

Report on  
Preliminary Site Investigation (Contamination)

Proposed Rezoning  
490 Chapel Rd & 347A Hume Highway, Bankstown

Prepared for  
City of Canterbury Bankstown Council

Project 208123.00  
March 2022

Integrated Practical Solutions



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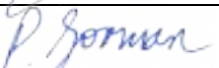
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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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## **Report on Preliminary Site Investigation (Contamination)**

### **Proposed Rezoning**

### **490 Chapel Rd & 347A Hume Highway, Bankstown**

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## **1. Introduction**

Douglas Partners Pty Ltd (DP) has been engaged by City of Canterbury Bankstown Council (Council) to complete this preliminary site investigation for Contamination (PSI) at 490 Chapel Rd & 347A Hume Highway, Bankstown (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal P208123.00.P.001.Rev1 dated 26 August 2021. The report also addresses a subsequent request to expand the original boundary of the investigation area to that shown on Drawing 1, Appendix A.

Based on the information provided by Council, it is understood that the Bankstown Master Plan was adopted by Council on 28 September 2021. The master plans propose a rezoning of various sites currently zoned SP2 - Special Purpose to B4 Mixed Use and B3 Commercial Core in Bankstown City Centre. It is also proposed to make Health Services Facilities permissible on an existing SP2 - Educational Establishment Site (currently containing Bankstown TAFE). This PSI is required to address NSW Government Ministerial Directions on rezoning of land, to confirm whether the site is suitable (or will be suitable, after remediation) for dwellings and other more sensitive land uses than is currently permitted on the site.

The objectives of the PSI are to:

- Address Ministerial Direction 2.6 (Remediation of Contaminated Land);
- Based on site history searches and a brief inspection from publicly accessible areas, identify potential sources of contamination on the site;
- Assess potential contamination risks that may preclude rezoning of the site; and
- Comment on the need for further detailed investigation where contamination may be present.

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)* [NEPM] (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

## 2. Scope of Works

The scope of works for the PSI comprised the following:

- Review of the following site / history information, provided to DP by Council:
  - o Section 10.7 (2&5) Planning Certificates;
  - o Council records available under an Informal application under the Government Information (Public Access) Act 2009 (GIPA Act); and
  - o Available records / documents on current and historic site use / activities.
- Review of the following site history information / records, obtained by DP:
  - o Historical aerial photographs;
  - o SafeWork NSW database search for records of dangerous goods licenses registered to the site;
  - o Historical title deed searches for a number of lots within the site;
  - o NSW EPA databases held under the CLM and POEO Acts for the site and adjoining properties;
  - o Registered groundwater bores;
  - o Regional geological, soil and hydrogeological mapping; and
  - o Acid sulfate soil and salinity risk maps.
- A site walkover to observe and record the external appearance of each property, current land uses, signs of historical uses, hydrogeological features (i.e., streams, dams, water wells, catchments and drainage), presence of fill, waste disposal practices, etc. The walkover was undertaken from publicly accessible areas and did not comprise a detailed walkover within the premises unless it was a publicly accessible area;
- Based on the above information identify areas of environmental concern (AEC) and contaminants of potential concern (CoPCs);
- Preparation of a conceptual site model (CSM); and
- Prepare this PSI report.

## 3. Site Information

|                   |  |
|-------------------|--|
| Site Address      | 490 Chapel Rd & 347A Hume Highway, Bankstown   |
| Legal Description | Lot 1 in DP 853675;<br>Lot 202 in DP 1231757;<br>Lot 2 in DP 109612;<br>Lot 4 in DP 132511;<br>Lot 5 in DP 132511;<br>Lot 1 in DP 1154975;<br>Lot 2 in DP 1154975;<br>Lot 10 in DP 132511; and<br>Lot 11 in DP 132511. |

|                    |  |
|--------------------|--|
| Area               | 9.11 Ha  |
| Current Zoning     | Zone SP2 Educational Establishment<br>Zone B4 Mixed Use (southern portion of the site)   |
| Proposed Zoning    | Retain the existing SP2 Educational Establishment zoning, and expand the permitted uses to include Health Services Facilities<br>Retain B4 Mixed Use zoning on southern portion of site                |
| Local Council Area | City of Canterbury Bankstown Council   |
| Current Use        | Bankstown TAFE;<br>Road-level car park; and<br>La Salle College School Facilities and Playing Fields.  |
| Surrounding Uses   | North - La Salle Catholic College, then Hume Highway<br>East - Chapel Road, then mixed use residential and commercial<br>South - French Avenue, then commercial<br>West - Urban residential properties |



**Figure 1: Site Location**

## **4. Environmental Setting**

### **4.1 Topography**

The regional topography is generally sloping towards the south.

Site topography falls moderately towards the south-east, with levels between 31 m in the south-east corner and 60 m in the north-west corner of the site relative to Australian Height Datum (AHD).

### **4.2 Site Geology**

The Sydney 1:100,000 Soils Landscape Sheet indicates that the site is underlain by the Glenorie erosional soils and Blacktown residual soils, as the site is located on an interface between the two groups.

The Glenorie soils group comprises shallow to moderately deep red podzolic soils on crests, red and brown podzolic soils on upper slopes, deep yellow podzolic soils on lower slopes and humic gleys, yellow podzolic soils and gleyed podzolic soils along drainage lines.

The Blacktown soils group comprises shallow to moderately deep red and brown podzolic soils crests, upper slopes and well drained areas, deep yellow podzolic soils and soloths on lower slopes and in areas of poor drainage.

The Sydney 1:100,000 Geology Sheet indicates that the site is underlain by Bringelly Shale which comprises shale, carbonaceous claystone, laminite, fine to medium grained lithic sandstone and rare coal.

### **4.3 Acid Sulphate Soils and Salinity**

Published acid sulphate soils (ASS) risk mapping indicates that the site has a low probability of having ASS.

There are no mapped areas of ASS occurrence within 2 km of the site.

Published salinity risk mapping indicates that the site has moderate to high salinity potential.

### **4.4 Surface Water and Groundwater**

The closest watercourse to the site is Salt Pan Creek, located approximately 1 km south (down gradient) of the site, which flows into Georges River. Other watercourses are significantly further from the site. With respect to surface water, given the highly urbanised nature of the area, most surface water is anticipated to be collected by the local stormwater network.

A search of the publicly available registered groundwater bore database indicated that there are a cluster of nine monitoring bores approximately 745 m to the north-east currently occupied by the 7-Eleven Greenacre service station. No data on standing water level was publicly listed.

Based on regional topography, the anticipated flow direction of groundwater beneath the site is to the south, towards Salt Pan Creek, the likely receiving surface water body for the groundwater flow path. Salt Pan Creek flows into Georges River, which ultimately flows into Botany Bay.

Given the local geology (Bringelly Shale), the groundwater in the fractured rock beneath the site is anticipated to be saline and very low yield. Accordingly, there would be no significant potential beneficial uses of the groundwater.

## 5. Site History

### 5.1 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.

The results of the title deeds search are included in Appendix C. A summary of the title deeds and possible or known land uses is presented in Tables 1 to 17. Historical aerial photographs (refer Section 5.2) were used to assist in determining land uses. Note that the title deeds were only obtained for Lot 1, DP 853675 and Lot 2, DP 109612, being the lots comprising the site prior to the requested boundary adjustment (refer Section 1).

**Table 1: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 5638 Folio 157**

| <b>Date of Acquisition and Term Held</b>                         | <b>Registered Proprietor(s) &amp; Occupations</b>   | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| 23.07.1912<br>(1912 to 1921)                                     | The Intercolonial Investment Land and Building Company Limited  | Residential              |
| <i>Continued as regards to the part in Volume 3253 Folio 28</i>  |   |                          |
| 08.09.1921<br>(1921 to 1945)                                     | Arthur Harvey (Labourer)  | Residential              |
| <i>Continued as regards to the part in Volume 3661 Folio 153</i> |   |                          |
| 30.10.1924<br>(1924 to 1939)                                     | William Clement Watson (Electrical Engineer)  | Residential              |
| 07.03.1939<br>(1939 to 1939)                                     | Alfred Henry Gregory Bartlett (Cabinet Maker)<br>Leslie Gordon Simpson (Solicitor)<br>(Transmission Application not investigated) | Residential              |



| Date of Acquisition and Term Held                                | Registered Proprietor(s) & Occupations   | Inferred Land Use |
|--|--|-------------------|
| 11.04.1939<br>(1939 to 1943)                                     | Florence Dorothea Fahey (Wife)   | Residential       |
| 28.04.1943<br>(1943 to 1945)                                     | Curtis William Hampson (Carpenter)   | Residential       |
| <i>Continued as regards to the part in Volume 3884 Folio 126</i> |  |                   |
| 17.06.1926<br>(1926 to 1945)                                     | Leonard Whitaker (Draper)  | Residential       |
| <i>Continued as regards to the part in Volume 5638 Folio 157</i> |  |                   |
| 10.08.1945<br>(1945 to 1979)                                     | The Commonwealth of Australia<br>(Acquired for Postal Purposes)  | Commercial        |
| 19.01.1979<br>(1979 to date)                                     | The Minister for Education<br>Now<br># Minister Administering the Technical and Further<br>Education Commission Act 1990 | School / TAFE     |

**Table 2: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 7953 Folio 18**

| Date of Acquisition and Term Held                                | Registered Proprietor(s) & Occupations   | Inferred Land Use |
|--|--|-------------------|
| <i>Continued as regards to the part in Volume 3009 Folio 17</i>  |  |                   |
| 28.11.1919<br>(1919 to 1921)                                     | Jacobus Ter Metz (Carter)  | Residential       |
| 03.12.1921<br>(1921 to 1952)                                     | John Raven (Boot Operative)  | Residential       |
| <i>Continued as regards to the part in Volume 3375 Folio 128</i> |  |                   |
| 17.08.1922<br>(1922 to 1925)                                     | Jacobus Ter Metz (Carter)  | Residential       |
| 13.01.1925<br>(1925 to 1959)                                     | The Intercolonial Investment Land and Building<br>Company Limited  | Residential       |
| <i>Continued as regards to the part in Volume 7953 Folio 18</i>  |  |                   |
| 05.08.1959<br>(1959 to 1959)                                     | Desmond Conroy O'Connor (University Lecturer)  | Residential       |
| 31.07.1959<br>(1959 to 1969)                                     | Kevin James O'Connor (Window Cleaner)  | Residential       |
| 24.02.1969<br>(1969 to date)                                     | The Minister for Education<br>Now<br># Minister Administering the Technical and Further<br>Education Commission Act 1990 | TAFE              |

**Table 3: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 5550 Folio 225**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>   | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| 21.08.1913<br>(1913 to 1950)             | George Daniel Watson (Gentleman)  | Residential              |
| 23.09.1950<br>(1950 to 1977)             | David John Stafford (Builders Labourer)<br>May Victoria Stafford (Wife)<br>(and her deceased estate)                  | Residential              |
| 12.09.1977<br>(1977 to date)             | The Minister for Education<br>Now<br># Minister Administering the Technical and Further Education Commission Act 1990 | TAFE                     |

**Table 4: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 5550 Folio 226**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>   | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| 21.08.1913<br>(1913 to 1952)             | George Daniel Watson (Gentleman)  | Residential              |
| 28.03.1952<br>(1952 to 1966)             | Umberto Giacomini (Retired Gentleman)<br>Maria Giacomini (Wife)<br>(and her deceased estate)  | Residential              |
| 17.11.1966<br>(1966 to 1970)             | Umberto Vittorio Giacomini (Retired Gentleman)  | Residential              |
| 13.03.1970<br>(1970 to date)             | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Carpark                  |

**Table 5: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 5533 Folio 101**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>                            | <b>Inferred Land Use</b> |
|--|--|--------------------------|
| 21.08.1913<br>(1913 to 1950)             | George Daniel Watson (Gentleman)   | Residential              |
| 21.08.1945<br>(1945 to 1949)             | Ida Gladys Elaine Ryan (Wife)  | Residential              |
| 05.07.1949<br>(1949 to 1970)             | Elsie Emily Dawson (Married Woman)   | Residential              |
| 10.08.1970<br>(1970 to 1977)             | Juanita Clare Munsey (Married Woman)   | Residential              |
| 12.05.1977<br>(1977 to 1977)             | Nicholas Clark Munsey (Clerk)<br>(Transmission application not investigated) |                          |

**Table 6: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 5550 Folio 227**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>   | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| 21.08.1913<br>(1913 to 1952)             | George Daniel Watson (Gentleman)  | Residential              |
| 28.03.1952<br>(1952 to 1954)             | John Albert Giacomini (Electrician)   | Residential              |
| 06.07.1954<br>(1954 to 1955)             | Stanley Jonathon Harrison (Contractor)  | Residential              |
| 12.07.1955<br>(1955 to 1957)             | Albert George Field (Labourer)<br>Ethel Myrtle Field (Wife)<br>(and her deceased estate)  | Residential              |
| 05.10.1957<br>(1957 to date)             | Albert George Field (Labourer)  | Residential              |
| 22.07.1957<br>(1957 to 1989)             | Romeo Stockholm (Photographer)  | Residential              |
| 19.05.1989<br>(1989 to date)             | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further<br>Education Commission Act 1990<br>(Intervening name changes, current as of<br>28.02.2017) | Carpark                  |



**Table 7: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 3332 Folio 118**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>   | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| 15.01.1922<br>(1922 to 1931)             | Patrick John Carroll (Veterinary Surgeon)   | Residential              |
| 23.01.1931<br>(1931 to 1955)             | George Thomas Medcalf (Civil Servant)   | Residential              |
| 11.03.1955<br>(1955 to 1982)             | Esther Metcalf (Widow)<br>(Transmission Application not investigated)   | Residential              |
| 16.06.1982<br>(1982 to date)             | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Carpark                  |

**Table 8: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 6584 Folio 145**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>   | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| 13.01.1921<br>(1921 to 1952)             | War Service Homes Commissioner<br>Now<br>Director of War Service Homes  | Residential              |
| 19.09.1952<br>(1952 to 1959)             | John Alfred Mastin (Salesman)   | Residential              |
| 20.05.1959<br>(1959 to 1966)             | Daniel Francis Morgan (Retired Joiner)<br>Muriel Maude Morgan (Wife)  | Residential              |
| 18.07.1966<br>(1966 to 1977)             | Muriel Maude Morgan (Wife)  | Residential              |
| 16.05.1977<br>(1977 to date)             | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Carpark                  |

**Table 9: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 11940 Folio 64**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>   | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| 13.01.1921<br>(1921 to 1972)             | War Service Homes Commissioner<br>Now<br>Director of War Service Homes  | Residential              |
| 02.05.1972<br>(1972 to 1977)             | Doris Cowdery (Widow)   | Residential              |
| 05.09.1977<br>(1977 to date)             | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Carpark                  |

**Table 10: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 4823 Folio 225**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>   | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| 13.01.1921<br>(1921 to 1936)             | War Service Homes Commissioner  | Residential              |
| 30.11.1936<br>(1936 to 1944)             | Norman Carl Russett (Rubber Worker)   | Residential              |
| 11.11.1944<br>(1944 to 1960)             | Norman Carl Russett (Rubber Worker)<br>(and his deceased estate)<br>Elizabeth Edith Russett (Wife)  | Residential              |
| 19.05.1960<br>(1960 to 1968)             | Elizabeth Edith Russett (Wife)  | Residential              |
| 10.09.1968<br>(1968 to 1976)             | Norma Elizabeth Berg (Married Woman)  | Residential              |
| 05.05.1976<br>(1976 to date)             | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Carpark                  |

**Table 11: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 5522 Folio 58**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>   | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| 13.01.1921<br>(1921 to 1945)             | War Service Homes Commissioner  | Residential              |
| 11.07.1945<br>(1945 to 1951)             | Joseph Ellis Davies (Wire Rope Splicer)   | Residential              |
| 11.05.1951<br>(1951 to 1969)             | Ethel Mary Laurie (Widow)<br>(Transmission Application not investigated)  | Residential              |
| 10.10.1969<br>(1969 to date)             | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Carpark                  |

**Table 12: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 5390 Folio 82**

| <b>Date of Acquisition and Term Held</b>                         | <b>Registered Proprietor(s) &amp; Occupations</b>   | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| <i>Continued as regards to the part in Volume 5384 Folio 63</i>  |   |                          |
| 23.07.1912<br>(1912 to 1943)                                     | The Intercolonial Investment Land and Building Company Limited  | Vacant                   |
| <i>Continued as regards to the part in Volume 3375 Folio 128</i> |   |                          |
| 17.08.1922<br>(1922 to 1925)                                     | Jacobus Ter Metz (Carter)   | Vacant                   |
| 13.01.1925<br>(1925 to 1943)                                     | The Intercolonial Investment Land and Building Company Limited  | Vacant                   |
| <i>Continued as regards to the part in Volume 5390 Folio 82</i>  |   |                          |
| 14.04.1943<br>(1943 to 1945)                                     | Emma Jane Ferrari (Widow)   | Residential              |
| 20.11.1945<br>(1945 to 1976)                                     | Gerald James McInerney (Plumber)<br>Olive McInerney (Wife)  | Residential              |
| 20.02.1976<br>(1976 to date)                                     | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Carpark                  |

**Table 13: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 5392 Folio 231**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>   | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| 23.07.1912<br>(1912 to 1943)             | The Intercolonial Investment Land and Building Company Limited  | Residential              |
| 18.08.1943<br>(1943 to 1970)             | Edward Francis O'Connor (Railway Employee)<br>(and his deceased estate)<br>Louise Mary O'Connor (Wife)  | Residential              |
| 09.02.1970<br>(1970 to 1977)             | Louise Mary O'Connor (Wife)   | Residential              |
| 14.06.1977                               | Her Most Gracious Majesty Queen Elizabeth the Second<br>(for the purposes of the Public Instruction Act of 1880)  | TAFE                     |
| 14.06.1977<br>(1977 to date)             | The Minister for Education<br>Now<br># Minister Administering the Technical and Further Education Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | TAFE                     |

**Table 14: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 7317 Folio 195**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>   | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| 23.07.1912<br>(1912 to 1943)             | The Intercolonial Investment Land and Building Company Limited  | Vacant                   |
| 03.10.1956<br>(1956 to 1977)             | Ethel May Stone (Widow)   | Residential              |
| 22.09.1977<br>(1977 to date)             | The Minister for Education<br>Now<br># Minister Administering the Technical and Further Education Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | TAFE                     |

**Table 15: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 7317 Folio 195**

| <b>Date of Acquisition and Term Held</b> | <b>Registered Proprietor(s) &amp; Occupations</b>   | <b>Inferred Land Use</b> |
|--|---|--------------------------|
| 03.12.1921<br>(1921 to 1960)             | John Raven (Bootmaker)  | Residential              |
| 06.09.1960<br>(1960 to 1978)             | Grace Catherine Raven (Widow)<br>(Section 94 Application not investigated)  | Residential              |
| 11.07.1978<br>(1978 to date)             | The Minister for Education<br>Now<br># Minister Administering the Technical and Further Education Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | TAFE                     |

**Table 16: Historical Title Deeds - Lot 1 in DP 853675, As regards to the part formerly known as Volume 12917 Folio 138 and with regards to former Lots 1-3 in D.P. 6880**

| <b>Date of Acquisition and Term Held</b>                         | <b>Registered Proprietor(s) &amp; Occupations</b>                      | <b>Inferred Land Use</b> |
|--|--|--------------------------|
| <i>Continued as regards to the part in Volume 2795 Folio 195</i> |  |                          |
| 20.09.1917<br>(1917 to 1928)                                     | Richard Cornelius Wilcox (Farmer)                                      | Residential              |
| 06.09.1928<br>(1928 to 1947)                                     | Cyril Haffenden (Agent)  | Residential              |
| 16.08.1947<br>(1947 to 1964)                                     | John Yard Willas (Clerk)   | Residential              |
| <i>Continued as regards to the part in Volume 2481 Folio 41</i>  |  |                          |
| 16.04.1918<br>(1918 to 1923)                                     | Daniel Joseph O'Leary (Builder)  | Residential              |
| 09.01.1923<br>(1923 to 1951)                                     | War Service Homes Commissioner   | Residential              |
| 08.06.1951<br>(1951 to 1952)                                     | Ernest James Horne (Police Sergeant)                                   | Residential              |
| 13.10.1952<br>(1952 to 1953)                                     | Reginald John Hamilton (Machine Tool Fitter)<br>Lilian Hamilton (Wife) | Residential              |
| 30.11.1953<br>(1953 to 1964)                                     | Stasys Norvilaitis (Labourer)<br>Javayga Norvilaitis (Wife)            | Residential              |

| Date of Acquisition and Term Held                               | Registered Proprietor(s) & Occupations  | Inferred Land Use |
|---|---|-------------------|
| <i>Continued as regards to the part in Volume 2364 Folio 42</i> |   |                   |
| 15.05.1920<br>(1920 to 1940)                                    | Sarah Ann Kelly (Widow)   | Residential       |
| 27.11.1940<br>(1940 to 1942)                                    | Lily Mary Austin (Widow)<br>George William Daniel Payne (Coppersmith)<br>(Transmission Application not investigated)  | Residential       |
| 18.02.1942<br>(1942 to 1964)                                    | Oliver Gordon (Timber Merchant)   | Residential       |
| 04.11.1958<br>(1958 to 1964)                                    | Bankstown Motors Pty. Limited   | Residential       |
| <i>Continued as regards to the part in Volume 2364 Folio 42</i> |   |                   |
| 25.06.1964<br>(1964 to date)                                    | The Minister for Education<br>Now<br># Minister Administering the Technical and Further<br>Education Commission Act 1990<br>(Intervening name changes, current as of<br>28.02.2017) | TAFE              |

**Table 17: Historical Title Deeds - Lot 2 in DP 109612**

| Date of Acquisition and Term Held | Registered Proprietor(s) & Occupations   | Inferred Land Use |
|-----------------------------------|--|-------------------|
| 11.07.1910<br>(1910 to 1930)      | Mary Molloy (Spinster)<br>Elizabeth Smith (Spinster)<br>(And their deceased estates)<br>Veronica O'Brien (Spinster)<br>Mary Meskill (Spinster) | Likely Vacant     |
| 20.03.1930<br>(1930 to 1935)      | Mary Meskill (Spinster)<br>Veronica O'Brien (Spinster)   | Likely Vacant     |
| 24.09.1935<br>(1935 to 1937)      | Mary Meskill (Spinster)<br>Catherine Elks (Spinster)<br>Gertrude Connolly (Spinster)<br>Delia Browne (Spinster)                                | Likely Vacant     |
| 16.11.1937<br>(1937 to 1944)      | Catherine Elks (Spinster)<br>Gertrude Connolly (Spinster)<br>Delia Browne (Spinster)<br>(Transmission Application not investigated)            | Likely Vacant     |

| Date of Acquisition and Term Held | Registered Proprietor(s) & Occupations                                | Inferred Land Use |
|-----------------------------------|---|-------------------|
| 29.02.1944<br>(1944 to 1952)      | Trustees of the Sisters of Saint Joseph                               | Likely Vacant     |
| 25.02.1952<br>(1952 to Date)      | # Trustees of the Roman Catholic Church for the Archdiocese of Sydney | School            |

## 5.2 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix D. A summary of key features observed for the site and surrounding land is presented in Table 18.

**Table 18: Summary of Historical Aerial Photographs**

| Year | Site  | Surrounding Land Use  |
|------|---|---|
| 1943 | <p>The site appears to be generally vacant with three areas (lots) being utilised.</p> <p>The northern area of site is occupied by the La Selle Catholic College school grounds in the northern most portion of the site and appears to be under construction. Residential houses are located along the north-eastern boundary.</p> <p>The centre area is mostly vacant with three residential houses located in the south-eastern corner.</p> <p>The south-eastern area is almost entirely occupied by residential properties.</p> | <p>The surrounding area appears to comprise residential properties to the north, east, south and west.</p>          |
| 1955 | <p>A large development is now present at the eastern centre of the site and the southern area is now occupied by residential houses located in the south-eastern corner.</p> <p>Construction of La Selle Catholic College has been completed.</p> <p>No significant changes to the western and south-eastern areas of the site.</p> <p>No other significant changes were observed when compared with the 1943 aerial photograph.</p>  | <p>No significant changes to the site surroundings were observed when compared with the 1943 aerial photograph.</p> |

| Year | Site   | Surrounding Land Use   |
|------|--|--|
| 1961 | <p>The western area of site has been partially developed with evidence of earthworks and a shed structure present along the eastern boundary.</p> <p>La Selle Catholic College has been expanded southward with new buildings present.</p> <p>The eastern centre of the site's development of the TAFE has expanded north.</p> <p>No significant changes to the site were observed when compared with the 1955 aerial photograph.</p>  | No other significant changes were observed to the areas surrounding site   |
| 1971 | <p>The western areas shed structure along the eastern boundary has been demolished and a new square building is now present in the north.</p> <p>La Selle Catholic College has been expanded southward with new buildings present.</p> <p>The eastern area of site is now entirely occupied by the TAFE, the previous residential buildings have since been demolished and replaced with buildings for the TAFE.</p> <p>No other significant changes to the site were observed when compared with the 1961 aerial photograph.</p>  | No other significant changes to the site surroundings were observed when compared with the 1961 aerial photograph.   |
| 1982 | <p>The vacant area in the western portion of site is now clearly attached to the La Selle Catholic College and has been developed with school infrastructure in the north and the remaining portions of the lot south is open space playing fields with a small shed structure at the centre.</p> <p>The eastern area occupied by the TAFE appears relatively unchanged.</p> <p>The south-eastern area has been cleared of all previous residential properties save for four properties in the south-eastern corner and redeveloped into a carpark.</p> <p>No other significant changes to the site were observed when compared with the 1971 aerial photograph.</p> | <p>The area east of site has increased in medium density residential properties.</p> <p>Commercial developments are now present south of site.</p> <p>No other significant changes to the site surroundings were observed when compared with the 1971 aerial photograph.</p> |



| Year | Site   | Surrounding Land Use  |
|------|--|---|
| 1991 | <p>The western area of site appears to be relatively unchanged.</p> <p>The south-eastern carpark has expanded with two residential properties demolished and the carpark has been expanded.</p> <p>The eastern area occupied by the TAFE has been developed in the south.</p> <p>No other significant changes to the site were observed when compared with the 1982 aerial photograph.</p> | <p>The area east and west of site has increased in medium density residential properties. Commercial properties are now present east of site.</p> <p>No other significant changes to the site surroundings were observed when compared with the 1982 aerial photograph.</p>                       |
| 1998 | <p>A building in the south-eastern area of site, along with a shed at the western boundary has been demolished. No other significant changes to the site were observed when compared with the 1991 aerial photograph.</p>  | <p>The area east and west of site has increased in medium density residential properties. Commercial properties are now present east of site.</p> <p>No other significant changes to the site surroundings were observed when compared with the 1991 aerial photograph.</p>                       |
| 2007 | <p>A building in the western area of site has been demolished.</p> <p>La Selle Catholic College has constructed new buildings in the north of site.</p> <p>No other significant changes to the site were observed when compared with the 1998 aerial photograph.</p>   | <p>The area east and west of site has increased in medium density residential properties. Commercial properties have replaced residential properties south of site.</p> <p>No other significant changes to the site surroundings were observed when compared with the 1998 aerial photograph.</p> |
| 2016 | <p>No significant changes to the site were observed when compared with the 2007 aerial photograph.</p>   | <p>No significant changes to the site surroundings were observed when compared with the 2007 aerial photograph.</p>   |

### 5.3 Public Registers and Planning Records

|   |  |
|---|--|
| EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)<br>[accessed 21/2/2022] | The results of a search of the public database of records of notices for contaminated sites indicated that there were no records of notices for the site. The search also indicated that there was one record of notice for a property within a 1 km search buffer of the site: <ul style="list-style-type: none"> <li>A 7-Eleven service station located 170 m north-east of site.</li> </ul> |
| Sites notified to EPA under Section 60 of the CLM Act<br>[accessed 21/2/2022]                                     | The results of a search of the public database of contaminated sites notified to the EPA indicated that the site was not listed as a notified contaminated site. The search also indicated that there was one record of notice for a property within a 1 km search buffer of the site:   |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>A 7-Eleven service station 170 m north-east of site was listed and regulation under the CLM Act was not required.</li> </ul>  |
| Licenses listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) [accessed 21/2/2022] | <p>The results of a search of the public database or records of environmental protection licences, applications, notices or audits under POEO Act indicated that there are no current records issued to the site. The search also indicated that there was one record for a property within a 1 km search buffer of the site:</p> <ul style="list-style-type: none"> <li>Bankstown City Council located 618 m south of the site was listed and the property had a POEO license which has since been surrendered.</li> </ul>  |
| SafeWork NSW [conducted 26/11/2021]  | A search of SafeWork NSW records for Schedule 11 hazardous chemicals on premises did not locate any records. Refer Appendix E.   |
| Planning Certificate(s) [dated 21/2/2022]  | Planning certificates for the site indicate that the council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the <i>Contaminated Land Management Act</i> 1997. Refer Appendix F.   |
| Council Records  | <p>Council provided the SafeWork NSW records for Schedule 11 hazardous chemicals on premises search from a Greencap PSI (project reference not listed) at 500 Chapel Road, Bankstown which is a part of the Bankstown TAFE facilities and therefore within the boundary of this investigation.</p> <p>The search detailed the storage of pressurised gas such as liquified petroleum gas (LPG), acetylene, oxygen, argon and migshield. Chemical storage including acids, turpentine, kerosene, various paints, paint thinners and strippers, wax and grease removers.</p> <p>Council also provided a PSI from Alliance Geotechnical for 544 Chapel Road, Bankstown (ref: 8876-ER-1-1, dated 26 September 2019) which is occupied by the La Salle College and was limited to two lots (portion of Lot 2 in DP109612, and Lot 202 in DP1231757) within the greater La Salle College and a portion of the neighbouring high density residential property. The report did not find any evidence of gross signs of contamination, chemical storage, above ground or underground storage tanks, waste or asbestos at the site. Refer to Section 5.5 for more information.</p> |

## 5.4 Other Sources

A brief search of Google maps on 03 December 2021 for potentially contaminating activities (such as 'dry cleaners' or 'mechanic' etc.) in the surrounding area located two potentially contaminating operating activities within a 500 m buffer zone and upgradient of the site:

- Bankstown Fire Station [27 m north-west];
- BP Service Station [268 m west]; and
- Valet Dry Clean [275 m north-east].

## 5.5 Previous Reports

A PSI prepared by Alliance Geotechnical (AG) was provided by Council and is relevant to one of the lots comprising 347A Hume Highway. The report details are as follows:

- Alliance Geotechnical (2019). Report on Preliminary Site Investigation (Contamination), Proposed Redevelopment, *544 Chapel Rd, Bankstown NSW Portion of Lot 2 in DP109612, & Lot 202 in DP1231757*. Reference 8876-ER-1-1, dated 26 September 2019.

AG completed the PSI for a portion of Lot 2 in DP109612 occupying a portion of 544 Chapel Rd and Lot 202 in DP1231757 occupying a portion 347A Hume Highway, Bankstown (part of the subject site) in September 2019. The PSI comprised a desktop review of available site history information and a site walkover to identify past and present areas of environmental concern (AEC) and contaminants of potential concern (CoPC) relevant to the site for a proposed redevelopment.

The site history information review noted that the site has been used as the La Selle College School since at least the 1950s, when construction of the primary school began on the site. Historical photographs also suggested that the surrounding area had remained predominately residential and an increase in medium density residential development gradually occurring over time. A search of properties with EPA notices and licences did not identify the site to be notified to the EPA as contaminated, be regulated under the CLM Act, or hold a licence or have received any EPA notices. No nearby properties were found to have notices or licenses listed with the EPA that were considered to have an impact on the contamination status of the site.

A review of a SafeWork NSW records for Schedule 11 hazardous chemicals on premises search was not undertaken from the site and AG considered that further assessment of the storage of licensable quantities of dangerous goods was not warranted.

The main AECs identified during the desktop review and site walkover were fill material associated with levelling and forming the site and uncontrolled demolition of former buildings. The main CoPC identified were metals, TRH, OCP, OPP and asbestos.

AG concluded that, based on the results of the PSI, the following was recommended:

- A detailed site investigation (DSI) targeting the identified AECs; and
- In the event that the AECs are not accessible during the DSI, then a remedial action plan (RAP) setting out required supplementary assessment works would be required.

## 5.6 Data Gaps

The original scope of this investigation was limited to Lot 1, DP 853675, which encompasses the entirety of 490 Chapel Road and Lot 2, DP 109612, which partially encompasses 347A Hume Highway. Council has since requested that the entirety of 347A Hume Highway be captured in this PSI report. The inclusion of the following lots: Lot 202, DP 1231757, Lots 4, 5, 10 and 11, DP 132511 and Lots 1 and 2, DP 1154975, has been incorporated into this report as shown on the adjusted site boundary (refer to Drawing 1, Appendix A) and information already available to DP regarding site history which is limited to the historical aerial imagery (Section 5.2) and the public registers and planning records (Section 5.3).

While the PSI prepared by AG for 544 Chapel Road, Bankstown (ref: 8876-ER-1-1, dated 26 September 2019) provided information for Lot 202 in DP1231757, no other information has been obtained for the remaining additional lots. It is recommended that a supplementary desktop investigation be carried out to detail the history of the site (such as historical title deeds) and an updated conceptual site model (CSM) be made to incorporate information for the additional lots.

Comment on the overall risk matrix for the site (Section 8) cannot be made until the aforementioned information regarding the additional lots be acquired and reviewed and the risk matrix provided in this report is limited to Lot 1, DP 853675 and Lot 2, DP 109612.

## **5.7 Site History Integrity Assessment**

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments / agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs provide generally high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and / or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

## **5.8 Summary of Site History**

The aerial photographs suggest that the site was a mix of vacant undeveloped land and residential until at least the 1960s, when construction of the TAFE and La Salle College began on the vacant portions of the site. Residential houses at the area now occupied by Bankstown TAFE were demolished and redeveloped as part of the TAFE during the 1970s. The remaining residential houses were slowly demolished and replaced with a carpark to be utilised by the TAFE starting in at least the 1980s until present day.

The historical photographs also suggest that the surrounding area was predominantly residential around the 1940s, with commercial, retail and medium to high density residential development gradually occurring over time.

A search of properties with EPA notices and licences and review of Section 10.7 Planning Certificates did not identify the site to be notified to the EPA as contaminated, be regulated under the CLM Act, or hold a licence or have received any EPA notices. It did identify one site within a 1 km search buffer of the site, a 7-Eleven service station located 170 m north-east of site and regulation under the CLM Act was not required. Bankstown City Council located 618 m south of the site and had a POEO license which has since been surrendered. A review of council records detailed a SafeWork NSW records for Schedule 11 hazardous chemicals on premises search from an unknown Greencap PSI at 500 Chapel Road, Bankstown which is a part of the Bankstown TAFE facilities and therefore within the boundary of this investigation. The search detailed the storage of various pressurised gases and chemical storage not listed in the SafeWork NSW Schedule 11 search conducted by DP.

## 6. Site Walkover

A site walkover was undertaken by an environmental scientist on 29 November 2021 for Lot 1, DP 853675 and Lot 2, DP 109612. The general site topography was consistent with that described in Section 4.1. The lot layouts appear to have remained relatively unchanged from the 2016 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix G).

### 490 Chapel Road - Bankstown TAFE and Carpark

- The portion of the site occupied by 490 Chapel Road was the Bankstown TAFE in the north and carpark with childcare centre in the south separated by Raw Avenue;
- The northern portion of 490 Chapel Road was by the Bankstown TAFE and access into the internal areas of the TAFE was not available;
- Several signs referring to the storage of hazardous chemicals on the premise was seen on the exterior fencing;
- The southern portion of 490 Chapel Road was an active car park utilised by TAFE staff and students;
- The carpark was entirely paved concrete with areas of exposed topsoil and trees; and
- A childcare centre was located in the south-western corner of the carpark and was associated with the TAFE.

### 347A Hume Highway - La Salle College School Facilities and Playing Fields

- The portion of the site occupied by 347A Hume Highway was a mixed open space series of playing fields including a tennis court and school facilities attached to the La Salle College in the northern portion of the site;
- Access to this portion of the site was not made available to DP at the time of this investigation and the following assumptions made for the site uses are derived from aerial photography;
- The south-western portion of 347A Hume Highway was occupied entirely by open space playing fields, a tennis court and shed structure was present at the centre of the playing fields;
- In regards to the additional lots, recent aerial photography shows that the northern portion of 347A Hume Highway was dominated by school facilities. It cannot be confirmed from the aerial photography what specific uses these building facilities are specifically utilised for;
- Two carparks utilised for La Salle College staff were present at the north-eastern and southern areas of the school facilities; and
- Hardstand playing courts were present in the north-western corner of 347A Hume Highway.

## 7. 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).

### Potential Sources

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

- S1: Fill: Associated with levelling, demolition of former buildings on the site and backfilling (a common characteristic of Sydney suburbs):
  - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Former buildings and structures on the site:
  - o COPC include hazardous building materials such as asbestos containing materials (ACM), lead (in paint), synthetic mineral fibres (SMF) and polychlorinated biphenyls (PCB).
- S3: Chemical storage at the TAFE:
  - o COPC include metals, TRH, BTEX, PAH, phenols, and volatile organic compounds (VOC).
- S4: Current use as a car park:
  - o COPC include metals, TRH, BTEX, PAH, phenols.
- S5: Offsite source: Bankstown Fire Station:
  - o COPC include per- and poly-fluoroalkyl substances (PFAS).

### Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [TAFE staff and students / La Salle staff and students / car park users];
- R2: Construction and maintenance workers;
- R3: End users [mixed use]; and
- R4: Adjacent site users [residential and commercial].

The following potential environmental receptors have been identified:

- R5: Surface water [Salt Pan Creek];
- R6: Groundwater; and
- R7: Terrestrial ecology.

## Potential Pathways

The following potential pathways have been identified:

- 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.

## Summary of Potentially Complete Exposure 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 S4) and receptors (R1 to R7) are provided in below Table 19.

**Table 19: Summary of Potentially Complete Exposure Pathways**

| Source and COPC  | Transport Pathway  | Receptor  | Risk Management Action  |
|--|--|---|---|
| S1: Fill - Metals, TRH, BTEX, PAH, PCB, OCP, phenols and asbestos.<br><br>S2: Former buildings - ACM, lead, SMF and PCB.<br><br>S3: Chemical storage - Metals, TRH, BTEX, PAH, phenols, VOCs | P1: Ingestion and dermal contact   | R2: Construction and maintenance workers<br>R3: End users [mixed use]   | An intrusive investigation is recommended to assess the presence or otherwise of the identified potential sources and/or the contaminants associated with those sources. The investigation is recommended to include soil and groundwater sampling and testing. |
|  | P2: Inhalation of dust and/or vapours  | R1: Current users [TAFE staff and students / La Salle staff and students / car park users]<br>R2: Construction and maintenance workers<br>R3: End users [mixed use]<br>R4: Adjacent site users [residential and commercial] |   |
|  | P3: Surface water run-off  | R5: Surface water [Salt Pan Creek]  |   |
|  | P4: Lateral migration of groundwater providing base flow to water bodies<br>P5: Leaching of contaminants and vertical migration into groundwater | R5: Surface water [Salt Pan Creek]<br>R6: Groundwater   |   |



| Source and COPC   | Transport Pathway  | Receptor  | Risk Management Action |
|---|--|---|------------------------|
|   | P6: Contact with terrestrial ecology   | R7: Terrestrial Ecology   |                        |
| S4: Current use carpark- Metals, TRH, BTEX, PAH, phenols                            | P2: Inhalation of dust and/or vapours  | R1: Current users TAFE staff and students / La Salle staff and students / car park users]<br>R2: Construction and maintenance workers<br>R3: End users [mixed use]<br>R4: Adjacent site users [residential and commercial]  |                        |
|   | P4: Lateral migration of groundwater providing base flow to water bodies<br>P5: Leaching of contaminants and vertical migration into groundwater | R5: Surface water [Salt Pan Creek]<br>R6: Groundwater   |                        |
|   | P6: Contact with terrestrial ecology   | R7: Terrestrial Ecology   |                        |
| S5: Offsite source: Bankstown Fire Station - Metals, TRH, BTEX, PAH, phenols, VOCs. | P2: Inhalation of dust and/or vapours  | R1: Current users [TAFE staff and students / La Salle staff and students / car park users]<br>R2: Construction and maintenance workers<br>R3: End users [mixed use]<br>R4: Adjacent site users [residential and commercial] |                        |
|   | P4: Lateral migration of groundwater providing base flow to water bodies<br>P5: Leaching of contaminants and vertical migration into groundwater | R5: Surface water [Salt Pan Creek]<br>R6: Groundwater   |                        |
|   | P6: Contact with terrestrial ecology   | R7: Terrestrial Ecology   |                        |



The CSM is based on information presented in this report. As noted previously, some historical information for the additional lots comprising the site have not been obtained and reviewed. Whilst it is considered unlikely that the CSM will change significantly once the additional information is obtained, the CSM does require a review at that time.

## 8. Risk Rating

Based on the preliminary CSM and using the methodology outlined in Appendix H, a qualitative risk rating for the identified contamination sources listed in the CSM has been developed.

Table 20 presents the results of the application of the risk matrix (Appendix H) to each identified potential AEC.

**Table 20: AEC Risk Rating**

| AEC | AEC Description        | Probability | Consequence             | Risk Number |
|-----|------------------------|-------------|-------------------------|-------------|
| S1  | Fill                   | 3           | 2                       | 6           |
| S2  | Former Buildings       | 3           | 2                       | 6           |
| S3  | Chemical Storage       | 2           | 5                       | 10          |
| S4  | Current Use            | 2           | 2                       | 4           |
| S5  | Bankstown Fire Station | 2           | 5                       | 10          |
|     |                        |             | <b>Site Risk Rating</b> | <b>10</b>   |

The risk rating is based on information presented in this report. As noted previously, some historical information for the additional lots comprising the site have not been obtained and reviewed. Whilst it is considered unlikely that the risk rating will change significantly once the additional information is obtained, the risk rating does require a review.

## 9. Conclusions and Recommendations

Based on the available site history information obtained and reviewed, the site appears to have had a mix of vacant undeveloped land and residential uses until at least the 1960s, when construction of the TAFE and La Salle College began on the vacant portions of the site. Residential houses at the area now occupied by Bankstown TAFE were demolished and redeveloped as part of the TAFE during the 1970s. The remaining residential houses were slowly demolished and replaced with a carpark to be utilised by the TAFE starting in at least the 1980s until present day.

The historical photographs also suggest that the surrounding area was predominantly residential around the 1940s, with commercial, retail and medium to high density residential development gradually occurring over time.

A search of properties with EPA notices and licences and review of Section 10.7 Planning Certificates did not identify the site to be notified to the EPA as contaminated, be regulated under the CLM Act, or hold a licence or have received any EPA notices. It did identify one site within a 1 km search buffer of the site, a 7-Eleven service station located 170 m north-east of site and regulation under the CLM Act was not required. Bankstown City Council located 618 m south of the site had a POEO license which has since been surrendered. A review of council records identified SafeWork NSW records for Schedule 11 hazardous chemicals on premises from an unknown Greencap PSI at 500 Chapel Road, Bankstown which is a part of the Bankstown TAFE facilities and therefore within the site boundary for this investigation. The search detailed the storage of various pressurised gases and chemical storage not listed in the SafeWork NSW Schedule 11 search conducted by DP.

At the time of the site walkover, the site was a mix of the La Salle College including playing fields in the west and school facilities in the north, the Bankstown TAFE north-east and a mixed use carpark and childcare centre south-east.

At the time of this investigation, parts of the site were outside of the original scope of works and details regarding the identified data gaps are discussed in Sections 5.5 and 6. A supplementary desktop investigation will be required to close out the aforementioned data gaps and it is anticipated that this work will be completed alongside any future works, including a detailed site investigation (DSI).

Potential sources of contamination identified in this investigation include imported fill, former buildings / structures, chemical storage in the TAFE, the active car parks and the Bankstown Fire Station upgradient to the site. Based on the review of results of this PSI, and in accordance with the process outlined in Appendix H, the site has been assigned a contamination risk rating of 10, corresponding to a medium risk, noting however that the risk rating should be reviewed once identified data gaps are filled.

As the current investigation was limited to a desktop study, comments on the actual contamination status of the site cannot be provided unless intrusive investigations are undertaken to obtain quantitative data on the contamination status of the soil and groundwater. Notwithstanding, the desktop results to date suggest that the identified sources of potential contamination and assigned contamination risk for the site are not necessarily uncommon when compared to other similar properties in urban settings.

Accordingly, based on the results of this PSI, the following is recommended:

- **Detailed Site Investigation** - A detailed site investigation (DSI) for contamination with intrusive soil and groundwater / soil vapour (potentially) sampling to evaluate the potential contamination status of the site and assess the site's suitability (from a contamination standpoint) for a more sensitive land use. In addition, the DSI should provide recommendations on the need for any further targeted investigation(s) and / or site remediation if deemed necessary. As the details of the proposed development are not known at this stage, the DSI could be undertaken around the Development Application (DA) stage i.e., when particulars of the proposed development are known.

Based on the results of the PSI, it is considered that the site can be made suitable for the proposed SP2 Infrastructure (Educational Establishment and Health Services Facilities) zoning subject to implementation of the recommended investigations and remediation and / or management of contamination that may be identified from the investigations.

Whilst the extent and need for remediation, if any, will be dependent on the results of the intrusive investigation/s and the details of the proposed development, typical soil remediation options that may be viable (to be selected or revised based on type of contamination identified) have been provided below for information purposes only:

- Excavation and Offsite Disposal - Excavation of the impacted fill and off-site disposal to a suitably licensed landfill. Subject to complete removal (and validation) of the contamination source (including groundwater remediation if required), this option could likely render the site compatible with a proposed land use without the need for long term management strategies; or
- Capping and containment: This option typically comprises placement of a geotextile marker layer (such as bidum) over the contaminated profile and subsequently placement/installation of a layer of suitable capping material such as verified clean fill, or a permanent engineered pavement over the contaminated fill with a view to limiting the exposure of site users to contaminants. A physical barrier will require the preparation of and compliance with an Environmental Management Plan (EMP) for long term management of the capping layer, with provisions made for regular inspection and maintenance if necessary. Furthermore, a cap and contain remediation strategy will need to have an appropriate mechanism for public notification of any restrictions applying to the land to ensure that potential purchasers or other interested individuals are aware of the restrictions (e.g., appropriate notations on a planning certificate issued under Section 10.7 of the Environmental Planning and Assessment Act 1979 or a covenant registered on the title to land under section 88B of the Conveyancing Act 1919).

Should hydrocarbon contamination in groundwater be identified as part of the DSI, then dependent on the nature and severity of the contamination, Monitored Natural Attenuation (MNA) could be utilised as a groundwater remediation option.

## 10. References

Alliance Geotechnical. (2019). *Report on Stage 1 Preliminary Site Investigation, Proposed Redevelopment, 544 Chapel Rd, Bankstown NSW Portion of Lot 2 in DP109612, & Lot 202 in DP1231757*. Report reference: 8876-ER-1-1, dated 26 September 2019.

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

## 11. Limitations

Douglas Partners (DP) has prepared this report for this project at 490 Chapel Rd & 347A Hume Highway, Bankstown in accordance with DP's proposal dated 26 August 2021 and acceptance received from Liam Rogers dated 26 October 2021. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of City of Canterbury Bankstown Council 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.

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.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

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.

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**Douglas Partners Pty Ltd**

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## Appendix A

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Drawings



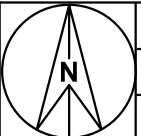
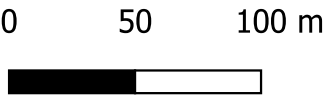


LOCALITY MAP

- Notes:
1. Basemap from Metromap.com.
  2. Site boundary shown is approximate only.

Legend

- Site Boundary
- Portion of the site to retain the B4 - Mixed Use Zoning





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## Appendix B

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Notes About this Report

# About this Report

## Douglas Partners



### 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.

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## Appendix C

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Historical Title Deeds



ABN: 36 092 724 251  
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(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

**Summary of Owners Report**

**Address: Bankstown & Campsie**

**Description: - Lot 2 D.P. 109612, Lots 1 & 2 D.P. 302765 & Lot 21 D.P. 873506**

**As regards to Lot 2 D.P. 109612: -**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Proprietor(s) &amp; Occupations where available</u></b>  | <b><u>Reference to Title at Acquisition and sale</u></b>               |
|---|--|--|
| 11.07.1910<br>(1910 to 1930)                    | Mary Molloy (Spinster)<br>Elizabeth Smith (Spinster)<br>(And their deceased estates)<br>Veronica O'Brien (Spinster)<br>Mary Meskill (Spinster) | Volume 2067 Folio 162<br>Now<br>Volume 2712 Folio 86                   |
| 20.03.1930<br>(1930 to 1935)                    | Mary Meskill (Spinster)<br>Veronica O'Brien (Spinster)   | Volume 2712 Folio 86   |
| 24.09.1935<br>(1935 to 1937)                    | Mary Meskill (Spinster)<br>Catherine Elkins (Spinster)<br>Gertrude Connolly (Spinster)<br>Delia Browne (Spinster)                              | Volume 2712 Folio 86   |
| 16.11.1937<br>(1937 to 1944)                    | Catherine Elkins (Spinster)<br>Gertrude Connolly (Spinster)<br>Delia Browne (Spinster)<br>(Transmission Application not investigated)          | Volume 2712 Folio 86<br>Now<br>Volume 5117 Folio 14                    |
| 29.02.1944<br>(1944 to 1952)                    | Trustees of the Sisters of Saint Joseph  | Volume 5117 Folio 14   |
| 25.02.1952<br>(1952 to Date)                    | # Trustees of the Roman Catholic Church for the for the Archdiocese of Sydney  | Volume 5117 Folio 14<br>Then<br>Volume 6568 Folio 1<br>Now<br>2/109612 |

**# Denotes current registered proprietor**

**Leases: - NIL**

**Easements: -**

- 09.03.1988 (X399942): Easement to drain water affecting the land in D.P. 118494.
- 02.02.1989 (D.P. 641922): Easement to drain water affecting the land shown so burdened in D.P. 641922.
- 07.01.2003 (D.P. 1048498): Easement to drain water 2 metre(s) wide affecting the part(s) shown so burdened in D.P. 1048498.
- 07.01.2003 (D.P. 1048498): Easement to drain water 4 metre(s) wide affecting the part(s) shown so burdened in D.P. 1048498.

