Date: 08 April 2019
--	---	---------------------

Aerial Imagery 2009

20-21 Boorea Avenue & 919 Victoria Road, Lakemba, NSW 2195



<p>Scale:</p> <p>0 25 50 100</p> <p>Meters</p>	<p>Data Source Aerial Imagery: © 2019 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 05 April 2019</p>
--	---	---	----------------------------

Aerial Imagery 2003

20-21 Boorea Avenue & 919 Victoria Road, Lakemba, NSW 2195



Aerial Imagery 1991

Boorea Avenue & 919 Victoria Road, Lakemba, NSW 2195



Scale: 0 25 50 100 Metres	Data Sources: Aerial Imagery © Department of Finance, Services & Innovation	Coordinate System: GDA 1994 MGA Zone 56	Date: 08 April 2019
---------------------------------	--	--	---------------------

Aerial Imagery 1982

Boorea Avenue & 919 Victoria Road, Lakemba, NSW 2195




Data Sources: Aerial Imagery © Department of Finance, Services & Innovation	Coordinate System: GDA 1994 MGA Zone 56	Date: 08 April 2019
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Aerial Imagery 1970

Boorea Avenue & 919 Victoria Road, Lakemba, NSW 2195



Legend

 Site Boundary

 Buffer 150m

Scale:

0 25 50 100

Metres

Data Sources: Aerial Imagery © Department of Finance,
Services & Innovation

Coordinate System:
GDA 1994 MGA Zone 56

Date: 08 April 2019

Aerial Imagery 1965

20-21 Boorea Avenue & 919 Victoria Road, Lakemba, NSW 2195



<p>Scale:</p> <p>0 25 50 100</p> <p>Meters</p>	<p>Data Source Aerial Imagery:</p> <p>© NSW Department of Finance, Services & Innovation</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 05 April 2019</p>
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Aerial Imagery 1961

20-21 Boorea Avenue & 919 Victoria Road, Lakemba, NSW 2195



<p>Scale:</p> <p>0 25 50 100</p> <p>Meters</p>	<p>Data Source Aerial Imagery:</p> <p>© NSW Department of Finance, Services & Innovation</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 05 April 2019</p>
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Aerial Imagery 1955

20-21 Boorea Avenue & 919 Victoria Road, Lakemba, NSW 2195



<p>Scale:</p> <p>0 25 50 100</p> <p>Meters</p>	<p>Data Source Aerial Imagery:</p> <p>© NSW Department of Finance, Services & Innovation</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 05 April 2019</p>
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Aerial Imagery 1943

Boorea Avenue & 919 Victoria Road, Lakemba, NSW 2195



<p>Scale:</p> <p>0 25 50 100</p> <p>Metres</p>	<p>Data Sources: Aerial Imagery © Department of Finance, Services & Innovation</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 08 April 2019</p>
--	--	--	----------------------------

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- Report or these Terms;
- (b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and
 - (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
5. The End User acknowledges that any Third Party Supplier shall be entitled to plead the benefits conferred on it under clause 4, despite not being a party to these terms.
 6. End User must not remove any copyright notices, trade marks, digital rights management information, other embedded information, disclaimers or limitations from the Report or authorise any person to do so.
 7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
 8. To the extent permitted by law and subject to paragraph 9, all implied terms, representations and warranties whether statutory or otherwise relating to the subject matter of these Terms other than as expressly set out in these Terms are excluded.
 9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
 10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If so, and if that law applies to Lotsearch, then, Lotsearch's liability is limited to the greater of an amount equal to the cost of resupplying the Report and the maximum extent permitted under applicable laws.
 11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:
 - (a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or
 - (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,
 irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
 12. These Terms are subject to New South Wales law.



