Douglas PARTNERS

GROUNDED EXPERTISE

Report on Preliminary Site (Contamination) Investigation with Limited Sampling

Concept and Stage 1 - Redevelopment of Newington College

200-244 and 221-235 Stanmore Road, Stanmore NSW

Prepared for Council of Newington College, c/o AJC

Project 234875.01

28 April 2026

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

Signature	Date
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Douglas Partners acknowledges Australia's First Peoples as the Traditional Owners of the Land and Sea on which we operate. We pay our respects to Elders past and present and to all Aboriginal and Torres Strait Islander peoples across the many communities in which we live, visit and work. We recognise and respect their ongoing cultural and spiritual connection to Country.

Executive Summary

Douglas Partners Pty Ltd (Douglas) has been has been commissioned by the Council of Newington College (the Applicant) to prepare this Preliminary Site (Contamination) Investigation with limited sampling (PSI) in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD-78268465) for alterations and additions to the Newington College Senior Campus in Stanmore located at 200-244 and 221-235 Stanmore Road, Stanmore NSW. The site for the purposes of this PSI covers the Stage 01 to Stage 06 areas shown on Drawing 1, Appendix A.

This investigation covers the concept proposal (Stage 01 to Stage 06 areas as shown on Drawing1) and detailed Stage 01 works associated with the proposed alterations and additions to Newington College. The proposed stages of the concept proposal are outlined below:

- Stage 01 - Sevington Courts and a Temporary Carpark (will be removed at completion of Stage 01)
- Stage 02 - Refurbish Centenary Hall
- Stage 03 - New College Lan Building
- Stage 04 - Memorial Drive Landscaping
- Stage 05 - Remove Demountable Classrooms and Landscaping Works
- Stage 06 - Concordia Redevelopment

The boundary of the site is shown on Drawing 1, Appendix A.

The objective of the PSI is to assess the suitability of the site for the proposed development from a contamination perspective and to assess whether further investigation and/or management is required. This PSI comprised a desktop review of environmental and site history information, a walkover and a limited program of intrusive soil and groundwater investigation to assess the potential suitability of the site for the proposed development.

The desktop search indicated that Stage 01 to 04 have been mainly used for educational infrastructure purpose since 1863. Stage 05 was acquired by the College in 1971 from the Methodist Church (N.S.W.) Property Trust, previously used for church or educational purposes. The building was demolished before 1978, after which the area was used by the College as a car park and for demountable classrooms. Stage 06 has been mainly used for residential purpose before 1964, followed by commercial purpose between 1964 and 2007, and then education purposes.

Potential sources of contamination identified from the site history information reviewed herein and the walkover include fill (including potential impacts from previously demolished buildings, car park), the degradation of hazardous building materials and historical commercial activities (Stage 06 only).

Fill depths recorded during the sampling ranged between 0.7 m and 2.3 m below ground level (bgl) for Stage 01 with depth increasing from east to west, between 0.5 m bgl and 0.9 m bgl for Stage 02 to 04, and between 0.23 m and 2.8 m bgl for Stage 06 with generally shallow fill in the at grade car park area in the west and deeper fill area in the east. Asbestos containing material (ACM) was observed in BH1/0.15-0.25. Building debris, which can be indicative of asbestos contamination, was observed in a number of boreholes, including at least one borehole at each stage, with a larger quantity of building debris observed in fill in the east of Stage 06.

The analytical or statistical results for all contaminants tested in all samples were below the adopted SAC with the exception of below:

- Stage 01:
  - Concentration of B(a)P TEQ in sample BH16 / 0.6-0.8 at 15 mg/kg exceeded the HIL criteria.
- Stage 02 and 03:
  - Concentration of B(a)P in sample BH07 / 0.1-0.2 at 120 mg/kg exceeded the CRC CARE criteria of 33 mg/kg and the SAC.
  - Concentration of B(a)P TEQ in sample BH07 / 0.1-0.2 at 160 mg/kg exceeded the HIL-A of 3 mg/kg.
  - Concentration of Total PAH in sample BH07 / 0.1-0.2 at 1500 mg/kg exceeded the HIL-A of 300 mg/kg.
- Stage 06:
  - ACM fragment was identified in BH1 / 0.15-0.25 and confirmed by laboratory analysis to contain chrysotile and amosite asbestos.
- Some metal, B(a)P and TRH results also exceeded the ecological based SAC but were not considered to present an unacceptable risk as discussed herein.

The groundwater analytical results suggest that groundwater beneath the site has not been significantly impacted by organic contaminants TRH, PAH, PFAS, OCP, OPP, PCB, phenol or VOC (including BTEX). The copper, nickel and zinc exceedances are considered likely to be attributed to the ambient concentrations in the urbanised area and are therefore not considered significant. However, consideration will need to be given to the heavy metal concentrations during dewatering (if required at later stage) and appropriate treatment considered prior to discharge.

Preliminary comments on waste classification have been provided in Section 12.3.

Limitations to current investigation include:

- The footprints of the current buildings within Stage 02 and 03 and Stage 06, and under the synthetic grass of Stage 01 were not accessible for sampling.
- Stage 04 and 05 were added to the investigation after the intrusive investigation had been completed. No boreholes were placed within Stage 05. It is considered, however, that based on the site history of these areas, the contamination risks are considered to be generally similar to those recorded in other parts of the site, and can be managed under the works recommended below.
- Stage 01 temporary car park was incorporated into the scope following completion of the intrusive investigation of this PSI. Douglas was advised by the client that the proposed

temporary car park will not involve disturbance of the underlying soils. The temporary car park will be removed upon completion of Stage 01. No boreholes were advanced within this area. However, this is not considered to present a risk given that the proposed use does not involve soil disturbance. Notwithstanding, it is recommended that a site inspection be undertaken following removal of the temporary car park to assess for any evidence of potential contamination associated with its use.

- The use of boreholes instead of test pits to minimise disturbance to current site activities, noting boreholes are not efficient for identifying asbestos. Given that the building debris, a potential indicator of asbestos, was observed at the site there is considered to be a risk of asbestos being present that has not been well characterised by the current data.
- The samples were opportunistically collected from geotechnical investigation boreholes which did not follow a systematic sampling pattern. Additionally, some of the boreholes were placed outside of the site boundary due to the access restriction.

Based on the findings of this investigation, it is considered that the site can be made suitable for the proposed development from a contamination standpoint. Further investigation is required to characterise contamination across the site, however given the operational nature of the site, it is considered that it is currently not feasible to conduct a detailed site investigation (DSI). As such, the following works are recommended:

- A remediation action plan (RAP) be prepared in accordance with NSW EPA (2020) to include:
  - A requirement of a data gap investigation (DGI) when suitable access is available (e.g. following demolition) including:
    - Soil investigation by test pitting to further assess the potential for contamination across the site from the identified potential sources.
    - Further assessment of the contaminant exceedances recorded in BH7 and BH16.
    - Further assessment to characterise asbestos impact in fill over the site.
  - Protocols for the validation of site remediation.
  - Protocols for waste classification of any materials requiring off-site disposal, and protocols for material import, including check-sampling, where appropriate.
  - Other general requirements for RAPs under NSW EPA (2020).
- Management of hazardous building materials (HBM) in the current buildings to prevent contamination of soils during the demolition process. This should be conducted in accordance with regulatory requirements and include:
  - A HBM survey of the current building within the site to assess the presence of hazardous building materials prior to demolition of the building.
  - Management of HBM during demolition.

A walkover inspection following demolition to assess the presence of any suspected ACM within any building demolition footprints and nearby surface by a suitably qualified occupational hygienist or environmental consultant.

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Report on Preliminary Site (Contamination) Investigation with Limited Sampling
Concept and Stage 1 - Redevelopment of Newington College 200-244 and 221-235 Stanmore Road, Stanmore NSW

1. Introduction

Douglas Partners Pty Ltd (Douglas) has been has been commissioned by the Council of Newington College (the Applicant) to prepare this Preliminary Site (Contamination) Investigation with limited sampling (PSI) in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD-78268465) for alterations and additions to the Newington College Senior Campus in Stanmore located at 200-244 and 221-235 Stanmore Road, Stanmore NSW. The site for the purposes of this PSI covers the Stage 01 to Stage 06 areas shown on Drawing 1, Appendix A.

This investigation covers the concept proposal (Stage 01 to Stage 06 areas as shown on Drawing1) and detailed Stage 01 works associated with the proposed alterations and additions to Newington College. The proposed stages of the concept proposal are outlined below:

- Stage 01 - Sevington Courts and a Temporary Carpark (will be removed at completion of Stage 01)
- Stage 02 – Refurbish Centenary Hall
- Stage 03 – New College Lan Building
- Stage 04 – Memorial Drive Landscaping
- Stage 05 – Remove Demountable Classrooms and Landscaping Works
- Stage 06 – Concordia Redevelopment

The boundary of the site (Stage 01 to Stage 06 areas) is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with Douglas' proposal 234875.00.P.001.Rev0 dated 19 March 2025 and proposal 234875.01.P.003.Rev1 dated 11 September 2025.

The objective of this PSI is to assess the suitability of the site for the proposed development and whether further investigation and/or management is required. Douglas has also conducted a geotechnical investigation, which is reported separately. It is understood that the PSI and geotechnical investigation are required to support the State Significant Development (SSD-78268465). Specifically, this report has been prepared to response to the SEARs requirements issued below.

SEARs	Documentation Requirement	Response
Issues and Assessment Requirements – Concept Proposal 18. Contamination and Remediation • In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the concept development)	• Preliminary Site Investigation If required, provide: • Detailed Site Investigation • Remediation Action Plan • Preliminary Long-term Environmental Management Plan	This Preliminary Site Investigation with Limited Sampling report in its entirely. Given the operational nature of the site, it is considered that it is currently not feasible to conduct a DSI prior to demolition. A remediation action plan (RAP) has been prepared in accordance with NSW EPA (2020), which outlines the scope of further investigation post-demolition (reference: 234875.01.R.002.Rev1). The RAP has been reviewed by an EPA accredited site auditor.
Issues and Assessment Requirements – Detailed Stage 1 works 10. Contamination and Remediation • In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the concept development)	• Preliminary Site Investigation If required, provide: • Detailed Site Investigation • Remediation Action Plan including interim audit advice from an EPA accredited site auditor certifying the RAP is appropriate • Preliminary Long-term Environmental Management Plan	

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

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

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

It is noted that this PSI is an update of the original PSI (reference: 234875.01. R.001.Rev1) to reflect changes in the proposed development, specifically the inclusion of the Stage 01 temporary carpark, Stage 04,Stage 05 area and a minor boundary change of Stage 06.

2. Project information

The below project information has been provided by Urbis.

2.1 Description of the site and locality

The Newington College Senior Campus is located at 200-244 Stanmore Road, Stanmore and is bordered by Stanmore Road to the north, Newington Road to the south and College Lane to the west. The College boundary also includes the Concordia building to the north at 221-235 Stanmore Road. The main campus is legally described as Lot 8 in DP710369 and the Concordia site is legally described as Lot A in DP109269, Lot 1 in DP49, Lot B in DP330028, and Lot 1 in DP526319.

Key features of the site include:

- *The main campus site is a regular shaped allotment with an area of 8.7ha. The Concordia site (and access handle to Cavendish Street), immediately north of the main campus is irregular in shape and is 2,903sqm in area.*
- *The topography of the main campus is a defining characteristic, particularly the grassed slope from the historic Founders Building down to Johnson Oval. The site has an overall fall of approximately 18 m from the north-west corner to south-east corner.*
- *The at-grade car park adjacent to the Concordia building sits approximately 2.8 m above the Stanmore Road street level, and is accessed via Cavendish Street (to the rear).*
- *The existing school buildings are largely located along the College Lane and Newington Road edges of the site. Existing buildings generally range from 2-4 storeys in scale. The balance of the site comprises at-grade car parking and sporting facilities, including sporting ovals and tennis courts.*
- *The Concordia building across Stanmore Road is a two-storey building with basement and car parking accessed from Stanmore Road. An at-grade car park is located within the eastern portion of this site, with vehicular access from a driveway to Cavendish Street (to the north).*
- *The site has a primary frontage to Stanmore Road (which accommodates both vehicular and pedestrian access to the site) and a secondary frontage to Newington Road, which is generally limited to pedestrian access and service vehicles.*
- *The area surrounding the site is predominantly zoned R2 Low Density Residential and includes a combination of single dwellings and residential flat building ranging from 1-3 storeys in height. Stanmore Train Station is located approximately 220 m to the north. An existing pedestrian bridge and signalised traffic lights provide pedestrian access over Stanmore Road to Stanmore Train Station, further north.*

The site is identified in the figure overleaf.



Source: Urbis 2024

2.2 Project description

The SSDA seeks consent for staged alterations and additions to the Newington College Senior Campus comprising:

Concept Proposal for the provision of new and upgraded facilities, including:

- *Building envelope for the redevelopment of Sevington Courts* [Stage 01] *to accommodate recreational facilities and teaching spaces (refer to detailed Stage 1 Works below).*
- *Building envelope for alterations and additions to Centenary Hall* [Stage 02] *and development of an adjoining, four storey teaching and learning facility (College Lane building)* [Stage 03]. *This development will accommodate a cafeteria and dining hall, lecture theatre, multi-purpose teaching spaces and additional pastoral spaces.*
- *Building envelope for the redevelopment of the Concordia building* [Stage 06] *to accommodate a performance theatre, multi-purpose gallery and exam centre, new teaching spaces and basement car parking. The Concordia redevelopment includes a new pedestrian bridge across Stanmore Road to the main campus.*
- *Landscaping design strategy across the campus.*
- *Car parking provision and circulation arrangements.*
- Increase of 368 students and 45 full-time equivalent (FTE) staff.

Detailed Stage 1 works, including:

- *Earthworks and the associated demolition of Sevington Courts.*
- *Construction, fit-out and operation of 3 storey building comprising multi-purpose indoor and rooftop courts, fitness centre, multi-purpose teaching spaces, amenities and basement car parking.*
- *Construction, fit-out and operation of 4 storey building comprising multi-purpose teaching spaces, administrative functions and amenities.*
- *Alterations to the existing driveway within the site to facilitate vehicle access to the new basement car park.*
- *Temporary car park during construction phase of Stage 1 Works.*
- *Tree removal and new landscaping adjacent to the Stage 1 development site.*
- *Increase of 368 students and 45 FTE staff.*

The project description generally aligns with the six-stage development process listed in Section 1. This PSI covers the Stage 01 to Stage 06 areas shown on Drawing 1, Appendix A, noting Douglas understand some minor landscaping works will occur outside of the area covered by this PSI.

3. Scope of work

The scope of work comprised the following:

- A review of development plans and documentation provided by the client.
- A review of geological, topographic, soil, acid sulfate soil and groundwater registered bores to assess and document the site environmental setting.
- A review of readily available history, comprising:
    - Historical aerial photographs.
    - Historical title deeds to identify previous owners that may indicate potentially contaminating activities.
    - NSW EPA public registers for notices and licences issued under the NSW *Contaminated Land Management Act 1997* (CLM Act) and the NSW *Protection of the Environment Operations Act 1997* (POEO Act).
    - SafeWork NSW records for Schedule 11 hazardous chemicals stored on the premises.
    - Council's Section 10.7 (2) and (5) Certificate.
    - Council records obtained through an informal application under the NSW *Government Information (Public Access) Act 2009* (GIPA Act).
- Preparation of Field Work Safety and Environmental Plan (FWSEP) and Safe Work Method Statements (SWMS).
- A walkover by an environmental engineer to observe signs or indicators of potential contamination.

- An intrusive soil sampling investigation including:
  - Drilling of three boreholes by using a hand auger (BH2) or a drill rig mounted solid flight auger (BH3 and BH4) to depths of between 0.35 m below ground level (bgl) and 3.3 m bgl.
  - Logging of the boreholes and collection of soils samples at regular depth intervals, changes in strata, or upon signs of contamination.
  - Opportunistic collection of soil samples from 12 boreholes (BH1, BH6 to BH16) drilled for geotechnical investigation purpose to varying depths (as described in Section 11) at regular depth intervals, changes in strata, or upon signs of contamination.
- Collection of groundwater samples from three groundwater wells (BH1, BH6 and BH15) installed as part of the geotechnical investigation using a low flow pump. General groundwater parameters were measured prior to sampling using a calibrated portable water quality meter.
- Field screening of all collected soil samples for volatile organic compounds (VOC) using a photo-ionisation detector (PID).
- Dispatch selected soil samples to a National Association of Testing Authorities (NATA) accredited laboratory for analysis of identified contaminants of potential concern (CoPC), as follows:
  - Metals (including arsenic (As), cadmium (Cd), total chromium (Cr), copper (Cu), lead (Pb), mercury (Hg), nickel (Ni) and zinc (Zn)).
  - Total recoverable hydrocarbons (TRH).
  - Benzene, toluene, ethyl benzene, total xylenes (BTEX).
  - Polycyclic aromatic hydrocarbons (PAH).
  - Organochlorine pesticides (OCP).
  - Organophosphorus pesticides (OPP).
  - Polychlorinated biphenyls (PCB).
  - Per- and poly-fluoroalkyl substances (PFAS).
  - Phenols.
  - Asbestos.
  - pH and cation exchange capacity (CEC).
  - Toxicity characteristic leaching procedure (TCLP) (metals, PFAS and PAH).
  - Silica Gel clean of TRH (TPH-SG).
  - Quality assurance and quality control (QA/QC) samples including inter-laboratory replicate, trip spike and trip blank.
- Dispatch collected groundwater samples to a NATA accredited laboratory for analysis of identified CoPC as follows:
  - Heavy metals, TRH, BTEX, PAH, OCP / OPP, PCB, PFAS, VOC, phenol, hardness.
  - QA/QC samples including inter-laboratory replicate, trip spike and trip blank and rinsate samples.

- Preparation of this PSI report.

4. Site information

Site address	221 - 235 Stanmore Road, Stanmore NSW; and 200 - 244 Stanmore Road, Stanmore NSW.	
Legal description	Lot 1 in Deposit Plan 526319 Lot 1 in Deposit Plan 49 Lot A in Deposit Plan 109269 Lot B in Deposit Plan 330028 Lot 8 in Deposit Plan 710369 (noting only part of this lot is within the site)	
Approximate Total Site Area	In total 1.28 ha comprising: • Stage 01 - Sevington Courts: 3,600 m^2 • Stage 01 – Temporary Car Park Area: 1,100 m^2 • Stage 02 & 03 – Refurbish Centenary Hall & New College Lane Building: 2,000 m^2 • Stage 04 – Memorial Drive Landscaping: 2,300 m^2 • Stage 05 – Remove Demountable Classrooms: 900 m^2 • Stage 06 – Concordia Redevelopment: 2,900 m^2	
Zoning	SP2 - Infrastructure - Educational Establishments	
Local Council Area	Inner West Council	
Current use	Secondary school	
Surrounding uses	Stage 01 to 05	North – Stanmore Road then proposed Concordia Redevelopment site (Stage 06), residential, and Stanmore Public School further north East – School infrastructure then residential further east South – Newington Road then residential further south West – College Lane then residential further west
	Stage 06	North – Residential East - Residential South – Stanmore Road then school infrastructure West –Residential

The boundary of each stage and the college is shown on Figure 1.

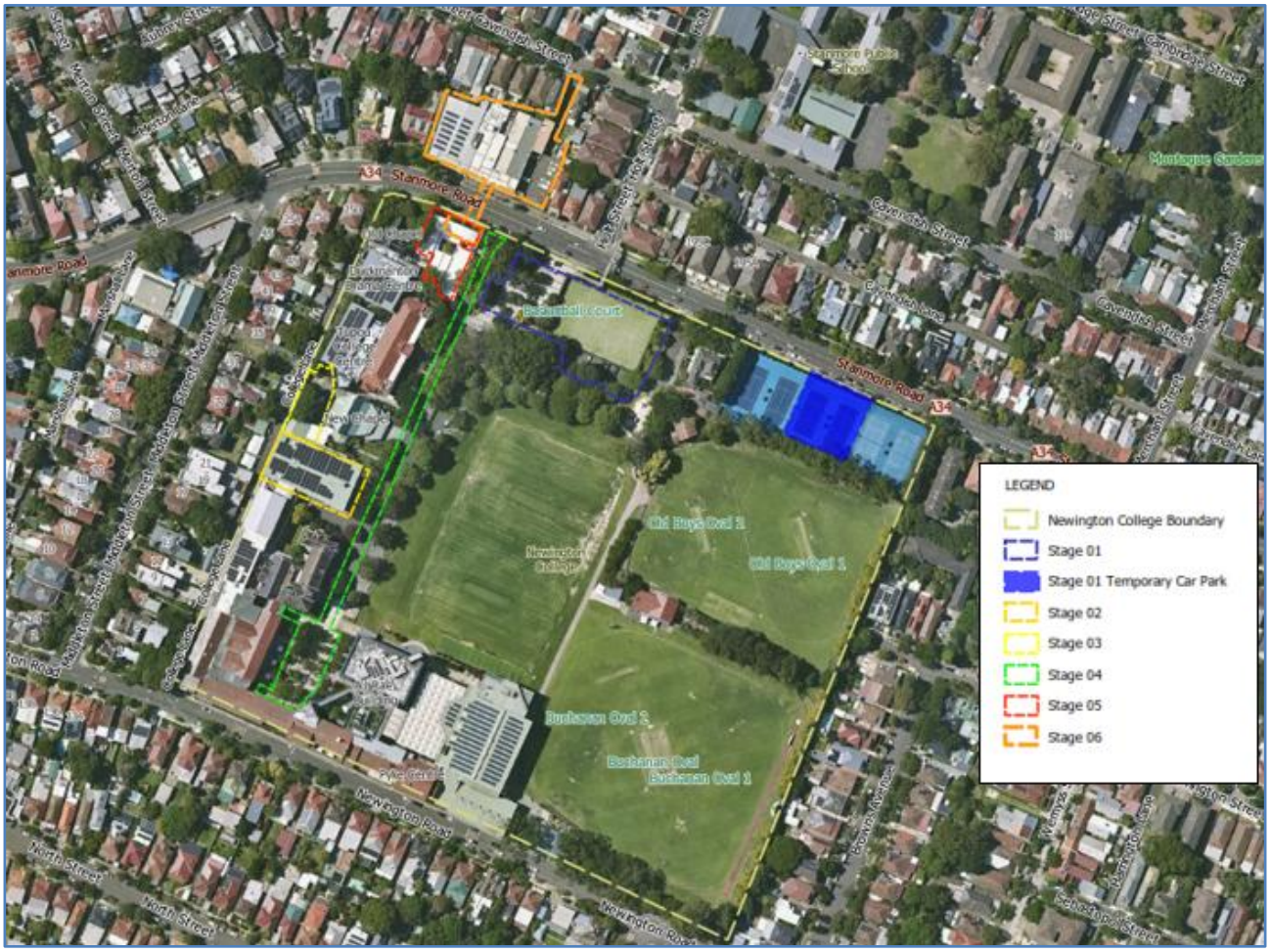


Figure 1. Site (Stage 01 to 06) location (refer to drawing 1 for full legend)

5. Environmental setting

5.1 Topography and soils

Regional topography	The site is situated on a local crest with the regional topography generally sloping downwards to the northeast towards Blackwattle Bay (via Johnstons Creek), south and southeast to Botany Bay (via Cooks River).
Site topography	Reference to NSW 2m Elevation Counters map indicated that the site generally slopes down towards the southeast with surface levels ranging from approximately 38 m Australian Height Datum (AHD) at Stage 06 to 30 m AHD at Stage 01. The detailed topography of each stage as below: • Stage 01 slopes slightly down towards the southeast with surface levels ranging from approximately 34 m AHD to 30 m AHD. • Stage 02 and 03 slopes slightly down towards the southeast with surface levels ranging from approximately 34 m AHD to 32 m AHD.

	• Stage 04 slopes slightly down towards the southeast with surface levels ranging from approximately 36 m AHD to 30 m AHD. • Stage 05 slopes slightly down towards the southeast with surface levels ranging from approximately 38 m AHD to 34 m AHD. • Stage 06 is generally level with a slight slope to the north to northwest with topography at approximately 38 m AHD.
Soil landscape	Reference to Sydney 1:100 000 Soils Landscape Sheet indicates that the site is located within the Blacktown landscape area and typically consists of highly plastic and relatively impermeable residual soil.
Geology	Reference to the Sydney 1:100 000 Series Seamless Geology Geological Sheet indicates that the site is underlain by Ashfield Shale of the Wianamatta Group, typically comprising black to light grey shale and laminite.
Acid sulfate soils	Reference to the published national mapping indicates that the site is located within an area mapped as having 'extremely low probability of occurrence' of acid sulfate soil (ASS). Reference to regional ASS Risk map indicates that the site is located within an area mapped as 'no known occurrence of acid sulphate soils'.

5.2 Surface water and groundwater

Surface water runoff from the site is expected to follow the general regional topography and drain into the local stormwater system. As the site is situated on a local crest, the surface water is likely eventually drain either to Johnstons Creek (Stage 06), which is approximately 900 m north of the Stage 06, or to the Cooks River (Stage 01 to 05), which is approximately 3 km south of the Stage 01.

Likewise, groundwater is also anticipated to follow the regional topography, either to the north to Johnstons Creek or to the southeast towards the Cooks River.

A search of the publicly available registered groundwater bore database indicated that there are three registered groundwater bores within 1 km of the site. The three groundwater bores from within 1 km of the site are summarised in Table 1 below, and details are included in Appendix C1.

Table 1: Summary of available information from nearby registered groundwater bores

Bore ID	Authorised purpose	Completion year	Status	Location relative to site	Final depth (m)	Standing water level (m bgl)
GW111687	Monitoring	2012	Active	770 m southwest (downgradient)	4.25	2.5
GW111686	Monitoring	2012	Active	780 m southwest (downgradient)	3.50	1.55
GW111692	Monitoring	2012	Active	1 km southwest (downgradient)	1.30	0.5

Given the local geology (i.e. Ashfield Shale), the groundwater in the fractured rock beneath the site is anticipated to be saline and very low yield. Accordingly, there is not expected to be any significant potential beneficial uses of the shallow groundwater.

6. Site history

6.1 General sources

A search of Newington College Stanmore website[1] indicated that Newington College Stanmore Campus was established in 1863.

6.2 Historical aerial photography

Several historical aerial photographs were obtained from public databases at approximately 10-year intervals. Extracts of the aerial photographs are included in Appendix C2. A summary of key features observed for the site and surrounding land is presented in Table 2.

Table 2: Summary of historical aerial photographs

Year	Site	Surrounding land use
1943	The college was observed in the 1943 aerial. Stage 01 to 05 were observed to be part of the college. Few buildings were observed in the northeast portion of Stage 01, while the remaining area appeared to be vacant. Inferred zig-zag anti-aircraft trenches (used for protection from bombing) were observed in the southeast corner of Stage 01. Stage 02 and 03 appeared to be mostly occupied by trees; no buildings were observed. Stage 04 appeared to be access road since then, with trees observed in the southern end. Stage 05 appeared to be occupied by inferred education building. Stage 06 appeared to be used as residential purposes with three main dwellings present.	Stage 01 to 05 were situated in the western portion of the college which was surrounded by residential properties. Zig-zag trenches were observed to the southwest of Stage 01, to the east of Stage 04, and along southern boundary of the college. Three large playing fields within the college to the southeast of Stage 01 and to east of Stage 04 appear to have been levelled, with signs of potential cut and fill for their formation. Stanmore road was observed to the north of the college. Stage 06 located to the north of the college and Stanmore Road. The area to the north, west and east of Stage 06 appeared to be residential area.
1951	Some small structures within Stage 01 had been demolished. The zig-zag trenches had been backfilled.	No significant changes were observed to surrounding land uses compared with the previous photograph. The zig-zag trenches

[1] https://www.newington.nsw.edu.au/our-campuses/stanmore-7-12/, dated accessed 26 May 2025

Year	Site	Surrounding land use
	A new small structure was present in the southwestern corner of Stage 02. No significant changes were observed to the other four stages.	within the college appear to have been backfilled.
1955	No significant changes were observed for Stage 01 with the exception of the removal of a former fence near the structures. No significant changes were observed for other 5 stages compared with previous aerial photography.	No significant changes were observed to surrounding land uses compared with the previous photograph.
1961	One of the remaining two buildings along the eastern boundary of Stage 01 had been demolished. The structure within Stage 02 was not visible, possibly due to coverage by tree canopy. The buildings in the middle of Stage 06 (Lot 1, DP49) had been demolished. A new building (potentially commercial) had been constructed. No significant changes were observed to the remaining part of Stage 06 and Stage 03 and 04.	No significant changes to the previous photograph with the exception of: • A former landscaping area to the east of Stage 01 had been converted to an apparent grassed playing area, including tennis courts. • A few buildings in the southwest corner of the college had been demolished, and new building constructed.
1965	Trees within Stage 02 had been removed, and a new building constructed. No significant changes were observed to other stages.	No significant changes compared to the previous photograph with the exception of some new structures have been added immediately to south of Stage 02.
1971	All building structures within Stage 01 appeared to have been demolished. The house in the western portion of Stage 06 had been demolished and a new commercial building constructed adjoining to the building on Lot 1 DP49. The buildings in the eastern portion of Stage 06 appeared to have been demolished or under demolition. According to the historical title deeds in Section 6.2, the area had commenced use by the Concordia Club Limited as a restaurant at this time. Some cars can be observed within Stage 04, indicated that the area was possibly used as driveway since then. No significant changes were observed to other stages.	No significant changes to the previous photograph with the exception of the construction of a swimming pool at the college.

Year	Site	Surrounding land use
1978	The building within Stage 05 appeared to have been demolished and the area appeared to be vacant. No significant changes observed to the layout of Stage 06 with the exception of the eastern portion, which appeared to be used as a carpark. No significant changes were observed to other stages.	No significant changes to the previous photograph with the exception of: • The area of tennis courts to the east of Stage 01 may have been redeveloped with rubber surface. • Some previous buildings in the southwestern corner of the college had been demolished. A new structure has been constructed to the east of Stage 04 (southern end).
1986	Stage 01 appeared to be grassed. One structure can be observed in southwest corner of Stage 03. Stage 05 appeared to be a car park paved with asphalt hardstand. Some vegetation in the northern portion of Stage 06 had been cleared, and inferred hardstand (bitumen or concrete) surface constructed. No significant changes to other stages.	The current New Chapel building can be observed to the east of Stage 03. The building immediate the south of Stage 02 had been demolished, and the area appeared to be potential be being redeveloped. No significant changes were observed in the surrounding areas of other stages.
1994	The southern end of Stage 04 appeared to be a developed landscaping area including hardstand and lawn area. Site layout across all other stages remained unchanged	A new driveway built along the eastern and southern boundary of Stage 01. The three open spaces appeared to be grassed The construction to the south of Stage 02 appears to have been completed with a new building, landscaping and carpark area. A new building had been added along southern boundary of the college.
2005	Tennis courts had been built in the eastern portion of Stage 01. Some trees within Stage 03 appeared to have been removed. One structure can be observed within Stage 03, with hardstand for the remaining area. No significant changes were observed to other stages.	No significant changes were observed.
2007	A new building and an access road to the new building had been built in the western portion of Stage 01. No significant changes were observed to other stages.	No significant changes were observed.