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As regards to Lot 1 D.P. 302765: -

| <u>Date of Acquisition and term held</u> | <u>Proprietor(s) &amp; Occupations where available</u>  | <u>Reference to Title at Acquisition and sale</u>    |
|--|---|--|
| 01.08.1912<br>(1912 to 1920)             | Arthur Bransgrove (Licensed Victualler)   | Volume 2277 Folio 99                                 |
| 19.04.1920<br>(1920 to 1921)             | William John Shannon (Builder)<br>Margaret Shannon (Married Woman)  | Volume 2277 Folio 99<br>Now<br>Volume 3047 Folio 246 |
| 14.10.1921<br>(1921 to 1947)             | Theresa Sophie Bellamy (Married Woman)  | Volume 3047 Folio 246<br>Now<br>Volume 3260 Folio 48 |
| 02.05.1947<br>(1947 to 1947)             | Christopher John Bellamy (Gentleman now Pensioner)<br>(Transmission Application not investigated)                                   | Volume 3260 Folio 48                                 |
| 02.05.1947<br>(1947 to 1974)             | Florence May Perkins (Married Woman)  | Volume 3260 Folio 48                                 |
| 04.03.1974<br>(1974 to 1977)             | Christopher John Bellamy (Gentleman now Pensioner)<br>Shirley May Luly (Married Woman)<br>(Section 93 Application not investigated) | Volume 3260 Folio 48                                 |
| 19.08.1977<br>(1977 to 1978)             | Shirley May Luly (Married Woman)<br>Elaine Olive Deegan (Married Woman)<br>(Transmission Application not investigated)              | Volume 3260 Folio 48                                 |
| 06.07.1978<br>(1978 to Date)             | # The Council of the Municipality of Bankstown  | Volume 3260 Folio 48<br>Now<br>1/302765              |

# Denotes current registered proprietor

Leases: - NIL

Easements: - NIL



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As regards to Lot 2 D.P. 302765: -

| <u>Date of Acquisition and term held</u> | <u>Proprietor(s) &amp; Occupations where available</u>  | <u>Reference to Title at Acquisition and sale</u>                                     |
|--|---|---|
| 01.08.1912<br>(1912 to 1920)             | Arthur Bransgrove (Licensed Victualler)   | Volume 2277 Folio 99  |
| 19.04.1920<br>(1920 to 1922)             | William John Shannon (Builder)<br>Margaret Shannon (Married Woman)  | Volume 2277 Folio 99<br>Then<br>Volume 3047 Folio 246<br>Now<br>Volume 3263 Folio 184 |
| 12.05.1922<br>(1922 to 1934)             | Thomas Bingham (Retired Station Master)<br>Nathaniel Eldridge (Fruiterer)<br>And Others.<br>(Trustees subject to the provisions of the Methodist Model Deed of New South Wales as authorised by the Methodist Church Property Acts 1889-1902) | Volume 3263 Folio 184   |
| 29.03.1934<br>(1934 to 1941)             | Frederick Inskip (Produce Merchant)   | Volume 3263 Folio 184   |
| 21.05.1941<br>(1941 to 1942)             | Ivy Theresa Inskip (Widow)<br>Wilfred Stanley Reginald Inskip (Railway Employee)<br>(Transmission Application not investigated)   | Volume 3263 Folio 184   |
| 28.08.1942<br>(1942 to 1978)             | Ivy May Godfrey (Married Woman)   | Volume 3263 Folio 184   |
| 25.01.1978<br>(1978 to Date)             | # The Council of the Municipality of Bankstown  | Volume 3263 Folio 184<br>Now<br>2/302765  |

# Denotes current registered proprietor

Leases: - NIL

Easements: - NIL



ABN: 36 092 724 251  
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(Ph: 0412 199 304)

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DX 967 Sydney

**As regards to Lot 21 D.P. 873506: -**

As regards to the part numbered 1 on attached Cadastral Records Enquiry Report: -

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Proprietor(s) &amp; Occupations where available</u></b>  | <b><u>Reference to Title at Acquisition and sale</u></b>     |
|---|--|--|
|   | <b><u>Please Note:</u></b> This section of land appeared to of previously formed part of Marion Street                 |  |
| 10.06.1919<br>(1919 to Date)                    | # The Council of the Municipality of Bankstown<br>Then<br># Bankstown Council<br>Now<br># Canterbury-Bankstown Council | Volume 2944 Folio 142<br>Then<br>1/71666<br>Now<br>21/873506 |

**# Denotes current registered proprietor**

As regards to the part numbered 2 on attached Cadastral Records Enquiry Report: -

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Proprietor(s) &amp; Occupations where available</u></b>  | <b><u>Reference to Title at Acquisition and sale</u></b>                                       |
|---|--|--|
| 20.02.1909<br>(1909 to 1930)                    | The Intercolonial Investment Land and Building Company Limited   | Volume 1949 Folio 156  |
| 30.01.1930<br>(1930 to 1935)                    | Railway Commissioners for New South Wales<br>Now<br>The Commissioner for Railways                                      | Volume 1949 Folio 156<br>Then<br>Volume 4381 Folio 2<br>Now<br>Volume 4450 Folio 152           |
| 03.07.1935<br>(1935 to Date)                    | # The Council of the Municipality of Bankstown<br>Then<br># Bankstown Council<br>Now<br># Canterbury-Bankstown Council | Volume 4450 Folio 152<br>Then<br>Volume 4714 Folio 210<br>Then<br>30/16888<br>Now<br>21/873506 |

**# Denotes current registered proprietor**

As regards to the part numbered 3 on attached Cadastral Records Enquiry Report: -

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Proprietor(s) &amp; Occupations where available</u></b>  | <b><u>Reference to Title at Acquisition and sale</u></b>  |
|---|--|---|
| 30.04.1926<br>(1926 to 1998)                    | Railway Commissioners for New South Wales<br>Then<br>The Commissioner for Railways<br>Now<br>State Rail Authority of New South Wales | Book 1504 No. 60<br>(Government Gazette published<br>30.04.1926 Folio 1903)<br>Now<br>21/873506 |
| 16.06.1998<br>(1998 to Date)                    | # Bankstown Council<br>Now<br># Canterbury-Bankstown Council   | 21/873506   |

**# Denotes current registered proprietor**

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DX 967 Sydney

As regards to the part numbered 4 on attached Cadastral Records Enquiry Report: -

| <u>Date of Acquisition and term held</u> | <u>Proprietor(s) &amp; Occupations where available</u>   | <u>Reference to Title at Acquisition and sale</u>  |
|--|--|--|
| 17.02.1917<br>(1917 to 1921)             | Sidney Greenwood (Clerk)   | Volume 2736 Folio 228  |
| 15.10.1921<br>(1921 to 1927)             | William Greenwood (Freeholder)   | Volume 2736 Folio 228  |
| 08.11.1927<br>(1927 to 1998)             | Railway Commissioners for New South Wales<br>Then<br>The Commissioner for Railways<br>Then<br>Public Transport Commission of New South Wales<br>Now<br>State Rail Authority of New South Wales | Volume 2736 Folio 228<br>Then<br>Volume 4095 Folio 191<br>Then<br>Volume 4277 Folio 121<br>Then<br>Volume 5106 Folio 191<br>Now<br>21/873506 |
| 16.06.1998<br>(1998 to Date)             | # Bankstown Council<br>Now<br># Canterbury-Bankstown Council   | 21/873506  |

**# Denotes current registered proprietor**

As regards to the parts numbered 5 on attached Cadastral Records Enquiry Report: -

| <u>Date of Acquisition and term held</u> | <u>Proprietor(s) &amp; Occupations where available</u>   | <u>Reference to Title at Acquisition and sale</u>  |
|--|--|--|
| 20.02.1909<br>(1909 to 1930)             | The Intercolonial Investment Land and Building Company Limited   | Volume 1949 Folio 156  |
| 30.01.1930<br>(1930 to 1998)             | Railway Commissioners for New South Wales<br>Then<br>The Commissioner for Railways<br>Then<br>Public Transport Commission of New South Wales<br>Now<br>State Rail Authority of New South Wales | Volume 1949 Folio 156<br>Then<br>Volume 4381 Folio 2<br>Then<br>Volume 4450 Folio 152<br>Then<br>Volume 9212 Folio 233<br>Then<br>2/836728<br>Now<br>21/873506 |
| 16.06.1998<br>(1998 to Date)             | # Bankstown Council<br>Now<br># Canterbury-Bankstown Council   | 21/873506  |

**# Denotes current registered proprietor**

Continued Over.

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**Sydney 2000**  
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**DX 967 Sydney**

**Leases, as to the whole, excluding premises: -**
























- 28.08.1952 (F731889): Lease to Mark Alexander Leslie Groves (Fruiterer) of part of the land within described.
- 24.12.1952 (F808146): Lease to Tonkins Enfield Nurseries Pty. Limited of part of the land within described.
- 23.11.1955 (G440937): Lease to Ready Mixed Concrete Limited of part of the land within described.
- 03.09.1959 (H328411): Lease to Jack Levy (Dry Cleaner) And Gwendoline Ellen Levy (Married Woman) of part of the land within described. Surrendered.
- 20.11.1959 (H388460): Lease to Lease to Tonkins Enfield Nurseries Pty. Limited of part of the land within described.
- 25.11.1959 (J124406): Lease to Newton Building Company (Bankstown) Pty. Limited of part of the land within described. Expired 01.01.2010.
- 23.12.1959 (H408169): Lease to Simon Karlikoff (Merchant) and Vera Karlikoff (Married Woman) of part of the land within described.
- 23.12.1959 (H883483): Lease to G. J. Coles & Coy Limited of part of the land within described. Expired 21.04.1986.
- 19.02.1960 (H458423): Lease to Maryvale Properties of part of the land within described. Expired by effluxion of time 29.11.1976.
- 19.02.1960 (H458425): Lease to R.L. Watson (Boats) Pty. Limited of part of the land within described. Expired by effluxion of time 29.11.1976.
- 01.06.1960 (H546955): Lease to Ronald Francis McBeatty (Fruiterer) of part of the land within described.
- Various leases and sub-leases were found from 29.06.1960 to 02.10.1997 that since been surrendered or expired by effluxion of time – not investigated.

**Easements, as to the whole: - NIL**

---

Yours Sincerely,  
Taylor Wilson  
19<sup>th</sup> November 2021



|   | Status            | Surv/Comp          | Purpose         |
|---|-------------------|--------------------|-----------------|
| DP9718<br>Lot(s): 30  |                   |                    |                 |
|  DP1276113                     | PRE-ALLOCATED     | UNAVAILABLE        | SUBDIVISION     |
| DP10616<br>Lot(s): 143  |                   |                    |                 |
|  DP1229061                     | WITHDRAWN         | UNAVAILABLE        | CONSOLIDATION   |
| <b>DP109612</b><br><b>Lot(s): 2</b>   |                   |                    |                 |
|  <b>DP1048498</b>              | <b>REGISTERED</b> | <b>COMPILATION</b> | <b>EASEMENT</b> |
| DP132511<br>Lot(s): 7, 8  |                   |                    |                 |
|  DP1462                        | HISTORICAL        | COMPILATION        | UNRESEARCHED    |
| DP132536<br>Lot(s): 3   |                   |                    |                 |
|  DP12705                       | HISTORICAL        | SURVEY             | UNRESEARCHED    |
| DP333375<br>Lot(s): A   |                   |                    |                 |
|  DP1229061                     | WITHDRAWN         | UNAVAILABLE        | CONSOLIDATION   |
| DP336731<br>Lot(s): C, D  |                   |                    |                 |
|  DP1229061                     | WITHDRAWN         | UNAVAILABLE        | CONSOLIDATION   |
| DP401180<br>Lot(s): C   |                   |                    |                 |
|  DP1032308                     | REGISTERED        | SURVEY             | CONSOLIDATION   |
| DP853675<br>Lot(s): 1   |                   |                    |                 |
|  DP1080958                    | REGISTERED        | SURVEY             | LEASE           |
| DP1001532<br>Lot(s): 100  |                   |                    |                 |
|  DP10616                     | HISTORICAL        | SURVEY             | UNRESEARCHED    |
| DP1010636<br>Lot(s): 791  |                   |                    |                 |
|  DP7058                      | HISTORICAL        | SURVEY             | UNRESEARCHED    |
| DP1051804<br>Lot(s): 100  |                   |                    |                 |
|  DP335199                    | HISTORICAL        | COMPILATION        | UNRESEARCHED    |
|  DP336854                    | HISTORICAL        | COMPILATION        | UNRESEARCHED    |
|  DP366235                    | HISTORICAL        | COMPILATION        | UNRESEARCHED    |
| DP1053265<br>Lot(s): 100  |                   |                    |                 |
|  DP8252                      | HISTORICAL        | SURVEY             | UNRESEARCHED    |
| DP1062875<br>Lot(s): 741  |                   |                    |                 |
|  DP7058                      | HISTORICAL        | SURVEY             | UNRESEARCHED    |
| DP1077261<br>Lot(s): 11, 12, 13, 14   |                   |                    |                 |
|  DP7058                      | HISTORICAL        | SURVEY             | UNRESEARCHED    |
|  DP1054298                   | HISTORICAL        | SURVEY             | SUBDIVISION     |
| DP1120253<br>Lot(s): 1, 2   |                   |                    |                 |
|  DP7058                      | HISTORICAL        | SURVEY             | UNRESEARCHED    |
|  DP1010636                   | HISTORICAL        | SURVEY             | SUBDIVISION     |
| DP1126707<br>Lot(s): 53   |                   |                    |                 |
|  CA104810 - LOT 53 DP1126707 |                   |                    |                 |
|  CA121091 - NPW              |                   |                    |                 |
| DP1147680<br>Lot(s): 100  |                   |                    |                 |
|  DP15576                     | HISTORICAL        | SURVEY             | UNRESEARCHED    |

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



PLAN FORM 2

Plan Drawing only to appear in this space

F399942 \*OFFICE USE ONLY

Signatures and seals only.

X 399942

D. P. 118494

Registered: 9-3-1988

C.A.:

Title System: TORRENS

Purpose: EASEMENT

Ref. Map:

Last Plan:

PLAN OF EASEMENT TO  
DRAIN WATER OVER PART  
OF LOT 2 D.P 109612

Reduction Ratio 1:1500  
Lengths are in metres.

City: BANKSTOWN  
Locality: BANKSTOWN  
Parish: BANKSTOWN  
County: CUMBERLAND

This is sheet 1 of my plan in sheets.  
(Delete if inapplicable).

JOHN KENNETH WICKS  
CIVIC CENTRE BANKSTOWN  
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 1 25/11/87  
Signature J. K. Wicks  
Surveyor registered under Surveyors Act, 1929, as amended.  
Datum: M.S.M. of Azimuth.  
\*Strike out either (1) or (2). \*Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

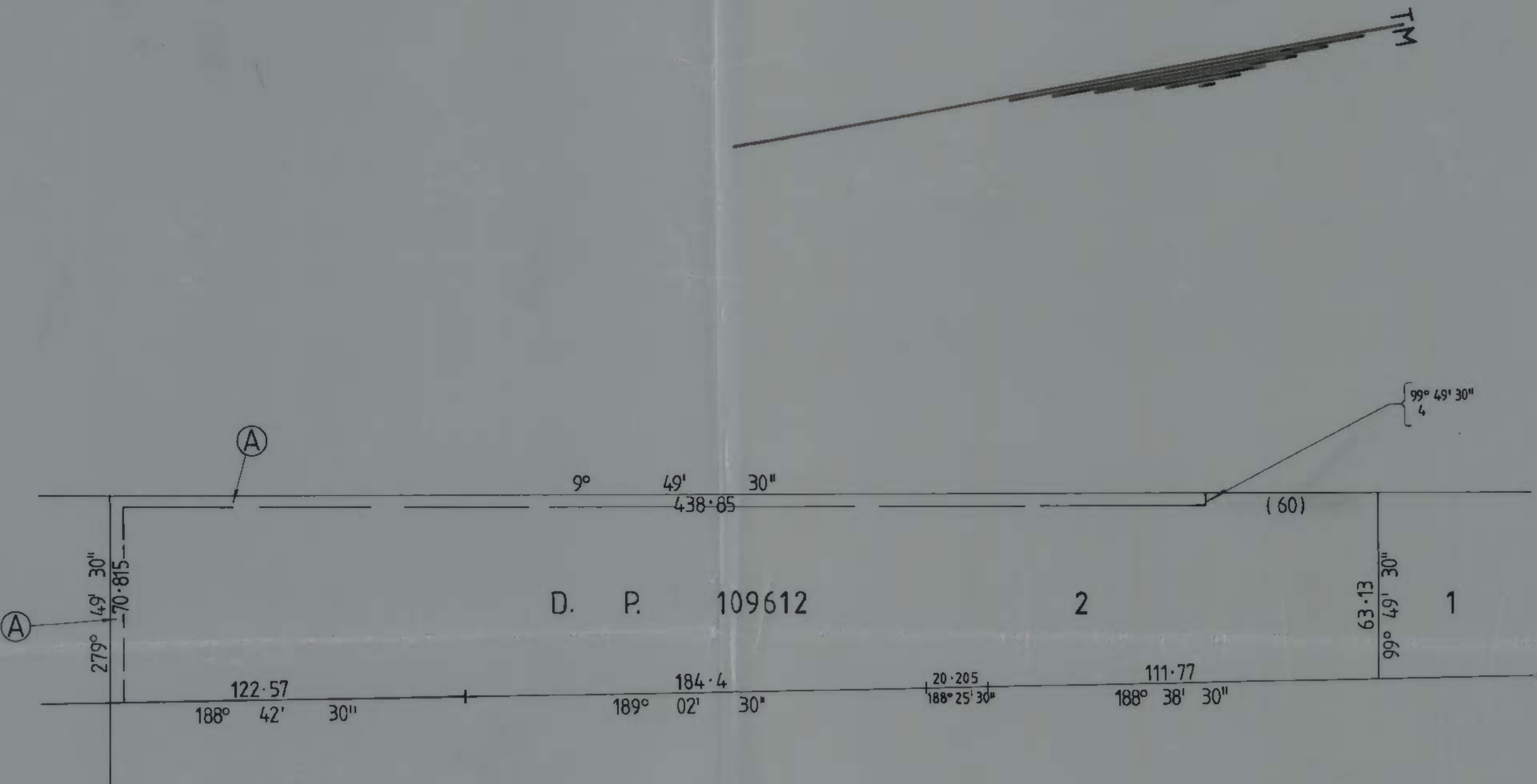
PURSUANT TO SEC.88B OF THE CONVEYANCING ACT IT IS INTENDED TO CREATE:-  
1. EASEMENT TO DRAIN WATER 4.0m WIDE.

THE COMMON SEAL OF THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE OF SYDNEY was hereunto affixed in pursuance of a resolution passed at a meeting of the said Body Corporate in the presence of the Archbishop and two other members thereof all whose signatures are set forth hereon.

*[Handwritten signature]*

THE COMMON SEAL OF THE CHURCH OF THE ROMAN CATHOLIC ARCHDIOCESE OF SYDNEY was hereunto affixed in pursuance of a resolution passed at a meeting of the said Body Corporate in the presence of the Archbishop and two other members thereof all whose signatures are set forth hereon.

*[Handwritten signature]*



Ⓐ EASEMENT TO DRAIN WATER 4m WIDE - F399942

LODGE WITH DEALING  
14.12.88

Council Clerk's Certificate  
I hereby certify that -  
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and  
(b) the requirements of section 34B of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, Hunter District Water, Sewerage, and Drainage Act, 1938, as amended  
have been complied with by the applicant in relation to the proposed EASEMENT  
(Insert "new road", "subdivision" or "consolidated lot") set out herein  
Subdivision No. 90181  
Date 8.2.88  
(Signature) *[Handwritten signature]*  
Council Clerk  
\*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.  
†Delete if inapplicable.

|    |    |    |    |    |    |    |    |    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 10 | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 100 | 110 | 120 | 130 | 140 | 150 | 160 | 170 | 180 | 190 | 200 | 210 | 220 | 230 | 240 | 250 | 260 | 270 | 280 | 290 | 300 | 310 | 320 | 330 | 340 | 350 | 360 | 370 | 380 | 390 |
|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE C-31-471-347A-58

MPD.SUPERVISOR REFERENCE F 21/5 2294

|  |    |    |    |    |    |    |    |             |     |     |     |     |
|--|----|----|----|----|----|----|----|-------------|-----|-----|-----|-----|
|  | 10 | 20 | 30 | 40 | 50 | 60 | 70 | Table of mm | 110 | 120 | 130 | 140 |
|--|----|----|----|----|----|----|----|-------------|-----|-----|-----|-----|

**THE COMMON SEAL OF THE TRUSTEES  
OF THE ROMAN CATHOLIC CHURCH  
FOR THE ARCHDIOCESE OF SYDNEY**  
was herewith affixed in pursuance  
of a resolution passed at a  
meeting of the said Body Corporate  
in the presence of the Archbishop  
and two other members thereof all  
of whose signatures are set  
opposite hereto.

George Bell  
J. M. Bell  
J. M. Bell

PLAN APPROVED \_\_\_\_\_ Authorised Officer \_\_\_\_\_  
 Line Control \_\_\_\_\_  
 Paper No. \_\_\_\_\_  
 Field Book \_\_\_\_\_ pages

I certify that the provisions of s.103, of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed:

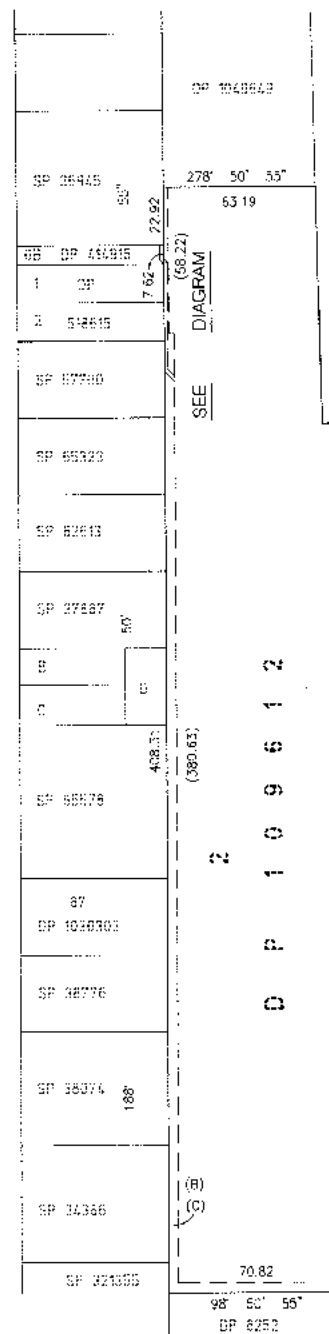
<sup>a</sup> (Grand total) (mean of 1000 assays)

\* Authorized Person/General Manager/Accredited Cember

Consent Authority:  
 Copy of Endorsement  
 Accreditation no:  
 Submission Certificate no:  
 File no:

Note:  
When the pair is to be lodged electronically in the Land Titles Office, I should include a signature in an electronic or digital format approved by the Registrar General.  
\*Date when the pair is lodged

MEREDITH



Q. 10. 11. 12. 13. 14. 15. 16.

(SCALE 1:250)

|              |
|--------------|
| 278° 50' 55" |
| : 63.19      |

55

333

50

1

.005

10

— For —



W



4  
5  
6

(A) EASEMENT TO DRAIN WATER 1.5 WIDE (P. 641922)  
(B) EASEMENT TO DRAIN WATER 4 WIDE (X.199942)  
(C) EASEMENT TO DRAIN WATER 4 WIDE  
(D) EASEMENT TO DRAIN WATER 2 WIDE

22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051

50' 55"  
6252

DP1048498

Registered:  ON 7-1-2003   
CA. \_\_\_\_\_  
Title System: TORRENS  
Purpose: EASEMENT  
Ref. Map: U 0045-74, U 0045-813  
Last Plan: DP109612

PLAN TO CREATE EASEMENTS TO  
DRAIN WATER 2 AND 4 WIDE  
OVER LOT 2 DP 109612

Leistung auf 50 m: 1500

|          |            |
|----------|------------|
| L.G.A..  | BANKSTOWN  |
| Locality | BANKSTOWN  |
| Parish   | BANKSTOWN  |
| County:  | CUMBERLAND |

\*has to show 1 of my glaucoma 1 sheets:  
!Delete if irapossible!

Surveyors (Practice) Regulation 200

I, JOHN PETERSEN  
of, WHELAN'S DX 288 SYDNEY  
a surveyor registered under the Surveyors Act 1929, hereby  
certify that the survey represented in this plan is accurate,  
has been made in accordance with the Surveyors (Practice)  
Regulation 2001 and was completed on  
the Survey relates to ... COMPILED FROM.....  
D-P 109612

(here specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)  
Datum line: XXXX  
Type: Suburban/Country  
(Signature) [Signature]  
(Date) 9/09/02 Surveyor registered under the Surveyors Act 1958

Parts used in preparation of Survey/Compilation  
DP 109612

PRINEL FOR USE ONLY for statements of intention to dedicate public roads to create public reserves, drainage reserves, easements, restrictions or use of land or positive covenants

PURSUANT TO SECTION 883 OF THE  
CONVEYANCING ACT 19:2-1.964, IT IS  
INTENDED TO CREATE:

1) EASEMENT TO DRAIN WATER 2' WIDE (D)  
2) EASEMENT TO DRAIN WATER 4' WIDE (C)



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 11:11AM

FOLIO: 2/109612

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

Prior Title(s): VOL 6568 FOL 1

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>-----  | C.T. Issue<br>-----               |
|-------------------|-----------------|--|-----------------------------------|
| 5/11/1988         |                 | TITLE AUTOMATION PROJECT   | LOT RECORDED<br>FOLIO NOT CREATED |
| 25/1/1989         |                 | CONVERTED TO COMPUTER FOLIO  | FOLIO CREATED<br>CT NOT ISSUED    |
| 2/2/1989          | DP641922        | DEPOSITED PLAN   | EDITION 1                         |
| 7/1/2003          | DP1048498       | DEPOSITED PLAN   | EDITION 2                         |
| 12/12/2013        | AI236713        | POSITIVE COVENANT  |                                   |
| 12/12/2013        | AI236714        | RESTRICTION ON USE OF LAND<br>BY/VESTED IN PRESCRIBED<br>AUTHORITY | EDITION 3                         |

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

Bankstown & Campsie

PRINTED ON 18/11/2021

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Received: 18/11/2021 11:11:54





LAND  
REGISTRY  
SERVICES

# Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/109612

SEARCH DATE

TIME

EDITION NO

DATE

18/11/2021

11:11 AM

3

12/12/2013

LAND

LOT 2 IN DEPOSITED PLAN 109612

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF BANKSTOWN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP109612

FIRST SCHEDULE

TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE  
OF SYDNEY

(T F625902)

SECOND SCHEDULE (7 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 X399942 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE  
LAND SHOWN IN DP118494

3 DP641922 EASEMENT TO DRAIN WATER AFFECTING THE LAND SHOWN SO  
BURDENED IN DP641922

4 DP1048498 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN DP1048498

5 DP1048498 EASEMENT TO DRAIN WATER 4 METRE(S) WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN DP1048498

6 AI236713 POSITIVE COVENANT

7 AI236714 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

Bankstown & Campsie

PRINTED ON 18/11/2021

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.





LAND  
REGISTRY  
SERVICES

# Historical Title



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

SEARCH DATE  
-----  
18/11/2021 11:33AM

FOLIO: 1/302765  
-----

First Title(s): OLD SYSTEM  
Prior Title(s): VOL 3260 FOL 48

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----            |
|-------------------|-----------------|-----------------------------|--------------------------------|
| 16/12/1993        |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED |

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

Bankstown & Campsie

PRINTED ON 18/11/2021

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LAND  
REGISTRY  
SERVICES

# Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/302765

SEARCH DATE

TIME

EDITION NO

DATE

18/11/2021

11:32 AM

-

-

VOL 3260 FOL 48 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 302765

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF BANKSTOWN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP302765

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF BANKSTOWN

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

Bankstown & Campsie

PRINTED ON 18/11/2021

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LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 11:33AM

FOLIO: 2/302765

First Title(s): OLD SYSTEM

Prior Title(s): VOL 3263 FOL 184

| Recorded   | Number | Type of Instrument          | C.T. Issue                     |
|------------|--------|-----------------------------|--------------------------------|
| 19/11/1993 |        | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED |

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

Bankstown & Campsie

PRINTED ON 18/11/2021

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Received: 18/11/2021 11:33:49



LAND  
REGISTRY  
SERVICES

# Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/302765

SEARCH DATE

TIME

EDITION NO

DATE

18/11/2021

11:32 AM

-

-

VOL 3263 FOL 184 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 2 IN DEPOSITED PLAN 302765

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF BANKSTOWN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP302765

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF BANKSTOWN

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

Bankstown & Campsie

PRINTED ON 18/11/2021

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

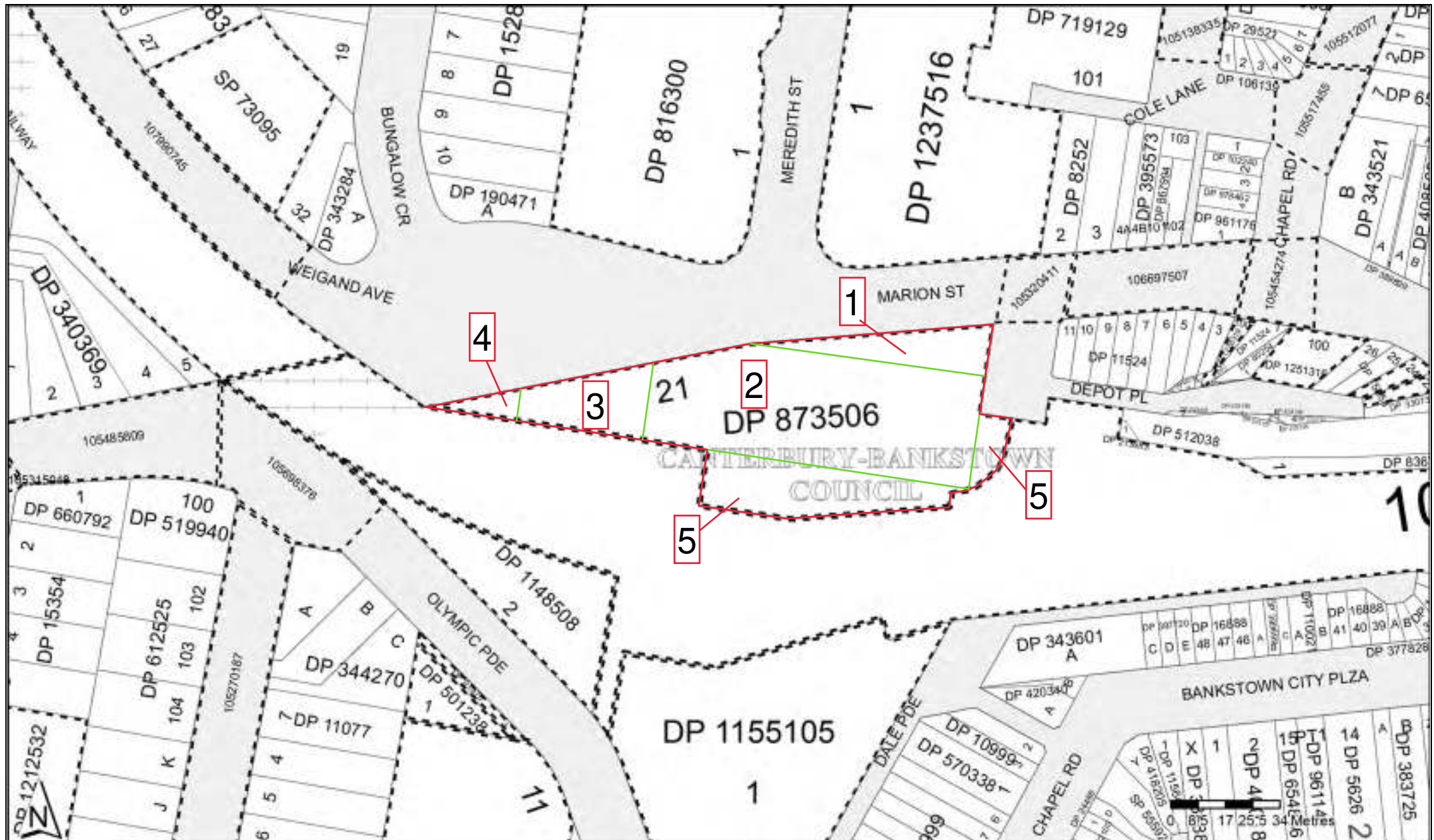


**Locality :** BANKSTOWN

























**Parish :** BANKSTOWN

**LGA : CANTERBURY-BANKSTOWN**

**County :** CUMBERLAND





|   | Status            | Surv/Comp     | Purpose         |
|---|-------------------|---------------|-----------------|
| DP15958<br>Lot(s): 23, 24<br> DP1026330                  | REGISTERED        | SURVEY        | EASEMENT        |
| DP91975<br>Lot(s): 1<br> CA132501 - LOT 1 DP91975        |                   |               |                 |
| DP501238<br>Lot(s): 1<br> CA121057 - LOT 1 DP501238      |                   |               |                 |
| DP816300<br>Lot(s): 1<br> DP1067620                      | REGISTERED        | SURVEY        | SUBDIVISION     |
| DP861164<br>Lot(s): 11<br> DP266753                      | REGISTERED        | COMPILATION   | EASEMENT        |
| <b>DP873506</b><br><b>Lot(s): 21</b><br> <b>DP268717</b> | <b>REGISTERED</b> | <b>SURVEY</b> | <b>EASEMENT</b> |
| DP1129021<br>Lot(s): 101<br> DP512038                    | HISTORICAL        | SURVEY        | SUBDIVISION     |
|  DP873506  | HISTORICAL        | SURVEY        | SUBDIVISION     |
|  CA135266 - LOT 101 DP1129021                            |                   |               |                 |
| DP1148508<br>Lot(s): 2<br> DP91976                       | HISTORICAL        | COMPILATION   | DEPARTMENTAL    |
|  DP1128871  | HISTORICAL        | COMPILATION   | DEPARTMENTAL    |
|  CA132601 - LOT 1 DP91976                              |                   |               |                 |
| DP1155105<br>Lot(s): 1<br> DP91978                     | HISTORICAL        | COMPILATION   | DEPARTMENTAL    |
|  DP184924  | HISTORICAL        | COMPILATION   | UNRESEARCHED    |
|  DP187177  | HISTORICAL        | COMPILATION   | UNRESEARCHED    |
| DP1212532<br>Lot(s): 100<br> DP15354                   | HISTORICAL        | SURVEY        | UNRESEARCHED    |
|  DP1100934   | HISTORICAL        | SURVEY        | CONSOLIDATION   |
| DP1228319<br>Lot(s): 100<br> DP11524                   | HISTORICAL        | SURVEY        | UNRESEARCHED    |
|  DP26350   | HISTORICAL        | SURVEY        | UNRESEARCHED    |
|  DP449443  | HISTORICAL        | COMPILATION   | UNRESEARCHED    |
| DP1237516<br>Lot(s): 1<br> DP631443                    | HISTORICAL        | COMPILATION   | CONSOLIDATION   |
|  DP773269  | HISTORICAL        | SURVEY        | CONSOLIDATION   |
|  DP819518  | HISTORICAL        | SURVEY        | SUBDIVISION     |
|  DP1223169   | HISTORICAL        | SURVEY        | SUBDIVISION     |

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

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

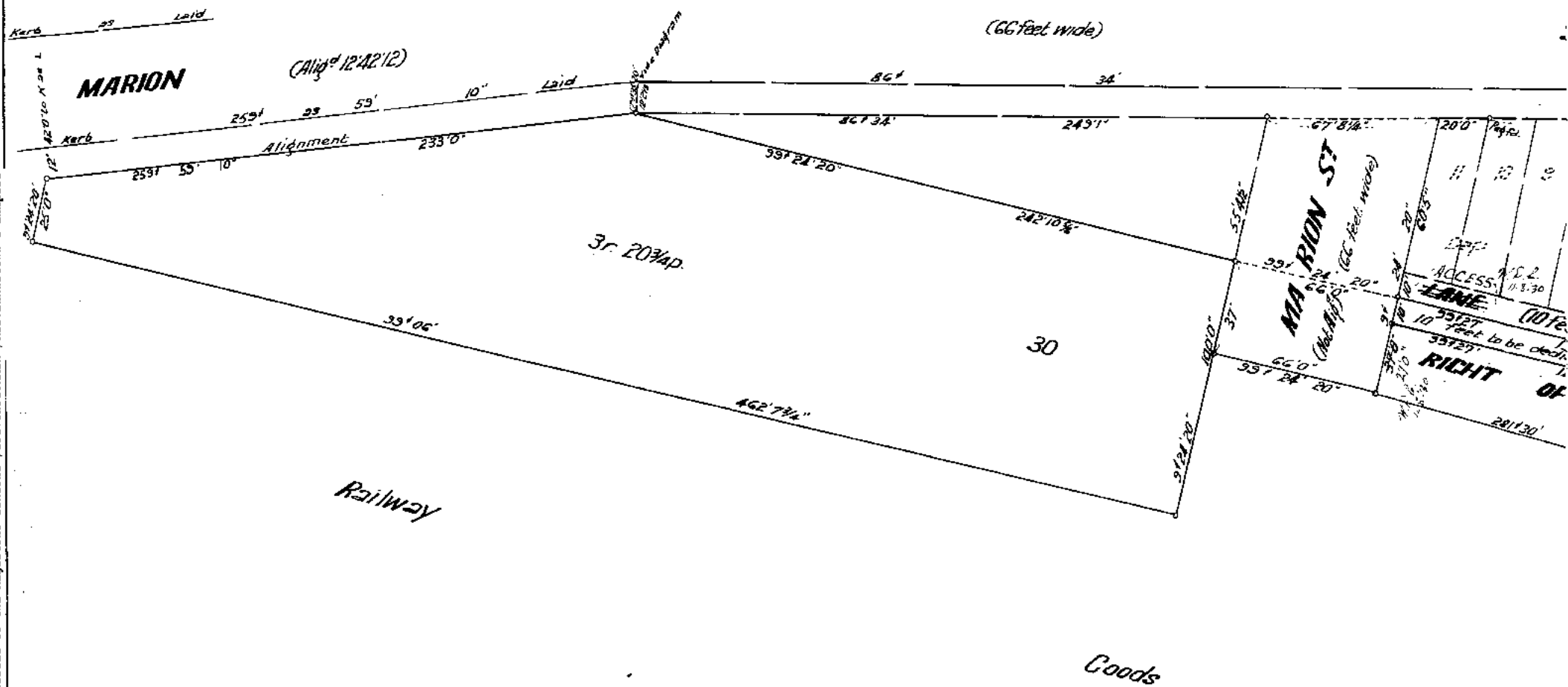
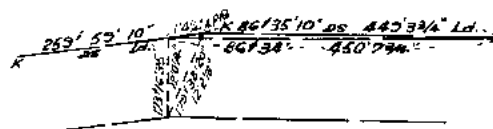
B989811 [4.7.30]

D.P. 16888 (E)

DIACRAM  
Not to Scale

**MARION**

**ST**



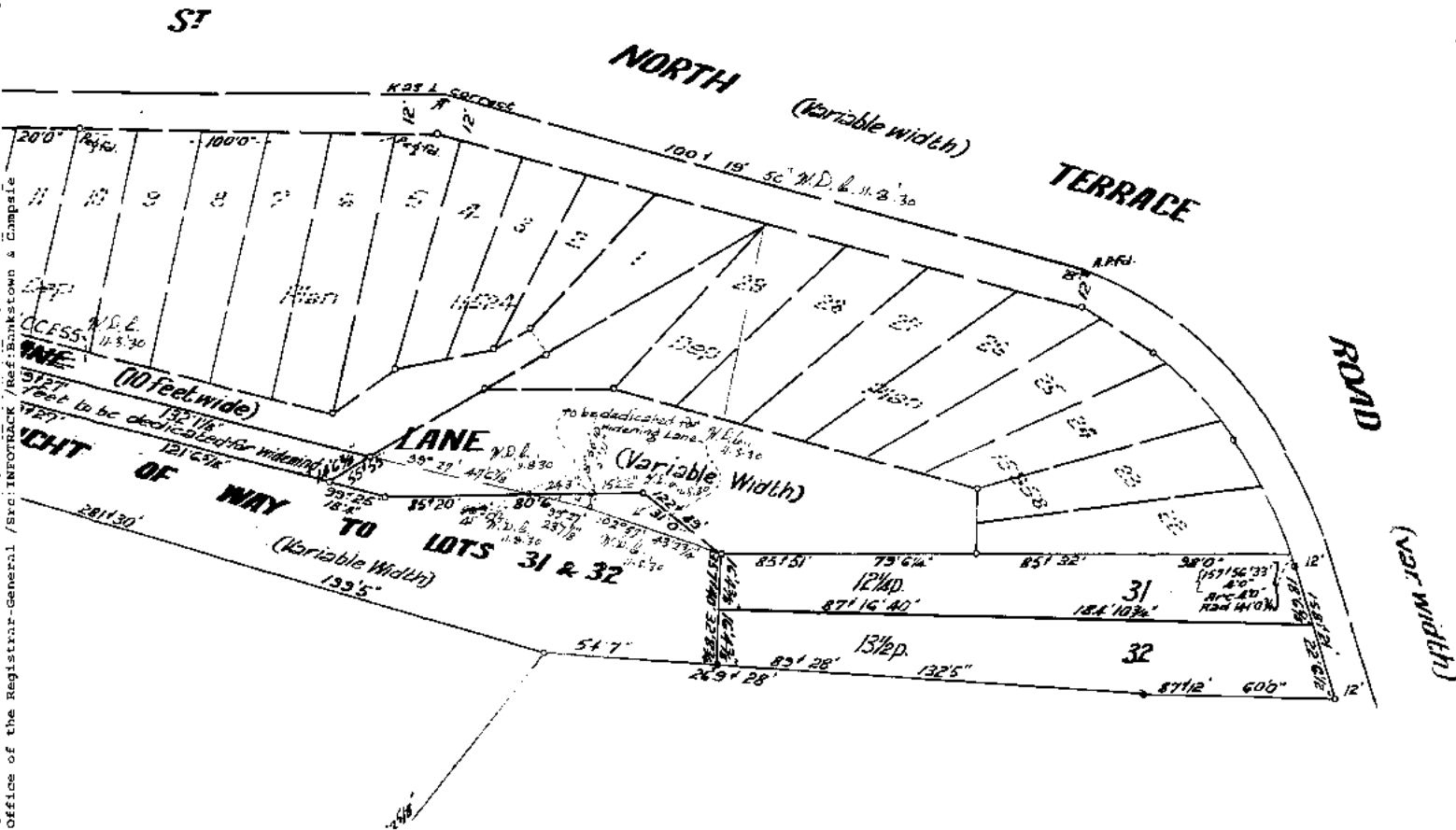
2

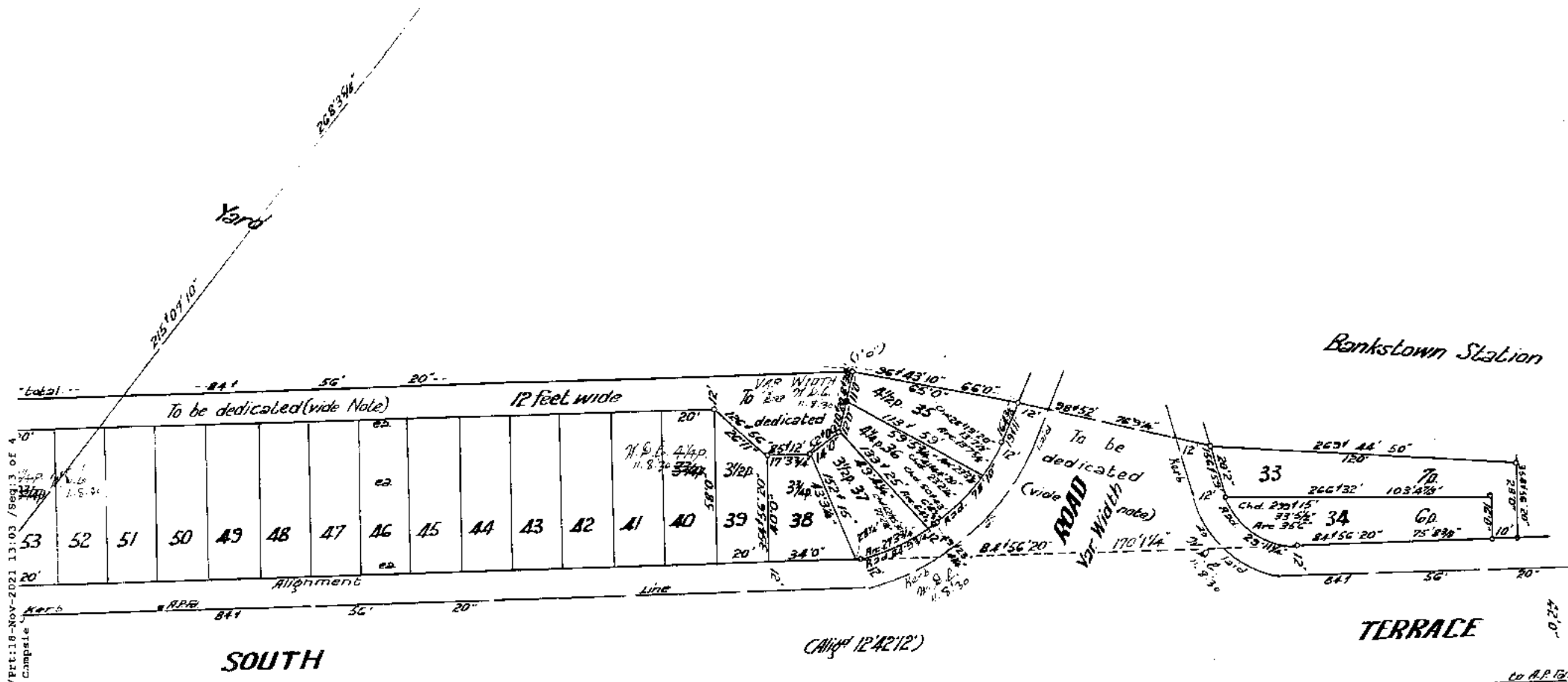
being App<sup>ts</sup> 6762, 13440, 15039 and 30883-<sup>N.E.C.</sup><sub>11.9.30</sub>

*Parish of Bankstown County of Cumberland*

Scale: 40 feet to an inch

DEP PLAN 16888 (E)  
20th Aug 1960.  
*W. J. ...*





D.P. 16888 (E)

I, William Deane Cowdery, of Sydney, licensed Surveyor, specially licensed under the Real Property Act 1900, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented (c) that all physical objects indicated actually exist in the positions shown (d) that the whole of the material facts in relation to the land are correctly represented (e) that the survey has been made by me, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900.

W. D. Cowdery.  
 Licensed Surveyor

Subscribed and declared before me, at Sydney,  
 this 11<sup>th</sup> day of March A.D. 1930.