Legend

— Approximate site boundary



2019 Aerial Photograph
Proposed Aged Care Facility
20-21 Boorea Avenue & 69 Wangee Road,
Lakemba

CLIENT: Impact Group Pty Ltd

PROJECT: 86752.00

PLATE No: D1

REV: 0

DATE: 2-May-19

Appendix E

SafeWork Search



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: D19/113653

1 May 2019

DOUGLAS PARTNERS
Ms Celine Li
96 Hermitage Road
WEST RYDE NSW 2114

Dear Ms Li

RE SITE: 20 & 21 Boorea Avenue, LAKEMBA NSW 2195

I refer to your site search request received by SafeWork NSW on 8 April 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

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

Appendix F

Section 10.7 (2&5) Certificates

Celine Li
96 Hermitage Road
WEST RYDE NSW 2114

PLANNING CERTIFICATE

Section 10.7 of the Environmental Planning and Assessment Act, 1979.

Certificate No: 46715
15 April 2019

Land which Certificate is issued for:

Lot A DP 369896

69-69A Wangee Road, LAKEMBA NSW 2195

**INFORMATION PROVIDED UNDER SECTION 10.7 (2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

Land which Certificate is issued for:

Lot A DP 369896

69-69A Wangee Road, LAKEMBA NSW 2195

**PART 1:
ENVIRONMENTAL PLANNING INSTRUMENTS**

1.1 Principal Environmental Planning Instrument

Canterbury Local Environmental Plan 2012

Date effective from

1 January 2013

Land Use Zone

ZONE IN2 LIGHT INDUSTRIAL

1. Permitted without consent

Home occupations

2. Permitted with consent

Agricultural produce industries; Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Places of public worship; Plant nurseries; Restaurants or cafes; Roads; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 1 or 3

3. Prohibited

Agriculture; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Function centres; General industries; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

1.2 State Environmental Planning Policies

Note:

The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning (DoP) website at www.planning.nsw.gov.au. The full wording of each SEPP can also be accessed via the DoP website.

State Environmental Planning Policies:

No. 19 - Bushland in Urban Areas
No. 21 - Caravan Parks
No. 30 - Intensive Agriculture
No. 33 - Hazardous and Offensive Development
No. 50 - Canal Estates
No. 55 - Remediation of Land
No. 64 - Advertising and Signage
No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy - (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy - Building Sustainability Index: BASIX 2004
State Environmental Planning Policy - (Repeal of Concurrence and Referral Provisions) 2004.
State Environmental Planning Policy - (Major Projects) 2005
State Environmental Planning Policy - (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy - (Temporary Structures and Places of Public Entertainment) 2007
State Environmental Planning Policy - (Infrastructure) 2007
State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Coastal Management) 2018

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Competition) 2010

1.3 Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act

Not applicable.

1.4 Development Control Plans.

Canterbury Development Control Plan 2012

Contains detailed design guidelines and development standards for development in the former Canterbury City.

1.5 Contribution Plans.

Council has in place a Development Contributions Plan prepared and adopted under the Environmental Planning and Assessment Act, 1979.

**PART 2:
RESTRICTIONS ON DEVELOPMENT****2.1 Heritage**

Not applicable.

2.2 Coastal Protection

Repealed.

2.3 Mine Subsidence

The subject land is not within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

2.4 Road Widening and Road Realignment

Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument;

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council.

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

2.5 Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether or not the land is affected by a policy adopted by Council or adopted by any other public authority (and notified to the Council for the express purpose of its adoption by that authority being referred to) that restricts the development of the land because of the likelihood of:

- **Land Slip**
The land is not affected by a policy restriction relating to landslip
- **Bushfire**
The land is not bushfire prone land (as defined in the Act).
- **Tidal Inundation**
The land is not affected by a policy restriction relating to tidal inundation
- **Subsidence**
The land is not affected by a policy restriction relating to subsidence
- **Acid Sulfate Soils**
The land is not affected by a policy restriction relating to acid sulfate soils.
- **Unhealthy Building Land**
The land is not affected by a policy restriction relating to Unhealthy Building Land.
- **Any Other Risk**
Not applicable.

