

PRELIMINARY SITE INVESTIGATION

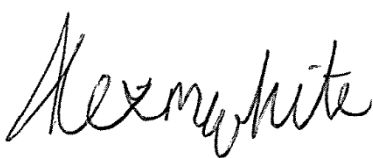

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TAFE NSW

Meadowbank Campus – See Street, Meadowbank NSW 2114

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Executive Summary

Greencap Pty Ltd (Greencap) was engaged by TAFE NSW to undertake a Preliminary Site Investigation (PSI) at Meadowbank Campus (the 'site'). The PSI included a desktop study to collect basic site information and identify the site characteristics (site location, land use, site layout, building construction, geological and hydrogeological setting, historical land uses and activities at the site), a site inspection and interviews with site personnel (where available) and preparation of this report.

A summary of the main findings of the PSI, site risk and recommendations is provided below.

Meadowbank Campus Summary	
Site Information	<p>Address: See Street, Meadowbank 2114</p> <p>Lot and Plan: Lot 11 DP1232584</p> <p>TAFE NSW Site No: 1390</p> <p>Site Area: 94,950 m².</p>
Site Description and Environment	<p>The site is owned and used by TAFE NSW as a tertiary education facility and consists of 32 buildings including classrooms, practical education rooms, administrative offices, utilities and amenities. A child care centre is located on the eastern boundary. The site is located within the Meadowbank industrial/commercial area and is adjacent to the Meadowbank train station and train line (west). Groundwater is expected to flow overall to the south, towards Parramatta River, while surface water is likely to discharge to the unnamed creek on the western boundary and flow via Charity Creek ultimately to the Parramatta River.</p> <p>A summary of a soil contamination investigation received from TAFE NSW indicated there was poly-aromatic hydrocarbons (PAHs) and lead contamination adjacent Blocks A and B. The investigation was undertaken to assess the suitability of the area for the relocation of the child care facilities.</p> <p>During the site walkover multiple chemical stores were identified. Two of the stores located north of Block D and adjacent Block C were not appropriately maintained. Waste storage areas were identified around Block G and west of the car park adjacent Block R, which were not appropriately maintained. Waste materials were also identified in the densely vegetated ravine containing the unnamed creek on the western boundary of the site.</p> <p>A review of the SafeWork Dangerous Goods licensing records demonstrates that there are records of various hazardous chemicals stored on site. Searches undertaken did not identify the site or any neighbouring site (within 1 km) to be subject to the NSW EPA Contaminated Land Record.</p> <p>No evidence, either from the Dangerous Goods search, site walkover or other, indicated the presence of any historical or current Underground Storage Tanks (UST) or Above-ground Storage Tanks (AST) used for petroleum fuel storage.</p>
Site History	<p>Site history review included review of historical title information and historical aerial photographs. In summary, the site consisted of multiple smaller lots that were used for industrial, educational and residential use.</p>

	<p>A large portion of the site was owned by the Meadowbank Manufacturing Company that manufactured agricultural machinery in the 1930's and warehouses associated with this use were demolished before 1943. Multiple lots were acquired as Crown Land between 1945 and 1949. The land was acquired under the <i>Public Work Act 1981</i> on behalf of the Minister for Public Instruction. Anecdotal evidence indicates that the site was used as a military based during the world war, a large portion of the site was clear of development between 1943 and 1951.</p> <p>The Minister of Public Instruction acquired some portions of the land in 1959 when large buildings were erected on the south of the site. Multiple residential buildings were located on the eastern boundary of the site prior to 1986, the buildings were demolished following the Minister of Education acquiring properties in the late 1970's. The lot was fully acquired by the Minister for Education and the Minister Administering the Technical and Further Education in 2016.</p>		
Conceptual Site Model	Potential sources of contamination	Potential contaminants of concern	Qualitative risk rating
	Unknown sources identified by environmental investigation – Douglas Partners	Hydrocarbons, metals, ,	<u>High</u> – Undertake detailed site assessment to delineate contamination, including groundwater assessment
	Potential military use of the site	Metals, hydrocarbons, solvents potential Explosive Ordnance Waste EOW.	<u>Moderate</u> – Undertake site assessment recommended prior to future development involving disturbance of site soils.
	Current and historical chemical storage	Metals, hydrocarbons, pesticides	<u>Low</u>
	Current and historical waste storage	Hydrocarbons, metals, asbestos	<u>Moderate</u> – Upgrade waste storage areas to prevent contamination
	Historical manufacturing site – storage activities and car-parking use. Central portion of site	Asbestos, metals, hydrocarbons.	<u>Moderate</u> – Site assessment recommended prior to future development involving disturbance of site soils.
	Historical manufacturing site - site fill. May be anywhere on site	Asbestos, metals and hydrocarbons	<u>Moderate</u> – Site assessment recommended prior to future development involving disturbance of site soils.
	Current car-parking. Car parking areas – most of the site.	Pesticides, asbestos materials (buried or near surface), lead from lead paint discharge.	<u>Low</u> .
	Former properties located on site	Hydrocarbons, metals, asbestos	<u>Low</u> – Site assessment recommended prior to future development involving disturbance of site soils.
	Sub-station adjacent north-east boundary	Asbestos, hydrocarbons (including polychlorinated biphenyls), metals	<u>Moderate</u> - Site assessment recommended prior to future development involving disturbance of site soils.
	Water treatment facility north of site	Hydrocarbons, metals, solvents	<u>Moderate</u> – Due to creek on site identified, potentially sourced from facility and the

			site is located down gradient of water treatment facility.
	Train line adjacent western boundary	Metals, hydrocarbons	<u>Moderate</u> – Creek identified on site is a sensitive receptor downgradient from train line. Site assessment recommended prior to future development involving disturbance of site soils.
	Mechanics and smash repair shops north of site	Hydrocarbons, metals, solvents	<u>Low</u> – Up gradient from site, site assessment recommended prior to future development involving disturbance of soils in northern portion of site.
	Petrol Stations (200-400m north of site)	Hydrocarbons	<u>Low – Due to distance from site</u>
	Meadowbank Laundry	VOCs, solvents	<u>Low</u> – Launderette is located down-gradient and is a commercial store. Site assessment recommended prior to future development involving disturbance of soils in southern portion of site.
Conclusions	<p>A limited soil investigation of the site identified lead and PAH soil contamination. Historical uses of the site including the presence of a manufacturing company, the demolition of the infrastructure and the potential use of the site for military operations. Current and historical chemical and waste storage provide a moderate contamination risk due improper storage identified during the site walkover. Potential historical or current contaminating activities within the area including the train line, potential former military uses, the adjacent substation and the mechanic and repair shops provide a low to moderate risk to the site due to the complete contamination pathways identified.</p> <p>Four petrol stations were identified within 400m up-gradient from site. Due to the distance from the site contamination risk is low. A laundrette identified 35m down-gradient from site poses a low contamination risk as it appears to be a commercial shop and is down-gradient.</p> <p>There is a low potential for students, administrative and teaching staff to access the soils on site, however there is a moderate opportunity for utility workers and children from the Children's Centre to access the soils on site.</p> <p>Existing pavement and clayey soils would also limit the potential leaching of contamination and migration of contaminated groundwater.</p> <p>The soil assessment undertaken was limited to a small portion of the site and the full scope of works and result has not been made available to Greencap. No groundwater assessment has been undertaken.</p>		
Recommendations	<p>Upgrade the chemical storages adjacent Block C and Block D. Upgrade the waste storage areas adjacent to Block E, and in the car park adjacent to Block R.</p> <p>A walkthrough of the ravine is to be undertaken to assess extent of waste materials present.</p> <p>Undertake a detailed site investigation, including groundwater assessment, prior to future development.</p>		

This executive summary should be read in conjunction with the attached report and the statement of limitations contained therein.

Preliminary Site Investigation

TAFE NSW

Meadowbank Campus

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1 Introduction and Background

1.1 Introduction

Greencap is undertaking a program of hazardous building material and site contamination assessments for the Technical and Further Education NSW (TAFE NSW), Property and Logistics Branch. The program will address the TAFE NSW property portfolio as part of a State wide due diligence initiative. The program is being delivered as separate hazardous building material and contamination assessment reports for each site.

The contamination assessments are being undertaken as Preliminary Site Investigations (PSIs) to assess potential for soil and groundwater contamination at each site. This report presents the PSI for the Meadowbank TAFE Campus ('the site').

The PSIs are completed generally in accordance with the following guidelines:

- NSW EPA (2011) 'Guidelines for Consultants Reporting on Contaminated Sites';
- NEPC (2013) Schedule B1: 'Guideline on Site Characterisation' of the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM).

The PSI provides preliminary assessment of site contamination risk and includes a desktop study to collect basic site information and identify the site characteristics (site location, land use, site layout, building construction, geological and hydrogeological setting, historical land uses and activities at the site), a site inspection and interviews with site personnel (where available) and preparation of this report.

1.2 Site Background

The site is located on See Street, Meadowbank NSW 2114. The regional site location and property boundaries is shown in **Figure 1** in the Figures section at the end of this report. The site comprised an approximate land area of 94,950 m² and is zoned under the city of Ryde SP2 Special Infrastructure – Educational Establishment.

Based on information provided by TAFE NSW, Greencap understand that the site is currently being used as a tertiary education facility.

2 Project Objectives and Scope

2.1 Project Objective

The objective of the PSI is to reduce the uncertainty associated with the potential for soil and/or groundwater contamination that may exist as a result of past activities and/or the environmental setting of the site that may represent a potential environmental liability.

2.2 Project Scope

In order to prepare this report, a desktop assessment and site walkover was undertaken which included a review of the following:

- Historical Certificate of Titles to provide a history of ownership;
- Historical aerial photographs from available online sources to identify past facilities or activities which may have contributed to contamination at the site;
- A search of the SafeWork Dangerous Goods licensing records to establish whether such goods have previously or are currently stored at the Site;
- A review of the Council Planning Certificate (Section 10.7 (2&5));
- A review of the local topography, geology and hydrogeology, as well as salinity and acid sulfate soil risk;
- A search of the NSW Office of Water Groundwater Bore Database for available hydrogeological data (if available);

- Contaminated land records and environmental protection licence information in the public registers maintained by the NSW Environment Protection Authority;
- Information collected from site personnel regarding current or past site activities, storage of chemicals or fuels or other significant site features;
- A detailed site walkover to confirm the findings of the desktop assessment and identify key site features, site topography, infrastructure and potential contaminant sources; and
- Preparation of this report.

3 Site Information

General site information is provided in **Table 1**.

Table 1: Site Information		
Site Name:	Meadowbank Campus	
Site Address:	See Street, Meadowbank NSW 2114	
Site No:	1390	
Campus No:	6008	
Property Identification:	Lot and Plan: Lot 11 DP1232584	
Approximate Area:	94,950 m ²	
Current Zoning:	Special Infrastructure	
Current Site Use:	Tertiary Education Space	
Proposed Site Use:	Tertiary Education Space	
Site Users:	Staff and Students of TAFE NSW	
Surrounding Site Use:	North	Meadowbank industrial area
	East	Italian Bi-Lingual School and high-low density residential area
	South	Industrial/Commercial area, high density housing
	West	Meadowbank Train station and train line
Surface Water Bodies:	On-site	Un-named Creek (on western boundary)
	West	Charity Creek, 81m to the West
	South	Parramatta River, 600m to the south

4 Site Description and Environment

The following information was obtained from TAFE, site personnel (by either checklist or interview), site walkover and desktop review of available information regarding site history and environment.

4.1 Information Obtained From TAFE

TAFE records indicate the site is owned and utilised by TAFE. There are 32 buildings on the site with a gross floor area of 43,152.7m².

4.2 Site Walkover

A site walkover inspection was undertaken on 31st of August 2018. A site layout plan depicting site features is included in **Figure 1**. Photographs from the site inspection are provided in **Appendix A**.

The site consists of 32 buildings, including multi story buildings, sheds, demountable buildings and warehouses. The footprint of the buildings cover approximately 40% of the site, an additional 20% is covered in hardstand including footpaths, car parking and small internal roads. The remainder of the site is covered in grass, garden beds and a small amount of dense vegetation. The building consists of seminar rooms, educational spaces, industrial skills workshops, administration offices, utilities and amenities. A day care centre was also located on site. During the site walkover the following observations were made:

- Anecdotal information provided during the site walkover indicated that the site was previously used for military use in the past;
- Construction sites were identified south of Block L in the centre of the site, and west of Block Y3 on the north of the site;
- The topography of the site was sloped sharply from east to the west, including a retaining wall with a height difference of 20m. Refer to **Appendix A**, photograph 2;
- On the western boundary, adjacent the train line, a small ravine was identified covered in dense vegetation. Refer to **Appendix A**, photograph 3. A small amount of waste was identified in the vegetation area. A small creek at the base of the ravine was identified running north to south, the feeder for the creek was not identified indicating it was a stormwater channel;
- Chemical stores were identified in multiple spaces across the site:
 - A cylinder store holding flammable gases was identified south of Block E. Refer to **Appendix A**, photograph 4;
 - Two flammable gas stores were identified in Block D. Refer to **Appendix A**, photograph 5 and 6;
 - A flammable cupboard was identified adjacent to Block C, it appeared to be in poor condition. It could not be confirmed if there were any materials stored in the cupboard. Refer to **Appendix A**, photograph 7;
 - A store was identified in a shed north of Block D containing paints, oils and concrete. The store was not signed and was poorly maintained. Refer to **Appendix A**, photographs 8 and 9;
 - A flammable cylinder store was identified in Block Y1. Refer to **Appendix A**, photograph 10;
 - A flammable store was identified south-west of Block G. Refer to **Appendix A**, photographs 11 and 12;
 - A flammable cylinder store was identified in Block Y1. Refer to **Appendix A**, photograph 13;
- With the exception of the store in a shed north of Block D, all chemical stores were well signed and appropriately maintained;
- Waste bins and skip bins were identified in various locations across the site, all bins were well maintained:
 - Skip bins were identified adjacent Block D, refer to **Appendix A**, photograph 13;
 - A skip bin was identified west of Block W, refer to **Appendix A**, photograph 14;
 - Recycling wheelie bins were stored north of Block P, refer to **Appendix A**, photograph 15;
 - Skip bins were located east of Block P, refer to **Appendix A**, photograph 16;
 - Skip bins were located in the car park south of Block L, refer to **Appendix A**, photograph 17;
 - A skip bin was located south-east of Block G, refer to **Appendix A**, photograph 18;
- Waste and excess materials were identified in multiple locations across the site:
 - Adjacent Block D and E, refer to **Appendix A**, photograph 19;
 - A fence waste storage area was identified in the car park west of Block R I the north of the site. The materials included waste wood, plastics, fencing and a large skip bin. Refer to **Appendix A**, photographs 20 and 21;
 - South of Block B there were some disused drums, a small skip bin and some disused metals. Refer to **Appendix A**, photographs 22 and 23;
 - Around Block G there was a high volume of waste materials including disused furniture, metal cages, metal scraps and waste wood. Refer to **Appendix A**, photographs 20 and 21;
- There was no visual evidence of underground storage tanks (e.g. fill points, dip points, breather lines) or above ground storage tanks observed during the site walkover;

- There was no visual evidence of potential asbestos containing materials (ACM) observed on the surface of the site or within the structure;
- There was no visual evidence of phytotoxic impact (i.e. plant stress or dieback) observed on the site;
- There was no olfactory evidence of contamination detected on the site; and
- There was no visual evidence of surface staining observed on the site.