Year	Site	Surrounding land use
2015	A new structure has been added to the western portion of Stage 01. The tennis courts had been resurfaced and a carpark and driveway constructed to south of the tennis court. The car park within Stage 05 appeared to have been demolished, and new structure has been constructed along the northern boundary. The southern end of Stage 04 appeared to have been redeveloped into concrete paved open space. No significant changes were observed to Stage 02 and 03.	A new car park had been built to the southeast of Stage 01. The tennis courts to the east of Stage 01 had been resurfaced. Part of the building to the north of Stage 03 had been demolished, and the area appeared to be under construction. The previous building to the east of Stage 04 (southern end) has been demolished and a new structure has been constructed. No significant changes were observed to the surrounding area of Stage 06.
2017	The buildings in the western portion of Stage 01 had been demolished, and the area had been converted to tennis court, and hardstand open space area. The previous tennis courts had been resurfaced. A new structure had been added in the northern portion of Stage 03. Previous structure within Stage 05 has been removed, and the area appeared to be used as car park until 2022 when the current demountable classrooms were placed (same layout as the 2025 aerial). No significant changes were observed to Stage 04 and Stage 06.	The construction to the north of Stage 03 appeared to have been completed. The three open spaces appeared to have been developed into sports fields. No significant changes were observed to the area surrounding other stages.
2025	No significant changes were observed. The layout of all stages appeared to be consistent with what has been observed during the walkover.	No significant changes were observed.

6.3 **Title deeds**

A historical title deed search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deed search are provided in Appendix C3. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 3.

Table 3: Historical title deeds

Date of acquisition and term held	Registered proprietor(s) / occupations	Inferred land use
Pertaining to Lot A D.P. 109269 (Stage 06)		
04.01.1905 (1905 to 1913)	Anthony Burnham (Tailor)	Residential
22.09.1913 (1913 to 1928)	John Allworth Clark (Tailor), John Raymond Clark (Tailor), Stanley Richardson Clark (Tailor)	Residential
18.05.1928 (1928 to 1938)	John Allworth Clark	Residential
07.12.1938 (1938 to 1939)	John Raymond Clark (Tailor and Mercer), Stanley Richardson Clark (Tailor and Mercer)	Residential
09.01.1939 (1939 to 1964)	Lilian Kate Clark	Residential
11.05.1964 (1964 to 1969)	Karl Stegmaier (Ladies Hairdresser), Adolph Emil Crausaz (Retired Schoolteacher), (Or Adolphe Crausaz), William Paul Sieber, Jnr (Company Director)	Commercial
02.10.1969 (1969 to 1969)	Karl Stegmaier (Hairdresser), William Paul Sieber, Jnr (Company Director)	Commercial
10.10.1969 (1969 to 2002)	Concordia Club Limited	Commercial (A search of the company indicated it was a restaurant)
01.07.2002 (2002 to 2007)	Bonim Stanmore Pty Ltd	Commercial (office)
14.12.2007 (2007 to Date)	# The Council of Newington College	Educational
Pertaining to Lot 1 D.P. 49 (Stage 06)		
27.08.1903 (1903 to 1915)	Anthony Burnham (Tailor)	Residential
04.01.1915 (1915 to 1920)	Lily Arnold (Spinster), Jessie Macdonald (Spinster) (Now Jessie Marion)	Residential
02.09.1920 (1920 to 1954)	Kathleen Moira O'Brien	Residential
21.10.1954 (1954 to 1969)	Karl Stegmaier (Ladies Hairdresser), Franz Peter Heinrich Schroeder (Manufacturer), William Paul Sieber (Master Baker), William Paul Sieber, Jnr (Master Baker now Company Director). Adolph Emil Crausaz (Retired Schoolteacher) (Or Adolphe Crausaz)	Commercial
02.10.1969 (1969 to 1969)	Karl Stegmaier (Hairdresser), William Paul Sieber, Jnr (Company Director)	
10.10.1969 (1969 to 2002)	Concordia Club Limited	Commercial (restaurant)

Date of acquisition and term held	Registered proprietor(s) / occupations	Inferred land use
01.07.2002 (2002 to 2007)	Bonim Stanmore Pty Ltd	Commercial (office)
14.12.2007 (2007 to Date)	# The Council of Newington College	Educational
Pertaining to Lot B D.P. 330028 (Stage 06)		
24.05.1879 (1879 to 1924)	Sarah Thomson Lusby (Life Estate)	Residential
11.04.1924 (1924 to 1936)	Agnes Caroline Lusby (Spinster), Ethel Lucy Lusby (Spinster), Grace Sarah Lusby (Spinster), Winifred Elizabeth Howard, William Martyn Lusby (Clerk), Sydney Gordon Lusby (Professor)	Residential
22.07.1936 (1936 to 1963)	Eslie Charlotte Lee (Spinster)	Residential
08.04.1963 (1963 to 1969)	Karl Stegmaier (Ladies Hairdresser), Adolph Emil Crausaz (Retired Schoolteacher), (Or Adolphe Crausaz) William Paul Sieber, Jnr (Company Director)	Recreational
02.10.1969 (1969 to 1969)	Karl Stegmaier (Hairdresser), William Paul Sieber, Jnr (Company Director) (Notice of Death)	Commercial
10.10.1969 (1969 to 2002)	Concordia Club Limited	Commercial (restaurant)
01.07.2002 (2002 to 2007)	Bonim Stanmore Pty Ltd	Commercial (office)
14.12.2007 (2007 to Date)	# The Council of Newington College	Educational
Pertaining to Lot 1 D.P. 526319 (Stage 06)		
18.09.1903 (1903 to 1917)	William Thomas Baker	Residential
04.12.1917 (1917 to 1917)	Annie Baker, Eyre William Powell	
04.12.1917 (1917 to 1921)	Lavinia Knaggs Baker, Samuel Leslie Baker	
02.12.1921 (1921 to 1924)	Samuel Leslie Baker	
05.06.1924 (1924 to 1941)	Michael Leahy, Ellen Leahy	
07.07.1941 (1941 to 1953)	Mary Leach	
25.09.1953 (1953 to 1954)	Joseph Francis Leahy (Fitter)	
28.01.1954 (1954 to 1967)	James Leahy (Railway Employee), Joseph Francis Leahy (Fitter)	
11.10.1967 (1967 to 1968)	Public Trustee	Commercial

Date of acquisition and term held	Registered proprietor(s) / occupations	Inferred land use
13.03.1968 (1968 to 1969)	Karl Stegmaier (Ladies Hairdresser), Hans Diezi (Grocer), Ferdinand Hastrich (Pensioner), William Paul Sieber (Company Director)	Commercial
06.11.1969 (1969 to 2002)	Concordia Club Limited	Commercial (restaurant)
01.07.2002 (2002 to 2007)	Cavendish and Holt Pty Limited	Commercial (office)
14.12.2007 (2007 to Date)	# The Council of Newington College	Educational
Pertaining to part numbered 1 on attached cadastral records enquiry report Lot 8 D.P. 710369 (part of Stage 05)		
05.02.1906 (1906 to 1971)	Thomas Paker Reeve (Gentleman) Samuel Dallick (Builder) And Others. (Trustees for the time being for the Methodist Church) Now Methodist Church (N.S.W.) Property Trust	Residential / educational
30.12.1971 (1971 to Date)	# The Council of Newington College	Educational / school infrastructure
Pertaining to part numbered 2 on attached cadastral records enquiry report Lot 8 D.P. 710369 (Stage 01)		
21.04.1926 (1926 to Date)	# The Council of Newington College	Open green space / school infrastructure
Pertaining to parts numbered 3,4 & 5 on attached cadastral records enquiry report Lot 8 D.P. 710369 (Stage 01)		
03.05.1938 (1938 to Date)	# The Council of Newington College	Educational / school infrastructure
Pertaining to part numbered 6 on attached cadastral records enquiry report Lot 8 D.P. 710369 (Stage 02, 03 & 04 and part of Stage 05)		
Circa 1922 (1922 to Date)	# The Council of Newington College (Newington College Act of Incorporation 1922)	Educational / school infrastructure

Note: # Denotes current registered proprietor(s)

6.4 Public registers and planning records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act) Database searched 17 April 2025.	There were no records of notices for the development area or adjacent properties.
Sites notified to EPA under Section 60 of the CLM Act Database searched 17 April 2025.	The site and adjacent properties were not listed as a notified contaminated site.
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) Database searched 17 April 2025.	There were no records issued to the site or adjacent properties.

6.4.1 Planning certificate

Planning certificates under Section 10.7 (2) & (5) of the NSW *Environmental Planning and Assessment Act 1979* were reviewed for three representatives lots (Lot 1 DP 49, Lot A DP 109269, and Lot B DP 330028) of Stage 06 and Lot 8 in Deposit Plan 710369 (Stage 01 to 05). A copy of the certificates is provided in Appendix C4.

According to matters arising under the CLM Act, the certificates stated the following (relevant to the subject lot):

- The site is not significantly contaminated.
- The site is not subject to a management order.
- The site is not subject to approved voluntary management.
- The site is not subject to an ongoing maintenance order.
- The site is not subject to a site audit statement.
- The site is not within a Heritage Conservation Area.

6.4.2 SafeWork NSW

A SafeWork search for Schedule 11, storage of hazardous chemicals on site was requested on 17 September 2025. The search of records held by SafeWork NSW has not located any records pertaining to the site. The search result is included in Appendix C5.

6.4.3 Council records

A council records search through an informal search under the GIPA Act was conducted. No records had been made available at the time of preparing this report.

Limited information was found through online DA tracker (reviewed on 23 May 2025). Review of the DA tracker indicated only the current SSDA pre-lodge application, and one tree removal application was found related to Lot 8 DP 710369. Six development applications were found related to Stage 06, and the details are summaries as Table 4 below.

Table 4: Summary of DA tracker search – Stage 06

Lodge date	DA Information
15 July 2003	PDA200600037: Prelodgement for residential flat building and multi-unit housing development by Morris Bray Martin Ollmann Pty Ltd. The record showing the PDA was accepted. However, no further information was provided.
04 June 2007	PDA200700043: Prelodgement to carry out alterations and additions to the premises to create two childcare centres, each accommodating 90 places respectively. The PDA was accepted. However, no further information was provided.
14 September 2007	DA200700437: Development application to subdivide the property into two allotments (1,394 sqm. and 1,506 sqm.), carry out alterations to the remaining club building located on the proposed western allotment and adapt it for use as a childcare centre to cater for 82 children between the hours of 7.00 am to 7.00 pm Mondays to Fridays and relocate and rationalise the existing telecommunication antennas by Bonim Stanmore Pty Ltd. The DA was withdrawn on 18 December 2007.
19 September 2007	DA200700437: Development application to subdivide the land into two allotments of 1394 sqm (western allotment) and 1506 sqm (eastern allotment), and on the eastern allotment demolish the club, excavate and construct a basement carpark for 13 vehicles and construct nine x two storey attached townhouse development (in two buildings) and to strata subdivide the premises into nine lots. The DA was withdrawn on 17 December 2007.
27 May 2008	DA 200800245: Development application to use the former Concordia Club for temporary storage and carparking in association with Newington College by Newington College. The DA was approved on 22 August 2008.
30 June 2009	DA200900222: Development application to carry out alterations to the premises and for the temporary use of the premises to relocate some senior student facilities in the art, drama and technology areas of Newington College and ancillary college functions including the uniform store and property department and to erect associated signage. The DA was approved on 09 September 2009.

A summary of development consents related to the main campus from 1991 to 2020 was provided by Urbis for review (included in Appendix C6).

The relevant information potentially pertaining to the site from the provided records in summarised below:

- Reconstruct an entry road and construct a 30 space at grade car park within the grounds of Newington College including some shade structures and to carry out associated works, DA2006/00553-arpproved 3 October 2007.

- Partially demolish existing improvement to construct a 3 level Year 7 centre, a 3-level drama centre, installation of water storage facilities, removal of 22 trees, alterations to an existing car park adjacent to the old chapel, excavation, landscaping works & upgrade of site services, DA2011/00615- approved 2 April 2012.

6.5 Site history integrity assessment

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

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

6.6 Summary of site history

The site history information suggested the following:

- Stage 01: Stage 01 was part of the Newington College from 1863. Demolition of previous building happened gradually between circa 1943 and 1971, by which time all previous structures had been removed. Following that, Stage 01 remained as soft landscaping until circa 2005 when tennis courts were constructed on the western portion of the area. Ground disturbance including construction and demolition of buildings on the western portion of Stage 01, resurface of the tennis court and construction of carpark to the south of tennis court happened between 2005 and 2017. Additional tennis courts and hardstand open space had replaced the buildings in the western portion of the area by 2017.
- Stage 02 and 03: Stage 02 and 03 were part of the Newington College from 1863. Ground disturbance of Stage 02 occurred circa 1965 when the educational building was built. Prior to this time the area was predominantly soft landscaping, although at least one small structure had been present and subsequently removed. The layout of Stage 02 and 03 remained predominantly unchanged between 1965 and 2017 when the new structures were built within Stage 03.
- Stage 04: Stage 04 was part of the Newington College from 1863. Aerial imagery from 1943 shows the area functioning as an internal access road, possibly a soft stand, with landscaping present at the southern end. In 1971 aerial imagery, the road area was likely upgraded and paved as a hardstand driveway. Ground disturbance occurred at the southern end in 1994 and again in 2015, when the former landscaped area was redeveloped into a hardstand paved open space.
- Stage 05: The historical title deeds indicate that the area was acquired by the current owner, Newington College, in 1971. Prior to this, it was possibly owned by the Methodist Church (N.S.W.) Property Trust and used for church or educational purposes. The building within the area was demolished before 1978, and by 1986 the land had been redeveloped into a car park. In 2015, the car park was demolished in connection with land development to the west, after

which the area was converted into a car park in 2017. The car park remained in use until 2022, when demountable classrooms were installed.

- Stage 06: Stage 06 was acquired by the current owner (the college) in 2007. The historical aerial photographs and historical ownership records suggested the area was generally used for residential purpose until 1964, after which the area was gradually redeveloped for commercial purposes (including a restaurant, office and associated car parking) by various owners until 2007. Ground disturbance activities mainly occurred between the 1950s and 1970s when the former houses where demolished and the current buildings were built.

7. Site walkover

A walkover of Stage 01, Stage 02 and 03, and Stage 06 was undertaken by an environmental engineer on 2 April 2025. A walkover of Stage 04 and 05 was undertaken on 12 September 2025. The general topography of all six stages was consistent with that described in Section 5, with the exception of variations at Stage 06, as noted below. The following key features pertinent to the PSI were observed. Refer to Appendix D for photographs of each stage:

- Stage 01 (refer to photograph 1 to 5):
  - Stage 01 was predominantly occupied by a sports court, with landscaping area along eastern boundary, car park and landscaping area along southern boundary and hardstand open space along western boundary.
  - The surface of the sport court was synthetic turf in good condition, and no significant cracks, damage or unevenness were noted.
  - Brick paved carpark area was observed along the southern boundary. The asphalt surface was in generally good condition with only minor cracks observed at the time of inspection.
  - No evidence of exposed soil or staining was observed across the area.
- Stage 02 and 03 (refer to photograph 6 to 8):
  - Stage 02 and 03 comprised a combination of institutional buildings, landscaped open space, and paved pedestrian and vehicle access areas.
  - Stage 02 comprised a modern brick and metal frame building labelled "Music Centre". This building appeared to be in active use and well maintained. Access to the building was via a paved footpath and a small vehicle driveway, bordered by shrubbery and garden beds.
  - Stage 03 comprised a small concrete paved courtyard area.
  - All paved surfaces in and around Stage 02 and 03 were well maintained with no major cracks observed within the surfaces.
  - No unpaved areas were observed within and around Stage 02 and 03 with the exception of some landscaping areas along the perimeter of the Stage 02 and 03 boundaries. No staining was observed within the soils in this area.
- Stage 06 (refer to photograph 9 to 16):
  - Stage 06 was predominantly occupied by two-storey institutional buildings associated with Newington College, open-space carpark in the eastern portion, and an at-grade covered carpark in the western portion.

- The buildings are constructed of concrete and brick, with no visible signs of structural damage or deterioration.
- The eastern portion of Stage 06 is elevated compared with the western portion and the surrounding land, indicting possible previous filling in this area.
- A storage was observed within the covered carpark area, with paint tins stored on a shelf and directly on the concrete floor. The concrete floor was in fair condition.
- The ground surface across the area was fully sealed, including bitumen-paved carparks and concrete pedestrian paths.
- No evidence of significant contamination sources (e.g. chemical storage, tanks, or unsealed ground) was noted.

- Stage 04 ((refer to photograph 17 to 20):
  - Stage 04, referred as Memorial Drive was a driveway, with landscaped area in the southern end.
  - The driveway was observed to be asphalt paved and in fair condition.
  - The south end comprises concrete hardstand open space, trees and landscaping area.
  - No evidence of staining was observed across the area.
- Stage 05 (refer to photograph 21 to 27):
  - Stage 05 was predominantly occupied by demountable classrooms with landscaping area along northern, southern and eastern boundaries.
  - A fire sprinkler was observed in the northeast corner of the area.
  - No evidence of significant contamination sources (e.g. chemical storage, or tanks) was noted.

Overall, all six stages are occupied by low-risk, non-industrial uses, and no obvious indicators of contamination or environmental concern were identified during the inspection.

8. Preliminary conceptual site model

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

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (CoPC) have been identified and summarised in Table 5.

Table 5: Summary of potential sources

Potential sources and associated CoPC
S1: Fill: Associated with levelling and demolition of former buildings and car parks CoPC: metals, PFAS, TRH, BTEX, PAH, PCB, OCP, phenols and asbestos **S2:** Current buildings CoPC: asbestos, synthetic mineral fibres (SMF), lead (in paint) and PCB

The following potential human and environmental receptors, along with relevant potential pathways, have been identified and summarised in Table 6.

Table 6: Summary of potential receptors and pathways

Potential human receptors
HR1: Current users [educational] **HR2:** Construction and maintenance workers **HR3:** End users [educational] **HR4:** Adjacent site users [residential]
Potential environmental receptors
ER1: Surface water [Johnsons Creek and Cooks River] **ER2:** Groundwater **ER3:** Terrestrial ecosystems
Potential pathways to human receptors
HP1: Ingestion and dermal contact **HP2:** Inhalation of dust
Potential pathways to environmental receptors
EP1: Surface water run-off **EP2:** Leaching of contaminants and vertical migration into groundwater **EP3:** Lateral migration of groundwater providing base flow to water bodies **EP4:** Inhalation, ingestion and absorption

Summary of potentially complete exposure pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S4) and receptors are provided in below Table 7.

Table 7: Summary of potentially complete exposure pathways

Source and CoPC	Exposure pathway	Receptor	Risk management action
S1: Fill: CoPC: metals, PFAS, TRH, BTEX, PAH, PCB, OCP, phenols and asbestos	**HP1:** Ingestion and dermal contact **HP2:** Inhalation of dust	**HR1:** Current users **HR2:** Construction and maintenance workers **HR3:** End users **HR4:** Adjacent site	Conduct a contamination investigation
	EP1: Surface water run-off **EP3:** Lateral migration of groundwater providing base flow to water bodies	**ER1:** Surface water	
	EP2: Leaching of contaminants and vertical migration into groundwater	**ER2:** Groundwater	
	EP4: Inhalation, ingestion and absorption	**ER3:** Terrestrial ecosystems	
S2: Current buildings CoPC: include asbestos, SMF lead (in paint) and PCB	**HP1:** Ingestion and dermal contact **HP2:** Inhalation of dust	**HR1:** Current users **HR2:** Construction and maintenance workers **HR3:** End users	A hazardous building material survey is recommended to be conducted prior to the demolition of the buildings

9. Sampling and analysis plan

9.1 Data quality objectives

The PSI was devised with reference to the seven-step data quality objectives (DQO) process, which is provided in Appendix B Schedule B2, NEPC (2013). The data quality objective process is outlined in Appendix E.

9.2 Soil sampling and analysis rationale

Based on the CSM and data quality objectives (DQO) the following sampling rationale was adopted.

Table 2 of NSW EPA *Contaminated Sites, Sampling Design Guidelines* (NSW EPA, 2022) recommends the following minimum sampling locations for each Stage for site characterisation based on the detection of circular hot spots using a systemic grid sampling pattern.

Table 8: Summary of minimum recommended test locations for each Stage

Stage	Approximate Area	Recommended minimum sampling locations
Stage 01	3600	10
Stage 02 and 03[1]	2000	8
Stage 04	2300	9
Stage 05	900	8
Stage 06[2]	2900	9

Note 1: Given Stage 02 and Stage 03 are adjacent to each other, it is considered that Stage 02 and 03 can be assessed as one area.

Note 2: As shown on drawing 1, a portion of Stage 06 overlaps with Stage 05 and will therefore be assessed as part of Stage 05.

Given the operational nature of the site and the access constraints, soil samples were opportunistically collected from the geotechnical boreholes and limited additional environmental purpose boreholes to obtain preliminary information on the contamination status of the site with a view to identify further detailed sampling requirements. Locations were placed across the accessible areas as below. Borehole locations are shown on Drawing 1, in Appendix A.

Stage 01	BH11 to BH16	Opportunistically sampled from geotechnical purpose boreholes. Locations were nominated by the client.
Stage 02 to 03	BH6, BH7 and BH10	Opportunistically sampled from geotechnical purpose boreholes. Locations were nominated by the client. It was noted that BH6 was placed outside of the Stage 02 boundary due to underground services and access restrictions. Given the locations are close to the site boundary, and the historical land use in the vicinity of Stage 02 were similar, soil samples were collected from this borehole to provide preliminary data on the soil contamination status in the general area of Stage 02.
Stage 04	BH8 and BH9	Opportunistically sampled from geotechnical purpose boreholes. Locations were nominated by the client.
Stage 06	BH1 to BH4	Opportunistically sampled from geotechnical purpose (BH1). BH2, BH3 and BH4 were drilled for environmental purposes, and placed outside the basement car park for general area coverage. BH3 and BH4 targeted the area noted to have a higher potential for deep fill based on the site walkover.
Stage 05		No boreholes have been placed within Stage 05, as this area was only added to the development plan after the intrusive investigation had been completed.

Soil samples were collected from each borehole at depths of approximately 0.15 m, 0.5 m, 1.0 m and every 0.5 m thereafter, and changes in lithology. At least one fill sample from each borehole was analysed for the CoPC identified in Section 8, with more samples analysed from boreholes where deeper fill was encountered.

Natural soil samples were collected from selected location to provide preliminary information on the contamination status of the natural soils within the site.

The general sampling methods are described in the field work methodology in Appendix F.

9.3 Groundwater sampling and analysis rationale

Groundwater was sampled opportunistically from geotechnical groundwater wells BH01, BH06 and BH15 to assess the current groundwater contamination status at the site. Well locations were chosen to provide general coverage of the site, and based on the following rationale:

- BH1 was positioned hydraulically up to mid-gradient of the Stage 06, to provide data on the general concentration of contaminants within Stage 06.
- BH6 was positioned hydraulically cross-gradient, and adjacent to, Stage 02, to provide data on ambient groundwater conditions.
- BH15 was positioned hydraulically down-gradient of Stage, to provide data on groundwater leaving the site.

Monitoring well locations are shown in Drawing 1, Appendix A. The general sampling methods are described in the field work methodology in Appendix F.

All samples were analysed for the CoPC in the CSM.

10. Site assessment criteria

The site assessment criteria (SAC) applied in the current investigation are informed by the CSM (Section 8) which identified human and environmental receptors to potential contamination on the site. Analytical results are assessed (as a Tier 1 assessment) against the SAC comprising primarily the investigation and screening levels of Schedule B1 of NEPC (2013).

The investigation and screening levels applied in the current investigation comprise levels adopted for a generic residential land use with accessible soil scenario, which is also recommended for primary schools. The derivation of the SAC is included in Appendix G and the adopted SAC are listed on the summary analytical results tables in Appendix I.

11. Results

11.1 Field work results

The borehole logs for this assessment are provided in Appendix H. The logs recorded the following general sub-surface profile:

Stage 01:

Pavement / Concrete / asphaltic concrete:	Concrete pavement encountered in BH11 and BH12 to 0.24 m below ground level (bgl). Asphaltic concrete encountered in BH14, BH15, and BH16 to depths of between 0.06 m to 0.08 m bgl, underlain by;
Fill / Road base:	Gravel / gravelly sand / sand observed in BH11, BH12, and BH16 to depths of between 0.34 m and 0.55 m bgl. underlain by;
Fill:	Brown / dark brown / pale brown / grey / silty sand / silty clay / sandy clay with various proportions of sand, igneous gravel in all boreholes to depths of between 0.7 m bgl and 2.3 m bgl. Trace tile fragment was observed in BH12; underlain by;
CLAY:	Medium to high plasticity clay with ironstone and siltstone gravel encountered in all boreholes to depths of between 6.5 m bgl and 8 m bgl; underlain by;
Siltstone:	Dark grey and grey siltstone encountered in all boreholes to termination depths between 12.73 m bgl and 12.88.

It is noted that BH13 was drilled within the tennis court. Synthetic grass was encountered at the surface of BH13 to 0.02 m bgl, followed by a concrete slab to 0.07 m bgl, and road base gravel to 0.33 m bgl. A layer of concrete with thickness of 0.15 m was encountered under the gravel and followed by a void. BH13 terminated at 0.9 m bgl due to the presence of the void, the purpose / origin of which is unknown.

Stage 02 to 04:

Concrete / asphaltic concrete:	Asphaltic concrete in BH7 to BH9, to depths of between 0.05 and 0.08 m bgl. Concrete hardstand in BH10 to 0.04 m bgL; underlain by;
Fill:	Brown silty sand (topsoil) with rootlets encountered in BH6 to depth of 0.15 m bgl; underlain by;
Fill / Road base:	Pale brown and brown sand / igneous gravel with sandstone gravel observed in BH9 to BH10 to depths of between 0.1 m and 0.4 m bgl. Brick fragments observed in BH10; underlain by;
Fill:	Pale grey / dark grey / brown / orange-brown clay / sandy clay with various proportional of sand, ironstone, sandstone and igneous gravel in all boreholes to depths of between 0.5 m bgl and 0.9 m bgl; underlain by;

CLAY:	Medium to high plasticity clay with siltstone and shale gravel encountered in all boreholes to depths of between 6.8 m bgl and 8.5 m bgl; underlain by;
Siltstone:	Dark grey siltstone encountered in all boreholes to termination depths between 11.64 and 13.30 m bgl.

Stage 06:

Concrete / asphalt Hardstand:	Concrete handstand in BH1 and BH2 to depth of 0.13 m below ground level (bgl). Asphalt hardstand in BH3 and BH4 to depth of 0.05 m bgl; underlain by;
Fill:	Pale grey / grey igneous gravel / gravelly sand (road base) encountered in all boreholes to depths of 0.25 m bgl and 0.3 m bgl with the exception of light brown sandy clay was encountered in BH2 to depth of 0.23 m bgl. A fragment of fibre cement was observed in BH1 / 0.15-0.25 m; underlain by;
Fill:	Light brown / grey-brown sand / sandy clay with various proportional of igneous, and sandstone gravel, trace concrete, terracotta, tile, brick encountered in BH3 and BH4 to depths of between 1.7 m bgl and 2.8 m bgl; underlain by
CLAY:	medium to high plasticity clay to terminal depths of BH2 to 4 ranging between 0.35 to 3.3 m bgl, and to 7 m bgl in deep borehole BH1; overlying;
Siltstone:	Dark grey siltstone in BH1 to termination depth of 11.73 m bgl.

A fragment of fibre cement (confirmed by laboratory analysis to be asbestos containing material - ACM) was observed in BH1 at 0.15-0.25 m depth. Building debris, which can be indicative of asbestos contamination, was observed in a number of boreholes, including at least one borehole at each stage, with a larger quantity of building debris observed in fill in the east of Stage 06. No other visual or olfactory evidence (e.g. staining, odours, free phase product) was observed during the investigations to suggest the presence of contamination within the soils, rock or groundwater at the site.

The PID screening recorded values of less than 1 ppm suggesting the general absence, or very low concentrations, of VOC in the samples screened.

Free groundwater was observed whilst drilling BH1 at 1.5 m bgl and BH11 at 1.8 m bgl. It should be noted that groundwater levels are affected by climatic conditions and soil permeability and will therefore vary with time. Groundwater levels were gauged on 17 April 2025 (BH1 and BH15), and 24 April 2025 (BH6) using an electronic oil interface meter prior to developing the wells and again on 29 April 2025 prior to sampling. The measured water levels prior to sampling are shown in Table 8.

Table 8: Summary of groundwater level measurements on 29 April 2025

Well ID	Location of monitoring well	Ground level * m (AHD)	SWL m (bgl)	SWL m (AHD)
BH01	Up to mid-gradient of Stage 06	37	1.47	35.53
BH06	cross-gradient, and adjacent to Stage 02	33.437	3.93	29.507
BH15	down-gradient of Stage 01	28.931	3.07	25.861

Notes:
*Surveyed by dGPS
AHD – Australian Height Datum
SWL – standing water level
bgl – below ground level

Based on the groundwater level measurements, groundwater within Stage 01 and Stage 02 and 03 (located within main campus) is interpreted to be flowing to the southeast towards Cooks River. This was expected given the topography and the location of the inferred down-gradient discharge point (i.e. the Cooks River). Based on the topography of Stage 06, the groundwater of Stage 06 has the possibility to be following to the north towards to Johnstons Creek to the northeast.

The stabilised groundwater field parameters recorded prior to sampling are shown on the groundwater field sheets provided in Appendix J and summarised below.

Physical parameters were measured whilst sampling (where possible) and are summarised in Table 9.