2.6 **Flooding**

Policy Restriction - Flooding (Overland Flow)

Development on the land, or part of the land, for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls due to possible flooding from overland flow.

Development on the land, or part of the land, for any other purpose is subject to flood related development controls due to possible flooding from overland flow.

You are advised to contact Councils' City Works Division for more detailed information.

2.7 **Matters arising under the Contaminated Land Management Act, 1997.**

Not applicable.

2.8 **Land Reserved For Acquisition**

There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 27 of the Act.

2.9 **Property Vegetation Plans**

Not applicable

2.10 **Orders under Trees (Disputes Between Neighbours) Act 2006**

Not applicable

2.11 **Directions under Part 3A**

Not applicable

2.12 **Site Compatibility Certificates and Conditions for Seniors Housing**

Not applicable

2.13 **Site Compatibility Certificates for Infrastructure**

Not applicable

2.14 **Site Compatibility Certificates and Conditions for Affordable Rental Housing**

Not applicable

2.15 **Certain Information Relating to Beaches and Coasts**

Not applicable

2.16 **Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

Not applicable

2.17 **Biodiversity Certified Land**

Not applicable

2.18 **Paper Subdivision Information**

Not applicable

2.19 **Site Verification Certificates**

Not applicable

2.20 **Loose-Fill Asbestos Ceiling Insulation**

Not applicable

2.21 **Affected Building Notices and Building Product Rectification Orders**

Not applicable

2.22 Complying Development

Whether or not the land is land on which complying development may be carried out under each of the Codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and, if no complying development may be carried out on that land under that Policy, the reasons why complying development may not be carried out on that land.

Housing Code (if in a residential zone)	Yes
Housing Alterations Code	Yes
General Development Code	Yes
Commercial and Industrial (New Buildings and Additions) Code	Yes
Commercial and Industrial Alterations Code	Yes
Demolition Code	Yes
Subdivision Code	Yes
Fire Safety Code	Yes

Important Disclaimer: This clause of the Certificate only contains information in respect of that required by clause 3 of Schedule 4 of the Environmental Planning and Assessment Regulation 2000, in relation to Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued under the provisions of the SEPP is invalid.

PART 3**INFORMATION PROVIDED UNDER SECTION 10.7 (5)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

Note: When information pursuant to Section 10.7(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.

3.1 Amending Local Environmental Plans

Site specific and, where relevant, general amendments to the principal planning instrument are identified below:

Not applicable

3.2 Tree Preservation Order

A tree preservation order applies to the whole of the City of Canterbury.

3.3 Council Policy on Contaminated Land

On 22 August 2017 Council adopted a policy on contaminated land. This policy will restrict development of land:

- a) which is affected by contamination;
- b) which has been used for certain purposes;
- c) in respect of which there is not sufficient information about contamination;
- d) which is proposed to be used for certain purposes;
- e) in other circumstances contained in the policy.

3.4 General Advice Regarding Use of Property

Persons considering commencing a use of or purchasing a property are advised to seek confirmation that the current, or intended, use (as the case may be) has been approved by Council, or does not require Council approval. It is pointed out that the question of "existing use rights" within the meaning of the Environmental Planning and Assessment Act, 1979, is a complex matter, and that the commencement of a use without Council approval (where required) is unlawful and may be subject to enforcement action.

3.5 Other Matters

Not applicable.



per **MATTHEW STEWART**
GENERAL MANAGER

Celine Li
96 Hermitage Road
WEST RYDE NSW 2114

PLANNING CERTIFICATE

Section 10.7 of the Environmental Planning and Assessment Act, 1979.