4.3 Potential Offsite Contamination Sources

The site is located in the central business district of Meadowbank, north of the site is zoned for Light Industrial and Water Supply, Low Density Residential to the East, Mixed Use to the south and High and Low residential to the west.

Within the area the following sources of contamination have been identified:

- A power sub-station is located on the north-eastern boundary of the site;
- Meadowbank train station and train line is located on the western boundary;
- Multiple mechanics/smash repairs 15m north of the site; and
- Sydney water treatment facility 25m north of site.

Within 500m of the site four petrol station were identified:

- BP Petrol Station, 220m north-west of site;
- Caltex West Ryde Petrol Station, 230m north of site;
- Speedway Petrol Station, 280m north of site; and
- 7/11 Petrol Station, 390m north of site.

Within 500m of the site three laundry services were identified:

- Meadowbank Laundry 35m south of site;
- Neat and Fit Dry Cleaner, 277m south of site; and
- Elegance Dry Cleaning, 290m south of site.

4.4 Site Geology

Review of the Sydney 1:100,000 Geological Series sheet 9130 indicates that the Site is on the Hawkesbury sandstone. The Hawkesbury sandstone is comprised of medium to coarse-grained quartz sandstone, very minor shale and laminite lenses.



Extract 1: Extract from Geological Survey of NSW, Department of Mineral Resources, Sydney 1:100 000, 1983. Approximate site location indicated by red box.

Legend	
Rwa	Black to dark-grey shale and laminite
Qha	Silty to peaty quartz sand, silt and clay. Ferruginous and humic cementation in places. Common shell layers
mf	Man-made fill. Dredged estuarine sand and mud, demolition rubble, industrial and household waste
Rh	Medium to coarse-grained quartz sandstone, very minor shale and laminate lenses

4.5 Site Soil

A review of the 1:100,000 *Sydney Soil Landscape Series Sheet* (9130) (NSW Department of Environment, Climate Change and Water) indicates that the Site is situated in the Lucas Heights Landscape.

The Lucas Heights Soil Group is characterised by moderately deep (50-150cm), hardsetting yellow podzolic, yellow soloths and yellow earths on outer edges. Limitation of this landscape include low available water capacity, low soil fertility and stony soil.

4.6 Site Topography

A review of the Sydney topographic Map 1:100 000 Maps indicates that the site elevation is approximately 30 metres above Australian Height Datum (AHD). The regional topography of the site appeared to slope slightly towards the south-west. Local topography identified during the site walkover demonstrated a sharp slope from east to west.

4.7 Regional Groundwater Bore Search

A groundwater bore search was undertaken using the *NSW Natural Resource Atlas groundwater Data Archive (2018)*. Results of the search are included in **Appendix B**, Regional Groundwater Bore Search. The search identified 3 bores within a 500m radius of the Site (GW104999, GW104998, GW104997). These bores were registered for monitoring purposes. Shallow standing water level is in the range 2-4m below ground level (bgl). A summary of the bores is located in Table 2.

Table 2: Summary of Groundwater Bore Reports					
Bore	Use	Completion Date	Drilled depth	Standing water level	Lithology (m)
GW104999	Monitoring Bore	20/08/2001	3.60m	3.5m	0.0-0.90- Fill: Clayey Sand 0.90-1.30 – Fill: Silty Clayey Sand 1.30-3.60 – Mottled clay and sand
GW104998	Monitoring Bore	20/08/2001	3.1m	2.5m	0.0-0.90- Fill: Clayey Sand 0.90-1.30 – Fill: Silty Clayey Sand 1.30-3.60 – Mottled clay and sand
GW104997	Monitoring Bore	20/08/2001	2.4m	2.3m	0.0-0.70- Fill: Clayey Sand 0.70-1.50 – Fill: Silty Clayey Sand 1.50-2.40 – Mottled clay and sand

4.8 Regional Surface and Groundwater Flow

Based on the topography of the site and surrounding land and the location of surrounding surface water bodies, surface water on site is expected to flow west to the un-named creek and then via Charity Creek to the Parramatta River. The inferred net regional groundwater flow direction is to the Parramatta River to the south of the site.

4.9 Acid Sulfate Soils

A review of the City of Ryde Council Acid Sulfate Soils Risk Map (*The City of Ryde Council LEP 2014*), indicated that the site is on low probability of occurrence of acid sulfate soil materials within the soil profile.

4.10 Local Meteorology

A summary of data collected by the Bureau of Meteorology between 1996 and 2017 at the Sydney – Sydney Olympic Park (weather station ID 066195) located 3km to the south is provided below in Table 3.

Table 3: Summary of Meteorology				
Parameter	Minimum	Month	Maximum	Month
Temperature	16.3°C	July	31.1°C	February
Rainfall	52.7mmmm	September	109.8mm	February

4.11 Potential Sensitive Receptors

Potential sensitive receptors located within a 500 m radius of the site included:

- Un-named Creek, on site;
- Italian Bi-Lingual School, 27m east of site;
- Little Stars Kindergarten, 60m east of site;
- Charity Creek and Woolway Reserve, 81m west of site;
- Sydney Water Supply Monitoring Services, 250m north of site;
- Saint Michael's Catholic Primary School, 250m north-west of site;
- Parramatta River 440m south of the site; and
- Meadowbank Public School, 500m west of site.

5 Site History

A review of available site history information undertaken at the time of reporting is provided in the following section.

5.1 Previous Assessments

Limited results from a soil contamination investigation undertaken in July 2018 by Douglas Partners were made available to Greencap via email. The assessment was undertaken as TAFE NSW is divesting part of the site. It was undertaken to assess the suitability of the site for the relocation of the day care area.

Summarised results indicate that there is lead and PAH concentrations above the Health Investigation Levels (HIL) (it is not indicated which HIL is used to assess the site, HIL-A is the most suitable if the area is to be repurposed for child care). The depth of contamination is to 1.0m between Blocks A and B, and to 2.1m south of Block L1.

TCLP analysis was undertaken on the samples to assess whether the soils may be removed from site as general solid waste, one sample however is above the specific contaminant concentration for lead and therefore classified as restricted waste.

Due to the exceedances of the HILs Douglas Partners have recommended:

- Excavation and off-site disposal of soils;
- Selective excavation of restricted solid waste soils with remediation and management of the remainder of the site; and
- Capping of soils on site, including and environmental management plan.

As the full report and chemical analysis were not available for review Greencap is unable to make specific recommendations for the site based on the information provided.

5.2 Historical Title Information

Greencap undertook a historical search of available land titles to assess the potential for site contamination to exist as a result of historical land uses.

A review of the certificates of title indicate that the history of the site is complicated. The site was initially divided into multiple lots, the majority of which were owned by individuals indicating private residences. Portions of the site were owned by the Board of Water Supply and Sewage indicating that water management and/or treatment occurred in these areas. The Meadowbank Manufacturing Company occupied several block from the early 20's for approximately 10 years, the implied use was as a site for agricultural equipment manufacturing. Multiple lots from 1943 were Crown Land (i.e. NSW Government owned), some of these were acquired on behalf of the Minister for Public Instruction.

The Minister for Education acquired multiple lots from 1974 to 1989, the whole site was formally acquired by the Minister for Education and Minister Administering Further Education in 2016.

There are multiple easements for drainage, electricity and transmission cables, Ausgrid and Telstra both have leases on the site.

A summary of the title information and copies of historical title documents are provided in **Appendix C**.

5.3 Historical Aerial Photographs

A review of historical aerial photographs of the site dating back to 1930 was undertaken as part of this assessment. A summary of the observations made from these photographs is provided in Table 4.

Copies of historical aerial photographs are provided as **Appendix D**.

Table 4: Summary of Aerial Photograph Observations	
Year	Observations
1930	<p>On site: It appears that there is one large warehouse on site, with 3 smaller buildings/warehouses on the north-eastern portion of the site. A small portion of the site appears to be cleared and covered in grass.</p> <p>Off site: The site is bounded to the south, east and north by roads, the west is bounded by a train line. On the north-eastern boundary of the site are approximately five low density residences. Surrounding the site to the north, east, south and west appears to be low density housing with significant areas of clear/undeveloped lots. North of the site, adjacent the train line, a large building is visible with a black circle within the property area which appears to be sewage treatment facility.</p>
1943	<p>On site: The warehouses on the site have been demolished and the land is cleared of development. It appears there are dirt roads on the site.</p> <p>Off site: The density of residential properties has increased to the north, west and south of the site. Residential development to the east has increased but a large volume of cleared lots remain. Three smaller buildings are visible at the treatment facility to the north.</p>
1951	<p>On site: There are several low density residences on the eastern boundary of the site. There are several larger buildings under construction on the southern boundary. The remainder of the site is covered in grass and vegetation with several roads evident.</p>

	Off site: development of low density houses has increased to the east and west of the site, with the majority of the lots occupied. Cleared areas appear to be parks or part of schools. To the south of the site near Parramatta River there are three warehouses evident.
1978	<p>On site: The residential buildings are still in place. There are multiple buildings on the north and southern portions of the site, the southern boundary has a few smaller buildings and moderate vegetation. The buildings to the south appear to be multi-story. The centre of the site appears cleared and covered in grass.</p> <p>Off site: The residential buildings directly north of the site have been removed and several large industrial buildings have been developed. South of the site towards Parramatta river, are dozens of warehouses that have been developed since 1951. There is no significant change to the east or west of the site since 1951.</p>
1986	<p>On site: The residential buildings on the eastern boundary have been demolished, there is a carpark in place with three small buildings on the eastern boundary. The large buildings to the south, appear to be multistorey. The vegetation on the southern boundary has been cleared and another building erected. The remainder of the site appears unchanged since 1978.</p> <p>Off site: the residential buildings on the north-eastern boundary of the site have been cleared and appears to be an asphalted area. There is no significant change in the remaining areas to the north, east, south and west since 1978.</p>
1991	<p>On site: There is no significant change since 1986</p> <p>Off site: There is no significant change since 1986</p>
2002	<p>On site: Another multi-story carpark has been erected on the eastern portion of the site adjacent to the grassed area. Grassed areas of the north and western boundaries site have been paved and car parking is evident.</p> <p>Off site: There is no significant change since 1991</p>
2018	<p>On site: A carpark is evident on the south-eastern boundary of the site. The rest of the site remains unchanged since 2002.</p> <p>Off site: There is no significant change to the north, east or west of the site since 2002. The majority of warehouses to the south of the site have been demolished, several multi-story high density buildings have been erected. There are several sites that are cleared and vacant or are currently being excavated.</p>

5.4 Site History Summary

The site history is complicated as the site consisted of multiple smaller lots that was used for industrial, educational and residential use. The majority of the site was owned by a company that manufactured agricultural machinery in the 1930's, their warehouses were demolished before 1943. King George the Sixth owned multiple lots between 1945 and 1949. The land was acquired under the *Public Work Act 1981* on behalf of the Minister for Public Instruction. Anecdotal evidence indicates that the site was used as a military based during the world war, a large portion of the site was clear of development between 1943 and 1951.

The Minister of Public Instruction acquired portions of the land in 1959, at the same time large buildings were erected on the south of the site. Multiple residential buildings were located on the eastern boundary of the site prior to 1986, the buildings were demolished following the Minister of Education acquiring properties in the late 1970's. The lot was fully acquired by the Minister for Education and the Minister Administering the Technical and Further Education in 2016.

5.5 EPA Declaration of Significantly Contaminated Land

A search of the NSW EPA Contaminated Land Record was undertaken to identify if the site or neighbouring site was recorded under Section 58 of the *Contaminated Land Management Act 1997*. The search did not identify this site, or neighbouring site (within 1km), to be subject to any type of contamination notice issued by the EPA.

5.6 NSW Dangerous Goods Search

A review of the SafeWork Dangerous Goods licensing records demonstrates that there are records of hazardous chemicals stored on site at corner 57-69 Constitution Road, Meadowbank NSW. The search identified records that the licence was sent for renewal in November 1999 to be extended to November 2000. Eight depots are located on the ground floor at various buildings throughout the site. Five depots are located on the second floor at buildings located approximately near the centre south of the site. One depot is located on the fourth floor of the north western corner of the site. One depot is located on the sixth floor at the building located at the centre of the site.

The licence states that the following goods listed below are stored in depots on the site:

Table 5: Summary of Dangerous Goods Search		
Depot No.	Depot Type/Class	Goods Stored in Depot
A	Flammable Liquids Cabinet (Class 3)	UN 1170 Ethanol (Ethyl Alcohol) UN 1300 Turpentine Substitute UN 1223 Kerosene UN 1263 Paint, (Zinc Rich Kit)
B206A	Flammable Liquids Cabinet (Class 3)	UN 1170 Ethanol (Ethyl Alcohol) UN 1223 Kerosene UN 1300 Turpentine Substitute
B-W/S	Flammable Liquids Cabinet (Class 3)	UN 1170 Ethanol (Ethyl Alcohol) UN 1223 Kerosene UN 1300 Turpentine Substitute
C	Flammable Liquids Cabinet (Class 3)	UN 1090 Acetone UN 1155 Diethyl Ether (ethyl Ether) UN 1170 Ethanol (Ethyl Alcohol) UN 1203 Petrol UN 1223 Kerosene UN 1230 Methanol UN 1263 Paint, (Zinc Rich Kit) UN 1268 Petroleum Products, N.O.S UN 1300 Turpentine Substitute UN 1307 Xylenes
D-308	Flammable Liquids Cabinet (Class 3)	UN 1203 Petrol UN 1223 Kerosene UN 1300 Turpentine Substitute
D-W/S	Roofed Store (Class 2.1)	UN 1001 Acetylene, Dissolved UN 1006 Argon, Compressed
E-W/S	Roofed Store (Class 2.1)	UN 1001 Acetylene, Dissolved UN 1006 Argon, Compressed UN 1072 Oxygen, Compressed
F-W/Sa	Flammable Liquids Cabinet (Class 3)	UN 1170 Ethanol (Ethyl Alcohol) UN 1223 Kerosene UN 1300 Turpentine Substitute
F-W/Sb	Exempt - Storage Area (Class 2.1)	UN 1075 Petroleum Gases, Liquefied
G	Flammable Liquids Cabinet (Class 3)	UN 1170 Ethanol (Ethyl Alcohol) UN 1223 Kerosene UN 1300 Turpentine Substitute

Table 5: Summary of Dangerous Goods Search		
Depot No.	Depot Type/Class	Goods Stored in Depot
		UN 2031 Nitric Acid UN 2790 Acetic Acid Solution
H6-15	Roofed Store (Class 3)	UN 1090 Acetone UN 1120 Butanols UN 1155 Diethyl Ether (Ethyl Ether) UN 1170 Ethanol (Ethyl Alcohol) UN 1171 Ethylene Glycol Monoethyl Ether UN 1173 Ethyl Acetate UN 1188 Ethylene Glycol Monomethyl Ether UN 1230 Methanol UN 1274 n-Propanol (Propyl Alcohol, Normal) UN 1307 Xylenes UN 1789 Hydrochloric Acid UN 1888 Chloroform UN 2209 Formaldehyde Solution UN 2672 Ammonia Solution
J-1-6	Roofed Store (Class 8)	UN 1791 Hypochlorite Solution UN 1824 Sodium Hydroxide
J-4-23	Roofed Store (Class 6.1)	UN 1170 Ethanol (Ethyl Alcohol) UN 1479 Oxidising Solid, N.O.S UN 1492 Potassium Persulfate UN 2810 Toxic Liquid, Organic, N.O.S UN 2984 Hydrogen Peroxide, Aqueous Solution
Y1	Roofed Store (Class 3)	UN 1090 Acetone UN 1170 Ethanol (Ethyl Alcohol) UN 1173 Ethyl Acetate UN 1203 Petrol UN 1223 Kerosene UN 1245 Methyl Isobutyl Ketone UN 1263 Paint, (Zinc Rich Kit) UN 1294 Toluene UN 1300 Turpentine Substitute UN 1307 Xylenes UN 1593 Dichloromethane UN 1710 Trichloroethylene

No evidence, either from the Dangerous Goods search, site walkover or other, indicated the presence of any historical or current Underground Storage Tanks (UST) or Above-ground Storage Tanks (AST) used for petroleum fuel storage.