Table 9: Stabilised groundwater readings prior to sampling on 28 November 2024

Borehole	Temperature (°C)	Dissolved oxygen (mg/L)	Electrical conductivity (µS/cm)	pH	Redox (mV)	TDS (mg/L)
BH01	19.9	3.38	407	5.38	147.7	264.4
BH06	20.1	1.99	922	4.63	187.4	600
BH15	20.4	2.01	1783	4.39	244.2	1159

The dissolved oxygen levels indicated generally aerobic conditions. The pH was slightly acidic. The electrical conductivity values are typical of fresh water for BH1 and BH6, and brackish for BH15. Redox potential (Eh) indicates oxidising conditions.

No light non-aqueous phase liquid (LNAPL) was observed whilst sampling.

11.2 Laboratory analytical results

The results of laboratory analysis are summarised in the following tables in Appendix I:

- Tables I1 to I3: Summary of results of soil analysis of Stage 01.
- Tables I2: Summary of results of soil analysis of Stage 02 to 04.
- Tables I3: Summary of results of soil analysis of Stage 06.
- Table I4: Summary of results of water analysis.
- Table I5: Summary of results of preliminary waste classification of Stage 01, 02 to 04.
- Table I6: Summary of results of preliminary waste classification of Stage 06.
- Table I7: Input data for statistical analysis.
- Table I8: PAH fingerprint analysis.

The laboratory certificates of analysis together with the chain of custody and sample receipt information are provided in Appendix K.

11.3 Data quality assurance and quality control

The data quality assurance and quality control (QA/QC) results are provided in Appendix L. Based on the results of the field QA and field and laboratory QC, and evaluation against the data quality indicators (DQI) it is concluded that the field and laboratory test data obtained are reliable and useable for this assessment.

12. Discussion

12.1 Soils

12.1.1 Stage 01

The analytical results for all contaminants tested in all samples were within the conservative SAC (HIL-A, HSL-AB, and EIL/ESL-ABC) with the exception of the below:

- Benzo(a)pyrene TEQ (B(a)P TEQ) in sample BH16 / 0.6-0.8 at 15 mg/kg and the replicate sample BD6/20250415 of BH15/0.4-0.5 at 4.6 mg/kg which exceeded the health investigation level of 3 mg/kg:
    - Given that the concentration of B(a)P TEQ in sample BH16 / 0.6-0.8 exceeds the SAC by >2.5 times, the impacted soil at this location represents a hotspot. PAH fingerprint analysis was conducted on all fill samples within Stage 01 that has PAH detections, including BH16 / 0.6-0.8. The results indicated that the source of the PAH was possibly related to ash from black coal, or coke, and less likely related to petroleum product. The input data and output for the analysis is included in Appendix I.
    - Given the exceedance at BH16 is to be managed separately, the exceedance at BH15 was not considered to be of concern as the calculated 95% upper confidence limit (UCL) of the arithmetic mean (95% UCL) for all fill samples within the Stage 01 was 2.2 mg/kg, which is below the SAC. The 95% UCL was calculated using USEPA ProUCL and the input data and output is included in Appendix I.

- Nickel in sample BH15/0.8 - 1 at 19 mg/kg slightly exceeded the site-specific ecological criteria of 10 mg/kg. The exceedance is not considered as concern given the nickel was recorded in natural soil and is considered likely to be naturally occurring.
- B(a)P in samples BH11 / 0.8-1 at 0.77 mg/kg, BH11 / 1.2-1.5 at 0.8 mg/kg, BH12 / 0.8-1 at 0.88 mg/kg, BH12 / 1.3-1.5 at 1.4 mg/kg, BH12 / 1.8-2.3 at 0.78 mg/kg, BH14 / 0.4-0.5 at 2.1 mg/kg, BH16 / 0.6-0.8 at 9.9 mg/kg and the replicate sample BD6/20250415 of BH15 / 0.4-0.5 at 3.1 mg/kg which exceeded the ESL of 0.7 mg/kg:
    - It is noted that the B(a)P ESL is a low reliability value. Higher reliability screening levels have been published in CRC CARE *Risk-based Management and Remediation Guidance for Benzo(a)pyrene* (CRC CARE, 2017). The high reliability value of 33 mg/kg (or ranging between 21 mg/kg to 135 mg/kg) for fresh B(a)P for urban residential and public open and use space suggests that the concentrations of B(a)P detected within those samples are unlikely to pose an unacceptable risk to terrestrial ecosystems and therefore the exceedances are not considered to be of concern.

No asbestos was recorded by the laboratory within the soil samples tested.

12.1.2 **Stage 02 to 04**

The analytical results for all contaminants tested in all samples collected within Stage 03 and Stage 04 were within the conservative SAC (HIL-A, HSL-AB, and EIL / ESL-ABC).

The analytical results for all contaminants tested in all samples collected within or near Stage 02 were within the conservative SAC (HIL-A, HSL-AB, and EIL / ESL-ABC) with the exception of the following exceedances, which were identified at test location BH7:

- B(a)P in sample BH07 / 0.4-0.5 at 1.1 mg/kg which exceeded the ESL of 0.7 mg/kg, and in sample BH07 / 0.1-0.2 at 120 mg/kg exceeded the ESL and the CRC CARE criteria of 33 mg/kg.
- B(a)P TEQ in sample BH07 / 0.1-0.2 at 160 mg/kg, which exceeded the HIL-A of 3 mg/kg.
- Total PAH in sample BH07 / 0.1-0.2 at 1,500 mg/kg, which exceeded the HIL-A of 300 mg/kg.
- TRH F3 (>C16-C34) in sample BH07 / 0.1-0.2 at 1,400 mg/kg, which exceeded the ESL of 1,300 mg/kg. A silica gel clean-up was conducted on TRH for sample BH7 / 0.1-0.2, to provide a better estimate of the total petroleum hydrocarbon (TPH) result, reported as the TPH-SG. The concentration of TPH-SG F3 (>C16-C34) was 570 mg/kg, which is within the SAC. The chromatogram of the sample was also requested from the laboratory and compared to the Hydrocarbon Reference Library provided by the laboratory. The sample chromatogram did not clearly correlate with any of the products in the library, which included various petroleum products, coal, asphalt, vegetable oils and mulch. The sample profile appeared to be more consistent with the vegetable oil and mulch products, than the petroleum products. The chromatogram and an extract of the Hydrocarbon Reference Library are included in Appendix I.

PAH fingerprint analysis was also conducted on sample BH7 / 0.1-0.2 and BH7 / 0.4-0.5. The results indicated that the source of the PAH was possibly related to ash from black coal, or coke, and less likely related to petroleum product. The input data and output for the analysis is included in Appendix I.

It is also noted that BH7 was immediately adjacent to, but not within, Stage 02 and the contamination identified in BH7 may not be present within Stage 02.

Based on the above, it is considered that the potential for the B(a)P, B(a)P TEQ, and PAH impacted soil recorded at BH7 to be impacting Stage 02 needs to be further assessed. If the contamination is identified to be present within Stage 02, further assessment of its potential origin, significance and extent will be required.

No asbestos was recorded by the laboratory within the soil samples tested.

12.1.3 **Stage 06**

The analytical results for all contaminants tested in all samples were within the conservative SAC (HIL-A, HSL-AB, and EIL/ESL-ABC) with the exception of the below:

- Lead in sample BH03 / 1.8-1.9 at 500 mg/kg which exceeded the health investigation level (HIL-A) criteria of 300 mg/kg:
    - It is noted that the recorded concentration is, however, within the HIL-C of 600 mg/kg, which is for assessing land use including public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths; and the HIL-B used for assessing residential apartments and high schools. Given the proposed development of Stage 06 comprises an educational building over two-levels basement (i.e. has limited opportunities for soil access), it is considered that HIL-B and HIL-C are more applicable to this area than HIL-A (which assumes, inter alia, that children under 5 have access to the soil for approximately 4 hours a day, 365 days a year). As such the exceedance is not considered to present an unacceptable risk beneath the building footprint at Stage 06.
- TRH F3 in sample BH3 / 0.2-0.3 at 430 mg/kg exceeded the ecological criteria (ESL) of 300 mg/kg:
    - The exceedance is not considered as concern given the requirement to construct basement levels across the Stage 06, it is anticipated that the majority of the fill will require bulk excavation and off-site disposal. Therefore, this TRH exceedance in this case is not considered to be of concern if the material is to be removed off-site or remain beneath the building footprint.

The laboratory confirmed the presence of chrysotile and amosite asbestos in the ACM fragment identified in BH1 / 0.15 -0.25. No asbestos was recorded by the laboratory within the soil samples tested.

12.2 **Groundwater**

The results for all analysed samples were below the SAC, with the exception of:

- The concentration of copper in sample BH15 at 6 µg/L, which exceeded the ANZG (2018) 95% freshwater guideline of 1.4 µg/L.
- The concentration of nickel in sample BH6 at 13 µg/L and BH15 at 27 µg/L exceeded the ANZG (2018) 95% freshwater guideline of 12.5 µg/L (hardness adjusted).
- Zinc in all samples (BH01 at26 µg/L, it's duplicate at 25 µg/L, BH6 at 30 µg/L, BH15 at 69 µg/L, which exceeded the ANZG (2018) 95% freshwater guideline of 9.1 µg/L (hardness adjusted).

The copper, nickel and zinc exceedances are considered likely to be attributed to the ambient concentrations in the urbanised area and are therefore not considered to be significant. However, consideration will need to be given to the heavy metal concentrations during dewatering (if required) and appropriate treatment considered prior to discharge.

The following organic compounds were also recorded above the PQL:

- Trace chloroform (1 µg/L) in sample BH1 compared to the DGV of 770 µg/L.
- TRH F3 recorded at 100 µg/L, which is marginally above the PQL, in sample BD01 (replicate of sample BH1). Whilst no DGV are available for TRH F3, noting the marginal level of the detection, and that no TRH was recorded in the primary sample (BH1), the detection is not considered to be significant.

It is noted that the laboratory practical quantitative limit (PQL) of chlorpyrifos (an OPP), was above the adopted SAC, however, it is not considered of concern as it is unlikely that there is an onsite source of chlorpyrifos for groundwater contamination as no elevated concentrations of these contaminants were detected in soil samples.

The analytical results suggest that groundwater beneath the site has not been significantly impacted by organic contaminants TRH, PAH, PFAS, OCP, OPP, PCB, phenol or VOC (including BTEX).

12.3 Preliminary *in situ* waste classification

The following Table 10 presents the results of the six-step procedure outlined in NSW EPA (2014) for determining the type of waste and the waste classification. This process applies to the fill at the site.

Table 10: Six step classification procedure

No.	Item	Comment	Rationale
1.	Is the waste special waste?	No – Boreholes within Stage 01, and Stage 02 to 04	No ACM, or coal tar, clinical or related waste, or waste tyres were observed within the borehole tested and asbestos was not detected by the analytical laboratory.
		Yes – BH1 in Stage 06	Bonded ACM was identified within sample BH1 / 0.15-0.25. No coal tar, clinical or related waste, or waste tyres were observed within the borehole tested.
2.	Is the waste liquid waste?	No	The fill comprised a soil matrix.
3.	Is the waste “pre-classified”?	No	The fill is not pre-classified with reference to NSW EPA (2014). The natural soil, if classified as VENM, is pre-classified as general solid waste (non-putrescible).

No.	Item	Comment	Rationale
4.	Does the waste possess hazardous waste characteristics?	No	The fill was not observed to contain or considered at risk to contain explosives, gases, flammable solids, oxidising agents, organic peroxides, toxic substances, corrosive substances, coal tar, batteries, lead paint or dangerous goods containers.
5.	Determining a wastes classification using chemical assessment.	Conducted	Refer to attached Table I4 and Table I5.
6.	Is the waste putrescible or non-putrescible? [1]	Non-putrescible	The fill does not contain material that is considered to be putrescible.

Notes:
1. Wastes that are generally not classified as putrescible include soils, timber, garden trimmings, agricultural, forestry and crop materials, and natural fibrous organic and vegetative materials (NSW EPA, 2014).

12.3.1 **Stage 01**

As shown in the attached Table I4, all contaminant concentrations for the analysed fill samples were below the contaminant thresholds (CT1) for general solid waste (GSW), with the exception of the following:

- Lead concentrations in sample BH11 / 0.8-1 at 130 mg/kg which exceeded the contaminant thresholds CT1 of 100 mg/kg. Toxicity characteristics leaching procedure (TCLP) test was conducted on sample BH11 / 0.8-1. The specific contaminant concentration (SCC) and TCLP concentration of the sample were below the contaminant thresholds SCC1 and TCLP1 for GSW.
- Nickel concentrations in sample BH13 / 0-0.2 at 120 mg/kg and BH15 / 0.1-0.2 at 80 mg/kg which exceeded the CT1 of 40 mg/kg. TCLP test was conducted for both samples, and the results indicated that the SCC and TCLP concentration of the samples were below the contaminant thresholds SCC1 and TCLP1 for GSW.
- B(a)P concentrations in samples BH12 / 0.8-1 at 0.88 mg/kg), BH12 / 1.3-1.5 at 1.4 mg/kg, BH14 / 0.4-0.5 at 2.1 mg/kg, and BD6/20250415 (replicate of BH15 / 0.4-0.5) at 3.1 mg/kg which exceeded the contaminant thresholds CT1 of 0.8 mg/kg. TCLP tests were conducted on four representative “worst case” which exceeded CT1 and CT2. The results indicated that the SCC and TCLP concentrations for those samples were below the contaminant thresholds SCC1 and TCLP1 for GSW.

No asbestos was detected by laboratory analysis in the samples tested, although it is noted that trace tile fragments were observed in fill in BH12, and can be an indicator of asbestos.

12.3.2 **Stage 02 to 04**

As shown in the attached Table I4, all contaminant concentrations for the analysed fill samples were below the contaminant thresholds (CT1) for general solid waste, with the exception of the following:

- Lead concentrations in sample BH6 / 015-0.25 at 140 mg/kg which exceeded the contaminant thresholds CT1 of 100 mg/kg. TCLP test was conducted on this sample. The SCC and TCLP concentration of the sample were below the contaminant thresholds SCC1 and TCLP1 for GSW.
- Nickel concentrations in samples BH07 / 0.1-0.2 at 70 mg/kg and BH09 / 0.2-0.3 at 170 mg/kg which exceeded the contaminant threshold CT1 of 40 mg/kg. TCLP test was conducted on both samples, and the results indicated that the SCC and TCLP concentration of the samples was below the contaminant thresholds SCC1 and TCLP1 for GSW.
- B(a)P concentration in sample BH7 / 0.4-0.5 at 1.1 mg/kg and BH7 / 0.1-0.2 at 120 mg/kg exceeded the CT1 of 0.8 mg/kg. B(a)P in BH7 / 0.1-0.2 also exceeded the SCC2 threshold of 23 mg/kg for hazardous waste. TCLP testing was conducted the "worst case" sample BH7 / 0.1-0.2. The TCLP result was below PQL and the TCLP1 threshold.
- Total PAH concentration of BH7 / 0.1-0.2 exceeded SCC2.

No asbestos was detected by laboratory analysis in all samples tested, although it is noted that brick fragments observed in fill in BH10, and can be an indicator of asbestos.

12.3.3 **Stage 06**

As shown in the attached Table I5, all contaminant concentrations for the analysed fill samples were below the CT1 for general solid waste (GSW), with the exception of the following:

- Lead in samples BH4 / 1.5-1.7 (290 mg/kg) and sample BH3 / 1.8-1.9 (500 mg/kg) which exceeded the contaminant threshold CT1 for GSW. TCLP test was conducted on representative "worst case" sample BH3/1.8-1.9. The results indicated that the SCC and TCLP concentrations were below the SCC1 and TCLP1 criteria for general solid waste.

An ACM fragment was identified in BH1 / 0.15 -0.25 and confirmed by laboratory analysis to contain chrysotile and amosite asbestos. Building demolition materials such as concrete, brick, tile and terracotta were observed in other three location (BH2 to BH4) and these are considered as indicative of the possible presence of hazardous building material including asbestos.

12.3.4 **Summary**

Based on the field observations, and the analytical results discussed above, the following preliminary *in situ* waste classification have been provided:

- Fill within Stage 01 and Stage 02 to 04 with the exception of BH7: provisionally classified as GSW (non-putrescible) based on current results.
- Fill represented by sample BH7 / 0.1-0.2: provisionally classified as hazardous waste (noting further assessment, including of the source of the PAH, may find that a different classification is more appropriate).

- All fill within Stage 06: provisionally classified as Special Waste (asbestos) – GSW (non-putrescible) unless further testing using test pits or other bulk sampling methods allows delineation of asbestos.

It is noted that this preliminary *in situ* waste classification is indicative only, and only at the sample locations and to the depths and sampled and analysed. Further assessment is required to provide a formal waste classification for to offsite disposal of any excess soil to the development, and the additional results may change the current preliminary classifications. Notably, only limited testing was conducted in the area of the tennis courts (Stage 01) and within Stage 02 and 04 due to access limitations and site conditions.

Results of the initial analysis of natural clay samples indicated that all analytical results were within the published background concentrations. As such, it is considered the natural soil within the Stage 01 to 04 and Stage may be classifiable as virgin excavated natural material (VENM), however, removal of the overlying fill followed by further assessment is required before a final classification can be made.

13. Conclusions and recommendations

This PSI comprised a desktop review of environmental and site history information, a walkover and a limited program of intrusive soil and groundwater investigation to assess the potential suitability of the site for the proposed development.

The desktop search indicated that Stage 01 to 04 have been mainly used for educational infrastructure purpose since 1863. Stage 05 was acquired by the College in 1971 from the Methodist Church (N.S.W.) Property Trust, previously used for church or educational purposes. The building was demolished before 1978, after which the area was used by the College as a car park and for demountable classrooms. Stage 06 has been mainly used for residential purpose before 1964, followed by commercial purpose between 1964 and 2007, and then education purposes.

Potential sources of contamination identified from the site history information reviewed herein and the walkover include fill (including potential impacts from previously demolished buildings, car park), the degradation of hazardous building materials and historical commercial activities (Stage 06 only).

The analytical or statistical results for all contaminants tested in all samples were below the adopted SAC with the exception of below:

- Stage 01:
  - Concentration of B(a)P TEQ in sample BH16 / 0.6-0.8 at 15 mg/kg exceeded the HIL criteria.
- Stage 02 and 03:
  - Concentration of B(a)P in sample BH07 / 0.1-0.2 at 120 mg/kg exceeded the CRC CARE criteria of 33 mg/kg and the SAC.
  - Concentration of B(a)P TEQ in sample BH07 / 0.1-0.2 at 160 mg/kg exceeded the HIL-A of 3 mg/kg.

  - Concentration of Total PAH in sample BH07 / 0.1-0.2 at 1500 mg/kg exceeded the HIL-A of 300 mg/kg.
- Stage 06:
  - ACM fragment was identified in BH1 / 0.15-0.25 and confirmed by laboratory analysis to contain chrysotile and amosite asbestos.
- Some metal, B(a)P and TRH results also exceeded the ecological based SAC but were not considered to present an unacceptable risk as discussed herein.

The groundwater analytical results suggest that groundwater beneath the site has not been significantly impacted by organic contaminants TRH, PAH, PFAS, OCP, OPP, PCB, phenol or VOC (including BTEX). The copper, nickel and zinc exceedances are considered likely to be attributed to the ambient concentrations in the urbanised area and are therefore not considered significant. However, consideration will need to be given to the heavy metal concentrations during dewatering (if required at later stage) and appropriate treatment considered prior to discharge.

Preliminary comments on waste classification have been provided in Section 12.3.

Limitations to current investigation include:

- The footprints of the current buildings within Stage 02 and 03 and Stage 06, and under the synthetic grass of Stage 01 were not accessible for sampling.
- Stage 04 and 05 were added to the investigation after the intrusive investigation had been completed. No boreholes were placed within Stage 05. It is considered, however, that based on the site history of these areas, the contamination risks are considered to be generally similar to those recorded in other parts of the site, and can be managed under the works recommended below.
- Stage 01 temporary car park was incorporated into the scope following completion of the intrusive investigation of this PSI. Douglas was advised by the client that the proposed temporary car park will not involve disturbance of the underlying soils, and the current surface coverings, including the tennis surface, will remain in place. The temporary car park will be removed upon completion of Stage 01. No boreholes were advanced within this area. However, this is not considered to present a risk given that the proposed use does not involve soil disturbance.
- The use of boreholes instead of test pits to minimise disturbance to current site activities, noting boreholes are not efficient for identifying asbestos. Given that the building debris, a potential indicator of asbestos, was observed at the site there is considered to be a risk of asbestos being present that has not been well characterised by the current data.
- The samples were opportunistically collected from geotechnical investigation boreholes which did not follow a systematic sampling pattern. Additionally, some of the boreholes were placed outside of the site boundary due to the access restriction.

Based on the findings of this investigation, it is considered that the site can be made suitable for the proposed development from a contamination standpoint. Further investigation is required to characterise contamination across the site, however given the operational nature of the site, it is considered that it is currently not feasible to conduct a detailed site investigation (DSI). As such, the following works are recommended:

- A remediation action plan (RAP) be prepared in accordance with NSW EPA (2020) to include:
  - A requirement of a data gap investigation (DGI) when suitable access is available (e.g. following demolition) including:
    - Soil investigation by test pitting to further assess the potential for contamination across the site from the identified potential sources.
    - Further assessment of the contaminant exceedances recorded in BH7 and BH16.
    - Further assessment to characterise asbestos impact in fill over the site.
  - Protocols for the validation of site remediation.
  - Protocols for waste classification of any materials requiring off-site disposal, and protocols for material import, including check-sampling, where appropriate.
  - Other general requirements for RAPs under NSW EPA (2020).
- Management of hazardous building materials (HBM) in the current buildings to prevent contamination of soils during the demolition process. This should be conducted in accordance with regulatory requirements and include:
  - A HBM survey of the current building within the site to assess the presence of hazardous building materials prior to demolition of the building.
  - Management of HBM during demolition.

A walkover inspection following demolition to assess the presence of any suspected ACM within any building demolition footprints and nearby surface by a suitably qualified occupational hygienist or environmental consultant.

14. **References**

CRC CARE. (2017). *Risk-based Management and Remediation Guidance for Benzo(a)pyrene*. Technical Report no. 39: Cooperative Research Centre for Contamination Assessment and Remediation of the Environment.

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

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

NSW EPA. (2022). *Contaminated Sites, Sampling Design Guidelines*. NSW Environment Protection Authority.

15. Limitations

Douglas Partners Pty Ltd (Douglas) has prepared this report for this project at 200-244 and 221-235 Stanmore Road, Stanmore NSW in line with Douglas' proposal 234875.00.P.001.Rev0 dated 19 March 2025 and acceptance received from Ross Xenos of Council of Newington College, c/o AJC. The work was carried out under Douglas' Engagement Terms. This report is provided for the exclusive use of Council of Newington College, c/o AJC for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and/or their agents.

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

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

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

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

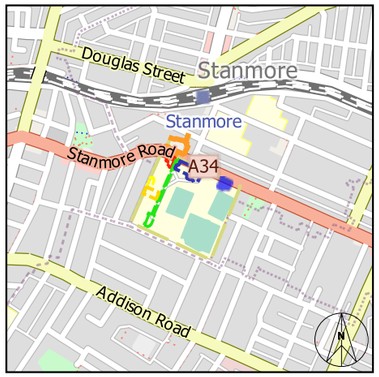
This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.

Asbestos has been confirmed by laboratory analysis. As such, the potential exists for asbestos to be present elsewhere at the site. Building demolition materials, such as brick and tile, were observed in fill, and these are considered as indicative of the possible presence of hazardous building materials (HBM), including asbestos. Although the sampling plan adopted for this investigation is considered appropriate to achieve the stated project objectives, there are necessarily parts of the site that have not been sampled and analysed. This is either due to undetected variations in ground conditions, parts of the site being inaccessible and not available for inspection / sampling, or to vegetation preventing visual inspection and reasonable access. It is therefore considered possible that HBM, including asbestos, may be present in unobserved or untested parts of the site, between and beyond sampling locations, and hence no warranty can be given that asbestos is not present.

Appendix A

Drawings





SITE LOCATION

LEGEND

- Newington College Boundary
- Stage 01
- Stage 01 Temporary Car Park
- Stage 02
- Stage 03
- Stage 04
- Stage 05
- Stage 06

0 15 30 45 60 75 m

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from metromap.com dated 24.04.2026

Douglas PARTNERS

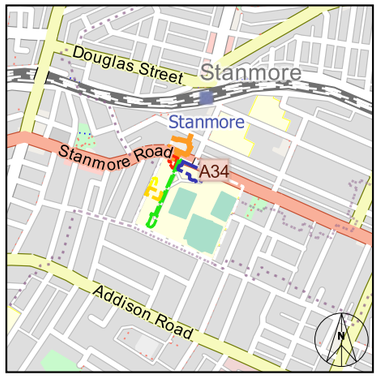
CLIENT: Council of Newington College, c/o AJC	
OFFICE: Sydney	DRAWN BY: CL
SCALE: 1:2200 @A3	DATE: 24.April.2026

TITLE: **Site Plan**
Concept and Stage 1 - Redevelopment of Newington College
221-235 and 200-244 Stanmore Road, Stanmore NSW

N

PROJECT:	234875.01
DRAWING No:	1
REVISION:	4





SITE LOCATION

LEGEND

- Newington College Boundary
- Stage 01
- Stage 1 Temporary Car Park
- Stage 02
- Stage 03
- Stage 04
- Stage 05
- Stage 06

Test Location

- Borehole Location
- Borehole / Groundwater Well

0 15 30 45 60 75 m

NOTE:

1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from metromap.com dated 24.04.2026
2. Test locations are approximate only and were located using differential GPS typically accurate to +/- 0.1 m depending on satellite coverage

Douglas PARTNERS

CLIENT:	Council of Newington College, c/o AJC		
OFFICE:	Sydney	DRAWN BY:	CL
SCALE:	1:2200 @A3	DATE:	24.April.2026

TITLE: **Site and Test Location Plan**
Concept and Stage 1 - Redevelopment of Newington College
221-235 and 200-244 Stanmore Road, Stanmore NSW

PROJECT:	234875.01
DRAWING No:	2
REVISION:	2

Appendix B

About This Report

About this Report

November 2023

Introduction

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

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

Copyright

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

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

Reports

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

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

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

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

continued next page

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

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Appendix C

Site History Information

Appendix C1

WaterNSW Work Summary

WaterNSW
Work Summary

GW111686

Licence: 10BL605066
Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger - Solid
Owner Type: Local Govt

Commenced Date:
Completion Date: 12/01/2012
Final Depth: 3.50 m
Drilled Depth: 3.50 m

Contractor Name: (None)
Driller: William Joseph Smith
Assistant Driller:

Property: HENSON PARK Centennial St MARRICKVILLE 2204 NSW
GWMA: -
GW Zone: -
Standing Water Level (m): 1.550
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	PETERSHAM	423//1035319
Licensed:	CUMBERLAND	PETERSHAM	Whole Lot 423//1035319

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6246909.000
Easting: 329728.000
Latitude: 33°54'16.1"S
Longitude: 151°09'30.1"E

GS Map: -
MGA Zone: 56
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	3.50	100			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	1.20	3.50				Graded
1	1	Casing	Pvc Class 18	0.00	1.20	50	40		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	1.20	3.50	50		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 35.0mm, A: 4.00mm

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)
1.55	3.50	1.95	Unknown	1.55					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.40	0.40	FILL,CLAY BANDS,BROWN	Fill	
0.40	1.20	0.80	SILTY CLAY,BEIGE,HIGH PLASTICITY,FIRM	Silty Clay	

1.20	2.50	1.30	SILTY CLAY,BEIGE,SOFT,H/PLASTICITY	Silty Clay	
2.50	3.50	1.00	CLAY GREY,FIRM,DRY	Clay	

***** End of GW111686 *****

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.

WaterNSW
Work Summary

GW111687

Licence: | **Licence Status:**

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger - Solid
Owner Type: Local Govt

Commenced Date: | **Final Depth:** 4.25 m
Completion Date: 12/01/2012 | **Drilled Depth:** 4.25 m

Contractor Name: (None)
Driller: William Joseph Smith
Assistant Driller:

Property: | **Standing Water Level (m):** 2.500
GWMA: | **Salinity Description:**
GW Zone: | **Yield (L/s):**

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	PETERSHAM	423//1035319
Licensed:			

Region: 10 - Sydney South Coast | **CMA Map:**
River Basin: - Unknown | **Grid Zone:** | **Scale:**
Area/District:

Elevation: 0.00 m (A.H.D.) | **Northing:** 6246916.000 | **Latitude:** 33°54'15.9"S
Elevation Source: Unknown | **Easting:** 329742.000 | **Longitude:** 151°09'30.7"E

GS Map: - | **MGA Zone:** 56 | **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	4.25	100			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	1.25	4.25				Graded
1	1	Casing	Pvc Class 18	0.00	1.25	50			Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	1.25	4.25	50		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 35.0mm, A: 4.00mm

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	4.25	1.75	Unknown	2.50					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.90	1.90	FILL, SANDY GRAVEL DARK,SOFT	Fill	
1.90	2.70	0.80	SILTY CLAY,RED/ORANGE,STIFF	Silty Clay	
2.70	3.00	0.30	SILTY CLAY,RED,ORANGE,SOFT	Silty Clay	

3.00	4.25	1.25	SILTY CLAY BEIGE,VERY MOIST,SOFT	Silty Clay	

***** End of GW111687 *****

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.