James J. Russell

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS  
 DP 16888

| FEET INCHES | METRES |
|-------------|--------|
| 1 3/4       | 0.044  |
| 2 1/4       | 0.108  |
| 3           | 0.305  |
| 4           | 0.610  |
| 5 1/4       | 0.819  |
| 6 1/2       | 1.219  |
| 7 1/2       | 1.403  |
| 8 1/4       | 1.937  |
| 9 1/2       | 2.048  |
| 10 1/4      | 2.353  |
| 11 1/2      | 2.461  |
| 12 1/4      | 2.651  |
| 13 1/2      | 2.858  |
| 14 1/4      | 3.664  |
| 15 1/2      | 3.712  |
| 16 1/4      | 4.153  |
| 17 1/2      | 4.156  |
| 18 1/4      | 4.267  |
| 19 1/2      | 4.429  |
| 20 1/4      | 4.636  |
| 21 1/2      | 4.877  |
| 22 1/4      | 4.988  |
| 23 1/2      | 5.277  |
| 24 1/4      | 5.588  |
| 25 1/2      | 5.695  |
| 26 1/4      | 6.071  |
| 27 1/2      | 6.096  |
| 28 1/4      | 6.347  |
| 29 1/2      | 6.671  |
| 30 1/4      | 7.068  |
| 31 1/2      | 7.096  |
| 32 1/4      | 7.191  |
| 33 1/2      | 7.191  |
| 34 1/4      | 7.620  |
| 35 1/2      | 8.204  |
| 36 1/4      | 8.230  |
| 37 1/2      | 8.284  |
| 38 1/4      | 8.534  |
| 39 1/2      | 8.934  |
| 40 1/4      | 9.125  |
| 41 1/2      | 9.449  |
| 42 1/4      | 9.976  |
| 43 1/2      | 10.198 |
| 44 1/4      | 10.363 |
| 45 1/2      | 10.820 |
| 46 1/4      | 11.278 |
| 47 1/2      | 12.192 |
| 48 1/4      | 12.402 |
| 49 1/2      | 13.176 |
| 50 1/4      | 13.169 |
| 51 1/2      | 14.500 |
| 52 1/4      | 15.043 |
| 53 1/2      | 16.637 |

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS  
 DP 16888 CONTINUED

| FEET INCHES | METRES  |
|-------------|---------|
| 54 1/2      | 16.478  |
| 55 1/4      | 17.586  |
| 56 1/2      | 17.596  |
| 57 1/4      | 17.678  |
| 58 1/2      | 17.678  |
| 59 1/4      | 18.129  |
| 60 1/2      | 18.218  |
| 61 1/4      | 18.288  |
| 62 1/2      | 18.415  |
| 63 1/4      | 19.812  |
| 64 1/2      | 20.117  |
| 65 1/4      | 20.631  |
| 66 1/2      | 22.031  |
| 67 1/4      | 23.071  |
| 68 1/2      | 23.071  |
| 69 1/4      | 23.400  |
| 70 1/2      | 24.028  |
| 71 1/4      | 24.238  |
| 72 1/2      | 24.536  |
| 73 1/4      | 24.711  |
| 74 1/2      | 25.851  |
| 75 1/4      | 27.016  |
| 76 1/2      | 27.651  |
| 77 1/4      | 29.870  |
| 78 1/2      | 30.440  |
| 79 1/4      | 31.518  |
| 80 1/2      | 34.023  |
| 81 1/4      | 36.576  |
| 82 1/2      | 37.049  |
| 83 1/4      | 40.272  |
| 84 1/2      | 40.361  |
| 85 1/4      | 42.936  |
| 86 1/2      | 51.848  |
| 87 1/4      | 56.556  |
| 88 1/2      | 60.762  |
| 89 1/4      | 71.018  |
| 90 1/2      | 74.031  |
| 91 1/4      | 75.921  |
| 92 1/2      | 81.778  |
| 93 1/4      | 81.782  |
| 94 1/2      | 81.804  |
| 95 1/4      | 136.950 |
| 96 1/2      | 137.357 |
| 97 1/4      | 141.014 |
| 98 1/2      | 145.444 |

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS  
 DP 16888 CONTINUED

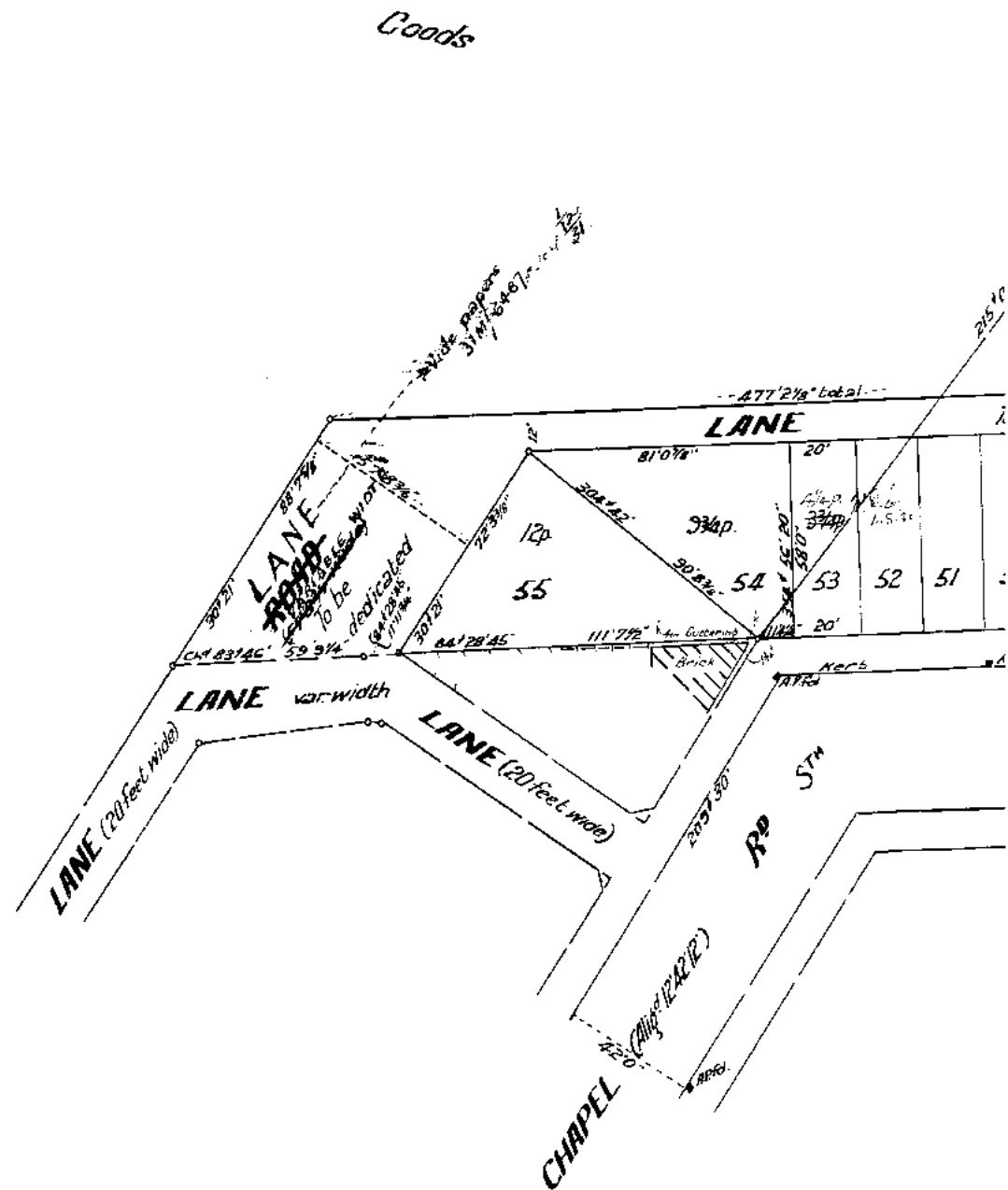
| AC RD P | SQ M  |
|---------|-------|
| 10      | 103.5 |
| 12 1/4  | 309.4 |
| 13 1/2  | 341.5 |
| 20 3/4  | 356.0 |

D.P. 16888 ©

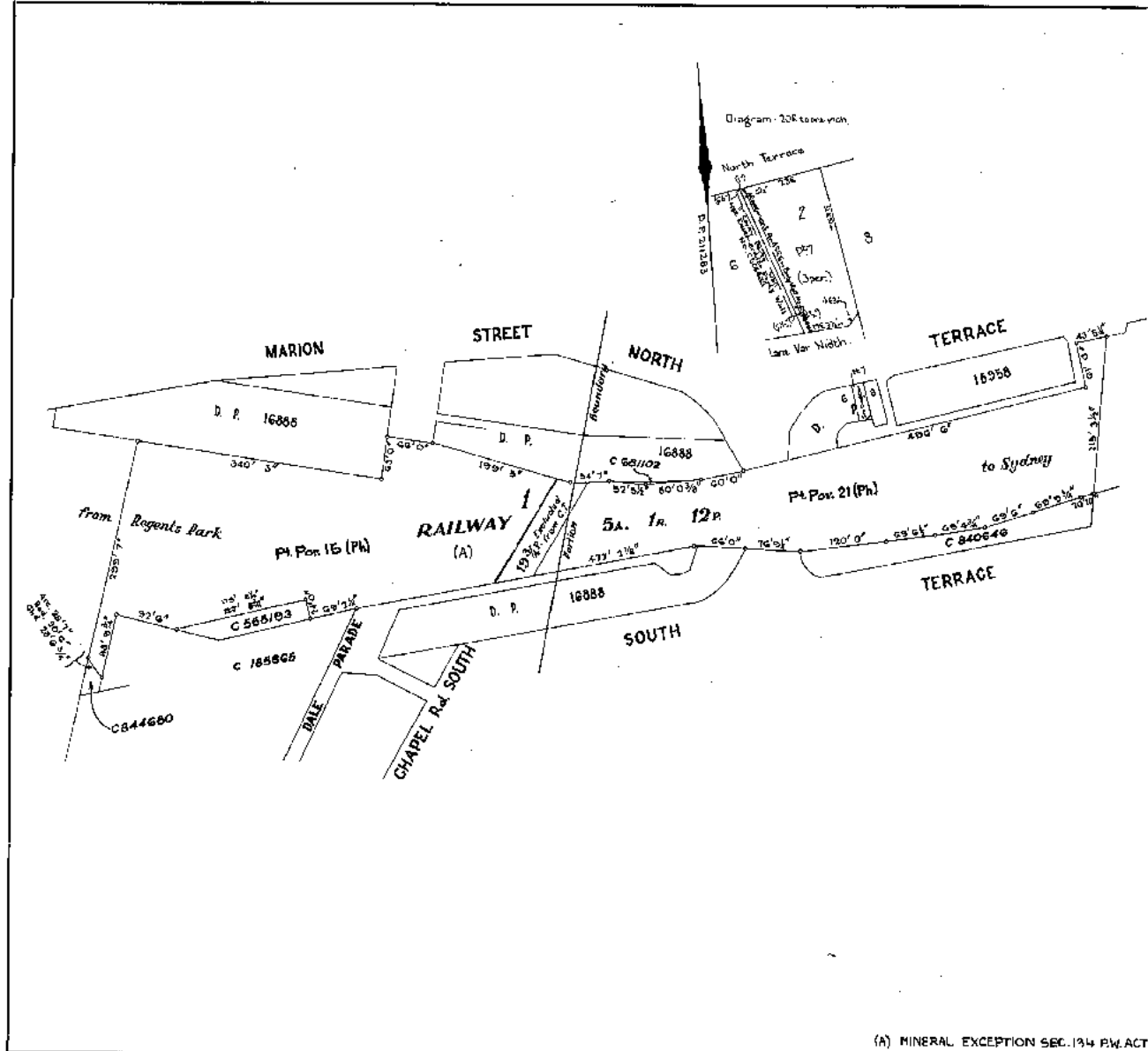
It is intended to dedicate all new Roads and Lanes to the Council.  
 Restrictive Covenants if any, will be shown on Transfers.

Estate Agent for Railways.  
 for and on behalf of the Railway  
 Commissioners for New South Wales.

Date of survey February 1930.  
 Datum line of Azimuth N.S.



Form 2



DP211283

Registered: 19/11/1977

Doc:

Title System: Torrens

Purpose: Redefinition

Ref. Map: Bankstown Sh. 85

Last Plan: do.

PLAN OF PART OF THE LAND IN  
 Port 15 & 21.

Scale: 100 Feet to an inch

Mun./Shire:

BANKSTOWN

Locality: BANKSTOWN

Parish: Bankstown

County: Cumberland

L:

A surveyor registered under the Surveyors Act, 1920, as amended, hereby certifies that the survey represented by this plan is accurate and has been made in accordance with the Surveyors Act, 1920, and was completed on 19/11/1977.

Signature: [Signature]  
 Surveyor registered under Surveyors Act, 1920, as amended.  
 Datum: Line of Adolph.

Statements of Proposed Easements.

Approved by the Council and Certified in accordance with the provisions of Section 327 of the Local Government Act, 1955.

Date:

Subdivided No.

Council Clerk

\* Delete not either (1) or (2). \* Insert date of survey.

OFFICE USE ONLY

CONVERSION TABLE ADDED BY REGISTRAR GENERAL'S DEPARTMENT

DP 211283

| FEET | INCHES | METRES  |
|------|--------|---------|
| -    | 1      | 0.025   |
| -    | 1 1/2  | 0.038   |
| -    | 4 1/2  | 0.114   |
| -    | 6 1/8  | 0.165   |
| -    | 11     | 0.279   |
| -    | 3      | 0.254   |
| 12   | 3 1/2  | 3.747   |
| 20   | 6      | 5.248   |
| 20   | 10     | 6.350   |
| 25   | -      | 7.010   |
| 24   | -      | 7.315   |
| 28   | 6 3/4  | 8.706   |
| 28   | 7      | 8.751   |
| 41   | 10     | 12.751  |
| 43   | 5 1/4  | 13.240  |
| 45   | 6      | 13.066  |
| 49   | 6      | 15.088  |
| 52   | 5 1/2  | 15.989  |
| 54   | 7      | 16.637  |
| 60   | -      | 18.288  |
| 61   | -      | 18.593  |
| 65   | -      | 19.202  |
| 66   | -      | 20.117  |
| 69   | 2 1/4  | 21.086  |
| 69   | 4 3/4  | 21.152  |
| 69   | 6      | 21.344  |
| 69   | 6 1/2  | 21.296  |
| 69   | 9 3/4  | 21.279  |
| 76   | 9 1/4  | 25.400  |
| 80   | 0 3/8  | 24.294  |
| 88   | 9 3/4  | 27.070  |
| 92   | 6      | 26.524  |
| 120  | -      | 36.576  |
| 179  | 8 1/4  | 54.769  |
| 199  | 5      | 60.762  |
| 215  | 3 1/2  | 65.621  |
| 299  | 7      | 91.013  |
| 340  | 3      | 103.708 |
| 477  | 2 1/8  | 145.444 |
| 496  | 6      | 151.735 |

| AC | RD | P      | SQ    | M |
|----|----|--------|-------|---|
| -  | -  | 3      | 75.3  |   |
| -  | -  | 19 3/4 | 499.5 |   |
| AC | RD | P      | HA    |   |
| 5  | 1  | 12     | 2.195 |   |

I, Bryan Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document & my custody this 4th day of April, 1977.

1





LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 12:45PM

FOLIO: 1/71666

First Title(s): OLD SYSTEM

Prior Title(s): VOL 2944 FOL 142

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>-----                         | C.T. Issue<br>-----            |
|-------------------|-----------------|---|--------------------------------|
| 10/6/1994         |                 | CONVERTED TO COMPUTER FOLIO                         | FOLIO CREATED<br>CT NOT ISSUED |
| 3/11/1997         | 3547086         | APPLICATION FOR REPLACEMENT<br>CERTIFICATE OF TITLE | EDITION 1                      |
| 22/12/1997        | DP873506        | DEPOSITED PLAN                                      | FOLIO CANCELLED                |

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

Bankstown & Campsie

PRINTED ON 18/11/2021

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Received: 18/11/2021 12:45:23



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 12:43PM

FOLIO: 30/16888

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

Prior Title(s): VOL 4714 FOL 210

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>-----                         | C.T. Issue<br>-----               |
|-------------------|-----------------|---|-----------------------------------|
| 21/12/1988        |                 | TITLE AUTOMATION PROJECT                            | LOT RECORDED<br>FOLIO NOT CREATED |
| 29/3/1990         |                 | CONVERTED TO COMPUTER FOLIO                         | FOLIO CREATED<br>CT NOT ISSUED    |
| 3/11/1997         | 3547086         | APPLICATION FOR REPLACEMENT<br>CERTIFICATE OF TITLE | EDITION 1                         |
| 22/12/1997        | DP873506        | DEPOSITED PLAN                                      | FOLIO CANCELLED                   |

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

Bankstown & Campsie

PRINTED ON 18/11/2021

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Received: 18/11/2021 12:43:40



- No. 13,537 (average lands), to Francis Norman Christian, of Urunga, situated at Bellinger River, frontage 100 yards (plan cat. No. B. 126-21), six years from 4th October, 1925; annual rental £1, section B of northern training wall—under section 12 (33), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- No. 13,538 (average lands), to Francis Norman Christian, of Urunga, situated at Bellinger River, frontage 100 yards (plan cat. No. B. 127-21), six years from 4th October, 1925; annual rental, £1, section C of northern training wall—under section 12 (33), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- No. 13,539 (average lands), to Francis Norman Christian, of Urunga, situated at Bellinger River, frontage 100 yards (plan cat. No. B. 128-21), six years from 16th November, 1925; annual rental, £1, section E of northern training wall—under section 12 (33), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

*Special Conditions.*

1. It is a condition of these leases that under Regulation 63 made under the abovementioned Acts the whole or any part of the land comprised therein may be resumed at any time without compensation for any public purpose or for the granting thereof of a Special Lease under the Crown Lands Acts.

2. The stones in the training wall are not to be removed, disturbed or injured in any way, and only oysters on the outside of the exterior stones shall be removed.

3. Should the District Engineer of the Public Works Department consider that the stability of the training wall in any leased area has been impaired in any way by the lessee, he shall direct the local Inspector of Fisheries to order the immediate forfeiture of the lease, as well as any rent which may have been paid in advance.

4. The leased areas are to be properly marked on the wall at each end by notice-boards erected at the expense of the lessee.

5. Should it be found necessary to add stones to or take stones away from any leased area of the wall for public purposes, notice of one month will be given the lessee, but no compensation is to be paid for such interference with his lease other than a reduction of rental.

6. Should it be found necessary to dredge near or deposit dredgings on or in the vicinity of any leased area, no compensation will be paid for any injury caused thereby other than a remission of such proportion of the rental as may be deemed equitable by the Minister.

[5942] Sydney, 13th April, 1926.

## NOTIFICATION OF GRANTING OF OYSTER CULTURE LEASES.

IT is hereby notified that leases, for the purpose of oyster culture, of the lands specified in the Schedule hereunder have been granted to the undermentioned persons.

The leases are subject to the Fisheries Acts and the Regulations thereunder, and to the special conditions set out at the foot of the Schedule.

C. C. LAZZARINI.

## SCHEDULE.

- No. 13,576 (average lands), to Commonwealth Oyster Company Limited, of Sydney, situated at Port Stephens, frontage 200 yards (plan cat. No. P. 1,201-36), fifteen years from 1st October, 1925; annual rental, £2—under section 12 (33), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- \*No. 13,611 (inferior lands), to William Henry Shoemith, junior, of Jones Island, situated at Manning River, about 3 a. 1 r. 17 p. (plan cat. No. M. 381-31), five years from 13th April, 1926; annual rental, £1 14s.—under section 12 (33a), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- \*No. 13,622 (inferior lands), to Charles Cuzco Diemar, of Nelson's Bay, situated at Port Stephens, about 1 a. 0 r. 17 p. (plan cat. No. P. 1,223-36), five years from 13th April, 1926; annual rental, £1 2s.—under section 12 (33a), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).
- \*No. 13,658 (inferior lands), to Donald Robertson, of Newcastle, situated at Hunter River, frontage 150 yards (plan cat. No. H. 149-37), five years from 13th April, 1926; annual rental, 15s.—under section 12 (33a), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

\*No. 13,702 (inferior lands), to Edward James Ross, of Brooklyn, situated at Hawkesbury River, about 1 a. 0 r. 35 p. (plan cat. No. H. 505-41), five years from 13th April, 1926; annual rental, £1 4s.—under section 12 (33a), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

\*No. 13,709 (inferior lands), to Albert Nordstrom, of Bermagui, situated at Cuttagee Lake, frontage 100 yards (plan cat. No. C. 17-87), five years from 13th April, 1926; annual rental, 10s.—under section 12 (33a), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

\*No. 13,726 (inferior lands), to Arthur King Trethowan, of Sydney, situated at Nudgee River, frontage 758 yards (plan cat. No. N. 2-109), five years from 13th April, 1926; annual rental, £4 15s.—under section 12 (33a), Fisheries (Amendment) Act, 1910 (Fisheries Act, 1902).

*Special Conditions.*

1. It is a condition of these leases that under Regulation 63 made under the abovementioned Acts the whole or any part of the land comprised therein may be resumed at any time without compensation for any public purpose or for the granting thereof of a Special Lease under the Crown Lands Acts.

\*2. No oysters may be removed from Oyster Leases Nos. 13,611, 13,622, 13,658, 13,702, 13,709 and 13,726 during the first year of their term. If any such lease be renewed for a second term of five years, it shall be subject to redetermination of rental during the ninth or any later year for a further (third) term of five years.

[4996] Local Government Department,  
Sydney, 12th March, 1926.

## LOCAL GOVERNMENT ACT, 1919.

AN examination of applicants for certificates as Clerk, and certificates as Auditor will be held at Sydney, on Wednesday, 9th June, 1926, and two following days.

Full particulars and a form for making application to sit at the examination, may be obtained from the Clerk to the Local Government Examination Committees, Local Government Department, Sydney, with whom applications to attend should be lodged not later than 1st May, 1926.

W. WALKER,  
Under Secretary.

[5937] Industrial Registrar's Office,  
Sydney, 30th April, 1926.

THE following Awards of the Court, made in exercise of the powers conferred upon it by section 14 of the Industrial Arbitration Act, 1912, have this day been published as part of the Industrial Gazette for April, 1926, in accordance with the provisions of the Act and the Regulations thereunder.

Copies of the Awards are obtainable from the Government Printer, Sydney, at the price mentioned (postage added), upon request, quoting the particulars stated hereunder, and the date of publication.

A. M. WEBB,  
Industrial Registrar.

Colliery Deputies (Maitland, &c.) Award (Variation),  
No. 4,781. 3d.  
Ferries (National) Award (Principal), No. 4,782. 4d.

## GOVERNMENT RAILWAYS.

REGENT'S PARK TO BANKSTOWN RAILWAY—NOTICE OF CONFIRMATION OF PLAN AND BOOK OF REFERENCE.

WITH reference to the notice of the Constructing Authority, dated the 28th January, 1926, relative to the taking of certain lands required for the purpose of constructing a railway from Regent's Park to Bankstown, and to make and complete certain works and conveniences in connection therewith: Notice is hereby given that no valid objection having been made to the taking of the lands required for the said railway, or to the erection of the said works, the said plan and book of reference have been duly confirmed by His Excellency the Governor, with the advice of the Executive Council, in accordance with the Public Works Act, 1912.

Dated at Sydney, this twenty-first day of April, 1926.

(L.S.) JAMES FRASER,  
O. W. BRAIN.

The Common Seal of the Railway Commissioners for New South Wales hath been hereunto affixed in the presence of,—

W. H. NEWMAN  
(for Secretary).

[5919]





# MEMORANDUM OF TRANSFER

This being a Crown Instrument under the REAL PROPERTY ACT, (1900.)  
is not liable to Stamp Duty.

*Fred W. Brettnall*  
Solicitor for Railways

Fees  
Lodgment .. 12/6  
Endorsement  
Certificate ... 1/6  
12/6  
13/7/30

(Trusts must not be disclosed in the transfer)

THE INTERCOLONIAL INVESTMENT LAND AND BUILDING COMPANY LIMITED

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder in consideration of Ten shillings (£ 10/- ) (the receipt whereof is hereby acknowledged) paid to it by

RAILWAY COMMISSIONERS FOR NEW SOUTH WALES (herein called transferee )  
do hereby transfer to the said transferee<sup>b</sup>

ALL such its Estate and Interest in ALL THE land mentioned in the schedule following:—

| (a) | County.  | Parish.   | State if Whole or Part.   | Vol. | Fol. |
|-----|--|-----------|---------------------------|------|------|
|     | Cumberland   | Bankstown | part Certificate of Title | 1949 | 156  |
|     | being the land shown edged red on the Plans hereunto annexed and marked with the letters "A" and "B" |           |                           |      |      |

And the transferee covenants with the transferror<sup>d</sup>

PLAN REFILED IN  
PLAN ROOM 48 F.P.  
182826.

- 72.30*
- 1. Part of the land is retained*
- b If to two or more, state whether as joint tenants or tenants in common.
- c If all the references cannot be conveniently inserted, a form of annexure (obtainable at L.T.O.) may be added. Any annexure must be signed by the parties and their signatures witnessed. These references will suffice if the whole land is the grant or certificate to be transferred. If part only add "and being lot sec. D.P. or "being the land shown in the plan annexed hereto," or "being the residue of the land in certificate for grant," registered Vol. Fol. Where the consent of the local council is required to a subdivision the certificate and plan mentioned in the L.C. Act, 1919, should accompany the transfer.
- d Strike out if unnecessary. Covenants should comply with Section 89 of the Conveyancing Act, 1919. Here also should be set forth any right-of-way or easement or exception. Any provision in addition to or modification of the covenants implied by the Act may also be inserted.

A very short note will suffice.

ENCUMBRANCES, &c., REFERRED TO:

N11

Given under the common seal of the company  
Signed at Sydney the Thirtieth day of January 1930

Signed in my presence by the transferror  
*L. Wilson* Directors  
WHO IS PERSONALLY KNOWN TO ME

*R. J. H. H. H. H. H.* in the presence of  
Signed *W. J. H. H. H.* Managing Director

Signed in my presence by the transferee  
*Fred W. Brettnall*  
WHO IS PERSONALLY KNOWN TO ME

*W. J. H. H. H.*  
Solicitor for Railways

Signed in my presence by the transferee  
*Fred W. Brettnall*  
WHO IS PERSONALLY KNOWN TO ME

*W. J. H. H. H.*  
Solicitor for Transferee

\* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on page 2 signed by the attorney before a witness.

+ N.B.—Section 117 requires that the above Certificate be signed by Transferee or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. If the Solicitor signs he must sign his own name and not that of his firm. No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

R & T 21/13337A  
C.B. 100/7  
Env. Misc. Rlys.

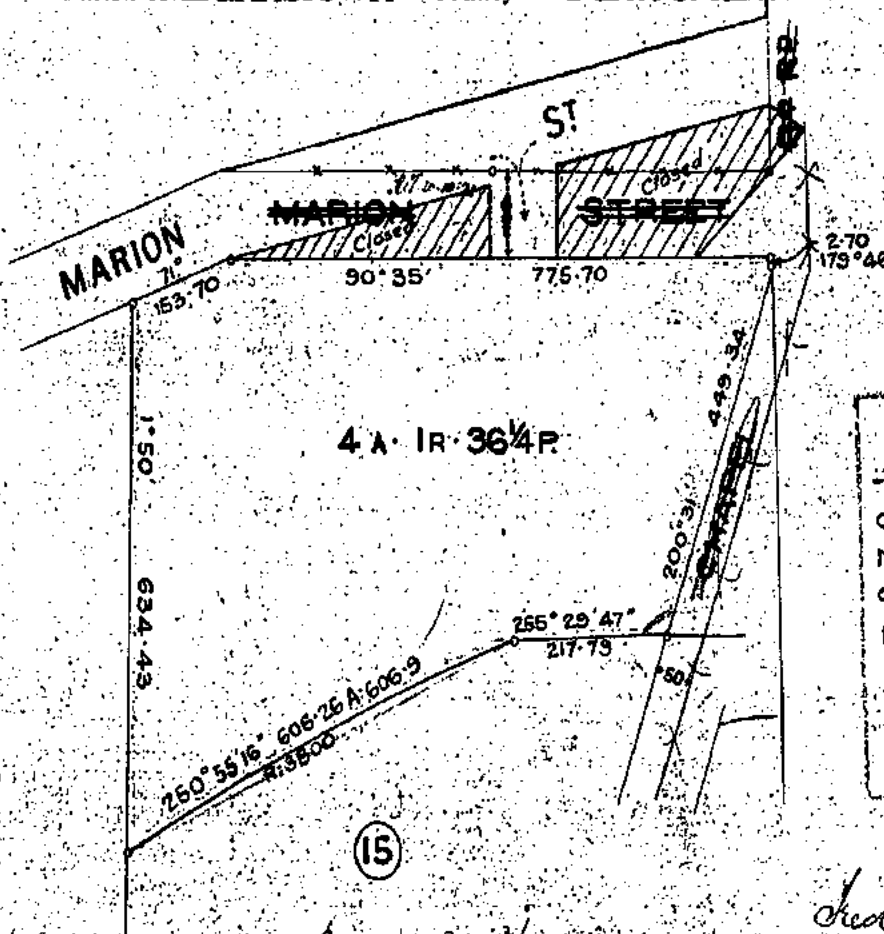
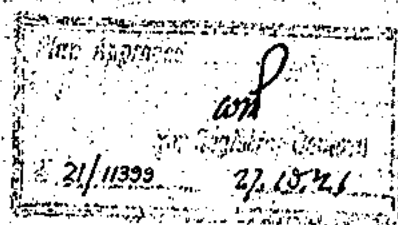
# N.S.W. RAILWAYS: BELMORE TO BANKSTOWN

Plan showing in red colour Land resumed for Railway purposes from C.T. Vol. 1949 Fol. 156

SCALE: 2 CHAINS TO 1 INCH

Parish of Bankstown County of Cumberland

Ref. N° 152



SEE PLAN IN C.T. VOL. 1949 FOL. 156  
182826

FOR RAILWAY AZIMUTH - 19° 10"

I hereby certify that this plan is correct, and has been prepared partly from a plan catalogued App. 15039 of a Survey made in the year August 1907 by Licensed Surveyor Adelbert Schleicher specially licensed under the Real Property Act, and partly from the plan of the Belmore to Bankstown Railway

Area 4A 1R 36 1/4 P

J. Kennedy 13.10.21  
Engineer for Railway and Tramway Surveys

W. B. Russell  
Solicitor for Railways  
This is the Tracing referred to in the Memorandum of Transfer hereunto annexed  
Dated the 13th day of October 1921  
THE INTERCOLONIAL INVESTMENT, LAND & BUILDING CO. LTD.  
Managing Director

No. ....

LODGED BY

*Fred W. Bretting II*  
*Solicitor for Railways*  
*139 Phillip St Sydney*

### CONSENT OF MORTGAGEE.

I, *mortgagee under Mortgage No.*  
 release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

Dated at *this*

day of *192*

Signed in my presence by

who is personally known to me.

Mortgages.

### MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.\*

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. *Miscellaneous Register under the authority of which he has just executed the within transfer.*

Signed at *the*

day of

192

Signed at the place and on the date above-mentioned, in the presence of—

i This form is not appropriate in cases of delegation under the Trustees Delegation of Powers Act, 1915, or the Execution of Trust (War Facilities) Act, 1917.

j Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

### FORM OF DECLARATION BY ATTESTING WITNESS.\*

Appeared before me at *the* day of *one thousand nine hundred and twenty* the attesting witness to this instrument, and declared that he personally knew *the person* signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said *is* own handwriting, and that *he was of sound mind and freely and voluntarily signed the same.*

k May be made before either Registrar-General, Deputy Registrar-General, a Notary Public, J.P., or Commissioner for Affidavits. Not required if the instrument itself be made or acknowledged before one of these parties.

### MEMORANDUM OF TRANSFER OF

*4* acres *1* roods *36 1/4* perches  
*pt Por 15 of P<sup>h</sup> (Chapel Rd)*

Shire *Bankstown*

Municipality *Bankstown*

Parish *Bankstown* County

*Railway Commissioners for New South Wales*

Transferees

### DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dealing.

| Nature.          | No. | Reg'd Propr., M't'gor, etc. |
|------------------|-----|-----------------------------|
| <i>Two plans</i> |     |                             |

Particulars entered in Register Book, Vol. *1449* Fol. *156*

the *21st* day of *February* 192*30*  
 at *minutes 3* o'clock in the *after* noon.

*W. H. Hayton*  
 Registrar General

### PROGRESS RECORD.

|                                | Initials.    | Date.       |
|--------------------------------|--------------|-------------|
| Sent to Survey Branch ...      | <i>W. H.</i> | <i>15/2</i> |
| Received from Records          | <i>W. H.</i> | <i>15/2</i> |
| Draft written ...              | <i>W. H.</i> | <i>15/2</i> |
| Draft examined ...             | <i>W. H.</i> | <i>15/2</i> |
| Diagram prepared               | <i>W. H.</i> | <i>15/2</i> |
| Diagram examined               | <i>W. H.</i> | <i>15/2</i> |
| Draft forwarded                | <i>W. H.</i> | <i>15/2</i> |
| Supt. of Engrossers            | <i>W. H.</i> | <i>15/2</i> |
| Cancellation Clerk             | <i>W. H.</i> | <i>15/2</i> |
| VOL. <i>4381</i> FOL. <i>2</i> |              |             |
| Diagram Fees ...               |              |             |
| Additional Folios ...          |              |             |

the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Charge d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting Consul, Pro-consul or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and 1/6 for every new Certificate of Title issued, unless the consideration is over £1,000, in which case the Certificate fee will be 1/3 s. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue, but the old Certificate may remain in the Office, or the Transferor may take out a new Certificate for the residue.



M  
NEW SOUTH WALES

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



09212233

(For Grant and title reference  
prior to first edition see  
Deposited Plan.)



**CANCELLED**

1-2/836728

1st Edition issued 2-7-1962.

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

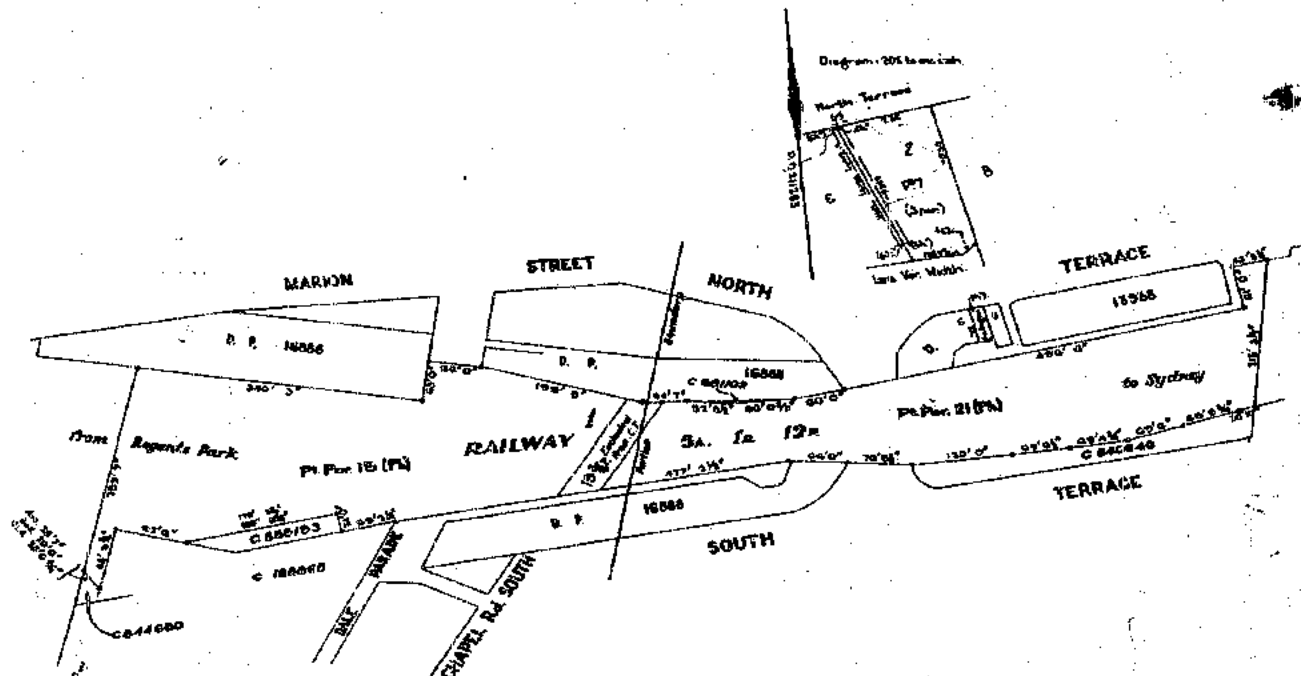
Witness

*P. Brown*

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 1 in Deposited Plan 211283 in the Municipality of Bankstown Parish of Bankstown and County of Cumberland excepting thereout the minerals specified in Section 134 of the Public Works Act 1900 under part of the land above described.

FIRST SCHEDULE (Continued overleaf)

*Jawatson*  
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan affecting part of the land above described.

*Jawatson*  
Registrar General.

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

**FIRST SCHEDULE (continued)**

| REGISTERED PROPRIETOR | INSTRUMENT |            |            | ENTERED | Signature of Registrar-General |
|-----------------------|------------|------------|------------|---------|--------------------------------|
|                       | NATURE     | NUMBER     | DATE       |         |                                |
| [REDACTED]            | A          | [REDACTED] | [REDACTED] |         | Jackson                        |
| [REDACTED]            | A          | [REDACTED] | [REDACTED] |         | [Signature]                    |

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**SECOND SCHEDULE (continued)**

| INSTRUMENT |                    |           | PARTICULARS   | ENTERED   | Signature of Registrar-General | CANCELLATION |            |       |
|------------|--------------------|-----------|---|-----------|--------------------------------|--------------|------------|-------|
| NATURE     | NUMBER             | DATE      |   |           |                                |              |            |       |
| Lease      | 4553618            | 29-6-1960 | To Leslie Maydon of London Hill, Mole Creek, in Mole Creek<br>Bullock, wife of Ernest Martin Bullock of Eastwood, Engineers and<br>Forest Ties of Concord, Traveller and James Fisher, his wife, both<br>the shops premises erected on the overbridge over part of the land<br>within described | 17-8-1962 | James                          | Expired      | 29-11-1976 | James |
| Lease      | 4938547            | 7-11-1961 | To Leslie Albert Fraser and Sydney Harold Wren, both of<br>Bankstown, Partgroses of the premises known as 315 South<br>Terrace, Bankstown erected on part of the land within described  | 11-8-1962 | James                          | Expired      | 20-7-1972  | James |
| Lease      | 5126063<br>5126408 | 11-7-1962 | To David Keith Thurlow, Solicitor, Richard Bede<br>Quinn, Retailer and Robert Charles Dewley,<br>Motor Trader all of Bankstown, of part of the<br>land within described complete to subsg. D. 1220/1962   | 11-2-1963 | James                          | EXPIRED      | 29-11-1976 | James |
| Lease      | 590198             | 30-4-1962 | To Tomkins' Enfield Nurseries Pty Limited of<br>Lot 1 in DP 211201  | 11-2-1963 | James                          | 21-7-1995    | I498564    | James |
| Lease      | 5920248            | 35-6-1964 | Lawrence J. Thomas (Australia) Pty Limited of Lot 1 in<br>DP 508205   | 11-2-1964 | James                          | EXPIRED      | 20-11-1976 | James |

77-175597  
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REG: 85342501 / DOC: 17-VOL-2008 / NSW LMS / EGS: ALL / FIC: 18-NOV-2021 14:10 / SEC: 3 OF 10  
 @ Office of the Registrar-General / SRC: INFOFRACK / Ref: Bankstown & Campsie  
 (18/11/2021 14:10:00)

[illegible]

# SECOND SCHEDULE (continued)

| INSTRUMENT       |         |      | PARTICULARS  | ENTERED    | Signature of Registrar General | CANCELLATION |            |  |
|------------------|---------|------|--|------------|--------------------------------|--------------|------------|--|
| NATURE           | NUMBER  | DATE |  |            |                                |              |            |  |
| <del>Lease</del> | 124408  | —    | affected by 124475 Sub-lease of shop premises 17° 4 station on plan annexed to lease 124475 to E.F. Joseph Holdings Pty Limited and A.W. Joseph Holdings Pty Limited<br>Expires 25-12-2009   | 21-3-1963  |                                |              |            |  |
| <del>Lease</del> | 124402  | —    | affected by 124543 Sub-lease of shop premises shown on plan annexed to 124543 to J. & C. Ltd & Co. Limited<br>Expires 28-12-2009   | 17-10-1963 |                                |              |            |  |
| <del>Lease</del> | 124403  | —    | affected by 124625 Sub-lease of premises being Shop 123 on plan annexed to 124625 to Nelson Food Company Pty Limited together with option for renewal Expires 6-10-1982  | 16-7-1979  |                                |              |            |  |
| <del>Lease</del> | 0472496 | —    | of part being lot 2 in D.P. 565162 to Dennis Richard O'Brien of Condell Park, Pastrycook and Rhonda Patricia O'Brien his wife as joint tenants. Expires 31-12-1981   | 8-1-1981   |                                | Expired      | 6-1-1987   |  |
| <del>Lease</del> | 1124408 | —    | Lease 5365945 to Lea Pignone Pty Limited of all those premises known as Shop 2 Railway over bridge North Terrace, Bankstown. Expires 14-2-1984   | 25-3-1981  |                                |              |            |  |
| <del>Lease</del> | 1124408 | —    | Lease. 5368945 Sub-Lease. Lessees: Christopher Robert Hendley, Sydney Thomas Hendley and Joan Hendley as tenants in common by Transfer 188945. Registered 2-7-1982.  |            |                                |              |            |  |
| <del>Lease</del> | 1124408 | —    | Lease. V20738 Sub Lease to Elizabeth Anna Siafakas, Christos Siafakas, Con Sgouros and Marcia Scouros as joint tenants of part known as Shop 80 Old Town Centre Plaza, Bankstown together with an option of renewal. Expires 29-2-1988. Registered 26-3-1984 |            |                                | Surrendered  | W877139    |  |
| <del>Lease</del> | V13674  | —    | Lease to Laresu Pty. Limited of part being lot 12 in D.P. 613247, together with the sites of columns and means of support. Expires 30-11-2030. Registered 21-4-1986.   |            |                                | Surrendered  | W281643    |  |
| <del>Lease</del> | 1124408 | —    | Lease V588430 Lease to Christopher Robert Hendley, Sydney Thomas Hendley and Joan Hendley of premises being Shop 81 Old Town Centre Plaza, Bankstown Expires 14-2-1988. Registered 4-3-1985.   |            |                                | Cancelled    | X604689    |  |
| <del>Lease</del> | 1124408 | —    | Lease V588432 Lease to Faure Corporation Australia Ltd of premises being Shop 1, Old Town Centre Plaza, Bankstown Option of renewal 3 years. Expires 30-11-1986. Registered 4-3-1985.  |            |                                | Cancelled    | X46100     |  |
| <del>Lease</del> | V588430 | —    | Lease Lessee Lynne Marie Stewart by Transfer V588431 Registered 4-3-1985   |            |                                | 2438146.     |            |  |
| <del>Lease</del> | V20738  | —    | Lease. V20738 Sub Lease. V568739 Transfer of Sub Lease to Nevraz Onayoglu and Mukadder Onayoglu as joint tenants. Registered 14-5-1985.  |            |                                | Surrendered  | W877139    |  |
| <del>Lease</del> | W170074 | —    | Lease to Laresu Pty. Limited of lot 12 in DP613247 and Lots 1, 2 and 3 in DP116130 together with the sites of columns and means of support. Expires 30-11-2030. Registered 21-4-1986.  |            |                                | expired      | 15-10-1986 |  |
| <del>Lease</del> | W170074 | —    | Lease. W307111 Caveat by Trans City Holdings Limited. Registered 29-4-1985.  |            |                                | lapsed       | W265535    |  |
| <del>Lease</del> | 1124408 | —    | Lease X9A123 Mortgage to Amco Finance Limited Registered 3-1-10-1987   |            |                                |              |            |  |

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 W307111  
 W398478  
 W429820  
 W666443

# SECOND SCHEDULE (continued)

| INSTRUMENT         | NATURE   | NUMBER | DATE | PARTICULARS | ENTERED | Signature of Registrar General | CANCELLATION |  |  |
|--------------------|--|--------|------|-------------|---------|--------------------------------|--------------|--|--|
|                    |  |        |      |             |         |                                |              |  |  |
| W170074            | Lease to Lareau Pty Limited of Lot 12 in DP 613247 and Lots 1, 2 and 3 in DP 116130 together with the sites of columns and means of support Expires 30.11.2033. Registered 21.4.1986.                                  |        |      |             |         |                                |              |  |  |
| W398547            | Lease to Lareau Pty Limited of Substation No. 5753 shown in the plan with W398547 together with rights of way and easements for electricity purposes. Expires 30.11.2030. Registered 15.10.1986                        |        |      |             |         |                                |              |  |  |
| <del>W398547</del> | <del>Lease to Lareau Pty Limited of Substation No. 5753 shown in the plan with W398547 together with rights of way and easements for electricity purposes. Expires 30.11.2030. Registered 15.10.1986</del>             |        |      |             |         |                                |              |  |  |
| W170074            | Lease to Ernest George Kries of Lot 2 in D.P. 563182. Expires 31-1-1989. Registered 6-1-1987   |        |      |             |         |                                |              |  |  |
| W26341             | Lease to Judd William Moores of premises known as 311 South Terrace, Bankstown. Expires 31-1-1996. Registered 18-2-1987  |        |      |             |         |                                |              |  |  |
| W27140             | Lease to Harry Kostohili and Anne Kostohili as joint tenants of Shop 89 Old Town Centre Plaza, Bankstown. Expires 31-3-1992. Option of renewal 5 years. Registered 19-5-1987   |        |      |             |         |                                |              |  |  |
| W26341             | Lease X14212* Transfer of Lease to Antonino Marvella and Guiseppina Marvella and Pasquale Canturi and Maria Carmel Canturi - for tenancy see dealing Registered 7-8-1987   |        |      |             |         |                                |              |  |  |
| W170074            | Lease X30866 Sub-Lease to Norman Rahman and Ivan Rahman of premises being Shop 6, Bankstown Railway Station, Bankstown. Option of renewal for 5 years. Expires 30-6-1991. Registered 25-8-1987.                        |        |      |             |         |                                |              |  |  |
| W170074            | Lease W948971 Lease to Dr. Anh Long Mach. Premises being Suite 3, 1st Floor, Bankstown Railway Station. Expires 31-12-1989 with option of renewal for 3 years. Registered 14-10-1987                                   |        |      |             |         |                                |              |  |  |
| W170074            | Lease W948972 Lease to Dr. Mara Vilcins. Premises being Suite 1, 1st Floor, Bankstown Railway Station. Expires 31-12-1991 with option of renewal for 5 years. Registered 14-10-1987.                                   |        |      |             |         |                                |              |  |  |
| W170074            | Lease W998740 Lease to Arran Finance Holdings Pty Limited. Premises being lock up shop No. 5, Bankstown Railway Station. Expires 18-11-1988 with optional renewal for 4 years. Registered 14-10-1987.                  |        |      |             |         |                                |              |  |  |
| X124400/X46100     | Sub Lease to Stadas Pty. Limited of Premises being Shop 1, old town Centre Plaza, Bankstown. Lease. Expired 1-5-1989. With an option of renewal for 4 years. Registered 22.10.1987.                                    |        |      |             |         |                                |              |  |  |
| W170074            | Lease X139485 Sub-Lease to Leslie Herbert Lowe and Susanna Veronica Lowe of premises being Lock-up Shop No. 9, Bankstown Railway Station. Expires 31.12.1991 with Option of Renewal of 5 years. Registered 28.10. 987. |        |      |             |         |                                |              |  |  |













W126341 L.R.  
Plan 1  
— 2cc-R  
W1877, 30/01  
R 1405L  
(W1877/1405)  
Sublease  
Shop  
Rejected 20/1/87  
W1948971 SL  
(Suite 1, 1st Fl.)  
W948971 SL  
(Shop 5)  
X14212\* TL R.  
X38866 SL  
(W170074)  
X46100 SL  
X94128 M.L.  
(J124400)  
NOT  
X139485 SL R  
X174256 SL  
(W170074)  
X140542 SL  
- 600 SL  
- 621 SL  
- 638 SL  
X240780 SL

# SECOND SCHEDULE (continued)

| INSTRUMENT | NATURE | NUMBER  | DATE | PARTICULARS   | ENTERED | Signature of Registrar General | CANCELLATION |           |  |
|------------|--------|---------|------|---|---------|--------------------------------|--------------|-----------|--|
|            |        |         |      |   |         |                                |              |           |  |
| W170074    | Lease  | X240786 |      | Lease to Jene Tusak of premises being Suite 5, 1st Floor Bankstown Railway Station.<br>Expires 30-9-1990 with an option of renewal for 3 years. Registered 3-12-1987.   |         |                                |              |           |  |
| W170074    | Lease  | X174256 |      | Sub-Lease to Laura Carmona of premises being Mezzanine (12C) Bankstown Railway Station. Expires 31-12-1991 with an option of renewal for 3 years. Registered 28-1-1988.   |         |                                | 2357376      | 15-6-1992 |  |
| W170074    | Lease  | X190500 |      | Sub-Lease to Gary Petrolekas of Shop No 7, Bankstown Railway Station together with & reserving rights. Expires 31-7-1988 with an option of renewal for 3 years. Registered 28-1-1988.   |         |                                |              | 15-6-1992 |  |
| W170074    | Lease  | X190592 |      | Sub-Lease to Paul Kwok-Way Lee of premises being Suite 2, 1st Floor, Bankstown Railway Station. Expires 31-3-1989 with an option of renewal for 3 years. Registered 28-1-1988.  |         |                                | 2487699      | 17-2-1991 |  |
| W170074    | Lease  | X190621 |      | Sub-Lease to Samuel Rajasuriar of Shop 12A Bankstown Railway Station together with & reserving rights. Expires 31-12-1989 with an option of renewal for 3 years. Registered 28-1-1988.  |         |                                |              |           |  |
| W170074    | Lease  | X190628 |      | Sub-Lease to Zagreb Medical Centre Pty Limited of premises being Suite 4, 1st Floor Bankstown Railway Station together with & reserving rights. Expires 31-1-1990 with an option of renewal for 3 years. Registered 28-1-1988.                                    |         |                                |              |           |  |
| W170074    | Lease  | X170483 |      | Lease to Graham Kheng and Brian Cockroft tenants in common in equal shares of shop 3 Bankstown Railway Station together with and reserving rights. Expires 31-10-1990. Option of renewal 3 years registered 6-3-1988.   |         |                                | 7438146      | 15-3-1991 |  |
| W170074    | Lease  | X604689 |      | Sub-Lease to Robert Paul Petrucelli and Robyn May Neal as joint tenants of premises being Shop 81, Old Town Centre Plaza, Bankstown. Expires 14-2-1992 with an option of renewal for 4 years. Registered 11-6-1988.   |         |                                |              |           |  |
| W170074    | Lease  | X497644 |      | Sub-Lease to Gordon Stride of premises being lock-up shop 4, Bankstown Railway Station. Expires 30-11-1990. Option of renewal 3 years. Registered 5-7-1988.   |         |                                | 2425243      | 8-2-1991  |  |
| W398547    | Lease  | X479603 |      | Sub-Lease to The Sydney County Council of premises being substation No. 5253 shown in plan with X479603 together with rights of way and easements for electricity purposes over another part of the land within describe. Expires 29-11-2030 Registered 2-8-1988. |         |                                |              |           |  |
| W170074    | Lease  | Y154338 |      | Lease to Linera Pty. Limited of premises being Shop 10, Bankstown Railway Station. Expires 14-8-1991. Option of renewal 3 years. Registered 13-2-1989.  |         |                                | 2975636      | 18-2-1992 |  |
| W170074    | Lease  | Y154343 |      | Lease to George Wasser of premises being Shop 12B Bankstown Railway Station. Expires 31-12-1990. Option of renewal 3 years. Registered 13-2-1989.   |         |                                | 2975638      | 18-2-1992 |  |
| W170074    | Lease  | Y154344 |      | Lease to Angela Barone of premises being Shop 11, Bankstown Railway Station. Expires 31-10-1991. Option of renewal 3 years. Registered 13-2-1989.   |         |                                | 2975637      | 18-2-1992 |  |
| W170074    | Lease  | Y173602 |      | Lease to Mary Petrolekas of Shop No 7 Bankstown Railway Station. Expires 31-1-1991. Option of renewal 3 years. Registered 7-3-1989 together with an reserving rights. Registered 28-1-1988.   |         |                                | E088841      | 18-2-1992 |  |
















## SECOND SCHEDULE (continued)

| INSTRUMENT        |   | LESSEES   | DATE OF EXPIRY | REGISTERED | Seal of the Registrar General   | CANCELLATION |
|-------------------|---|---|----------------|------------|---|--------------|
| NATURE            | NUMBER  |   |                |            |   |              |
| W170074           | Lease Y173603   | Lease to Typewriter World Pty. Limited of premises being Shop 5 Bankstown Railway Station. Expires 31-5-1991  |                |            |    | E98633       |
|                   | Option of renewal 3 years Registered 15-5-1989  |   |                |            |   |              |
| W170074           | Lease Y176616   | Lease to Anthony Chien of premises being Shops 1 and 2 Bankstown Railway Station. Expires 31-12-1989  |                | Option of  |    | I 766794     |
|                   | renewal 3 years Registered 15-5-1989  |   |                |            |   |              |
| W170074           | Y154344   | LEASES Y398739 TRANSFER OF LEASE TO THANH HOA LE & TU PHUONG CHAU AS JOINT TENANTS. REGISTERED 19-6-1989  |                |            |    |              |
| Y176616           | Lease Y492929 & Y492930   | Transfer of Lease to Van Quang Nguyen. Registered 25-7-1989   |                |            |    |              |
| W170074           | Lease. Transfer of Lease Y176616 to Van Quang Nguyen by Y492929 and Y492930. Registered 25-7-1989   |   |                |            |    |              |
| W170074           | Lease. Y103682  | Sub-Lease to Karin Elizabeth Mihajlovski of premises being Lock up Shop No 8 Old Town Centre Plaza, Bankstown Expires 31-10-1990  |                |            |    | 2975632      |
|                   | Option of Renewal 5 years. Registered 9-1-1990  |   |                |            |   |              |
| W170074           | Lease. Y103653  | Sub-Lease to Schwarzkopf Pty. Limited of premises being Suites 67 and 8 Bankstown Railway Station. Expires 31-1-1993. Registered 9-1-1990   |                |            |    |              |
| <del>Lease.</del> | <del>Y178447</del>  | <del>Sub-Lease to Stodas of premises being Shop 1 Old Town Centre Plaza Bankstown. Expires 1-5-1993. Option of renewal 4 years. Registered 9-1-1990</del>                                 |                |            |    |              |
| Y808911           | Lease to Tassos Parasiris & Con Parasiris as tenants in common of part being premises known as No 78 old Town Plaza Bankstown. Expires 6-8-1994. Registered 7-2-1990.               |   |                |            |  | I 185853     |
| W170074           | Lease Y877943   | Transfer of Sub-lease X38866 to Nazir Hamdan and Ahmed Aslam as tenants in common in equal shares. Registered 12-3-1990.  |                |            |  | 2975634      |
| 2425243           | Lease Gordon Stride of premises being Lock up Shop 4, St Joseph Banks Center overhead Railway Bridge Bankstown. Expires 30-11-1993. Option of Renewal 3 years. Registered 2-2-1991. |   |                |            |   |              |
| W170074           | Lease. 2425243  | Sub Lease to Gordon Stride of premises being Lock up Shop 4 St Joseph Banks Center overhead Railway Bridge, Bankstown. Expires 30-11-1993 Option of Renewal 3 years. Registered 2-2-1991. |                |            |  |              |
| W170074           | Lease 2487699   | Sub Lease to Paul Kwok Way Lee of premises being Suite 2, Bankstown Railway Station. Expires 31-3-1995. Registered 12-2-1991.   |                |            |  |              |

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

Y176616 SLR  
(W170074)  
Y398739 SLR  
(Y154344)  
2  
0  
Y492929 & Y492930  
Y703652 SLR  
- 532 R  
Y718447 SLR  
Y108977 L  
8cc  
Y877943 SLR  
Z438146 SLR  
(W170074)  
(Shop 3)  
Z425243 SLR  
(W170074)  
(Shop 4)  
Z487699 SLR  
(Suite 2)  
Z487700 SLR  
(Shops 1 & 2)  
Z438146 SLR  
(Shop 3)  
Z945084 SLR  
Z947706 SLR  
(USE W170074)

## SECOND SCHEDULE (continued)

| INSTRUMENT         |                   | LESSEES            | DATE OF EXPIRY  | REGISTERED     | Seal of the Registrar General   | CANCELLATION       |
|--------------------|-------------------|--------------------|---|----------------|---|--------------------|
| NATURE             | NUMBER            |                    |   |                |   |                    |
| <del>W170074</del> | <del>Lease</del>  | <del>2487700</del> | <del>Sub-lease to Van Chuaning of premises being Shop 1 and 2</del>   | <del>Old</del> |    | <del>5766794</del> |
| <del>Town</del>    | <del>Centre</del> | <del>plaza</del>   | <del>Expires 31-12-1992. Registered 12-2-1991.</del>  |                |   |                    |
| W170074            | Lease             | Z438146            | Sub-Lease to Peter Sarris of premises being Shop 3 Sir Joseph Banks Centre Overhead Railway Bridge Bankstown. Expires 31-10-1993 option of renewal 3 years. Registered 15-3-1991.   |                |    |                    |
| W170074            | Lease             | Z945084            | Transfer of Sub-Lease Z438146 to Mohamad El-Asmar. Registered 9-10-1991.  |                |    |                    |
| W170074            | Lease             | E209166            | Sub-Lease to Thi Thi Da Thao Dao of suite 1, 1st Floor, Bankstown Railway Station. Expires 31-12-1996. Registered 31-1-1992.  |                |    |                    |
| <del>W170074</del> | <del>Lease</del>  | <del>Z975632</del> | <del>Sub-lease to Karin Elizabeth Michajdowski of Shop 8, Bankstown Railway Station. Expires 31-10-1995. Registered 18-2-1992.</del>  |                |    |                    |
| <del>W170074</del> | <del>Lease</del>  | <del>Z975635</del> | <del>Sub-lease to Cheng Won Chai &amp; Young Ae Chai of Shop 6, 131 Old Town Centre Plaza, Bankstown. Expires 31-10-1993. Option of renewal 3 years. Registered 18-2-1992.</del>  |                |    |                    |
| W170074            | Lease             | Z975636            | Sub-lease to Giuseppe Raimondi & Angela Raimondi of Shop 10, Old Town Centre Plaza, Bankstown. Expires 31-10-1994. Option of renewal 3 years. Registered 18-2-1992.   |                |    |                    |
| W170074            | Lease             | Z975637            | Sub-lease to Thanh Hon Le & Sue Phung Chau of Shop 11, Bankstown Railway Station. Expires 30-10-1994. Option of renewal 3 years. Registered 18-2-1992.  |                |    |                    |
| <del>W170074</del> | <del>Lease</del>  | <del>Z975638</del> | <del>Sub-lease to George Newman of Shop 12B Bankstown Railway Station. Expires 31-12-1992. Option of renewal 3 years. Registered 18-2-1992.</del>   |                |   |                    |
| <del>W170074</del> | <del>Lease</del>  | <del>E088441</del> | <del>Sub-lease to Mary Petrolakos of Shop 7, Bankstown, Railway Station. Expires 31-7-1994. Option of renewal 3 years. Registered 18-2-1992.</del>  |                |  |                    |
| E93039             | Lease             |                    | To Celis Myer Ltd. of part being the land shown in plan with Lease H483484. Expires 30-11-1994. Registered 18-2-1992.   |                |  |                    |
| W170074            | Lease             | E357378            | Sub-Lease to Laura Carmona of Mezzanine (11C) Bankstown Railway Station. Expires 31-12-1996.  |                |  |                    |
| W170074            | Lease             | Z975633            | Option of renewal 5 years. Registered 15-6-1992. Sub-Lease to Market (N.S.W) Pty Limited & Veldale Pty Limited as tenants in common in equal shares of front portion Shop 5 Overhead Railway Bridge, Bankstown shown in plan with Z975631. Expires 31-5-1994. Option renewal 5 years. Registered 10-7-1992. |                |  |                    |

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

Revised 17/1/92  
2975638-4

31-1-1991  
32-1-1991  
33-1-1991  
34-1-1991  
35-1-1991  
36-1-1991  
37-1-1991  
38-1-1991

E88844 SL  
(shop 7)  
E93039 LL  
E209166 SL

E357378

I894938.