The external and other stores were identified during the site walkover. A copy of this search is provided in **Appendix E**.

5.7 Review Section 10.7(2) & (5) Planning Certificate

A review of the Section 10.7(2) & (5) certificates provided by The City of Ryde for Lot 11 Deposited Plan (DP) 1232584 is summarised below. A copy of the certificate is provided in **Appendix F** of this report. The information provided by The City of Ryde under Section 10.7(2) & (5) of the *Environmental Planning and Assessment Act 1979* and indicates the following:

- The Site is currently zoned as “SP2 Infrastructure – Educational Establishment” under the City of Ryde *Local Environmental Plan 2014*.
- The land is not located within a proclaimed mine subsidence district under *Section 15* of the *Mine Subsidence Act, 1961*.
- The land is not affected by *Section 38* or *39* of the *Coastal Protection Act 1979*.
- The land is identified as being possibly subject to Acid Sulphate Soils. A review of the zoning maps in the City of Ryde LEP 2014 indicates that it is not in an area with known acid sulfate soils.
- The land has not been identified by *Section 11* of this certificate as bush fire prone under the *Rural Fires and Environmental Legislation Amendment ACT 2002*.
- The land is not prone tidal inundation, subsidence, and is not located within a known flood zone.
- The land has not been identified as biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.
- This property has not been identified in the City of Ryde LEP 2014 as a heritage listed under the *NSW Heritage Act, 1977*.

5.8 Data Gaps

Potential data gaps determined include the following:

- The consultant conducting the site walkover did not enter the densely vegetated ravine on the western boundary due to the steep slope and uneven surfaces; therefore the full extent of waste materials in the area could not be assessed;
- It is not known what activities were undertaken on the site by the Board of Water Supply;
- It is not known what portions of the site were owned by the Meadowbank Manufacturing Company;
- It cannot be confirmed if the site was used as a military base during ownership of King George the Sixth;
- It is not known what activities were undertaken by the Sydney County Council and the Municipal Council during their ownership/lease periods; and
- The fate of the dangerous goods stores are not known.

There is potential for these data gaps to affect the results of this PSI, particularly in reference to the military use of the site.

6 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 allowing for evaluation of the risk associated with potential sources. A CSM is also used to identify data gaps and inform a decision on whether detailed investigation is required.

The essential elements of the preliminary CSM for this site are discussed as follows:

6.1 Setting

The site is owned and used by TAFE NSW as a tertiary education facility, it consists of 32 buildings, the majority of which are multi-story. The building footprint and hard stand areas cover 60% of the site. The buildings contain seminar rooms, practical workshops, administrative buildings, and amenities and utilities. A child care centre is located on the eastern boundary. The remainder of the site consists of lawns and bush areas. A ravine runs along the western boundary, with a small creek at the bottom.

The site is located within the Meadowbank industrial/commercial area and is adjacent to the Meadowbank train station and train line (west). Groundwater is expected to flow to the south, towards Parramatta River, while surface water is expected to discharge to the unnamed creek on the western boundary and then flow via Charity Creek to the Parramatta River.

6.2 Potential Contamination Sources and Affected Media

Past/current uses of the site that may have resulted in contamination include the following:

- Industrial land including potential filling with manufacturing related wastes, or fugitive emissions such as lead paint, asbestos or oils;
- Historical demolition of former site buildings;
- Potential military presence;
- Chemical storage;
- Waste produced on site being poorly managed; and
- Current car-parking, leading to minor discharge of oil or fuels.

Section 4.3 identifies potential sources of contamination; including sources of contamination in close proximity to the site, petrol stations and laundrettes. All contaminating activities within 200m have been considered in the CSM.

The laundrettes over 200m south of site are located down gradient and are not considered to potentially impact the site the site is situated in a highly developed area. As the majority of the Meadowbank industrial/commercial area is covered in hardstand there is limited soil access, lowering soil mobility and exposure. Surface water is generally directed to gutters and the drainage system, limiting the potentially contaminated surface water impacting the site. Contaminated groundwater may impact the site however, due to the distance from the site and dilution in the groundwater, the contaminants are not likely to be present in substantial concentrations on the site.

It is for the above reasons that the Meadowbank Laundry is not considered to pose a high contamination risk. The laundrette is located 35m down-gradient, south of site and appeared to be a small commercial laundrette.

Three petrol stations were identified within 300m, a fourth within 400m of the site. These petrol stations are located up gradient of the site and are considered to pose a low contamination risk. Contaminated groundwater may impact the site however, due to the distance from the site and dilution in the groundwater, the contaminants are not likely to be present in substantial concentrations on the site.

Table 6: Summary of Contaminants of Potential Concern and Affected Media

Source/ Area of environmental concern	Activity of concern	Contaminants of potential concern	Potentially Affected Media
Onsite			
Unknown sources identified by environmental investigation – Douglas Partners	-	PAHs, lead	Soil, groundwater
Potential military use of the site	Improper storage of materials, construction and manufacturing of materials, the discharge of weapons,	Hydrocarbons, metals, Explosive Ordnance Waste (EOW)	Soil, groundwater
Current and historical chemical storage	Spills, leaking chemicals	Metals, hydrocarbons, solvents	Surface water, soil
Current and historical waste storage	Improper handling and management of waste	Metals, hydrocarbons, pesticides	Soil, surface water
Historical manufacturing site – storage activities and car-parking use. Central portion of site	Fugitive emissions from manufacturing activities, improper storage of chemicals	Hydrocarbons, metals, asbestos	Soil, groundwater
Historical manufacturing site - site fill. May be anywhere on site	Filling with contaminated wastes	Asbestos, metals, hydrocarbons.	Soil, groundwater

Source/ Area of environmental concern	Activity of concern	Contaminants of potential concern	Potentially Affected Media
Current car-parking. Car parking areas – most of the site.	Car-parking	Hydrocarbons	Surface water, soil
Former properties located on site	Demolition (1930-1943, 1978-1986)	Pesticides, asbestos materials (buried or near surface), lead from lead paint discharge.	Soil
Potential offsite contamination sources			
Sub-station adjacent north-east boundary	Improper property maintenance	Asbestos, hydrocarbons, metals	Soil
Water treatment facility north of site	Fugitive wastes from treatment activities	Hydrocarbons, metals, solvents	Groundwater
Train line adjacent western boundary	Fugitive waste and oils from trains	Metals, hydrocarbons	Soil, surface water
Mechanics and smash repair shops north of site	Fugitive oils from potential storage tanks, improper storage, spills of chemicals, improperly stored materials	Hydrocarbons, metals, solvents	Soil, surface water
Four Petrol stations located within 400m up-gradient from site	Fugitive hydrocarbons from leaking underground storage tanks	Hydrocarbons	Groundwater
Meadowbank Laundry	Spills and leaking chemical storage	VOCs, solvents	Surface water, groundwater

Hydrocarbons: Total Recoverable Hydrocarbons (TRH), benzene, toluene, ethyl-benzene & xylenes (BTEX), Polycyclic Aromatic Hydrocarbons (PAHs).

Metals: Arsenic (As), Nickel (Ni), Copper (Cu), Chromium (Cr), Cadmium (Cd), Lead (Pb), Zinc (Zn), Mercury (Hg)

Pesticides: Organochlorine Pesticides (OCPs) and Organophosphate Pesticides (OPPs)

Asbestos: Asbestos Containing Material (ACM), Asbestos Fines (AF) & Fibrous Asbestos (FA)

UXOs: Unexploded Ordnance

VOCs: Volatile Organic Compounds

Solvents: Trichloroethylene, ethane, 1, 1, 1 – trichloroethane, carbon tetrachloride

EOW: Explosive Ordnance Waste – may include explosives chemicals (e.g. TNT, DNT, RDX), metals, hydrocarbons. May also include Unexploded Ordnance (UXO) and weapons related debris (e.g. cartridges/ shells), however the potential for UXO on this site is considered to be low.

6.3 Potential Human and Ecological Receptors

Based on the current use of the site, potential receptors identified onsite include the following:

- TAFE Students;
- Children at the on-site TAFE NSW children's centre;
- Workers attending the site including teaching and administrative staff, cleaners and employees of tenants on site;
- Utility workers carrying out services works; and
- The Un-Named creek on the western boundary, which flows into Charity Creek, was identified as the closest receiving off-site surface water.

6.4 Potential Exposure Pathways

Given the site setting, should soil or groundwater contamination be present at the site, potential exposure pathways include:

- Dermal contact or direct ingestion of contaminated soils by utility workers during services works;
- Leaching of contaminants from soils to groundwater followed by groundwater migration to the Parramatta River ecological receptor;

- Surface water runoff which may enter nearby drains or watercourses, the adjacent site creek and ultimately to Parramatta River; and
- Creation of dust/vapour during potential demolition, excavation or development works where soils are disturbed.

There is moderate access to soils on the site through large grassed and vegetated areas. It is unlikely that students, teaching and administrative staff would come into contact with soils on site as no invasive skills are taught on site i.e. no agriculture courses are taught on the campus. The maintenance staff and children at the Children's Centre have a higher potential to access the soils.

6.5 Site Conceptual Model - Summary

Based on the above, the preliminary CSM for this site is represented in the Table 7.

Table 7: Preliminary CSM Summary

Source/ Area of environmental concern	Impacted media	Potential exposure pathways	Potential contaminants of concern	Receptors		Qualitative risk rating/comment
				Current	Future	
Environmental investigation undertaken by Douglas Partners	Soil, groundwater	<ul style="list-style-type: none"> • Dermal contact or direct ingestion; • Leaching of contaminants from soils to groundwater/ Charity Creek and small on site creek; and • Dust/vapour during potential demolition, excavation or development works. 	PAHs, lead	<ul style="list-style-type: none"> • Workers undertaking services works. • Groundwater/ Charity Creek. 	<ul style="list-style-type: none"> • Workers during demolition/construction • Future site users i.e children in day care centre, centre workers • Groundwater/ Parramatta River. 	<u>High</u> – Undertake detailed site assessment to delineate contamination, including groundwater assessment
Potential military use of the site	Soil, groundwater	<ul style="list-style-type: none"> • Dermal contact or direct ingestion; • Leaching of contaminants from soils to groundwater/ Charity Creek and small on site creek; and • Dust/vapour during potential demolition, excavation or development works. 	Hydrocarbons, metals, EOWs	<ul style="list-style-type: none"> • Workers undertaking services works. • Groundwater/ Charity Creek. 	<ul style="list-style-type: none"> • Workers during demolition/construction • Future site users i.e children in day care centre, centre works • Groundwater/ Parramatta River. 	<u>Moderate</u> – Undertake site assessment recommended prior to future development involving disturbance of site soils.
Current and historical chemical storage	Surface water, soil	<ul style="list-style-type: none"> • Dermal contact or direct ingestion; • Dust/vapour during potential demolition, excavation or development works; • Surface water runoff to on site creek, Charity Creek and Parramatta River 	Metals, hydrocarbons, solvents	<ul style="list-style-type: none"> • Stormwater system/ Charity Creek. • Workers undertaking services works. 	<ul style="list-style-type: none"> • Workers during demolition/construction • Groundwater/ Charity Creek. 	<u>Low</u>
Current and historical waste storage	Surface water, soil	<ul style="list-style-type: none"> • Dust/vapour during potential demolition, excavation or development works; • Surface water runoff to on site creek, Charity Creek and Parramatta River 	Metals, hydrocarbons, pesticides	<ul style="list-style-type: none"> • Stormwater system/ Charity Creek. • Workers undertaking services works. 	<ul style="list-style-type: none"> • Workers during demolition/construction • Groundwater/ Parramatta River. 	<u>Moderate</u> – Upgrade waste storage areas to prevent contamination

Source/ Area of environmental concern	Impacted media	Potential exposure pathways	Potential contaminants of concern	Receptors		Qualitative risk rating/comment
				Current	Future	
Historical manufacturing – storage activities and car-parking use. Central portion of site	Soil, groundwater	<ul style="list-style-type: none"> • Dermal contact or direct ingestion; • Leaching of contaminants from soils to groundwater/ Charity Creek; • Fugitive emissions; and • Dust/vapour during potential demolition, excavation or development works. 	Hydrocarbons, metals, asbestos	<ul style="list-style-type: none"> • Workers undertaking services works. • Groundwater/ Charity Creek. 	<ul style="list-style-type: none"> • Workers undertaking services works. • Groundwater/ Parramatta River. 	<u>Moderate</u> – Detailed site assessment recommended prior to future development involving disturbance of site soils.
Historical manufacturing site - site fill. May be anywhere on site	Soil, groundwater	<ul style="list-style-type: none"> • Dermal contact or direct ingestion; • Leaching of contaminants from soils to groundwater/ Charity Creek; and • Dust/vapor during potential demolition, excavation or development works. 	Asbestos, metals, hydrocarbons.	<ul style="list-style-type: none"> • Workers undertaking services works. • Groundwater/ Charity Creek. 	<ul style="list-style-type: none"> • Workers involved in future development works. • Groundwater/ Charity Creek 	<u>Moderate</u> – Detailed site assessment recommended prior to future development involving disturbance of site soils.
Current car-parking. Car parking areas – most of the site.	Surface water, soil	<ul style="list-style-type: none"> • Dermal contact or direct ingestion; • Dust/vapour during potential demolition, excavation or development works; • Surface water runoff to on site creek, Charity Creek and Parramatta River 	Hydrocarbons	<ul style="list-style-type: none"> • Stormwater system/ Charity Creek. • Workers undertaking services works. 	<ul style="list-style-type: none"> • Groundwater/ Parramatta River. 	<u>Low</u> .
Demolition of Former properties located on site	Soil	<ul style="list-style-type: none"> • Dermal contact or direct ingestion; • Surface water runoff/ Charity Creek; and • Dust/vapour during potential demolition, excavation or development works. 	Pesticides, asbestos materials (buried or near surface), lead from lead paint discharge.	<ul style="list-style-type: none"> • Workers undertaking services works. 	<ul style="list-style-type: none"> • Workers involved in future development works. 	<u>Low</u> – Site assessment recommended prior to future development involving disturbance of site soils.
Sub-station adjacent site	Soil	<ul style="list-style-type: none"> • Dust/vapour during potential demolition, excavation or development works. 	Asbestos	<ul style="list-style-type: none"> • Workers undertaking services works. 	<ul style="list-style-type: none"> • Workers involved in future development works. 	<u>Moderate</u> - Site assessment recommended prior to future development involving disturbance of site soils.