WaterNSW
Work Summary

GW111692

Licence: 10BL605067 **Licence Status:** ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger - Solid
Owner Type: Local Govt

Commenced Date:
Completion Date: 12/01/2012
Final Depth: 1.30 m
Drilled Depth: 1.30 m

Contractor Name: (None)
Driller: William Joseph Smith
Assistant Driller:

Property: SYDENHAM RD 203 Sydenham Rd MARRICKVILLE 2204 NSW
GWMA: -
GW Zone: -
Standing Water Level (m): 0.500
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	PETERSHAM	1//173107
Licensed:	CUMBERLAND	PETERSHAM	ROAD FRONTING 1//173107

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6246701.000
Easting: 329704.000
Latitude: 33°54'22.8"S
Longitude: 151°09'29.1"E

GS Map: -
MGA Zone: 56
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	1.30	100			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.60	1.30				Graded
1	1	Casing	Pvc Class 18	0.00	0.60	50	40		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	0.60	1.30	50		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 35.0mm, A: 4.00mm

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)
0.50	1.30	0.80	Unknown	0.50					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	TOPSOIL BROWN SOFT	Topsoil	
0.20	0.60	0.40	CLAY BTOWN LOOSE WET	Clay	

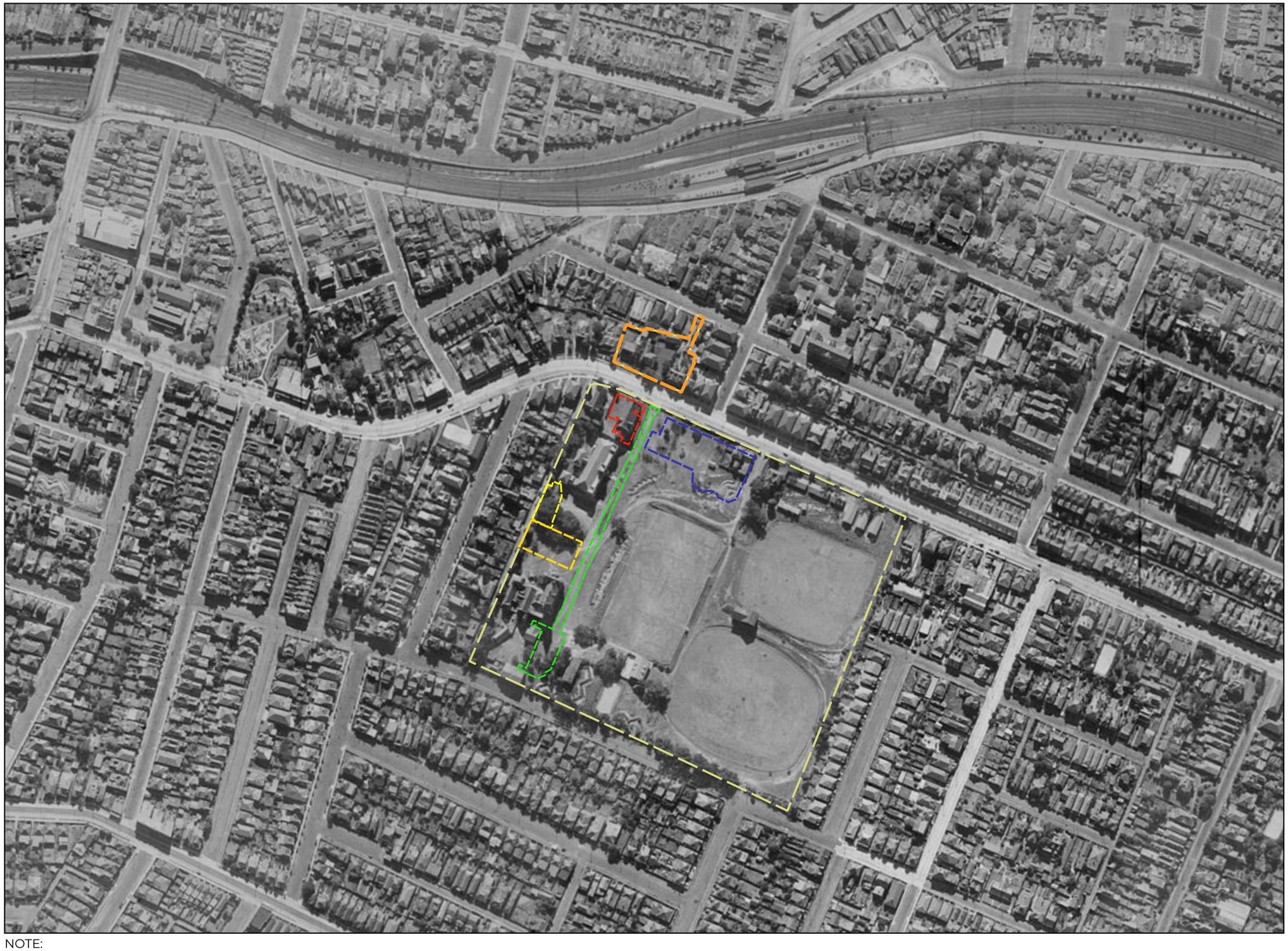
0.60	1.30	0.70	CLAY SOFT VERY WET	Clay	

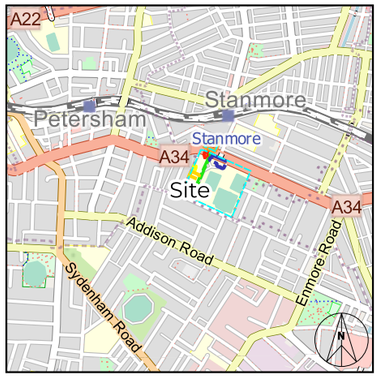
***** End of GW111692 *****

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.

Appendix C2

Historical Aerial Photography





SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

0 30 60 90 m

Douglas PARTNERS

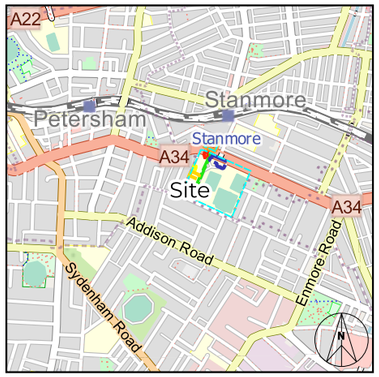
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OFFICE: Sydney	DRAWN BY: CL	
SCALE: 1:3500 @A3	DATE: 29.October.2025	

TITLE: **1943 Historical Aerial Imagery**
Concept and Stage 1 - Redevelopment of Newington College
221-235 and 200-244 Stanmore Road, Stanmore NSW

N

PROJECT:	234875.01
DRAWING No:	A
REVISION:	1





SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

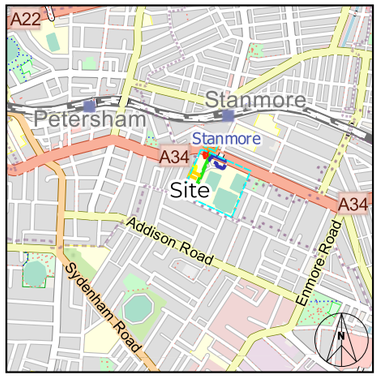
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Douglas PARTNERS

CLIENT: Council of Newington College, c/o AJC		TITLE: **1951 Historical Aerial Imagery** **Concept and Stage 1 - Redevelopment of Newington College** **221-235 and 200-244 Stanmore Road, Stanmore NSW**	PROJECT: 234875.01
OFFICE: Sydney	DRAWN BY: CL		DRAWING No: B
SCALE: 1:3500 @A3	DATE: 29.October.2025		REVISION: 1

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SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

0 30 60 90 m

Douglas PARTNERS

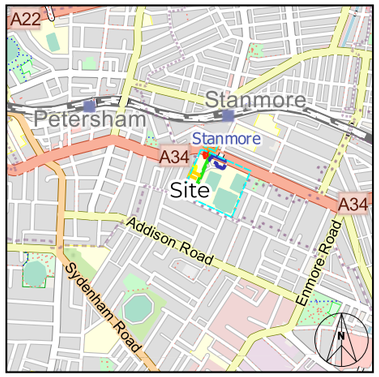
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OFFICE: Sydney	DRAWN BY: CL	
SCALE: 1:3500 @A3	DATE: 29.October.2025	

TITLE: **1955 Historical Aerial Imagery**
Concept and Stage 1 - Redevelopment of Newington College
221-235 and 200-244 Stanmore Road, Stanmore NSW

N

PROJECT:	234875.01
DRAWING No:	C
REVISION:	1





SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

0 30 60 90 m

Douglas PARTNERS

CLIENT: Council of Newington College, c/o AJC	
OFFICE: Sydney	DRAWN BY: CL
SCALE: 1:3500 @A3	DATE: 29.October.2025

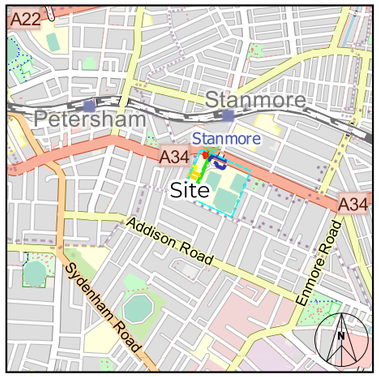
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Concept and Stage 1 - Redevelopment of Newington College
221-235 and 200-244 Stanmore Road, Stanmore NSW

N

PROJECT:	234875.01
DRAWING No:	D
REVISION:	1

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SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

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Douglas PARTNERS

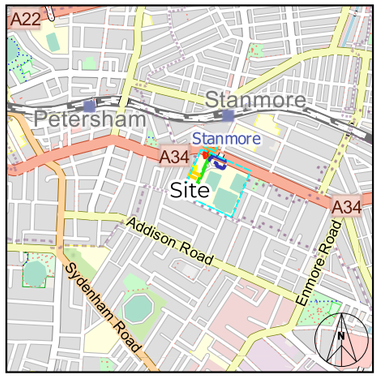
CLIENT:	Council of Newington College, c/o AJC		
OFFICE:	Sydney	DRAWN BY:	CL
SCALE: 1:3500 @A3		DATE: 29.October.2025	

TITLE: **1965 Historical Aerial Imagery**
Concept and Stage 1 - Redevelopment of Newington College
221-235 and 200-244 Stanmore Road, Stanmore NSW

N

PROJECT:	234875.01
DRAWING No:	E
REVISION:	1





SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

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Douglas PARTNERS

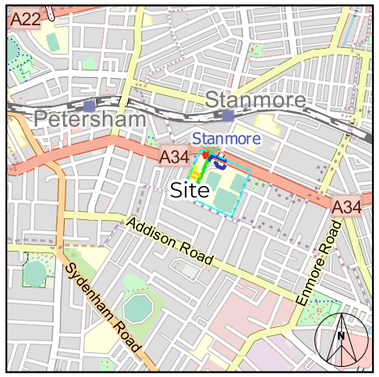
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OFFICE: Sydney	DRAWN BY: CL	
SCALE: 1:3500 @A3	DATE: 29.October.2025	

TITLE: **1971 Historical Aerial Imagery**
Concept and Stage 1 - Redevelopment of Newington College
221-235 and 200-244 Stanmore Road, Stanmore NSW

N

PROJECT:	234875.01
DRAWING No:	F
REVISION:	1





SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

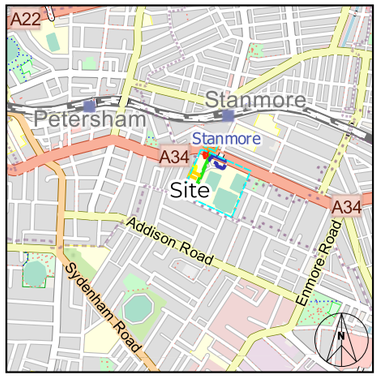
NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

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Douglas PARTNERS

CLIENT: Council of Newington College, c/o AJC		TITLE: **1978 Historical Aerial Imagery** **Concept and Stage 1 - Redevelopment of Newington College** **221-235 and 200-244 Stanmore Road, Stanmore NSW**	PROJECT: 234875.01
OFFICE: Sydney	DRAWN BY: CL		DRAWING No: G
SCALE: 1:3500 @A3	DATE: 29.October.2025		REVISION: 1





SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

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Douglas PARTNERS

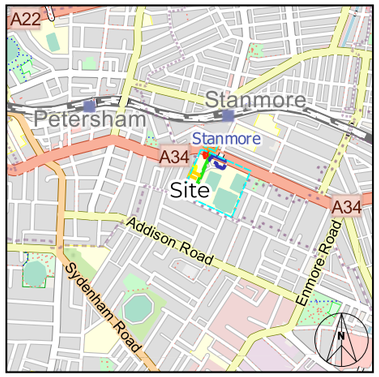
CLIENT:	Council of Newington College, c/o AJC		
OFFICE:	Sydney	DRAWN BY:	CL
SCALE: 1:3500 @A3		DATE: 29.October.2025	

TITLE: **1986 Historical Aerial Imagery**
Concept and Stage 1 - Redevelopment of Newington College
221-235 and 200-244 Stanmore Road, Stanmore NSW

N

PROJECT:	234875.01
DRAWING No:	H
REVISION:	1





SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

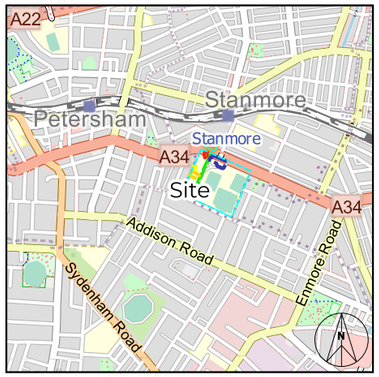
NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

0 30 60 90 m

Douglas PARTNERS

CLIENT: Council of Newington College, c/o AJC		TITLE: **1994 Historical Aerial Imagery**	PROJECT: 234875.01
OFFICE: Sydney	DRAWN BY: CL	**Concept and Stage 1 - Redevelopment of Newington College**	DRAWING No: I
SCALE: 1:3500 @A3	DATE: 29.October.2025	**221-235 and 200-244 Stanmore Road, Stanmore NSW**	REVISION: 1





SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

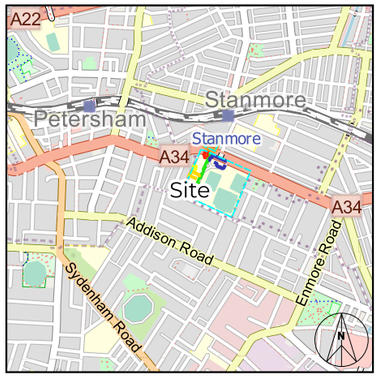
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Douglas PARTNERS

CLIENT:	Council of Newington College, c/o AJC	TITLE:	**2005 Historical Aerial Imagery** **Concept and Stage 1 - Redevelopment of Newington College** **221-235 and 200-244 Stanmore Road, Stanmore NSW**
OFFICE:	Sydney	DRAWN BY:	CL
SCALE:	1:3500 @A3	DATE:	29.October.2025

PROJECT:	234875.01
DRAWING No:	J
REVISION:	1





SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

0 30 60 90 m

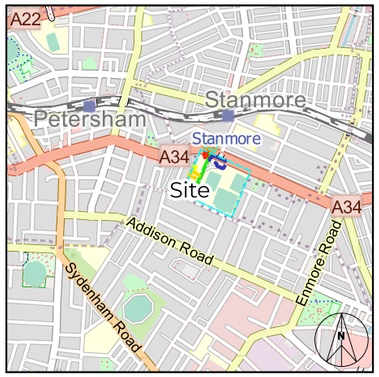
Douglas PARTNERS

CLIENT: Council of Newington College, c/o AJC		TITLE:	**2007 Historical Aerial Imagery** **Concept and Stage 1 - Redevelopment of Newington College** **221-235 and 200-244 Stanmore Road, Stanmore NSW**
OFFICE: Sydney	DRAWN BY: CL		
SCALE: 1:3500 @A3	DATE: 29.October.2025		

N

PROJECT:	234875.01
DRAWING No:	K
REVISION:	1





SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

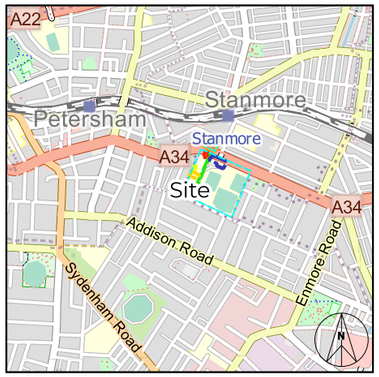
0 30 60 90 m

Douglas PARTNERS

CLIENT: Council of Newington College, c/o AJC		TITLE: **2015 Historical Aerial Imagery** **Concept and Stage 1 - Redevelopment of Newington College** **221-235 and 200-244 Stanmore Road, Stanmore NSW**	PROJECT: 234875.01
OFFICE: Sydney	DRAWN BY: CL		DRAWING No: L
SCALE: 1:3500 @A3	DATE: 29.October.2025		REVISION: 1

DP.QGIS.A3LandscapeDrawingLayout.Rev3 - \\dpsydnas02\Projects\234875.01 - STANMORE, 244 Stanmore Road, Env\7.0 Drawings\QGIS.qgz





SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

0 30 60 90 m

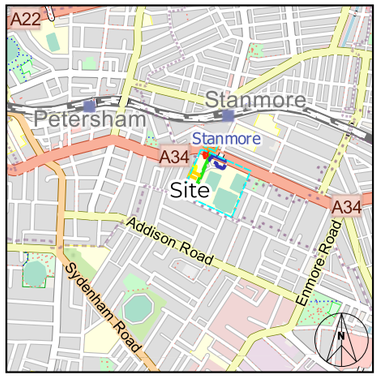
Douglas PARTNERS

CLIENT:	Council of Newington College, c/o AJC	TITLE:	**2017 Historical Aerial Imagery** **Concept and Stage 1 - Redevelopment of Newington College** **221-235 and 200-244 Stanmore Road, Stanmore NSW**
OFFICE: Sydney	DRAWN BY: CL		
SCALE: 1:3500 @A3	DATE: 29.October.2025		

N

PROJECT:	234875.01
DRAWING No:	M
REVISION:	1





SITE LOCATION

LEGEND

Newington College Boundary

Development Area Boundaries

Stage 01

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from Metromap

0 30 60 90 m

Douglas PARTNERS

CLIENT: Council of Newington College, c/o AJC		
OFFICE: Sydney	DRAWN BY: CL	
SCALE: 1:3500 @A3	DATE: 29.October.2025	

TITLE: **2025 Historical Aerial Imagery**
Concept and Stage 1 - Redevelopment of Newington College
221-235 and 200-244 Stanmore Road, Stanmore NSW

N

PROJECT:	234875.01
DRAWING No:	N
REVISION:	1

Appendix C3

Historical Title Deeds

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

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

Summary of Owners Report

Address: - 244 Stanmore Road, Stanmore, NSW

Description: - Lot A D.P. 109269, Lot 1 D.P. 49, Lot B D.P. 330028, Lot 1 D.P. 526319 & Lot 8 D.P. 710369

As regards to Lot A D.P. 109269: -

Date of Acquisition	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
04.01.1905 (1905 to 1913)	Anthony Burnham (Tailor)	Volume 586 Folio 121
22.09.1913 (1913 to 1928)	John Allworth Clark (Tailor now Gentleman) John Raymond Clark (Tailor) Stanley Richardson Clark (Tailor)	Volume 586 Folio 121 Now Volume 3702 Folios 171 to 173
18.05.1928 (1928 to 1938)	John Allworth Clark (Gentleman)	Volume 3702 Folios 171 to 173 Now Volume 4148 Folio 134
07.12.1938 (1938 to 1939)	John Raymond Clark (Tailor and Mercer) Stanley Richardson Clark (Tailor and Mercer) (Transmission Application not investigated)	Volume 4148 Folio 134 Now Volume 4997 Folios 99 & 100
09.01.1939 (1939 to 1964)	Lilian Kate Clark (Married Woman) (Transmission Application not investigated)	Volume 4997 Folios 99 & 100 Now Volume 7076 Folio 174
11.05.1964 (1964 to 1969)	Karl Stegmaier (Ladies Hairdresser) Adolph Emil Crausaz (Retired Schoolteacher) (Or Adolphe Crausaz) William Paul Sieber, Jnr (Company Director)	Volume 7076 Folio 174
02.10.1969 (1969 to 1969)	Karl Stegmaier (Hairdresser) William Paul Sieber, Jnr (Company Director) (Notice of Death)	Volume 7076 Folio 174
10.10.1969 (1969 to 2002)	Concordia Club Limited	Volume 7076 Folio 174 Now A/109269
01.07.2002 (2002 to 2007)	Bonim Stanmore Pty Ltd	A/109269
14.12.2007 (2007 to Date)	# The Council of Newington College	A/109269

 # Denotes current registered proprietor(s)

Continued Over.

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

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

Leases: -

- Various leases were found from 29.01.2001 to 24.01.2015 that have since been surrendered or expired by effluxion of time – not investigated.
- 13.04.1978 (Q573280): Lease to The Sydney County Council of part being Substation Premises No. 3225, together with right of way and easement for electricity purposes over part of the land above described. Date of Expiry: 31.12.1997.
- 11.05.2000 (6739518): Lease to Ausgrid (See AJ107152) of Substation No. 3225, together with right of way and easement for electricity purposes shown in plan with Q573280. Expires: 31.12.2048.
    - 28.02.2017 (AK971351): Lease of lease 6739518 to Blue Asset Partner Pty Ltd, Eric Alpha Assess Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd, Eric Alpha Asset Corporation 4 Pty Ltd. Expires: See dealing. Clause 2.3 (b) (ii).
    - 28.02.2017 (AK971352): Lease of lease AK971351 to Blue OP Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd, Eric Alpha Operator Corporation 4 Pty Ltd. Expires: See dealing. Clause 12.1.
    - 28.02.2017 (AK971571): Change of name affecting lease 6739518 lessee now Alpha Distribution Ministerial Holding Corporation.
- 06.02.2023 (AS791726): Lease to Telstra Corporation Limited of 'Works Area' and 'Telstra Area of Antennas' shown in plan with AS791726. Commences: 10.02.2023. Expires: 09.02.2024.

Easements: - NIL

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

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

As regards to Lot 1 D.P. 49: -

Date of Acquisition	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
27.08.1903 (1903 to 1915)	Anthony Burnham (Tailor)	Volume 146 Folio 139 Now Volume 2542 Folio 169
04.01.1915 (1915 to 1920)	Lily Arnold (Spinster) Jessie Macdonald (Spinster) (Now Jessie Marion)	Volume 2542 Folio 169 Now Volume 2544 Folios 202 & 203
02.09.1920 (1920 to 1954)	Kathleen Moira O'Brien (Teacher/Spinster)	Volume 2544 Folios 202 & 203 Now Volume 3098 Folio 40
21.10.1954 (1954 to 1969)	Karl Stegmaier (Ladies Hairdresser) Franz Peter Heinrich Schroeder (Manufacturer) William Paul Sieber (Master Baker) William Paul Sieber, Jnr (Master Baker now Company Director) Adolph Emil Crausaz (Retired Schoolteacher) (Or Adolphe Crausaz)	Volume 3098 Folio 40
02.10.1969 (1969 to 1969)	Karl Stegmaier (Hairdresser) William Paul Sieber, Jnr (Company Director) (Notice of Death)	Volume 3098 Folio 40
10.10.1969 (1969 to 2002)	Concordia Club Limited	Volume 3098 Folio 40 Now 1/49
01.07.2002 (2002 to 2007)	Bonim Stanmore Pty Ltd	1/49
14.12.2007 (2007 to Date)	# The Council of Newington College	1/49

 # Denotes current registered proprietor(s)

Leases: -

- 01.10.1918 (A411562): Lease to Kathleen Moira O'Brien (Teacher/Spinster). Merged in Fee Simple.
- Various leases were found from 29.01.2001 to 24.01.2015 that have since been surrendered or expired by effluxion of time – not investigated.
- 06.02.2023 (AS791726): Lease to Telstra Corporation Limited of 'Works Area' and 'Telstra Area of Antennas' shown in plan with AS791726. Commences: 10.02.2023. Expires: 09.02.2024.

Easements: - NIL

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

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

As regards to Lot B D.P. 330028: -

Date of Acquisition	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
24.05.1879 (1879 to 1924)	Sarah Thomson Lusby (Married Woman) (Life Estate)	Volume 274 Folio 184 Now Volume 274 Folio 184 & Volume 443 Folio 106
11.04.1924 (1924 to 1936)	Agnes Caroline Lusby (Spinster) Ethel Lucy Lusby (Spinster) Grace Sarah Lusby (Spinster) Winifred Elizabeth Howard (Married Woman) William Martyn Lusby (Clerk) Sydney Gordon Lusby (Professor) (Notice of Death)	Volume 274 Folio 184 & Volume 443 Folio 106 Now Volume 3586 Folios 207 to 212
22.07.1936 (1936 to 1963)	Eslie Charlotte Lee (Spinster)	Volume 3586 Folios 207 to 212 Now Volume 4778 Folio 40
08.04.1963 (1963 to 1969)	Karl Stegmaier (Ladies Hairdresser) Adolph Emil Crausaz (Retired Schoolteacher) (Or Adolphe Crausaz) William Paul Sieber, Jnr (Company Director)	Volume 4778 Folio 40
02.10.1969 (1969 to 1969)	Karl Stegmaier (Hairdresser) William Paul Sieber, Jnr (Company Director) (Notice of Death)	Volume 4778 Folio 40
10.10.1969 (1969 to 2002)	Concordia Club Limited	Volume 4778 Folio 40 Now B/330028
01.07.2002 (2002 to 2007)	Bonim Stanmore Pty Ltd	B/330028
14.12.2007 (2007 to Date)	# The Council of Newington College	B/330028

 # Denotes current registered proprietor(s)

Leases: -

- Various leases were found from 29.01.2001 to 24.01.2015 that have since been surrendered or expired by effluxion of time – not investigated.
- 12.02.2013 (AH415028): Lease to 3GIS Pty Limited of the area shown hatched in plan with 7267161. Expires: 29.12.2014.

Easements: - NIL

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

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

As regards to Lot 1 D.P. 526319: -

Date of Acquisition	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
18.09.1903 (1903 to 1917)	William Thomas Baker (Gentleman)	Volume 492 Folio 194
04.12.1917 (1917 to 1917)	Annie Baker (Widow) Eyre William Powell (Civil Servant) (Transmission Application not investigated)	Volume 492 Folio 194
04.12.1917 (1917 to 1921)	Lavinia Knaggs Baker (Spinster) Samuel Leslie Baker (Bank Officer)	Volume 492 Folio 194
02.12.1921 (1921 to 1924)	Samuel Leslie Baker (Bank Officer)	Volume 492 Folio 194 Now Volume 3369 Folio 64
05.06.1924 (1924 to 1941)	Michael Leahy (Freeholder) Ellen Leahy (Married Woman)	Volume 3369 Folio 64
07.07.1941 (1941 to 1953)	Mary Leach (Spinster) (Transmission Application not investigated)	Volume 3369 Folio 64
25.09.1953 (1953 to 1954)	Joseph Francis Leahy (Fitter) (Transmission Application not investigated)	Volume 3369 Folio 64
28.01.1954 (1954 to 1967)	James Leahy (Railway Employee) Joseph Francis Leahy (Fitter)	Volume 3369 Folio 64 Now Volume 6784 Folios 220 & 221
11.10.1967 (1967 to 1968)	Public Trustee (Section 94 Application not investigated)	Volume 6784 Folios 220 & 221 Now Volume 10685 Folios 48A & 48B
13.03.1968 (1968 to 1969)	Karl Stegmaier (Ladies Hairdresser) Hans Diezi (Grocer) Ferdinand Hastrich (Pensioner) William Paul Sieber (Company Director)	Volume 10685 Folios 48A & 48B Now Volume 10685 Folio 48
06.11.1969 (1969 to 2002)	Concordia Club Limited	Volume 10685 Folio 48 Now 1/526319
01.07.2002 (2002 to 2007)	Cavendish and Holt Pty Limited	1/526319
14.12.2007 (2007 to Date)	# The Council of Newington College	1/526319

 # Denotes current registered proprietor(s)

Leases: - NIL

Easements: - NIL

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

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

As regards to Lot 8 D.P. 710369.

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

Date of Acquisition	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
05.02.1906 (1906 to 1971)	Thomas Paker Reeve (Gentleman) Samuel Dallick (Builder) And Others. (Trustees for the time being for the Methodist Church) Now Methodist Church (N.S.W.) Property Trust	Book 797 No. 346
30.12.1971 (1971 to Date)	# The Council of Newington College	Book 3039 No. 632 Then Volume 14984 Folio 227 Now 8/710369

 # Denotes current registered proprietor(s)

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

Date of Acquisition	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
21.04.1926 (1926 to Date)	# The Council of Newington College	Volume 2123 Folio 68 Then Volume 14984 Folio 227 Now 8/710369

 # Denotes current registered proprietor(s)

As regards to the parts numbered 3, 4 & 5 on attached Cadastral Records Enquiry Report: -

Date of Acquisition	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
03.05.1938 (1938 to Date)	# The Council of Newington College	Book 1818 No. 152 Then Volume 14984 Folio 227 Now 8/710369

 # Denotes current registered proprietor(s)

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

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

As regards to the part numbered 6 on attached Cadastral Records Enquiry Report: -

Date of Acquisition	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
Circa 1922 (1922 to Date)	# The Council of Newington College (Newington College Act of Incorporation 1922)	Legislation Then Volume 14984 Folio 227 Now 8/710369

 # Denotes current registered proprietor(s)

Leases, as to the whole: -

- 09.09.1999 (6114428): Lease to Ausgrid (See AJ107152) of Sub-Station Nos. 2882 and 4204, together with rights of way and easement for electricity purposes shown in plan with 6114428. Expires: 31.03.2049.
    - 28.02.2017 (AK971351): Lease of lease 6114428 to Blue Asset Partner Pty Ltd, Eric Alpha Assess Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd, Eric Alpha Asset Corporation 4 Pty Ltd. Expires: See dealing. Clause 2.3 (b) (ii).
    - 28.02.2017 (AK971352): Lease of lease AK971351 to Blue OP Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd, Eric Alpha Operator Corporation 4 Pty Ltd. Expires: See dealing. Clause 12.1.
    - 28.02.2017 (AK971571): Change of name affecting lease 6114428 lessee now Alpha Distribution Ministerial Holding Corporation.

Easements, as to the whole: -

- 27.10.1938(Book 1833 No. 938): Easement for drainage affecting the land shown so burdened in the title diagram.
- 16.06.1998 (D.P. 268961): Right of footway 4 wide and variable affecting the part(s) shown so burdened in D.P. 268961.
- 16.06.1998 (D.P. 268961): Easement for support 4 wide and variable affecting the part(s) shown so burdened in D.P. 268961.
- 19.02.2013 (D.P. 1183043): Easement for electricity and other purpose 1, 2 & 3.3 metre(s) wide affecting the part(s) shown so burdened in D.P. 1183043.
- 19.02.2013 (D.P. 1183043): Right of carriageway 2, 3 & 4 metre(s) wide and variable width affecting the part(s) shown so burdened in D.P. 1183043.