Certificate No: 46716
15 April 2019

Land which Certificate is issued for:

Lot Y DP 377169

69-69A Wangee Road, LAKEMBA NSW 2195

**INFORMATION PROVIDED UNDER SECTION 10.7 (2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

Land which Certificate is issued for:

Lot Y DP 377169

69-69A Wangee Road, LAKEMBA NSW 2195

**PART 1:
ENVIRONMENTAL PLANNING INSTRUMENTS**

1.1 Principal Environmental Planning Instrument

Canterbury Local Environmental Plan 2012

Date effective from

1 January 2013

Land Use Zone

ZONE IN2 LIGHT INDUSTRIAL

1. Permitted without consent

Home occupations

2. Permitted with consent

Agricultural produce industries; Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Places of public worship; Plant nurseries; Restaurants or cafes; Roads; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 1 or 3

3. Prohibited

Agriculture; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Function centres; General industries; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

1.2 State Environmental Planning Policies

Note:

The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning (DoP) website at www.planning.nsw.gov.au. The full wording of each SEPP can also be accessed via the DoP website.

State Environmental Planning Policies:

No. 19 - Bushland in Urban Areas
No. 21 - Caravan Parks
No. 30 - Intensive Agriculture
No. 33 - Hazardous and Offensive Development
No. 50 - Canal Estates
No. 55 - Remediation of Land
No. 64 - Advertising and Signage
No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy - (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy - Building Sustainability Index: BASIX 2004
State Environmental Planning Policy - (Repeal of Concurrence and Referral Provisions) 2004.
State Environmental Planning Policy - (Major Projects) 2005
State Environmental Planning Policy - (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy - (Temporary Structures and Places of Public Entertainment) 2007
State Environmental Planning Policy - (Infrastructure) 2007
State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Coastal Management) 2018

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Competition) 2010

1.3 Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act

Not applicable.

1.4 Development Control Plans.

Canterbury Development Control Plan 2012

Contains detailed design guidelines and development standards for development in the former Canterbury City.

1.5 Contribution Plans.

Council has in place a Development Contributions Plan prepared and adopted under the Environmental Planning and Assessment Act, 1979.

**PART 2:
RESTRICTIONS ON DEVELOPMENT****2.1 Heritage**

Not applicable.

2.2 Coastal Protection

Repealed.

2.3 Mine Subsidence

The subject land is not within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

2.4 Road Widening and Road Realignment

Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument;

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council.

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

2.5 Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether or not the land is affected by a policy adopted by Council or adopted by any other public authority (and notified to the Council for the express purpose of its adoption by that authority being referred to) that restricts the development of the land because of the likelihood of:

- **Land Slip**
The land is not affected by a policy restriction relating to landslip
- **Bushfire**
The land is not bushfire prone land (as defined in the Act).
- **Tidal Inundation**
The land is not affected by a policy restriction relating to tidal inundation
- **Subsidence**
The land is not affected by a policy restriction relating to subsidence
- **Acid Sulfate Soils**
The land is not affected by a policy restriction relating to acid sulfate soils.
- **Unhealthy Building Land**
The land is not affected by a policy restriction relating to Unhealthy Building Land.
- **Any Other Risk**
Not applicable.

2.6 Flooding

Policy Restriction - Flooding (Overland Flow)

Development on the land, or part of the land, for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls due to possible flooding from overland flow.

Development on the land, or part of the land, for any other purpose is subject to flood related development controls due to possible flooding from overland flow.

You are advised to contact Councils' City Works Division for more detailed information.

2.7 Matters arising under the Contaminated Land Management Act, 1997,

Not applicable.

2.8 Land Reserved For Acquisition

There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 27 of the Act.

2.9 Property Vegetation Plans

Not applicable

2.10 Orders under Trees (Disputes Between Neighbours) Act 2006

Not applicable

2.11 Directions under Part 3A

Not applicable

2.12 Site Compatibility Certificates and Conditions for Seniors Housing

Not applicable

2.13 Site Compatibility Certificates for Infrastructure

Not applicable

2.14 Site Compatibility Certificates and Conditions for Affordable Rental Housing

Not applicable

2.15 Certain Information Relating to Beaches and Coasts

Not applicable

2.16 Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not applicable

2.17 Biodiversity Certified Land

Not applicable

2.18 Paper Subdivision Information

Not applicable

2.19 Site Verification Certificates

Not applicable

2.20 Loose-Fill Asbestos Ceiling Insulation

Not applicable

2.21 Affected Building Notices and Building Product Rectification Orders

Not applicable

2.22 Complying Development

Whether or not the land is land on which complying development may be carried out under each of the Codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and, if no complying development may be carried out on that land under that Policy, the reasons why complying development may not be carried out on that land.