Source/ Area of environmental concern	Impacted media	Potential exposure pathways	Potential contaminants of concern	Receptors		Qualitative risk rating/comment
				Current	Future	
Water treatment facility	Groundwater	<ul style="list-style-type: none"> Leaching of contaminants from soils to groundwater/ Charity Creek. 	Hydrocarbons, metals and solvents	<ul style="list-style-type: none"> Workers undertaking services works. Stormwater system/ Charity Creek. 	<ul style="list-style-type: none"> Workers involved in future development works. Groundwater/Parramatta River. 	<u>Moderate</u> – Due to creek on site identified, potentially sourced from facility and the site is located down gradient of water treatment facility.
Train line adjacent western boundary	Soil, surface water	<ul style="list-style-type: none"> Dermal contact or direct ingestion; Dust/vapour during potential demolition, excavation or development works; Surface water runoff to on site creek, Charity Creek and Parramatta River 	Metals, hydrocarbons	<ul style="list-style-type: none"> Stormwater system/ Charity Creek. Workers undertaking services works. 	<ul style="list-style-type: none"> Workers involved in future development works. Groundwater/Parramatta River. 	<u>Moderate</u> – Creek identified on site is a sensitive receptor downgradient from train line. Site assessment recommended prior to future development involving disturbance of site soils.
Mechanics and smash repair shops north of site	Soil, Surface Water	<ul style="list-style-type: none"> Dermal contact or direct ingestion; Dust/vapour during potential demolition, excavation or development works; Surface water runoff to on site creek, Charity Creek and Parramatta River 	Hydrocarbons, metals, solvents	<ul style="list-style-type: none"> Stormwater system/ Charity Creek. Workers undertaking services works. 	<ul style="list-style-type: none"> Workers involved in future development works. Groundwater/Parramatta River. 	<u>Low</u> – Site assessment recommended prior to future development involving disturbance of soils in northern portion of site.
Petrol stations – north of site	Groundwater	<ul style="list-style-type: none"> Leaching of contaminants from soils to groundwater 	Hydrocarbons	<ul style="list-style-type: none"> Workers undertaking services works. 	<ul style="list-style-type: none"> Workers involved in future development works. Groundwater/Parramatta River. 	<u>Low</u> – Petrol stations are up-gradient, assessment recommended prior to future development involving disturbance of soils.
Meadowbank Laundry	Surface water, groundwater	<ul style="list-style-type: none"> Surface water runoff; Leaching of contaminants from soils to groundwater 	Solvents, VOCs	<ul style="list-style-type: none"> Workers undertaking services works. 	<ul style="list-style-type: none"> Workers involved in future development works. Groundwater/Parramatta River. 	<u>Low</u> – Laundrette is located down-gradient and is a commercial store. Site assessment recommended prior to future development involving disturbance of soils in southern portion of site.

7 Conclusions and Recommendations

The site is owned and used by TAFE NSW as a tertiary education facility and consists of 32 buildings. The footprint of the buildings and hard stand including car parks make up 60% of the site. The remainder of the site is made up of grassed areas, garden beds and a densely vegetated ravine with a creek running along the western boundary. The creek is expected to be a stormwater drainage area as the feeder for the creek was not identified.

The site is located within the Meadowbank industrial/commercial area and is adjacent to the Meadowbank train station and train line (west). Surface and groundwater is expected to flow to the south, towards Parramatta River.

A summary of a soil contamination investigation received from TAFE NSW indicated there was PAH and lead contamination adjacent Blocks A and B. The investigation was undertaken to assess the suitability of the area for the relocation of the child care facilities.

During the site walkover multiple chemical stores were identified, two of the stores located north of Block D and adjacent Block C were not appropriately maintained. Waste storage areas were identified around Block G and west of the car park adjacent Block R, which were not appropriately maintained. Waste materials were also identified in the densely vegetated ravine on the western boundary of the site.

There are multiple sources of contamination identified near the site including the adjacent train line, a substation on the boundary of the site, mechanic and car repair shops north of the site and a Sydney Water waste water treatment facility north of the site. Four petrol stations were identified within 400m, up-gradient from site. One laundrette was located within 50m of site, down-gradient.

A review of the SafeWork Dangerous Goods licensing records demonstrates that there are records of various hazardous chemicals stored on site. Not all of these stores were identified during the site walkover. Searches undertaken did not identify the site or any neighbouring site (within 1 km) to be subject to the NSW EPA Contaminated Land Record.

Site history review included review of historical title information and historical aerial photographs. The site consisted of multiple smaller lots that was used for industrial, educational and residential use. The majority of the site was owned by a company that manufactured agricultural machinery in the 1930s, their warehouses were demolished before 1943. King George the Sixth owned multiple lots between 1945 and 1949. The land was acquired under the *Public Work Act 1981* on behalf of the Minister for Public Instruction. Anecdotal evidence indicates that the site was used as a military base during the world war, a large portion of the site was clear of development between 1943 and 1951.

The Minister of Public Instruction acquired some of the land in 1959 when large buildings were erected on the south of the site. Multiple residential buildings were located on the eastern boundary of the site prior to 1986, the buildings were demolished following the Minister of Education acquiring properties in the late 1970's. The lot was fully acquired by the Minister for Education and the Minister Administering the Technical and Further Education in 2016.

There is moderate access to soils on the site through large grassed and vegetated areas. It is unlikely that students, and teaching and administrative staff would come into contact with soils on site. The maintenance staff and children at the Children's Centre have a higher potential to access the soils.

Existing pavement and clayey soils would limit the potential leaching of contamination and migration of contaminated groundwater.

A summary of the sources of contamination, identified pathways and the qualitative risk is summarised below.

Source of Contamination	Identified Pathways	Risk Rating
Environmental Investigation – Douglas Partners	Direct contact with soils Leaching to groundwater	High

Source of Contamination	Identified Pathways	Risk Rating
	Dust during demolition	
Potential military use of the site	Direct contact with soils Leaching to groundwater Dust during demolition	Moderate
Current and historical chemical storage	Direct contact with soils Surface water run off Dust during demolition	Moderate
Current and historical waste storage	Direct contact with soils Surface water run off Dust during demolition	Moderate
Historical manufacturing site – storage activities and car-parking use. Central portion of site	Direct contact with soils Leaching to groundwater Dust during demolition	Moderate
Historical manufacturing site - site fill. May be anywhere on site	Direct contact with soils Leaching to groundwater Dust during demolition	Moderate
Current car-parking. Car parking areas – most of the site.	Direct contact with soils Surface water run off Dust during demolition	Low
Former properties located on site	Direct contact with soils Dust during demolition	Low
Sub-station adjacent north-east boundary	Direct contact with soils Dust during demolition	Moderate
Water treatment facility north of site	Leaching to groundwater	Moderate
Train line adjacent western boundary	Direct contact with soils Surface water run off Dust during demolition	Moderate
Mechanics and smash repair shops north of site	Direct contact with soils Surface water run off Dust during demolition	Low
Petrol stations (200-400m north of site)	Leaching to groundwater	Low
Meadowbank Laundry	Leaching to groundwater Surface water run off	Low

Greencap recommends that the waste storage adjacent Block C and Block D be upgraded to suitably manage the materials in the stores. The wastes stored near Block E, Block G and in the car park adjacent Block R be upgraded to suitably manage waste materials and prevent contamination.

A walkthrough the densely vegetated ravine on the western boundary should be conducted to assess the extent of waste materials in the areas, and then conduct a clean-up of the ravine to prevent contamination. Limited information from soil contamination was available for review for this site. Results indicate there is contamination present. The source of contamination was not identified, and the sampling area was limited. There was no groundwater assessment made during the investigation. Therefore, a detailed site assessment is recommended across the full site prior to future development or utility works involving disturbance of site soils.

8 References

- 1:100,000 Sydney Geology Series Sheet, 1998 (9030) (C.L. Murphy et al.).
- 1:100,000 *Sydney Soil Landscape Series Sheet* (9030) (NSW Department of Environment, Climate Change and Water).
- The City of Ryde *Local Environmental Plan* 2008.
- *National Environmental and Protection Measure 1999* (2013 Amendment).
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Sites* 2011.
- *NSW Natural Resource Atlas Groundwater Data Archive* 2018.



October 2018

Preliminary Site Investigation

TAFE NSW

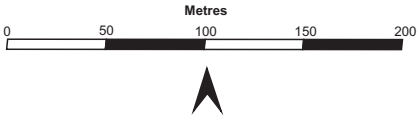
Meadowbank Campus

Figures



Legend:

- Site Boundary
- Site Location



Level 2, 11-17 Khartoum Road
North Ryde, NSW 2113
Ph: 02-9889-1800
Fx: 02-9889-1811

Client Name:		TAFE NSW			
Client Number:		C122141		Project Number: J154876	
Project Description:		Preliminary Site Investigation(PSI)			
Address:		57-69 Constitution Road, Meadowbank NSW 2114			
Prepared:	NM	Reviewed:	GB	Date:	22/05/2018
Figure 1	Site Location and Regional Context				

Disclaimer: Greencap-NAA Pty Ltd has produced this map for the purpose of presenting a summary of relevant spatial information and gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation liability for negligence) for any loss, damage or costs (including consequential damage) relating to any use of or reliance upon the data. Data must not be used for direct marketing or be used in breach of privacy laws. Service Layer Credits: © 2017 Nemap Ltd

Preliminary Site Investigation

TAFE NSW

Meadowbank Campus

Appendix A: Site Inspection Photographs



Photo 1 – TAFE entrance via See Street, adjacent train station



Photo 2 – View south, located east of site, east of Block G showing retaining wall with 20m height difference from east to west.



Photo 3 – West of property, showing dense vegetation and minor amount of wastes leading down into a ravine.



Photo 4 – Flammable store located south of Block E.



Photo 5 - Flammable store located in Block D



Photo 6 - Flammable store located in Block D



Photo 7 – Flammable cupboard adjacent Block C



Photo 8 – Materials stored in shed north of Block D



Photo 9 - Materials stored in shed north of Block D



Photo 10 – Flammable store stored in Block Y1



Photo 11 - Flammable store located south-west of Block G



Photo 12 - Flammable store located south-west of Block G



Photo 13 – Skip bin adjacent Block D



Photo 14 – Skip bin located west of Block W.



Photo 15 – Recycling bins storage north of Block P



Photo 16 – Skip bins east of Block P



Photo 17 – Skip bins located south of Block L in car park



Photo 18 – skip bin south-west of Block G



Photo 19 – Waste wood stored adjacent Block D and E



Photo 20 – Skip bin located in waste area, located in car park west of Block R



Photo 21 – Materials in waste area, located in car park west of Block R



Photo 22 – Waste drums located south of Block D



Photo 23 – Skip bins and waste stored south of Block D



Photo 24 – Waste materials stored around Block G

Preliminary Site Investigation

TAFE NSW

Meadowbank Campus

Appendix B: Regional Groundwater Bore Search

NSW Office of Water

Work Summary

GW104997

Licence: 10BL160464	Licence Status: ACTIVE
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE	
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method:	
Owner Type:	
Commenced Date:	Final Depth: 2.40 m
Completion Date: 20/08/2001	Drilled Depth: 2.40 m
Contractor Name: SYDNEY GROUNDWATER CO.	
Driller: Nicholas Alexander Kontos	
Assistant Driller:	
Property: N/A	Standing Water Level: 2.320
GWMA: -	Salinity:
GW Zone: -	Yield:

Site Details

Site Chosen By:			
County		Parish	Cadastre
Form A: CUMBE	CUMBE.025	LT1 DP206306	
Licensed: CUMBERLAND	HUNTERS HILL	Whole Lot	
		200//1032187	
Region: 10 - Sydney South Coast		CMA Map: 9130-3N	
River Basin: 213 - SYDNEY COAST - GEORGES RIVER	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6256692.0	Latitude: 33°48'54.7"S	
Elevation Source: (Unknown)	Easting: 323049.0	Longitude: 151°05'17.3"E	
GS Map: -	MGA Zone: 0	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.40	100			Auger
1		Annulus	Waterworn/Rounded	1.00	2.50				Graded, Q:0.004m3
1	1	Casing	Pvc Class 18	0.00	1.90	60	50		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	1.90	2.40	60		1	PVC Class 18, SL: 35.0mm, A: 1.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
2.30	2.40	0.10	Unknown	2.32					260.00

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.70	0.70	FILL,CLAYEY SAND	Fill	
0.70	1.50	0.80	FILL,SILTY CLAYEY SAND	Fill	

Remarks

23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

*** End of GW104997 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW104999

Licence: 10BL160464	Licence Status: ACTIVE
Authorised Purpose(s): MONITORING BORE Intended Purpose(s): MONITORING BORE	
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method:	
Owner Type:	
Commenced Date:	Final Depth: 3.10 m
Completion Date: 20/08/2001	Drilled Depth: 3.60 m
Contractor Name: SYDNEY GROUNDWATER CO.	
Driller: Nicholas Alexander Kontos	
Assistant Driller:	
Property: N/A	Standing Water Level: 3.540
GWMA: -	Salinity:
GW Zone: -	Yield:

Site Details

Site Chosen By:			
County		Parish	Cadastre
Form A: CUMBE	CUMBE.025	LT3 DP206306	
Licensed: CUMBERLAND	HUNTERS HILL	Whole Lot	
		200//1032187	
Region: 10 - Sydney South Coast		CMA Map: 9130-3N	
River Basin: 213 - SYDNEY COAST - GEORGES RIVER	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6256697.0	Latitude: 33°48'54.5"S	
Elevation Source: (Unknown)	Easting: 323091.0	Longitude: 151°05'18.9"E	
GS Map: -	MGA Zone: 0	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.10	100			Auger
1		Annulus	Waterworn/Rounded	1.00	2.50				Graded, Q:0.004m3
1	1	Casing	Pvc Class 18	0.00	3.00	60			Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	3.00	3.60	60		1	PVC Class 18, SL: 35.0mm, A: 1.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
3.50	3.60	0.10	Unknown	3.54					248.00

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.90	0.90	FILL, CLAYEY SAND BROWN	Fill	
0.90	1.30	0.40	FILL, SILTY CLAYEY SAND GREY	Fill	

Remarks

23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

*** End of GW104999 ***

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NSW Office of Water

Work Summary

GW104998

Licence: 10BL160464

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Supply Obtained

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 20/08/2001

Final Depth: 3.10 m

Drilled Depth: 3.10 m

Contractor Name: SYDNEY GROUNDWATER CO.