Yours Sincerely,
Taylor Wilson
14th April 2025

Cadastral Records Enquiry Report : Lot 8 DP 710369

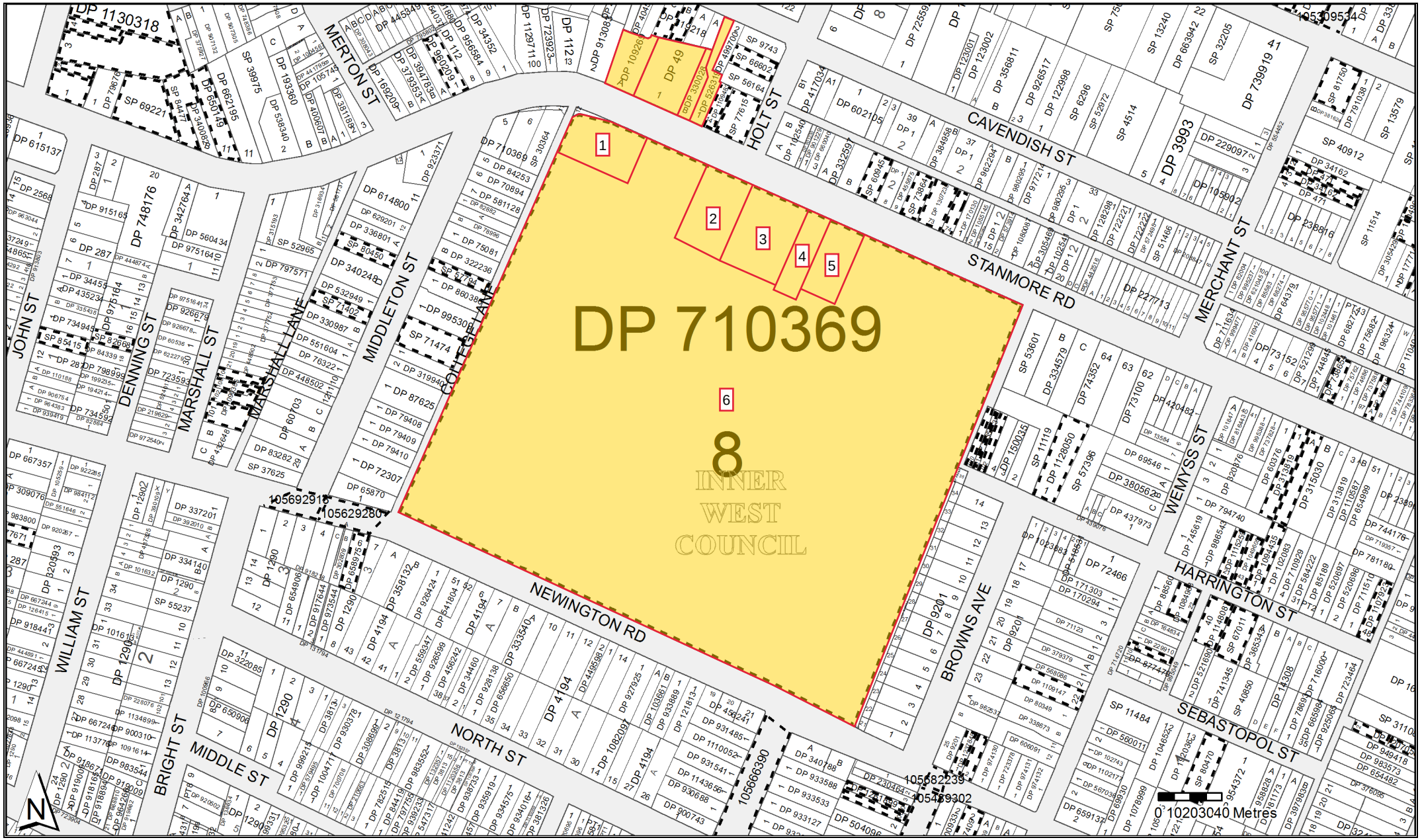
Ref : 244 Stanmore Road, Stanmore

Locality : STANMORE

Parish : PETERSHAM

LGA : INNER WEST

County : CUMBERLAND



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

Req:R101973 /Doc:DP 0109269 P /Rev:15-Feb-2000 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:48 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:244 Stanmore Road? Stanmore

InfoTrack

PLAN

(E) FP1092168

of a subdivision of land comprised in Certificate of Title

Volume 4148 Folio 134

Parish of Petersham County of Cumberland,

Scale 40 feet to an Inch

Misc. Plan of Subdn. (R.P.)
Regd. No. 38545

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 109269

FEET	INCHES	METRES
-	4	0.102
-	8	0.203
1	-	0.305
1	7	0.483
2	2 1/4	0.667
4	7 3/4	1.416
6	11	2.108
7	-	2.134
8	-	2.438
8	2 3/4	2.508
8	3	2.515
8	6	2.591
11	9	3.581
11	11	3.632
12	-	3.658
12	1 3/4	3.702
15	7 1/4	4.756
15	11 1/4	4.858
20	1 3/4	6.140
27	6	8.433
28	1	8.560
28	4	8.636
30	0 3/4	9.163
30	6 1/2	9.309
32	11	10.033
33	-	10.058
33	10 1/4	10.319
34	2 1/4	10.420
35	1	10.693
41	2	12.548
42	-	12.802
42	0 3/4	12.821
42	4 3/4	12.922
44	1 3/4	13.456
44	4 1/4	13.519
53	11 3/4	16.453
59	11 3/4	18.282
61	4 3/4	18.713
62	10 1/4	19.158
63	2	19.253
65	3 1/4	19.895
67	8	20.625
78	7 3/4	23.971
96	-	29.261
99	-	30.175
99	10	30.429
104	9 1/4	31.934
117	10 3/4	35.935

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 109269 CONTINUED

AC	RD	P	SQ M
-	-	24 3/4	626
-	-	27 1/4	689.2
-	-	30 1/4	765.1

CAVENDISH STREET

STANMORE ROAD

Aligned

105° 45'

67' 8"

35' 1"

30' 0 1/4"

360'

135° 48'

102° 58'

95° 38'

104' 9 3/4"

195° 0'

101° 04'

62' 10 1/4"

99' 0"

105°

45'

27' 8"

28' 4"

117' (103') to fence

Plan in T 28275

Plan in B 557752

Plan in C 25499

A.P. bolt & tag at Holt St.

A.P. bolt & tag "B" at Holt St.

Lot 172 — Cloud & Coul in Post

Lot 170

Lot 168

Lot 166 (r.f.)

Lot 164

Lot 53

Lot 237

Lot 233

A

B

24 3/4 per.

30 1/4 per.

MUNICIPALITY OF PETERSHAM.

This plan was submitted to and approved by the Council on the 5th, April 1938.

Town Clerk.

Covered by Town Clerk's Certificate No. 11. Dated the 6th, April 1938.

Approved in Council and covered by Council Clerk's Certificate

No..... of.....

.....
Council Clerk.

I, Sydney William Stokes of Sydney a Surveyor registered under the Surveyor's Act, 1929, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations, 1933 *(1) by me (2) under my supervision, the character and extent of which was as required by the Survey Practice Regulations, 1933, and was completed on 18th March 1938. and that the reference marks shown hereon have been so placed.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900

Subscribed and declared before me at Sydney this 21st day of March A.D. 1938.

Jane ... J.P.

(Signature) S. W. Stokes

Surveyor registered under the Surveyors Act, 1929

Datum line of Azimuth A B.

*Strike out either (1) or (2) *Insert date of Survey

This is the plan marked "" referred to in Dated

Signatures of parties to be made in this margin.

Plan filed as 6391 0 L

Req:R101973 /Doc:DP 0109269 P /Rev:15-Feb-2000 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:48 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:244 Stanmore Road? Stanmore

C 645434 Plan 2 of 2 plans

Plan Form No. 6 (for transfers, leases etc.)

M. M.

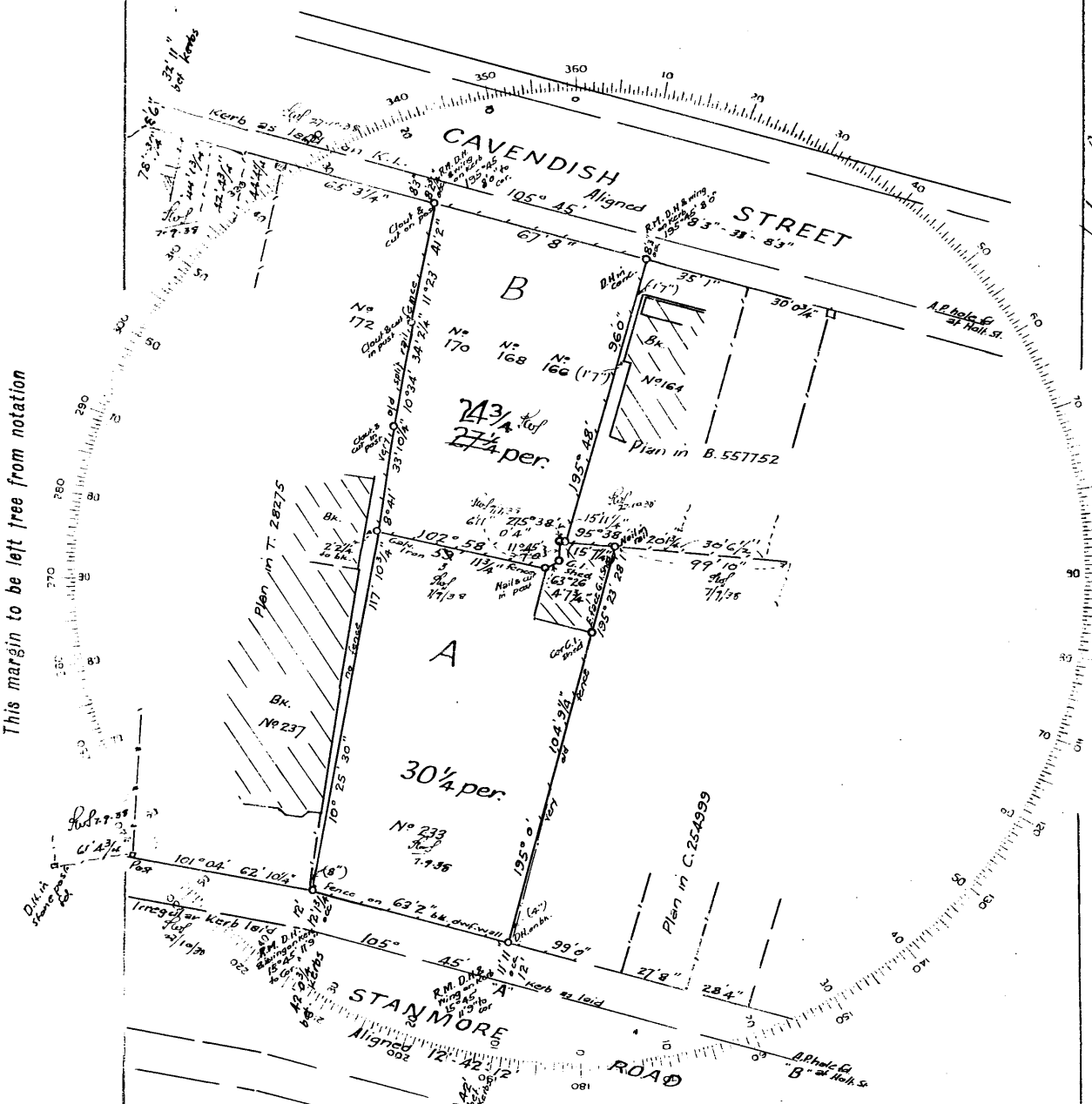
(E) F.P. 109269

Municipality of Petersham.
Shire of

PLAN

of a subdivision of land comprised in Certificate of Title,
Volume 4148 Folio 134.
Parish of Petersham County of Cumberland,

Scale 40 feet to an Inch



This margin to be left free from notation

This is the plan marked "" referred to in Transmission Application Dated 22. 5. 1938

Signatures of Parties to be made in this margin.

Approved by Council and covered by Council Clerks Certificate

No.....of.....

.....
Council Clerk.

I, Sydney William Stokes of Sydney a Surveyor registered under the Surveyor's Act, 1929, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations, 1933 *(1) by me ~~(2) under my supervision, the character and extent of which was as required by the Survey Practice Regulations, 1933,~~ and was completed on † 18th March 1938. and that the reference marks shown hereon have been so placed.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900.

Subscribed and declared before me at Sydney this 21st day of March A.D. 1938.
Jera Dengate J.P.

(Signature).....S. W. Stokes.....
Surveyor registered under the Surveyors Act, 1929

Datum line of Azimuth A.B.

*Strike out either (1) or (2). †Insert date of Survey.

1/5-33434
Ref. 20/4/38.

Registered as 63910 L

DP 49

STANDARD PREPARED

COPY MADE L.H.P. 12.9.94.

EXAMINED J.G.M. 6.10.94

BULMAN VILLE

Stanmore

PARISH OF PETERSHAM

Vol: 85 fo: 26+27

"KINGSTON SOUTH" Dep^d Plan 1.

Thomas Holt — owner — Vacant

Terrace

St.

Dep^d Plan 112.

see Dep^d Plan 112.

220

Trafalgar

now Aubrey St.

Rowleys

sub^n hereof

Dep. Plan

Merton

ANNANDALE

Johnstone — owner and occupier

"WARDELVILLE"

Neighbour — owner and occupier

Approximate boundary between Rowleys & Johnstons Gr^ts

ROAD

STANMORE

from Petersham

No. 49

Reference to last Cer. Vol 85 fo^s 26+27.

Grant 22 ac Capt^n Geo. Johnston 11th Dec^r 1794

d^o 240 .. Tho^s Rowley 9th Aug^t 1803.

J.H. Reuss.
Licensed Surveyor
136 Pitt Street
Sydney

Req:R066010 /Doc:DP 0000049 P /Rev:17-Feb-2015 /NSW LRS /Prt:03-Apr-2025 12:24 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:244 Stanmore Road, Stanmore

Req:R102114 /Doc:DP 0330028 P /Rev:27-Aug-1999 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 09:02 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:244 Stanmore Road? Stanmore

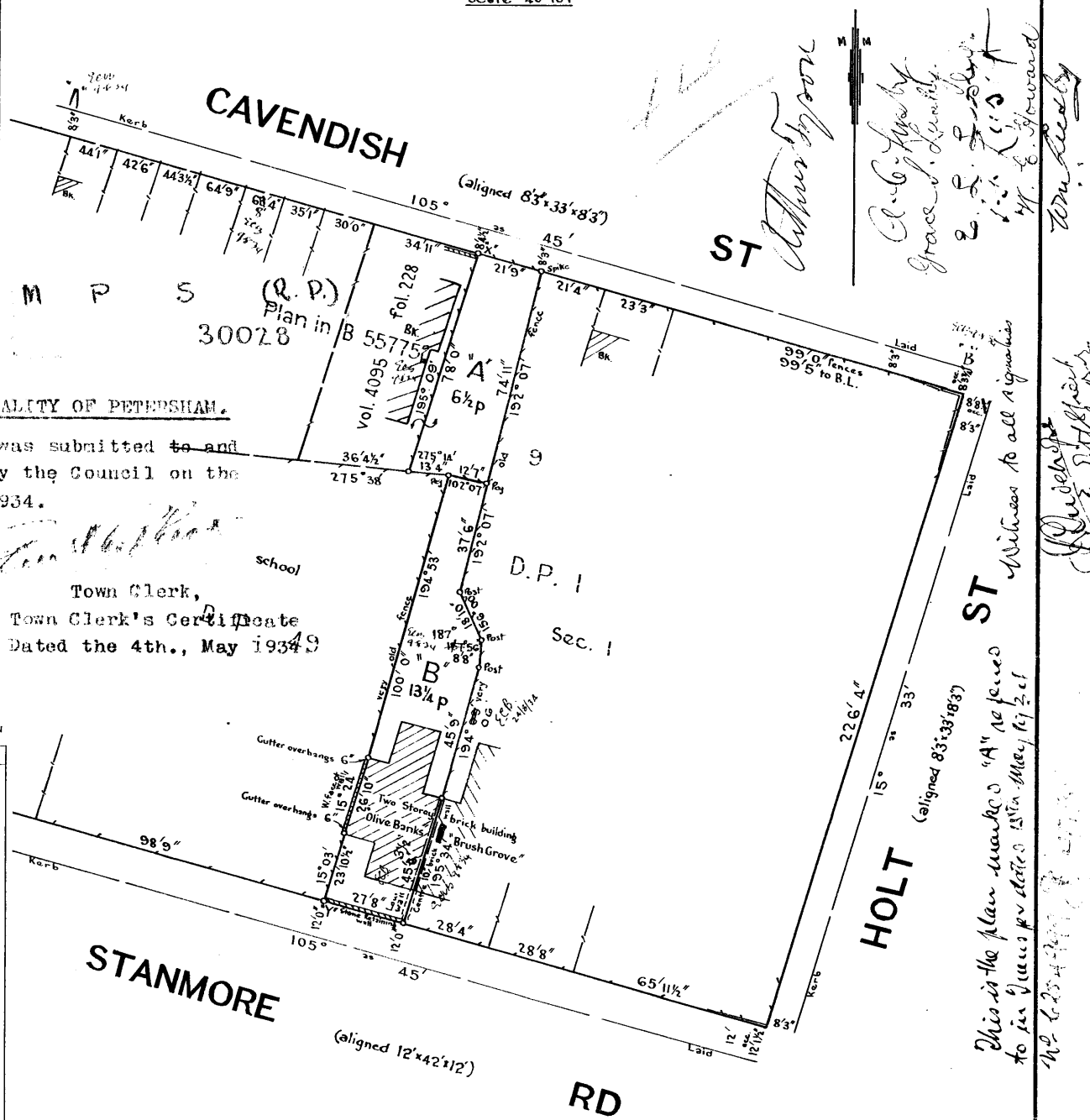
Municipality of Petersham

PLAN — FP 330028

of subdivision of C.T.'s vol. 3586 fol's 207 212 for the inclusion of lot "A" with C.T. vol. 4095 fol. 228

Parish of Petersham — County of Cumberland

Scale 40'to1"



CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 330028

FEET	INCHES	METRES
–	6	0.152
–	11	0.279
2	10	0.864
7	5 7/8	2.283
8	–	2.438
8	3	2.515
8	3 3/4	2.534
8	4 1/2	2.553
8	8	2.642
8	8 1/2	2.654
10	–	3.048
12	–	3.658
12	1 1/2	3.696
12	7	3.835
13	4	4.064
18	10	5.740
21	4	6.502
21	9	6.629
23	3	7.087
23	10 1/2	7.277
26	10	8.179
27	8	8.433
28	4	8.636
28	8	8.738
30	–	9.144
33	–	10.058
34	11	10.643
35	1	10.693
36	4 1/2	11.087
37	6	11.430
42	–	12.802
42	6	12.954
44	1	13.437
44	3 1/2	13.500
45	3 1/2	13.805
45	6	13.868
45	9	13.945
53	–	16.154
63	4	19.304
64	9	19.736
65	11 1/2	20.104
68	4	20.828
74	11	22.835
78	–	23.774
98	9	30.099
99	–	30.175
99	5	30.302
100	–	30.480
226	4	68.986

AC	RD	P	SQ M
–	–	6 1/2	164.4
–	–	13 1/4	335.1

Subscribed and declared before me at Sydney this 18th day of April, 1934.

J.P.

I, Edmund Clifford Banks of 115 Pitt St, Sydney, Surveyor registered under the Surveyors Act, 1929, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct (b) that all survey marks found and relevant physical objects on or adjacent to the land are correctly represented (c) that all physical objects indicated actually exist in the positions shown (d) that the whole of the material facts in relation to the land have been correctly represented (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulation, 1933, by me and was completed on 16th April, 1934, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

E.C. Banks

Surveyor

Registered under the Surveyors Act, 1929.

Azimuth from A to B"

LITY OF PETERSHAM.

lan was submitted ~~to~~ and
ed by the Council on the
y 1934.

Town Clerk,
by Town Clerk's Certificate
Dated the 4th., May 1934

InfoTrack
Req:R101974 /Doc:DP 0526319 P /Rev:20-Nov-1992 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:49 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:244 Stanmore Road? Stanmore

D.P. 526319

Form 1

OFFICE USE ONLY

PLAN OF PART OF LOTS 9, 13 AND 14 OF SECTION 1 IN D.P.1.

D.P. 526319

Registered: G.A.D. 9-11-1967

C.A.:

Mun./~~Shire/City~~ MARRICKVILLE

~~Town or~~ Locality STANMORE

Parish PETERSHAM

County CUMBERLAND Scale 60 FEET TO ONE INCH.

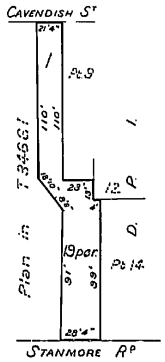
Title System: TORRENS

Purpose: DEPARTMENTAL

Ref. Map: D.P.1

Last Plan: D.P.1.

WARNING. Plan Drawing only to appear in this space.



D.P. 526319

WARNING. Plan Drawing only to appear in this space.

Signatures, Seals and Statements of intention to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to user.

I, ... of ..... a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan ..... is accurate and has been made* (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on† .....

Datum Line of Azimuth. .....

Signature .....
Surveyor Registered under Surveyors Act, 1929, as amended.

* Strike out either (1) or (2). † Insert date of survey.

Council Clerk's Certificate.

I hereby certify that—
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
*(b) the requirements of Section 348 of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended,
have been complied with by the applicant in relation to the proposed .....
..... (insert "new road" or "subdivision") set out herein.

Subdivision No. .....

Date. .....

(Signature) .....
Council Clerk.

* NOTE.—This part of certificate to be deleted where the application is only for the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water Sewerage and Drainage Board.

† Insert date of survey.

* Strike out either (1) or (2).

PREP'D: ~~May~~ 9-11-67
EXM'D: G.A.D. 9-11-1967

PREP'D & DRAWN IN REG. GEN. DEPT.

M.P.D.

SURVEYORS REFERENCE

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 526319

FEET	INCHES	METRES
4	-	1.219
8	8	2.642
13	-	3.962
18	10	5.740
21	4	6.502
23	-	7.010
28	4	8.636
91	-	27.737
99	-	30.175
110	-	33.528

AC	RD	P	SQ M
-	-	19	480.6

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 13th day of May, 1976.

J.H. Watson

InfoTrack
Req:R101975 /Doc:DP 0710369 P /Rev:13-Jun-1992 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:49 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:244 Stanmore Road? Stanmore

PLAN FORM 2a

Plan Drawing only to appear in this space

Signatures and seals only.

D.P. 710369

Registered: 19-3-1985

C.A.:

Title System: TORRENS

Purpose: PROPOSED ROAD & RESIDUE (NOT A CURRENT PLAN AT REGN.) SEC 327 A.A. L.G. ACT.)

Ref. Map: MARRICKVILLE SH. 1 & 2

Last Plan: D.P.S 84304 & 618191

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE MAIN ROADS ACT, 1924.

Reduction Ratio 1:200
Lengths are in metres.

Mun./~~Shire~~ City: MARRICKVILLE

Locality: STANMORE

Parish: PETERSHAM

County: CUMBERLAND

This is sheet 1 of my plan in 2 sheets.
(Delete if inapplicable).

I, GEORGE ALEXANDER GUNSBERGER,
of DEPARTMENT OF MAIN ROADS NSW
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan .....
is accurate and has been made *(1) by me (2) ~~under my immediate supervision~~ in accordance with the Survey Practice Regulations, 1933, and was completed on the
13th FEBRUARY, 1985.

Signature: 23-11-84
Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth "X-Y"

FB 0167 281 FP 8883-8884 (SH.9) FOIL

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

LOTS 9-12 INCLUSIVE ARE REQUIRED FOR ROAD AND AFTER ACQUISITION AND REMOVAL OF IMPROVEMENTS WILL ULTIMATELY BE DECLARED PUBLIC ROAD.

APPROVED:
FOR DEPUTY PRINCIPAL SURVEYOR AND PROPERTY OFFICER, DEPARTMENT OF MAIN ROADS.

CHORD SCHEDULE

CHORD	BEARING	DISTANCE
'P'	249° 28'	1·38
'Q'	251° 36'	17·18
'R'	263° 02'	13·975

STANMORE ROAD
COLLEGE LANE
MIDDLETON STREET
MAIN ROAD No 167
MAGNETIC NORTH
DIAGRAM 1:100
SEE DIAGRAM
Old Sandstone Chapel
2 Storey Bk. Flats No 250
2 Storey Bk. Flats No 252
2 Storey Bk. Flats No 254
PLAN NO. INVESTIGATED IN THIS DEPARTMENT ... DEFINITION OF BOUNDARIES ... REFERENCES TO SURVEY AS PER DEEDS
8 (SEE SHEET 2)
5 358·1 m² DED^N
6 525·7 m² DED^N
7 547·1 m² DED^N
11 41 m²
10 244 m²
9 23 m²
12 53 m²
154566

LOT 9 LOT A, D.P. 84304 C.T. VOL. 8108 FOL. 143
LOT 10 LOT B, D.P. 84304 C.T. VOL. 5124 FOL. 128
LOT 11 LOT C, D.P. 84304 C.T. VOL. 10163 FOL. 10
LOT 12 LOT 1, D.P. 618191 C.T. VOL. 14984 FOL. 227

Council Clerk's Certificate

I hereby certify that –
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
*(b) the requirements of section 348 of the †Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, †Hunter District Water, Sewerage, and Drainage Act, 1938, as amended
have been complied with by the applicant in relation to the proposed .....
(Insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. .....
Date .....
(Signature) .....
Council Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.
†Delete if inapplicable.

M.P.D.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

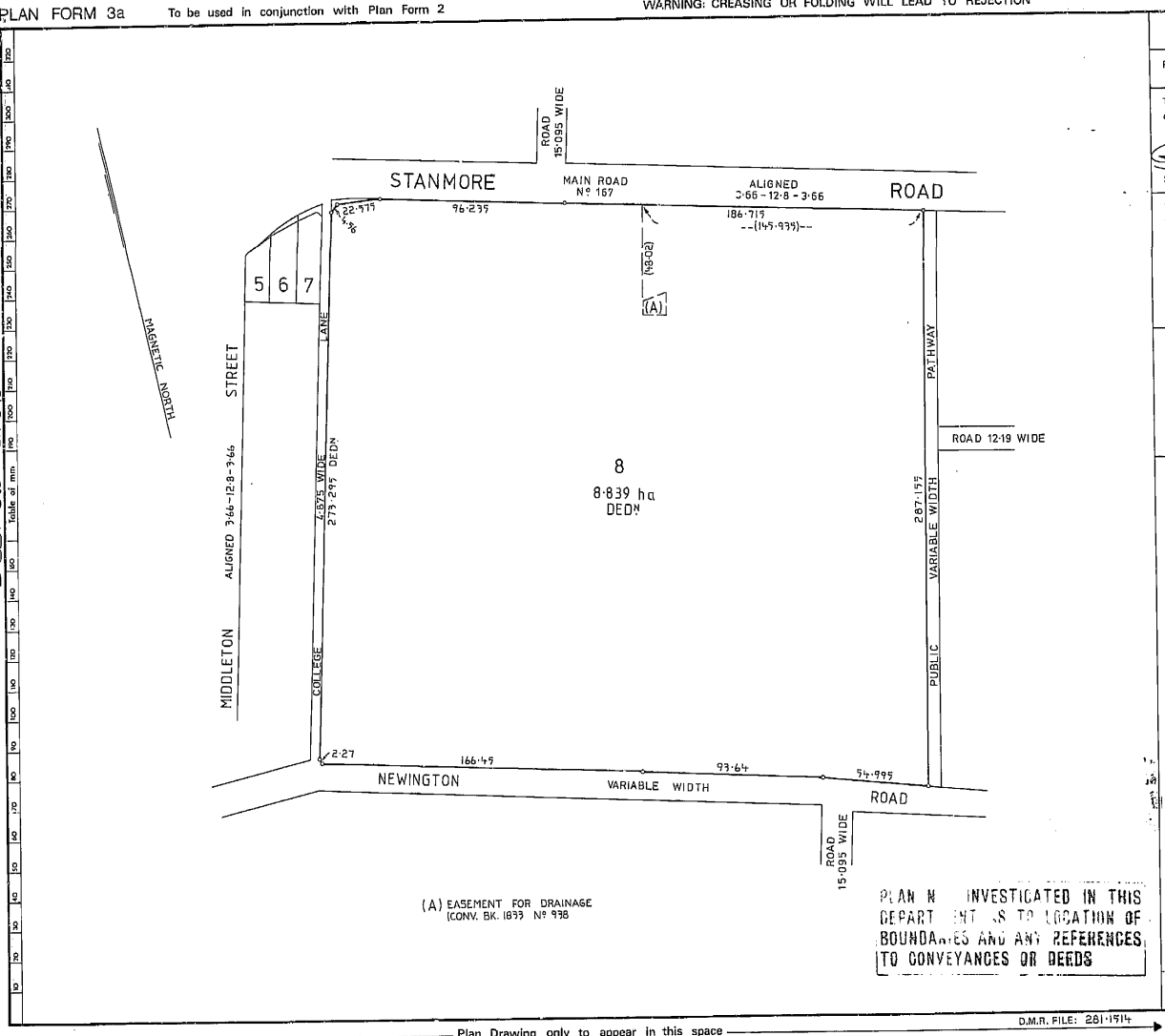
D.M.R. FILE: 281-1514

D.M.R. PLAN: 0167 281 SS 0248

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 21st March, 1985

PLAN FORM 3a To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



PLAN N INVESTIGATED IN THIS DEPART :NT :S TO LOCATION OF BOUNDA:ES AND ANY REFERENCES TO CONVEYANCES OR DEEDS

Plan Drawing only to appear in this space

D.M.R. FILE: 281·1914

D.M.R. PLAN: 0167 281 55 0248

D.P.710369

Registered: 19-3-1985

This is sheet 2 of my plan in 2 sheets dated 13-2-84.