9212

Vol

233

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

**CANCELLED**

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~E970412~~ W170074 Lease E970412 Sub-Lease to Anh Lang Mach of Suite 3, 1st floor, Bankstown Railway Station. Expires 31-12-1996. Option of renewal 4 years. Registered 12-12-1992.

W170074 Lease Z975633 Sub-Lease I7770 Transfer of Sub-Lease to Simliso Pty Ltd. Registered 13-1-1993.

I 185854 Lease to George Tsaknakis and George Lolis of <sup>Shop</sup> No. 78 Old Town Plaza, Bankstown. Expires 22-9-1997. Registered 16-3-1993.

W170074 Lease I488564 Sub-Lease to Samuel Rajasuriar of Shop 12a, Bankstown Railway Station. Expires 31-12-1995. Option of Renewal 3 years Registered 21-7-1993

W170074 Lease I746794 Sub Lease to Min Hoo Hong and Mei Yun Chen of shop 1 & 2, 131 Old Town Centre Plaza, Bankstown. Expires 31-5-1994. Registered 8-11-1993.

W170074 Lease E88841 Sub-Lease I832830 Transfer of Sub-Lease to Raylit Pty Limited. Registered 1-12-1993.

W170074 Lease I894939 Sub-Lease to Oliver Slobodetsky. Expires 31-8-1995 Option of Renewal 3 Years. Registered 16-1-1994

U104818 Lease to Raymond Lesley Arthur Hartley and Susan Marie Hartley as joint tenants of shop A Bankstown Railway Station Overbridge. Expires 31-5-1998. Registered 9-5-1994

NOTATIONS AND UNREGISTERED DEALINGS

I 777074  
 I 185854  
 I 185854  
 I 488564  
 (W170074)  
 I 746794  
 I 88841  
 I 894939  
 I 894939  
 U104818

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

DP/836728 Registered 9.5.1994  
This folio is cancelled as to whole/ent upon creation  
of computer folios for lots 1 and 2 in the  
abovementioned plan.



NOTATIONS AND UNREGISTERED DEALINGS



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

-----

18/11/2021 12:45PM

FOLIO: 2/836728

-----

First Title(s): OLD SYSTEM

Prior Title(s): VOL 9212 FOL 233 CA58184

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----        |
|-------------------|-----------------|-----------------------------|----------------------------|
| 12/5/1994         | DP836728        | DEPOSITED PLAN              | FOLIO CREATED<br>EDITION 1 |
| 29/6/1994         | U395743         | DEPARTMENTAL DEALING        |                            |
| 27/7/1994         | U338309         | SUB-LEASE                   |                            |
| 19/8/1994         | U482883         | SUB-LEASE                   |                            |
| 31/8/1994         | U580273         | DEPARTMENTAL DEALING        | EDITION 2                  |
| 3/11/1994         | U759821         | SUB-LEASE                   |                            |
| 6/7/1995          | 0310205         | TRANSFER OF LEASE           |                            |
| 6/7/1995          | 0310206         | VARIATION OF LEASE          |                            |
| 15/12/1995        | 0722899         | SUB-LEASE                   |                            |
| 15/12/1995        | 0722900         | SUB-LEASE                   |                            |
| 15/12/1995        | 0742222         | SUB-LEASE                   |                            |
| 12/1/1996         | 0779588         | SUB-LEASE                   |                            |
| 27/5/1996         | 2178835         | SUB-LEASE                   |                            |
| 12/6/1996         | 2224123         | SURRENDER OF LEASE          |                            |
| 12/6/1996         | 2224124         | SUB-LEASE                   |                            |
| 21/6/1996         | 2247148         | SUB-LEASE                   |                            |
| 19/11/1996        | 2625334         | SUB-LEASE                   |                            |
| 26/11/1996        | 2643527         | SURRENDER OF LEASE          |                            |
| 10/2/1997         | 2824324         | TRANSFER OF LEASE           |                            |
| 7/8/1997          | 3301321         | TRANSFER OF LEASE           |                            |
| 2/10/1997         | 3464003         | SUB-LEASE                   |                            |
| 22/12/1997        | DP873506        | DEPOSITED PLAN              | FOLIO CANCELLED            |

END OF PAGE 1 - CONTINUED OVER

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

SEARCH DATE

-----

18/11/2021 12:45PM

FOLIO: 2/836728

PAGE 2

-----

| Recorded | Number | Type of Instrument | C.T. Issue |
|----------|--------|--------------------|------------|
| -----    | -----  | -----              | -----      |

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

Bankstown & Campsie

PRINTED ON 18/11/2021

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LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/11/2021 12:23PM

FOLIO: 21/873506

First Title(s): OLD SYSTEM

Prior Title(s): 30/16888

2/836728

CA59088

1/71666

VOL 5106 FOL 191

| Recorded   | Number   | Type of Instrument                                   | C.T. Issue                 |
|------------|----------|--|----------------------------|
| 19/1/1998  | DP873506 | DEPOSITED PLAN                                       | FOLIO CREATED<br>EDITION 1 |
| 26/3/1998  | DP268717 | DEPOSITED PLAN                                       |                            |
| 16/6/1998  | 5036096  | TRANSFER   | EDITION 2                  |
| 21/9/2012  | AH253722 | DEPARTMENTAL DEALING                                 |                            |
| 5/4/2013   | AH645580 | DEPARTMENTAL DEALING                                 |                            |
| 14/9/2015  | AJ811575 | DEPARTMENTAL DEALING                                 |                            |
| 19/12/2018 | AN862089 | APPLICATION TO RECORD A NEW<br>REGISTERED PROPRIETOR | EDITION 3                  |

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

Bankstown & Campsie

PRINTED ON 18/11/2021

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Received: 18/11/2021 12:23:22

97-01T



# TRANSFER

Real Property Act, 1900

Land Titles Office use only

5036096 E



Office of

1396/37

S6

NO STAMP DUTY IS PAYABLE  
ON THIS INSTRUMENT

(A) [Redacted] D

Show no more than 20 References to Title.  
If appropriate, specify the share transferred.

[Redacted]

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

570E

Mrs Denis  
DK 5107 Crown

REFERENCE (max. 15 characters):

60301232

(C) [Redacted]

(D) acknowledges receipt of the consideration of Two Hundred and Sixty Thousand Dollars (\$260,000.00).....  
and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. .... 2. .... 3. ....

(F) [Redacted]

(G)

|          |                 |
|----------|-----------------|
| <b>T</b> | <b>TENANCY:</b> |
|----------|-----------------|

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 2 June 1998

Signed ~~The Registrar-General~~ **THE REGISTRAR GENERAL** personally known to me.

**OF NEW SOUTH WALES** was hereunto affixed

in the presence of:-

Signature of Witness  
**AUTHORISED OFFICER**

Name of Witness (BLOCK LETTERS)  
**DETAUN**

Address of Witness  
**CORPORATE SERVICES**

Signature of Transferor

Signed in my presence by the Transferee who is personally known to

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Solicitor

**BD ALCOCK**

CHECKED BY (office use only)

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE



LAND  
REGISTRY  
SERVICES

# Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 21/873506

SEARCH DATE

TIME

EDITION NO

DATE

18/11/2021

12:22 PM

3

19/12/2018

LAND

LOT 21 IN DEPOSITED PLAN 873506

AT BANKSTOWN

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF BANKSTOWN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP873506

FIRST SCHEDULE

CANTERBURY-BANKSTOWN COUNCIL

(RP AN862089)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 LAND EXCLUDES MINERALS (SEE SEC. 134 PUBLIC WORKS ACT, 1900) AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)

NOTATIONS

DP268717 NOTE: PLAN OF PROPOSED EASEMENT

UNREGISTERED DEALINGS: NIL

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

Bankstown & Campsie

PRINTED ON 18/11/2021

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

**Summary of Owners Report**

**Address: - 490 Chapel Road, Bankstown**

**Description: - Lot 1 in D.P. 853675 and Lot 2 in D.P. 109612**

**As regards to the part formerly known as Volume 5638 Folio 157**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>  | <b><u>Reference to Title at Acquisition and sale</u></b>                           |
|---|---|--|
| 23.07.1912<br>(1912 to 1921)                    | The Intercolonial Investment Land and Building Company Limited  | Vol 2119 Fol 5<br>Now<br>Vol 3253 Fol 28<br>Vol 3661 Fol 153<br>Vol 3884 Fol 126   |
|   | <b><u>Continued as regards to the part in Volume 3253 Folio 28</u></b>  |  |
| 08.09.1921<br>(1921 to 1945)                    | Arthur Harvey (Labourer)  | Vol 2119 Fol 5<br>Now<br>Vol 3253 Fol 28   |
|   | <b><u>Continued as regards to the part in Volume 3661 Folio 153</u></b>   |  |
| 30.10.1924<br>(1924 to 1939)                    | William Clement Watson (Electrical Engineer)  | Vol 2119 Fol 5<br>Now<br>Vol 3661 Fol 153  |
| 07.03.1939<br>(1939 to 1939)                    | Alfred Henry Gregory Bartlett (Cabinet Maker)<br>Leslie Gordon Simpson (Solicitor)<br>(Transmission Application not investigated) | Vol 3661 Fol 153   |
| 11.04.1939<br>(1939 to 1943)                    | Florence Dorothea Fahey (Wife)  | Vol 3661 Fol 153   |
| 28.04.1943<br>(1943 to 1945)                    | Curtis William Hampson (Carpenter)  | Vol 3661 Fol 153   |
|   | <b><u>Continued as regards to the part in Volume 3884 Folio 126</u></b>   |  |
| 17.06.1926<br>(1926 to 1945)                    | Leonard Whitaker (Draper)   | Vol 2119 Fol 5<br>Now<br>Vol 3884 Fol 126  |
|   | <b><u>Continued as regards to the whole of Volume 5638 Folio 157</u></b>  |  |
| 10.08.1945<br>(1945 to 1979)                    | The Commonwealth of Australia<br>(Acquired for Postal Purposes)   | Vol 3253 Fol 28<br>Vol 3661 Fol 153<br>Vol 3884 Fol 126<br>Now<br>Vol 5638 Fol 157 |
| 19.01.1979<br>(1979 to date)                    | The Minister for Education<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990          | Vol 5638 Fol 157<br>Now<br>1/853675  |



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Level 14, 135 King Street, Sydney  
Sydney 2000  
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DX 967 Sydney

**As regards to the part formerly known as Volume 7953 Folio 18**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>  | <b><u>Reference to Title at Acquisition and sale</u></b>      |
|---|---|---|
|   | <b><u>As regards to the part in Volume 3009 Folio 17</u></b>  |   |
| 28.11.1919<br>(1919 to 1921)                    | Jacobus Ter Metz (Carter)   | Vol 3009 Fol 17   |
| 03.12.1921<br>(1921 to 1952)                    | John Raven (Boot Operative)   | Vol 3009 Fol 17   |
|   | <b><u>Continued as regards to the part in Volume 3375 Folio 128</u></b>   |   |
| 17.08.1922<br>(1922 to 1925)                    | Jacobus Ter Metz (Carter)   | Vol 2119 Fol 5<br>Now<br>Vol 3375 Fol 128                     |
| 13.01.1925<br>(1925 to 1959)                    | The Intercolonial Investment Land and Building Company Limited  | Vol 3375 Fol 128  |
|   | <b><u>Continued as regards to the whole of Volume 7953 Fol 18</u></b>   |   |
| 05.08.1959<br>(1959 to 1959)                    | Desmond Conroy O'Connor (University Lecturer)   | Vol 3375 Fol 128<br>Vol 3009 Fol 17<br>Now<br>Vol 7953 Fol 18 |
| 31.07.1959<br>(1959 to 1969)                    | Kevin James O'Connor (Window Cleaner)   | Vol 7953 Fol 18   |
| 24.02.1969<br>(1969 to date)                    | The Minister for Education<br>Now<br># Minister Administering the Technical and Further Education Commission Act 1990 | Vol 7953 Fol 18<br>Now<br>1/853675                            |

**As regards to the part formerly known as Volume 5550 Folio 225**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>  | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|---|--|
| 21.08.1913<br>(1913 to 1950)                    | George Daniel Watson (Gentleman)  | Vol 2119 Fol 5<br>Now<br>Vol 5550 Fol 225                |
| 23.09.1950<br>(1950 to 1977)                    | David John Stafford (Builders Labourer)<br>May Victoria Stafford (Wife)<br>(and her deceased estate)                  | Vol 5550 Fol 225   |
| 12.09.1977<br>(1977 to date)                    | The Minister for Education<br>Now<br># Minister Administering the Technical and Further Education Commission Act 1990 | Vol 5550 Fol 225<br>Now<br>1/853675                      |



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GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

**As regards to the part formerly known as Volume 5550 Folio 226**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>   | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|--|--|
| 21.08.1913<br>(1913 to 1952)                    | George Daniel Watson (Gentleman)   | Vol 2119 Fol 5<br>Now<br>Vol 5550 Fol 226                |
| 28.03.1952<br>(1952 to 1966)                    | Umberto Giacomini (Retired Gentleman)<br>Maria Giacomini (Wife)<br>(and her deceased estate)   | Vol 5550 Fol 226   |
| 17.11.1966<br>(1966 to 1970)                    | Umberto Vittorio Giacomini (Retired Gentleman)   | Vol 5550 Fol 226   |
| 13.03.1970<br>(1970 to date)                    | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 5550 Fol 225<br>Now<br>1/853675                      |

**As regards to the part formerly known as Volume 5533 Folio 101**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>   | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|--|--|
| 21.08.1913<br>(1913 to 1950)                    | George Daniel Watson (Gentleman)   | Vol 2119 Fol 5<br>Now<br>Vol 2397 Fol 74                 |
| 21.08.1945<br>(1945 to 1949)                    | Ida Gladys Elaine Ryan (Wife)  | Vol 2397 Fol 74<br>Now<br>Vol 5533 Fol 101               |
| 05.07.1949<br>(1949 to 1970)                    | Elsie Emily Dawson (Married Woman)   | Vol 5533 Fol 101   |
| 10.08.1970<br>(1970 to 1977)                    | Juanita Clare Munsey (Married Woman)   | Vol 5533 Fol 101   |
| 12.05.1977<br>(1977 to 1977)                    | Nicholas Clark Munsey (Clerk)<br>(Transmission application not investigated)   | Vol 5533 Fol 101   |
| 27.09.1977<br>(1977 to date)                    | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 5533 Fol 101<br>Now<br>1/853675                      |





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**As regards to the part formerly known as Volume 5550 Folio 227**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>   | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|--|--|
| 21.08.1913<br>(1913 to 1952)                    | George Daniel Watson (Gentleman)   | Vol 2119 Fol 5<br>Now<br>Vol 5550 Fol 227                |
| 28.03.1952<br>(1952 to 1954)                    | John Albert Giacomini (Electrician)  | Vol 5550 Fol 227   |
| 06.07.1954<br>(1954 to 1955)                    | Stanley Jonathon Harrison (Contractor)   | Vol 5550 Fol 227   |
| 12.07.1955<br>(1955 to 1957)                    | Albert George Field (Labourer)<br>Ethel Myrtle Field (Wife)<br>(and her deceased estate)   | Vol 5550 Fol 227   |
| 05.10.1957<br>(1957 to date)                    | Albert George Field (Labourer)   | Vol 5550 Fol 227   |
| 22.07.1957<br>(1957 to 1989)                    | Romeo Stockholm (Photographer)   | Vol 5550 Fol 227   |
| 19.05.1989<br>(1989 to date)                    | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 5550 Fol 227<br>Now<br>1/853675                      |

**As regards to the part formerly known as Volume 3332 Folio 118**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>   | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|--|--|
| 15.01.1922<br>(1922 to 1931)                    | Patrick John Carroll (Veterinary Surgeon)  | Vol 2119 Fol 5<br>Now<br>Vol 3332 Fol 118                |
| 23.01.1931<br>(1931 to 1955)                    | George Thomas Medcalf (Civil Servant)  | Vol 3332 Fol 118   |
| 11.03.1955<br>(1955 to 1982)                    | Esther Metcalf (Widow)<br>(Transmission Application not investigated)  | Vol 3332 Fol 118   |
| 16.06.1982<br>(1982 to date)                    | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 3332 Fol 118<br>Now<br>1/853675                      |



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**As regards to the part formerly known as Volume 6584 Folio 145**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>   | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|--|--|
| 13.01.1921<br>(1921 to 1952)                    | War Service Homes Commissioner<br>Now<br>Director of War Service Homes   | Vol 2119 Fol 5<br>Now<br>Vol 3157 Fol 41                 |
| 19.09.1952<br>(1952 to 1959)                    | John Alfred Mastin (Salesman)  | Vol 3157 Fol 41<br>Now<br>Vol 6584 Fol 145               |
| 20.05.1959<br>(1959 to 1966)                    | Daniel Francis Morgan (Retired Joiner)<br>Muriel Maude Morgan (Wife)   | Vol 6584 Fol 145   |
| 18.07.1966<br>(1966 to 1977)                    | Muriel Maude Morgan (Wife)   | Vol 6584 Fol 145   |
| 16.05.1977<br>(1977 to date)                    | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 6584 Fol 145<br>Now<br>1/853675                      |

**As regards to the part formerly known as Volume 11940 Folio 64**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>   | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|--|--|
| 13.01.1921<br>(1921 to 1972)                    | War Service Homes Commissioner<br>Now<br>Director of War Service Homes   | Vol 2119 Fol 5<br>Now<br>Vol 3157 Fol 41                 |
| 02.05.1972<br>(1972 to 1977)                    | Doris Cowdery (Widow)  | Vol 3157 Fol 41<br>Now<br>Vol 11940 Fol 64               |
| 05.09.1977<br>(1977 to date)                    | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 11940 Fol 64<br>Now<br>1/853675                      |

**As regards to the part formerly known as Volume 4823 Folio 225**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>                           | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|--|--|
| 13.01.1921<br>(1921 to 1936)                    | War Service Homes Commissioner   | Vol 2119 Fol 5<br>Now<br>Vol 3157 Fol 41                 |
| 30.11.1936<br>(1936 to 1944)                    | Norman Carl Russett (Rubber Worker)  | Vol 3157 Fol 41<br>Now<br>Vol 4823 Fol 225               |
| 11.11.1944<br>(1944 to 1960)                    | Norman Carl Russett (Rubber Worker)<br>(and his deceased estate)<br>Elizabeth Edith Russett (Wife) | Vol 4823 Fol 225   |
| 19.05.1960<br>(1960 to 1968)                    | Elizabeth Edith Russett (Wife)   | Vol 4823 Fol 225   |



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|                              |  |                                     |
|------------------------------|--|-------------------------------------|
| 10.09.1968<br>(1968 to 1976) | Norma Elizabeth Berg (Married Woman)   | Vol 4823 Fol 225                    |
| 05.05.1976<br>(1976 to date) | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 4823 Fol 225<br>Now<br>1/853675 |

**As regards to the part formerly known as Volume 5522 Folio 58**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>   | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|--|--|
| 13.01.1921<br>(1921 to 1945)                    | War Service Homes Commissioner   | Vol 2119 Fol 5<br>Now<br>Vol 3157 Fol 41                 |
| 11.07.1945<br>(1945 to 1951)                    | Joseph Ellis Davies (Wire Rope Splicer)  | Vol 3157 Fol 41<br>Now<br>Vol 5522 Fol 58                |
| 11.05.1951<br>(1951 to 1969)                    | Ethel Mary Laurie (Widow)<br>(Transmission Application not investigated)   | Vol 5522 Fol 58  |
| 10.10.1969<br>(1969 to date)                    | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 5522 Fol 58<br>Now<br>1/853675                       |

**As regards to the part formerly known as Volume 5390 Folio 82**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>   | <b><u>Reference to Title at Acquisition and sale</u></b>      |
|---|--|---|
|   | <b><u>As regards to the part in Volume 5384 Folio 63</u></b>   |   |
| 23.07.1912<br>(1912 to 1943)                    | The Intercolonial Investment Land and Building Company Limited   | Vol 2119 Fol 5<br>Now<br>Vol 5384 Fol 63                      |
|   | <b><u>Continued as regards to the part in Volume 3375 Folio 128</u></b>  |   |
| 17.08.1922<br>(1922 to 1925)                    | Jacobus Ter Metz (Carter)  | Vol 2119 Fol 5<br>Now<br>Vol 3375 Fol 128                     |
| 13.01.1925<br>(1925 to 1943)                    | The Intercolonial Investment Land and Building Company Limited   | Vol 3375 Fol 128  |
|   | <b><u>Continued as regards to the whole of Volume 5390 Folio 82</u></b>  |   |
| 14.04.1943<br>(1943 to 1945)                    | Emma Jane Ferrari (Widow)  | Vol 3375 Fol 128<br>Vol 5384 Fol 63<br>Now<br>Vol 5390 Fol 82 |
| 20.11.1945<br>(1945 to 1976)                    | Gerald James McInerney (Plumber)<br>Olive McInerney (Wife)   | Vol 5390 Fol 82   |
| 20.02.1976<br>(1976 to date)                    | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 5390 Fol 82<br>Now<br>1/853675                            |



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**As regards to the part formerly known as Volume 5392 Folio 231**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>   | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|--|--|
| 23.07.1912<br>(1912 to 1943)                    | The Intercolonial Investment Land and Building Company Limited   | Vol 2119 Fol 5<br>Now<br>Vol 5384 Fol 63                 |
| 18.08.1943<br>(1943 to 1970)                    | Edward Francis O'Connor (Railway Employee)<br>(and his deceased estate)<br>Louise Mary O'Connor (Wife)   | Vol 5384 Fol 63<br>Now<br>Vol 5392 Fol 231               |
| 09.02.1970<br>(1970 to 1977)                    | Louise Mary O'Connor (Wife)  | Vol 5392 Fol 231   |
| 14.06.1977                                      | Her Most Gracious Majesty Queen Elizabeth the Second<br>(for the purposes of the Public Instruction Act of 1880)   | Vol 5392 Fol 231   |
| 14.06.1977<br>(1977 to date)                    | The Minister for Education<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 5392 Fol 231<br>Now<br>1/853675                      |

**As regards to the part formerly known as Volume 7317 Folio 195**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>   | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|--|--|
| 23.07.1912<br>(1912 to 1943)                    | The Intercolonial Investment Land and Building Company Limited   | Vol 2119 Fol 5<br>Now<br>Vol 5384 Fol 63                 |
| 03.10.1956<br>(1956 to 1977)                    | Ethel May Stone (Widow)  | Vol 5384 Fol 63<br>Now<br>Vol 7317 Fol 195               |
| 22.09.1977<br>(1977 to date)                    | The Minister for Education<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 7317 Fol 195<br>Now<br>1/853675                      |

**As regards to the part formerly known as Volume 6678 Folio 42**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>   | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|--|--|
| 03.12.1921<br>(1921 to 1960)                    | John Raven (Bootmaker)   | Vol 3009 Fol 17<br>Now<br>Vol 6678 Fol 42                |
| 06.09.1960<br>(1960 to 1978)                    | Grace Catherine Raven (Widow)<br>(Section 94 Application not investigated)   | Vol 6678 Fol 42  |
| 11.07.1978<br>(1978 to date)                    | The Minister for Education<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 6678 Fol 42<br>Now<br>1/853675                       |



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**As regards to the part formerly known as Volume 12917 Folio 138**

With regards to former Lots 1-3 in D.P. 6880

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>   | <b><u>Reference to Title at Acquisition and sale</u></b>                  |
|---|--|---|
|   | <b><u>As regards to the part in Volume 2795 Fol 195</u></b>  |   |
| 20.09.1917<br>(1917 to 1928)                    | Richard Cornelius Wilcox (Farmer)  | Vol 2795 Fol 195  |
| 06.09.1928<br>(1928 to 1947)                    | Cyril Haffenden (Agent)  | Vol 2795 Fol 195  |
| 16.08.1947<br>(1947 to 1964)                    | John Yard Willas (Clerk)   | Vol 2795 Fol 195  |
|   | <b><u>Continued as regards to the part in Volume 2481 Folio 41</u></b>   |   |
| 16.04.1918<br>(1918 to 1923)                    | Daniel Joseph O'Leary (Builder)  | Vol 2481 Fol 41   |
| 09.01.1923<br>(1923 to 1951)                    | War Service Homes Commissioner   | Vol 2481 Fol 41   |
| 08.06.1951<br>(1951 to 1952)                    | Ernest James Horne (Police Sergeant)   | Vol 2481 Fol 41   |
| 13.10.1952<br>(1952 to 1953)                    | Reginald John Hamilton (Machine Tool Fitter)<br>Lilian Hamilton (Wife)   | Vol 2481 Fol 41   |
| 30.11.1953<br>(1953 to 1964)                    | Stasys Norvilaitis (Labourer)<br>Javayga Norvilaitis (Wife)  | Vol 2481 Fol 41   |
|   | <b><u>Continued as regards to the part in Volume 2364 Folio 42</u></b>   |   |
| 15.05.1920<br>(1920 to 1940)                    | Sarah Ann Kelly (Widow)  | Vol 2364 Fol 42   |
| 27.11.1940<br>(1940 to 1942)                    | Lily Mary Austin (Widow)<br>George William Daniel Payne (Coppersmith)<br>(Transmission Application not investigated)   | Vol 2364 Fol 42   |
| 18.02.1942<br>(1942 to 1964)                    | Oliver Gordon (Timber Merchant)  | Vol 2364 Fol 42   |
| 04.11.1958<br>(1958 to 1964)                    | Bankstown Motors Pty. Limited  | Vol 2364 Fol 42   |
|   | <b><u>Continued as regards to the whole of Lots 1-3 in D.P. 6880</u></b>   |   |
| 25.06.1964<br>(1964 to date)                    | The Minister for Education<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 2364 Fol 42<br>Vol 2481 Fol 41<br>Vol 2795 Fol 195<br>Now<br>1/853675 |



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With regards to former Lots 1 & 2 in D.P. 219176

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) &amp; Occupations where available</u>  | <u>Reference to Title at Acquisition and sale</u>                         |
|--|--|---|
| 04.04.1901<br>(1901 to 1937)             | William Willard (Butcher)  | Book 685 No 633<br>Now<br>Vol 4826 Fol 88                                 |
| 15.03.1937<br>(1937 to 1945)             | Graham Campbell Sharp (Commercial Traveller)   | Vol 4826 Fol 88   |
|  | <b><u>Continued as regards to the part in Volume 5528 Folio 173</u></b>  |   |
| 10.08.1945<br>(1945 to 1947)             | Stanley George Bradfield (Medical Practitioner)  | Vol 4826 Fol 88<br>Now<br>Vol 5528 Fol 173                                |
|  | <b><u>Continued as regards to the part in Volume 4826 Folio 88</u></b>   |   |
| 04.04.1901<br>(1901 to 1937)             | William Willard (Butcher)  | Book 685 No 633<br>Now<br>Vol 4826 Fol 88                                 |
| 15.03.1937<br>(1937 to 1947)             | Graham Campbell Sharp (Commercial Traveller)   | Vol 4826 Fol 88   |
|  | <b><u>Continued as regards to the part in Volume 2919 Folio 51</u></b>   |   |
| 06.03.1919<br>(1919 to 1937)             | Bridget Clarke (Wife)  | Vol 2919 Fol 51   |
| 01.03.1937<br>(1937 to 1937)             | Sarah Elizabeth Tynan (Widow)<br>(Transmission Application not investigated)   | Vol 2919 Fol 51   |
| 18.02.1937<br>(1937 to 1940)             | Robert Reid Fairweather (Hospital Storekeeper)   | Vol 2919 Fol 51   |
| 21.06.1940<br>(1940 to 1947)             | Mabel Olive Fairweather (Wife)   | Vol 2919 Fol 51   |
|  | <b><u>Continued as regards to the whole of Lots 1 &amp; 2 in D.P. 219176</u></b>   |   |
| 14.03.1947<br>(1947 to date)             | The Minister of Public Instruction<br>Now<br># Minister Administering the Technical and Further Education<br>Commission Act 1990<br>(Intervening name changes, current as of 28.02.2017) | Vol 2919 Fol 51<br>Vol 4826 Fol 88<br>Vol 5528 Fol 173<br>Now<br>1/853675 |

**# Denotes current registered proprietor**

**Leases: -**

- Lease to Ausgrid of substation No 3085 together with a right of way and easement for electricity: expires 20.06.2025 (AB501848)
- Lease of Lease 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 (AK971351 & AK971352)

**Easements: -**

- Easement for drainage 3.05 wide (D250567)
- Easement for stormwater drainage 3.05 wide (D280723)





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**As regards to Lot 2 in D.P. 109612**

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>   | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|--|--|
| 11.07.1910<br>(1910 to 1930)                    | Mary Molloy (Spinster)<br>Elizabeth Smith (Spinster)<br>(and their deceased estates)<br>Veronica O'Brien (Spinster)<br>Mary Meskill (Spinster) | Vol 2067 Fol 162<br>Now<br>Vol 2712 Fol 86               |
| 20.03.1930<br>(1930 to 1935)                    | Mary Meskill (Spinster)<br>Veronica O'Brien (Spinster)   | Vol 2712 Fol 86  |
| 24.09.1935<br>(1935 to 1937)                    | Mary Meskill (Spinster)<br>Catherine Elkins (Spinster)<br>Gertrude Connolly (Spinster)<br>Delia Browne (Spinster)                              | Vol 2712 Fol 86  |
| 16.11.1937<br>(1937 to 1944)                    | Catherine Elkins (Spinster)<br>Gertrude Connolly (Spinster)<br>Delia Browne (Spinster)<br>(Transmission Application not investigated)          | Vol 2712 Fol 86<br>Now<br>Vol 5117 Fol 14                |
| 29.02.1944<br>(1944 to 1952)                    | Trustees of the Sisters of Saint Joseph  | Vol 5117 Fol 14  |
| 25.02.1952<br>(1952 to date)                    | # Trustees of the Roman Catholic Church for the for the Archdiocese of Sydney  | Vol 5117 Fol 14<br>Now<br>2/109612                       |

**# Denotes current registered proprietor**

**Leases: - NIL**

**Easements: -**

- Easement to drain water affecting the land in D.P. 118494 (X399942)

Yours Sincerely  
Ashleigh Taylor-Reeve  
(Checked by Mark Groll)  
25 January 2021

# Cadastral Records Enquiry Report : Lot 1 DP 853675

Locality : BANKSTOWN

LGA : CANTERBURY-BANKSTOWN

Parish : BANKSTOWN

County : CUMBERLAND



SIGNATURE AND SEALS ONLY.

Signed by [Signature]  
DELEGATE OF THE MINISTER FOR  
EDUCATION AND TRAINING UNDER  
INSTRUMENT OF DELEGATION  
GIVEN IN ACCORDANCE WITH  
SECTION 29 OF THE TECHNICAL  
AND FURTHER EDUCATION  
COMMISSION ACT, 1990

SURVEY PRACTICE REGULATION 1990 CLAUSE 32 (2)

| MARK      | EASTING    | NORTHING    | ZONE | ACC |
|-----------|------------|-------------|------|-----|
| PM 14783  | 303172.592 | 1246402.585 | 56   | 2   |
| PM 14789  | 302258.877 | 1246041.788 | 56   | 2   |
| SSM 11498 | 303314.832 | 1246381.513 | 56   | 2   |
| SSM 11503 | 302268.370 | 1246120.902 | 56   | 2   |

COMBINED SCALE FACTOR : 0.999934

SOURCE : 193 CO-ORDINATES ADOPTED FROM SURVEY  
CONTROL BRANCH AS AT 31ST MAY 1986.

- (A) RIGHT OF WAY 3.00 WIDE  
(B) EASEMENT FOR ELECTRICITY  
PURPOSES 3.00 WIDE  
(C) RIGHT OF WAY 4 EASEMENT FOR  
ELECTRICITY PURPOSES, SEE WIDE  
(D) RIGHT OF WAY 1.525 WIDE  
(E) EASEMENT FOR ELECTRICITY  
PURPOSES 3.005 WIDE  
(F) SUBSTATION PREMISES N° 3085
- LEASE  
G.97451 &  
D.P. 480890

| N° | TYPE           | REFERENCE     |
|----|----------------|---------------|
| 1  | CH & W IN REAR | 8° 31' - u 42 |
| 2  | CH & W IN REAR | 8° 15' - u 61 |

Crown Lands Office Approval

PLAN APPROVED

Authorised Officer  
Land District  
Paper No.  
Field Book

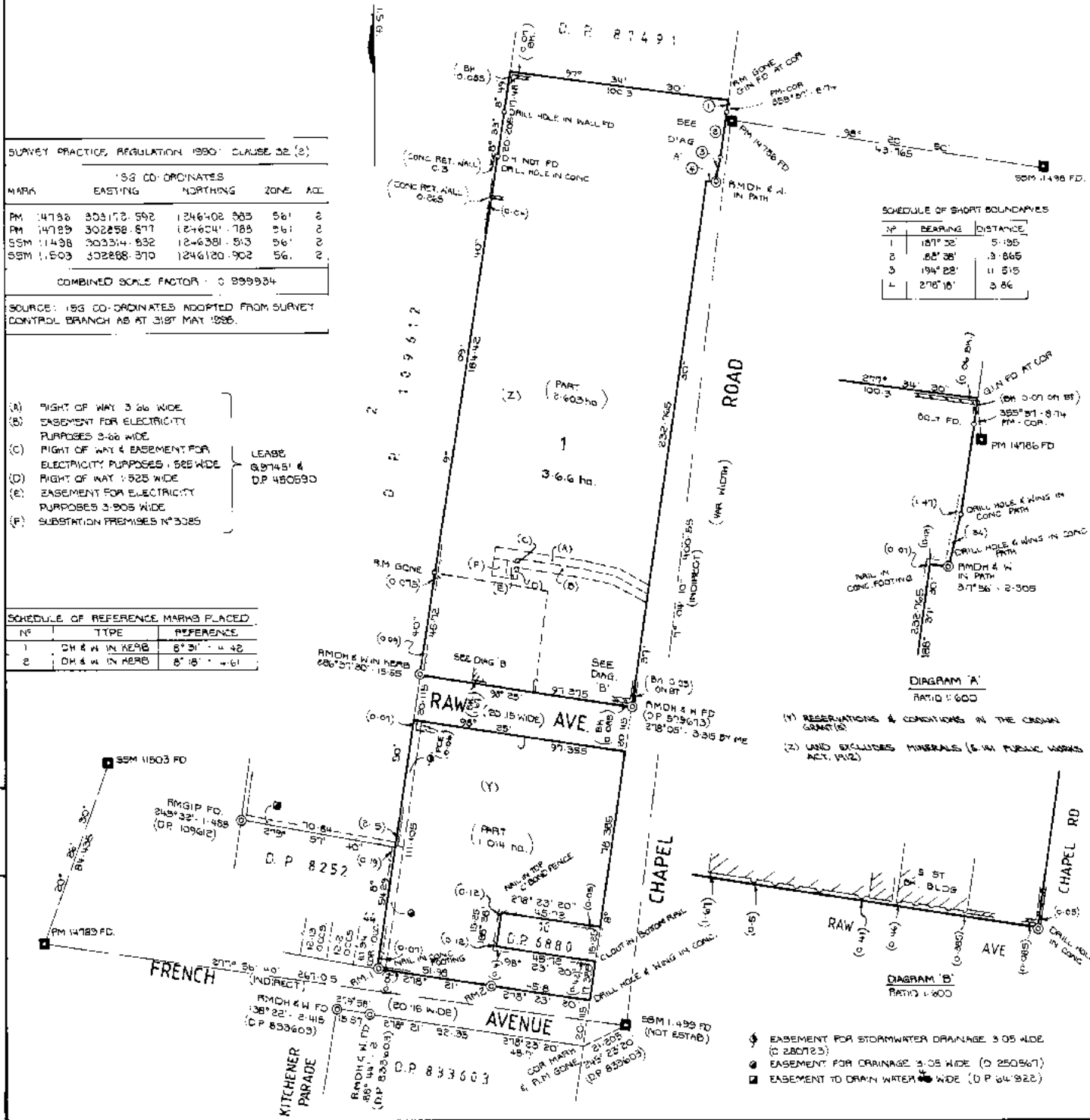
Council's Certificate

I hereby certify that -  
in the requirements of the Local Government Act, 1919 (other  
than the requirements for the registration of plans), and  
in the requirements of Part 3 Division 2 of the Water Board  
Act, 1987, or Part 5 Division 2 of the Hunter Water Board  
(Consolidation) Act 1993.  
have been complied with by the applicant in relation to the  
proposed  
"new road", "subdivision" or "consolidated lot" set out herein  
Subdivision No. ....  
Date .....  
(Signature) .....  
General Manager/Authorised Person

Council File No.

\*This part of certificate to be deleted where the application is only for  
a consolidated lot or the opening of a new road or where the land to  
be subdivided is wholly outside the area of operations of the Water  
Board and the Hunter Water Corporation Ltd.

1 Delete if inapplicable



DP 853675

Registered [Signature] 13-11-1995

CA

Title System: **TORRENS**

Purpose: **CONSOLIDATION**

Ref Map: **U 0045 - 83, 813**

Last Plans: **DP 579673, DP 10238, DP 348077, DP 12185, DP 833623, DP 8252**

PLAN OF CONSOLIDATION OF  
LOT 1 D.P. 579673,  
LOTS 25-27 D.P. 10238,  
LOTS 1-4 D.P. 348077,  
LOTS 1-4 D.P. 12185,  
LOTS A & B D.P. 348077,  
LOTS 6-9 & LOT 11 D.P. 833623

Lengths are in metres. Reduction Ratio 1:250

LGA: **BANKSTOWN**

Locality: **BANKSTOWN**

Parish: **BANKSTOWN**

County: **CUMBERLAND**

This is sheet 1 of my plan in 1 sheets.  
(Delete if inapplicable).

I, **DAVID WILLIAM TIMES**  
of **11108 & 10800 (CONSULTANTS) P/L**  
PO BOX 144 FRANKFELD NSW 2165  
a surveyor registered under the Surveyors Act 1992, hereby certify  
that the survey represented in this plan is accurate, has been made  
in accordance with the Survey Practice Regulation 1990 and was  
completed on **22-8-95**

Signature  
Surveyor registered under Surveyors Act 1992  
Delete line if inapplicable

PM 14786 - SSM 11498

Plans used in preparation of survey/completion

|           |           |          |
|-----------|-----------|----------|
| DP 579673 | DP 2880   | DP 87431 |
| DP 10238  | DP 10238  |          |
| DP 833623 | DP 348077 |          |
| DP 8252   | DP 12185  |          |

PANEL FOR USE ONLY for statements of  
intention to dedicate public roads or to create  
public reserves, drainage reserves, easements,  
restrictions on the use of land or positive  
covenants

D401833

AUG 10 1945

12 3  
5 0  
1 5 6  
2 10 0  
10 11

NOT

Q

L

I, SIR GEORGE SHAW KNOWLES, Solicitor-General of the Commonwealth, DO HEREBY CERTIFY that the copy Gazette Notification hereunto annexed is a true copy of the Gazette Notification (C.L.12290) contained in the Commonwealth of Australia Gazette No. 123 dated 21st June, 1945, declaring that the land therein described being the land mentioned in the Schedule hereunder written has been

a [REDACTED]  
w1 [REDACTED]  
[REDACTED]  
Q [REDACTED]  
R [REDACTED]

SCHEDULE.

| Parish     | County | Part or Whole | Volume | Folio |
|------------|--------|---------------|--------|-------|
| [REDACTED] |        |               | { 3    | 6     |

DATED the 10th day of August 1945.

SIGNED in my presence by SIR GEORGE SHAW KNOWLES, Solicitor-General of the Commonwealth for and on behalf of The Commonwealth of Australia who is personally known to me -

[Signature]  
Acting for Secretary,  
Attorney-General's Department.

[Signature]  
Solicitor-General.

is a consolidation of  
H.F.B. Whitehead  
is done for the C.L.  
[Signature]



Commonwealth of Australia Gazette, No. 128,  
dated 21st June, 1945.]

COMMONWEALTH OF AUSTRALIA.

Land Acquisition Act 1908-1926

NOTIFICATION OF THE ACQUISITION OF LAND BY  
THE COMMONWEALTH OF AUSTRALIA.

It is notified and declared by His Royal Highness the

that on the thirteenth day of June, One thousand nine  
hundred and forty-five.

HENRY  
Governor-General.

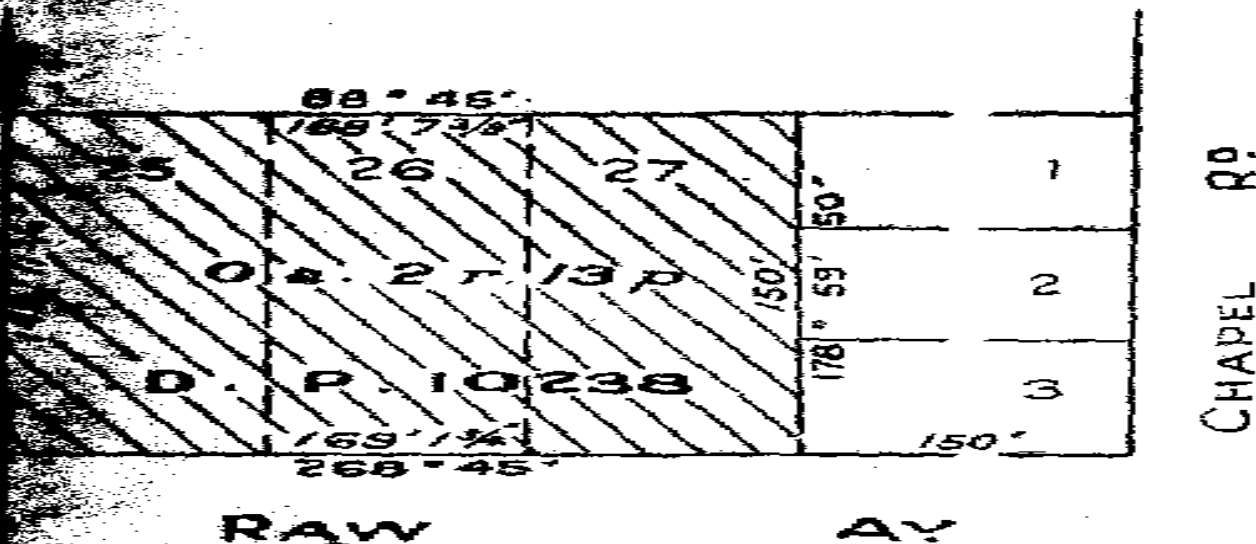
Royal Highness's Command,

J. S. COLLINGS

Minister of State for the Interior.

DESCRIPTION OF LAND REFERRED TO.

that piece of land containing an area of 2 rods 13  
more or less being Lots 25, 26 and 27 Deposited Plan  
Parish of Bankstown County of Cumberland State of  
New South Wales as shown hachured on plan hereunder.



PLAN NOT REFILED

— SCALE —

0 100 Ft.

This is the copy notification referred to in  
Certificate of Title, No. 10238, issued by the Registrar-General, Canberra.

Solicitor General

D401833 Notice of  
Acquisition  
Lots 25, 26 & 27 D.P. <sup>10238</sup>~~10283~~  
(Raw Ave.)  
Mun.:- Bankstown

Commonwealth Crown Solicitor,  
108-120 Pitt Street,  
SYDNEY.

Particulars entered in Register Book

|            |      |            |     |
|------------|------|------------|-----|
| <u>Vol</u> | 3253 | <u>Fol</u> | 28  |
| "          | 3661 | "          | 153 |
| "          | 3884 | "          | 126 |

the 11th day of September, 1945  
at 12 o'clock noon.