Driller: Nicholas Alexander Kontos

Assistant Driller:

Property: N/A

GWMA: -

GW Zone: -

Standing Water Level: 2.500

Salinity:

Yield:

Site Details

Site Chosen By:

County

Form A: CUMBE

Licensed: CUMBERLAND

Parish

CUMBE.025

HUNTERS HILL

Cadastre

LT1 DP206306

Whole Lot

200//1032187

Region: 10 - Sydney South Coast

CMA Map: 9130-3N

River Basin: 213 - SYDNEY COAST - GEORGES RIVER

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Elevation Source: (Unknown)

Northing: 6256701.0

Easting: 323055.0

Latitude: 33°48'54.4"S

Longitude: 151°05'17.5"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.10	100			Auger
1		Annulus	Waterworn/Rounded	1.00	2.50				Graded, Q:0.004m3
1	1	Casing	Pvc Class 18	0.00	2.50	60	50		Screwed
1	1	Opening	Slots - Horizontal	2.50	3.10	60		1	PVC Class 18, SL: 35.0mm, A: 1.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
2.50	3.10	0.60	Unknown	2.50					279.00

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.90	0.90	FILL,CLAYEY SAND,BROWN	Fill	
0.90	1.40	0.50	FILL,SILTY CLAYEY SAND,GREY	Fill	

Remarks

23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

*** End of GW104998 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Preliminary Site Investigation

TAFE NSW

Meadowbank Campus

Appendix C: Historical Certificates of Title

Table 2: Summary of Historical Certificates of Title

Volume/ Folio	Date	Owner/tenant, Listed occupation	Implied Use
1/837179 (current)	7/11/2016	MINISTER FOR EDUCATION AND MINISTER ADMINISTERING THE TECHNICAL AND FURTHER EDUCATION COMMISSION ACT 1990	TAFE Facility
A/104845	2/09/1989	THE MINISTER FOR EDUCATION	Education Facility
7693-97	20/05/1959	WHITFIELD, Lionel Claude	Private Residence
	2/02/1983	THE MINISTER FOR EDUCATION	Education Facility
7426-89	10/01/1958	BROOK, Jean Gwendoline wife of BROOK, Ormonde Clive	Private Residence
	6/05/1966	TYLER, George Terence and TYLER, Isabel Agnes	Private Residence
	11/03/1959	WHITFIELD, Lionel Claude and WHITFIELD, Mary Jean	Private Residence
3248-80	7/11/1921	SALISBURY, May wife of SALISBURY, Francis James	Private Residence
7426-90	10/01/1958	SALISBURY, Helen Lauder	Private Residence
	11/11/1975	THE MINISTER FOR EDUCATION	Education Facility
	5/07/1977	THE MINISTER FOR EDUCATION	Education Facility
13551-108	1/03/1978	THE MINISTER FOR EDUCATION	Education Facility
1982-132	10/07/1909	THE MEADOWBANK LAND SYNDICATE LIMITED	
1705-127	15/07/1906	THE MEADOWBANK LAND SYNDICATE LIMITED	
1736-165	30/10/1906	TAYLOR, Alfred David	Private Residence
	23/11/1906	TAYLOR Alfred David	Private Residence
1705-127	9/10/1924	TAYLOR Amie Amelia	Private Residence
	2/01/1947	CLEARY Sidney Thomas	Private Residence
	28/02/1969	NATIONAL CAN COMPANY PTY LIMITED	Warehouse/Manufactory Site
Illegible	4/12/1906	NORTH, Mary Bell wife of NORTH John George	Private Residence
	18/04/1907	GOODWIN, Arthur Henry	Private Residence
1776-17	22/07/1915	BLACKSHAW Ernest	Private Residence
	25/10/1922	MC CAUSLAND Harold Conyngham	Private Residence
	23/05/1923	COPLAND Renold Bruce	Private Residence
	1/06/1923	COPLAND Renold Bruce	Private Residence
1795-71	16/07/1904	MONCRIEFF Thomas Jewel	Private Residence
	16/01/1920	DELANEY Hugh	Private Residence
illegible	15/08/1906	JOHNSON, Arthur John	Private Residence
1720-140	23/08/1906	LARCOMBE Edith Elizabeth Pauline	Private Residence
	17/03/1919	HUMPHREY Walker	Private Residence
	16/08/1921	LAWRENCE Charles	Private Residence
	3/08/1928	MC CAUSLAND Harold Conyngham	Private Residence
	27/12/1928	MC CAUSLAND Harold Conyngham	Private Residence
	15/08/1929	MC CAUSLAND Harold Conyngham	Private Residence
	22/07/1929	Goddard Ruth	Private Residence
	10/02/1928	MILES James	Private Residence
	9/03/1928	illegible	Unknown
	7/05/1928	CARHAM Edward	Private Residence
2922-107	30/07/1907	KRUST Charles	Private Residence
	26/09/1907	BORLASE, Emily Ann	Private Residence
	26/09/1907	COLEMAN Pearl Elizabeth Emily wife of Arthur Bernard Coleman	Private Residence
	8/11/1907	ANDERSON David More	Private Residence
	19/12/1907	CONGREGATIONAL UNION OF NEW SOUTH WALES	Church Use
	26/02/1908	BENNETT Arthur Herndale	Private Residence
	26/02/1908	JAMES, Lydia	Private Residence
	13/05/1908	ANDERSON David More	Private Residence
	10/08/1908	ANDERSON David More	Private Residence
	12/11/1908	BILLINGTON Emily Martha Horlop, wife of BILLINGTON Hacter	Private Residence
	10/02/1909	ANDERSON David More	Private Residence
	11/03/1909	MINCHAN James	Private Residence
	29/05/1903	ANGAS, John Howard	Private Residence
1470-108	29/12/1904	ANGAS, Sussane Widow and THOMSON, John Alexander and	Private Residence
	5/08/1905	ANGAS, Sussane Widow and THOMSON, John Alexander and	Private Residence
	23/06/1906	THE MEADOWBANK LAND SYNDICATE LIMITED	Unknown
1006-43	14-03-1891	MELLORS MEADOWBANK MANUFACTURING COMPANY	Agricultural Manufacturer
	24/11/1896	ANGAS, John Howard	Private Residence
266-66	28/08/1876	BENNETT, Susan	Private Residence
	20/08/1881	SAVAGE, Michael John	Private Residence
	10/05/1882	HAY, William	Private Residence
	09/05/1881	BENETT, Andrew William	Private Residence
	24/03/1883	GRAHAM, Samuel	Private Residence
	10/04/1883	LINSLEY, John Richard	Private Residence
	30/08/1883	MORGAN, Francis Stephen	Private Residence
	17/09/1883	Illegible, Robert	Private Residence
	02/10/1883	LINSLEY, John Richard	Private Residence
	10/10/1883	Luttow, William and Luttow, John (Tenants)	Private Residence
	23/12/1884	Ellegible, George	Private Residence
	12/01/1885	BRU, Thomas	Private Residence
	19/01/1885	DAVIS, Charles	Private Residence
	07/09/1885	Illegible, William Dudley	Private Residence
1644-98	21/10/1905	ANGAS, Susanne and ANGAS, Howard Charles and BAKEWELL,	Private Residence
	8/10/1906	NORTH, Mary Bell wife of NORTH John George	Private Residence
	23/06/1906	THE MEADOWBANK LAND SYNDICATE LIMITED	Unknown
	05/04/1894	SIMON, Henry	Private Residence
1124-138	04/02/1898	HENRY SIMON LIMITED	Private Residence
	27/09/1905	ANGAS, Susanne Widow and ANGAS, Charles Howard and	Private Residence
1101-20	12/07/1893	MELLORS MEADOWBANK MANUFACTURING COMPANY	Agricultural Manufacturer
	02/04/1894	SIMON, Henry	Private Residence
	09/07/1894	BARTON Walter Charles	Private Residence
	3/3/1892	ALMOND, Peter	Private Residence
	20/05/1909	WHEELER Charles Henry	Private Residence

1048-14	1/04/1911	SWALES, Frederick William	Private Residence
	20/02/1913	MEASON, John Alexander	Private Residence
	10/02/1919	ELLIS, George Edward	Private Residence
808-125	11/10/1886	JONES, John Rogers	Private Residence
	10/02/1894	ALMOND, Peter	Private Residence
	14/02/1907	MALCOLM, William Eligible	Private Residence
524-245	02/04/1881	JONES, John Rogers	Private Residence
	28/07/1879	HALL, Frederick	Private Residence
	25/05/1880	WEST, Arthur James	Private Residence
443-228	25/05/1880	LUMOR, William Pricel	Private Residence
	25/05/1880	BRACKEN, John	Private Residence
	25/05/1880	PERREG, Henry Joseph	Private Residence
	22/06/1880	NORMAN, Daniel Joseph	Private Residence
	30/06/1880	Illegible, John	Private Residence
	30/06/1880	OUTRIDGE, Joseph	Private Residence
	1/07/1880	IRVINE, Charles Sydney	Private Residence
	10/07/1880	DURNELL, John Hiram	Private Residence
	13/07/1880	WEST, Mary wife of WEST, Alfred	Private Residence
	23/07/1880	KAY, Mary of Ashfield Widow	Private Residence
	02/08/1880	MILLS, Henry	Private Residence
	17/09/1880	HAZLEWOOD, David	Private Residence
	01/09/1880	READ, George	Private Residence
	04/01/1880	BEST, Thomas	Private Residence
	15/03/1880	Illegible, David	Private Residence
	15/03/1881	JONES, John Rogers	Private Residence
	24/03/1881	POWYS, Alfred	Private Residence
	30/03/1881	HILZINGER, Henry George	Private Residence
	30/03/1881	IRVINE, Henry Harrington	Private Residence
	30/03/1881	HODGKINGSON, Henry Frances	Private Residence
	21/04/1881	PARNELL, Henry John	Private Residence
	26/04/1881	BUTTON, Sarah widow	Private Residence
	03/05/1881	Gazzard, Henry	Private Residence
	17/05/1881	Illegible, Henry	Private Residence
	26/09/1881	LUTHERLAND, Stuart	Private Residence
	26/09/1881	ALLISON, John	Private Residence
	06/12/1881	BARTON, William	Private Residence
	6/12/1881	HALKER, George Alexander	Private Residence
	25/01/1882	JOHNSON, CARL	Private Residence
	25/01/1882	Illegible, Henry George	Private Residence
	31/01/1882	Illegible, William Thomas	Private Residence
	23/02/1882	Illegible	Private Residence
	23/02/1882	Illegible, Henry Clifton	Private Residence
	12/04/1882	CHURCHILL, William Henry	Private Residence
	04/05/1882	Illegible, ALLEN Asher	Private Residence
	22/05/1882	NAPTHOLJ, Jane	Private Residence
	29/06/1882	BELL, James	Private Residence
	27/06/1882	Illegible, PESSLE, George	Private Residence
	30/06/1882	Illegible, YEDOR, John	Private Residence
	30/06/1882	BERCH, Thomas	Private Residence
	05/07/1882	Illegible WARKIN, John Wesley	Private Residence
	25/10/1882	IRVINE, Henry Harrington	Private Residence
	25/10/1882	HODGKINGSON, Horace Edeward	Private Residence
	04/11/1882	IRVINE, Charles Sydney	Private Residence
431-235	06/05/1879	HALL, Frederick	Private Residence
	28/07/1879	THOMPSON, Joseph	Private Residence
	25/05/1880	WEST, Arthur James	Private Residence
443-229	25/05/1880	PRICE, William	Private Residence
	25/05/1880	BRACKIND, John	Private Residence
	25/05/1880	PERRIG, Henry Joseph	Private Residence
	22/06/1880	NORMAN, Daniel Joseph	Private Residence
	30/06/1880	TUDOR, John	Private Residence
	30/06/1880	OUTRIDGE, Joseph	Private Residence
	1/07/1880	IRVINE, Charles Sydney	Private Residence
	10/07/1880	DURNELL, John Hiram	Private Residence
	13/07/1880	WEST, Mary wife of WEST, Alfred	Private Residence
	23/07/1880	KAY, Mary of Ashfield Widow	Private Residence
	02/08/1880	MILLS, Henry	Private Residence
	17/09/1880	HAZLEWOOD, David	Private Residence
	01/12/1880	READ, George	Private Residence
	04/01/1881	BEST, Thomas	Private Residence
	15/03/1881	Illegible KERCHEN, David	Private Residence
	15/03/1881	JONES, John Rogers	Private Residence
	24/03/1881	POWYS, Alfred	Private Residence
	30/03/1881	HILZINGER, Henry George	Private Residence
	30/03/1881	IRVINE, Henry Harrington	Private Residence
	30/03/1881	HODGKINSON, Henry Frances	Private Residence
	21/04/1881	PARNELL, Henry John	Private Residence
	26/04/1881	BUTTON, Sarah widow	Private Residence
	3/5/1881	Gazzard, Henry	Private Residence
	17/05/1881	Illegible	Unknown
	26/09/1881	SUTHERLAND, Stuart	Private Residence
	26/9/1881	ALLISON, John	Private Residence
	06/12/1881	BARTON, William	Private Residence
	06/12/1881	WALKER, George Alexander	Private Residence
	25/01/1882	JOHNSON, Carl	Private Residence
	25/01/1882	HILZINGER, Henry George	Private Residence