Surveyor registered under Surveyors Act 1929. 23-11-84

This is sheet of the plan of Sheets covered by my Certificate No. of

Council Clerk

Mun./~~Shire~~ ~~City~~: MARRICKVILLE

Locality: STANMORE

Parish: PETERSHAM

County: CUMBERLAND

Statements of Intention – Continued:

Reduction Ratio 1:1900

Lengths are in metres

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 21st March, 1985

Req:R101975 /Doc:DP 0710369 P /Rev:13-Jun-1992 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:49 /Seq:2 of 2
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LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
10/4/2025 8:43AM

FOLIO: A/109269

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7076 FOL 174

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/12/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/5/2000	6739518	LEASE	EDITION 1
24/5/2000	6806211	MORTGAGE	EDITION 2
29/1/2001	7267161	LEASE	EDITION 3
28/5/2001	7567961	LEASE	
14/3/2002	8345559	CAVEAT	
14/3/2002	8426379	CAVEAT	
1/7/2002	8729569	WITHDRAWAL OF CAVEAT	
1/7/2002	8729570	DISCHARGE OF MORTGAGE	
1/7/2002	8729571	TRANSFER	EDITION 4
9/7/2002	8754493	TRANSFER OF LEASE	
20/8/2002	8765811	LEASE	
20/8/2002	8765812	LEASE	
20/8/2002	8765813	LEASE	
20/8/2002	8765814	LEASE	EDITION 5
19/12/2002	9157372	TRANSFER GRANTING EASEMENT	
21/11/2003	AA22589	LEASE	EDITION 6
10/9/2004	AA945613	VARIATION OF LEASE	
24/2/2006	AB809856	LEASE	EDITION 7
8/8/2007	AD323279	LEASE	EDITION 8
14/12/2007	AD637883	TRANSFER	EDITION 9

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE
10/4/2025 8:43AM

FOLIO: A/109269 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
8/12/2010	AF875420	CAVEAT	
12/2/2013	AH415028	LEASE	EDITION 10
24/1/2015	AJ124309	LEASE	EDITION 11
19/3/2015	AJ107152	CHANGE OF NAME	
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM19350	DEPARTMENTAL DEALING	
6/2/2023	AS791726	LEASE	EDITION 12

*** END OF SEARCH ***

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Received: 10/04/2025 08:43:37

Req:R101966 /Doc:DL 8729571 /Rev:04-Jul-2002 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:48 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:244 Stanmore Road? Stanmore

Form: 01T
Release: 2.1
www.lpi.nsw.gov.au

(3)

TRANSFER

New South Wales
Real Property Act 1900

8729571M

PRIVACY NOTE: this information is legally required and v

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY
13-06-2002 0001010244-002
SECTION 18(2)
DUTY $ **********2.00

(A) **TORRENS TITLE**

FOLIO IDENTIFIERS A/109269, 1/49, B/330028

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODES
987T	LANDERER & COMPANY DX 1247 SYDNEY Reference: GF:193692	T TW (Sheriff)

(C) **TRANSFEROR**

CONCORDIA CLUB LIMITED ACN 000 634 364

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 3,050,000.00 and as regards

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

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE**

BONIM STANMORE PTY LTD ACN 098 837 426

(I) ~~TENANCY:~~

(J) **DATE** 22 April 2002

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: CONCORDIA CLUB LIMITED ACN 000 634 364
Authority:

Signature of authorised person:
Name of authorised person: H.J. Goth
Office held: (Hon. Sec.) DIRECTOR

Signature of authorised person:
Name of authorised person: G. ACHAT 2
Office held: DIRECTOR (PRESIDENT)

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

Signature:

Signatory's name: GEOFF FARLAND
Signatory's capacity: transferee's solicitor

Caveat 8926379 lapsed

All handwriting must be in block capitals.

Land and Property Information NSW

Req:R101967 /Doc:DL AD637883 /Rev:17-Dec-2007 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:48 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:244 Stanmore Road? Stanmore

Form: 07T
Release: 3.4
www.lands.nsw.gov.au

(3)

TRANSFER
New South Wales
Real Property Act 1900

AD637883D

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

STAMP DUTY Office of State Revenue use only

Office of State Revenue
NSW Treasury
YEAR 2000 - 2005
Duty: NOT LIABLE S1
Asst details: Doc 375
ID: 4733075

(A) **FOLIO OF THE REGISTER** A/109269, 1/49, B/330028

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and LLPN if any	CODES
1W	Cosoff Cudmore Knox Level 18, 68 Pitt Street Sydney NSW 2000 Reference: JMW: 601054	T TW (Sheriff)

(C) **TRANSFEROR** BONIM STANMORE PTY LIMITED (ACN 098 837 426)

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 3,510,000.00 and as regards

(E) **ESTATE** the above folio of the Register transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** THE COUNCIL OF NEWINGTON COLLEGE (ABN 71 824 382 623)

(I) **TENANCY:**

DATE 14 December, 2007

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.
Corporation: BONIM STANMORE PTY LIMITED (ACN 098 837 426)
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: X
Name of authorised person: X David Royal
Office held: Director

Signature of authorised person: X
Name of authorised person: X Tony Royal
Office held: Director

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

Signature:

Signatory's name: John Woolfe
Signatory's capacity: transferee's solicitor

MJS DF

LAND REGISTRY SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: A/109269

SEARCH DATE	TIME	EDITION NO	DATE
10/4/2025	8:43 AM	12	6/2/2023

LAND

LOT A IN DEPOSITED PLAN 109269
AT STANMORE
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP109269

FIRST SCHEDULE

THE COUNCIL OF NEWINGTON COLLEGE (T AD637883)

SECOND SCHEDULE (6 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 6739518 LEASE TO AUSGRID (SEE AJ107152) OF SUBSTATION NO 3225 TOGETHER WITH RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES SHOWN IN PLAN WITH Q583280. EXPIRES: 31/12/2048.

AK971351 LEASE OF LEASE 6739518 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii).

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

AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD

AK971571 CHANGE OF NAME AFFECTING LEASE 6739518 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION

3 9157372 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN DESIGNATED (X) IN DP1044804

4 9157372 EASEMENT FOR SUPPORT APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN DESIGNATED (X) IN DP1044804

5 AB809856 EASEMENT FOR ACCESS AFFECTING THE LAND ABOVE

Incorrect description. This is a Lease.

END OF PAGE 1 - CONTINUED OVER

FOLIO: A/109269 PAGE 2

SECOND SCHEDULE (6 NOTIFICATIONS) (CONTINUED)

DESCRIBED. LEASE EXPIRES 30/9/2009

6 AS791726 LEASE TO TELSTRA CORPORATION LIMITED OF 'WORKS AREA' AND 'TELSTRA AREA OF ANTENNAS' SHOWN IN PLAN WITH AS791726. COMMENCES 10/2/2023. EXPIRES: 9/2/2024.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

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Received: 10/04/2025 08:43:14

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

10/4/2025 8:43AM

FOLIO: 1/49

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 3098 FOL 40

Recorded	Number	Type of Instrument	C.T. Issue
18/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/5/2000	6806211	MORTGAGE	EDITION 1
29/1/2001	7267161	LEASE	EDITION 2
28/5/2001	7567961	LEASE	EDITION 3
14/3/2002	8345559	CAVEAT	
14/3/2002	8426379	CAVEAT	
1/7/2002	8729569	WITHDRAWAL OF CAVEAT	
1/7/2002	8729570	DISCHARGE OF MORTGAGE	
1/7/2002	8729571	TRANSFER	EDITION 4
9/7/2002	8754493	TRANSFER OF LEASE	
20/8/2002	8765811	LEASE	
20/8/2002	8765812	LEASE	
20/8/2002	8765813	LEASE	
20/8/2002	8765814	LEASE	EDITION 5
4/11/2002	8906951	TRANSFER GRANTING EASEMENT	
19/12/2002	9232683	DEPARTMENTAL DEALING	
19/12/2002	9157372	TRANSFER GRANTING EASEMENT	
17/10/2003	AA76041	DEPARTMENTAL DEALING	
17/10/2003	9953923	REQUEST	
17/10/2003	9953924	VARIATION OF LEASE	
21/11/2003	AA22589	LEASE	EDITION 6
10/9/2004	AA945613	VARIATION OF LEASE	
24/2/2006	AB809856	LEASE	EDITION 7

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
10/4/2025 8:43AM

FOLIO: 1/49 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
8/8/2007	AD323279	LEASE	EDITION 8
14/12/2007	AD637883	TRANSFER	EDITION 9
8/12/2010	AF875420	CAVEAT	
12/2/2013	AH415028	LEASE	EDITION 10
24/1/2015	AJ124309	LEASE	EDITION 11
6/2/2023	AS791726	LEASE	EDITION 12

*** END OF SEARCH ***

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Received: 10/04/2025 08:43:37

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/49

SEARCH DATE	TIME	EDITION NO	DATE
3/4/2025	12:20 PM	12	6/2/2023

LAND

LOT 1 IN DEPOSITED PLAN 49
AT STANMORE
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP49

FIRST SCHEDULE

THE COUNCIL OF NEWINGTON COLLEGE (T AD637883)

SECOND SCHEDULE (7 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 8906951 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE DESIGNATED (Y) IN DP1044804
3 8906951 EASEMENT FOR SUPPORT APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN DESIGNATED (Y) IN DP1044804
4 9157372 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN DESIGNATED (X) IN DP1044804
5 9157372 EASEMENT FOR SUPPORT APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN DESIGNATED (X) IN DP1044804
6 AB809856 LEASE TO VODAFONE NETWORK PTY LIMITED OF BTS SITE NO 2955C ON THE ROOF LEVEL SHOWN HATCHED IN PLAN (PAGE 10) WITH AB809856 TOGETHER WITH AN EASEMENT FOR ACCESS AFFECTING A/109269. EXPIRES: 30/9/2009. OPTION OF RENEWAL: 2 PERIODS OF 5 YEARS EACH.
7 AS791726 LEASE TO TELSTRA CORPORATION LIMITED OF 'WORKS AREA' AND 'TELSTRA AREA OF ANTENNAS' SHOWN IN PLAN WITH AS791726. COMMENCES 10/2/2023. EXPIRES: 9/2/2024.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Received: 03/04/2025 12:20:49

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

10/4/2025 8:43AM

FOLIO: B/330028

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4778 FOL 40

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/3/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/2/1995		AMENDMENT: LOCAL GOVT AREA	
24/5/2000	6806211	MORTGAGE	EDITION 1
29/1/2001	7267161	LEASE	EDITION 2
28/5/2001	7567961	LEASE	
14/3/2002	8426379	CAVEAT	
1/7/2002	8729570	DISCHARGE OF MORTGAGE	
1/7/2002	8729571	TRANSFER	EDITION 3
9/7/2002	8754493	TRANSFER OF LEASE	
17/10/2003	9953923	REQUEST	
10/9/2004	AA945613	VARIATION OF LEASE	
8/8/2007	AD323279	LEASE	EDITION 4
14/12/2007	AD637883	TRANSFER	EDITION 5
12/2/2013	AH415028	LEASE	EDITION 6

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: B/330028

SEARCH DATE	TIME	EDITION NO	DATE
3/4/2025	12:20 PM	6	12/2/2013

LAND

LOT B IN DEPOSITED PLAN 330028
AT STANMORE
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP330028

FIRST SCHEDULE

THE COUNCIL OF NEWINGTON COLLEGE (T AD637883)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AH415028 LEASE TO 3GIS PTY LIMITED OF THE AREA SHOWN HATCHED IN PLAN WITH 7267161. EXPIRES: 29/12/2014.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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10685048

CERTIFICATE OF TITLE

NEW SOUTH WALES — PROPERTY ACT, 1900, as amended.

Application No. 51

Prior Titles Volume 6784 Folios 220 and 221

Vol. 10685 Fol. 48

EH

Edition issued 21-3-1968

K972618

CANCELLED

(Page 1) Vol. 10685 Fol. 48

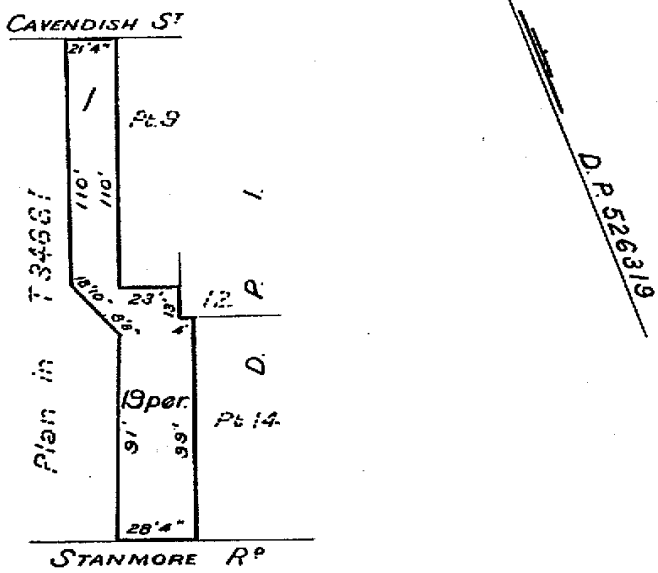
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

SEE AUTO FOLIO

Witness M. Walter

Registrar General.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 526319 at Stanmore in the Municipality of Marrickville Parish of Petersham and County of Cumberland being part of 240 acres granted to Thomas Rowley on 9-8-1803.

FIRST SCHEDULE (continued overleaf)

~~KARL STEGMAIER, of Mosman, Hairdresser, HANS DIEZI, of Waverley, Grocer, FERDINAND HASTRICH, of Croydon, Pensioner and WILLIAM PAUL [illegible]ER, of Strathfield, Company Director, as Joint Tenants.~~

SECOND SCHEDULE (continued overleaf)

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

Registrar General.

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

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

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

,17 .V.C.N. Blight, Government Printer

L611299T

Vol. 10685 Fol 48

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
Concordia Club Limited	Transfer	L611299	10-10-1969	6-11-1969	

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		

(Page 2 of 2 pages)

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Req:R101968 /Doc:CT 10685-048 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:48 /Seq:2 of 6
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Req:R101968 /Doc:CT 10685-048 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:48 /Seq:3 of 6
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CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE
Register Book

Application No. 51

Prior Title Volume 6784 Folio 221

Vol. 10685 Fol. 48A

EH CANCELLED Edition issued 20-11-1967

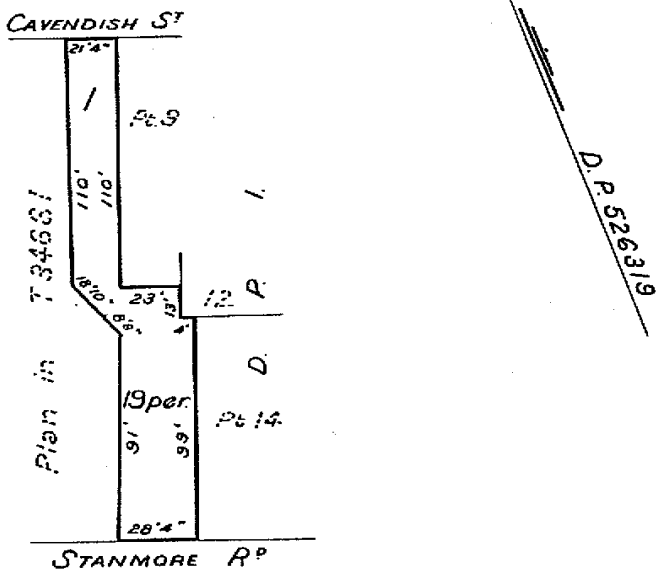
See new edition issued K815715

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

Witness

Registrar General.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one half share in Lot 1 in Deposited Plan 526319 at Stanmore in the Municipality of Marrickville Parish of Petersham and County of Cumberland being part of 240 acres granted to Thomas Rowley on 9-8-1803.

FIRST SCHEDULE (continued overleaf)

~~PUBLIC TRUSTEE.~~

SECOND SCHEDULE (continued overleaf)

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

Registrar General.

(Page 1) Vol. 10685 Fol. 48A

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K815716-R

K972618

Vol. 10685 Fol 48 A

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
Karl Stegmaier of Mosman, Hairdresser, Hans Dezi of ~~Waverley~~ WAVERLEY Grocer, Ferdinand Hastrich of Croydon, Pensioner and William Paul Sieber of Strathfield, Company Director as joint tenants	Transfer	K972618	16-2-1968	13-3-1968	
CANCELLED See new edition issued 21-3-1968 VIDE TFR. K972618 REGISTRAR GENERAL					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
~~Caveat~~	~~K815716~~	~~28-9-1967~~	~~By the Registrar General~~	29-11-1967		Withdrawn	K972618	

(Page 2 of 2 pages)

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

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Req:R101968 /Doc:CT 10685-048 CT /Rev:11-Feb-2011 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:48 /Seq:5 of 6
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CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE
Register Book

Vol. 10685 Fol. 48 B

CANCELLED

EH See Edition issued on 20-11-1967

K815712

Application No. 51

Prior Title Volume 6784 Folio 220

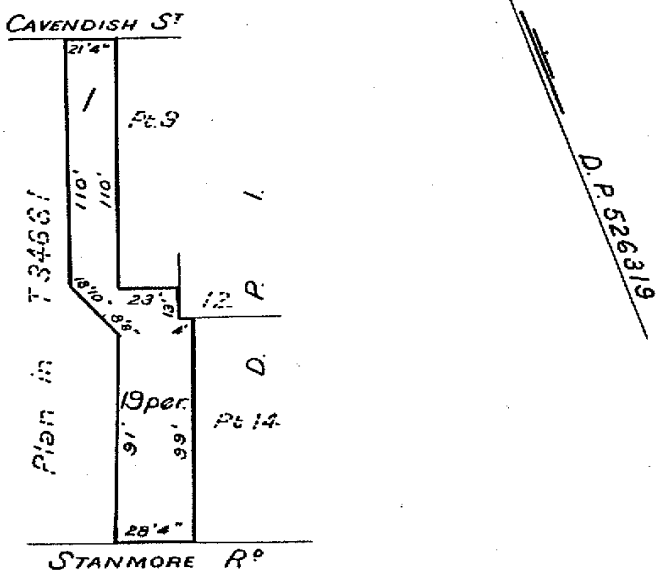
(Page 1) Vol. 10685 Fol. 48 B

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

Witness Mrs Salter

Registrar General.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in an undivided one half share in Lot 1 in Deposited Plan 526319 at Stanmore in the Municipality of Marrickville Parish of Petersham and County of Cumberland being part of 240 acres granted to Thomas Rowley on 9-8-1803.

FIRST SCHEDULE (continued overleaf)

~~PUBLIC TRUSTEE~~.

SECOND SCHEDULE (continued overleaf)

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

Registrar General.

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

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

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

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Vol. 10685 Fol 48

K815713-R

K972618 R

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
Karl Stegmaier of Mosman Hairdresser Hans Dieri of Waverley, Grocer Ferdinand Hadrich of Croydon, Pensioner and William Paul Sieber of Strathfield, Company Director as joint tenants	Transfer	K972618	16-2-1968	13-3-1968	
CANCELLED See new edition issued 21-3-1968 VIDE TFR. K972618 REGISTRAR GENERAL					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
~~Caveat~~	~~K815713~~	~~28-9-1967~~	~~By the Registrar General~~	~~29-11-1967~~		Withdrawn	K972618	

(Page 2 of 2 pages)

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

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

10/4/2025 8:43AM

FOLIO: 1/526319

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10685 FOL 48

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/5/2000	6806211	MORTGAGE	EDITION 1
28/5/2001	7567961	LEASE	
12/3/2002	8426350	CAVEAT	
1/7/2002	8729570	DISCHARGE OF MORTGAGE	
1/7/2002	8729572	TRANSFER	EDITION 2
17/10/2003	9953923	REQUEST	
14/12/2007	AD637882	TRANSFER	EDITION 3

*** END OF SEARCH ***

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(1)

TRANSFER

New South Wales
Real Property Act 1900

8729572K

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NEW SOUTH WALES DUTY
13-06-2002 0001010244-001
SECTION 18(2)
DUTY $ **********2.00

(A) **TORRENS TITLE**

FOLIO IDENTIFIER 1/526319

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODES
987T	LANDERER & COMPANY DX 1247 SYDNEY Reference: GF 193692	T TW (Sheriff)

(C) **TRANSFEROR**

CONCORDIA CLUB LIMITED ACN 000 634 364

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 150,000.00 and as regards

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

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE**

CAVENDISH AND HOLT PTY LIMITED ACN 087 215 129

(I) **TENANCY:**

(J) **DATE** 22 April 2002

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: CONCORDIA CLUB LIMITED ACN 000 634 364
Authority:

Signature of authorised person:
Name of authorised person: H.J. Goth
Office held: (Hon. Sec) DIRECTOR

Signature of authorised person:
Name of authorised person: G. ACHATZ
Office held: DIRECTOR (PRESIDENT)

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

Signature:
Signatory's name: GEOFF FARLAND
Signatory's capacity: transferee's solicitor

Correct 842635.50 Stamped $1

All handwriting must be in block capitals.

Req:R101970 /Doc:DL AD637882 /Rev:17-Dec-2007 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:48 /Seq:1 of 1
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Form: 01T
Release: 3.4
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TRANSFER

New South Wales
Real Property Act 1900

AD637882F

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Office of State Revenue
NSW Treasury
YEAR 2000 - 2005 S1
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ID: 4733076

(A) **FOLIO OF THE REGISTER** 1/526319

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and LLPN if any	CODES
1W	Cosoff Cudmore Knox Level 18, 68 Pitt Street Sydney NSW 2000 Reference: JMW: 601054	T TW (Sheriff)

(C) **TRANSFEROR** CAVENDISH AND HOLT PTY LIMITED (ACN 087 215 129)

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 390,000.00 and as regards

(E) **ESTATE** the above folio of the Register transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** THE COUNCIL OF NEWINGTON COLLEGE (ABN 71 824 382 623)

(I) **TENANCY:**

DATE 14 December, 2007

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: CAVENDISH AND HOLT PTY LIMITED (ACN 087 215 129)
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: X
Name of authorised person: X David Royal
Office held: X Director

Signature of authorised person: X
Name of authorised person: X Tony Royal
Office held: X Director

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

Signature:

Signatory's name: John Woolfe
Signatory's capacity: transferee's solicitor

MOS DY

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/526319

SEARCH DATE	TIME	EDITION NO	DATE
10/4/2025	8:43 AM	3	14/12/2007

LAND

LOT 1 IN DEPOSITED PLAN 526319
AT STANMORE
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP526319

FIRST SCHEDULE

THE COUNCIL OF NEWINGTON COLLEGE (T AD637882)

SECOND SCHEDULE (1 NOTIFICATION)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

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Boundary road (2 roods) separating portion 195 from portion 2 added to C.P. 24-4 (portion 166) at £3 10s. per acre; 7s. 6d. ad valorem stamp duty paid; parish Cowcumbala, county Harden, Land District Cootamundry, Shire Jindalee (William Underwood Nowland). R. 37-289.

Boundary road (6 acres 1 rood) separating portion 142 from portion 144 added to A.C.P. 13-23 (portion 142) at £1 per acre; 7s. 6d. ad valorem stamp duty paid 20th May, 1937; parish Milburn, county Bathurst, Land District Cowra, Shire Waugoola (Talinga Pastoral Company Limited) (The Commercial Banking Company of Sydney Limited). R. 34-580.

Note.—Road Permit 33-28 is partly cancelled as from this date.

Boundary road (20 acres 2 roods) separating portion 138 from portion 137 added to C.P. 11-7 (portion 138) at £1 8s. 4d per acre; 7s. 6d. ad valorem stamp duty paid 10th August, 1937; parish Queerbri, county Jamison, Land District Narrabri, Shire Namoi (Thomas Underwood) (Rural Bank of New South Wales). R. 36-507.

Note.—Road Permits 12-64 and 12-106 are cancelled as from 11th October, 1937.

Boundary road (2 acres 3 roods 25 perches) south of portion 47 added to C.P. 17-10 (portion 47) at £1 16s. 8d. per acre; boundary road (2 acres 3 roods 25 perches) separating portion 82 from portion 81 added to C.P. 23-7 (portion 82) at £1 16s. 8d. per acre; 7s. 6d. ad valorem stamp duty paid 5th August, 1937; parish Tamba, county Pottinger, Land District Gunnedah, Shire Liverpool Plains (Allan Alfred Smith) (Commercial Banking Company of Sydney Limited). R. 36-477.

Note.—Road Permits 12-14 and 33-14 are partly cancelled as from this date.

Boundary road (13 acres 3 roods) west of portion 84 added to A.C.P. 09-8 (portion 84) at 11s. 8d. per acre; 7s. 6d. ad valorem stamp duty paid 20th July, 1937; parish Murga, county Ashburnham, Land District Molong, Shire Boree (Charles O'Neil) (Commercial Banking Company of Sydney Limited). R. 36-58.

Note.—Road Permit 31-330 is partly cancelled as from 20th July, 1937.

(6293) Sydney, 17th November, 1937.

NOTIFICATION OF CLOSING OF UNNECESSARY ROADS.

I, the Right Honourable John de Vere, Baron Wakehurst, Governor of the State of New South Wales, with the advice of the Executive Council, and in pursuance of the provisions of section 20, Public Roads Act, 1902, hereby declare the roads hereunder described, which are now no longer required, to be closed, and that the lands comprised therein shall be freed and discharged from any right of the public or any person to the same as highways.

WAKEHURST, Governor.

E. A. BUTTENSHAW, Minister for Lands.

Descriptions.

The part about 34 links wide of road R. 1,516-1,603, now included in portion 29, parish Turrawan, county White, Land District Narrabri, Shire Namoi. R. 37-486.

Part of public boundary road R. 19,159-1,603, sheet 17, north-west of portion 93, extending north-easterly to the bridge over the Mirrool Creek Branch Canal, parish Gorton, county Cooper, Land District Mirrool, Shire Wade. R. 37-453.

Parts of public road R. 7,699-1,603 within portions 721 and 723, parish Heathcote, county Cumberland, Land District Metropolitan, Shire Sutherland. R. 37-274.

Public boundary road R. 17,920-1,603, sheet 5, west of portions 84, 87 and 88, extending southerly to public road R. 19,844-1,603 within portion 88, parish Bondi, county Cooper, Land District Yanco, Shires Wade and Willimbong. R. 37-409.

Road south of the Cemetery site at Gulf Creek now included in portion 60, parish Capel, county Murchison, Land District Bingara, Shire Barraba. R. 37-532.

Roads (lanes) within sections 2 and 6, village and parish Nangus, county Clarendon, Land District and Shire Gundagai. R. 37-552.

Public road R. 19,135-1,603, sheet 2, extending from the north-eastern corner of portion 582 south-westerly to the public road north-east of portions 581 and 458, and that part of public road R. 19,135-1,603, sheet 2, variable in width north-east of portions 581 and 458, as now included in portion 582 and reserve for access to telephone line adjoining, parish Yarangery, county Cooper, Land District Yanco, Shire Willimbong. R. 36-1,199.

Confirmed and aligned public road (M. 1-1927), known as Broad-street, within portion 152, parish Petersham, county Cumberland, Land District Metropolitan, Municipality Marrickville. R. 35-933.

Note.—On closing the area comprised in above described road will vest in the owners of the adjoining lands.

Road (lane) east of allotments 6, 7 and 8, section 6, village and parish Galargambone, county Gowen, Land District Coonamble, Shire Wingadee. R. 37-533.

(6292) Sydney, 17th November, 1937.

CORRECTION NOTICE UNDER SECTION 35 (2), PUBLIC ROADS ACT, 1902.

I, the Right Honourable John de Vere, Baron Wakehurst, Governor of the State of New South Wales, with the advice of the Executive Council, do hereby notify that in accordance with the provisions of section 35 (2) Public Roads Act, 1902, the terms of the notification of the opening of part of the road from Tenterfield to Boorook, parishes Timbarra and Colongon, counties Clive and Buller, shown on plan R. 20,072-1,603, as published in the Government Gazette of 30th July, 1937, page 3089, are corrected by the deletion from the first pargraph of the last column of the Schedule of "decreased to 51 acres 3 roods" and the substitution therefor of "increased to 53 acres 1 rood." R. 35-291.

WAKEHURST, Governor.

E. A. BUTTENSHAW, Minister for Lands.

(6549) Sydney, 17th November, 1937.

NOTIFICATION OF CLOSING OF ROADS AND APPROVAL OF THE SALE OF THE LANDS COMPRISED THEREIN UNDER ROAD PURCHASE APPLICATION.

I, the Right Honourable John de Vere, Baron Wakehurst, Governor of the State of New South Wales, with the advice of the Executive Council, do hereby notify that, in pursuance of the provisions of 20th section, Public Roads Act, 1902, the roads described hereunder are hereby closed, and the lands comprised therein are to be granted to the persons mentioned.

WAKEHURST, Governor.

E. A. BUTTENSHAW, Minister for Lands.

Descriptions.

Boundary roads separating portions 38 and 39 from portions 47, 40, 47 (again), 83, end of road and portion 84 (8 acres 3 roods 31 perches), parish Murga, county Ashburnham, Land District Molong, Shire Boree (Charles O'Neil). R. 36-58.

Note.—Road Permit 31-330 is partly cancelled as from 20th July, 1937.

Reserved road (2 acres 5 perches) within portion 209, parish Teven, county Rous, Land District Lismore, Shire Tintenbar (Johnston Bernie). R. 36-83.

Note.—Road Permit 34-76 is cancelled as from 19th June, 1937.

Boundary road (5 acres 2 roods 32 perches) west of portion 107, parish Dinga Dingi, county Bland, Land District Temora, Shire Narraburra (William Hennessy). R. 36-362.

Boundary road separating portions 116, 70, 118 and 119 from portions 117 and 120; boundary road separating portion 70, parish Mumbil, from portion 174, parish Wellington, excluding a length of 316 links at the western end (15 acres 1 rood 10 perches), parish Mumbil, county and Land District Wellington, Shire Macquarie (Maxwell Kirkpatrick Crockett). R. 35-284.

Note.—Road Permit 29-78 is wholly cancelled as from 21st October, 1937. Road Permit 32-3 is partly cancelled as from 21st October, 1937.

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NEWINGTON COLLEGE COUNCIL ACT.

An Act to incorporate the Council of Newington College and to vest certain lands and other property in such council, and to confer certain powers thereon; and for other incidental purposes. [Assented to, 11th December, 1922.] George V.

WHEREAS by an indenture bearing date the eighteenth day of October, one thousand eight hundred and sixty-nine, registered number three hundred and eighty-five, book one hundred and sixteen, made between James Watson, therein described and designated vendor of the one part, the Reverend Henry Honey Gaud, the Reverend Joseph Horner Fletcher, and George William Barker, therein described and designated purchasers of the other part, certain lands therein described and which form part of the lands described in the First Schedule hereto were conveyed unto and to the use of the said purchasers, their heirs and assigns for ever: And whereas by an indenture bearing date the twenty-second day of October, one thousand eight hundred and seventy-three, registered number five hundred and thirty-five, book one hundred and thirty-eight, made between Thomas Wheaton Bowden and Mark Blanchard, therein described of the first part, John Dawson, therein described of the second part, and the Reverend Henry Honey Gaud, the Reverend Benjamin Chapman, the Reverend George Hurst, the Reverend Jabez Bunting Waterhouse, the Reverend Preamble.