J. Wells

Registrar General



consolidate

[illegible]





LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/1/2021 3:53PM

FOLIO: 6/6880

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

Prior Title(s): VOL 5550 FOL 225

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 18/12/1988        |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 17/7/1989         |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/1/2021 3:53PM

FOLIO: 7/6880

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

Prior Title(s): VOL 5550 FOL 226

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 18/12/1988        |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 17/7/1989         |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/1/2021 3:53PM

FOLIO: 8/6880

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

Prior Title(s): VOL 5533 FOL 101

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 18/12/1988        |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 14/7/1989         |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/1/2021 3:53PM

FOLIO: 9/6880

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

Prior Title(s): VOL 5550 FOL 227

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 18/12/1988        |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 17/7/1989         |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/1/2021 3:53PM

FOLIO: 11/6880

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

Prior Title(s): VOL 3332 FOL 118

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 18/2/1989         |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 4/6/1990          |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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

site 16a

PRINTED ON 20/1/2021



LAND  
REGISTRY  
SERVICES

# Historical Title



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

SEARCH DATE  
-----  
20/1/2021 3:53PM

FOLIO: 1/12185  
-----

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 6584 FOL 145

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 5/11/1988         |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 28/12/1988        |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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



[REDACTED] E  
[REDACTED]  
[REDACTED] PROPERTY ACT, 1900



11940064

NEW SOUTH WALES



Vol. 1 [REDACTED]  
[REDACTED]

M863917

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.



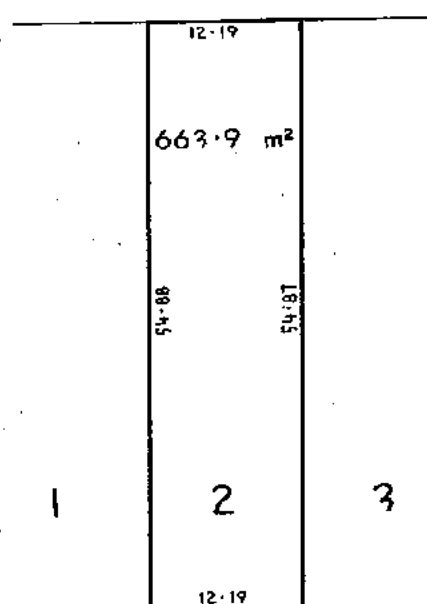
PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



D. P. 10238



FRENCH AVE

REDUCTION RATIO 1:500.

M863917

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 12185 in the Municipality of Bankstown Parish of Bankstown and County of Cumberland being part of Portion 48 granted to Richard Morgan on 8-3-1831.

E [REDACTED]

SECOND SCHEDULE

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

*Lawson*  
Registrar General

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

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

(Page 1) Vol. 11940 Fol. 64

**REGISTERED PROPRIETOR**

**CANCELLED**

**SEE AUTO FOLIO**

| INSTRUMENT |        |      |
|------------|--------|------|
| NATURE     | NUMBER | DATE |

**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

20/1/2021 3:53PM

FOLIO: 2/12185

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

Prior Title(s): VOL 11940 FOL 64

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 21/8/1988         |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 7/11/1988         |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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

site 16a

PRINTED ON 20/1/2021



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/1/2021 3:53PM

FOLIO: 3/12185

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

Prior Title(s): VOL 4823 FOL 225

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 22/12/1988        |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 22/3/1990         |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/1/2021 3:53PM

FOLIO: 4/12185

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

Prior Title(s): VOL 5522 FOL 58

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 18/12/1988        |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 14/7/1989         |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/1/2021 3:53PM

FOLIO: 2/348077

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

Prior Title(s): VOL 5390 FOL 82

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 18/12/1988        |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 10/7/1989         |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 10/11/1995        | 0595773         | REQUEST                     |                                   |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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

site 16a

PRINTED ON 20/1/2021





or payment of

H. K. ROBERTS

Crown Solicitor

per

2 AM 10 56

SOUTH WALES

Q237058

OFFICE USE ONLY

|    |        |
|----|--------|
| B1 |        |
| 0  | 5 OHMS |

# MEMORANDUM OF TRANSFER

REAL PROPERTY ACT, 1900

Where new restrictive covenants are imposed, or easements created, or where the form is otherwise unsuitable, Form 13a should be used.

Typewriting and handwriting should be clear, legible and in permanent black non-copying ink. No alterations should be made by erasure; the words rejected must be ruled through and verified by signature or initials in the margin.

(a) Full name, address, and occupation of transferor.

(b) If a less estate make out in fee simple and add appropriate estate.

(c) A short note will suffice. If an encumbrance is not registered, particulars suffice. If identification must be furnished.

(d) Insert appropriate words. If desired, this notice may be used to the case of a transfer by direction.

(e) Full name, address, and occupation of transferee. Where more than one transferee, state whether joint tenants or tenants in common. Unless otherwise stated, tenants in common will be presumed to hold in equal shares.

(f) Insert lot and plan number, portion, &c. See also sections 327 and 327A of Local Government Act, 1919.

(g) Further proof of execution will not normally be required if signed or acknowledged before any of the following persons, not being a party to the dealing, to whom the transferor is known:

Where executed in New South Wales — bank manager, barrister, clerk of petty sessions, commissioned officer in the Defence Force of the Commonwealth of Australia, commissioner for taking affidavits, headmaster of a school, judge, justice of the peace, magistrate, mayor, or other chief officer of any local government corporation, medical practitioner, member of parliament of the Commonwealth or of a State, member of the police force of the Commonwealth or of a State or a Territory, minister of religion, notary public, postmaster, solicitor, town or shire clerk or other executive officer administering local government.

Where executed in any part of the Commonwealth of Australia or in Territories or in any part of the British Commonwealth — any of the persons referred to above, and in addition, an Australian or British Consular Officer exercising his functions in the part, Governor, Government Resident, Chief Secretary, Registrar of Titles of the part.

Where executed in foreign country — an Australian or British Consular Officer exercising his functions in that country, commissioned officer in the Defence Force of the Commonwealth of Australia, commissioner for taking affidavits, judge, justice of the peace, magistrate, mayor, or other chief officer of any local government corporation, officer in charge of a police station, notary public, town or shire clerk or other executive officer administering local government.

(h) Repeat attestation clause &c. if necessary.

(i) Section 117, Real Property Act, 1900, requires that this certificate be signed by the transferee or, where his signature cannot be obtained without difficulty and delay, by his solicitor or conveyancer by his own name, which should be typewritten or printed below his signature, and not that of his firm. Any person falsely or negligently certifying is liable to the penalties provided in section 117.

(j) May be witnessed by any responsible person not being a party to this dealing.

(a) LOUISA MARY O'CONNOR of Bankstown, Widow  
hereinafter referred to as the TRANSFEROR

being registered proprietor of an estate in fee simple<sup>(b)</sup>

in the land hereinafter described, subject to the following encumbrances and interests

- (c) 1. Exceptions and conditions, if any, contained in the Crown Grant.  
2. Right of Drainage reserved by Instrument of Transfer No. D225116.

in consideration of THIRTY THOUSAND DOLLARS (\$30,000.00)

[Redacted] of the State of New South Wales for and on behalf of Her Majesty the Queen hereby transfers to

(e) [Redacted]  
hereinafter referred to as the TRANSFEEE

an estate in fee simple<sup>(b)</sup>

in the land described in the following schedule

| Reference to title |            | Whole or part | Description of land if part only <sup>(d)</sup> | County | Parish     |
|--------------------|------------|---------------|---|--------|------------|
| Volume             | Folio      |               |   |        |            |
| [Redacted]         | [Redacted] |               |   | C      | [Redacted] |

Dated at SYDNEY this 20th day of May 1977

(i) Signed in my presence by the transferor who is personally known to me

Signature of witness  
JOHN WILSON FERGUSON  
Name of witness (BLOCK LETTERS)  
JUSTICE OF THE PEACE  
Qualification of witness

(h)

(j) Accepted and certified correct for the purposes of the Real Property Act, 1900.

H. K. ROBERTS  
State Crown Solicitor  
per E. Soule

(i) Signed in my presence by the transferee who is personally known to me: HUGH KING ROBERTS, State Crown Solicitor, for the Transferee, by EDGAR GEORGE GOODE, State Crown Solicitor's Office, who is personally known to me: ANGUS M. NESBIT  
Name of witness (BLOCK LETTERS)

Address of witness  
State Crown Solicitor  
Gardiner Building  
6-12 Chifley Square  
Sydney  
250 6555

RULE UP ALL BLANKS

0237058

## DEPARTMENTAL USE ONLY

TRANSFER

## TO BE COMPLETED BY LODGING PARTY

Lodged by State Crown Solicitor  
 Goodsell Building  
 Address: 8-12 Chisley Square  
 Sydney  
 Phone No.: 238 6555

Documents lodged herewith

1. CIT 16/6/1977  
 2.  
 3.  
 4.

Checked

REGISTERED

14.6.1977

Passed

ODIA

Signed

Registrar General



Received Documents

Receiving Clerk

AUTHORITY FOR USE OF INSTRUMENT OF TITLE<sup>(1)</sup>

Authority is hereby given for the use of \_\_\_\_\_  
 (insert reference to certificates, grants or dealings) lodged  
 in connection with \_\_\_\_\_ for the  
 (insert number of plan or dealing)  
 registration of this dealing and for delivery to \_\_\_\_\_

(BLOCK LETTERS)

Signature

Name (BLOCK LETTERS)

## MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within dealing)

The undersigned states that he has no notice of the revocation of the Power of Attorney registered No. \_\_\_\_\_  
 Miscellaneous Register under the authority of which he has just executed the within dealing.

Signed at

the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

Signature of attorney

Signature of witness

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS<sup>(1)</sup>

I certify that \_\_\_\_\_  
 the attesting witness to this dealing, appeared before me at  
 the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 and declared that he personally knew \_\_\_\_\_  
 \_\_\_\_\_  
 the person signing the same, and whose signature thereto he has attested, and that the name purporting to be such signature of the said \_\_\_\_\_

is his own handwriting and that he was of sound mind and freely and voluntarily signed the same.

Signature

Name (BLOCK LETTERS)

Qualification

(1) Unless the instrument of title has been lodged by the person lodging the dealing, or its use has been authorized previously, the authority must be furnished by the person otherwise entitled to delivery of the certificate of title, grant &c.

(1) Not required where dealing attested in accordance with note (2); in other cases to be signed by one of the persons referred to in note (2).

Crown Sol

77/1408 C23/2AK



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/1/2021 3:53PM

FOLIO: 3/348077

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

Prior Title(s): VOL 5392 FOL 231

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 18/12/1988        |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 11/7/1989         |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 10/11/1995        | 0595773         | REQUEST                     |                                   |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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

site 16a

PRINTED ON 20/1/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 20/01/2021 15:53:15



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/1/2021 3:53PM

FOLIO: 4/348077

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

Prior Title(s): VOL 7317 FOL 195

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 26/11/1988        |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 8/1/1990          |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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



LAND  
REGISTRY  
SERVICES

# Historical Title



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

SEARCH DATE  
-----  
20/1/2021 3:53PM

FOLIO: B/381138  
-----

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 6678 FOL 42

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 2/9/1989          |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 27/11/1989        |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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



09554235

M

NEW SOUTH WALES

(For Grant and title reference  
prior to first edition see  
Deposited Plan.)

PROPERTY ACT, 1900, as amended.



Vol.

1st Edition issued 29-10-1961.

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

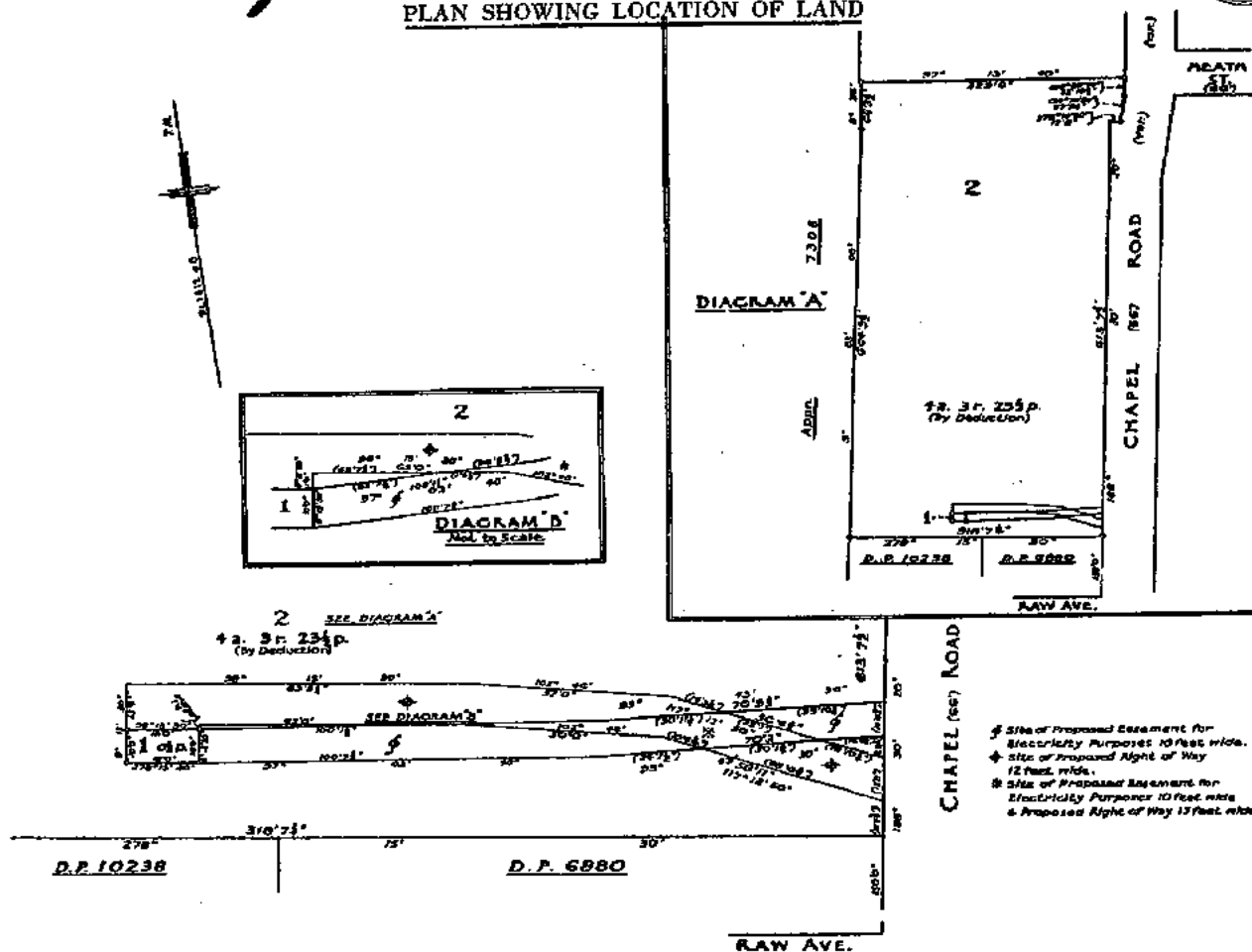
Witness

*B. Bailey*

Registrar-General.



PLAN SHOWING LOCATION OF LAND



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

Bankstown and County of Cumberland excepting thereout the mines and deposits specified in Section 141 of the Public Works Act 1912.

FIRST SCHEDULE (Continued overleaf)

THE MINISTER OF PUBLIC INSTRUCTION.

*Jawatson*  
Registrar General.

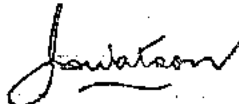

SECOND SCHEDULE (Continued overleaf)

TS 3237  
From  
My new  
115-2-3  
Photo  
Sun 21  
104-2-3  
115-2-3  
115-2-3

REGISTERED PROPRIETOR

ST 1109 M. C. N. BRIGHT GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

| REGISTERED PROPRIETOR  | INSTRUMENT |        |      | ENTERED | Signature of Registrar-General |
|--|------------|--------|------|---------|--------------------------------|
|  | NATURE     | NUMBER | DATE |         |                                |
| <div data-bbox="342 245 980 638"> <div data-bbox="388 256 844 298"></div> <p data-bbox="388 316 951 347">N  5</p> <p data-bbox="388 365 951 394">for lot  follows:-</p> <p data-bbox="388 407 951 436">Lots  respectively.</p> <p data-bbox="407 443 777 479">RPA 51956 Consolidation</p> <div data-bbox="621 496 858 599">  </div> <div data-bbox="646 605 831 630"> <p>REGISTRAR GENERAL</p> </div> <div data-bbox="858 518 961 630">  </div> </div> |            |        |      |         |                                |

| INSTRUMENT |        |      | PARTICULARS | ENTERED | Signature of<br>Registering Agent | CANCELLATION |
|------------|--------|------|-------------|---------|-----------------------------------|--------------|
| NATURE     | NUMBER | DATE |             |         |                                   |              |

| INSTRUMENT       |         |           | PARTICULARS  | ENTERED   | Signature of<br>Registrar-General | CANCELLATION |         |                |
|------------------|---------|-----------|--|-----------|-----------------------------------|--------------|---------|----------------|
| NATURE           | NUMBER  | DATE      |  |           |                                   |              |         |                |
| <del>Lease</del> | J532872 | 28-8-1945 | to The Sydney County Council (together with right of way and easement<br>for electricity purposes) | 26-6-1946 | <i>Jackson</i>                    | Surrendered  | P409747 | <i>Jackson</i> |





09554236

M

NEW SOUTH WALES

(For Grant and title reference  
prior to first edition see  
Deposited Plan.)

PROPERTY ACT, 1900, as amended.



1st Edition issued 29-10-1963.

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

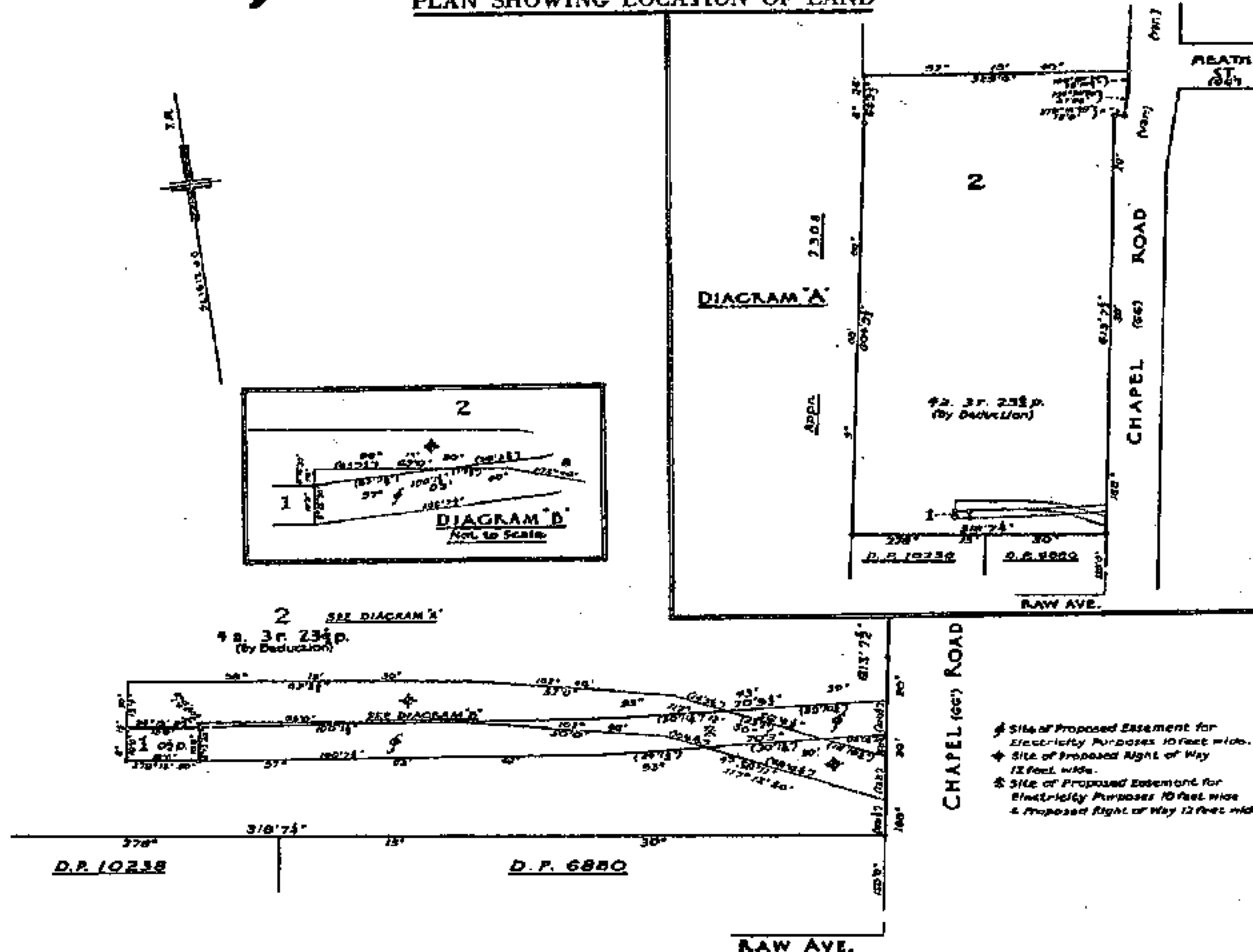
Witness

*B. Bailey*

*J. J. Watson*  
Registrar-General.



PLAN SHOWING LOCATION OF LAND



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

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

of the Public Works Act 1912.


FIRST SCHEDULE (Continued overleaf)

THE MINISTER OF PUBLIC INSTRUCTION.


*J. J. Watson*  
Registrar General.

SECOND SCHEDULE (Continued overleaf)

## Vol. 2564 Fol. 236

| FIRST SCHEDULE (continued)   |            |        |      |         |                                |
|--|------------|--------|------|---------|--------------------------------|
| REGISTERED PROPRIETOR  | INSTRUMENT |        |      | ENTERED | Signature of Registrar-General |
|  | NATURE     | NUMBER | DATE |         |                                |
| <p>T [REDACTED]</p> <p>N [REDACTED] 6</p> <p>for [REDACTED] 13</p> <p>Lot [REDACTED] respectively</p> <p>RPA 51956 Consolidation</p> <p><i>Joubertson</i></p> <p>REGISTRAR GENERAL</p>  |            |        |      |         |                                |

(Page 2 of 2 pages)

| SECOND SCHEDULE (continued) |                |                  |   |                  |                                |              |                        |
|-----------------------------|----------------|------------------|---|------------------|--------------------------------|--------------|------------------------|
| INSTRUMENT                  |                |                  | PARTICULARS   | ENTERED          | Signature of Registrar-General | CANCELLATION |                        |
| NATURE                      | NUMBER         | DATE             |   |                  |                                |              |                        |
| <i>Lease</i>                | <i>J592872</i> | <i>28-8-1963</i> | <i>of Right of Way and Easement for Electricity Purposes over part of</i><br><i>the land within described</i>  | <i>26-6-1966</i> | <i>Jameson</i>                 | Surrendered  | P409747 <i>Jameson</i> |



12917138

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol. ....

Appln. Nos. 16005, 16683, 21064

& 51956

(Part)

Vol. 9554 Folio 235 & 236

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.

EDITION ISSUED

30 10 1975

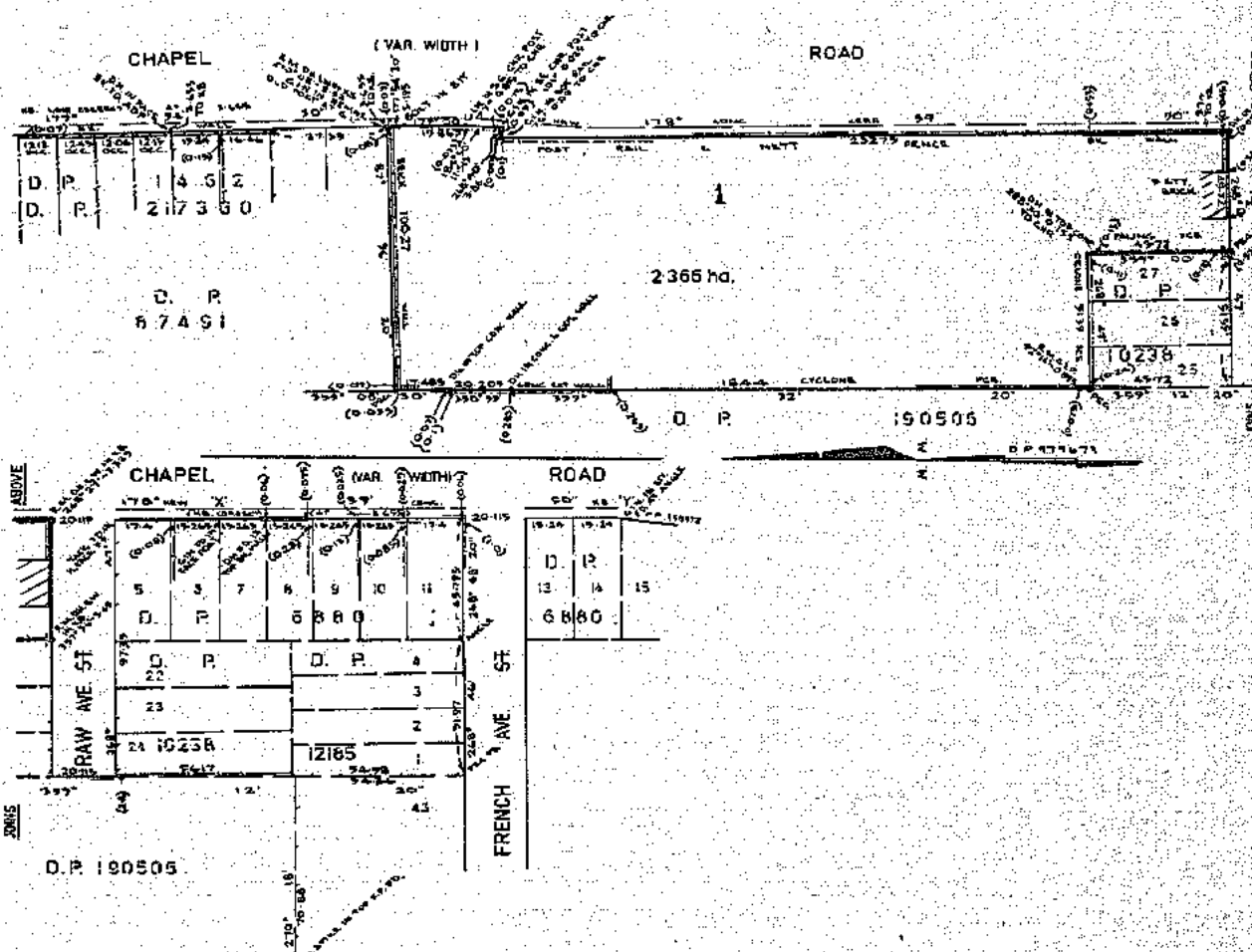


**CANCELLED**  
*Jan 1976*  
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



S

EE [redacted] Q

[redacted] granted to Richard Morgan on 8-3-1931. EXCEPTING THEREOUT the minerals specified in Section 141 of the Public Works Act, 1912.

FIRST SCHEDULE

THE MINISTER FOR EDUCATION.

SECOND SCHEDULE

NIL.

GRN  
XC

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

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

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

12917 138

(Page 1) Vol. ....

**CANCELLED**

**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

20/1/2021 3:53PM

FOLIO: 1/579673

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

Prior Title(s): VOL 12917 FOL 138

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 28/3/1988         |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 15/8/1988         |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 1/10/1993         |                 | AMENDMENT: LOCAL GOVT AREA  |                                   |
| 13/11/1995        | DP853675        | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

-----

17/9/2020 3:56PM

FOLIO: 1/853675

-----

First Title(s): OLD SYSTEM

Prior Title(s): 6-9/6880

11/6880

1-4/12185

2-4/348077

B/381138

1/579673

VOL 5638 FOL 157

VOL 7953 FOL 18

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>-----                          | C.T. Issue<br>-----        |
|-------------------|-----------------|--|----------------------------|
| 14/11/1995        | DP853675        | DEPOSITED PLAN                                       | FOLIO CREATED<br>EDITION 1 |
| 11/4/2005         | DP1080958       | DEPOSITED PLAN                                       |                            |
| 26/5/2005         | AB501848        | LEASE  | EDITION 2                  |
| 30/10/2012        | AH332630        | DEPARTMENTAL DEALING                                 |                            |
| 11/3/2015         | AJ323750        | DEPARTMENTAL DEALING                                 |                            |
| 23/3/2015         | AJ71566         | CHANGE OF NAME                                       |                            |
| 7/11/2016         | AK729543        | APPLICATION TO RECORD A NEW<br>REGISTERED PROPRIETOR | 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         | AK995186        | DEPARTMENTAL DEALING                                 |                            |

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

FOLIO: 1/853675

PAGE 2

SECOND SCHEDULE (5 NOTIFICATIONS) (CONTINUED)

\*

AK971571 CHANGE OF NAME AFFECTING LEASE AB501848 LESSEE  
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING  
CORPORATION

NOTATIONS

DP1080958 NOTE: PLAN FOR LEASE OF SUBSTAION PREMISES AND PROPOSED  
EASEMENT

UNREGISTERED DEALINGS: NIL

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

site 16a

PRINTED ON 20/1/2021

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LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

-----

17/9/2020 3:56PM

FOLIO: 2/109612

-----

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

Prior Title(s): VOL 6568 FOL 1

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>-----  | C.T. Issue<br>-----               |
|-------------------|-----------------|--|-----------------------------------|
| 5/11/1988         |                 | TITLE AUTOMATION PROJECT   | LOT RECORDED<br>FOLIO NOT CREATED |
| 25/1/1989         |                 | CONVERTED TO COMPUTER FOLIO  | FOLIO CREATED<br>CT NOT ISSUED    |
| 2/2/1989          | DP641922        | DEPOSITED PLAN   | EDITION 1                         |
| 7/1/2003          | DP1048498       | DEPOSITED PLAN   | EDITION 2                         |
| 12/12/2013        | AI236713        | POSITIVE COVENANT  |                                   |
| 12/12/2013        | AI236714        | RESTRICTION ON USE OF LAND<br>BY/VESTED IN PRESCRIBED<br>AUTHORITY | EDITION 3                         |

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



FOLIO: 1/853675

| SEARCH DATE | TIME    | EDITION NO | DATE      |
|-------------|---------|------------|-----------|
| 29/11/2021  | 8:54 PM | 3          | 7/11/2016 |

LAND

LOT 1 IN DEPOSITED PLAN 853675

AT BANKSTOWN

LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

PARISH OF BANKSTOWN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP853675

FIRST SCHEDULE

MINISTER ADMINISTERING THE TECHNICAL AND FURTHER EDUCATION

COMMISSION ACT 1990

(RP AK729543)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
  - 2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 3 D250567 EASEMENT FOR DRAINAGE 3.05 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 4 D280723 EASEMENT FOR STORMWATER DRAINAGE 3.05 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 5 AB501848 LEASE TO AUSGRID (SEE AJ71566) OF SUBSTATION NO 3085 (GROUND LEVEL) TOGETHER WITH A RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED SHOWN IN DP1080958. EXPIRES: 20/6/2025.
- \* AK971351 LEASE OF LEASE AB501848 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

END OF PAGE 1 - CONTINUED OVER

bankstown

PRINTED ON 29/11/2021

FOLIO: 1/853675

PAGE 2

SECOND SCHEDULE (5 NOTIFICATIONS) (CONTINUED)

\*

AK971571 CHANGE OF NAME AFFECTING LEASE AB501848 LESSEE  
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING  
CORPORATION

NOTATIONS

DP1080958 NOTE: PLAN FOR LEASE OF SUBSTAION PREMISES AND PROPOSED  
EASEMENT

UNREGISTERED DEALINGS: NIL

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

bankstown

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## Appendix D

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Historical Aerial Photographs







































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## **Appendix E**

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SafeWork NSW Hazardous Chemicals Search

**From:** Licensing <licensing@safework.nsw.gov.au>  
**Sent:** Wednesday, 1 December, 2021 4:25 PM  
**To:** Henri Dubourdieu  
**Subject:** SafeWork NSW: 00630223 –Site Search application – Result not found - 490 Chapel Rd and 347A Hume Hw Bankstown NSW 2200 [ ref:\_00D281hl6J.\_5004a5mXDS:ref ]

**Security Classification: Sensitive Personal**  
**Please do not amend the subject line of this email**

Dear Henri

**Re: Site Search for Schedule 11 Hazardous Chemicals on premises Application – Result not found**

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises for the following site: 490 Chapel Rd and 347A Hume Hw Bankstown NSW 2200.

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

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00630223

- Email: [licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au)
- Phone: 13 10 50

Kind regards

**Gabriela Draper**

**Licensing Representative**

SafeWork NSW | Better Regulation Division

Department of Customer Service

p- 13 10 50

e- [licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au) | [www.customerservice.nsw.gov.au](http://www.customerservice.nsw.gov.au)

Level 3, 32 Mann Street, Gosford, NSW 2250



We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: [licensingQA@customerservice.nsw.gov.au](mailto:licensingQA@customerservice.nsw.gov.au) and we will ensure that you are not contacted.



ref:\_00D281hl6J.\_5004a5mXDS:ref

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## **Appendix F**

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### Council Planning Certificates

Nizam Ahamed  
Douglas Partners Pty Ltd  
96 Hermitage Road  
WEST RYDE NSW 2114

## PLANNING CERTIFICATE

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

**Certificate No:** 20218918  
3 November 2021

**Land which Certificate is issued for:**

**Lot 2 DP 109612**

**347A Hume Highway, BANKSTOWN NSW 2200**



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

Land which Certificate is issued for:

**Lot 2 DP 109612**

**347A Hume Highway, BANKSTOWN NSW 2200**

**PART 1:  
ENVIRONMENTAL PLANNING INSTRUMENTS**

1.1 Principal Environmental Planning Instrument

**Bankstown Local Environmental Plan 2015**

Date effective from

**5 March 2015**

Land Use Zone

**ZONE SP2 INFRASTRUCTURE: Educational Establishment**

**1. Permitted without consent**

Nil

**2. Permitted with consent**

Aquaculture; Roads; The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose

**3. Prohibited**

Any development not specified in item 1 or 2

*The above information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.*

## 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, Industry and Environment (DPIE) website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au). The full wording of each SEPP can also be accessed via the DPIE website.

### **State Environmental Planning Policies:**

No. 19 - Bushland in Urban Areas

No. 21 - Caravan Parks

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 Apartment Development

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Coastal Management) 2018

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

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

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

State Environmental Planning Policy (Infrastructure) 2007

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

State Environmental Planning Policy (Primary Production and Rural Development) 2019

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

### **Greater Metropolitan Regional Environmental Plan**

Georges River Catchment

Aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment.

### **Proposed State Environmental Planning Policies**

Not applicable

## 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 Planning Proposal (PP\_2019\_CBANK\_005) which has been placed on public exhibition. The Planning Proposal seeks to produce a single set of planning rules for the Canterbury Bankstown Local Government Area and to implement key actions of current land use strategies.

## 1.4 **Development Control Plans**

### **BANKSTOWN DEVELOPMENT CONTROL PLAN 2015**

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

## 1.5 **Contribution Plans**

### **BANKSTOWN DEVELOPMENT CONTRIBUTIONS PLAN 2019**

Development Contributions Plan prepared and adopted under the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000.

## **PART 2: RESTRICTIONS ON DEVELOPMENT**

### **2.1 Heritage**

The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument.

### **2.2 Mine Subsidence**

The subject land is not within a mine subsidence district within the meaning of Section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

### **2.3 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.

### **2.4 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**

Not applicable

- **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.

**2.5 Flooding**

The land, or part of the land, **is within** the flood planning area (FPA) and consequently the probable maximum flood (PMF).

The land, or part of the land, **is subject to** flood related development controls.

Please note that a Stormwater Systems Report (SSR) will be required from Council (cost applies) to further understand constraints that may relate to development of the property. An SSR can be ordered online from Council's website.

You are advised to refer to the following:

- The relevant Development Control Plan (noted in Section 1.4 of this certificate) for further information on Council's approach to Flood Risk Management, and
- Frequently Asked Questions and details on the study relevant to your catchment area are available at Council's Floodplain Management webpage (<https://cb.city/flooding>).

**NB:** The FPA is the 1% Annual Exceedance Probability (AEP) plus generally a 0.5m freeboard or as outlined in relevant Development Control Plan.

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

Council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Please refer to the *NSW Environmental Protection Agency (EPA)* for more information.

**2.7 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 3.15 of the Environmental Planning and Assessment Act 1979.

**2.8 Property Vegetation Plans**

Not applicable

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

Not applicable

**2.10 Directions under Part 3A**

Not applicable

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

Not applicable

**2.12 Site Compatibility Certificates for Infrastructure**

Not applicable

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

Not applicable

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

Not applicable

**2.15 Biodiversity Certified Land**

Not applicable

**2.16 Paper Subdivision Information**

Not applicable



**2.17 Site Verification Certificates**

Not applicable

**2.18 Loose-Fill Asbestos Ceiling Insulation**

Not applicable

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

Not applicable

**2.20 State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

Not applicable

**2.21 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(1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) 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. **Note that in order for complying development to be able to be carried out, it must be permissible in the relevant zone in the first place.***

|  |                |
|--|----------------|
| <b>Housing Code (if in a residential zone)</b>                       | Yes            |
| <b>Rural Housing Code (if in a rural residential zone)</b>           | Not applicable |
| <b>Low Rise Housing Diversity Code</b>                               | Yes            |
| <b>Housing Alterations Code</b>                                      | Yes            |
| <b>General Development Code</b>                                      | Yes            |
| <b>Greenfield Housing Code</b>                                       | Not applicable |
| <b>Inland Code</b>   | Not applicable |
| <b>Commercial and Industrial (New Building and Alterations) Code</b> | Yes            |
| <b>Commercial and Industrial Alterations Code</b>                    | Yes            |
| <b>Container Recycling Facilities Code</b>                           | Yes            |
| <b>Demolition Code</b>   | Yes            |
| <b>Subdivision Code</b>  | Yes            |
| <b>Fire Safety Code</b>  | 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 Additional Flood Planning Advice**

In addition to Section 2.5 of this certificate, the following information may assist in interpreting the DCP:

**Flooding - Salt Pan C17 Study 2009, Policy**

The land, or part of the land, is subject to flood related development controls under the principal EPI (noted in section 1.1 of this certificate) and the Development Control Plan (noted in section 1.4 of this certificate).

These flood related development controls are informed by the Salt Pan Creek Stormwater Catchment Study (June 2007) and Report Addendum (October 2009). The study can be viewed online at <https://cb.city/flooding> – Council’s Floodplain Management webpage. The study identifies where the land, or part of the land, is affected by the 100 year flood and which, or both, of the following flood risk precincts may apply:

- High flood risk precinct – Land below the 100 year flood that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties; and
- Medium flood risk precinct - Land below the 100 year flood that is not subject to a high hydraulic hazard and where there are no evacuation difficulties.

The principal EPI can be viewed online at the NSW legislation website – [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au). The relevant Development Control Plan includes flood related development controls for properties based on the relevant flood risk precinct in the Flood Risk Management Chapter. This can be viewed on Council’s website - [www.cbcity.nsw.gov.au](http://www.cbcity.nsw.gov.au).

**3.2 Tree Preservation Order**

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

**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.



**MITCHELL NOBLE  
MANAGER SPATIAL PLANNING**

Nizam Ahamed  
Douglas Partners Pty Ltd  
96 Hermitage Road  
WEST RYDE NSW 2114

## **PLANNING CERTIFICATE**

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

**Certificate No:** 20218916  
3 November 2021

**Land which Certificate is issued for:**

**Lot 1 DP 853675**

**490 Chapel Road, BANKSTOWN NSW 2200**



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

Land which Certificate is issued for:

**Lot 1 DP 853675**

**490 Chapel Road, BANKSTOWN NSW 2200**

**PART 1:  
ENVIRONMENTAL PLANNING INSTRUMENTS**

**1.1 Principal Environmental Planning Instrument**

**Bankstown Local Environmental Plan 2015**

Date effective from

**5 March 2015**

Land Use Zone

**ZONE B4 MIXED USE**

**1. Permitted without consent**

Nil

**2. Permitted with consent**

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 1 or 3

**3. Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse and distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

## **Bankstown Local Environmental Plan 2015**

Date effective from

**5 March 2015**

Land Use Zone

### **ZONE SP2 INFRASTRUCTURE: Educational Establishment**

**1. Permitted without consent**

Nil

**2. Permitted with consent**

Aquaculture; Roads; The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose

**3. Prohibited**

Any development not specified in item 1 or 2

*The above information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.*

## 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, Industry and Environment (DPIE) website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au). The full wording of each SEPP can also be accessed via the DPIE website.

### **State Environmental Planning Policies:**

No. 19 - Bushland in Urban Areas

No. 21 - Caravan Parks

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 Apartment Development

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Coastal Management) 2018

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

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

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

State Environmental Planning Policy (Infrastructure) 2007

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

State Environmental Planning Policy (Primary Production and Rural Development) 2019

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

### **Greater Metropolitan Regional Environmental Plan**

Georges River Catchment

Aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment.

### **Proposed State Environmental Planning Policies**

Not applicable

## 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 Planning Proposal (PP\_2019\_CBANK\_005) which has been placed on public exhibition. The Planning Proposal seeks to produce a single set of planning rules for the Canterbury Bankstown Local Government Area and to implement key actions of current land use strategies.

## 1.4 **Development Control Plans**

### **BANKSTOWN DEVELOPMENT CONTROL PLAN 2015**

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

## 1.5 **Contribution Plans**

### **BANKSTOWN DEVELOPMENT CONTRIBUTIONS PLAN 2019**

Development Contributions Plan prepared and adopted under the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000.

## **PART 2: RESTRICTIONS ON DEVELOPMENT**

### **2.1 Heritage**

The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument.

### **2.2 Mine Subsidence**

The subject land is not within a mine subsidence district within the meaning of Section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

### **2.3 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.

### **2.4 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**

Not applicable

- **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.



**2.5 Flooding**

The land, or part of the land, **is within** the flood planning area (FPA) and consequently the probable maximum flood (PMF).

The land, or part of the land, **is subject to** flood related development controls.

Please note that a Stormwater Systems Report (SSR) will be required from Council (cost applies) to further understand constraints that may relate to development of the property. An SSR can be ordered online from Council's website.

You are advised to refer to the following:

- The relevant Development Control Plan (noted in Section 1.4 of this certificate) for further information on Council's approach to Flood Risk Management, and
- Frequently Asked Questions and details on the study relevant to your catchment area are available at Council's Floodplain Management webpage (<https://cb.city/flooding>).

**NB:** The FPA is the 1% Annual Exceedance Probability (AEP) plus generally a 0.5m freeboard or as outlined in relevant Development Control Plan.

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

Council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Please refer to the *NSW Environmental Protection Agency (EPA)* for more information.

**2.7 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 3.15 of the Environmental Planning and Assessment Act 1979.

**2.8 Property Vegetation Plans**

Not applicable

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

Not applicable

**2.10 Directions under Part 3A**

Not applicable

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

Not applicable

**2.12 Site Compatibility Certificates for Infrastructure**

Not applicable

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

Not applicable

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

Not applicable

**2.15 Biodiversity Certified Land**

Not applicable

**2.16 Paper Subdivision Information**

Not applicable

**2.17 Site Verification Certificates**

Not applicable

**2.18 Loose-Fill Asbestos Ceiling Insulation**

Not applicable

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

Not applicable

**2.20 State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

Not applicable

**2.21 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(1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) 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. **Note that in order for complying development to be able to be carried out, it must be permissible in the relevant zone in the first place.***

|  |                |
|--|----------------|
| <b>Housing Code (if in a residential zone)</b>                       | Yes            |
| <b>Rural Housing Code (if in a rural residential zone)</b>           | Not applicable |
| <b>Low Rise Housing Diversity Code</b>                               | Yes            |
| <b>Housing Alterations Code</b>                                      | Yes            |
| <b>General Development Code</b>                                      | Yes            |
| <b>Greenfield Housing Code</b>                                       | Not applicable |
| <b>Inland Code</b>   | Not applicable |
| <b>Commercial and Industrial (New Building and Alterations) Code</b> | Yes            |
| <b>Commercial and Industrial Alterations Code</b>                    | Yes            |
| <b>Container Recycling Facilities Code</b>                           | Yes            |
| <b>Demolition Code</b>   | Yes            |
| <b>Subdivision Code</b>  | Yes            |
| <b>Fire Safety Code</b>  | 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 Additional Flood Planning Advice**

In addition to Section 2.5 of this certificate, the following information may assist in interpreting the DCP:

**Flooding - Salt Pan C17 Study 2009, Policy**

The land, or part of the land, is subject to flood related development controls under the principal EPI (noted in section 1.1 of this certificate) and the Development Control Plan (noted in section 1.4 of this certificate).

These flood related development controls are informed by the Salt Pan Creek Stormwater Catchment Study (June 2007) and Report Addendum (October 2009). The study can be viewed online at <https://cb.city/flooding> – Council’s Floodplain Management webpage. The study identifies where the land, or part of the land, is affected by the 100 year flood and which, or both, of the following flood risk precincts may apply:

- High flood risk precinct – Land below the 100 year flood that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties; and
- Medium flood risk precinct - Land below the 100 year flood that is not subject to a high hydraulic hazard and where there are no evacuation difficulties.

The principal EPI can be viewed online at the NSW legislation website – [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au). The relevant Development Control Plan includes flood related development controls for properties based on the relevant flood risk precinct in the Flood Risk Management Chapter. This can be viewed on Council’s website - [www.cbcity.nsw.gov.au](http://www.cbcity.nsw.gov.au).

**3.2 Tree Preservation Order**

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

**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.



**MITCHELL NOBLE  
MANAGER SPATIAL PLANNING**



Manage the earth, eliminate the risk

# Alliance Geotechnical

Engineering | Environmental | Testing

Report Type:

**Stage 1 Preliminary Site Investigation**

Project Name:

**Proposed Redevelopment**

Project Address:

**544 Chapel Rd, Bankstown NSW**

**Portion of Lot 2 in DP109612, & Lot 202 in  
DP1231757**

Client Name:

***Sydney Catholic Schools c/ Munns Sly Moore***

**26 September 2019**

**Report No: 8876-ER-1-1**

We give you the right information to make the right decisions



Alliance Geotechnical Pty Ltd | ABN: 62 106 885 214

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## DOCUMENT CONTROL

| Revision | Date              | Author       | Reviewer       |
|----------|-------------------|--------------|----------------|
| Rev 0    | 26 September 2019 | Jacob Walker | Steven Wallace |

| Author Signature |  | Reviewer Signature |  |
|------------------|---|--------------------|---|
| Name             | Jacob Walker  | Name               | Steven Wallace  |
| Title            | Graduate<br>Environmental<br>Scientist  | Title              | Senior Environmental<br>Scientist   |

## EXECUTIVE SUMMARY

Alliance Geotechnical Pty Ltd (AG) was engaged by Sydney Catholic Schools c/ Munns Sly Moore, to undertake a stage 1 preliminary site investigation (PSI) for 544 Chapel Rd, Bankstown NSW (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

AG has the following project appreciation:

- The site is proposed for redevelopment, comprising a new classroom building construction; and
- A contamination assessment of the site is required for inclusion in a development application for the proposed redevelopment.

The objectives of this investigation were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for proposed land use setting; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

The scope of works undertaken to address the investigation objectives, included:

- A desktop review;
- A site walkover and intrusive soil sampling; and
- Data assessment and reporting.

Based on AG's assessment of the desktop review information and fieldwork data, in the context of the proposed apartment land use, AG makes the following conclusions:

- One (1) Areas of environmental concern (AEC) has been identified for the site; and
- Further assessment of the identified AEC, and subsequent management / remediation of identified unacceptable land contamination risks (if warranted), would be required to confirm land use suitability (in the context of land contamination) for the proposed redevelopment works.

Based on these conclusions, AG makes the following recommendations:

- A stage 2 detailed site investigation (DSI) should be undertaken for the identified AEC.
- In the event that the identified AEC is not accessible during the undertaking of the stage 2 DSI, consideration should be given to preparation of a remedial action plan (RAP), setting out what supplementary assessment works would be required; and
- Any further contamination assessment works should be undertaken by a suitably experienced environmental consultant.

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## 1. INTRODUCTION

### 1.1. Background

Alliance Geotechnical Pty Ltd (AG) was engaged by Sydney Catholic Schools c/ Munns Sly Moore, to undertake a Stage 1 Preliminary Site Investigation (PSI) for La Salle Catholic College, 544 Chapel Rd, Bankstown NSW (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

AG has the following project appreciation:

- The site is proposed for redevelopment, comprising a new classroom building construction; and
- A contamination assessment of the site is required for inclusion in a development application for the proposed redevelopment.

### 1.2. Objectives

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for the proposed land use setting; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

### 1.3. Scope of Work

Alliance Geotechnical undertook the following scope of works to address the project objective:

- A desktop review;
- A site walkover and intrusive soil sampling; and
- Data assessment and reporting.

## 2. SITE IDENTIFICATION

The site is identified as Portion of Lot 2 in DP109612, & Lot 202 in DP1231757.

The approximate geographic coordinates of the middle of the site, inferred from Google Earth were 33°54'30" S and 151°02'03" E.

The locality of the site is set out in **Figure 1**.

The general layout and boundary of the site is set out in **Figure 2**.

The site is located within the existing school grounds, and covers an area of approximately 2,200m<sup>2</sup>.

### **3. GEOLOGY, ACID SULPHATE SOILS, TOPOGRAPHY AND HYDROGEOLOGY**

#### **3.1. Geology**

A review of the Penrith 1:100,000 Geological Series Sheet 9030 (Edition 1) 1991, indicated that the site is likely to be underlain by Middle Triassic Bringelly Shale (Rwb), comprising shale, carbonaceous claystone, laminite, fine to medium-grained lithic sandstone, rare coal.

#### **3.2. Acid Sulphate Soils**

A review of the DLWC Botany Bay Acid Sulfate Soil Risk Map indicates that the site lies in an area mapped as '*No Known Occurrence*' with respect to acid sulfate soils. This infers that land management activities are not likely to be affected by acid sulfate soil materials.

Further assessment of acid sulfate soils in the context of this investigation is considered by AG as not warranted.

#### **3.3. Topography**

The site topography is generally flat, with a slight north west facing slope. AG understands that the sites are located between elevations of approximately 53m to 64m Australian Height Datum.

#### **3.4. Hydrogeology**

Surface water courses proximal to the site included Coxs Creek (an upper tributary to the Cooks River), approximately 2.15km to the east, and then the Georges River, located approximately 5.4km to the west.

Based on distances to the nearest surface water course and the site topography, groundwater flow in the vicinity of the site is considered likely to be towards the south-east.

A review of the NSW Office of Water groundwater database ([www.http://allwaterdata.water.nsw.gov.au/water](http://allwaterdata.water.nsw.gov.au/water)) implemented on 12 September 2019 indicated there was no registered groundwater features located within a 500m radius of the site.

A copy of the NSW Office of Water search record is presented in **Appendix E**.