	31/01/1982	Illegible, William Thomas	Private Residence
	23/02/1882	GREEWES, EDward	Private Residence
	23/02/1882	Illegible, CLIFTONCHYER Henry	Private Residence
	12/04/1882	CHURCHILL, William Henry	Private Residence
	04/05/1882	ALLEN, Asher	Private Residence
	22/05/1882	NAPTHOLI, Jane	Private Residence
	27/06/1882	PESTLE, George	Private Residence
	29/06/1882	BILL, James	Private Residence
	30/06/1882	TUDOR, John	Private Residence
	30/6/1882	BIRCH, Thomas	Private Residence
	05/7/1882	WALKER, John Wesley	Private Residence
	25/10/1882	IRVINE, Henry Harrington	Private Residence
	25/10/1882	HODGKINSON, Horace Edward	Private Residence
	4/11/1882	IRVINE, Charles Sydney	Private Residence
431-236	6/5/1879	THOMPSON, Joseph	Private Residence
1053-245	29/04/1892	BOWDEN, Mary Elizabeth	Private Residence
	22/05/1893	JOHNSHON, William	Private Residence
	22/05/1893	MELLORS MEADOWBANK MANUFACTURING COMPANY	Agricultural Manufacturer
429-11	18/03/1879	SHEPHERD, Isaac	Private Residence
	29/08/1879	LINSLEY, John Richard	Private Residence
	16/03/1881	POPE HOWARD, George	Private Residence
	14/09/1881	SHEPHARD, Robert Arsmend	Private Residence
	14/09/1881	SHUTTLEWORTH, James Johnson	Private Residence
	30/12/1881	SHEPHARD, James	Private Residence
	16/02/1892	BOWDEN, Mary Elizabeth (widow)	Private Residence
	16/02/1892	BOWDEN, Mary Elizabeth (widow)	Private Residence
	14/02/1898	THE BANK OF NEW SOUTH WALES	mortgage management
	14/02/1907	KRUST, Charles	Private Residence
1474-57	18/06/1903	MC. BEATH, Annie wife of MC. BEATH, Peter	Private Residence
	23/01/Illegible	RYAN, Ellen (Spinster)	Private Residence
	26/11/1962	FRANCIS, Cluie Robert of Cootamundra, Glazier and his wife	Private Residence
576-27	15/04/1882	SANDS, Llewellyn	Private Residence
	29/11/1883	BELL, John	Private Residence
	19/06/1902	BANK OF NEW SOUTH WALES	mortgage management
	13/05/1914	BOGD, John	Private Residence
	15/03/1916	COLLINS, Patrick John	Private Residence
506-103	14/09/1880	SHELLSHEAR, Walter	Private Residence
492-144	24/01/1881	PHILLIPS, William Edger Harold	Private Residence
	29/04/1881	WALSH, John	Private Residence
	02/05/1881	Illegible, John	Private Residence
492-148	10/05/1881	HARRISON, James Edward	Private Residence
	14/05/1881	PEARSON, Charles	Private Residence
	25/07/1881	WALKER, Arthur	Private Residence
	28/07/1881	EDEN, Thomas Edward	Private Residence
	28/07/1881	DUGGAN, Pauline	Private Residence
	29/08/1881	GILL, Henry	Private Residence
	28/10/1881	RUSSELL, John Edward Miller	Private Residence
	10/02/1882	Illegible, Charles	Private Residence
	13/03/1882	SANDS, Llewellyn	Private Residence
3848-132	7/04/1926	GAULTON, Ruby Elizabeth wife of GAULTON, Arthur	Private Residence
	28/04/1944	HOWARD, Elwyn Francis Minnie wife of HOWARD, Charles Cecil	Private Residence
	1/05/1944	QUIGLEY, Ernest Eric	Private Residence
	31/07/1975	THE MINISTER FOR EDUCATION	Education Facility
3823-28	22/01/1926	DYER, Charles	Private Residence
	29/03/1926	GAULTON, Ruby Elizabeth	Private Residence
2350-203	25/03/1913	WALKER, George Ferrol	Private Residence
	03/06/1915	EligibleTWNURY, William	Private Residence
	15/01/1926	PUBLIC TRUSTEE	mortgage management
	15/01/1926	DYER, Charles and MORRISON, Donald Neil (As tenant in	Private Residence
3823-29	22/01/1926	MORRISON, Donald Neil	Private Residence
	29/03/1926	GAULTON, Ruby Elizabeth	Private Residence
5289-159	16/12/1941	WORTON, Margaret Jean wife of WORTON, Victor	Private Residence
	18/02/1959	PUBLIC TRUSTEE	mortgage management
	4/06/1975	MINISTER FOR EDUCATION	Education Facility
2429-171	11/12/1913	NORTH, John George	Private Residence
	28/10/1921	SALISBURY, Mary	Private Residence
	2/10/1941	NORTH, Robert Bell and NORTH, Alan Lindesay (Joint Tenants)	Private Residence
	5/12/1941	WORTON, Margaret Jean	Private Residence
	31/08/1944	INMAN, Thomas Frederick	Private Residence
5446-59	19/09/1944	INMAN, Thomas Frederick	Private Residence
	3/01/1947	SMITH, George Edmund	Private Residence
	5/07/1977	THE MINISTER FOR EDUCATION	Education Facility
10307-15	11/05/1966	TYLER, George Terence and TYLER, Isabel Agnes (Joint Tenants)	Private Residence
12653-28	17/12/1974	THE MINISTER FOR EDUCATION	Education Facility
2988-158	11/11/1919	GRAF, Henry	Private Residence
	13/09/1924	BORLASE, Emily Ann	Private Residence
	31/08/1959	BOLEMAN, Illegible Elizabeth Emily	Private Residence
	24/09/?	STAPLETON, Reginold and his wife STAPLETON Illegible (Joint	Private Residence
	11/12/1974	THE MINISTER FOR EDUCATION	Education Facility
A/346341	2/09/1989	THE MINISTER FOR EDUCATION	Education Facility
5313-196	24/03/1942	HARTIGAN, Herbert Leslie	Private Residence
	18/06/1943	BERRY, Dulcie Audrey wife of BERRY, Donald Lyall	Private Residence
	20/09/1945	HIS MOST GRACIOUS MAJESTY KING GEORGE THE SIXTH	Unknown
	27/08/1928	STONE, John George Washington	Private Residence
	17/06/1929	MURRAY, Margaret Goldsmith	Private Residence
	26/08/1930	John and LITTLE, Lola wife of LITTLE, Oswald Henry	Private Residence

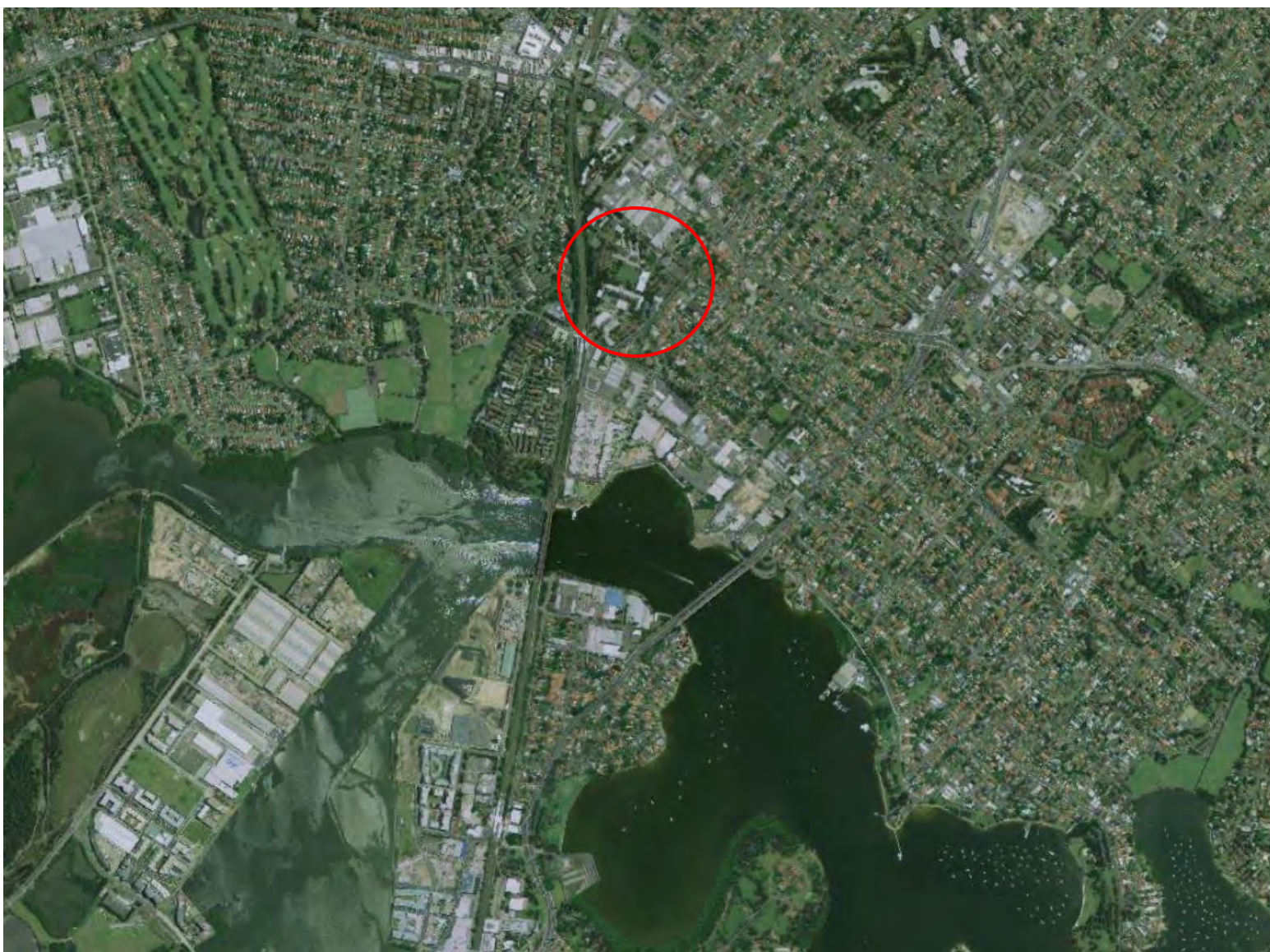
4183-222	5/01/1931	KENYON, David Ogilvie	Private Residence
	7/03/1938	HARTIGAN, Ellen Ada wife of HARTIGAN, Ernest Albert	Private Residence
	8/08/1941	HARTIGAN, Leonard Samuel	Private Residence
	27/02/1942	THE COUNCIL OF THE MUNICIPALITY OF RYDE	Unknown
2071-67	19/07/1910	ANDERSON, David More	Private Residence
	23/08/1928	STONE, John George Washington	Private Residence
	23/08/1928	STONE, John George Washington	Private Residence
B/346341	2/09/1989	THE MINISTER FOR EDUCATION	Education Facility
5313-197	24/03/1942	HARTIGAN, Herbert Leslie	Private Residence
	12/10/1943	FREW, Clarice Marjorie wife of FREW, Rupert Lindsay	Private Residence
	20/09/1945	HIS MOST GRACIOUS MAJESTY KING GEORGE THE SIXTH	Unknown
4183-194	27/08/1928	STONE, John George Washington	Private Residence
	17/06/1929	MURRAY, Margaret Goldsmith	Private Residence
	5/01/1931	KENYON, David Ogilvie	Private Residence
	1/03/1938	HARTIGAN, Ellen Ada wife of HARTIGAN, Ernest Albert	Private Residence
	8/08/1942	HARTIGAN, Leonard Samuel	Private Residence
	27/02/1942	THE COUNCIL OF THE MUNICIPALITY OF RYDE	Unknown
1/586011	28/03/1988	THE MINISTER FOR EDUCATION	Education Facility
1/810359	9/07/1991	THE MINISTER OF PUBLIC INSTRUCTION	Education Facility
5950-10	11/04/1949	THE MINISTER OF PUBLIC INSTRUCTION	Education Facility
	2/03/1943	SYDNEY COUNTY COUNCIL (LEASE)	Unknown
	26/10/1949	SYDNEY COUNTY COUNCIL (LEASE)	Unknown
	21/05/1952	SYDNEY COUNTY COUNCIL (LEASE)	Unknown
	17/03/1953	THE COUNCIL OF THE MUNICIPALITY OF RYDE (TRANSFER AND	Unknown
	14/01/1960	SYDNEY COUNTY COUNCIL (LEASE)	Unknown
	11/03/1970	SYDNEY COUNTY COUNCIL (LEASE)	Unknown
5341-169	12/04/1972	EASEMENT FOR UNDERGROUND TRANSMISSION CABLES	
	27/08/1942	THE COUNCIL OF THE MUNICIPALITY OF RYDE	Unknown
	8/11/1922	MUNICIPAL COUNCIL OF SYDNEY (LEASE)	Unknown
	2/02/1942	SYDNEY COUNTY COUNCIL (LEASE)	Unknown
	12/07/1946	HIS MOST GRACIOUS MAJESTY KING GEORGE THE SIXTH	Unknown
1762-101	11/03/1907	ANGAS, Susanne and ANGAS, Howard Charles and BAKEWELL,	Private Residence
	3/02/1923	THE MUNICIPAL COUNCIL OF SYDNEY (LEASE)	Unknown
	7/03/1923	TRIGG, Ernest Samuel	Private Residence
	23/04/1923	MEADOWBANK MANUFACTURING COMPANY LIMITED	Agricultural Manufacturer
1644-98	10/08/1939	THE COUNCIL OF THE MUNICIPALITY OF RYDE	Unknown
2071-68	19/07/1910	ANDERSON, David More	Private Residence
	26/02/1923	BOARD OF WATER SUPPLY AND SEWERAGE	Sydney Water Supply
	13/06/1941	THE COUNCIL OF THE MUNICIPALITY OF RYDE	Unknown
2083-95	31/08/1910	ANDERSON, David More	o
	26/02/1923	BOARD OF WATER SUPPLY AND SEWERAGE	Sydney Water Supply
	13/06/1941	THE COUNCIL OF THE MUNICIPALITY OF RYDE	Unknown
2083-96	31/08/1910	ANDERSON, David More	Private Residence
	26/02/1923	BOARD OF WATER SUPPLY AND SEWERAGE	Sydney Water Supply
	13/06/1941	THE COUNCIL OF THE MUNICIPALITY OF RYDE	Unknown
2041-66	5/03/1910	BOWMAN, Frederick William	Private Residence
	29/04/1940	RED HILL PTY. LIMITED	Unknown
	20/12/1951	MACKENZIE, Frank Stafford and MACKENZIE, John Cameron	Private Residence
	24/06/1952	BOWMAN, Robert Edward	Private Residence
	11/12/1979	RULE, Geoffery Frederick and his wife RULE, Lorraine Beverley	Private Residence
1579-33	29/12/1904	BOWMAN, Frederick William	Private Residence
	31/01/1910	MINISTER FOR PUBLIC WORKS	Unknown
	29/08/1904	ALLEN, Richard Duke	Private Residence
1555-160	16/12/1904	ALLEN, Emma Harriett (widow) and ALLEN, George and ABBOTT,	Private Residence
	16/12/1904	BOWMAN, Frederick William	Private Residence
	16/12/1904	BOWMAN, Edward	Private Residence
	19/07/1905	WOOLFE, Patrick	Private Residence
	2/05/1906	BOWMAN, Thomas	Private Residence
1232-69	06/10/1897	ALLEN, Richard Duke	Private Residence
925-162	14/05/1889	HAYDON, Clara Godfrey (widow)	Private Residence
	05/10/1895	GIBLIU, Norman Fredrick (application of Assignee)	Private Residence
	05/10/1895	THE AUSTRALIAN JOINT STOCK BANK LIMITED	mortgage management
	28/09/1894	WILLSALLEN, Thomas Polk and ALLEN, Richard Duke (Tenants)	Private Residence
1099-85	05/07/1893	THE AUSTRALIAN JOINT STOCK BANK LIMITED	mortgage management
1232-70	28/09/1994	WILLSALLEN, Thomas Polk and ALLEN, Richard Duke (Tenants)	Private Residence
	06/10/1897	WILLSALLEN, Thomas Polk	Private Residence
1233-114	2/07/1902	ALLEN, Richard Duke	Private Residence
	27/10/1897	WILLSALLEN, Thomas Polk	Private Residence
	2/07/1902	ALLEN, Richard Duke	Private Residence
953-216	30/12/1889	HAYDON, Clara Godfrey (widow)	Private Residence
	25/10/1897	WILLSALLEN, Thomas Polk and ALLEN, Richard Duke (Tenants)	Private Residence
953-223	30/12/1889	HAYDON, Clara Godfrey (widow)	Private Residence
	25/10/1897	WILLSALLEN, Thomas Polk and ALLEN, Richard Duke (Tenants)	Private Residence
1233-115	27/10/1897	ALLEN, Richard Duke	Private Residence
3433-53	23/03/1923	MINISTER FOR PUBLIC WORKS OF THE STATE OF NEW SOUTH	Unknown
	31/10/1940	THE METROPOLITAN WATER SEWERAGE AND DRAINAGE	Sydney Water Supply
	13/06/1945	THE COUNCIL OF THE MUNICIPALITY OF RYDE	Unknown
5310-51	4/03/1942	THE COUNCIL OF THE MUNICIPALITY OF RYDE	Unknown
5313-198	24/03/1942	THE COUNCIL OF THE MUNICIPALITY OF RYDE	Unknown
2083-97	31/08/1910	ANDERSON, David More	Private Residence
	26/02/1923	BOARD OF WATER SUPPLY AND SEWERAGE	Sydney Water Supply
	13/06/1941	THE COUNCIL OF THE MUNICIPALITY OF RYDE	Unknown