Housing Code (if in a residential zone)	Yes
Housing Alterations Code	Yes
General Development Code	Yes
Commercial and Industrial (New Buildings and Additions) Code	Yes
Commercial and Industrial Alterations Code	Yes
Demolition Code	Yes
Subdivision Code	Yes
Fire Safety Code	Yes

Important Disclaimer: This clause of the Certificate only contains information in respect of that required by clause 3 of Schedule 4 of the Environmental Planning and Assessment Regulation 2000, in relation to Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued under the provisions of the SEPP is invalid.

PART 3**INFORMATION PROVIDED UNDER SECTION 10.7 (5)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

Note: When information pursuant to Section 10.7(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.

3.1 Amending Local Environmental Plans

Site specific and, where relevant, general amendments to the principal planning instrument are identified below:

Not applicable

3.2 Tree Preservation Order

A tree preservation order applies to the whole of the City of Canterbury.

3.3 Council Policy on Contaminated Land

On 22 August 2017 Council adopted a policy on contaminated land. This policy will restrict development of land:

- a) which is affected by contamination;
- b) which has been used for certain purposes;
- c) in respect of which there is not sufficient information about contamination;
- d) which is proposed to be used for certain purposes;
- e) in other circumstances contained in the policy.

3.4 General Advice Regarding Use of Property

Persons considering commencing a use of or purchasing a property are advised to seek confirmation that the current, or intended, use (as the case may be) has been approved by Council, or does not require Council approval. It is pointed out that the question of "existing use rights" within the meaning of the Environmental Planning and Assessment Act, 1979, is a complex matter, and that the commencement of a use without Council approval (where required) is unlawful and may be subject to enforcement action.

3.5 Other Matters

Not applicable.



per **MATTHEW STEWART**
GENERAL MANAGER

Celine Li
96 Hermitage Road
WEST RYDE NSW 2114

PLANNING CERTIFICATE

Section 10.7 of the Environmental Planning and Assessment Act, 1979.

Certificate No: 46680
10 April 2019

Land which Certificate is issued for:

Lot 25 DP 13586

20 Boorea Avenue, LAKEMBA NSW 2195

**INFORMATION PROVIDED UNDER SECTION 10.7 (2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

Land which Certificate is issued for:

Lot 25 DP 13586

20 Boorea Avenue, LAKEMBA NSW 2195

**PART 1:
ENVIRONMENTAL PLANNING INSTRUMENTS**

1.1 Principal Environmental Planning Instrument

Canterbury Local Environmental Plan 2012

Date effective from

1 January 2013

Land Use Zone

ZONE R4 HIGH DENSITY RESIDENTIAL

1. Permitted without consent

Home occupations

2. Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Home-based child care; Home businesses; Hostels; Multi dwelling housing; Neighbourhood shops; Office premises; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Serviced apartments; Shop top housing; Shops

3. Prohibited

Any development not specified in item 1 or 2

1.2 State Environmental Planning Policies

Note:

The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning (DoP) website at www.planning.nsw.gov.au. The full wording of each SEPP can also be accessed via the DoP website.

State Environmental Planning Policies:

No. 19 - Bushland in Urban Areas

No. 21 - Caravan Parks

No. 30 - Intensive Agriculture

No. 33 - Hazardous and Offensive Development

No. 50 - Canal Estates

No. 55 - Remediation of Land

No. 64 - Advertising and Signage

No. 65 - Design Quality of Residential Flat Development

State Environmental Planning Policy - (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy - Building Sustainability Index: BASIX 2004

State Environmental Planning Policy - (Repeal of Concurrence and Referral Provisions) 2004.