## 4. SITE HISTORY AND LAND USE

### 4.1. Land Titles

A search of historical land title ownership was undertaken. The search results indicate that registered proprietors of the site since 1916 have been Trustees of Trustees of the Sisters of Saint Joseph, prior to the Trustees of the Roman Catholic Church in 1952.

The results of the land title ownership search indicate a low potential for land contaminating activities to have been undertaken on the site. Further assessment of potential land contaminating activities, in the context of other historical information identified during this investigation and site walkover observations, is considered warranted.

A copy of the land title search record is presented in **Appendix B**.

### 4.2. Aerial Imagery

A review of selected historical aerial imagery of the site was undertaken. Observations made of the imagery considered relevant to this investigation, are presented in **Table 4.2**.

**Table 4.2. Aerial Imagery Observations**

| Image Date        | Site Features   | Surrounding Land Use Settings                  |
|-------------------|---|--|
| 1930              | Site appears to be undeveloped, and used as pastoral land.                            | Rural residential and pastoral / grazing land. |
| 1955              | A few buildings (potentially school buildings) have been constructed within the site. | Further residential development.               |
| 1970              | Several large buildings and hardstand areas are taking up the majority of the site.   | No significant change from previous image.     |
| 1986              | No significant change from previous image   | No significant change from previous image.     |
| 1998              | No significant change from previous image.  | No significant change from previous image.     |
| 2007              | No significant change from previous image   | No significant change from previous image.     |
| 2018<br>(Nearmap) | No significant change from previous image   | No significant change from previous image.     |

The aerial imagery review indicated that the site has been used for its current purposes since its initial development. As such the potential for land contaminating activities to have been undertaken (between 1930 and 2018) is low, with the exception of localised uncontrolled filling across the site with earthworks.

Further assessment of the localised filling activities across the site, in the context of other historical information identified during this investigation and site walkover observations, is considered warranted.



#### **4.3. Anecdotal Information**

There was no anecdotal information provided to AG as part of this project.

#### **4.4. Incident Reports**

There was no anecdotal information provided to AG as part of this project.

#### **4.5. Complaints History**

There was no complaints history provided to AG during the investigation.

#### **4.6. Previous Contamination Assessments**

There were no previous contamination assessment reports made available to AG during this investigation.

## 5. REGULATORY RECORDS

### 5.1. NSW EPA CLM Act Record of Notices

A search of the publicly available online NSW EPA CLM Act Record of Notices was completed on 12 September 2019. The results indicated that the site was not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*.

A copy of the CLM Act Record of Notices search record is presented in **Appendix C**.

### 5.2. NSW EPA POEO Act Register of Licences, Applications and Notices

A search of the publicly available online NSW EPA Record of Notices was completed on 12 September 2019. The results indicated that the site was not the subject of any licences, applications, notices, audits or pollution studies or reduction programs under Section 308 of the *Protection of the Environment Operations Act 1997*.

A copy of the POEO Act Register of Licences, Applications and Notices search record is presented in **Appendix C**.

### 5.3. NSW EPA CLM Act Register of Notified Sites

A search of the publicly available online register of sites notified to the NSW EPA under Section 60 of the *Contaminated Land Management Act 1997*, was undertaken on 12 September 2019. The results indicated that the site was not listed on the register, nor were any properties located on adjacent land.

### 5.4. Section 10.7 Planning Certificate

A copy of the planning certificate issued for the site under Section 10.7 of the Environmental Planning and Assessment Act was reviewed. The certificate indicated that, within the meaning of the Contaminated Land Management Act, the site was not:

- Significantly contaminated land;
- Subject to a management order;
- The subject of an approved voluntary management proposal;
- Subject to an ongoing maintenance order; or
- The subject of a site audit statement.

A copy of the planning certificate is presented in **Appendix D**.

### 5.5. SafeWork NSW Stored Chemical Information Database (SCID)

A search of Safe Work NSW stored chemical information database (SCID) was not undertaken for the site. A review of historical aerial imagery and historical land title ownership records for the site did not indicate a potential for licensable quantities of dangerous goods to have been historically stored on the site. AG considers that further assessment of storage of licensable quantities of dangerous goods on the site is not warranted.

## 6. SITE WALKOVER

A site walkover was undertaken on 10<sup>th</sup> September 2019 by a suitably experienced AG environmental consultant (Mr Steven Wallace). The purpose of the site walkover was to make observations of land use activities on the site, and on properties immediately adjacent to the site.

### 6.1. Current Land Use Activity

The land use setting on the site appeared to be for educational purposes.

### 6.2. Buildings and General Infrastructure

The following buildings and infrastructure were observed on the site:

- Multi-storey classroom buildings

The remainder of the site was covered with associated hardstand, carpark or landscaping.



**Photograph 6.2.1.** Photograph of the proposed building footprint (Facing East).



**Photograph 6.2.2.** Photograph of the proposed building footprint (Facing North).

### **6.3. Boundary Fencing**

The site boundary was fenced or met with neighbouring buildings.

### **6.4. Adjacent Land Use Activities**

Observations made during the site walkover indicated the following land use activities adjacent to the site:

- North - Primary School, and then Commercial;
- East - Residential;
- West - Residential; and
- South - TAFE NSW.

### **6.5. Odours and Staining**

There was no olfactory evidence of odours or visual evidence of staining observed on the surface of the site, during the site walkover.

### **6.6. Chemical Storage**

There was no visual evidence observed of significant or widespread chemical storage on the site, during the site walkover.

### **6.7. Underground and Aboveground Storage Tanks**

There was no visual evidence to suggest the presence of underground or aboveground storage tanks on the site.

### **6.8. Filling Material**

There was some visual evidence observed of filling on the site, albeit not widespread.

### **6.9. Wastes**

There was no visual evidence observed of significant or widespread wastes being stored on the site.

### **6.10. Asbestos Containing Materials**

There was no visual evidence observed of potential asbestos containing materials on the site.

### **6.11. Phytotoxicity**

There was no visual evidence observed to suggest significant or widespread phytotoxic impact (in the form of dieback or plant stress) in vegetation at the site. Similar observations were made of visible vegetation on land adjacent to the site.

### **6.12. Site Drainage**

Visual observations made in the context of site drainage during the walkover, indicated that drainage mechanisms on the site are likely to include:

- Downpipes from roofs and gutters into subsurface drainage infrastructure; and
- Infiltration into underlying soils, where soil permeability permits.



## 7. DATA INTEGRITY ASSESSMENT

AG has relied on the following sources of data while undertaking this investigation:

- AG field observations during the site walkover
- Local Council
- Department of Land and Water Conservations
- Department of Minerals and Energy
- Australian Soil Resource Information System
- Google Earth
- National Environment Protection Council
- Nearmap
- NSW Environment Protection Authority
- NSW Land and Property Information
- NSW Office of Water

Based on AG's experience and professional judgement, the data obtained from the sources relied upon, is considered to be adequately precise, accurate, representative, complete and comparable within the objectives of this investigation and for the purpose of drawing conclusions regarding land contamination risks at the site.

## 8. CONCEPTUAL SITE MODEL

### 8.1. Areas of Environmental Concern

The site history data collected and site walkover observations made were assessed within the objectives of this investigation and in the context of the proposed development works. That assessment identified areas of environmental concern (AEC) and contaminants of potential concern (COPC) which have the potential to be present on site. The AEC identified are presented in attached **Figure 3** and associated COPC are presented in **Table 8.1**.

**Table 8.1: AEC and COPC**

| ID    | Area of Environmental Concern  | Land Use Activity                                | Contaminants of Potential Concern          |
|-------|--------------------------------|--|--|
| AEC01 | Proposed Development footprint | Uncontrolled demolition and uncontrolled filling | Hydrocarbons, metals, asbestos, pesticides |

The potential contamination pathways are considered to be as follows:

- Inhalation/ingestion of contaminants released in dust during redevelopment by Site workers;
- Direct contact, ingestion or inhalation of soil by future site inhabitants;
- Migration of volatile compounds into proposed buildings/basements causing toxic effects, asphyxiation or risk of explosion;
- Migration of vapours into confined spaces within proposed on-site buildings/basements followed by inhalation by future residents; and
- Permeation of hydrocarbons / organic contamination into underground service pits on site.

Relevant potential receptors are considered to include:

- Onsite construction and maintenance workers;
- Third parties during construction (adjacent site users and adjacent residents);
- Onsite flora and fauna;
- Future site occupiers/end users; and
- Neighbouring residential land users.

### 8.2. Land Use Setting

AG understands that the site is proposed for redevelopment, comprising a new storage facility for the Powerhouse museum.

Based on the proposed development works and guidance provided in NEPM ASC 2013, AG considers it reasonable to adopt the 'HIL C – Developed open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths', as the appropriate land use setting for the purpose of assessing land contamination exposure risks at the site.

### **8.3. Direct Contact – Human Health**

AG notes that the proposed development includes building footprints and hardstand pavement areas across most of the site, which would act as a direct contact barrier between potential land contamination and onsite receptors during operation of the site. However, some open space and landscaping areas will be established on site. In these areas, it is considered that a direct contact exposure pathway may be present between potential contamination and onsite receptors.

### **8.4. Inhalation / Vapour Intrusion – Human Health**

In order for a potentially unacceptable inhalation / vapour intrusion human health exposure risk to exist, a primary vapour source (e.g. underground storage tank) or secondary vapour source (e.g. significantly contaminated soil or groundwater) must exist.

The historical evidence reviewed indicated a low likelihood for a potential primary source to be present on the site.

Potential sources of groundwater contamination in the immediate vicinity of the site were not observed. A groundwater source of vapours was therefore considered unlikely at the site.

### **8.5. Aesthetics – Human Health**

Section 3.7 of Schedule B1 NEPM ASC advises that there are no specific numeric aesthetic guidelines, however site assessment requires a balanced consideration of the quantity, type and distribution of foreign material or odours in relation to the specific land use and its sensitivity.

Due to visual observations made during site visit and the nature of the proposed development concept, AG consider further aesthetics assessment and management warranted for the site.

### **8.6. Ecological Health - Terrestrial Ecosystems**

Section 3.4.2 of schedule B1 NEPM ASC 2013, advises a pragmatic risk-based approach should be taken when assessing ecological risks in residential and commercial / industrial land use settings.

AG notes that the proposed development includes building footprints and hardstand pavement areas across most of the site, which would act as a direct contact barrier between potential land contamination and onsite receptors during operation of the site.

Due to the lack of open space areas, further ecological assessment is considered not warranted.

### **8.7. Management Limits for Petroleum Hydrocarbon Compounds**

NEPM ASC 2013 notes that there are a number of policy considerations which reflect the nature and properties of petroleum hydrocarbons:

- Formation of observable light non-aqueous phase liquids (LNAPL);
- Fire and explosive hazards; and
- Effects on buried infrastructure (e.g. penetration of or damage to, in-ground services by hydrocarbons).

Schedule B1 of NEPM ASC 2013 includes 'management limits' to avoid or minimise these potential effects. Application of the management limits requires consideration of site-specific factors such as the depth of building basements and services and depth to groundwater, to determine the maximum

depth to which the limits should apply. NEPC (2013) also notes that management limits may have less relevance at operating industrial sites which have no or limited sensitive receptors in the area of potential impact, and when management limits are exceeded, further site-specific assessment and management may enable any identified risk to be addressed.

## **9. CONCLUSIONS AND RECOMMENDATIONS**

Based on AG's assessment of the desktop review information and fieldwork data, in the context of the proposed apartment land use, AG makes the following conclusions:

- One (1) Areas of environmental concern (AEC) has been identified for the site; and
- Further assessment of the identified AEC, and subsequent management / remediation of identified unacceptable land contamination risks (if warranted), would be required to confirm land use suitability (in the context of land contamination) for the proposed redevelopment works.

Based on these conclusions, AG makes the following recommendations:

- A stage 2 detailed site investigation (DSI) should be undertaken for the identified AEC.
- In the event that the identified AEC is not accessible during the undertaking of the stage 2 DSI, consideration should be given to preparation of a remedial action plan (RAP), setting out what supplementary assessment works would be required; and
- Any further contamination assessment works should be undertaken by a suitably experienced environmental consultant.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 10**.



## **10. STATEMENT OF LIMITATIONS**

The findings presented in this report are based on specific searches of relevant, government historical databases and anecdotal information that were made available during the course of this investigation. To the best of our knowledge, these observations represent a reasonable interpretation of the general condition of the site at the time of report completion.

This report has been prepared solely for the use of the client to whom it is addressed and no other party is entitled to rely on its findings.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Alliance Geotechnical Pty Ltd. Should information become available regarding conditions at the site including previously unknown sources of contamination, AG reserves the right to review the report in the context of the additional information.

This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to AG's engagement. The report must not be used for any purpose other than the purpose specified at the time AG was engaged to prepare the report.

Logs, figures, and drawings are generated for this report based on individual AG consultant interpretations of nominated data, as well as observations made at the time site walkover/s were completed.

Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, AG reserves the right to review and amend this report.

## 11. REFERENCES

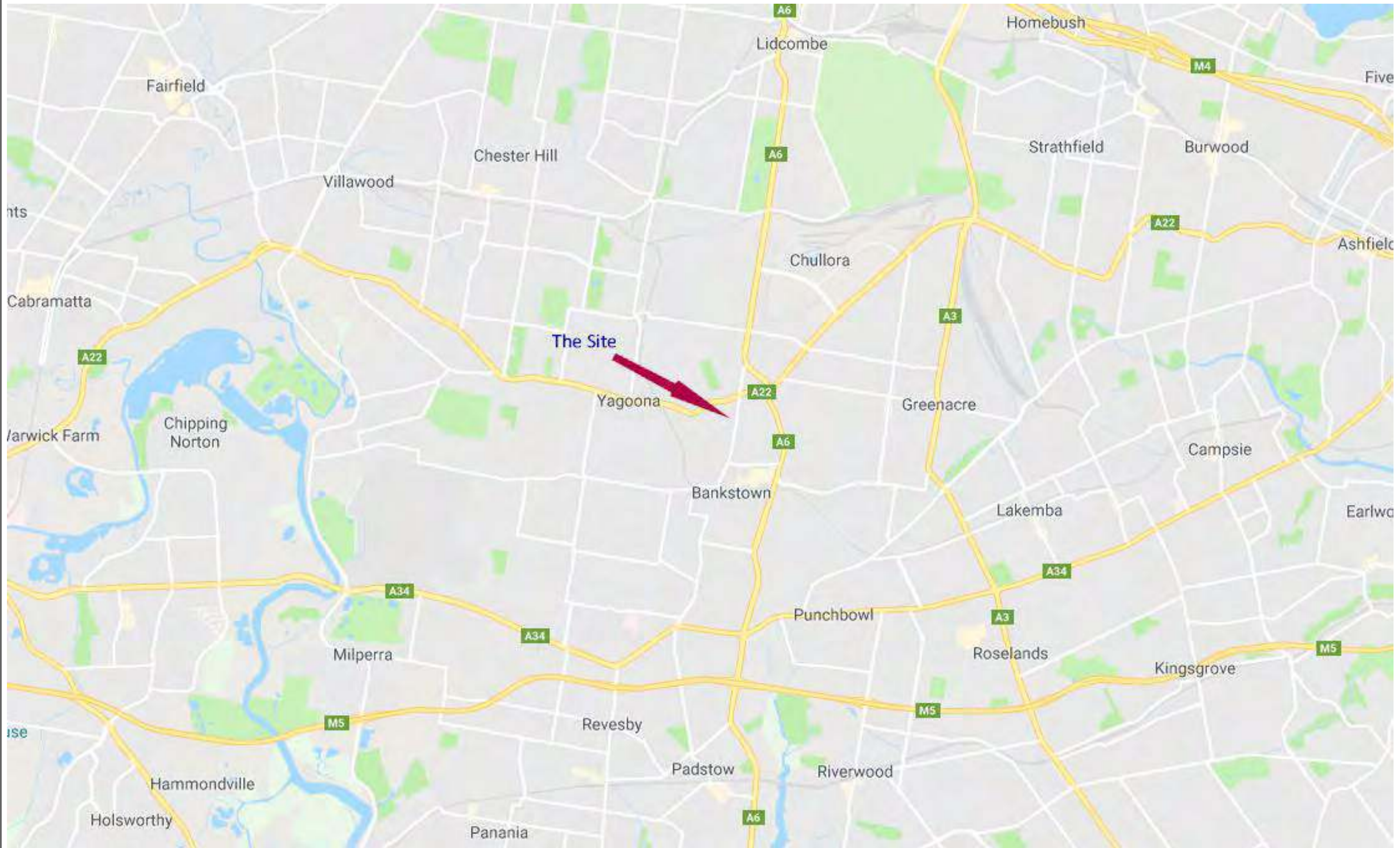
National Environment Protection Council (NEPC) 1999b, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

NSW EPA (2017) Contaminated Sites: *Guidelines for the NSW Site Auditor Scheme 3<sup>rd</sup> Edition (including the Soil Investigation Levels for Urban Development Sites in NSW)*.

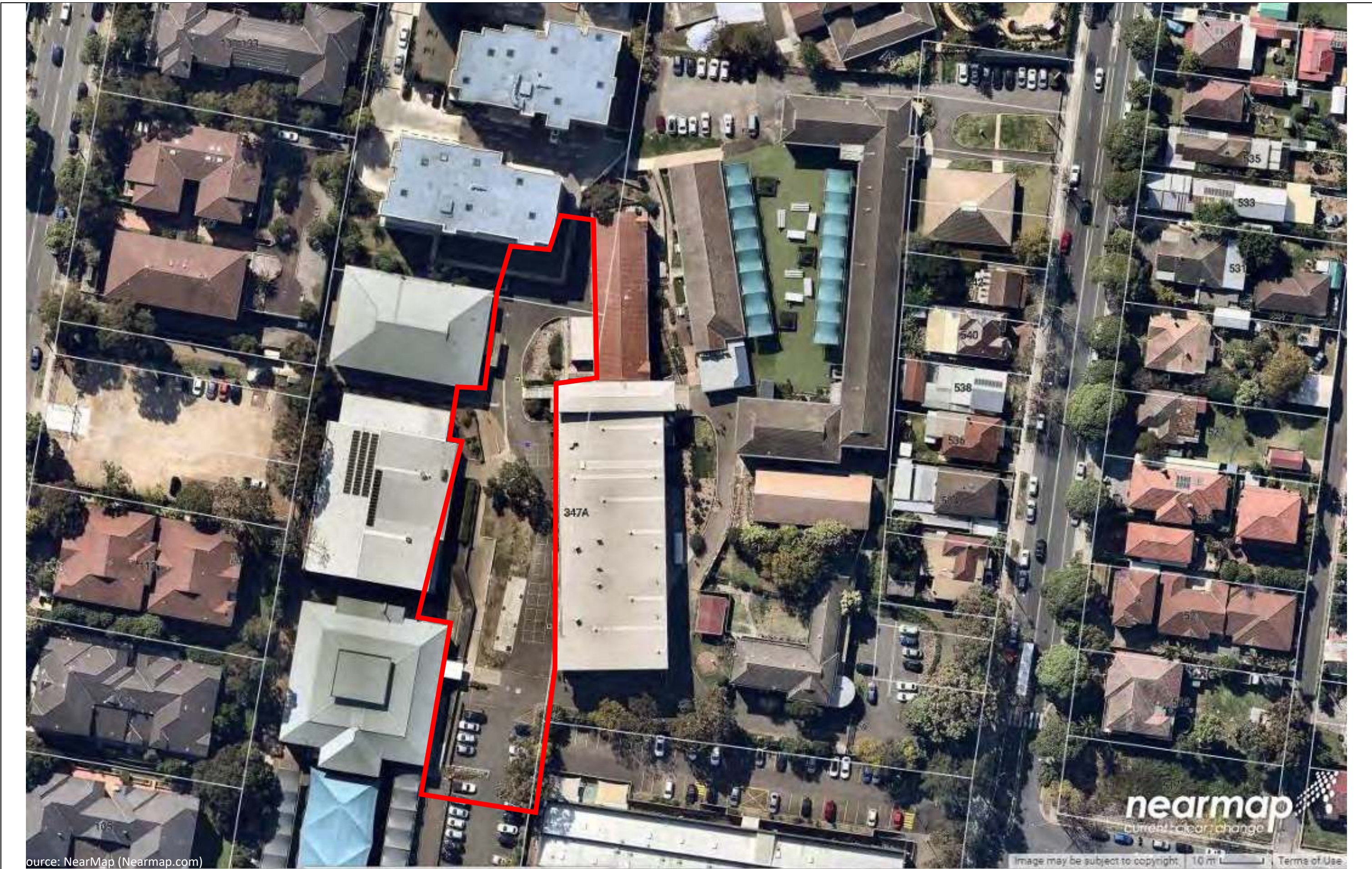
NSW OEH 2011, 'Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites'.

NSW Office of Water Groundwater Database (www. <http://allwaterdata.water.nsw.gov.au/water>

## FIGURES






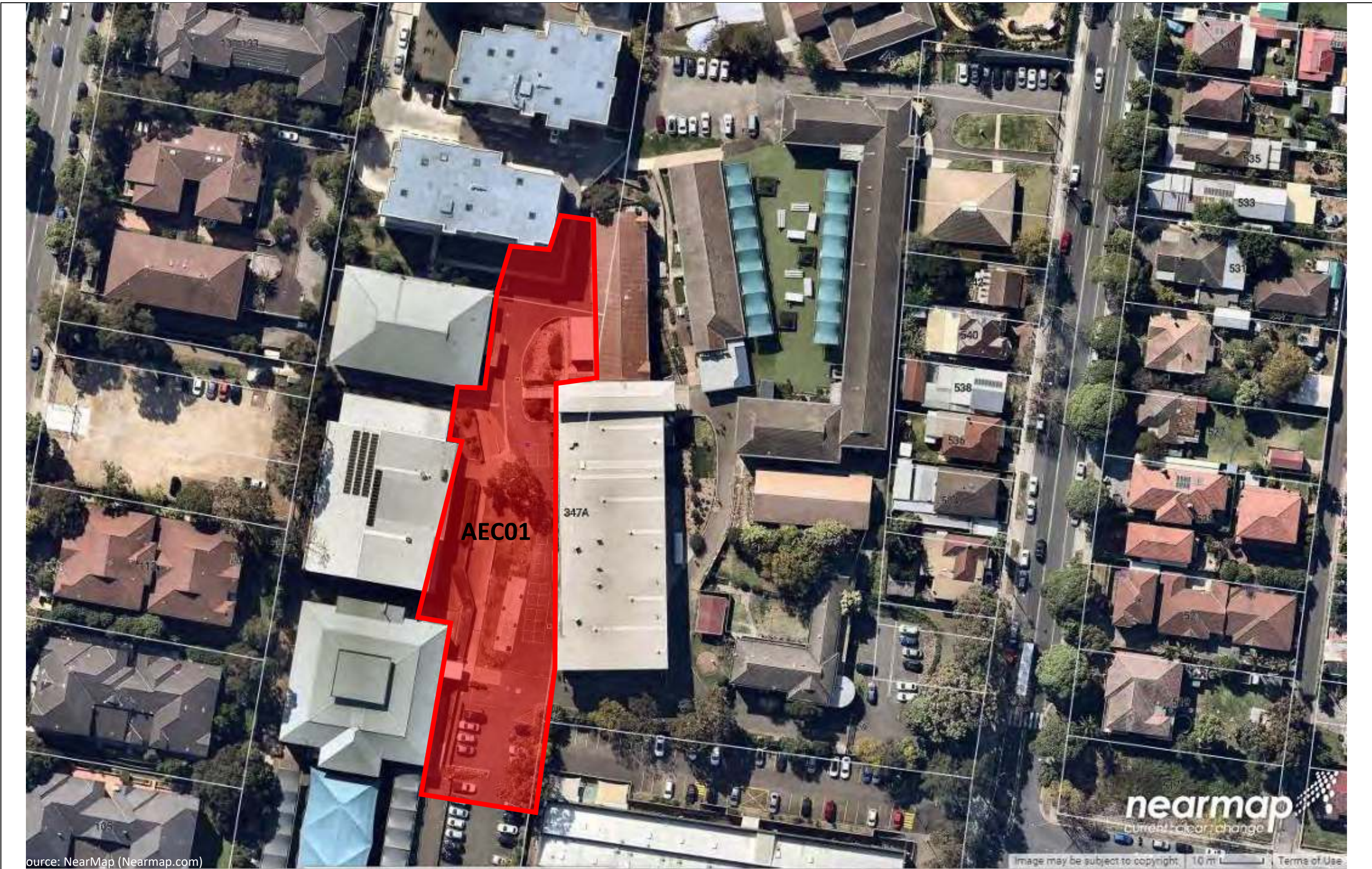


Source: NearMap (Nearmap.com)

| Site Layout       |  |
|-------------------|--|
| Client Name:      | Sydney Catholic Schools c/ Munns Sly Moore |
| Project Name:     | Stage 1 Preliminary Site Investigation     |
| Project Location: | 544 Chapel Road, Bankstown NSW             |


|   |                |                   |
|---|----------------|-------------------|
|  | Figure Number: | 2                 |
|   | Figure Date:   | 26 September 2019 |
|   | Report Number: | 8876-ER-1-1       |





Source: NearMap (Nearmap.com)

| Areas of Environmental Concern (AECs) |  |
|---------------------------------------|--|
| Client Name:                          | Sydney Catholic Schools c/ Munns Sly Moore |
| Project Name:                         | Stage 1 Preliminary Site Investigation     |
| Project Location:                     | 544 Chapel Road, Bankstown NSW             |

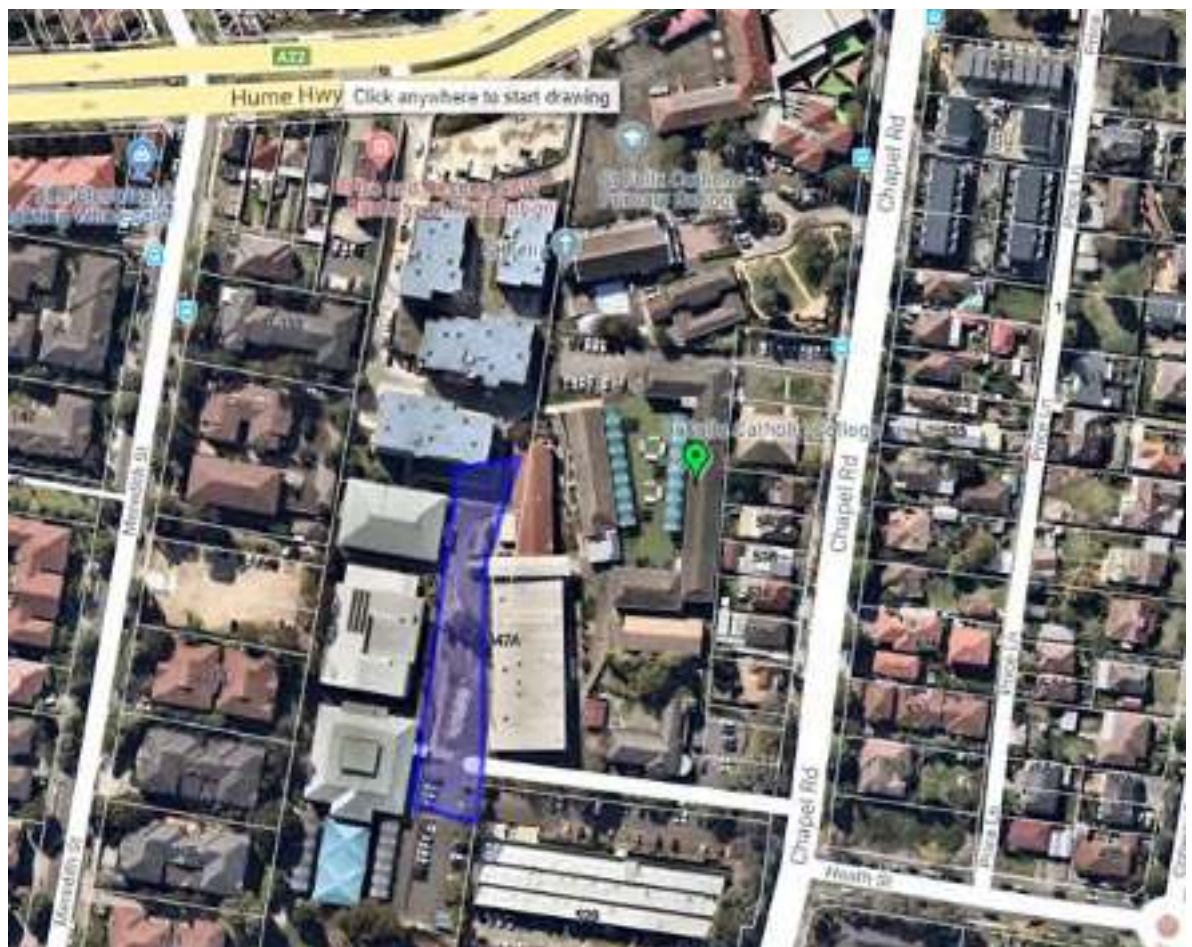
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|  | Figure Number: | 3                 |
|   | Figure Date:   | 26 September 2019 |
|   | Report Number: | 8876-ER-1-1       |



## **APPENDIX A**

### **TITLES**









LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/9/2019 8:14PM

FOLIO: 2/109612

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

Prior Title(s): VOL 6568 FOL 1

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>-----  | C.T. Issue<br>-----               |
|-------------------|-----------------|--|-----------------------------------|
| 5/11/1988         |                 | TITLE AUTOMATION PROJECT   | LOT RECORDED<br>FOLIO NOT CREATED |
| 25/1/1989         |                 | CONVERTED TO COMPUTER FOLIO  | FOLIO CREATED<br>CT NOT ISSUED    |
| 2/2/1989          | DP641922        | DEPOSITED PLAN   | EDITION 1                         |
| 7/1/2003          | DP1048498       | DEPOSITED PLAN   | EDITION 2                         |
| 12/12/2013        | AI236713        | POSITIVE COVENANT  |                                   |
| 12/12/2013        | AI236714        | RESTRICTION ON USE OF LAND<br>BY/VESTED IN PRESCRIBED<br>AUTHORITY | EDITION 3                         |

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

chapel rd

PRINTED ON 25/9/2019



PLAN 1040649

Registered: 1995/05/2002

C.A. TORRENS

Title System: TORRENS

Purpose: CONSOLIDATION

Ref Map: 10045-B17

Last Plan: D.P. 109612, D.P. 109506

PLAN OF CONSOLIDATION AND EASEMENTS FOR LOTS 1 & 2 DP 190506 AND LOT 1 DP 109612

Lengths in m (feet) Reduction Ratio 1:1000

L.G.A.: BANKSTOWN

Locality: BANKSTOWN

Parish: BANKSTOWN

County: CUMBERLAND

There is shown 1 of any plot in 12 sheets (Details if applicable)

Surveyors (Practice) Regulation 1996

1. JOHN NELSON, PETERBURN  
of WHELAN'S OF 288 SYDNEY  
a surveyor registered under the Surveyors Act 1991, hereby certify that the survey appears in this plan is accurate, has been made in accordance with the Surveyors (Practice) Regulation 1996 and was completed on 15/04/02. The survey relates to:

(here specify the land actually surveyed or specify any land shown in the plan which is not the subject of the survey)  
Lotum line "A" - "B"  
Zone, Suburb, County  
(Signature) J. A. Nelson  
Survey Registered under the Surveyors Act 1991

Plans used in preparation of Survey/Consolidation:

DP 873675 DP 879386 DP 87869  
DP 131005 DP 4522 DP 12517  
DP 100506 DP 10462  
DP 1561 DP 12514  
DP 186378 DP 217310

PERMIT FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage easements, easements, restrictions or uses of land or positive covenants.

PURSUANT TO SEC 88B OF THE COMPENSATING ACT 1915-1984, IT IS INTENDED TO CREATE:

- EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (A)
- EASEMENT TO PERMIT ENCROACHING BUILDING TO REMAIN (B)
- RIGHT OF FOOTWAY VARIABLE WIDTH (C)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYORS REFERENCE: B003-002.DWG

PLAN 1040649

Registered: 1995/05/2002

C.A. TORRENS

Title System: TORRENS

Purpose: CONSOLIDATION

Ref Map: 10045-B17

Last Plan: D.P. 109612, D.P. 109506

PLAN OF CONSOLIDATION AND EASEMENTS FOR LOTS 1 & 2 DP 190506 AND LOT 1 DP 109612

Lengths in m (feet) Reduction Ratio 1:1000

L.G.A.: BANKSTOWN

Locality: BANKSTOWN

Parish: BANKSTOWN

County: CUMBERLAND

There is shown 1 of any plot in 12 sheets (Details if applicable)

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Lotum line "A" - "B"  
Zone, Suburb, County  
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DP 873675 DP 879386 DP 87869  
DP 131005 DP 4522 DP 12517  
DP 100506 DP 10462  
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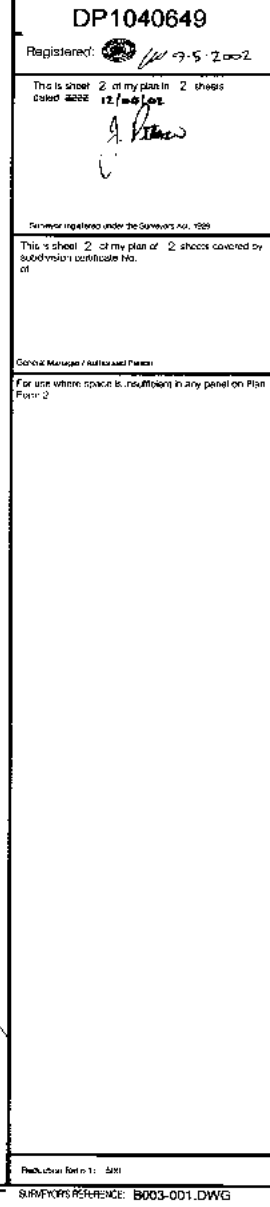
PERMIT FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage easements, easements, restrictions or uses of land or positive covenants.

PURSUANT TO SEC 88B OF THE COMPENSATING ACT 1915-1984, IT IS INTENDED TO CREATE:

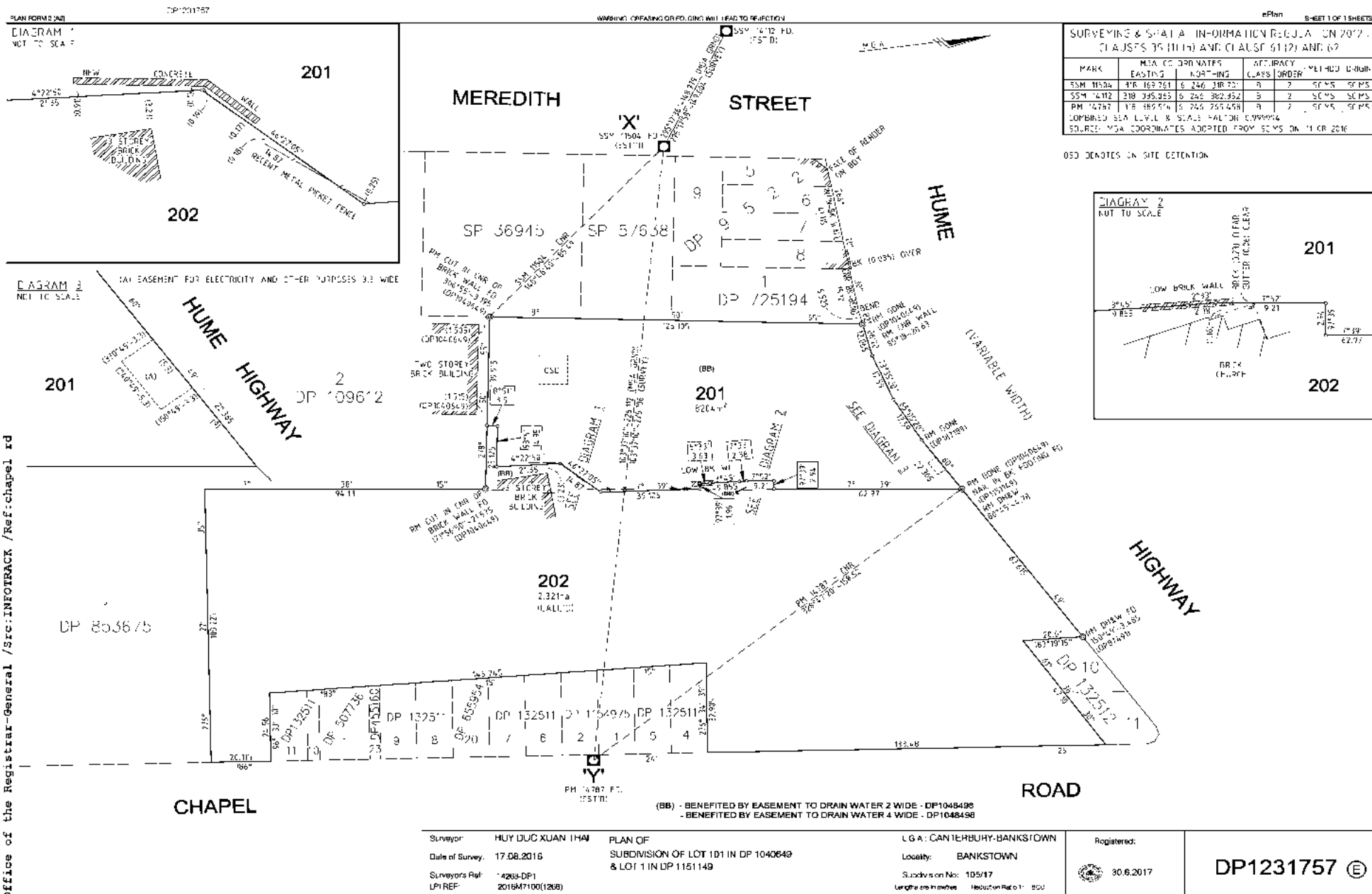
- EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (A)
- EASEMENT TO PERMIT ENCROACHING BUILDING TO REMAIN (B)
- RIGHT OF FOOTWAY VARIABLE WIDTH (C)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYORS REFERENCE: B003-002.DWG



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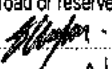
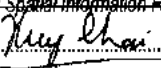
PLAN FORM 6 (2013)

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 4 sheet(s)

|   |  |
|---|--|
| Registered:  30.6.2017<br>Title System: TORRENS<br>Purpose: SUBDIVISION  | Office Use Only<br><div style="text-align: center; font-size: 2em; font-weight: bold;">DP1231757</div>   |
| <b>PLAN OF SUBDIVISION OF<br/>         LOT 101 IN DP 1040649 &amp;<br/>         LOT 1 IN DP 1151149</b>   | LGA: CANTERBURY-BANKSTOWN<br>Locality: BANKSTOWN<br>Parish: BANKSTOWN<br>County: CUMBERLAND  |
| Crown Lands NSW/Western Lands Office Approval<br>I, ..... (Authorised Officer) in<br>approving this plan certify that all necessary approvals in regard to the<br>allocation of the land shown herein have been given.<br>Signature: .....<br>Date: .....<br>File Number: .....<br>Office: .....  | Survey Certificate<br>I, HUY DUC XUAN THAI .....<br>of RGM PROPERTY SURVEYS .....<br>a surveyor registered under the <i>Surveying and Spatial Information Act</i><br>2002, certify that:<br>* (a) The land shown in the plan was surveyed in accordance with the<br><i>Surveying and Spatial Information Regulation 2012</i> , is accurate<br>and the survey was completed on 17.08.2016 .....<br><del>* (b) The part of the land shown in the plan ("being" "excluding" "A"</del>   |
| Subdivision Certificate<br>I, <b>GLEN CHAMPION</b> .....<br>*Authorised Person/General Manager/Accredited Certifier, certify that<br>the provisions of s.109J of the <i>Environmental Planning and</i><br><i>Assessment Act 1979</i> have been satisfied in relation to the proposed<br>subdivision, new road or reserve set out herein.<br>Signature:  .....<br>Accreditation number: N/A .....<br>Consent Authority: <b>Canterbury Bankstown Council</b> .....<br>Date of endorsement: <b>29/5/17</b> .....<br>Subdivision Certificate number: <b>SUB 105/17</b> .....<br>File number: <b>SUB 105/17</b> .....<br>*Strike through if inapplicable. | <del>was surveyed in accordance with the <i>Surveying and Spatial</i><br/> <i>Information Regulation 2012</i>, is accurate and the survey was<br/>         completed on ..... the part not surveyed was compiled<br/>         in accordance with that Regulation.<br/>         * (c) The land shown in this plan was compiled in accordance with the<br/> <i>Surveying and Spatial Information Regulation 2012</i>.<br/>         Signature:  ..... Dated: 17/08/2016.....<br/>         Surveyor ID: 8258<br/>         Datum Line: SSM 11504 - SSM 14787 ('X' - 'Y')<br/>         Type: *Urban/*Rural<br/>         The terrain is *Level-Undulating / *Steep Mountainous.<br/>         *Strike through if inapplicable.<br/>         *Specify the land actually surveyed or specify any land shown in the plan that<br/>         is not the subject of the survey.       </del> |
| Statements of intention to dedicate public roads, create public reserves<br>and drainage reserves, acquire/resume land.   | Plans used in the preparation of survey/compilation.<br>DP 788038 DP 1040649<br>DP 1151149 DP 1190796<br>If space is insufficient continue on PLAN FORM 6A   |
| Signatures, Seals and Section 88B Statements should appear on<br>PLAN FORM 6A   | Surveyor's Reference: 14263-DP1  |


PLAN FORM 6A (2012)

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 4 sheet(s)

|   |                 |                  |
|---|-----------------|------------------|
|  30.6.2017<br><b>Registered:</b> | Office Use Only | <b>DP1231757</b> |
| <b>PLAN OF SUBDIVISION OF<br/>LOT 101 IN DP 1040649 &amp;<br/>LOT 1 IN DP 1151149</b>                             |                 |                  |
| Subdivision Certificate number: ..... <u>SUB 105/17</u> .....<br>Date of Endorsement: ..... <u>29/5/17</u> .....  |                 |                  |

Office Use Only

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SCHEDULE OF LOT AND ADDRESS

| LOT | STREET No. | STREET NAME | STREET TYPE | LOCALITY  |
|-----|------------|-------------|-------------|-----------|
| 201 | 351        | HUME        | HIGHWAY     | BANKSTOWN |
| 202 | 347A       | HUME        | HIGHWAY     | BANKSTOWN |

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED, IT IS INTENDED TO CREATE:

- 1.EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.3 WIDE
- 2.RESTRICTION ON THE USE OF LAND
- 3.POSITIVE COVENANT

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED, IT IS INTENDED TO RELEASE:

- 1.EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (A) (DP 1040649)
- 2.EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (B) (DP 1040649)
- 3.RIGHT OF FOOTWAY VARIABLE WIDTH (DP 1040649)

Surveyor's Reference: 14263-DP1


PLAN FORM 6A (2012)

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 4 sheet(s)

|   |  |   |  |
|---|--|---|--|
| <b>Registered:</b>  30.6.2017  |  | <b>Office Use Only</b>  |  |
| <b>PLAN OF SUBDIVISION OF</b><br><b>LOT 101 IN DP 1040649 &amp;</b><br><b>LOT 1 IN DP 1151149</b>   |  | <b>DP1231757</b>  |  |
| Subdivision Certificate number: <u>508 105/17</u><br>Date of Endorsement: <u>29/5/17</u>  |  | <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"><li>• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i></li><li>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li><li>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul> |  |
| <p><b>SIGNED by THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE OF SYDNEY</b> by its attorneys</p> <p><u>Michael David Moore</u> and<br/><u>Christopher Laurence Money</u><br/>pursuant to Power of Attorney registered No 772<br/>Book 4600 in the presence of:</p> <p><u>Jennifer Rose Cook</u><br/>Witness signature<br/><b>Jennifer Rose Cook</b></p> <p>Witness name in full<br/><b>Level 16, 133 Liverpool Street</b><br/><b>SYDNEY NSW 2000</b></p> <p>Address of witness<br/><u>Jennifer Rose Cook</u><br/>Witness signature<br/><b>Jennifer Rose Cook</b></p> <p>Witness name in full<br/><b>Level 16, 133 Liverpool Street</b><br/><b>SYDNEY NSW 2000</b></p> <p>Address of witness</p> |  | <p><b>Signed under Power of Attorney</b><br/>The Trustees<br/>of the<br/>Roman Catholic<br/>Church<br/>for the<br/>Archdiocese of<br/>Sydney<br/>Registered No. 772 Book 4600</p> <p><u>Michael David Moore</u><br/>Attorney Signature<br/><b>Michael David MOORE</b></p> <p>Attorney Full name<br/><b>Acting Business Manager</b></p> <p>Position<br/><u>Christopher Laurence Money</u><br/>Attorney Signature<br/><b>Christopher Laurence Money</b></p> <p>Attorney Full name<br/><b>Chancellor</b></p> <p>Position</p>             |  |
| Surveyor's Reference: 14263-DP1   |  |   |  |


PLAN FORM 6A (2012)

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 4 sheet(s)

Registered:  30.6.2017 Office Use Only

Office Use Only

DP1231757

PLAN OF SUBDIVISION OF  
LOT 101 IN DP 1040649 &  
LOT 1 IN DP 1151149

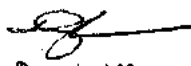
- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
  - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
  - Signatures and seals- see 195D Conveyancing Act 1919
  - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.


Subdivision Certificate number: SUB 105/17  
Date of Endorsement: 29/5/17

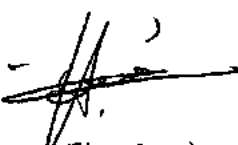
Signed at Perth the 30<sup>th</sup> day of May  
2017 For Commonwealth

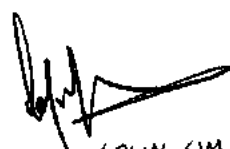
Bank of Australia A.C.N. 123 123 124 by its  
Duly appointed Attorney under Power of Attorney  
Book 4297 No 298 dated 9/07/2008 AA

Witness Book 4548 No 494 DATED 14/07/08 AA

  
DANNY LIM  
ANALYST

  
ANDREW ALLAN  
RELATIONSHIP EXECUTIVE

  
Elie Demian  
DIRECTOR - PHOENIX PALM  
DEVELOPMENT PTY LTD (ACN 163682040)

  
COLIN SIM  
DIRECTOR - PHOENIX PALM  
DEVELOPMENT PTY LTD (ACN 163682040)

Surveyor's Reference: 14263-DP1





FOLIO: 2/109612

| SEARCH DATE | TIME    | EDITION NO | DATE       |
|-------------|---------|------------|------------|
| 25/9/2019   | 8:13 PM | 3          | 12/12/2013 |

## LAND

LOT 2 IN DEPOSITED PLAN 109612  
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN  
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP109612

## FIRST SCHEDULE

TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE  
OF SYDNEY (T F625902)

## SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 X399942 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE  
LAND SHOWN IN DP118494
- 3 DP641922 EASEMENT TO DRAIN WATER AFFECTING THE LAND SHOWN SO  
BURDENED IN DP641922
- 4 DP1048498 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN DP1048498
- 5 DP1048498 EASEMENT TO DRAIN WATER 4 METRE(S) WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN DP1048498
- 6 AI236713 POSITIVE COVENANT
- 7 AI236714 RESTRICTION(S) ON THE USE OF LAND

## NOTATIONS

UNREGISTERED DEALINGS: NIL

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

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LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/9/2019 8:32PM

FOLIO: 1/109612

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

Prior Title(s): VOL 5117 FOL 14

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----               |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 18/12/1988        |                 | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 4/7/1989          |                 | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 18/5/1993         | I340640         | DEPARTMENTAL DEALING        | EDITION 1                         |
| 9/5/2002          | DP1040649       | DEPOSITED PLAN              | FOLIO CANCELLED                   |

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

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LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/9/2019 8:32PM

FOLIO: 101/1040649

First Title(s): OLD SYSTEM

Prior Title(s): 1/109612

~~1 2/190506~~

| Recorded  | Number    | Type of Instrument                               | C.T. Issue                 |
|-----------|-----------|--|----------------------------|
| 9/5/2002  | DP1040649 | DEPOSITED PLAN                                   | FOLIO CREATED<br>EDITION 1 |
| 15/7/2002 | 8770495   | CAVEAT   |                            |
| 7/1/2003  | DP1048498 | DEPOSITED PLAN                                   |                            |
| 6/2/2003  | 9352804   | TRANSFER   |                            |
| 6/2/2003  | 9352805   | MORTGAGE   | EDITION 2                  |
| 25/1/2006 | AC71745   | CAVEAT   |                            |
| 23/5/2006 | AC113189  | APPLICATION FOR PREPARATION<br>OF LAPSING NOTICE |                            |
| 5/11/2013 | AI140892  | DISCHARGE OF MORTGAGE                            |                            |
| 5/11/2013 | AI140893  | TRANSFER   | EDITION 3                  |
| 20/5/2015 | AJ499603  | MORTGAGE   | EDITION 4                  |
| 24/6/2015 | AJ596648  | CAVEAT   |                            |
| 23/6/2017 | SP93769   | WITHDRAWN - PRE-EXAMINATION<br>PLAN              |                            |
| 23/6/2017 | SP93770   | WITHDRAWN - PRE-EXAMINATION<br>PLAN              |                            |
| 30/6/2017 | AM524854  | DEPARTMENTAL DEALING                             |                            |
| 30/6/2017 | DP1231757 | DEPOSITED PLAN                                   | FOLIO CANCELLED            |

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

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9352804P

Form: 01T  
 Release: 1  
 www.lpi.nsw.gov.au

**① TRANSFER**  
 New South Wales  
 Real Property Act, 1900

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

**STAMP DUTY**

Office of State Revenue use only

NEW SOUTH WALES DUTY

30-01-2003

0001267134-002

SECTION 18(2)

DUTY

\$ \*\*\*\*\*2.00

**(A) TORRENS TITLE**

Identifier 101/1040649

**(B) LODGED BY**

Delivery  
Box

Name, Address or DX and Telephone

**P. R. & J. M. WHITE P/L.**

**PHONE 261-5720**

Reference:

**674R**

*AB/Bankstown Developments*

**CODES**

**T**

**TW**

(Sheriff)

**(C) TRANSFEROR**

**TRUSTEES OF THE SISTERS OF SAINT JOSEPH**

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$4,865,000.00

and as regards

**(E) ESTATE**

the land specified above transfers to the transferee an estate in fee simple

**(F) SHARE**

**TRANSFERRED**

**(G)**

Encumbrances (if applicable):

**(H) TRANSFEREE**

**BANKSTOWN DEVELOPMENT PTY LIMITED A.C.N. 101 253 703**

**(I)**

**TENANCY:**

**(J) DATE**

*30.1.03*

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

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

Signature of witness:

Signature of Transferor:

Name of witness:

FOR EXECUTION BY VENDOR UNDER SEAL, SEE PAGE 2

Address of witness:

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

Signature:

Signatory's name:

Signatory's capacity:

*[Signature]*  
**GARY KOSHIN**

Solicitor for Purchaser



FILM WITH 9352804

EXECUTION ANNEXURE PAGE

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

TORRENS TITLE

Identifier 101/1040649

Certified correct for the purposes of the Real Property Act 1900  
by the corporation named below the common seal of which  
was affixed pursuant to the authority specified and in the presence  
of the authorised person(s) whose signature(s) appear(s) below  
Body Corporate: TRUSTEES OF THE SISTERS OF SAINT JOSEPH  
Authority: In accordance with its Constitution



Signature of authorised person:

Name of authorised person:

Office Held: Acting Congregational Leader

*[Signature]*  
Patricia Moloney

Signature of authorised person:

Name of authorised person:

Office Held: Member

*[Signature]*  
Sheila McCann

Signature of authorised person:

Name of authorised person:

Office Held: Member

*[Signature]*  
JOAN HEALY



9352804P

Form: 01T  
 Release: 1  
 www.lpi.nsw.gov.au

**① TRANSFER**  
 New South Wales  
 Real Property Act, 1900

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

**STAMP DUTY**

Office of State Revenue use only

NEW SOUTH WALES DUTY

30-01-2003

0001267134-002

SECTION 18(2)

DUTY

\$ \*\*\*\*\*2.00

**(A) TORRENS TITLE**

Identifier 101/1040649

**(B) LODGED BY**

Delivery  
Box

Name, Address or DX and Telephone

**P. R. & J. M. WHITE P/L.**

**PHONE 261-5720**

Reference:

**674R**

*AB/Bankstown Developments*

**CODES**

**T**

**TW**

(Sheriff)

**(C) TRANSFEROR**

**TRUSTEES OF THE SISTERS OF SAINT JOSEPH**

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$4,865,000.00

and as regards

**(E) ESTATE**

the land specified above transfers to the transferee an estate in fee simple

**(F) SHARE**

**TRANSFERRED**

**(G)**

Encumbrances (if applicable):

**(H) TRANSFEREE**

**BANKSTOWN DEVELOPMENT PTY LIMITED A.C.N. 101 253 703**

**(I)**

**TENANCY:**

**(J) DATE**

*30.1.03*

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

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

Signature of witness:

Signature of Transferor:

Name of witness:

FOR EXECUTION BY VENDOR UNDER SEAL, SEE PAGE 2

Address of witness:

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

Signature:

Signatory's name:

Signatory's capacity:

*[Signature]*  
**GARY KOSHIN**

Solicitor for Purchaser

*Caveat 8770495 will lapse on  
 registration*

*[Handwritten mark]*

FILM WITH 9352804

EXECUTION ANNEXURE PAGE

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

TORRENS TITLE

Identifier 101/1040649

Certified correct for the purposes of the Real Property Act 1900  
by the corporation named below the common seal of which  
was affixed pursuant to the authority specified and in the presence  
of the authorised person(s) whose signature(s) appear(s) below  
Body Corporate: TRUSTEES OF THE SISTERS OF SAINT JOSEPH  
Authority: In accordance with its Constitution



Signature of authorised person:

Name of authorised person:

Office Held: Acting Congregational Leader

*[Signature]*  
Patricia Moloney

Signature of authorised person:

Name of authorised person:

Office Held: Member

*[Signature]*  
Sheila McCann

Signature of authorised person:

Name of authorised person:

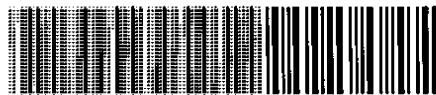
Office Held: Member

*[Signature]*  
JOAN HEALY

Form: 01T  
Licence: 01-06-012  
Licensee: Colin Biggers & Paisley  
Release: 6.1

①

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



**AI140893U**

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

**STAMP DUTY**

Office of State Revenue use only

|                                  |                   |
|----------------------------------|-------------------|
| Office of State Revenue<br>(NSW) |                   |
| Client No: 118491384             | 3872              |
| Duty: \$10                       | Trans No: 7335038 |
| Asst details:                    |                   |

**(A) TORRENS TITLE**

101/1040649

**(B) LODGED BY**

|  |  |  |
|--|--|--|
| Document Collection Box<br><br><b>115F</b> | Name, Address or DX, Telephone and Customer Account Number if any<br><b>LLPN: 123055 K</b><br><b>COLIN BIGGERS &amp; PAISLEY</b><br>LEVEL 42, 2 PARK STREET, SYDNEY<br>DX 280 SYDNEY; TEL: 8281 4555<br><br>Reference: AO.AAT.SXC.131231 | CODE<br><b>T</b><br><b>TK</b><br><b>TW</b> |
|--|--|--|

**(C) TRANSFEROR**

Bankstown Development Pty Limited ACN 101 253 703

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$4,700,000 and as regards

**(E) ESTATE**

the land specified above transfers to the transferee an ESTATE IN FEE SIMPLE.