Preliminary Site Investigation

TAFE NSW

Meadowbank Campus

Appendix D: Historical Aerial Photographs



Aerial Photograph 2018



Aerial Photograph 1991



Aerial Photograph 1986



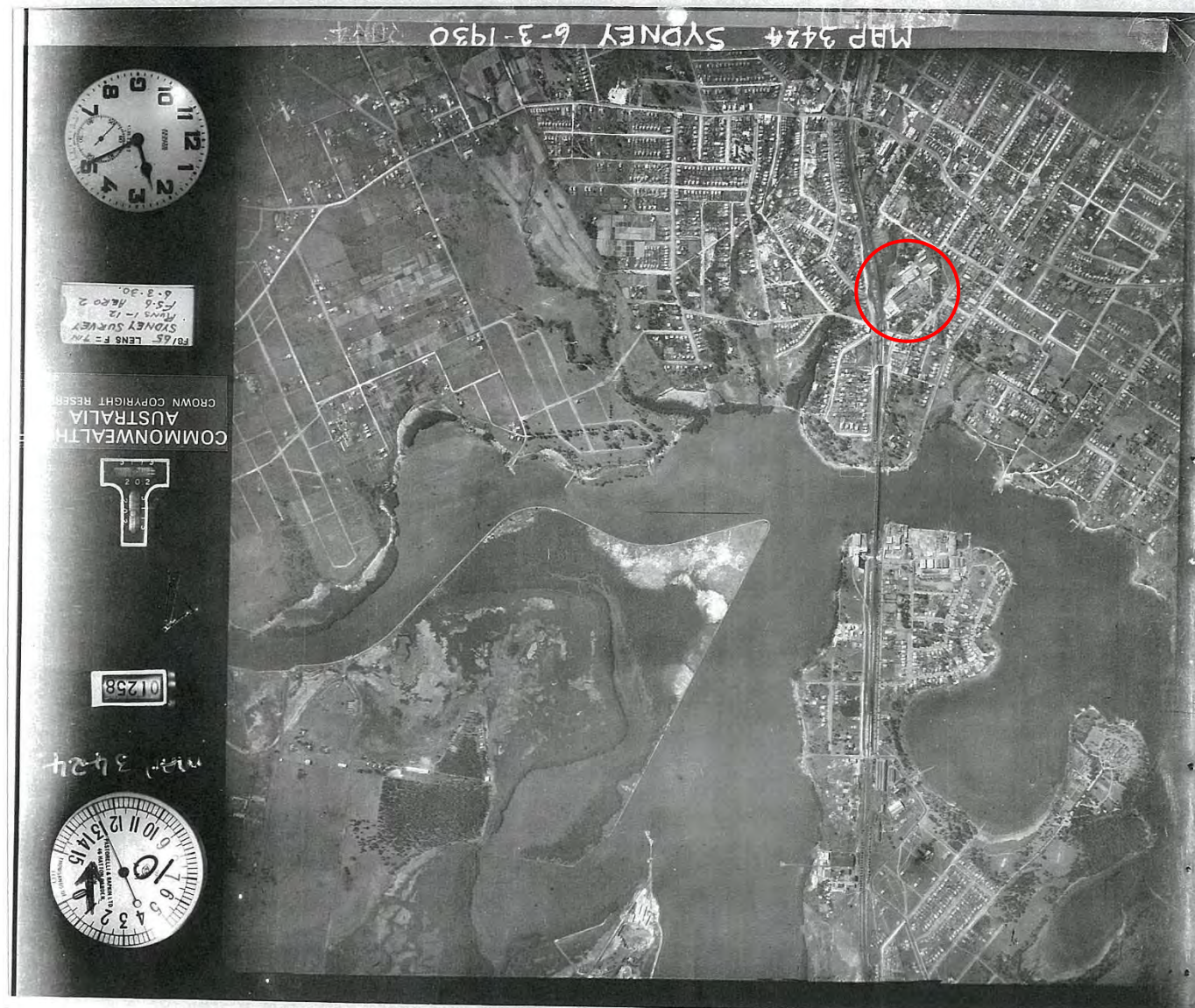
Aerial Photograph 1978



Aerial Photograph 1951



Aerial Photograph 1943



Aerial Photograph 1930

Preliminary Site Investigation

TAFE NSW

Meadowbank Campus

Appendix E: Dangerous Goods Search



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

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

Our Ref: D18/123562

Your Ref: Alexandra Merrilees-White

22 May 2018

Attention: Alexandra Merrilees-White
Greencap
11-17 Khartoum Rd
North Ryde NSW 2113

Dear Ms Merrilees-White

RE SITE: 57-69 Constitution Rd Meadowbank NSW

I refer to your site search request received by SafeWork NSW on 16 May 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 35/024024 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

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW



29 NOV 1999
PURCHASING STO


WorkCover New South Wales, 400 Kent Street, Sydney 2000. Telephone 9370 5000 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001
Licence No. 35/024024



APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/024024 to 10/11/2000. I confirm that all the licence details shown below are correct (amend if necessary).


(Signature)

GEORGE TSITSOS
(Please print name)

24/11/99
(Date signed)

for: TECHNICAL & FURTHER EDUCATION DEPT

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

Enquiries: ph (02) 9370 5187
fax (02) 9370 6105

Details of licence on 13 October 1999

Licence Number 35/024024 Expiry Date 10/11/1999

Licensee TECHNICAL & FURTHER EDUCATION DEPT
MEADOWBANK COLLEGE OF TAFE

Postal Address: MEADOWBANK COLLEGE OF TAFE SEE ST MEADOWBANK NSW 2114

Licence Contact GEORGE TSITSOS Ph. ~~9942 3500~~ 9942 3630 Fax. ~~844 3555~~ 9942 3556

Premises Licensed to Keep Dangerous Goods
TECHNICAL & FURTHER EDUCATION DEPT MEADOWBANK COLLEGE OF TAFE
SEE ST MEADOWBANK 2114

Nature of Site TECHNICAL AND FURTHER EDUCATION

Major Supplier of Dangerous Goods NOT APPLICABLE

Emergency Contact for this Site SECURITY Ph. ~~844 3900~~ 9942 3777

Site staffing 17HRS 6DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
A	FLAMMABLE LIQUIDS CABINET	Class 3	250 L
		UN 1170 ETHANOL (ETHYL ALCOHOL)	20 L
		UN 1300 TURPENTINE SUBSTITUTE	20 L
B206A	FLAMMABLE LIQUIDS CABINET	Class 3	250 L
		UN 1170 ETHANOL (ETHYL ALCOHOL)	20 L
		UN 1223 KEROSENE	20 L
		UN 1300 TURPENTINE SUBSTITUTE	20 L
B-W/S	FLAMMABLE LIQUIDS CABINET	Class 3	250 L
		UN 1170 ETHANOL (ETHYL ALCOHOL)	20 L
		UN 1223 KEROSENE	20 L
		UN 1300 TURPENTINE SUBSTITUTE	20 L
C	FLAMMABLE LIQUIDS CABINET	Class 3	2000 L
		UN 1090 ACETONE	40 L
		UN 1155 DIETHYL ETHER (ETHYL ETHER)	10 L

Form DG10



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

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

Our Ref: D18/123562

Your Ref: Alexandra Merrilees-White

22 May 2018

Attention: Alexandra Merrilees-White
Greencap
11-17 Khartoum Rd
North Ryde NSW 2113

Dear Ms Merrilees-White

RE SITE: 57-69 Constitution Rd Meadowbank NSW

I refer to your site search request received by SafeWork NSW on 16 May 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 35/024024 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

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW



29 NOV 1999
PURCHASING STO

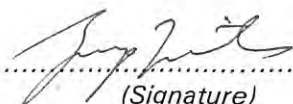


WorkCover New South Wales, 400 Kent Street, Sydney 2000. Telephone 9370 5000 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001
Licence No. 35/024024

APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/024024 to 10/11/2000. I confirm that all the licence details shown below are correct (amend if necessary).


(Signature)

GEORGE TSITSOS
(Please print name)

24/11/99
(Date signed)

for: TECHNICAL & FURTHER EDUCATION DEPT

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section
GPO BOX 5364
SYDNEY 2001

Enquiries: ph (02) 9370 5187
fax (02) 9370 6105

Details of licence on 13 October 1999

Licence Number 35/024024 Expiry Date 10/11/1999

Licensee TECHNICAL & FURTHER EDUCATION DEPT
MEADOWBANK COLLEGE OF TAFE

Postal Address: MEADOWBANK COLLEGE OF TAFE SEE ST MEADOWBANK NSW 2114

Licensee Contact GEORGE TSITSOS Ph. ~~9844 3500~~ ^{9942 3630} Fax. ~~844 3555~~ ^{9942 3556}

Premises Licensed to Keep Dangerous Goods
TECHNICAL & FURTHER EDUCATION DEPT MEADOWBANK COLLEGE OF TAFE
SEE ST MEADOWBANK 2114

Nature of Site TECHNICAL AND FURTHER EDUCATION

Major Supplier of Dangerous Goods NOT APPLICABLE

Emergency Contact for this Site SECURITY Ph. ~~844 3900~~ ^{9942 3777}

Site staffing 17HRS 6DAYS

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
A	FLAMMABLE LIQUIDS CABINET	Class 3	250 L
		UN 1170 ETHANOL (ETHYL ALCOHOL)	20 L
		UN 1300 TURPENTINE SUBSTITUTE	20 L
B206A	FLAMMABLE LIQUIDS CABINET	Class 3	250 L
		UN 1170 ETHANOL (ETHYL ALCOHOL)	20 L
		UN 1223 KEROSENE	20 L
		UN 1300 TURPENTINE SUBSTITUTE	20 L
B-W/S	FLAMMABLE LIQUIDS CABINET	Class 3	250 L
		UN 1170 ETHANOL (ETHYL ALCOHOL)	20 L
		UN 1223 KEROSENE	20 L
		UN 1300 TURPENTINE SUBSTITUTE	20 L
C	FLAMMABLE LIQUIDS CABINET	Class 3	2000 L
		UN 1090 ACETONE	40 L
		UN 1155 DIETHYL ETHER (ETHYL ETHER)	10 L

Form DG10



WORKCOVER
NEW SOUTH WALES

APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

	UN 1170 ETHANOL (ETHYL ALCOHOL)		300 L
	UN 1203 PETROL		480 L
	UN 1223 KEROSENE		100 L
	UN 1230 METHANOL		160 L
	UN 1263 PAINT, (ZINC RICH KIT)		64 L
	UN 1268 PETROLEUM PRODUCTS, N.O.S.		20 L
	UN 1300 TURPENTINE SUBSTITUTE		600 L
	UN 1307 XYLENES		40 L
D-308	FLAMMABLE LIQUIDS CABINET Class 3		250 L
	UN 1203 PETROL		120 L
	UN 1223 KEROSENE		40 L
	UN 1300 TURPENTINE SUBSTITUTE		40 L
D-W/S	ROOFED STORE Class 2.1		224 M3
	UN 1001 ACETYLENE, DISSOLVED		112 M3
	UN 1006 ARGON, COMPRESSED		112 M3
E-W/S	ROOFED STORE Class 2.1		60 M3
	UN 1001 ACETYLENE, DISSOLVED		38 M3
	UN 1006 ARGON, COMPRESSED		32 M3
	UN 1072 OXYGEN, COMPRESSED		38 M3
F-W/Sa	FLAMMABLE LIQUIDS CABINET Class 3		250 L
	UN 1170 ETHANOL (ETHYL ALCOHOL)		20 L
	UN 1223 KEROSENE		20 L
	UN 1300 TURPENTINE SUBSTITUTE		20 L
F-W/Sb	EXEMPT - STORAGE AREA Class 2.1		45 KG
	UN 1075 PETROLEUM GASES, LIQUEFIED		35 KG
G	FLAMMABLE LIQUIDS CABINET Class 3		250 L
	UN 1170 ETHANOL (ETHYL ALCOHOL)		40 L
	UN 1223 KEROSENE		20 L
	UN 1300 TURPENTINE SUBSTITUTE		140 L
	UN 2031 NITRIC ACID		30 L
	UN 2790 ACETIC ACID SOLUTION		25 L
H6-15	ROOFED STORE Class 3		250 L
	UN 1090 ACETONE		50 L
	UN 1120 BUTANOLS		11 L
	UN 1155 DIETHYL ETHER (ETHYL ETHER)		4 L
	UN 1170 ETHANOL (ETHYL ALCOHOL)		10 L
	UN 1171 ETHYLENE GLYCOL MONOETHYL ETHER		10 L
	UN 1173 ETHYL ACETATE		3 L
	UN 1188 ETHYLENE GLYCOL MONOMETHYL ETHER		8 L
	UN 1230 METHANOL		39 L
	UN 1274 n-PROPANOL (PROPYL ALCOHOL, NORMAL)		12 L
	UN 1307 XYLENES		60 L
	UN 1789 HYDROCHLORIC ACID		9 L
	UN 1888 CHLOROFORM		6 L
	UN 2209 FORMALDEHYDE SOLUTION		25 L
	UN 2672 AMMONIA SOLUTION		8 L
J-1-6	ROOFED STORE Class 8	UN 1824 Pack.	100 L
	UN 1791 HYPOCHLORITE SOLUTION	also Sodium Hydroxide 30L.	66 L
J-4-23	ROOFED STORE Class 6.1		205 L
	UN 1170 ETHANOL (ETHYL ALCOHOL)		5 KG
	UN 1479 OXIDIZING SOLID, N.O.S.		5 KG
	UN 1492 POTASSIUM PERSULFATE		2 KG
	UN 2810 TOXIC LIQUID, ORGANIC, N.O.S.,		150 L

Form DG10



WorkCover New South Wales, 400 Kent Street, Sydney 2000. Telephone 9370 5000 ALL MAIL TO G.P.O. BOX 5364 SYDNEY 2001
Licence No. 35/024024



APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

Y-1	UN 2984 HYDROGEN PEROXIDE, AQUEOUS SOLUTION		
	ROOFED STORE	Class 3	50 L
	UN 1090 ACETONE		2000 L
	UN 1170 ETHANOL (ETHYL ALCOHOL)		100 L
	UN 1173 ETHYL ACETATE		40 L
	UN 1203 PETROL		20 L
	UN 1223 KEROSENE		10 L
	UN 1245 METHYL ISOBUTYL KETONE		20 L
	UN 1263 PAINT, (ZINC RICH KIT)		4 L
	UN 1263 PAINT, (ZINC RICH KIT)		20 L
	UN 1294 TOLUENE		20 L
	UN 1300 TURPENTINE SUBSTITUTE		20 L
	UN 1307 XYLENES		60 L
	UN 1593 DICHLOROMETHANE		20 L
	UN 1710 TRICHLOROETHYLENE		60 L
			10 L