State Environmental Planning Policy - (Major Projects) 2005

State Environmental Planning Policy - (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy - (Temporary Structures and Places of Public Entertainment) 2007

State Environmental Planning Policy - (Infrastructure) 2007

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Coastal Management) 2018

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Competition) 2010

1.3 Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act

The land is affected by a Planning Proposal which has been placed on public exhibition.

The Planning Proposal seeks to introduce minimum site area and minimum site frontage requirements for development for the purposes of boarding houses in R2, R3, R4 and B5 zones.

Please contact Council's City Planning Division for further details.

1.4 Development Control Plans.

Canterbury Development Control Plan 2012

Contains detailed design guidelines and development standards for development in the former Canterbury City.

1.5 Contribution Plans.

Council has in place a Development Contributions Plan prepared and adopted under the Environmental Planning and Assessment Act, 1979.

**PART 2:
RESTRICTIONS ON DEVELOPMENT****2.1 Heritage**

Not applicable.

2.2 Coastal Protection

Repealed.

2.3 Mine Subsidence

The subject land is not within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

2.4 Road Widening and Road Realignment

Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument;

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council.

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

2.5 Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether or not the land is affected by a policy adopted by Council or adopted by any other public authority (and notified to the Council for the express purpose of its adoption by that authority being referred to) that restricts the development of the land because of the likelihood of:

- **Land Slip**
The land is not affected by a policy restriction relating to landslip
- **Bushfire**
The land is not bushfire prone land (as defined in the Act).
- **Tidal Inundation**
The land is not affected by a policy restriction relating to tidal inundation
- **Subsidence**
The land is not affected by a policy restriction relating to subsidence
- **Acid Sulfate Soils**
The land is not affected by a policy restriction relating to acid sulfate soils.
- **Unhealthy Building Land**
The land is not affected by a policy restriction relating to Unhealthy Building Land.
- **Any Other Risk**
Not applicable.

- 2.6 Flooding**
Development on the land, or part of the land, for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is not subject to any flood related development controls.

Development on the land, or part of the land, for any other purpose is not subject to flood related development controls.
- 2.7 Matters arising under the Contaminated Land Management Act, 1997.**
Not applicable.
- 2.8 Land Reserved For Acquisition**
There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 27 of the Act.
- 2.9 Property Vegetation Plans**
Not applicable
- 2.10 Orders under Trees (Disputes Between Neighbours) Act 2006**
Not applicable
- 2.11 Directions under Part 3A**
Not applicable
- 2.12 Site Compatibility Certificates and Conditions for Seniors Housing**
Not applicable
- 2.13 Site Compatibility Certificates for Infrastructure**
Not applicable
- 2.14 Site Compatibility Certificates and Conditions for Affordable Rental Housing**
Not applicable
- 2.15 Certain Information Relating to Beaches and Coasts**
Not applicable
- 2.16 Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**
Not applicable
- 2.17 Biodiversity Certified Land**
Not applicable
- 2.18 Paper Subdivision Information**
Not applicable
- 2.19 Site Verification Certificates**
Not applicable
- 2.20 Loose-Fill Asbestos Ceiling Insulation**
Not applicable
- 2.21 Affected Building Notices and Building Product Rectification Orders**
Not applicable

2.22 Complying Development

Whether or not the land is land on which complying development may be carried out under each of the Codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and, if no complying development may be carried out on that land under that Policy, the reasons why complying development may not be carried out on that land.

Housing Code (if in a residential zone)	Yes
Housing Alterations Code	Yes
General Development Code	Yes
Commercial and Industrial (New Buildings and Additions) Code	Yes
Commercial and Industrial Alterations Code	Yes
Demolition Code	Yes
Subdivision Code	Yes
Fire Safety Code	Yes

Important Disclaimer: This clause of the Certificate only contains information in respect of that required by clause 3 of Schedule 4 of the Environmental Planning and Assessment Regulation 2000, in relation to Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued under the provisions of the SEPP is invalid.