**(F) SHARE TRANSFERRED**

**(G)**

Encumbrances (if applicable):

**(H) TRANSFEE**

Phoenix Palm Development Pty Limited ACN 163 682 040

**(I)**

**TENANCY:**

**DATE**

18 / 10 / 2013  
dd mm yyyy

**(J)** Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: Bankstown Development Pty Limited ACN 101 253 703

Authority: SECTION 127 OF CORPORATIONS ACT

Signature of authorised person:

Name of authorised person: CHARBEL DEMIAN

Office held: SOLE DIRECTOR / SECRETARY

Signature of authorised person:

Name of authorised person:

Office held:

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

Signature:

Signatory's name: ALEXANDER OSELMAYER

Signatory's capacity: Solicitor for transferee

**(K)** The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No. 503273 Full name: ANGELA TAO

Signature: *Angela Tao*



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/9/2019 8:29PM

FOLIO: 202/1231757

First Title(s): OLD SYSTEM

Prior Title(s): 101/1040649

~~1/1151149~~

| Recorded  | Number    | Type of Instrument                         | C.T. Issue                     |
|-----------|-----------|--|--------------------------------|
| 30/6/2017 | DP1231757 | DEPOSITED PLAN                             | FOLIO CREATED<br>CT NOT ISSUED |
| 17/8/2017 | AM492344  | DISCHARGE OF MORTGAGE                      |                                |
| 17/8/2017 | AM492345  | TRANSFER WITHOUT MONETARY<br>CONSIDERATION | EDITION 1                      |

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

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FOLIO: 202/1231757

| SEARCH DATE | TIME    | EDITION NO | DATE      |
|-------------|---------|------------|-----------|
| 25/9/2019   | 8:29 PM | 1          | 17/8/2017 |

## LAND

LOT 202 IN DEPOSITED PLAN 1231757  
AT BANKSTOWN  
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN  
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1231757

## FIRST SCHEDULE

TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE  
OF SYDNEY (TZ AM492345)

## SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1048498 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE APPURTENANT  
TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 3 DP1048498 EASEMENT TO DRAIN WATER 4 METRE(S) WIDE APPURTENANT  
TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM

## NOTATIONS

UNREGISTERED DEALINGS: NIL

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

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## **APPENDIX B**

### **NSW EPA**

[Home](#) [Contaminated land](#) [Record of notices](#)

Search results

Your search for:Suburb: BANKSTOWN

did not find any records in our database.

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

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

More information about particular sites may be available from:

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

See [What's in the record and What's not in the record](#).

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

Search Again

Refine Search

Search TIP

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

... [more search tips](#)

For

12 September 2019

business and industry ☐

For local government ☐

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- ☐ 131 555 (tel:131555)
- ☐ [info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au) (mailto:info@epa.nsw.gov.au)
- ☐ EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

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- ☐ <https://www.youtube.com/channel/UCS5jrgAEsh>

[Home](#) [Environment protection licences](#) [POEO Public Register](#) [Search for licences, applications and notices](#)

Search results

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

**Suburb - bankstown**  
returned 49 results

[Export to excel](#)

1 of 3 Pages

Search Again

| Number                  | Name  | Location  | Type                        | Status             | Issued date |
|-------------------------|---|---|-----------------------------|--------------------|-------------|
| <a href="#">1020619</a> | ASE & CD ENVIRO-PROTECTION PTY LTD          | 62 STACEY STREET, BANKSTOWN, NSW 2200             | s.55 Licence Refusal        | Issued             | 16 Sep 2002 |
| <a href="#">7498</a>    | BANKSTOWN CITY COUNCIL                      | - , BANKSTOWN, NSW 2200                           | POEO licence                | Surrendered        | 07 Sep 2000 |
| <a href="#">1009586</a> | BANKSTOWN CITY COUNCIL                      | - , BANKSTOWN, NSW 2200                           | s.58 Licence Variation      | Issued             | 17 Sep 2001 |
| <a href="#">1539548</a> | BANKSTOWN CITY COUNCIL                      | - , BANKSTOWN, NSW 2200                           | s.80 Surrender of a Licence | Issued             | 14 Apr 2016 |
| <a href="#">1512835</a> | BEST YET DRY CLEANERS PTY LTD               | 4a/6 Chapel Road, BANKSTOWN, NSW 2200             | s.91 Clean Up Notice        | Issued             | 15 Mar 2013 |
| <a href="#">6929</a>    | BLU-CHROME PTY LTD                          | 137 ELDRIDGE ROAD, BANKSTOWN, NSW 2200            | POEO licence                | No longer in force | 10 Aug 2000 |
| <a href="#">1029533</a> | BLU-CHROME PTY LTD                          | 137 ELDRIDGE ROAD, BANKSTOWN, NSW 2200            | s.58 Licence Variation      | Issued             | 26 Aug 2003 |
| <a href="#">1048730</a> | BLU-CHROME PTY LTD                          | 137 ELDRIDGE ROAD, BANKSTOWN, NSW 2200            | s.58 Licence Variation      | Issued             | 03 Jul 2005 |
| <a href="#">6865</a>    | BLUE POINT PRODUCTS PTY LTD                 | 12 SHORT STREET, BANKSTOWN, NSW 2200              | POEO licence                | Surrendered        | 26 Jun 2000 |
| <a href="#">1027967</a> | BLUE POINT PRODUCTS PTY LTD                 | 12 SHORT STREET, BANKSTOWN, NSW 2200              | s.80 Surrender of a Licence | Issued             | 10 Jun 2003 |
| <a href="#">7127</a>    | BOEING AEROSTRUCTURES AUSTRALIA PTY LIMITED | 361 MILPERRA ROAD, BANKSTOWN, NSW 2200            | POEO licence                | Surrendered        | 10 Oct 2000 |
| <a href="#">1101904</a> | BOEING AEROSTRUCTURES AUSTRALIA PTY LIMITED | 361 MILPERRA ROAD, BANKSTOWN, NSW 2200            | s.58 Licence Variation      | Issued             | 11 Sep 2009 |
| <a href="#">1517305</a> | BOEING AEROSTRUCTURES AUSTRALIA PTY LIMITED | 361 MILPERRA ROAD, BANKSTOWN, NSW 2200            | s.80 Surrender of a Licence | Issued             | 04 Feb 2014 |
| <a href="#">1523695</a> | BUG STOP INDUSTRIAL EXTERMINATIONS CO       | 146 Eldridge Road, BANKSTOWN, NSW 2200            | s.91 Clean Up Notice        | Issued             | 04 Aug 2014 |
| <a href="#">6977</a>    | DALTON PACKAGING PTY LIMITED                | UNITS 7 &8, 350 EDGAR STREET, BANKSTOWN, NSW 2200 | POEO licence                | No longer in force | 26 Jun 2000 |
| <a href="#">1048425</a> | DALTON PACKAGING PTY LIMITED                | UNITS 7 &8, 350 EDGAR STREET, BANKSTOWN, NSW 2200 | s.58 Licence Variation      | Issued             | 03 Jun 2005 |
| <a href="#">7034</a>    | DRUM DISTRIBUTORS NSW PTY LTD               | 1 ILMA STREET, BANKSTOWN, NSW 2200                | POEO licence                | Surrendered        | 15 Aug 2000 |
| <a href="#">1015258</a> | DRUM DISTRIBUTORS NSW PTY LTD               | 1 ILMA STREET, BANKSTOWN, NSW 2200                | s.58 Licence Variation      | Issued             | 30 Apr 2002 |
| <a href="#">1019474</a> | DRUM DISTRIBUTORS NSW PTY LTD               | 1 ILMA STREET, BANKSTOWN, NSW 2200                | s.58 Licence Variation      | Issued             | 01 Aug 2002 |
| <a href="#">1035133</a> | DRUM DISTRIBUTORS NSW PTY LTD               | 1 ILMA STREET, BANKSTOWN, NSW 2200                | s.80 Surrender of a Licence | Issued             | 04 Mar 2004 |

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12 September 2019

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Contact us

- ☐ 131 555 (tel:131555)
- ☐ [info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au) (mailto:info@epa.nsw.gov.au)
- ☐ EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

[Home](#) [Environment protection licences](#) [POEO Public Register](#) [Search for licences, applications and notices](#)

## Search results

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

**Suburb - bankstown**

returned 49 results

| <a href="#">Export to excel</a> |                                   | 2 of 3 Pages                                 |                             | <a href="#">Search Again</a> |             |
|---------------------------------|-----------------------------------|--|-----------------------------|------------------------------|-------------|
| Number                          | Name                              | Location                                     | Type                        | Status                       | Issued date |
| <a href="#">12511</a>           | GLOBUS GROUP PTY LTD              | 1 HARTZELL PLACE, BANKSTOWN, NSW 2200        | POEO licence                | No longer in force           | 18 Sep 2006 |
| <a href="#">3085765412</a>      | H O TYRE PTY LTD                  | 157 Canterbury Rd, BANKSTOWN, NSW 2200       | Penalty Notice              | Issued                       | 04 Sep 2012 |
| <a href="#">3085766540</a>      | H O TYRE PTY LTD                  | 157 Canterbury Rd, BANKSTOWN, NSW 2200       | Penalty Notice              | Issued                       | 08 Nov 2012 |
| <a href="#">1018829</a>         | HAWKER DE HAVILLAND PTY LTD       | 361 MILPERRA ROAD, BANKSTOWN, NSW 2200       | s.58 Licence Variation      | Issued                       | 07 Apr 2003 |
| <a href="#">3085</a>            | HUHTAMAKI AUSTRALIA PTY LIMITED   | 406 MARION STREET, BANKSTOWN, NSW 2200       | POEO licence                | Surrendered                  | 28 Feb 2000 |
| <a href="#">1008548</a>         | HUHTAMAKI AUSTRALIA PTY LIMITED   | 406 MARION STREET, BANKSTOWN, NSW 2200       | s.58 Licence Variation      | Issued                       | 24 Aug 2001 |
| <a href="#">1012472</a>         | HUHTAMAKI AUSTRALIA PTY LIMITED   | 406 MARION STREET, BANKSTOWN, NSW 2200       | s.80 Surrender of a Licence | Issued                       | 31 Oct 2001 |
| <a href="#">2142</a>            | JOHN HEINE & SON PTY LTD          | 273 EDGAR STREET, BANKSTOWN, NSW 2200        | POEO licence                | No longer in force           | 08 Feb 2000 |
| <a href="#">1051911</a>         | JOHN HEINE & SON PTY LTD          | 273 EDGAR STREET, BANKSTOWN, NSW 2200        | s.58 Licence Variation      | Issued                       | 18 Sep 2005 |
| <a href="#">1067165</a>         | JOHN HEINE & SON PTY LTD          | 273 EDGAR STREET, BANKSTOWN, NSW 2200        | s.58 Licence Variation      | Issued                       | 18 Apr 2007 |
| <a href="#">6994</a>            | MACKIES ASIA PACIFIC PTY LIMITED  | 112-116 CANTERBURY ROAD, BANKSTOWN, NSW 2200 | POEO licence                | Issued                       | 10 Aug 2000 |
| <a href="#">1093343</a>         | MACKIES ASIA PACIFIC PTY LIMITED  | 112-116 CANTERBURY ROAD, BANKSTOWN, NSW 2200 | s.58 Licence Variation      | Issued                       | 09 Jun 2009 |
| <a href="#">1526564</a>         | MACKIES ASIA PACIFIC PTY LIMITED  | 112-116 CANTERBURY ROAD, BANKSTOWN, NSW 2200 | s.58 Licence Variation      | Issued                       | 24 Feb 2015 |
| <a href="#">1575408</a>         | MACKIES ASIA PACIFIC PTY LIMITED  | 112-116 CANTERBURY ROAD, BANKSTOWN, NSW 2200 | s.58 Licence Variation      | Issued                       | 07 Jun 2019 |
| <a href="#">1038359</a>         | MACKIES MANUFACTURING PTY LIMITED | 112-116 CANTERBURY ROAD, BANKSTOWN, NSW 2200 | s.58 Licence Variation      | Issued                       | 01 Jul 2004 |
| <a href="#">1044486</a>         | MACKIES MANUFACTURING PTY LIMITED | 112-116 CANTERBURY ROAD, BANKSTOWN, NSW 2200 | s.58 Licence Variation      | Issued                       | 18 Feb 2005 |
| <a href="#">6705</a>            | PLANET PRESS PTY LTD              | 8 ILMA STREET, BANKSTOWN, NSW 2200           | POEO licence                | Surrendered                  | 26 Jun 2000 |
| <a href="#">1046457</a>         | PLANET PRESS PTY LTD              | 8 ILMA STREET, BANKSTOWN, NSW 2200           | s.58 Licence Variation      | Issued                       | 16 Apr 2005 |
| <a href="#">1068023</a>         | PLANET PRESS PTY LTD              | 8 ILMA STREET, BANKSTOWN, NSW 2200           | s.80 Surrender of a Licence | Issued                       | 09 Jan 2007 |
| <a href="#">2934</a>            | POOL RESOURCES PTY LIMITED        | 390 MARION STREET, BANKSTOWN, NSW 2200       | POEO licence                | Surrendered                  | 26 Jun 2000 |

For

[123](#)

12 September 2019

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|-------------------------|---------------------------------------|--|-----------------------------|--------------------|-------------|
| <a href="#">1103057</a> | POOL RESOURCES PTY LIMITED            | 390 MARION STREET, BANKSTOWN, NSW 2200 | s.58 Licence Variation      | Issued             | 13 Aug 2009 |
| <a href="#">1524831</a> | POOL RESOURCES PTY LIMITED            | 390 MARION STREET, BANKSTOWN, NSW 2200 | s.58 Licence Variation      | Issued             | 08 Sep 2014 |
| <a href="#">1531569</a> | POOL RESOURCES PTY LIMITED            | 390 MARION STREET, BANKSTOWN, NSW 2200 | s.58 Licence Variation      | Issued             | 25 Sep 2015 |
| <a href="#">1539137</a> | POOL RESOURCES PTY LIMITED            | 390 MARION STREET, BANKSTOWN, NSW 2200 | s.80 Surrender of a Licence | Issued             | 16 May 2016 |
| <a href="#">6855</a>    | QANTAS AIRWAYS LIMITED                | 361 MILPERRA ROAD, BANKSTOWN, NSW 2200 | POEO licence                | Surrendered        | 20 Sep 2000 |
| <a href="#">1100654</a> | QANTAS AIRWAYS LIMITED                | 361 MILPERRA ROAD, BANKSTOWN, NSW 2200 | s.80 Surrender of a Licence | Issued             | 05 May 2009 |
| <a href="#">6894</a>    | SYDNEY SOUTH WEST AREA HEALTH SERVICE | ELDRIDGE ROAD, BANKSTOWN, NSW 2200     | POEO licence                | No longer in force | 27 Jul 2000 |
| <a href="#">1019623</a> | WATERCO LIMITED                       | 390 MARION STREET, BANKSTOWN, NSW 2200 | s.58 Licence Variation      | Issued             | 08 Oct 2002 |
| <a href="#">1048772</a> | WATERCO LIMITED                       | 390 MARION STREET, BANKSTOWN, NSW 2200 | s.58 Licence Variation      | Issued             | 29 Jun 2005 |

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Contact us

- ☐ 131 555 (tel:131555)
- ☐ [info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au) (mailto:info@epa.nsw.gov.au)
- ☐ EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

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## **APPENDIX C**

### **PLANNING CERTIFICATE**

**PLANNING CERTIFICATE**

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

**Jacob Walker  
10 Welder Rd  
SEVEN HILLS NSW 2147****CERTIFICATE DETAILS**

|               |          |             |             |
|---------------|----------|-------------|-------------|
| <b>NUMBER</b> | 20193834 | <b>DATE</b> | 16-Sep-2019 |
|---------------|----------|-------------|-------------|

**RECEIPT AND REFERENCE DETAILS**

|                       |            |                     |             |
|-----------------------|------------|---------------------|-------------|
| <b>FEE</b>            | \$53.00    |                     |             |
| <b>RECEIPT NUMBER</b> | 4382363    | <b>RECEIPT DATE</b> | 12-Sep-2019 |
| <b>REFERENCE</b>      | 8876:49439 |                     |             |

**PROPERTY DESCRIPTION**

|                 |                                       |               |            |
|-----------------|---------------------------------------|---------------|------------|
| <b>PROPERTY</b> | 347A Hume Highway, BANKSTOWN NSW 2200 |               |            |
| <b>TITLE</b>    | Lot 202 DP 1231757                    |               |            |
| <b>PARISH</b>   | Bankstown                             | <b>COUNTY</b> | CUMBERLAND |

**PLANNING INSTRUMENTS**

In accordance with Section 10.7(2) and at the date of this certificate the following Environmental Planning Instruments apply to the land.

Bankstown Local Environmental Plan 2015 Gazetted on 05-Mar-2015

**LAND ZONING**

SP2 Infrastructure: Educational Establishment  
R4 High Density Residential

## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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### SECTION 10.7(2) DETAILS

---

In accordance with section 10.7(2) of the Environmental Planning and Assessment Act 1979 (as amended) and at the date of this certificate, the following prescribed matters relate to the land.

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#### 1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

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Affected by Bankstown Local Environmental Plan 2015 Amendments and Planning Proposals in respect of general information as detailed in Appendix 1.

Affected by State Environmental Planning Policies (SEPP's), Proposed State Environmental Planning Policies and Deemed State Environmental Planning Policies as detailed in Appendix 2.

Affected by Bankstown Development Control Plan 2015 (refer to Appendix 3 which lists the contents chapters within the DCP).

---

#### 2. ZONING AND LAND USE UNDER RELEVANT LEPs

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Unless specified otherwise in this section of the certificate, the land does not include or comprise critical habitat, is not in a conservation area and has no environmental heritage item on the land.

The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent are specified in clause 3.1 of the LEP 2015 plan and the land use table as detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent are specified in Part 2 and clause 3.2 of the LEP 2015 plan and detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

The purposes for which the plan or instrument provides that development is prohibited within the zone are specified in Part 2 and clauses 4.1A-2(c), 4.1B-2(4), 6.6 and 6.8 of the LEP 2015 plan and detailed in Appendix 4. Reference should be made to the LEP 2015 plan as a whole for details.

##### **A Heritage item.**

Affected by an item of environmental heritage. Refer to clause 5.10 and a list of heritage item sites under Schedule 5 of the LEP 2015 plan. For further information please contact Council's Sustainable Development Unit on 9707 9000.

*(Non complying development land exemption under the Housing Code, Housing Alterations Code, Subdivisions Code, Rural Housing Code, General Development Code, Demolition Code, Fire Safety Code, Commercial and Industrial Alterations Code & Commercial and Industrial (New Buildings and Additions) Code).*

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#### 2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

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Unless specified otherwise in this section of the certificate, the land is not within any zone or land use under a Precinct Plan, a proposed Precinct Plan or Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

---

## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### 3. COMPLYING DEVELOPMENT

#### Housing Code

Complying development under the Housing Code within "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one or more of the following 4 exemptions:-

- A Heritage item ..... refer to clause 2 of this certificate,
- Land in the 25 or higher ANEF contour ..... refer to clause 7 of this certificate,  
*(Unless the development is only for the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling house)*
- Acid sulfate soils class 1 or 2 ..... refer to clause 7 of this certificate,
- Land in a vegetated buffer area ..... refer to clause 7 of this certificate,
- An Environmentally Sensitive Area ..... refer to clause 1 of this certificate.

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

#### Housing Alterations Code

Complying development under the Housing Alterations Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by the following exemption:-

- A Heritage item ..... refer to clause 2 of this certificate,
- An Environmentally Sensitive Area ..... refer to clause 1 of this certificate.

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

#### Subdivisions Code (strata subdivision)

Complying development under the Subdivisions Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land is affected by the following exemption:-

- A Heritage item ..... refer to clause 2 of this certificate,
- An Environmentally Sensitive Area ..... refer to clause 1 of this certificate.

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

#### Rural Housing Code

Complying development under the Rural Housing Code within "State Environmental Planning Policy (Exempt



## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential
- B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B5 Business Development, B6 Enterprise Corridor, B7 Business Park
- IN1 General Industrial, IN2 Light Industrial
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one or more of the following 4 exemptions:-

- A Heritage item ..... refer to clause 2 of this certificate,
- Land in the 25 or higher ANEF contour..... refer to clause 7 of this certificate,  
*(Unless the development is only for the erection of ancillary development, the alteration of or an addition to ancillary development or the alteration of a dwelling house)*
- Acid sulfate soils class 1 or 2 ..... refer to clause 7 of this certificate,
- Land in a vegetated buffer area ..... refer to clause 7 of this certificate,
- An Environmentally Sensitive Area ..... refer to clause 1 of this certificate.

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

### General Development Code

Complying development under the General Development Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land is affected by the following exemption:-

- A Heritage item ..... refer to clause 2 of this certificate,
- An Environmentally Sensitive Area..... refer to clause 1 of this certificate.

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

### Demolition Code

Complying development under the Demolition Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land is affected by the following exemption:-

- A Heritage item ..... refer to clause 2 of this certificate,
- An Environmentally Sensitive Area ..... refer to clause 1 of this certificate.

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

### Fire Safety Code

Complying development under the Fire Safety Code within the provisions of "State Environmental Planning Policy (Exempt and Complying Development Codes) 2008" **may not** be carried out on the land.

The land is non complying because the land is affected by the following exemption:-

- A Heritage item ..... refer to clause 2 of this certificate,
- An Environmentally Sensitive Area ..... refer to clause 1 of this certificate.

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the "Planning Maps" on Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

### Commercial and Industrial Alterations Code

## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Complying development under the Commercial and Industrial Alterations Code within the provisions of “State Environmental Planning Policy (Exempt and Complying Development Codes) 2008” **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- RU4 Primary Production Small Lots
- R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one of the following exemptions:-

- A Heritage item ..... refer to clause 2 of this certificate.
- A Flood Control Lot .....refer to clause 7A of this certificate.

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the “Planning Maps” on Council’s website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

*Further: Although the land is non complying for Subdivisions 9 & 10, the Code may render the land complying for Subdivisions 1-8 and 11-12. Reference should be made to “Part 5 – Commercial and Industrial Alterations Code” of the SEPP for details.*

### Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code within the provisions of “State Environmental Planning Policy (Exempt and Complying Development Codes) 2008” **may not** be carried out on the land.

The land is non complying because the land has been identified by an environmental planning instrument as being either one of the following zones:-

- RU4 Primary Production Small Lots
- R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential
- SP1 Special Activities, SP2 Infrastructure
- RE1 Public Recreation, RE2 Private Recreation
- E1 National Park and Nature Reserves
- Land unzoned under LEP 2015.....refer to the Land Zoning of this certificate on page 1.

OR

The land is affected by one of the following exemptions:-

- A Heritage item ..... refer to clause 2 of this certificate
- Acid Sulfate Soils class 1 or 2 ..... refer to clause 7 of this certificate
- A Vegetated Buffer Area ..... refer to clause 7 of this certificate
- An Environmentally Sensitive Area ..... refer to clause 1 of this certificate

*Note: If the land has been rendered non complying due to an exemption listed above, you are advised to check with Council for the extent of the exemption. The Code may render the land complying for any land which is outside the extent of the exemption. Reference should be made to the “Planning Maps” on Council’s website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) which identifies the land exemptions.*

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## 4. COASTAL PROTECTION

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Unless specified otherwise in this section of the certificate, the land is not affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979.

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## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### 4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

Unless specified otherwise in this section of the certificate, the land is not subject to an order under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (or on public land adjacent to the land) and, Council has not been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works have been placed on the land (or on public land adjacent to the land).

### 4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

Unless specified otherwise in this section of the certificate, the owner (or any previous owner) has not consented in writing that the land is subject to annual charges under Section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works.

### 5. MINE SUBSIDENCE

Not affected by Section 15 of the Mine Subsidence Compensation Act 1961, proclaiming land to be a mine subsidence district.

### 6. ROAD WIDENING AND REALIGNMENT

Not affected by any road widening or road realignment under (1) Division 2 of Part 3 of the Roads Act 1993; or (2) any Environmental Planning Instrument; or (3) any resolution of Council. However, the property fronts an existing or proposed arterial/main road. Please check with the Roads and Maritime Services for possible effects.

### 7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Unless specified otherwise in this section of the certificate, the land is not affected by policies adopted by Council or by any other authority (that has notified Council of its adoption) that restricts development of the land. For bush fire prone land refer to section 11. For flood prone land refer to section 7A.

Affected by a resolution of Council adopting a policy concerning the management of contaminated land. That policy applies to all land in the City of Canterbury-Bankstown and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au) or from the Customer Service Area.

Note: Additional information regarding contaminated land matters for this property may also be provided on part 5 of this section 10.7 planning certificate. For further information contact Council on 9707 9000.

### 7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Unless specified otherwise in this section of the certificate, the land is not affected by flood related development controls.

## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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### 8. LAND RESERVED FOR ACQUISITION

Not affected by either an Environmental Planning Instrument or proposed Environmental Planning Instrument referred to in clause 5.1 providing for the acquisition of the land or part of the land by a public authority, as referred to in Section 27 of the Environmental Planning & Assessment Act. Reference should be made to the LEP 2015 plan as a whole for details.

---

### 9. CONTRIBUTION PLANS

Affected by Bankstown City Council Section 94A Development Contributions Plan 2009 which allows Council to impose a levy on development within the City of Canterbury-Bankstown in accordance with Directions issued by the Minister for Planning. The levy will be spent on the provision of public works and infrastructure. Date of commencement 8<sup>th</sup> June 2009. For further details on the plan contact Council on 9707 9000 or visit Council's website – [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au)

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### 9A. BIODIVERSITY CERTIFIED LAND

Unless specified otherwise in this section of the certificate, the land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.

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### 10. BIOBANKING AGREEMENTS

Unless specified otherwise in this section of the certificate, the land is not subject to a Biobanking Agreement under Part 7A of the Threatened Species Conservation Act 1995, made by the Department of Environment, Climate Change and Water that has notified Council of the existence of the agreement.

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### 11. BUSHFIRE PRONE LAND

Unless specified otherwise in this section of the certificate, the land is not bushfire prone.

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### 12. PROPERTY VEGETATION PLANS

Unless specified otherwise in this section of the certificate, the land is not subject to a Property Vegetation Plan under the Native Vegetation Act 2003, as approved by any other authority that has notified Council of the existence of the plan.

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### 13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Unless specified otherwise in this section of the certificate, the land is not subject to a Tree Order under the Trees (Disputes Between Neighbours) Act 2006, made by an authority that has notified Council of the existence of the order.

## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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### 14. DIRECTIONS UNDER PART 3A

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Unless specified otherwise in this section of the certificate, the land is not subject to a Direction by the Minister under section 75P (2) (c1) of the Act that a provision of an EPI does not have an effect.

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### 15. CONDITIONS AFFECTING SENIORS HOUSING

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Unless specified otherwise in this section of the certificate, the land is not subject to a development application granted after 12.10.2007 under SEPP (Housing for Seniors or People with a Disability) 2004 setting out the terms of any conditions imposed under clause 18(2) or a current site compatibility certificate issued under clause 25 of the SEPP.

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### 16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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Unless specified otherwise in this section of the certificate, the land is not subject to a development application under clause 19 of SEPP (Infrastructure) 2007 where a valid site compatibility certificate has been issued.

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### 17. SITE COMPATIBILITY CERTIFICATES & CONDITIONS FOR AFFORDABLE RENTAL HOUSING

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Unless specified otherwise in this section of the certificate, the land is not subject to a development application under SEPP (Affordable Rental Housing) 2009 where a valid site compatibility certificate and conditions have been issued.

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### 18. PAPER SUBDIVISION INFORMATION

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Unless specified otherwise in this section of the certificate, the land is not subject to a paper subdivision or subdivision order.

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### 19. SITE VERIFICATION CERTIFICATES

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Unless specified otherwise in this section of the certificate, the land is not subject to a current site verification certificate of which the Council is aware in respect to Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

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### 20. LOOSE-FILL ASBESTOS INSULATION

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A residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill ceiling insulation. Contact NSW Fair Trading for more information.



## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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### MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT, 1997

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Unless specified otherwise in this section of the certificate, there are no matters arising under Section 59(2) of the Contaminated Land Management Act 1997.

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### MATTERS ARISING UNDER THE NATION BUILDING AND JOBS PLAN (STATE INFRASTRUCTURE DELIVERY) ACT, 2009

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Unless specified otherwise in this section of the certificate, there are no matters arising under Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009.

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#### **Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009**

The NSW Infrastructure Co-ordinator General has issued an Order under Section 23 and an Authorisation under Section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 for the carrying out of development being Construction of a new library and multi-purpose hall building including subdivision and other associated site works at St Felix De Valois Primary School.

The Order and Authorisation may exempt the above project from complying with certain development control legislation. For further details please contact the Nation Building and Jobs Plan Taskforce on Ph. (02) 9226 2520.

This completes the prescribed matters for the certificate under section 10.7(2) of the Environmental Planning and Assessment Act 1979, as amended. While this certificate indicates the zoning of the land, it is suggested that the relevant Planning Instrument be inspected on Council's website under Development – Planning Maps or at Council's Customer Service Centre to provide an overall view of the area and the site's surrounding zonings.

Please contact Council's general enquiries number listed at the bottom of this sheet for further information about any matter referred to in this certificate.



Melissa Ratkun  
Manager Information Management

## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### Appendix 1

#### **Bankstown Local Environmental Plan 2015 Amendments & Planning Proposals.**

*(relating to general information only which may affect part or the whole of the City)*

Note: As of 1 July 2009, Draft LEP's have been replaced with "Planning Proposals". A planning proposal is a document that explains the intended effect of, and justification for, a proposed LEP.

**Nil**

## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### Appendix 2

#### State Environmental Planning Policies (SEPP's), Proposed SEPP's and Deemed SEPP's

Note: The names of the relevant instrument's plus their gazettal dates are listed below. For further details please refer to the Department of Planning website [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) under the heading "Planning System – Legislation and Planning Instruments".

SEPP No.19 – Bushland in Urban Areas, gazetted 24.10.1986  
SEPP No.21 – Caravan Parks, gazetted 24.4.1992  
SEPP No.30 – Intensive Agriculture, gazetted 8.12.1989  
SEPP No.32 – Urban Consolidation (Redevelopment of Urban Land), gazetted 15.11.1991  
SEPP No.33 – Hazardous and Offensive Development, gazetted 13.3.1992  
SEPP No.50 – Canal Estate Development, gazetted 10.11.1997  
SEPP No.55 – Remediation of Land, gazetted 28.8.1998  
SEPP No.62 – Sustainable Aquaculture, gazetted 25.8.2000  
SEPP No.64 – Advertising and Signage, gazetted 16.3.2001  
SEPP No.65 – Design Quality of Residential Flat Development, gazetted 26.7.2002  
SEPP – (Housing for Seniors or People with a Disability) 2004, gazetted 31.3.2004  
SEPP – (Building Sustainability Index: BASIX) 2004, gazetted 25.6.2004  
SEPP – (Major Development) 2005, gazetted 1.8.2005  
SEPP – (Mining, Petroleum Production and Extractive Industries) 2007, gazetted 16.2.2007  
SEPP – (Miscellaneous Consent Provisions) 2007, gazetted 26.10.2007  
SEPP – (Infrastructure) 2007, gazetted 21.12.2007  
SEPP – (Exempt and Complying Development Codes) 2008, gazetted 12.12.2008  
SEPP – (Affordable Rental Housing) 2009, gazetted 31.7.2009  
SEPP – (Sydney Drinking Water Catchment) 2011, gazetted 21.1.2011

PROPOSED SEPP - Competition SEPP, 27.7.2010

Note: As of 1 July 2009, regional environmental plans (REPs) are no longer part of the hierarchy of environmental planning instruments in NSW. The removal of the REP layer is intended to simplify the State's planning system. All existing REPs (listed below) are now deemed State environmental planning policies (SEPPs).

Deemed SEPP – Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment, gazetted 5.2.1999

## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### Appendix 3

#### Bankstown Development Control Plan 2015

DATE OF COMMENCEMENT – 13<sup>th</sup> May 2015

The following is a list of the contents within Bankstown Development Control Plan 2015. If further information is required please contact Council on 9707 9000.

| INTRODUCTION |                               |
|--------------|-------------------------------|
| PART A       | PRECINCT CONTROLS             |
| A1           | Centres                       |
| A2           | Corridors                     |
| A3           | Key infill development sites  |
| PART B       | GENERAL CONTROLS              |
| B1           | Residential development       |
| B2           | Commercial centres            |
| B3           | Industrial precincts          |
| B4           | Sustainable development       |
| B5           | Parking                       |
| B6           | Child care centres            |
| B7           | Educational establishments    |
| B8           | Places of public worship      |
| B9           | Sex services premises         |
| B10          | Telecommunications facilities |
| B11          | Tree preservation order       |
| B12          | Flood risk management         |

Please note: Council may from time to time exhibit draft changes to the development control plan that may affect your land. To find out more, please contact Council on 9707 9000 or view Council's website and refer to the Development Control Plan - [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au)

## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

### Appendix 4

#### Land Use Table

**Note.** A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies:

*State Environmental Planning Policy (Affordable Rental Housing) 2009* (including provision for secondary dwellings)

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

*State Environmental Planning Policy (Infrastructure) 2007* (relating to public facilities such as those for air transport, correction, education, electricity generation, health services, ports, railways, roads, waste management and water supply systems)

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

*State Environmental Planning Policy (Rural Lands) 2008*

*State Environmental Planning Policy No 33—Hazardous and Offensive Development*

*State Environmental Planning Policy No 50—Canal Estate Development*

*State Environmental Planning Policy No 62—Sustainable Aquaculture*

*State Environmental Planning Policy No 64—Advertising and Signage*

|   |
|---|
| <b>Zone RU4 Primary Production Small Lots</b>   |
| <b>Permitted without consent</b><br>Home occupations  |
| <b>Permitted with consent</b><br>Agriculture; Animal boarding or training establishments; Building identification signs; Business identification signs; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Intensive plant agriculture; Kiosks; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Roadside stalls; Water supply systems   |
| <b>Prohibited</b><br>Any development not specified in item 2 or 3   |
| <b>Zone R2 Low Density Residential</b>  |
| <b>Permitted without consent</b><br>Home occupations  |
| <b>Permitted with consent</b><br>Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Hospitals; Information and education facilities; Jetties; Multi dwelling housing; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Water recreation structures; Water supply systems |
| <b>Prohibited</b><br>Any development not specified in item 2 or 3   |
| <b>Zone R3 Medium Density Residential</b>   |
| <b>Permitted without consent</b><br>Nil   |
| <b>Permitted with consent</b><br>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Group homes; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Water supply systems  |
| <b>Prohibited</b><br>Any development not specified in item 2 or 3   |



## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

|   |
|---|
| <b>Zone R4 High Density Residential</b>   |
| <b>Permitted without consent</b>  |
| Nil   |
| <b>Permitted with consent</b>   |
| Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Serviced apartments; Shop top housing; Water supply systems |
| <b>Prohibited</b>   |
| Any development not specified in item 2 or 3  |

|  |
|--|
| <b>Zone B1 Neighbourhood Centre</b>  |
| <b>Permitted without consent</b>   |
| Nil  |
| <b>Permitted with consent</b>  |
| Boarding houses; Building identification signs; Bulky goods premises; Business identification signs; Business premises; Car parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Garden centres; Hardware and building supplies; Health services facilities; Information and education facilities; Kiosks; Landscaping material supplies; Markets; Medical centres; Neighbourhood shops; Office premises; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Seniors housing; Service stations; Shop top housing; Shops; Take away food and drink premises; Timber yards; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Water supply systems |
| <b>Prohibited</b>  |
| Any development not specified in item 2 or 3   |

|   |
|---|
| <b>Zone B2 Local Centre</b>   |
| <b>Permitted without consent</b>  |
| Nil   |
| <b>Permitted with consent</b>   |
| Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4   |
| <b>Prohibited</b>   |
| Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies |

## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

|  |
|--|
| <b>Zone B4 Mixed Use</b>   |
| <b>Permitted without consent</b><br>Nil  |
| <b>Permitted with consent</b><br>Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4  |
| <b>Prohibited</b><br>Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse and distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies         |
| <b>Zone B5 Business Development</b>  |
| <b>Permitted without consent</b><br>Nil  |
| <b>Permitted with consent</b><br>Building identification signs; Bulky goods premises; Business identification signs; Business premises; Child care centres; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Markets; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Serviced apartments; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4  |
| <b>Prohibited</b><br>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies |
| <b>Zone B6 Enterprise Corridor</b>   |
| <b>Permitted without consent</b><br>Nil  |
| <b>Permitted with consent</b><br>Building identification signs; Bulky goods premises; Business identification signs; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Multi dwelling housing; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Seniors housing; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4  |
| <b>Prohibited</b><br>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies                                    |

## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

|  |
|--|
| <b>Zone B7 Business Park</b>   |
| <b>Permitted without consent</b>   |
| Nil  |
| <b>Permitted with consent</b>  |
| Building identification signs; Business identification signs; Child care centres; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Respite day care centres; Roads; Warehouse or distribution centres; Any other development not specified in item 2 or 4   |
| <b>Prohibited</b>  |
| Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies |
| <b>Zone IN1 General Industrial</b>   |
| <b>Permitted without consent</b>   |
| Nil  |
| <b>Permitted with consent</b>  |
| Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Plant nurseries; Roads; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4   |
| <b>Prohibited</b>  |
| Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies   |
| <b>Zone IN2 Light Industrial</b>   |
| <b>Permitted without consent</b>   |
| Nil  |
| <b>Permitted with consent</b>  |
| Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Garden centres; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Plant nurseries; Roads; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4   |
| <b>Prohibited</b>  |
| Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies  |

## PLANNING CERTIFICATE

UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

|   |
|---|
| <b>Zone SP1 Special Activities</b>  |
| <b>Permitted without consent</b><br>Nil   |
| <b>Permitted with consent</b><br>The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose   |
| <b>Prohibited</b><br>Any development not specified in item 2 or 3   |
| <b>Zone SP2 Infrastructure</b>  |
| <b>Permitted without consent</b><br>Nil   |
| <b>Permitted with consent</b><br>Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose  |
| <b>Prohibited</b><br>Any development not specified in item 2 or 3   |
| <b>Zone RE1 Public Recreation</b>   |
| <b>Permitted without consent</b><br>Nil   |
| <b>Permitted with consent</b><br>Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Caravan parks; Charter and tourism boating facilities; Child care centres; Community facilities; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Flood mitigation works; Food and drink premises; Function centres; Information and education facilities; Intensive plant agriculture; Jetties; Kiosks; Marinas; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Water recreation structures; Water supply systems; Wharf or boating facilities |
| <b>Prohibited</b><br>Any development not specified in item 2 or 3   |
| <b>Zone RE2 Private Recreation</b>  |
| <b>Permitted without consent</b><br>Nil   |
| <b>Permitted with consent</b><br>Building identification signs; Business identification signs; Car parks; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Helipads; Kiosks; Marinas; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Water supply systems   |
| <b>Prohibited</b><br>Any development not specified in item 2 or 3   |
| <b>Zone E1 National Parks and Nature Reserves</b>   |
| <b>Permitted without consent</b><br>Uses authorised under the National Parks and Wildlife Act 1974  |
| <b>Permitted with consent</b><br>Nil  |
| <b>Prohibited</b><br>Any development not specified in item 2 or 3   |
| <b>Zone W1 Natural Waterways</b>  |
| <b>Permitted without consent</b><br>Nil   |
| <b>Permitted with consent</b><br>Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Jetties; Marinas; Mooring pens; Moorings; Water recreation structures; Wharf or boating facilities   |
| <b>Prohibited</b><br>Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3   |

**APPENDIX D**  
**GROUNDWATER**



**Greater Sydney Region**[bookmark this page](#)

All data times are Eastern Standard Time

**Map**



SafeWork NSW

Locked Bag 2906, Lissajoh NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)

Our Ref: D18/177192

23 August 2018

GREENCAP  
Ms Alexandra Merrilees-White  
11-17 Khartoum Road  
NORTH RYDE NSW 2113

Dear Ms Merrilees-White

**RE SITE: 500 Chapel Road, BANKSTOWN NSW 2200**

I refer to your site search request received by SafeWork NSW on 8 August 2018 requesting information on Storage of Hazardous Chemicals for the above site.

Enclosed are copies of the documents that SafeWork NSW holds on record number NDG011475 relating to the storage of Hazardous Chemicals at 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](mailto:licensing@safework.nsw.gov.au)

Yours sincerely

Customer Service Officer  
Customer Experience - Operations  
SafeWork NSW

## DECLARATION

To be completed where notifiable amounts of Dangerous Goods are not stored.

I SERGIE GANESS (name), of 500 CHAPEL ROAD (address)  
declare that I do not store and handle Dangerous Goods at premises 35/011475,  
site 500 CHAPEL RD, BANKSTOWN 2200  
in quantities that exceed or are likely to exceed the manifest quantity in the Table to Schedule 5 of  
the Occupational Health and Safety Regulation 2001.

[Signature] Signature

6/2/06 Date

**This declaration is to be returned with your licence to :**

WorkCover New South Wales  
Dangerous Goods Notification Team  
LOCKED BAG 2906, LISAROW NSW 2252

WorkCover. **Watching out for you.**

WorkCover NSW ABN 77 682 742 966 92-100 Dennison Street Gosford NSW 2250 Locked Bag 2906 Lisarow NSW 2252  
Telephone 02 4321 5000 Facsimile 02 4325 4145 WorkCover Assistance Service 13 10 50  
DX 731 Sydney Website [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)



# Application for Licence to Keep Dangerous Goods

**WORKCOVER**  
NEW SOUTH WALES

Application for ☐ new licence ☐ amendment ☐ transfer ☒ renewal of expired licence

Expiry: 19.12.96

## PART A - Applicant and site information

1 Name of applicant

ACN

SOUTHERN SYDNEY INSTITUTE OF TAFE

2 Postal address of applicant

Suburb/Town

Postcode

PO BOX 361

BANKSTOWN

2200

3 Trading name or site occupier's name

BANKSTOWN COLLEGE OF TAFE

4 Contact for licence inquiries

Phone

Fax

Name

(02) 7078500

(02) 7086470

ROLPH OLIVER

5 Previous licence number (if known)

35/011475

6 Previous occupier (if known)

7 Site to be licensed Bankstown College of TAFE

No

Street

500

CHAPEL ROAD

Suburb / Town

Postcode

BANKSTOWN

2200

8 Main business of site

EDUCATION # 8432

9 Site staffing: Hours per day

15

Days per week

5

DURING CLASSES

10 Emergency contact

Phone AFTER HOURS

Name

(02) 7712097

DON BURVILL (Security Officer)

11 Major supplier of dangerous goods

CROWN SCIENTIFIC, LINDE GAS, BOC GAS, WATTYL

12 If a new site or for amendments to depots

Plan stamped by:

Name of Accredited Consultant

Date stamped

C. E. FLANNERY

15.12.95

I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.

13 Signature of applicant

Date

15.12.95

Please send your application, marked **CONFIDENTIAL**, to:

**Dangerous Goods Licensing, Level 3, Locked Bag 10, Clarence Street,  
SYDNEY NSW 2000**

**RECEIVED**

15 DEC 1995

SCIENTIFIC SERVICES  
BRANCH

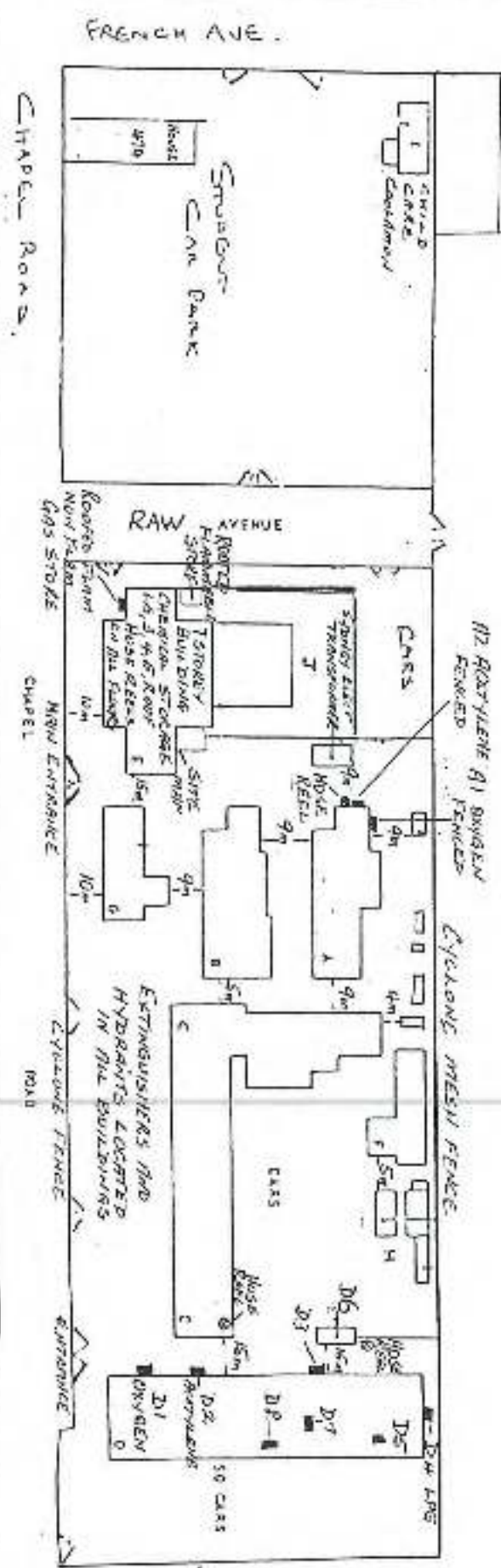
501 12/3/96

35-011475



Football fields  
Volleyball courts

School grounds



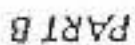
Houses & Home Units

SITE SKETCH - BRANKSTOWN COLLEGE OF THE  
500 CHAPPEL ROAD, BRANKSTOWN  
DANGEROUS GOODS STORAGE

HEATH ST.



please carefully read the instructions in Part B of the guide before sketching the site.