35-024024

SITE SKETCH

MEADOWBANK TAFE COLLEGE

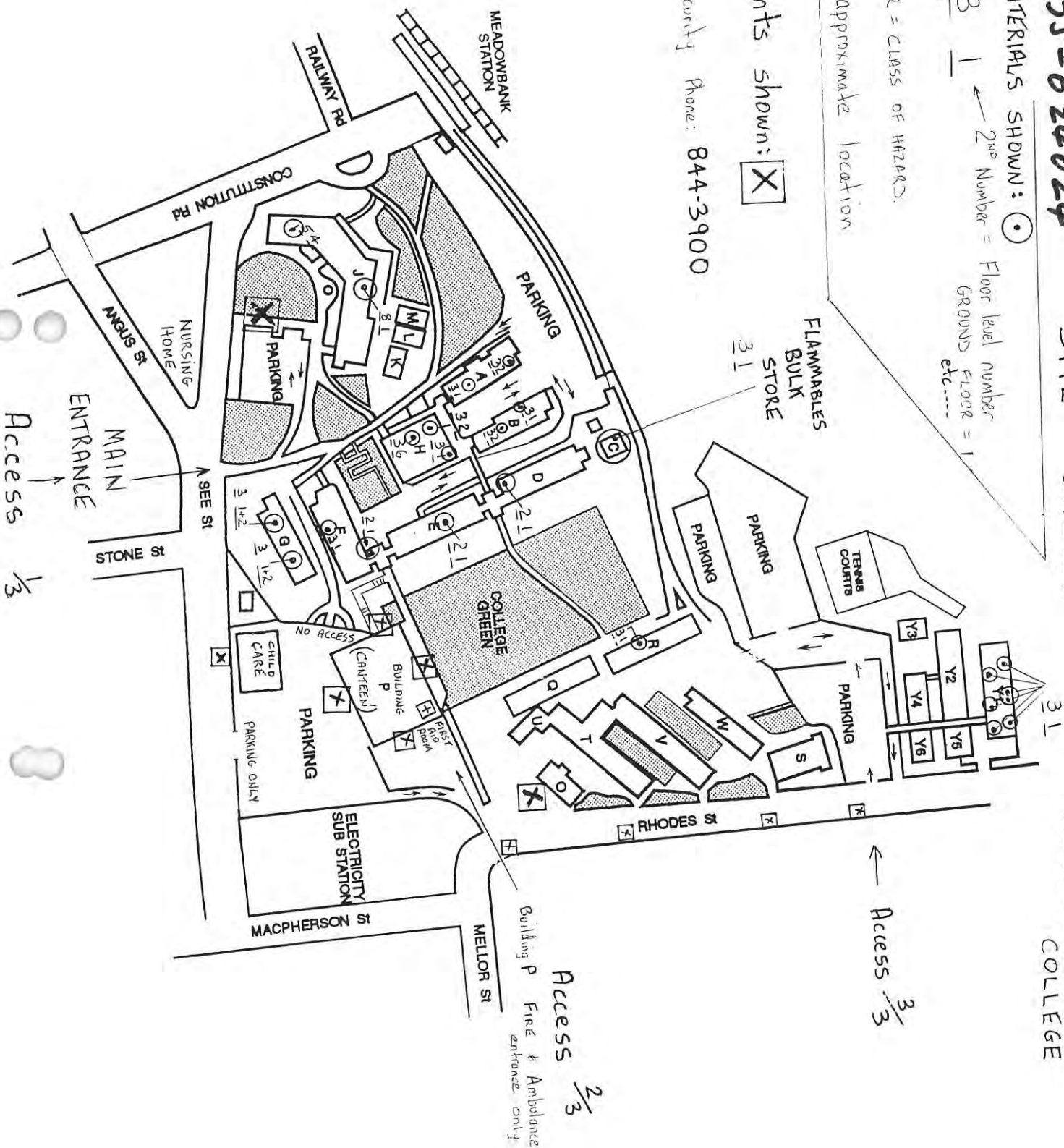
HAZARDOUS MATERIALS SHOWN: (O)

CODE: 3 1
 1st Number = CLASS OF HAZARD.
 2nd Number = Floor level number
 GROUND FLOOR = 1
 etc....

(X) = approximate location

Fire Hydrants shown: (X)

College Security Phone: 844-3900



WORKCOVER AUTHORITY

DANGEROUS GOODS ACT, 1975

LICENCE No.

35.024024.

APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE)* FOR THE KEEPING OF DANGEROUS GOODS

Aug. Exp

M/M 8/8/91

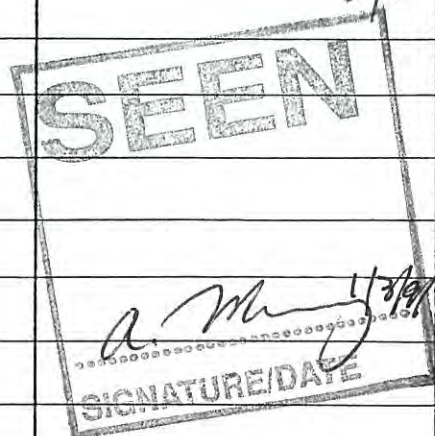
(* Delete whichever is not required)

Name of Applicant in full (see Item 1 - Explanatory notes - page 4)	DEPARTMENT OF TECHNICAL & FURTHER EDUCATION		
Trading name or occupier's name (if any)	N/A.		
Postal Address	P.F.	P.O. BOX K638 HAYMARKET	Postcode 2000
Address of the premises to be licensed. (Including Street No.)	MEADOW BANK COLLEGE OF TAFE SEE STREET MEADOW BANK		Postcode 2114
Nature of premises (See Item 2 - Explanatory notes - page 4)	COLLEGE OF TECHNICAL AND FURTHER EDUCATION		
Telephone number of applicant	STD Code 02 02	Number 287 7046 808 0211	College Registrar

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (See item 3 - Explanatory notes - page 4)	Storage capacity	Dangerous goods	C & C Office use only
			Product being stored	
1	ROOFED PACKAGED STORE	16 97.5 Litres	CLASS 3 FLAMMABLE LIQUIDS	To add 002 120 6 020 17x2
2			see attached list.	
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

D/E 9 JUL 1991



Has site plan been approved by the Dangerous Goods Branch?

~~Yes~~
No

If yes, no plans required.

If no, please attach site plan, or provide sketch plan overleaf. which has been checked by an accredited consultant

Have premises previously been licensed?

~~Yes~~
No

If, yes, state name of previous occupier, and licence No. (if known)

Name of oil company supplying flammable liquid (if applicable).

MOBIL OIL AUSTR.

Signature of applicant..... Date 18.1.91

If external explosives magazine(s), please fill in page 3.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, 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.

Signature of Inspector.....

Date.....

(1)

Preliminary Site Investigation

TAFE NSW

Meadowbank Campus

Appendix F: Section 10.7 Certificate



Greencap
Lv 2/ 11 Khartoum Road
NORTH RYDE NSW 2113

Issue Date: 18 May 2018
Certificate No: PLN2018/1327
Your Ref: J154876-04

PLANNING CERTIFICATE SECTION 10.7

NSW Environmental Planning and Assessment Act 1979 ('Act')

Property Address: 57 Constitution Rd MEADOWBANK NSW 2114
Legal Description: Lot 11 DP 1232584
Property Reference: 552679
Land Reference: 60347

INFORMATION PROVIDED PURSANT TO SECTION 10.7(2) OF THE ACT AND SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

a) LOCAL ENVIRONMENTAL PLAN AND DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS
Ryde Local Environment Plan 2014

b) PROPOSED LOCAL ENVIRONMENTAL PLANS that are or have been the subject of community consultation or public exhibition under the Act.
Nil

c) DEVELOPMENT CONTROL PLANS
City of Ryde Development Control Plan 2014

d) STATE ENVIRONMENTAL PLANNING POLICIES AND INSTRUMENTS

The Minister for Planning has notified Council that the following State Environmental Planning Policies and Proposed State Environmental Plans apply to the land and should be specified in this certificate:

State Environmental Planning Policies

State Environmental Planning Policy No 19 - Bushland in Urban Areas.

State Environmental Planning Policy No 21 - Caravan Parks.

State Environmental Planning Policy No 30 - Intensive Agriculture.

State Environmental Planning Policy No 33 - Hazardous and Offensive Development.

State Environmental Planning Policy No 50 - Canal Estate Development.

State Environmental Planning Policy No 55 - Remediation of Land.

State Environmental Planning Policy No 62 - Sustainable Aquaculture.
 State Environmental Planning Policy No 64 - Advertising and Signage.
 State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.
 State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes)
 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
 State Environmental Planning Policy (Infrastructure) 2007
 State Environmental Planning Policy (State Significant Precincts) 2005
 State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
 State Environmental Planning Policy (State and Regional Development) 2011
 State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
 State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017
 State Environmental Planning Policy (Affordable Rental Housing) 2009

Deemed State Environmental Planning Policies

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016
 State Environmental Planning Policy No.64 Advertising and Signage Review

Note: Specific constraints and zoning of the land may affect the applicability of certain provisions within the Policies listed above.

2. ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) ZONING and ZONING TABLE

Ryde Local Environmental Plan 2014 - Zone SP2 Infrastructure - Educational Establishment

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To ensure the orderly development of land so as to minimise any adverse effect of development on other land uses.

2 Permitted without consent

Nil

3 Permitted with consent

Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

(b) DEVELOPMENT STANDARDS FOR THE ERECTION OF A DWELLING HOUSE

No development standards under the Local Environment Plan apply to the land that fix minimum land dimension for the erection of a dwelling house on the land.

(c) CRITICAL HABITAT / AREA OF OUTSTANDING BIODIVERSITY VALUE

No. The land does not include or comprise critical habitat under Local Environmental Plan.

(d) CONSERVATION AREA (however described)

No. The land has not been identified as being within a heritage conservation area under the Local Environment Plan.

(e) ITEMS OF ENVIRONMENTAL HERITAGE (however described)

No. An item of environmental heritage is not situated on the land under the Local Environmental Plan.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This land **is not** within any zone under:

- a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the 2006 SEPP); or
- b) a Precinct Plan (within the meaning of the 2006 SEPP); or
- c) a proposed Precinct Plan (within the meaning of the 2006 SEPP) that is or has been the subject of community consultation or on public exhibition.

OTHER PRESCRIBED INFORMATION

3. 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 provisions of clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. If complying development may not be carried out on that land because of one of the requirements under the Policy, the reason why it may not be carried out.

General Housing Code and Rural Housing Code

Complying Development under the General Housing Code and Rural Housing Code may be carried out on this land.

Housing Alterations Code and General Development Code

Complying development under the Housing Alterations Code and General Development Code may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Building and Additions) Code may be carried out on the land.

Subdivisions Code, Commercial and Industrial Alterations Code, Demolition code and Fire Safety Code

Complying development under the Subdivisions Code, Commercial and Industrial Alterations Code, Demolition Code, and Fire Safety Code may be carried out on the land.

Note: It is necessary for the zoning, size of land and other criteria such as risk level of flood prone and bushfire prone land to be in accordance with that specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for certain types of development to occur under the Policy.

4, 4A (Repealed)

City of Ryde

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

No. The land has not been proclaimed to be a mine subsidence district.

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment.

The land is not affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993,
- (b) any environmental planning instrument
- (c) any resolution of Council.

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

Whether or not the land is affected by a policy adopted by the 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 in planning certificates issued by council, that restricts the development because of the likelihood of:

- (i) landslip - NO.
- (ii) bush fire - NO.
- (iii) tidal inundation - NO.
- (iv) subsidence - NO.
- (v) acid sulphate soil YES

- (vi) any other risk (other than flooding) - NO.

Note: The fact that land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors) living is subject to flood related development controls - YES

(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls - YES

(3) Words and expressions in this clause have the same meanings as in the instrument set out in the schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act.

9. CONTRIBUTIONS PLAN

The name of each contributions plan applying to the land:

City of Ryde Section 94 Development Contributions Plan 2007 – Interim Update (2014).

9A. BIODIVERSITY CERTIFIED LAND

This land is not biodiversity certified land Under Part 8 of the Biodiversity Conservation Act 2016.

10. BIOBANKING STEWARDSHIP SITES

The land is not the subject of a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

10A. NATIVE VEGETATION CLEARING SET ASIDES

Council has not been notified that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013* by Local Land Services.

11. BUSH FIRE PRONE LAND

The land described in this certificate is not bush fire prone land (as defined in the Act)

12. PROPERTY VEGETATION PLANS

The land is not subject to a property vegetation plan under the Native Vegetation Act 2003.

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

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14. DIRECTIONS UNDER PART 3A (REPEALED)

There is no direction in force under section 75P (2)(c1) of the Environmental Planning and Assessment Act 1979.

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

Part A: There has been no Site Compatibility Certificate issued (of which Council is aware) under Clause 25 of State Environment Planning Policy (Housing for seniors or People with a Disability) 2004.

Part B: There has not been any development consent granted since 11 October 2007 for development to which State Environment Planning Policy (Housing for seniors or People with a Disability) 2004 applies.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

There is no valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land.

17. SITE COMPATIBILITY CERTIFICATES FOR AFFORDABLE RENTAL HOUSING

City of Ryde

There is no current site compatibility certificate (affordable rental housing) that Council is aware of, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

18. PAPER SUBDIVISION INFORMATION

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL

(2) The date of any subdivision order that applies to the land. NIL

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

Note: *City of Ryde does not hold any paper subdivision within the meaning of this clause.*

19. SITE VERIFICATION CERTIFICATES

There is no current site verification certificate of which the Council is aware in respect of the land.

20. LOOSE-FILL ASBESTOS INSULATION

The land does NOT include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

(1) There is NO affected building notice of which the council is aware that is in force in respect of the land.

(2) (a) There is NO building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and

(b) There is NO notice of intention to make a building product rectification order of which the council is aware that has been given in respect of the land and is outstanding.

(3) In this clause:

Affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

Note. *The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:*

(a) The land to which this certificate relates IS NOT significantly contaminated land.

(b) The land to which this certificate relates IS NOT subject to a management order.

(c) The land to which this certificate relates IS NOT the subject of an approved voluntary management proposal.

(d) The land to which this certificate relates IS NOT subject to an ongoing maintenance order.

(e) The land to which this certificate relates IS NOT subject of a site audit statement.

ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Environmental planning instruments or development control plans may place restrictions on matters such as:

- i) the purpose for which buildings, works or land may be erected, carried out or used;
- ii) the extent of development permitted;
- iii) minimum site requirements; and/or

- iv) the means of vehicular access to the land.

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

Registers of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding areas reserved for Classified Road and Regional Open Space should be directed to the Roads and Maritime Services and Departments of Planning and Environment respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Office of Environment and Heritage.

Council has adopted by resolution a policy concerning the management of contaminated land. This policy applies to all land in the City of Ryde and will restrict development of the land if the circumstances set out in the policy prevail. Copies of the policy are available on Council's Website at www.ryde.nsw.gov.au.

FURTHER ADDITIONAL INFORMATION UNDER SECTION 10.7(5) OF THE ACT

Heritage

The property is within 100 metres of a heritage item as listed in Schedule 5 of Ryde Local Environmental Plan 2014. Your attention is drawn to Clause 5.10(5) which addresses the need to assess the impact of proposed development on properties in the vicinity of a heritage item on the heritage significance, visual curtilage and setting of the heritage item itself.

Acid Sulphate Soil

The State Government has advised that the subject land is affected by Acid Sulphate Soil. Details of the extent of affectation can be determined by examination of maps held by Council.

Note: The information in this certificate is current as of the date of the certificate.



Liz Coad
Director City Planning and Development