PART 3**INFORMATION PROVIDED UNDER SECTION 10.7 (5)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

Note: When information pursuant to Section 10.7(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.

3.1 Amending Local Environmental Plans

Site specific and, where relevant, general amendments to the principal planning instrument are identified below:

Not applicable.

3.2 Tree Preservation Order

A tree preservation order applies to the whole of the City of Canterbury.

3.3 Council Policy on Contaminated Land

On 22 August 2017 Council adopted a policy on contaminated land. This policy will restrict development of land:

- a) which is affected by contamination;
- b) which has been used for certain purposes;
- c) in respect of which there is not sufficient information about contamination;
- d) which is proposed to be used for certain purposes;
- e) in other circumstances contained in the policy.

3.4 General Advice Regarding Use of Property

Persons considering commencing a use of or purchasing a property are advised to seek confirmation that the current, or intended, use (as the case may be) has been approved by Council, or does not require Council approval. It is pointed out that the question of "existing use rights" within the meaning of the Environmental Planning and Assessment Act, 1979, is a complex matter, and that the commencement of a use without Council approval (where required) is unlawful and may be subject to enforcement action.

3.5 Other Matters

Not applicable.



per **MATTHEW STEWART**
GENERAL MANAGER

Celine Li
96 Hermitage Road
WEST RYDE NSW 2114

PLANNING CERTIFICATE

Section 10.7 of the Environmental Planning and Assessment Act, 1979.

Certificate No: 46713
15 April 2019

Land which Certificate is issued for:

Lot X DP 377169

21 Boorea Avenue, LAKEMBA NSW 2195

**INFORMATION PROVIDED UNDER SECTION 10.7 (2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

Land which Certificate is issued for:

Lot X DP 377169

21 Boorea Avenue, LAKEMBA NSW 2195

**PART 1:
ENVIRONMENTAL PLANNING INSTRUMENTS**

1.1 Principal Environmental Planning Instrument

Canterbury Local Environmental Plan 2012

Date effective from

1 January 2013

Land Use Zone

ZONE IN2 LIGHT INDUSTRIAL

1. Permitted without consent

Home occupations

2. Permitted with consent

Agricultural produce industries; Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Places of public worship; Plant nurseries; Restaurants or cafes; Roads; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 1 or 3

3. Prohibited

Agriculture; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Function centres; General industries; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

1.2 State Environmental Planning Policies

Note:

The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning (DoP) website at www.planning.nsw.gov.au. The full wording of each SEPP can also be accessed via the DoP website.

State Environmental Planning Policies:

No. 19 - Bushland in Urban Areas

No. 21 - Caravan Parks

No. 30 - Intensive Agriculture

No. 33 - Hazardous and Offensive Development

No. 50 - Canal Estates

No. 55 - Remediation of Land

No. 64 - Advertising and Signage

No. 65 - Design Quality of Residential Flat Development

State Environmental Planning Policy - (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy - Building Sustainability Index: BASIX 2004

State Environmental Planning Policy - (Repeal of Concurrence and Referral Provisions) 2004.

State Environmental Planning Policy - (Major Projects) 2005

State Environmental Planning Policy - (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy - (Temporary Structures and Places of Public Entertainment) 2007

State Environmental Planning Policy - (Infrastructure) 2007

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Coastal Management) 2018

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Competition) 2010

- 1.3 Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act**
Not applicable.

1.4 Development Control Plans.

Canterbury Development Control Plan 2012

Contains detailed design guidelines and development standards for development in the former Canterbury City.

1.5 Contribution Plans.

Council has in place a Development Contributions Plan prepared and adopted under the Environmental Planning and Assessment Act, 1979.

**PART 2:
RESTRICTIONS ON DEVELOPMENT****2.1 Heritage**

Not applicable.