George V. Reverend Joseph Horner Fletcher, George William Barker, Joseph Wearne, Ebenezer Vickery, John Dawson, and John Hardy, all therein described and called purchasers of the third part, the residue of the lands described in the said First Schedule hereto were inter alia conveyed and assured to the said purchasers, their heirs and assigns: And whereas by an indenture bearing date the twenty-third day of October, one thousand eight hundred and seventy-three, made between the said Reverend Henry Honey Gaud, the said Reverend Benjamin Chapman, the said Reverend George Hurst, the said Reverend Jabez Bunting Waterhouse, the said Reverend Joseph Horner Fletcher, the said George William Barker, the said Joseph Wearne, the said Ebenezer Vickery, the said John Dawson, and the said John Hardy, all therein described of the one part, and the said Reverend Benjamin Chapman, the said Reverend Henry Honey Gaud, and the Reverend William Curnow of the other part, after reciting that at the conference of the Australasian and Wesleyan Methodist Church, held at York-street Church, Sydney, aforesaid in the month of February, one thousand eight hundred and seventy-three, it was among other things resolved that the whole of the Stanmore Estate being inter alia the lands mentioned in the said First Schedule hereto be appropriated to collegiate purposes, that all the money received under the provisions of the will of the late John Jones in the indenture now in recital mentioned be appropriated to the erection of collegiate buildings, one half of such moneys being devoted to the purposes of a Wesleyan theological institution and the other half to a collegiate school, subject to certain other provisions also set out in the said recited indenture: And further that if at any future period it should be found necessary to erect separate buildings on another site for the purposes of the theological institution the committee of that institution should receive compensation in proportion to its interest in the lands and buildings, or if the council of the collegiate school should have to erect new buildings it should be dealt with in the same way, and that the principles contained in the foregoing resolutions be embodied in the deed of settlement: And whereas in the said indenture now in recital it was

recited

recited that the said Wesleyan Methodist Church in the then Colony of New South Wales had established a collegiate school at Newington, near Sydney aforesaid, of which the governing body was a council consisting of certain ministers and laymen annually elected by the conference of the Australasian Wesleyan Methodist Church, and known as the Council of Newington College: And whereas it was recited that the said last-mentioned conference had held its last sitting in the previous February, and at such conference four separate conferences of the Wesleyan Methodist Church in Australasia were established, and one of the said conferences so established was called the New South Wales and Queensland Conference, and to the said last-mentioned conference was committed full jurisdiction and authority in and over the business and affairs of the Wesleyan Methodist Church in the said Colonies of New South Wales and Queensland. And it was also recited that it was intended that the said collegiate school at Newington should be discontinued upon completion of the said collegiate school at Stanmore aforesaid, and that thereupon the New South Wales and Queensland Conference, or in case the said New South Wales and Queensland Conference should be further separated and divided, then and in that event the conference of the Wesleyan Methodist Church in Australasia in whose jurisdiction the said collegiate school and theological institution should for the time being be situate should appoint a new council, to consist of such number of members as the said conference should from time to time see fit, but in which number the trustees for the time being of the presents now in recital should always be included, and that the said conference should also appoint a committee who should have the control and management of the said theological institution: And whereas by the said indenture now in recital it was witnessed that for the purpose of carrying out the said resolutions and of declaring the uses, trusts, and purposes upon and for which the parties thereto of the first part held the said lands the parties thereto of the first and second parts and every of them for themselves and each of them their and every of their heirs, executors, administrators, and assigns did mutually George V.

and

George V. and interchangeably agree, covenant, and declare with the other and others of them their and every of their heirs, executors, administrators, and assigns in manner following, that is to say—That the parties thereto of the first part should stand seised of the said lands, hereditaments and premises comprised in the said indenture of the twenty-second day of October, one thousand eight hundred and seventy-three, upon trust inter alia to permit the erection and maintenance thereon of a Wesleyan theological institution and a Wesleyan collegiate school in manner thereinafter provided: And whereas it was agreed and declared inter alia that if thereafter it should be found necessary to erect separate buildings on another site for the purposes of the said theological institution or of the said collegiate school, then and in each and every of such cases the value of the interest of the said theological institution or of the said collegiate school respectively in the said lands at Stanmore as aforesaid and in all buildings and improvements then or thereafter to be erected thereon should be determined and paid in manner therein mentioned and provided: And whereas in or about the year one thousand nine hundred and fifteen it was found necessary to purchase another site and buildings for the purpose of the said theological institution: And whereas the value of the interest of the said theological institution in the said lands and buildings and improvements aforesaid and in the residue of the lands described in the said First Schedule hereto has been determined and has been satisfied and the said lands and buildings are no longer used for the purpose of a theological institution and are now used exclusively for the purpose of a collegiate school: And whereas by indenture of conveyance bearing date the fifth day of December, one thousand eight hundred and seventy-three, registered number four hundred and nine, book one hundred and thirty-nine, and made between the said Reverend Henry Honey Gaud, the Reverend Joseph Horner Fletcher, and George William Barker of the first part, Arthur Mansfield Allen of the second part, and the said Reverend Henry Honey Gaud, the Reverend Benjamin Chapman, the Reverend George Hurst, the Reverend Jabez Bunting Waterhouse, the said Reverend Joseph Horner Fletcher,

and

and George William Barker, Joseph Wearne, Ebenezer Vickery, John Dawson, and John Hardy of the third part, the lands described in the said recited indenture of the eighteenth day of October, one thousand eight hundred and sixty-nine, were conveyed to the said parties thereto of the third part their heirs and assigns for ever: And whereas the lands described in such lastly recited indenture, with the lands described in the said recited indenture of the twenty-second day of October, one thousand eight hundred and seventy-three, have been and are now, with the exception of certain parts of the lands comprised in the said lastly recited indenture which have been sold under the provision next hereinafter recited, held by the trustees hereinafter mentioned for the purpose of and in connection with the said collegiate school: And whereas provision is made in the said recited indenture of the twenty-third day of October, one thousand eight hundred and seventy-three, for the sale under certain conditions therein set forth of either the whole or part or parts of the lands comprised in the said recited indenture of the twenty-second day of October, one thousand eight hundred and seventy-three, from time to time: And whereas parts of the lands comprised in the said recited indenture of the twenty-second day of October, one thousand eight hundred and seventy-three, have under such power of sale been sold to purchasers thereof: And whereas the residue of the said lands comprised in the said recited indentures of the eighteenth day of October, one thousand eight hundred and sixty-nine, and of the twenty-second day of October, one thousand eight hundred and seventy-three, after such sales as aforesaid comprise the lands described in the said First Schedule hereto: And whereas the said New South Wales and Queensland Conferences have long since been further separated and divided, and the collegiate school and theological institution came under the jurisdiction of the conference of the Wesleyan Methodist Church of Australasia in New South Wales: And whereas by the Methodist Union Act, one thousand nine hundred and two, it was declared inter alia that all lands, tenements, and hereditaments of whatsoever tenure, including chattels real situate in New South Wales, together with all rights, George V.

easements,

George V. easements, and appurtenances relating thereto which at the time of the passing of such Act were held upon trust for the Wesleyan Methodist Church for college purposes or collegiate school purposes or for the purposes of a theological institution should from and after the passing of that Act be held upon trust for the Methodist Church of Australasia and under the direction or control of the New South Wales Conference thereof but otherwise subject to the trusts which prior to the passing of such Act had been declared and existed concerning the same: And whereas in pursuance of the provisions of the said recited indenture and of the said Methodist Union Act, 1902, the New South Wales Conference of the Methodist Church of Australasia has from time to time appointed the council of the said collegiate school: And whereas the present trustees of the said lands in whom the same are legally vested subject to existing encumbrances are—Arthur Murray Oram, Benjamin Herbert Chapman, the Reverend James Edward Carruthers, the Reverend Charles John Prescott, the Reverend William George Taylor, Cecil Purser, and Frederick John Thomas Sawkins: And whereas the Reverend John George Morris Taylor, the Reverend Frederick Colwell, the Reverend John Hulme, the Reverend William Edward Bromilow, the Reverend Thomas Barker Holmes, the Reverend Leslie Harold Kelynack, Fred Cull, William Horner Fletcher, Arthur James Phillips, Robert John Lukey, the Honorable Samuel Wilkinson Moore, and Arthur William Anderson have also from time to time been appointed in pursuance of the provisions of the said recited indenture of the twenty-third day of October, one thousand eight hundred and seventy-three, trustees of the residue of the lands comprised therein and have acted as such trustees, but no conveyance of the legal estate of the said lands has been made to them: And whereas the said council of the said collegiate school is at the present time composed of the following members, that is to say—The Reverend Eldred Dyer, the Reverend William Henry Howard, the Reverend Thomas Frederick Potts, the Reverend William Henry Beale, the Reverend William Ernest Bennett, the Reverend Granville Oscar Cocks, the Reverend James Edward Carruthers, the

Reverend

Reverend James Colwell, the Reverend Michael Scott Fletcher, the Reverend Henry James Clifton Foreman, the Reverend Thomas Barker Holmes, the Reverend John Hulme, the Reverend Leslie Harold Kelynack, the Reverend John Ewan Metcalfe, the Reverend William Pearson, the Reverend Charles John Prescott, the Reverend Patrick John Stephen, the Reverend Joseph Tarn, the Reverend William George Taylor, the Reverend John George Morris Taylor, the Reverend John Gladwell Wheen, the Reverend William George Willard, Arthur William Anderson, Eric Kendall Bowden, Reginald Cowlishaw, William Horner Fletcher, Wesley John Jenner, Walter Cecil McClelland, Hepburn McKenzie, the Honorable Samuel Wilkinson Moore, Edgar Harold Newman, Clarence Henry Northcott, Arthur Murray Oram, Henry D'Arcy O'Reilly, Arthur James Phillips, the Honorable William Elliott Veitch Robson, Frederick John Thomas Sawkins, Reginald Rutledge Snell, James Arthur Somerville, Joseph Teesdale Tarn, and William Claude L'Estrange Wilson: And whereas by an indenture bearing date the sixth day of March, one thousand nine hundred and seven, registered number five hundred and three, book eight hundred and twenty-three, made between Lewis Whitfeld, therein described, of the one part, and William Clarke, Richard Sellors, Richard Caldwell, George Crawshaw, Walter William Joseph O'Reilly, Arthur Murray Oram, Benjamin Herbert Chapman, the Honorable William Robson, John Hardy, James Egan Moulton, James Edward Carruthers, Charles John Prescott, James Woolnough, William George Taylor, Robert Forsyth, Cecil Purser, and Frederick John Thomas Sawkins, all therein described and therein called trustees, of the other part, the lands described in the Second Schedule hereto were for the consideration therein mentioned conveyed and assured by the said Lewis Whitfeld unto the said trustees their heirs and successors to hold the same unto the said trustees their heirs and assigns for ever, but subject to and upon such and the same trusts and to and for such and the same ends, intents, and purposes, and with, under, and subject to such and the same powers, provisos, declarations, and agreements as are expressed, contained, and declared, or

George V.

referred

George V. referred to in and by a certain indenture of conveyance dated the ninth day of July, one thousand eight hundred and eighty-eight, registered number seven hundred and fifteen, book three hundred and ninety-six, and referred to in the Wesleyan Methodist Church Property Trust Act, 1889, and being the Wesleyan Methodist Model Deed of New South Wales, 1888, and being the Model Deed referred to in the Methodist Union Act, 1902: And whereas the purchase money set out in the said recited indenture of conveyance dated the sixth day of March, one thousand nine hundred and seven, was in fact found and paid by the then council of Newington College, and the said lands were purchased and have since been used for the purposes of such college: And whereas the present trustees of the lands comprised in such indenture of conveyance are Arthur Murray Oram, the Reverend James Edward Carruthers, the Reverend Charles John Prescott, and the Reverend William George Taylor: And whereas it is expedient to revoke the trusts set forth in the said lastly recited indenture of conveyance: And whereas it is expedient that the said council shall be incorporated and invested with the powers and authorities hereinafter contained, and shall have vested in it all real and personal property whatsoever held upon trust for the purposes of the said collegiate school known as Newington College: Be it therefore enacted by the King's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows:—

Incorporation: Power to hold real and personal estate, &c.

1. From and after the passing of this Act the council of Newington College shall be and they are hereby constituted a body politic and corporate by the name of the Council of Newington College, and by that name shall have perpetual succession and a common seal, and may enter into contracts and sue and be sued, or otherwise appear and answer and be answered, and may take and hold to them and their successors by grant, will, and otherwise in perpetuity or for any life or term of years, or any estate or interest therein, lands, hereditaments, and chattels real as well as chattels personal, and may grant, demise, mortgage, charge, alien, or otherwise dispose of all

all or any lands, hereditaments, or chattels, real or personal, which may at any time be vested in the said body corporate, and may issue debentures, and also shall or may do all things incident or appertaining to a body corporate. George V.

Purchaser not concerned to inquire as to necessity or propriety of sale or mortgage.

2. No purchaser, mortgagee, lessee, or other person or the Registrar-General upon any sale, exchange, mortgage, lease, or other dealing purporting to be made under the powers granted by or under this Act shall be concerned to see or inquire into the necessity or propriety thereof or the mode of exercising the same, nor be affected by notice that the exercise of the power is unauthorised, irregular, or improper, nor be concerned to see to the application or disposition of any purchase, mortgage, or other money or rent.

Receipt of moneys.

3. The moneys (if any) arising from any sale, exchange, mortgage, lease, or other dealing purporting to be made under the powers granted by or under this Act shall be paid to the person or persons purporting to be authorised by resolution of the council to receive the same, and the receipt of such person or persons, as the case may be, shall be an effective discharge therefor.

Temporary investment.

4. Pending the application of any moneys to arise as aforesaid the same may, after payment thereout of all proper costs, charges, and expenses, be invested in Government or real securities in New South Wales or in the Commonwealth of Australia, or on fixed deposit in any bank or otherwise, as the resolution of the council directing such dealing, or any other resolutions of the council for the time being applicable thereto, may provide.

Evidence of resolution.

5. A document purporting to be a copy of any resolution of the council authorising any sale, exchange, mortgage, lease, or other dealing, and the appointment of any person or persons to carry out and receive moneys in respect of such sale, exchange, mortgage, lease, or other dealing, certified under the hands of the president of the conference of the Methodist Church of Australasia in New South Wales and two other members of the council for the time being, shall be prima facie evidence in favour of all persons purchasing, advancing moneys, leasing, or otherwise acquiring or possessing

George V.

possessing any estate or interest in the property therein referred to, and shall be conclusive evidence that such resolutions were duly passed.

Vesting of property.

6. From and after the passing and by virtue of this Act there shall vest in the said council and its successors, subject nevertheless to all mortgages, liens, and encumbrances existing thereon, all and singular the lands and hereditaments described in the First and Second Schedules hereto, and also all other property, whether real or personal, which immediately before the passing of this Act was vested in any person or persons or corporation upon trust for or for the purposes of carrying on the collegiate school known as Newington College, together with all rights to sue for, recover, and enforce or call for a transfer of such real or personal property.

Construction of wills, &c., affecting the college.

7. Whenever by any will, deed, or other instrument taking effect prior to, at, or after the date of the passing of this Act any property, real or personal, has been or shall be devised, bequeathed, given, granted, released, conveyed, or appointed, or has been or shall be declared or directed to be held upon trust for the benefit of Newington College or any of its objects or purposes or for the council thereof for the purpose of the endowment of the said college or any of its objects or purposes or of any scholarship therein or otherwise, every such will, deed, or other instrument and other devise, bequest, legacy, testamentary disposition, gift, grant, conveyance, transfer, assignment, appointment, or declaration of trust therein contained shall be read and construed and operate and take effect as if the council of Newington College hereby incorporated had been named and referred to therein instead of the said collegiate school or any of its objects or purposes or the council of the said recited collegiate school referred to or intended so to be in the said recited indenture of the twenty-third day of October, one thousand eight hundred and seventy-three, and the receipt of the said council of Newington College, or of any person appointed by such council from time to time in that behalf, for any such bequest, legacy, testamentary disposition or gift shall be a sufficient discharge to the person or persons liable to pay, deliver, or transfer any money or personal property under such will, deed, or other instrument, and all property, real or personal, so devised,

devised, bequeathed, given, granted, released, conveyed, or appointed or declared or directed to be held upon such trusts for the benefit of Newington College or any of its objects or purposes or otherwise as abovementioned shall, subject to the trusts of such will, deed, or other instrument, and subject to any directions to the contrary therein contained so far as the same are capable of taking effect, be under the direction and control of the said council of Newington College. George V.

Application of purchase and mortgage moneys.

8. In case the said council shall at any time sell or dispose of the lands and hereditaments or any part or parts thereof which are or shall be vested in them, or shall raise any moneys by mortgage of or charge upon any such lands or any part or parts thereof, or by the issue of debentures, the proceeds of such sale or sales or dispositions and such moneys so raised by mortgage, charge, or debentures shall be applied or invested exclusively in one or all or any of the ways following, that is to say :—

(a) In the erection of further buildings and other improvements of a permanent nature upon lands vested in the said council.

(b) In liquidation of any mortgage, encumbrance, or liability on or in respect of any part of the said lands or the said council in connection with the said collegiate school.

(c) In the purchase of an estate in fee-simple in other lands and hereditaments in the said State within the county of Cumberland for the purposes of the said collegiate school.

(d) To otherwise dispose of the said moneys as may be directed by the New South Wales Conference of the Methodist Church of Australasia.

Constitution and appointment of council.

9. The council shall, subject as hereinafter provided, consist of twenty-five councillors, of whom ten shall be ordained ministers of the said Methodist Church of Australasia in New South Wales and fifteen shall be persons not being ordained ministers of the said church, and the president for the time being of the New South Wales Conference of the Methodist Church of Australasia shall be one of the clerical councillors, and all the councillors shall be elected by the conference of the Methodist Church of Australasia in New South Wales, and five of the said fifteen councillors shall as far as possible be elected

George V.

elected by the said conference from persons who have been educated at Newington College and have been nominated by the council for the time being of the union of old boys of the school known as the "Old Newingtonians' Union," and failing such nomination the said five councillors shall be persons other than ordained ministers of the said church elected by the conference aforesaid: Provided however that the said conference shall not be bound to elect any nominee of the said Old Newingtonians' Union if by resolution the said conference shall decide that such nominee is for personal reasons unsuitable for appointment.

Temporary continuance in office of present councillors.

10. The councillors of the said college at the time of the commencement of this Act shall be the first councillors, and shall hold office until the next ensuing annual conference of the Methodist Church of Australasia in New South Wales, and at such conference, and thereafter at each annual conference of the Methodist Church of Australasia in New South Wales, the council shall retire from office and a new council shall be appointed by such conference as hereinbefore provided, and in the event of any such conference failing to make any such appointment the councillors then in office shall continue to hold such office until their successors are appointed: Provided that in such event the president for the time being shall be a councillor in lieu of the retiring president of the said conference.

Filling vacancies in council.

11. If a vacancy occurs in the office of a councillor in the interval between the annual conferences of the Methodist Church of Australasia in New South Wales, the remaining councillors may, at a duly constituted meeting of the said council, elect in such manner as they shall think fit a qualified minister or a person not being an ordained minister of the said church as the case may require to fill the vacancy, but no temporary vacancy or vacancies in the office of councillor or councillors shall be deemed in any way to affect the constitution of the college or its privileges or status as an incorporated body. At any meeting of such council nine members shall form a quorum.

Council may make regulations.

12. The council may, subject to the provisions of this Act, formulate and adopt regulations with respect to the conduct of the school and the course of education and

and religious instruction to be followed therein: Provided that such directions and regulations shall not contravene the teachings and tenets of the Methodist Church of Australasia in New South Wales, and any such regulations shall be subject to review and alteration at any annual conference of the said church. George V.

How property to be held by the council.

13. The said council shall hold all the property at any time vested in it by virtue of this Act upon trust to carry or cause to be carried into effect the regulations hereinbefore referred to and the general objects for which the said collegiate school was founded as set forth in the said indenture of trust of the twenty-third day of October, one thousand eight hundred and seventy-three, and the lands described in the Second Schedule hereto shall henceforth be freed and discharged from the trusts declared by the said recited indenture of the sixth day of March, one thousand nine hundred and seven, registered number five hundred and three, book eight hundred and twenty-three, and such trusts are hereby revoked.

Powers of the council.

14. Subject to any regulations to be so formulated as aforesaid, the council shall have the general management and superintendence of the affairs, concerns, and property of the said collegiate school, and shall have full power to appoint committees of their own members with such powers as to the council shall seem fit, and to appoint officers and determine their remuneration, and to appoint and dismiss the headmaster of the said school, and also to make such rules and by-laws as the council shall deem expedient for conducting the business of the council and carrying into effect the provisions and objects of this Act, and such rules and by-laws or any of them to alter or revoke from time to time and to substitute others in their place: Provided that no clergyman shall be appointed headmaster of the said school unless he shall be a duly ordained minister of the New South Wales Conference of the Methodist Church of Australasia holding and prepared to subscribe when called on so to do to the doctrines of the said church and being subject to its laws and discipline: Provided that any duly ordained minister in connection with the respective conferences of the said church in any of the States of the Commonwealth of Australia or the Dominion of New Zealand, or the respective conferences

George V. conferences of the Wesleyan Methodist or any other Methodist Church in any other part of the world, shall be eligible, and may be appointed headmaster of the said school: Provided further that any such minister who is so appointed shall, as soon as possible after his appointment, become a member of the New South Wales Conference: Provided also that any clergyman so appointed shall be liable to removal or suspension from his office as such headmaster if at any time he shall cease to be a member of the said conference or if in the case of a clergyman so appointed as aforesaid who is not at the time a member of the New South Wales Conference of the said church he shall fail as soon as possible after his appointment to become a member of such conference.

Chairman of council's meetings.

15. At every meeting of the council the president for the time being of the conference of the Methodist Church of Australasia in New South Wales shall preside if present, and in his absence a chairman of the meeting shall be chosen by a majority of the councillors present, and all questions which shall come before the said council shall be decided by a majority of the councillors present, and the president or chairman shall in case of an equality of votes have a casting vote in addition to his original vote, and no question shall be decided at any meeting unless nine councillors at the least shall be present at the time of such decision.

Visitor and chaplain.

16. The annual conference of the said Methodist Church of Australasia in New South Wales may from time to time appoint an ordained minister of the said church to be visitor and chaplain of the said collegiate school with such powers and authority as shall to such conference seem necessary in such office.

Report of proceedings of council.

17. The said council shall report their proceedings and the progress and condition of the said collegiate school to each annual conference of the said church, and present a balance-sheet showing the financial position of the said council.

Saving of right.

18. Nothing in this Act contained or that may be done under this Act shall be deemed prejudicially to affect or to deprive any person of any right whatsoever which he now has arising out of contract or tort, and

any

any such right which may at the time of the passing of this Act have been enforceable against the members of the unincorporated council of Newington College in their capacity as such members may be enforced in like manner against the incorporated council. George V.

19. This Act may be cited as "Newington College Council Act, 1922." Short title.

SCHEDULES.

FIRST SCHEDULE.

ALL that piece or parcel of land in area 20 acres 0 roods 20 perches or thereabouts situated at Stanmore, in the municipality of Marrickville, parish of Petersham, county of Cumberland, State of New South Wales: Commencing at the intersection of the south-eastern side of College-lane with the north-eastern side of Newington-road (as now widened), and bounded thence on the north-west by part of the said side of College-lane bearing north-easterly for 770 feet 9 inches to the Methodist church and school property; thence on the north-east by the south-western boundary of that property being a line bearing south-easterly for 171 feet 7¼ inches; thence again on the north-west by the south-eastern boundary of that property being a line bearing north-easterly for 141 feet 4½ inches to the south-western building line of Stanmore-road; thence again on the north-east by part of that building line being a line bearing south-easterly for 127 feet 6 inches to the north-western corner of the land comprised in Real Property Act application No. 16,659; thence on the south-east, again on the north-west by the north-western and south-western boundaries of the land comprised in the said Real Property Act application No. 16,659, being fenced lines bearing south-westerly for 209 feet 8 inches, south-easterly for 104 feet 3 inches, and a fenced line bearing south-easterly for 128 feet 2 inches to the north-western building line of Broad-street; thence again on the north-west by that building line bearing north-easterly for 2 feet 9 inches to the termination of Broad-street as occupied; thence again on the north-east, north-west, and north-east by fenced lines being the said termination of Broad-street bearing south-easterly for 32 feet north-easterly for 5 feet 4 inches and south-easterly for 8 feet to the south-eastern building line of Broad-street; thence again on the north-west by part of that building line of that street being a line bearing north-easterly for 11 feet 6 inches to the south-western corner of the property known as "The Parsonage"; thence again on the north-east and north-west by the south-western

and

George V. and south-eastern boundaries of that property being fenced lines bearing south-easterly for 64 feet 3¼ inches north-easterly for 185 feet ¾ inch to the south-western building line of Stanmore-road aforesaid; thence again on the north-east by part of that building line being a line bearing south-easterly 392 feet 4 inches to the north-western corner of the land comprised in Real Property Act application No. 9,264; thence again on the south-east by the north-western boundary of the land comprised in Real Property Act application No. 9,264 aforesaid and Real Property Act application No. 23,265, the north-western termination of Harrington-street, the north-western boundary of lots 1 to 14 of the subdivision shown by deposited plan No. 9,201 being fenced lines bearing south-westerly in all for 943 feet 7¼ inches to the north-eastern side of Newington-road; thence on the south-west by that side of that road being lines bearing north-westerly for 205 feet 2½ inches for 307 feet 9 inches and for 550 feet 8¼ inches to the point of commencement, be the said several dimensions given herein all a little more or less.

SECOND SCHEDULE.

All that piece or parcel of land situate, lying, and being in the parish of Petersham, county of Cumberland, and State of New South Wales, and commencing at a point at the intersection of the southern side of a Government road, known as the Stanmore-road, with the western side of Broad-street 40 feet wide; and bounded on the north by the said Stanmore-road bearing westerly 126 feet to the western side of a watercourse; on the west by the said side of said watercourse bearing southerly 203 feet, more or less; on the south by a line bearing easterly 126 feet to Broad-street aforenamed dividing it from lot 38 of the village of Stanmore; and lastly on the east by said Broad-street bearing northerly 204½ feet to the point of commencement on the Government road, which said road is 66 feet wide and which parcel of land contains by admeasurement 2 roods 12 perches, and forms portion of the village of Stanmore, be the said several dimensions or any of them a little more or less.

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55827

K.P.A. 55827

NEW SOUTH WALES

PRIMARY APPLICATION

SECTION 14, REAL PROPERTY ACT, 1900
(To be lodged in the Examiners Branch)

OFFICE USE ONLY

$

$40.00 paid on CR 7771 of 3/7/81 $0

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

CAUTION.—Severe penalties are provided by the Crimes Act, 1900, and the Real Property Act, 1900, for procuring a certificate of title through fraud.

(a) Full name and postal address of person or corporation entitled to the land. If a person is entitled, the occupation (if male) or social status (if female) should also be stated.

(a) THE COUNCIL OF NEWINGTON COLLEGE of Stanmore Road, Stanmore

hereinafter referred to as the **APPLICANT**

hereby applies to have the undermentioned land brought under the provisions of the Real Property Act, 1900

(b) Give full description of the land, e.g. "Lot _ in Deposited Plan _"; or "Lot _ on plan lodged herewith"; or "the whole (or specified part) of the land described in deed registered Book _ No. _"; if any apportionment easement or claimed, it must be specified in this description and in the plan.

The application should be accompanied by a plan of survey under the Registrar General's Rules previously directed thereto. A plan is not normally required when the application relates to land in a qualified certificate of title; in such event will be sufficient to describe the land by reference to the volume and folio number of the qualified certificate of title.

(c) Delete whichever is inapplicable.

(d) Insert reference to portion or allotment, or if none, so number of acres granted.

(e) Name of grantee.

All that piece of land situated at Stanmore in the County of Cumberland Parish of Petersham being(b) the whole of the land comprised in conveyances registered Book 116 No. 385, Book 138 No. 535, Book 823 No. 503 and the area known as Broad Street, being the lands shown in Plot 1 in Deposited Plan 618191.
Vol. 1 Page 203 Reserve of
100 Acres

and being the whole(c) / part of(d) the land granted to(e) Edward Laing

by Crown grant dated the third day of October, 1794.

(f) If the certificate of title is required to issue in favour of the applicant, insert "the applicant"; otherwise here insert the full name of the person or corporation in whose name the certificate of title is to issue. In the case of a person, the full postal address and occupation (if male) or social status (if female) should also be stated. If more than one applicant, state whether as joint tenants or tenants in common. Unless otherwise stated, tenants in common will be presumed to hold in equal shares.

and requests that the certificate of title issue in the name of

(f) the Applicant

(g) Full name, address and occupation of declarant.

and in support of this application I/We(g) AUSTIN EDDY DONLAN of 3 Smith Street, Lindfield

solemnly and sincerely declare that—

(h) If a lesser estate, alter accordingly.

1. The applicant is seised for an estate in fee simple(h) of the abovedescribed land.

2. There is no person in possession or occupation of the said land or any part thereof adversely to the estate or interest therein of the applicant.

(i) Delete whichever is inapplicable.

3. The said land is now (i) occupied by the Applicant ~~persons specified in the First Schedule as occupiers.~~ ~~unoccupied.~~

4. There does not exist any lease or agreement for lease of the said land for any term exceeding a tenancy for one year, or from year to year, except as set out in the First Schedule.

(j) Should any transaction affecting the land in this application be entered into or any alterations in the buildings or fences be made subsequent to the date of the application, but prior to the issue of the certificate of title, the Registrar General should be informed immediately, and all documents evidencing such transaction should be lodged.

5. There does not exist any mortgage, lien, writ of execution, order, charge, encumbrance, will, settlement, deed, writing, contract, or dealing giving any right, claim or interest in the said land, or any part thereof, to any person other than the applicant except as set out in the First Schedule; nor, to the best of my knowledge and belief, is there any action, proceeding or suit pending which affects or could affect the said land, or any person other than the applicant who has or claims any estate, right, title or interest therein, except as disclosed in the First Schedule.(j)

6. The Second Schedule sets out full and correct particulars of the owners and occupiers of adjoining lands.

(k) The declaration may be qualified to the extent to which the applicant's title has been previously passed by the Registrar General by inserting the words "Commencing with conveyance dated ... registered ..." or as the case may be. Otherwise all documents from the Crown grant onwards should be entered in the Schedule.