# **PART C - Dangerous Goods Storage** Complete one section per depot.

If you have more depots than the space provided, photocopy sufficient sheets first.

*\*delete existing depots then add these*

| Depot Number | Type of depot   | Depot Class | Maximum storage capacity | Not licensable |
|--------------|---|-------------|--------------------------|----------------|
| A1           | <del>Exempt storage area</del><br>FENCED CYLINDER STORE | 2.2         | 200 m <sup>3</sup>       |                |

| UN Number | Correct Shipping Name | PG Class (I, II, III) | Product or common name | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |
|-----------|-----------------------|-----------------------|------------------------|------------------|----------------------------------|
| 1072      | OXYGEN                | 2.2                   | OXYGEN                 | 140              | m <sup>3</sup>                   |
|           |                       |                       |                        |                  |                                  |

| Depot Number | Type of depot         | Depot Class | Maximum storage capacity | Refer to Schedule D of |
|--------------|-----------------------|-------------|--------------------------|------------------------|
| A2           | FENCED CYLINDER STORE | 2.1         | 200 m <sup>3</sup>       |                        |

| UN Number | Correct Shipping Name | PG Class (I, II, III) | Product or common name | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |
|-----------|-----------------------|-----------------------|------------------------|------------------|----------------------------------|
| 1001      | ACETYLENE             | 2.1                   | ACETYLENE              | 112              | m <sup>3</sup>                   |
|           |                       |                       |                        |                  |                                  |

| Depot Number | Type of depot         | Depot Class | Maximum storage capacity             | Refer to Schedule D of |
|--------------|-----------------------|-------------|--------------------------------------|------------------------|
| D2           | FENCED CYLINDER STORE | 2.1         | 200<br><del>170</del> m <sup>3</sup> |                        |

| UN Number | Correct Shipping Name | PG Class (I, II, III) | Product or common name | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |
|-----------|-----------------------|-----------------------|------------------------|------------------|----------------------------------|
|           |                       |                       |                        |                  |                                  |
| 1001      | ACETYLENE             | 2.1                   | ACETYLENE              | 170              | m <sup>3</sup>                   |

| Depot Number | Type of depot   | Depot Class | Maximum storage capacity             | Not licensable |
|--------------|---|-------------|--------------------------------------|----------------|
| D1C          | <del>Exempt storage area</del><br>FENCED CYLINDER STORE | 2.2         | 450<br><del>250</del> m <sup>3</sup> |                |

| UN Number       | Correct Shipping Name | PG Class (I, II, III) | Product or common name | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |
|-----------------|-----------------------|-----------------------|------------------------|------------------|----------------------------------|
| 1072            | OXYGEN                | 2.2                   | OXYGEN                 | 140              | m <sup>3</sup>                   |
| <del>1001</del> | <del>ACETYLENE</del>  | <del>2.1</del>        | <del>ACETYLENE</del>   | <del>112</del>   | <del>m<sup>3</sup></del>         |
| 1006            | ARGON                 | 2.2                   | ARGON                  | 80               | m <sup>3</sup>                   |
| 1956            | MIGSHIELD             | 2.1                   | MIGSHIELD              | 80               | m <sup>3</sup>                   |

**PART C - Dangerous Goods Storage** Complete one section per depot.

If you have more depots than the space provided, photocopy sufficient sheets first.

| Depot Number | Type of depot                                  | Depot Class           | Maximum storage capacity | Non-leasable     |                                  |  |
|--------------|--|-----------------------|--------------------------|------------------|----------------------------------|--|
| D3           | Exempt - Storage area<br>FRACED CYLINDER STORE | 2.2                   | 200 m <sup>3</sup>       |                  |                                  |  |
| UN Number    | Correct Shipping Name                          | PG Class (I, II, III) | Product or common name   | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |  |
| 1006         | ARGON  | 2.2                   | ARGON                    | 80               | m <sup>3</sup>                   |  |
| 1956         | MIGSHIELD                                      | 2.2                   | MIGSHIELD                | 80               | m <sup>3</sup>                   |  |

| Depot Number | Type of depot               | Depot Class           | Maximum storage capacity |                  |                                  |  |
|--------------|-----------------------------|-----------------------|--------------------------|------------------|----------------------------------|--|
| D4           | PETROL CYLINDER STORE       | 2.1                   | 100 kg                   |                  |                                  |  |
| UN Number    | Correct Shipping Name       | PG Class (I, II, III) | Product or common name   | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |  |
| 1075         | LIQUEFIED PETROLEUM GYS 2.1 |                       | LPG                      | 40               | kg                               |  |
|              |                             |                       |                          |                  |                                  |  |

| Depot Number | Type of depot            | Depot Class           | Maximum storage capacity |                  |                                  |  |
|--------------|--------------------------|-----------------------|--------------------------|------------------|----------------------------------|--|
| D5           | FLAMMABLE LIQUID CABINET | 3                     | 100 L                    |                  |                                  |  |
| UN Number    | Correct Shipping Name    | PG Class (I, II, III) | Product or common name   | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |  |
| 1300         | TURPENTINE               | 3                     | TURPENTINE               | 20               | L                                |  |
| 1223         | KEROSENE                 | 3                     | KEROSENE                 | 20               | L                                |  |
| 1263         | PAINT                    | 3                     | PAINT                    | 30               | L                                |  |

| Depot Number | Type of depot            | Depot Class           | Maximum storage capacity | Refer Stamped<br>Drops |                                  |  |
|--------------|--------------------------|-----------------------|--------------------------|------------------------|----------------------------------|--|
| D6           | FLAMMABLE LIQUID CABINET | 3                     | 250 L                    |                        |                                  |  |
| UN Number    | Correct Shipping Name    | PG Class (I, II, III) | Product or common name   | Typical quantity       | Unit, e.g. L, kg, m <sup>3</sup> |  |
| 1263         | THINNERS                 | 3                     | THINNERS                 | 20                     | L                                |  |
| 1263         | TYRE BLACK               | 3                     | TYRE BLACK               | 40                     | L                                |  |
| 1263         | PAINT/UNDERCOAT          | 3                     | PAINT/UNDERCOAT          | 40                     | L                                |  |



# **PART C - Dangerous Goods Storage** Complete one section per depot.

If you have more depots than the space provided, photocopy sufficient sheets first.

| Depot Number | Type of depot            | Depot Class           | Maximum storage capacity | Refer to attached Drawing |                                  |  |
|--------------|--------------------------|-----------------------|--------------------------|---------------------------|----------------------------------|--|
| D7           | FLAMMABLE LIQUID CABINET | 3                     | 250 L                    |                           |                                  |  |
| UN Number    | Correct Shipping Name    | PG Class (I, II, III) | Product or common name   | Typical quantity          | Unit, e.g. L, kg, m <sup>3</sup> |  |
| 1263         | WAX & GREASE REMOVER     | 3                     | WAX & GREASE REMOVER     | 40                        | L                                |  |
| 1993         | RUSTED DOWN HI FG        | 3                     | RUST REMOVER             | 40                        | L                                |  |

| Depot Number | Type of depot            | Depot Class           | Maximum storage capacity |                  |                                  |  |
|--------------|--------------------------|-----------------------|--------------------------|------------------|----------------------------------|--|
| D8           | FLAMMABLE LIQUID CABINET | 3                     | 100 L                    |                  |                                  |  |
| UN Number    | Correct Shipping Name    | PG Class (I, II, III) | Product or common name   | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |  |
| 1263         | PAINT STRIPPER           | 3                     | PAINT STRIPPER           | 40               | L                                |  |
| 1263         | PAINT                    | 3                     | PAINT                    | 40               | L                                |  |

| Depot Number | Type of depot            | Depot Class           | Maximum storage capacity | Refer to attached Drawing |                                  |  |
|--------------|--------------------------|-----------------------|--------------------------|---------------------------|----------------------------------|--|
| D9           | FLAMMABLE LIQUID CABINET | 3                     | 140 L                    |                           |                                  |  |
| UN Number    | Correct Shipping Name    | PG Class (I, II, III) | Product or common name   | Typical quantity          | Unit, e.g. L, kg, m <sup>3</sup> |  |
| 1300         | TURPENTINE               | 3                     | TURPENTINE               | 20                        | L                                |  |
| 1223         | KEROSENE                 | 3                     | KEROSENE                 | 20                        | L                                |  |
| 1170         | METHOLATED SPIRIT        | 3                     | METHOLATED SPIRIT        | 20                        | L                                |  |
| 1263         | PAINT                    | 3                     | PAINT                    | 40                        | L                                |  |

| Depot Number | Type of depot            | Depot Class           | Maximum storage capacity |                  |                                  |  |
|--------------|--------------------------|-----------------------|--------------------------|------------------|----------------------------------|--|
| BG 01        | FLAMMABLE LIQUID CABINET | 3                     | 250 L                    |                  |                                  |  |
| UN Number    | Correct Shipping Name    | PG Class (I, II, III) | Product or common name   | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |  |
| 1300         | TURPENTINE               | 3                     | TURPENTINE               | 20               | L                                |  |
| 1223         | KEROSENE                 | 3                     | KEROSENE                 | 20               | L                                |  |
| 1170         | METHOLATED SPIRIT        | 3                     | METHOLATED SPIRIT        | 20               | L                                |  |
| 1263         | PAINT                    | 3                     | PAINT                    | 40               | L                                |  |

# **PART C - Dangerous Goods Storage** Complete one section per depot.

If you have more depots than the space provided, photocopy sufficient sheets first.

| Depot Number | Type of depot                                      | Depot Class | Maximum storage capacity |
|--------------|--|-------------|--------------------------|
| ER001        | Rooftop Store<br><del>Locked Storage Cabinet</del> | 8           | 100L                     |

*Not a Licence  
Minor Storage*

| UN Number | Correct Shipping Name | PG Class (I, II, III) | Product or common name  | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |
|-----------|-----------------------|-----------------------|-------------------------|------------------|----------------------------------|
| 1789      | HYDROCHLORIC ACID     | 8                     | II HYDROCHLORIC ACID    | 20               | L                                |
| 1779      | FORMIC ACID           | 8                     | II FORMIC ACID          | 1                | L                                |
| 1805      | PHOSPHORIC ACID       | 8                     | II PHOSPHORIC ACID      | 10               | L                                |
| 1754      | CHLOROSULPHONIC ACID  | 8                     | II CHLOROSULPHONIC ACID | 2                | L                                |
| 1830      | SULPHURIC ACID        | 8                     | II SULPHURIC ACID       | 20               | L                                |
| 2031      | NITRIC ACID           | 8                     | II NITRIC ACID          | 10               | L                                |
|           |                       |                       |                         |                  |                                  |

PTO

| Depot Number | Type of depot  | Depot Class | Maximum storage capacity |
|--------------|----------------|-------------|--------------------------|
| ELG196       | Cylinder Store | 2.1         | 50m <sup>3</sup>         |

| UN Number | Correct Shipping Name | PG Class (I, II, III) | Product or common name | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |
|-----------|-----------------------|-----------------------|------------------------|------------------|----------------------------------|
| 1049      | Hydrogen              |                       |                        | 16               | m <sup>3</sup>                   |
| 1001      | Acetylene             |                       |                        | 16               | m <sup>3</sup>                   |
|           |                       |                       |                        |                  |                                  |
|           |                       |                       |                        |                  |                                  |
|           |                       |                       |                        |                  |                                  |
|           |                       |                       |                        |                  |                                  |



# **PART C - Dangerous Goods Storage** Complete one section per depot.

If you have more depots than the space provided, photocopy sufficient sheets first.

| Depot Number | Type of depot            | Depot Class        | Maximum storage capacity | Non-Licensable Minor Storage Cabinet |                  |                      |
|--------------|--------------------------|--------------------|--------------------------|--------------------------------------|------------------|----------------------|
| E509         | FLAMMABLE LIQUID CABINET | 3                  | 100 L                    |                                      |                  |                      |
| UN Number    | Correct Shipping Name    | Class (I, II, III) | PG                       | Product or common name               | Typical quantity | Unit, e.g. L, kg, m³ |
| VARIOUS      | FLAMMABLE CHEMICALS      | 3                  |                          | SEE ATTACHED LIST                    | 100              | L                    |

| Depot Number | Type of depot            | Depot Class        | Maximum storage capacity | Refer Stamp Duty       |                  |                      |
|--------------|--------------------------|--------------------|--------------------------|------------------------|------------------|----------------------|
| E402-1       | FLAMMABLE LIQUID CABINET | 3                  | 250 L                    |                        |                  |                      |
| UN Number    | Correct Shipping Name    | Class (I, II, III) | PG                       | Product or common name | Typical quantity | Unit, e.g. L, kg, m³ |
| VARIOUS      | FLAMMABLE CHEMICALS      | 3                  |                          | SEE ATTACHED LIST      | 150              | L                    |

| Depot Number | Type of depot            | Depot Class        | Maximum storage capacity | Refer Stamp Duty       |                  |                      |
|--------------|--------------------------|--------------------|--------------------------|------------------------|------------------|----------------------|
| E402-2       | FLAMMABLE LIQUID CABINET |                    | 250 L                    |                        |                  |                      |
| UN Number    | Correct Shipping Name    | Class (I, II, III) | PG                       | Product or common name | Typical quantity | Unit, e.g. L, kg, m³ |
| VARIOUS      | FLAMMABLE CHEMICALS      | 3                  |                          | SEE ATTACHED LIST      | 100              | L                    |

| Depot Number | Type of depot         | Depot Class        | Maximum storage capacity | Non-Licensable Minor Store |                  |                      |
|--------------|-----------------------|--------------------|--------------------------|----------------------------|------------------|----------------------|
| E402A        | STORE ROOM (LOCKED)   | 8                  | 100 L                    |                            |                  |                      |
| UN Number    | Correct Shipping Name | Class (I, II, III) | PG                       | Product or common name     | Typical quantity | Unit, e.g. L, kg, m³ |
| VARIOUS      | CHEMICALS             | 8                  |                          | SEE ATTACHED LIST          | 80               | L                    |

# **PART C - Dangerous Goods Storage** *Complete one section per depot.*

If you have more depots than the space provided, photocopy sufficient sheets first.

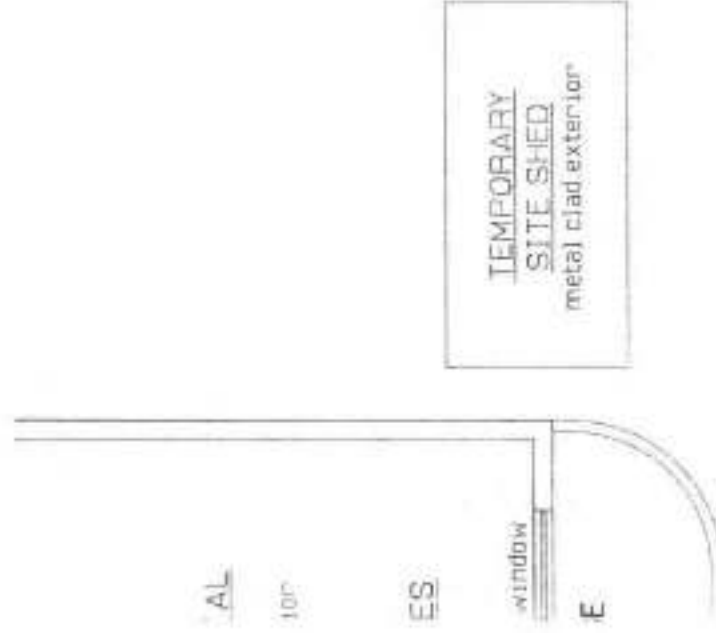
| Depot Number | Type of depot                                       | Depot Class           | Maximum storage capacity | Not Licenseable  |                                  |  |
|--------------|---|-----------------------|--------------------------|------------------|----------------------------------|--|
| E409A        | <del>EXEMPT STORAGE AREA</del><br>OPERATING THEATRE | 2.2                   | 20 m <sup>3</sup>        |                  |                                  |  |
| UN Number    | Correct Shipping Name                               | PG Class (I, II, III) | Product or common name   | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |  |
| 1010 610     | NITROUS OXIDE                                       | 2.2                   | NITROUS OXIDE            | 8                | m <sup>3</sup>                   |  |
| 1010 400     | OXYGEN (MEDICAL)                                    | 2.2                   | OXYGEN                   | 8                | m <sup>3</sup>                   |  |
| 1013         | CARBON DIOXIDE                                      | 2.2                   | CARBON DIOXIDE           | 4                | m <sup>3</sup>                   |  |

| Depot Number | Type of depot   | Depot Class           | Maximum storage capacity | Non Licenseable  |                                  |  |
|--------------|---|-----------------------|--------------------------|------------------|----------------------------------|--|
| E415         | <del>EXEMPT STORAGE AREA</del><br>SCIENCE LABORATORY AREA | 2.2                   | 16 m <sup>3</sup>        |                  |                                  |  |
| UN Number    | Correct Shipping Name                                     | PG Class (I, II, III) | Product or common name   | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |  |
| 1066         | NITROGEN  | 2.2                   | NITROGEN                 | 16               | m <sup>3</sup>                   |  |
|              |   |                       |                          |                  |                                  |  |

| Depot Number | Type of depot                    | Depot Class           | Maximum storage capacity | Non Licenseable  |                                  |  |
|--------------|----------------------------------|-----------------------|--------------------------|------------------|----------------------------------|--|
| E416         | STORE ROOM (LOCKED)              | 6                     | 100 L                    |                  |                                  |  |
| UN Number    | Correct Shipping Name            | PG Class (I, II, III) | Product or common name   | Typical quantity | Unit, e.g. L, kg, m <sup>3</sup> |  |
| VARIOUS      | NON ORGANIC/ORGANIC<br>CHEMICALS | 6<br>II<br>III        | VARIOUS                  | 100              | L                                |  |
|              |                                  |                       |                          |                  |                                  |  |

| Depot Number | Type of depot             | Depot Class           | Maximum storage capacity | Refer Stampal Draw |                                  |  |
|--------------|---------------------------|-----------------------|--------------------------|--------------------|----------------------------------|--|
| E304         | FLAMMABLE STORAGE CABINET | 3                     | 250 L                    |                    |                                  |  |
| UN Number    | Correct Shipping Name     | PG Class (I, II, III) | Product or common name   | Typical quantity   | Unit, e.g. L, kg, m <sup>3</sup> |  |
| 1300         | TURPENTINE                | 3                     | TURPENTINE               | 20                 | L                                |  |
| 1170         | METHOLATED SPIRITS        | 3                     | METHOLATED SPIRIT        | 20                 | L                                |  |
| 1263         | THINNERS                  | 3                     | THINNERS                 | 20                 | L                                |  |
| 1090         | ACETONE                   | 3                     | ALERTONE                 | 20                 | L                                |  |

IF IN DOUBT - ASK



YLENE  
FOLD

driveway →

ELECTRICAL SUB-STATION  
double brick building exterior



VATION

This plan conforms with the  
Dangerous Goods Act NSW 1975  
and Australian Standard AS.....

Signed for BOC Gases.

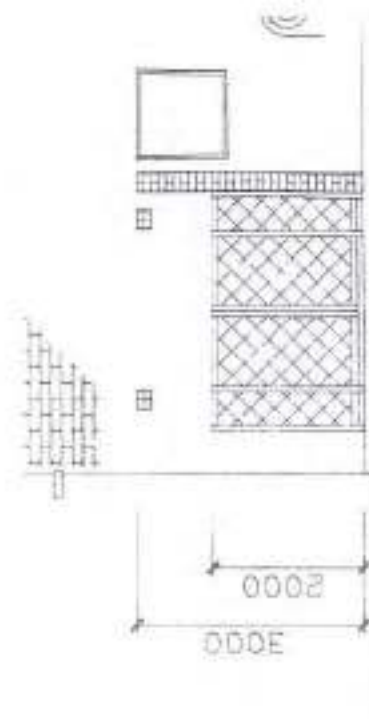
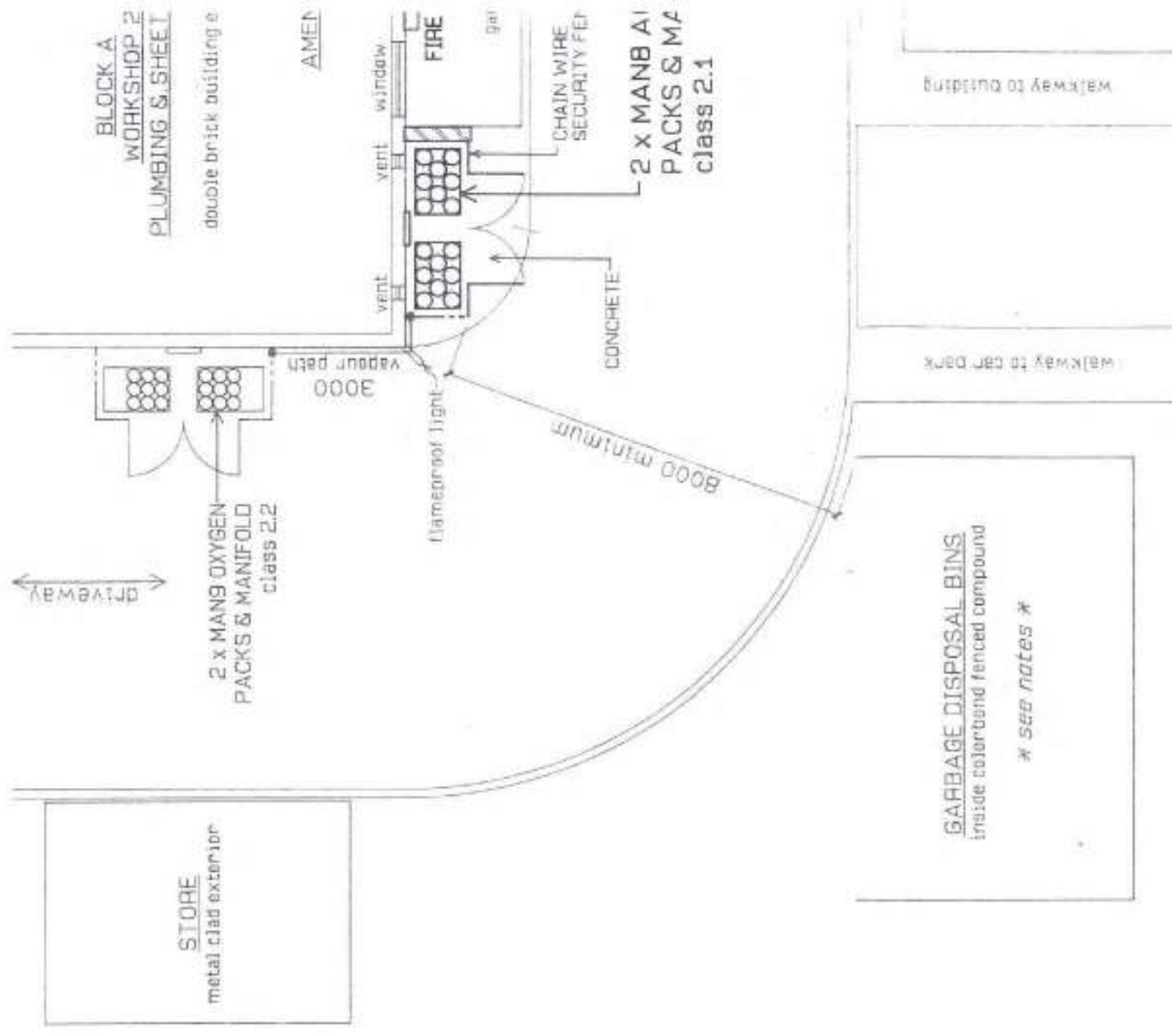
LJ CONSULTING & DRAFTING  
PTY. LIMITED A.C.N. 003 921 426

L. Cooper Date 11.12.95

| No.  | Revision                  | Date |
|--|---------------------------|------|
|  |                           |      |
| NOTES  |                           |      |
| 1. The following separation distances shall be maintained from the Class 2.1 depot at all times:-<br>Slow burning solids, i.e. timber - 8m<br>Rapid burning solids, i.e. paper - 15m<br>2. Dimensions shown are in mm. |                           |      |
| LICENSING DETAILS  |                           |      |
| Depot: Roofless store<br>Product: Acetylene, dissolved<br>Class: 2.1<br>L/N No: 1001<br>Quantity: 112 m3<br><u>Depot A2,</u>   |                           |      |
| Project<br>BANKSTOWN COLLEGE OF TAFE,<br>PLUMBING SECTION,<br>CHAPEL ROAD,<br>BANKSTOWN, 2200.   |                           |      |
|  <b>BOC GASES</b><br><br>BOC GASES AUSTRALIA LTD.<br>GASES DIVISION - N.S.W.<br>INSTALLATIONS DEPARTMENT                            |                           |      |
| Scale<br>1:100   | Date<br>DEC. 11, 1995     |      |
| Drawn by<br>L.J. DRAFTING  | Prepared for<br>L. SCOTT  |      |
| Checked<br>L.J. DRAFTING   | Approved<br>L.J. DRAFTING |      |
| Drawing Title<br>CLASS 2<br>CYLINDER STORAGE   |                           |      |
| Drawing No.<br>A2-95/4021  | Rev.                      |      |

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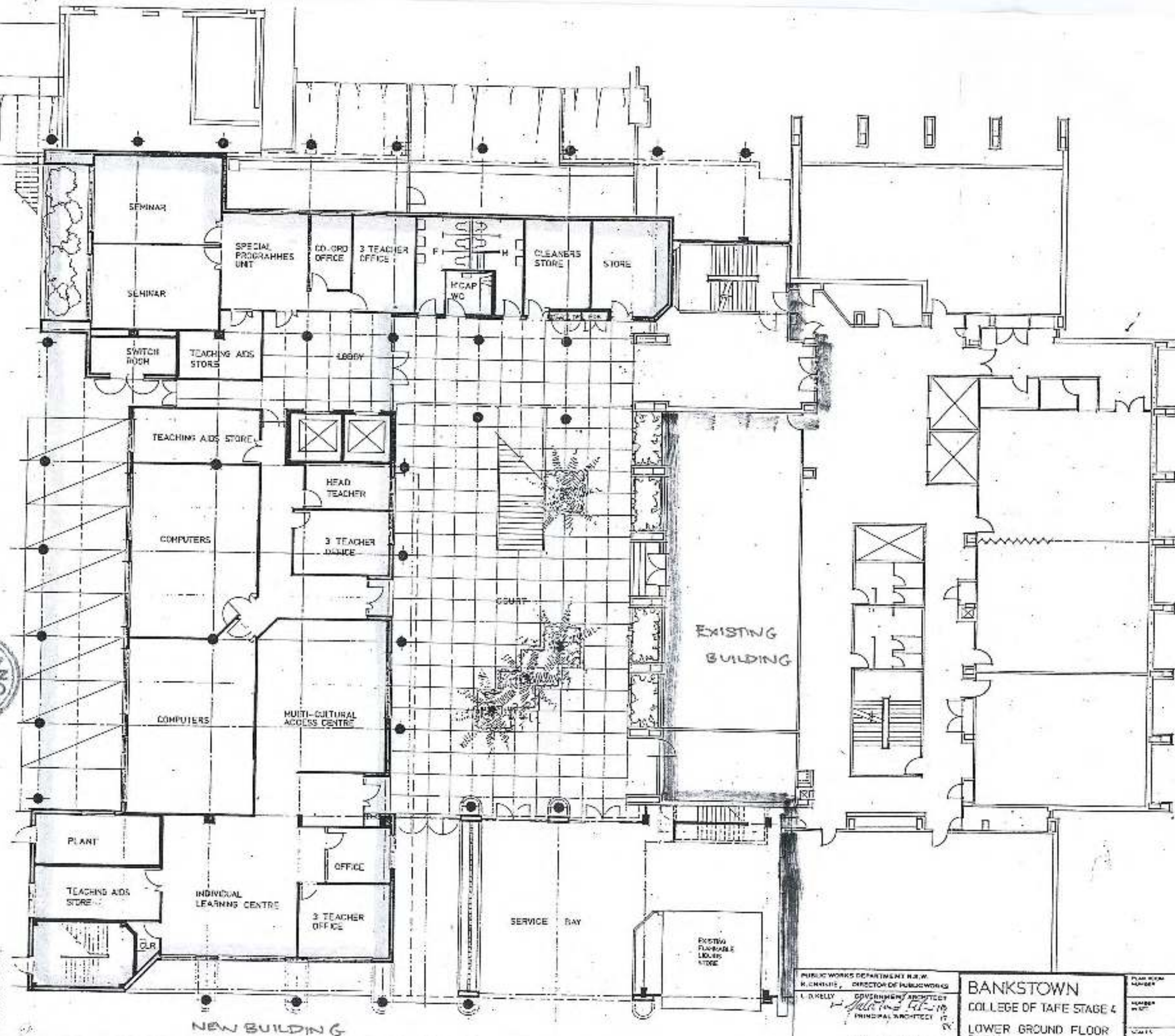
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GROUND FLOOR ELEVATION

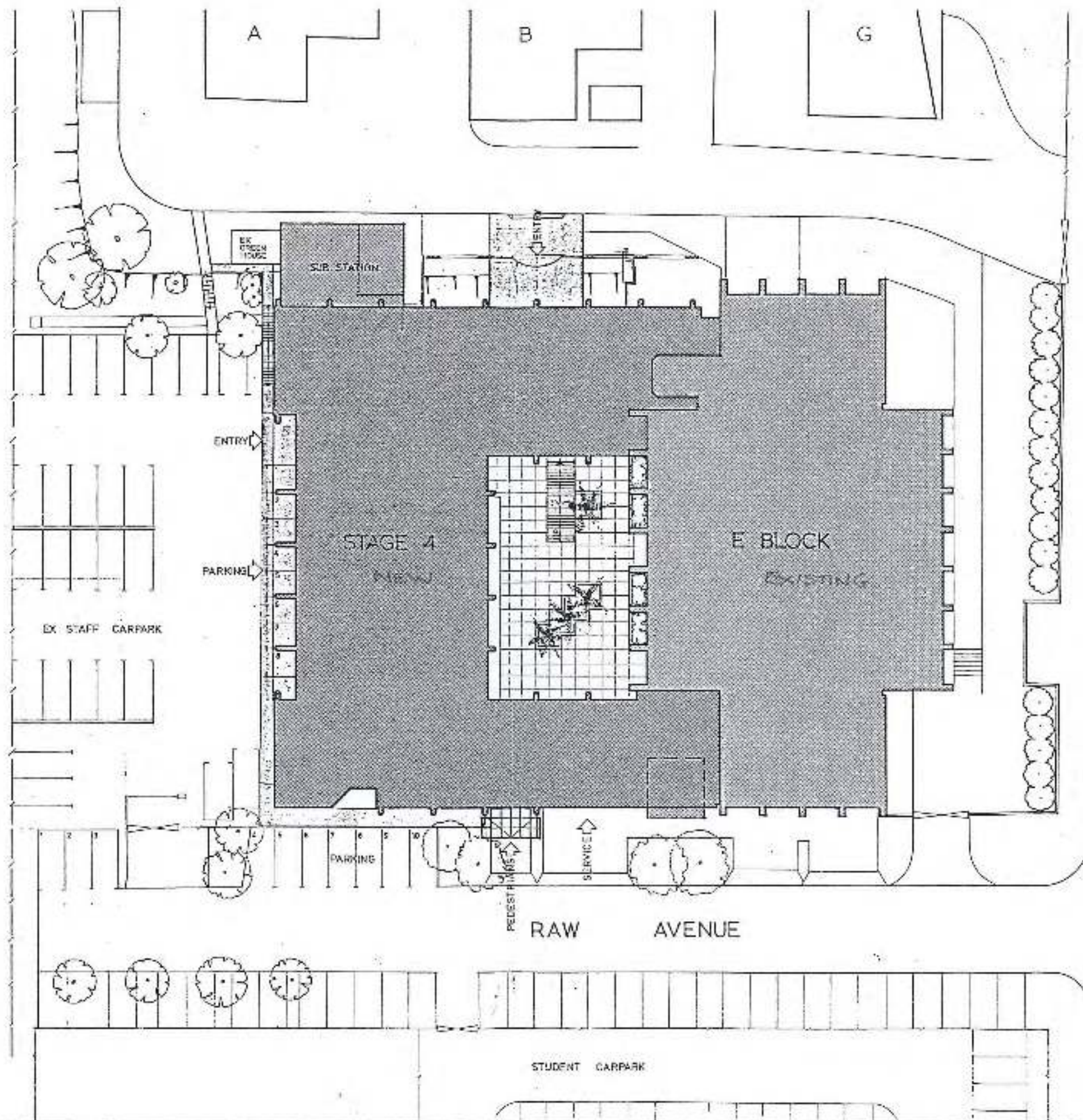


DANGEROUS GOODS BRANCH  
 8 AUG 1989



|   |  |  |                                      |                             |
|---|--|--|--------------------------------------|-----------------------------|
| PUBLIC WORKS DEPARTMENT N.S.W.<br>R. CHISHOLM, DIRECTOR OF PUBLIC WORKS<br>L. KELLY, GOVERNMENT ARCHITECT<br>J. KELLY, PRINCIPAL ARCHITECT<br>GOVT. ARCHITECTS BRANCH |  | <b>BANKSTOWN</b><br>COLLEGE OF TAFE STAGE 4<br>LOWER GROUND FLOOR<br>PLAN. | PLAN ROOM<br>NUMBER<br>DATE<br>1:100 | SHEET<br>NUMBER<br><b>4</b> |
|---|--|--|--------------------------------------|-----------------------------|





PUBLIC WORKS DEPARTMENT N.S.W.  
H. CHRISTIE, DIRECTOR OF PUBLIC WORKS  
L. B. KELLY, GOVERNMENT ARCHITECT  
per *[Signature]* 19  
PRINCIPAL ARCHITECT 12  
GENL. ARCHITECT BRANCH

**BANKSTOWN**  
**COLLEGE OF TAFE STAGE 4**  
**SITE PLAN**

|                  |       |
|------------------|-------|
| PLAN ROOM NUMBER |       |
| NUMBER OF SET    |       |
| SCALE            | 1:200 |
| DATE             |       |
| SHEET NUMBER     | 3     |







## DANGEROUS GOODS

Application is hereby made for—  
 \*a licence (or amendment of the licence) for the keeping of dangerous goods in or on the premises described below.  
 \*the transfer of the licence

(\*delete whichever is not required)

FEE: \$10.00 per Depot

Recorded.

|   |   |               |
|---|---|---------------|
| Name of Applicant in full (see over)  | Bankstown Technical College                   |               |
| Trading name or occupier's name (if any)  |   |               |
| Postal address  | P.O. Box 361 Bankstown.                       | Postcode 2200 |
| Telephone number of applicant   | STD Code                                      | Number        |
| Address of the premises in or on which the depot or depots are situated (including street number, if any) | 500 Chapel Road<br>Bankstown<br>Postcode 2200 |               |
| Nature of premises (see over)   | College                                       |               |

Amend. Add. Delete

PLEASE ATTACH SITE PLAN

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

| Depot number | Type of depot (see over) | Storage capacity  | Dangerous goods      |                       |
|--------------|--------------------------|-------------------|----------------------|-----------------------|
|              |                          |                   | Product being stored | C & C Office use only |
| 1            | Roofed Package Store     | 5000 litres       | 3.1-3.3              |                       |
| 2            | ✓ ✓ ✓                    | 1880 ✓            | ✓ ✓                  |                       |
| 3            | Cylinder Store           | 140m <sup>3</sup> | 2.1 Acetylene Gas    |                       |
| 4            | ✓ ✓                      | 140m <sup>3</sup> | 2.1 ✓ ✓              |                       |
| 5            | Aboveground Tank         | 3050 Litre        | 2.1 L.P. Gas         |                       |
| 6            | Underground Tank         | 3500 ✓            | 3.1 M.S. Petrol      |                       |
| 7            |                          |                   |                      |                       |
| 8            |                          |                   |                      |                       |
| 9            |                          |                   |                      |                       |
| 10           |                          |                   |                      |                       |
| 11           |                          |                   |                      |                       |
| 12           |                          |                   |                      |                       |

Name of company supplying flammable liquid (if any)

Have premises previously been licensed?

Yes

If known, state name of previous occupier

Licence No. 11475

Signature of applicant

Date 21-1-80

For external explosives magazine(s), please fill in side 2.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, William A. Machon being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

## INFLAMMABLE LIQUID ACT, 1915 (AS AMENDED)

Application for Registration of Premises or Store License under Division A. or for the transfer alteration or amendment of any such Registration or License, for the keeping of Inflammable Liquid and/or Dangerous Goods, in accordance with the provisions of the Inflammable Liquid Act, 1915 (as amended), for the ensuing year.

## Inflammable Liquid

## EXPLANATORY

NO FEE

Mineral Oil - includes kerosene, mineral turpentine and white spirit (for cleaning), and compositions containing same.

Mineral Spirit - includes petrol, benzene, benzolene, benzol and naphtha, and compositions containing same.

## Dangerous Goods

Class 1 - acetal, acetaldehyde, acetone, acrolein, amyl mercaptan, butyl acetate, butyl mercaptan, butyl propionate, crotonaldehyde, dichloro-ethylene, diethylketone, dioxane, diethylamine, dimethyl hydroxine, dipropylamine, divinyl ether, dipropyl ether, ethyl acetate, ethyl acrylate, ethyl chloride, ethyl ether, dichloroethane (ethylene dichloride), ethyl mercaptan, ethyl methacrylate, ethyl methyl ether, ethyl propyl ether, ethyl propionate, methyl propyl ketone, methyl acetate, methyl acrylate, methylal, methyl ethyl ether, methyl ethyl ketone, methyl methacrylate, methyl vinyl ketone, methyl vinyl acetate, piperidine, propenal, propyl acetate, propylamine, propylene oxide, pyridine, tetrahydrofuran, thiophene, triethylamine, valeraldehyde, vinyl acetate, vinyl amyl ether, vinyl butyl ether, vinyl butyrate, vinyl cyanide (acrylonitrile), vinylidene chloride, vinyl ethyl ether, vinyl propyl ether, vinyl propionate, any combination of substances of an inflammable character suitable for use as an industrial solvent and having a true flashing point of less than 73 degrees Fahrenheit, manufactured products, containing organic solvents, having a true flashing point of less than 73 degrees Fahrenheit.

Class 2 - acetic acid, acetyl acetone, acetic anhydride, allyl alcohol, amyl acetate, amyl alcohol, butyl alcohol, butyl methacrylate, chlorobenzene, cyclohexanone, dibutyl ether, dibutyl ketone, dipentene, epichlorohydrin, ethanol (ethyl alcohol), ethyl benzene, ethylene diamine, furfural, mesityl oxide, methyl alcohol, methyl amyl ketone, methyl butyl ketone, pine oil (having a flashing point below 150°F), propyl benzene, propenal, vegetable turpentine, vinyl benzene (styrene monomer), any liquid containing more than 50 per centum ethyl alcohol, manufactured products, containing organic solvents, having a true flashing point of 73 degrees Fahrenheit and above but not exceeding 150 degrees Fahrenheit.

Class 3 - nitro-cellulose moistened with an alcohol, nitro-cellulose product.

Class 4 - compressed or dissolved acetylene contained in a porous substance.

Class 5 (A) - liquefied inflammable gases (liquefied petroleum gas, vinyl chloride, ethylene chloride, ethylene oxide, butadiene, methylamine, dimethylamine and trimethylamine).

Class 9 - Carbon disulphide, ethyl nitrite.

## DIRECTIONS

Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, Department of Mines, Sydney, and must be accompanied by the prescribed fee, as set out in Regulation 7.

|   |                            |
|---|----------------------------|
| 1. Name in full of occupier   | DEPT. TECHNICAL EDUCATION. |
| 2. Occupation   | BANKSTOWN.                 |
| 3. Locality of the premises in which the depot or depots are situated | TECHNICAL TEACHING.        |
|   | No. or Name 500            |
|   | Street CHAPEL RD           |
|   | Town BANKSTOWN.            |
| 4. Nature of premises (Dwelling, Garage, Store, etc.)                 | STORES.                    |
|   | Postcode 2200.             |

5. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time

## PLEASE ATTACH PLAN OF PREMISES.

| Depot No. | Construction of depots* |          |          | Inflammable liquid     |                     | Dangerous goods |                 |            |               |                         |                 |
|-----------|-------------------------|----------|----------|------------------------|---------------------|-----------------|-----------------|------------|---------------|-------------------------|-----------------|
|           | Walls                   | Roof     | Floor    | Mineral Spirit gallons | Mineral Oil gallons | Class 1 gallons | Class 2 gallons | Class 3 lb | Class 4 cu ft | Class 5 A water gallons | Class 9 gallons |
| 1         | Brick                   | Concrete | Concrete | 88                     | 100                 | 88              | 100             |            |               |                         |                 |
| 2         | 2 Brick 2.0 ft          | Iron     | Timber   |                        |                     |                 |                 |            | 5000          |                         |                 |
| 3         |                         |          |          |                        |                     |                 |                 |            |               |                         |                 |
| 4         |                         |          |          |                        |                     |                 |                 |            |               |                         |                 |
| 5         |                         |          |          |                        |                     |                 |                 |            |               |                         |                 |
| 6         |                         |          |          |                        |                     |                 |                 |            |               |                         |                 |
| 7         |                         |          |          |                        |                     |                 |                 |            |               |                         |                 |
| 8         |                         |          |          |                        |                     |                 |                 |            |               |                         |                 |
| 9         |                         |          |          |                        |                     |                 |                 |            |               |                         |                 |

PUBLIC REVENUE A/c.

NO FEE

(Date)

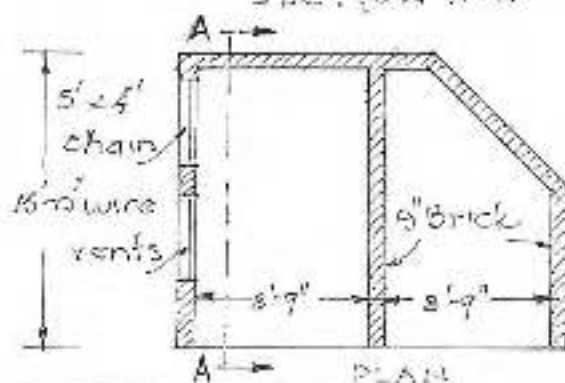
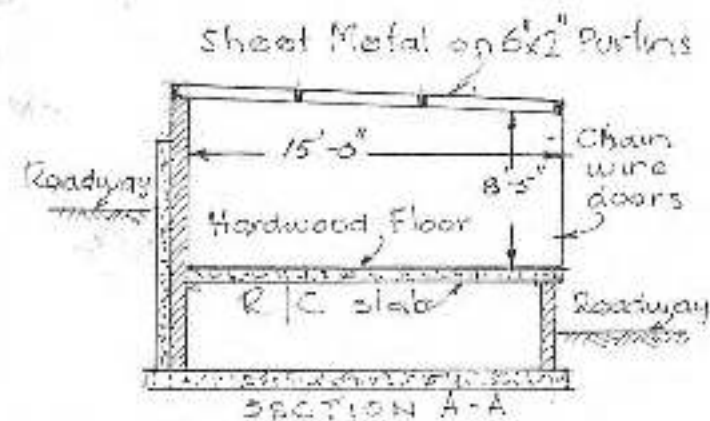
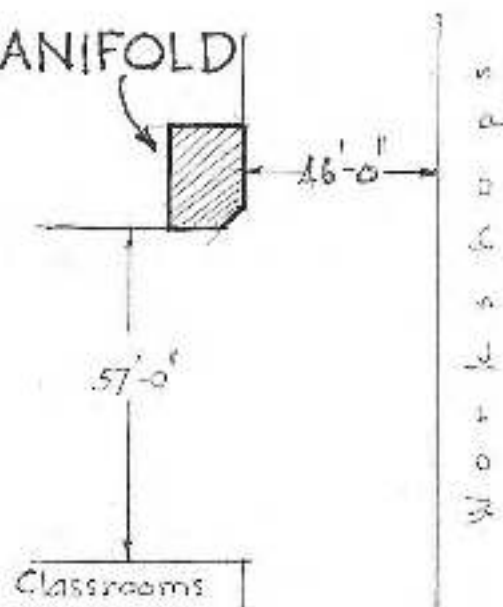
3/1/70

BRUNNEN LTD 2216

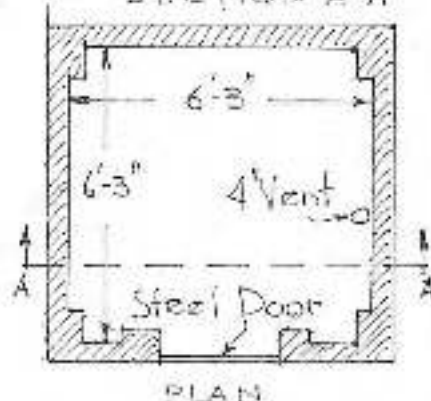
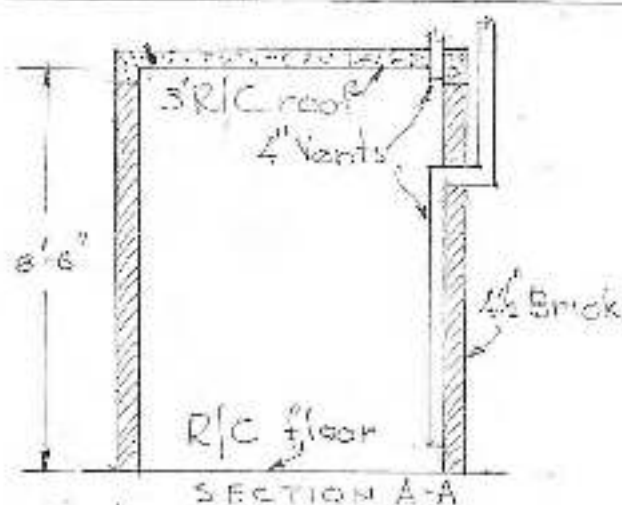
adjacent buildings, also distances separating depots and buildings.

also inside dimensions (length, width, and depth) of lower portion, designed to prevent outflow.

# MANIFOLD



# OIL & SPIRIT STORE



## CERTIFICATE OF INSPECTION

I, Raymond B. Ballou being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to and described is suitable with regard to its situation and construction for the safe keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

Place Sydney

Signature of Inspector Raymond B. Ballou

Date 15/2/70



## **Preliminary Site Investigation**

**TAFE NSW**

Bankstown TAFE Campus

## **Appendix F: Section 10.7 Certificate**

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## Appendix G

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Site Photographs



Photo 1: Carpark located in south-eastern portion of site, TAFE visible north



Photo 2: Carpark located in south-eastern portion of site, TAFE visible north


|   |   |                              |           |           |
|---|---|------------------------------|-----------|-----------|
|  | <b>Site Photographs</b>                                   |                              | PROJECT:  | 208123.00 |
|   | <b>Preliminary Site Investigation (Contamination)</b>     |                              | PLATE No: | 1         |
|   | <b>490 Chapel Road &amp; 347A Hume Highway, Bankstown</b> |                              | REV:      | 2         |
|   | CLIENT  | Canterbury Bankstown Council | DATE      | Feb 2022  |





Photo 3: TAFE entrance from carpark



Photo 4: Entrance to TAFE from Chapel Road, HAZCHEM sign visible


|   |   |                              |           |           |
|---|---|------------------------------|-----------|-----------|
|  | <b>Site Photographs</b>                                   |                              | PROJECT:  | 208123.00 |
|   | <b>Preliminary Site Investigation (Contamination)</b>     |                              | PLATE No: | 2         |
|   | <b>490 Chapel Road &amp; 347A Hume Highway, Bankstown</b> |                              | REV:      | 2         |
|   | CLIENT  | Canterbury Bankstown Council | DATE      | Feb 2022  |






Photo 5: Carwash north-east of site, facing east



Photo 6: Bankstown Fire Station north of site, facing south

|   |   |                              |           |           |
|---|---|------------------------------|-----------|-----------|
|  | <b>Site Photographs</b>                                   |                              | PROJECT:  | 208123.00 |
|   | <b>Preliminary Site Investigation (Contamination)</b>     |                              | PLATE No: | 3         |
|   | <b>490 Chapel Road &amp; 347A Hume Highway, Bankstown</b> |                              | REV:      | 2         |
|   | CLIENT  | Canterbury Bankstown Council | DATE      | Feb 2022  |

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## Appendix H

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Risk Matrix

## Appendix H

### Risk Rating Matrix

The overall risk rating for the site has been determined by using the approach outlined in Tables H1 and H2 below. The risk matrix is based on:

- Probability of occurrence of each potential area of environmental concern (AEC), and / or contamination resulting from the potential AEC, based on the desktop site history and characterisation review, and
- Consequences of the AEC and / or contamination resulting from the AEC, which have been estimated on the basis of the contaminant type(s), likely impacted media, contaminant migration potential and prior project experience for similar sites. For the purpose of the risk rating, the contamination affects on human health and ecology have not been considered.

The risk rating is calculated using the formula: Risk Rating = Probability x Consequence. The final risk rating for the site has then been given by the maximum risk rating of all AECs. If contamination has already occurred, the risk rating is considered high irrespective of probability and consequence.

**Table H1: Qualitative Probabilities and Consequences**

| Item               | Description   | Value |
|--------------------|---|-------|
| <b>Probability</b> | AEC / contamination unlikely to occur   | 1     |
|                    | AEC / contamination may occur   | 2     |
|                    | AEC / contamination likely to occur   | 3     |
|                    | AEC / contamination will occur  | 4     |
| <b>Consequence</b> | Minimal impact not felt at source   | 1     |
|                    | Impact limited to soil, and localised   | 2     |
|                    | Widespread soil impact  | 3     |
|                    | Impacts on multiple media (soil, groundwater, and soil vapour) but limited to site boundary | 4     |
|                    | Impacts on multiple media (soil, groundwater, and soil vapour) beyond the site boundary     | 5     |

**Table H2: Risk Matrix**

|                    |   | Consequence |   |    |    |    |
|--------------------|---|-------------|---|----|----|----|
|                    |   | 1           | 2 | 3  | 4  | 5  |
| <b>Probability</b> | 1 | 1           | 2 | 3  | 4  | 5  |
|                    | 2 | 2           | 4 | 6  | 8  | 10 |
|                    | 3 | 3           | 6 | 9  | 12 | 15 |
|                    | 4 | 4           | 8 | 12 | 16 | 20 |
| Risk 1-6=          |   | Low         |   |    |    |    |
| Risk 7-12=         |   | Medium      |   |    |    |    |
| Risk 13-20=        |   | High        |   |    |    |    |

**Douglas Partners Pty Ltd**