2.2 Coastal Protection

Repealed.

2.3 Mine Subsidence

The subject land is not within a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

2.4 Road Widening and Road Realignment

Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument;

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council.

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

2.5 Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether or not the land is affected by a policy adopted by Council or adopted by any other public authority (and notified to the Council for the express purpose of its adoption by that authority being referred to) that restricts the development of the land because of the likelihood of:

- **Land Slip**
The land is not affected by a policy restriction relating to landslip
- **Bushfire**
The land is not bushfire prone land (as defined in the Act).
- **Tidal Inundation**
The land is not affected by a policy restriction relating to tidal inundation
- **Subsidence**
The land is not affected by a policy restriction relating to subsidence
- **Acid Sulfate Soils**
The land is not affected by a policy restriction relating to acid sulfate soils.
- **Unhealthy Building Land**
The land is not affected by a policy restriction relating to Unhealthy Building Land.
- **Any Other Risk**
Not applicable.

2.6 **Flooding**

Policy Restriction - Flooding (Overland Flow)

Development on the land, or part of the land, for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls due to possible flooding from overland flow.

Development on the land, or part of the land, for any other purpose is subject to flood related development controls due to possible flooding from overland flow.

You are advised to contact Councils' City Works Division for more detailed information.

2.7 **Matters arising under the Contaminated Land Management Act, 1997.**

Not applicable.

2.8 **Land Reserved For Acquisition**

There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 27 of the Act.

2.9 **Property Vegetation Plans**

Not applicable

2.10 **Orders under Trees (Disputes Between Neighbours) Act 2006**

Not applicable

2.11 **Directions under Part 3A**

Not applicable

2.12 **Site Compatibility Certificates and Conditions for Seniors Housing**

Not applicable

2.13 **Site Compatibility Certificates for Infrastructure**

Not applicable

2.14 **Site Compatibility Certificates and Conditions for Affordable Rental Housing**

Not applicable

2.15 **Certain Information Relating to Beaches and Coasts**

Not applicable

2.16 **Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

Not applicable

2.17 **Biodiversity Certified Land**

Not applicable

2.18 **Paper Subdivision Information**

Not applicable

2.19 **Site Verification Certificates**

Not applicable

2.20 **Loose-Fill Asbestos Ceiling Insulation**

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3.5 Other Matters

Not applicable.

LH

per **MATTHEW STEWART**
GENERAL MANAGER

Appendix G

Site Photographs



Photograph 1 - Site frontage to Boorea Avenue



Photograph 2 - Substation on the eastern portion of the site



Site Photographs

**Proposed Aged Care Facility
20-21 Boorea Avenue & 69 Wangee
Road, Lakemba**

CLIENT: Impact Group Pty Ltd

PROJECT: 86752.00

PLATE No: F1

REV: 0

DATE: 2-May-19



Photograph 3 - Site building with K-Weld sign visible, poor condition PACM and loose fibre cement sheets



Photograph 4 - Sump within the northern portion of the site with associated infrastructure



Photograph 5 - Damage to PACM wall of site building



Photograph 6 - Site Frontage from Wangee Road



Site Photographs

Proposed Aged Care Facility
20-21 Boorea Avenue & 69 Wangee
Road, Lakemba

CLIENT: Impact Group Pty Ltd

PROJECT: 86752.00

PLATE No: F3

REV: 0

DATE: 2-May-19



Photograph 7 - Building rubble within the ground surface



Photograph 8 - building rubble and large slab on the central southern portion of the site



Site Photographs

Proposed Aged Care Facility
20-21 Boorea Avenue & 69 Wangee
Road, Lakemba

CLIENT: Impact Group Pty Ltd

PROJECT: 86752.00

PLATE No: F4

REV: 0

DATE: 2-May-19



Photograph 9 - PACM fragments observed on the ground within the central portion of the site



Photograph 10 - Rear of 20 Boorea Avenue