7. The Third Schedule contains a full and correct list(k) commencing as to part of the subject title with the Newington College Council Act 1922. Cert. of T., issued Vol. 14984 Fol. 227 Dated 17-2-1983.

of all settlements, deeds, documents, instruments, maps, plans and papers relating to the said land so far as I have any means of ascertaining them. All such documents as are in my possession or under my control are lodged herewith; the whereabouts of all other documents listed, so far as is known to me, is stated in such list.

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6. The information shown in the Schedules hereto is to be taken as part of this declaration.

9. I have been authorised by ~~power of attorney~~ authority dated the ~~twenty first~~ 18th day of ~~February~~ June 1981 to make this application on behalf of the applicant, and I have received no notice of revocation of such ~~power~~ authority.(f)

(f) Delete this clause if inapplicable. The relevant power of attorney or other such authority should be lodged with the application.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900,(m) and certify this application to be correct for the purposes of the Real Property Act, 1900.(n)

(m) If made outside N.S.W., strike out Oaths Act, 1900 and insert reference to local Act.

(n) Any person falsely or recklessly certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

Made and subscribed

at Sydney

the 1st July 1981,

in the presence of

Signature of witness

R.C. HANSFORD
Name of witness (BLOCK LETTERS)

SOLICITOR SYDNEY
Qualification of witness

Applicant, or authorised agent of applicant(o)

(o) This application is a statutory declaration and must be made before a justice of the peace or other qualified witness. Attention is drawn to the penalties provided by law for any false statement therein.

CONSENT OF MORTGAGEE

, being the mortgagee under mortgage registered Book Number , hereby join in and consent to this application subject to registration of a mortgage under the Real Property Act, 1900 in substitution for such mortgage and the delivery to me of the certificate of title to issue herein.

Witness

Mortgagee

FIRST SCHEDULE

(To be signed by declarant immediately below last entry scheduled)

OCCUPIERS AND PERSONS HOLDING INTERESTS REFERRED TO IN CLAUSES 3, 4, AND 5 OF DECLARATION

Full name and address (of occupier, lessee, mortgagee, etc.)	Nature of entitlement ("occupier", "lessee", "mortgagee", etc.)	Particulars of instrument (if any) by which entitlement created(p)
~~Bank of New South Wales~~	~~Mortgagee~~	~~Unregistered~~
Metropolitan Sewerage & Drainage Board	Easement	Book 1928 No. 506
Marrickville Municipal Council	Right of way	To be registered following registration of Primary Application.

(p) Where the whole or any part of the land is exempted by S. 46 statute state also the nature and duration of the tenancy.

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(To be signed by declarant immediately below last entry scheduled)

OWNERS AND OCCUPIERS OF ADJOINING LANDS REFERRED TO IN CLAUSE 6 OF DECLARATION

State whether on North, South, East, or West	Name and address of owner	Name and address of occupier
North	Stanmore Road	
East	Various owners of properties in Stanmore Road and Browns Avenue Marrickville as detailed in Marrickville Municipal Council's letter of 5th December, 1979.	
South	Newington Road and Volume 7726 Folio 185 owned by the Applicant.	
West	College Lane.	

THIRD SCHEDULE

(To be signed by declarant immediately below last document scheduled)

DOCUMENTS REFERRED TO IN CLAUSE 7 OF DECLARATION

To be completed by declarant

Documents Nos. 1-18 & 25-59 hereunder LODGED HEREWITH

Documents Nos. hereunder WHEREABOUTS UNKNOWN

Documents Nos. hereunder PERMANENTLY LODGED

Receipt Nos.

Documents Nos. 19-24 hereunder TO BE LODGED BY: DUNHILL MORGAN & MACREADY

Docs 2 to 12, 14, 16 } 1 to P.40
Docs 26 to 32, 35 to 40, 45, 54 to 57 }

No.	Date	Nature of document	Parties	Registration Book	Registration No.	FOR OFFICE USE ONLY By whom produced
			PARCEL A - the major part of the College grounds at Stanmore not including three parcels of land fronting Stanmore Road - the whole of this parcel is covered by the College Act of Incorporation.			
1	1922	Act	The Newington College Council Act.			
			PARCEL B - former Methodist Church site on the corner of College Lane and Stanmore Road.			
2	1.3.1876	Lease	Henry Honey Gaud & ors to Benjamin Chapman & ors	165	212	
3	31.10.1876	M	B. Chapman & ors to George Wigram Allen & anor	165	213	
4	29.3.1883	Surr.	G.W. Allen & anor to Thomas Parker Reeve & ors	327	863	
5	30.3.1883	App/N/T	T.P. Reeve & ors to Joseph Horner Fletcher & ors	327	864	
6	4.5.1883	M	T.P. Reeve & ors to G.W. Allen & anor	327	865	
7	3.4.1888	L	Jabez Bunting Waterhouse & ors to T.P. Reeve & ors	386	959	

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DEPARTMENTAL USE ONLY

PRIMARY APPLICATION 55827

Lot 1 in D.P. DP618191 (8.811h)

TO BE COMPLETED BY LODGING PARTY

Lodged by McLaughlans - Atkinsons

Address: 4-6 Bligh St. Sydney.

Phone No.: 221-2400 (516L) Ref (KEH)

THIRD SCHEDULE—(continued)

(To be signed by declarant immediately below last document scheduled)

No.	Date	Nature of document	Parties	Registration Book	Registration No.	FOR OFFICE USE ONLY By whom produced
8	5.2.1895	Surr.	Marian Allen & ors to T.P. Reeve & ors	612	739	
9	6.2.1895	M	T.P. Reeve & ors to Reginald Charles Allen & anor	612	740	
10	3.2.1906	D(end)	Same	797	344	
11	27.11.1896	P/A	Charles Stead to James Egan Moulton			
12	5.2.1906	C	William Clarke & ors to AMP Society & T.P. Reeve & ors	797	346	
13	5.2.1906	M	T.P. Reeve & ors to AMP Society	797	347	
14	5.2.1906	Covt To Pdc	W. Clarke & ors with T.P. Reeve & ors			
15	30.1.1906	Stat. dec.	By William Arthur Lewis (surveyor)			
16	31.3.1966	Trust cert.	By the Methodist Church Custodian of Deeds			
17	12.2.1919	D(end)	AMP Society & T.P. Reeve & ors	1148	953	
18	13.12.1971	C	Methodist Church(NSW) Property Trust to the Council of Newington College	3039	632	
			PARCEL C - land between PA 16659 - Volume 2123 Folio 68 - and Broad Street fronting Stanmore Road.			
19	4.5.1887	M	Edwin Whitfield to AMP Society	365	375	— DD 764490 (2)
20	4.3.1907	Recon.	To L. Whitfield	823	502	— " 28
21	6.3.1907	C	L. Whitfield to William Clarke & ors	823	503	— " 29
22	3.5.1938	C	To The Council of Newington College	1808	152	— DD 364
23		E'ment (copy)	To M.W.S. & D. Board	1833	938	— DD 364
24	3.12.1937	Gov. Gaz.	Relating to the closure of Broad Street as a public road			
			PARCEL D - former Methodist Parsonage property situated at the north-western intersection of Stanmore Road & Broad Street.			
25	1.1.1887	L	J.B. Waterhouse & ors to Benjamin James & ors	386	958	
26	1.1.1887	M	B. James & ors to Reginald Charles Allen & anor	386	963	
27	20.1.1890	Surr(end)	Same	430	985	
28	3.4.1888	App/N/T	J.H. Fletcher & ors, W.G.R. Stephinson, William Kelynack & ors			
29	3.4.1888	Dec. of Trust	William Kelynack & ors			

Eastern ½ Broad St

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THIRD SCHEDULE—(continued)

(To be signed by declarant immediately below last document scheduled)

No.	Date	Nature of document	Parties	Registration Book	Registration No.	FOR OFFICE USE ONLY By whom produced
30	21.1.1890	M	B. James & ors to T.P. Reeve	430	986	
31	3.2.1906	D(end)	Same	797	407	
32	25.11.1896	Dec. of Trust	William Clarke & ors			
33	25.11.1896	App/N/T	W. Clarke & ors, Charles Stead & ors, William George Taylor, James Egan Moulton			
34	5.2.1906	C	W. Clarke & ors, AMP Society, T.P. Reeve & ors	797	408	
35	5.2.1906	M	Samuel Fallick & ors to T.P. Reeve	797	409	
36	23.3.1914	D(end)	Same	1023	956	
37	5.2.1906	Conf. C	Robert Forsyth to T.P. Reeve & ors			
38	5.2.1906	Undertaking	T.P. Reeve & ors to W. Clarke & ors			
39	3.2.1906	Stat. dec	Thomas Hillard England			
40	5.2.1906	Cert.	Richard Sellors - President NSW conference of the Methodist Church			
41	15.12.1905	Stat.dec.	Andrew Holliday			
42	15.12.1905	Stat.dec	Richard Sellors			
43	23.3.1914	M	S. Fallick & ors to AMP Society	1023	957	
44	12.3.1924	D(end)	Same	1339	459	
45	8.12.1913	Cert.	- As to Trustees of Methodist Church land			
46	30.1.1906	Stat.dec.	William Arthur Lewis - surveyor			
47	31.3.1966		William Martyn Lusby & ors to The Council of Newington College	2785	579	
			DEEDS AFFECTING LAND IN MORE THAN ONE PARCEL OR GENERALLY A			
48	14.1.1932	M	The Council of Newington College to AMP Society	1636	105	
49	18.12.1968	D(annexed)	Same	3287	211	
50	18.12.1968	Recon.	AMP Society to The Council of Newington College	3287	417	
51	27.11.1942	E'ment (copy)	Council of Newington College & ors to M.W.S. & D. Board			
52		Copy plan	-of abovementioned easement-surveyor H.M. Chadwick			
53		Copy sketch plan	-Showing dimensions of land & location of various parcels referred to above			
			NOTE: The survey plan accompanying this			

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Please turn over

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THIRD SCHEDULE—(continued)

(To be signed by declarant immediately below last document scheduled)

No.	Date	Nature of document	Parties	Registration Book	Registration No.	FOR OFFICE USE ONLY By whom produced
		Consolidation Request	Application relates to the whole of the applicants land at Stanmore Road, Stanmore and, subject to registration of this Application, consolidation is requested of the subject land with that comprised in Certificates of Title Volume 2123 Folio 68 comprising the land in Application no. 16659 fronting Stanmore Road and Volume 7726 Folio 185 - Portion 540 in plan C 7804 - 2030 in The Department of Lands along and within the southern boundary of the College's land along Newington Road.			
			DEEDS AFFECTING TITLE PRIOR TO SALE OF PARSONAGE LAND			
54	18.10.1869	C	James Watson to Henry Honey Gaud & others.	116	385	
55	22.10.1873	C	Thomas Wheaton Bowden & Mark Blanchard to H.H. Gaud & others.	138	535	
56	24.11.1896	Recon.	William Mewburn & others to William Clarke & others.	590	41	
57	25.11.1896	C	W. Clarke & others Arthur Wigram Allen to William Clarke & others.	590	42	
58	1.12.1896	M	W. Clarke & Others to AMP Society	590	43	
59	5.2.1906	C	James William Holmes & others Robert Forsyth, Thomas Hillard England & others to William Clarke & others.	797	345	
			Docs 1 to 15 25 to 59 rec.			See sheet 13/7/81
60			List of Adjoining Owners. (by Marrickville Council)			
61	29th/6/82.	Discharged of mortgage	Bank of N.S.W. to The Council of Newington College.	3514	850	
62	21/7/59	Land Grant	Vol. 7726 Folio 185.			
63.	9/2/1911	C/T.	Vol. 2123 Folio 68.			
			Docs 61 to 63 recd vide sheet 11 to 13. 027 rec. 12/7/82.			
		Docs 1 to Atkinson	14, 16, 17, 18, 25 to 38, 40, 43, 44, 45, 47 to 59, 61 delivered to McCoy, Grove & 516L.			
		all other	docs to remain			1/3/83

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CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

CANCELLED
TORRENS TITLE
Register

Vol. 14984 Fol. 227

First Titles Vol. 7726 Fol. 185
Old System

EDITION 17 ISSUED 2 1983

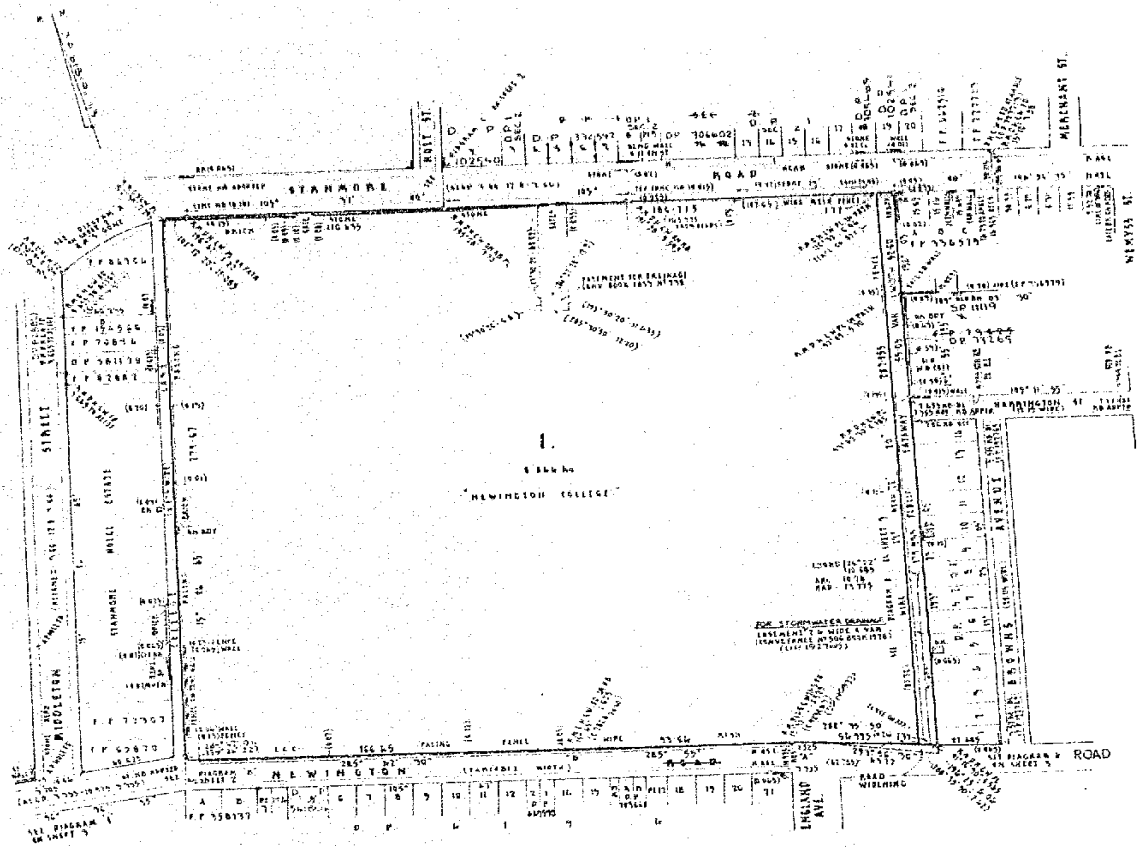
Prior Titles Vol. 2123 Fol. 68
Vol. 7726 Fol. 185 & P.A. 55827

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

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



LAND REFERRED TO

Lot 1 in Deposited Plan 618191 at Stanmore in the Municipality of Marrickville Parish of Petersham County of Cumberland. EXCEPTING THEREOUT the minerals excepted by Crown Grant Volume 7726 Folio 185.

FIRST SCHEDULE

~~THE COUNCIL OF NEWINGTON COLLEGE.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant.
2. Book 1833 No. 938 Easement for drainage affecting the part of the land above described shown so burdened in the plan hereon.

[redacted]

14984227

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

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

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Req:R101971 /Doc:CT 14984-227 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:48 /Seq:2 of 2
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Vol 14984 Fol 227

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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR | Registrar General

The Commissioner for Main Roads as to Lot 12 in DP710369 and The Council of Newington College as to the residue being Lot 8 in DP 710369 by Transfer V935705. Registered 3-10-1985

SECOND SCHEDULE (continued)

PARTICULARS | Registrar General | CANCELLATION

V935705 Lot 12 in DP 710369 is required for road purposes. Registered 3-10-1985

V935705 This folio is cancelled upon creation of computer folios for Lots 8 and 12 in DP 710369. Registered 3-10-1985

NOTATIONS AND UNREGISTERED DEALINGS

DP710369
CTS 9/1985
V935705

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

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

10/4/2025 8:43AM

FOLIO: 8/710369

First Title(s): OLD SYSTEM VOL 7726 FOL 185
Prior Title(s): VOL 14984 FOL 227

Recorded	Number	Type of Instrument	C.T. Issue
22/3/1985	DP710369	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
11/10/1985	V935705	TRANSFER	FOLIO CREATED EDITION 1
16/6/1998	DP268961	DEPOSITED PLAN	EDITION 2
9/9/1999	6114428	LEASE	EDITION 3
21/2/2012	AG826078	CAVEAT	
28/8/2012	AH199847	DEPARTMENTAL DEALING	
19/2/2013	AH562364	DEPARTMENTAL DEALING	
19/2/2013	DP1183043	DEPOSITED PLAN	EDITION 4
19/3/2015	AJ107152	CHANGE OF NAME	
25/8/2016	AK700424	POSITIVE COVENANT	
25/8/2016	AK700425	POSITIVE COVENANT	EDITION 5
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM136502	DEPARTMENTAL DEALING	
18/7/2017	AM571346	POSITIVE COVENANT	

*** END OF SEARCH ***

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Received: 10/04/2025 08:43:39

Req:R101972 /Doc:DL V935705 /Rev:03-Dec-2010 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:48 /Seq:1 of 2
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RP 13

STAMP DUTY

[redacted]

V935705

TRANSFER

REAL PROPERTY ACT, 1900

T B 1 of 1 X

$ 43

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 14984 Folio 227	~~WHOLE~~ Part being Lot 12 in Deposited Plan 710369	at Stanmore

DESCRIPTION OF LAND Note (a)

TRANSFEROR Note (b)

THE COUNCIL OF NEWINGTON COLLEGE

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of $7,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)

THE COMMISSIONER FOR MAIN ROADS of 309 Castlereagh Street, Sydney

OFFICE USE ONLY

OVER.

TENANCY Note (e)

~~as joint tenants/tenants in common~~

PRIOR ENCUMBRANCES Note (f)

subject to the following PRIOR ENCUMBRANCES 1. ~~[redacted]~~ 2. ~~[redacted]~~ 3. ~~[redacted]~~

DATE 2nd August 1985

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION Note (g)

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

THE COMMON SEAL of the COUNCIL OF NEWINGTON COLLEGE was hereunto affixed pursuant to a resolution of the Council as certified by and in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Councillor

Signature of Transferor

Councillor

Note (g)

SIGNED BY: ROBERT JAMES CHINERY A/ SUPERVISING LEGAL OFFICER Legal Officer, ~~Signed in my presence by the transferee who is personally known to me~~ Department of Main Roads in the presence of:

Signature of Witness

JANE WEBER

Name of Witness (BLOCK LETTERS)

309 Castlereagh St

Address and occupation of Witness

Sydney Legal Clerk

24 i

Signature of Transferee

TO BE COMPLETED BY LODGING PARTY Notes (h) and (i)

LODGED BY DEPARTMENT OF MAIN ROADS
309 Castlereagh Street,
SYDNEY. N.S.W. 2000
D.X. 13 SYDNEY
Phone: 218 6694
Papers: L 281.1519 ER:FCM

Delivery Box Number 556X

LOCATION OF DOCUMENTS

CT	OTHER	
		Herewith.
		In L.T.O. with
✓		Produced by 516L

OFFICE USE ONLY

Checked	Passed
EC17	EF4
Signed	Extra Fee
WA	

REGISTERED 3-10-1985

Secondary Directions	OVER	
Delivery Directions		516L

$218 G
R15
OK.

RP 13
1985

INSTRUCTIONS FOR COMPLETION

This dealing should be marked by the Commissioner of Stamp Duties before lodgment by hand at the Land Titles Office.

Typewriting and handwriting should be clear, legible and in permanent dense black or dark blue non-copying ink.

Alterations are not to be made be erasure; the words rejected are to be ruled through and initialled by the parties to the dealing in the left-hand margin.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the attesting witnesses.

If it is intended to create easements, covenants, &c., use forms RP13A, RP13B, RP13C as appropriate.

Rule up all blanks.

The following instructions relate to the SIDE NOTES on the form.

(a) Description of land:

(i) TORRENS TITLE REFERENCE. — For a manual reference insert the Volume and Folio (e.g., Vol. 8514 Fol. 126) — For a computer folio insert the folio identifier (e.g., 12/701924).

(ii) PART/WHOLE. — If part only of the land in the folio of the Register is being transferred, delete the word "WHOLE" and insert the lot and plan number, portion, &c. See also sections 327 and 327AA of the Local Government Act, 1919.

(iii) LOCATION. — Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chullora. If the locality is not shown, insert the Parish and County, e.g., Ph. Lismore Co. Rous

(b) Show the full name of the transferor(s).

(c) If the estate being transferred is a lesser estate than an estate in fee simple, delete "fee simple" and insert appropriate estate.

(d) Show the full name, address and occupation or description of the transferee(s).

(e) Delete if only one transferee. If more than one transferee, delete either "joint tenants" or "tenants in common", and, if the transferees hold as tenants in common, state the shares in which they hold.

(f) In the memorandum of prior encumbrances, state only the registered number of any mortgage, lease, charge or writ to which this dealing is subject.

(g) Execution:

GENERALLY (i) Should there be insufficient space for the execution of this dealing, use an annexure sheet.
(ii) The certificate of correctness under the Real Property Act, 1900, must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness, not being a party to the dealing, to whom he/she is personally known.
The solicitor for the transferee may sign the certificate on behalf of the transferee, the solicitor's name (not that of his/her firm), to be typewritten or printed adjacent to the signature. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY (iii) If the transfer is executed by an attorney for the transferor/transferee pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his/her authority, e.g., "AB by his attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book No.

AUTHORITY (iv) If the transfer is executed pursuant to an authority (other than specified in (iii)) the form of execution must indicate the statutory, judicial or other authority pursuant to which the transfer has been executed.

CORPORATION (v) If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his/her position (e.g., director, secretary) in the corporation.

(h) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(i) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabout of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, pbte for probate, L/A. for letters of administration, &c.

OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS

(A) FOLIO IDENTIFIER	(B) DIRECTION	(C) NAME
14984-227	PROP	THE COMMISSIONER FOR MAIN ROADS as to Lot 12 in DP 710369 and THE COUNCIL OF NEWINGTON COLLEGE as to the remainder being Lot 8 in DP 710369 by Transfer V935705.

SECOND SCHEDULE AND OTHER DIRECTIONS

(D) FOLIO IDENTIFIER	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS
14984-227	ON	AA		Lot 12 in DP 710369 is required for road purposes.
14984-227	ON	BB		This folio is cancelled upon creation of computer folios for Lots 8 and 12 in DP 710369

S&M Law Stationers 1985

© Office of the Registrar-General /Src:InfoTrack /Ref:244 Stanmore Road? Stanmore
Req:R101972 /Doc:DL V935705 /Rev:03-Dec-2010 /NSW LRS /Pgs:ALL /Prt:10-Apr-2025 08:48 /Seq:2 of 2

LAND REGISTRY SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 8/710369

SEARCH DATE	TIME	EDITION NO	DATE
10/4/2025	8:43 AM	5	25/8/2016

LAND

LOT 8 IN DEPOSITED PLAN 710369
AT STANMORE
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM DP710369

FIRST SCHEDULE

THE COUNCIL OF NEWINGTON COLLEGE

SECOND SCHEDULE (11 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 LAND EXCLUDES MINERALS EXCEPTED BY CROWN GRANT VOL 7726 FOL 185
3 BK 1833 NO 938 EASEMENT FOR DRAINAGE AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 DP268961 RIGHT OF FOOTWAY 4 WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP268961
5 DP268961 EASEMENT FOR SUPPORT 4 WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP268961
6 6114428 LEASE TO AUSGRID (SEE AJ107152) OF SUB-STATION NOS 2882 AND 4204 TOGETHER WITH RIGHTS OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PARTS OF THE LAND ABOVE DESCRIBED SHOWN IN PLANS WITH 6114428. EXPIRES: 31/3/2049.
* AK971351 LEASE OF LEASE 6114428 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii).
* AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1
* AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
* AK971571 CHANGE OF NAME AFFECTING LEASE 6114428 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING

END OF PAGE 1 - CONTINUED OVER

FOLIO: 8/710369 PAGE 2

SECOND SCHEDULE (11 NOTIFICATIONS) (CONTINUED)

		CORPORATION
7	DP1183043	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 1, 2 & 3.3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1183043
8	DP1183043	RIGHT OF CARRIAGEWAY 2, 3 & 4 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1183043
9	AK700424	POSITIVE COVENANT
10	AK700425	POSITIVE COVENANT
* 11	AM571346	POSITIVE COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

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Received: 10/04/2025 08:43:15

Appendix C4

Planning Certificate

PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Cert. No.: PCT/2025/1689

Fee: $156.00

Certificate Date: 14/04/2025

Applicant	Owner (as recorded by Council)
Lisa Teng 96 Hermitage Road West Ryde NSW 2114 LISA.TENG@DOUGLASPARTNERS.COM.AU	The Council Of Newington College

Subject property address (if applicable)	Legal description
244 Stanmore Road STANMORE NSW 2048	Lot 20 DP 879003 Lot 26 DP 879003 Lot 29 DP 879003 Lot 35 DP 880901 Lot 8 DP 710369

Information provided pursuant to *Environmental Planning and Assessment Act 1979* and *Environment Planning and Assessment Regulation 2021*

In accordance with the requirements of section 10.7 of the *Environmental Planning and Assessment Act 1979 ("the Act")* and Schedule 2 of the *Environment Planning and Assessment Regulation 2021,* the following prescribed matters relate to the land at the date of this certificate.

1. Names of relevant planning instruments and Development Control Plans

The following is a list of State Environmental Planning Policies (SEPPs) and proposed SEPPs that may apply to the carrying out of development on the land:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021*
- *State Environmental Planning Policy (Primary Production) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Resources and Energy) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*

The following Local Environmental Plan applies to the land:

- *Inner West Local Environmental Plan 2022*

The following Development Control Plan applies to the land:

- Marrickville Development Control Plan 2011

The following proposed Local Environmental Plan (which is, or has been, subject to community consultation or public exhibition) applies to the land:

NONE APPLICABLE

The following proposed Development Control Plan (which is, or has been, subject to community consultation or public exhibition) applies to the land:

NONE APPLICABLE

2. Zoning and land use under relevant environmental planning instruments

Inner West Local Environmental Plan 2022

Zone SP2 Infrastructure

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 protect and provide for land used for community purposes.
- To provide for public, community and social infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Environmental protection works; Recreation areas; 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

Do any additional permitted uses apply to the land?

NO

Are there any development standards that fix minimum land dimensions for the erection of a dwelling-house on the land?

NO

Is the land in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*?

NO

Is the land in a conservation area, (however described)?

NO

Is there an item of environmental heritage, however described, on the land?

YES

3. Contributions plans

1. The following contributions plans apply to the land under Division 7.1 of the *Environmental Planning and Assessment Act 1979*:
   - Section 7.11 and 7.12 Inner West Local Infrastructure Contributions Plan 2023.
   - *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.*
2. This land is identified as being within a region within the meaning of the *Environmental Planning and Assessment Act*, under Division 7.1, Subdivision 4 –
   (a) The name of this region is the Greater Sydney region.
   (b) The name of the Ministerial planning order in which this region is identified is *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.*
3. This land is not in a special contribution area to which a continued 7.23 determination applies.
4. In this section –

   Continue 7.23 determination means a s7.23 determination that –
   (a) Has been continued in force by the Act, Schedule 4, Part 1, and
   (b) Has not been repealed as provided by that part.

Note: The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section.

4. Complying Development - *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

Housing Code

NO. Complying Development may not be carried out on this land because the land is:

- Identified as a Heritage Item in *Inner West Local Environmental Plan 2022.* Note: This restriction applies to the land, but it may not apply to all of the land. Please refer to the *Inner West Local Environmental Plan 2022* Heritage Map for further information.
- In the 25 ANEF contour or a higher ANEF contour. **Note**: unless complying development cannot be carried out on this land for another reason (e.g. the site is a heritage item), then development for a detached outbuilding, detached development (other than a detached studio) or swimming pool may be carried out on the land subject to an assessment of compliance with the requirements of the SEPP.

Rural Housing Code

NO. The Rural Housing Code does not apply to land within the Inner West Local Government Area.

Low Rise Housing Diversity Code

NO. Complying Development may not be carried out on this land because the land is:

- Identified as a Heritage Item in Inner West Local Environmental Plan 2022. Note: This restriction applies to the land, but it may not apply to all of the land. Please refer to the Inner West Local Environmental Plan 2022 Heritage Map for further information.
- In the 25 ANEF contour or a higher ANEF contour. **Note**: unless complying development cannot be carried out on this land for another reason (e.g. the site is a heritage item), then development for a detached outbuilding, detached development (other than a detached studio) or swimming pool may be carried out on the land subject to an assessment of compliance with the requirements of the SEPP.

Greenfield Housing Code

NO. The Greenfield Housing Code does not apply to land within the Inner West Local Government Area.

Inland Code

NO. The Inland Code does not apply to land within the Inner West Local Government Area.

4. Complying Development - *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

Housing Alterations Code

No. Complying Development may not be carried out on this land because the land is:

- Identified as a Heritage Item in Inner West Local Environmental Plan 2022. Note: This restriction applies to the land, but it may not apply to all of the land. Please refer to the Inner West Local Environmental Plan 2022 Heritage Map for further information.

General Development Code

No. Complying Development may not be carried out on this land because the land is:

Identified as a Heritage Item in Inner West Local Environmental Plan 2022. Note: This restriction applies to the land, but it may not apply to all of the land. Please refer to the Inner West Local Environmental Plan 2022 Heritage Map for further information.

Industrial and Business Alterations Code

No. Complying Development may not be carried out on this land because the land is:

Identified as a Heritage Item in Inner West Local Environmental Plan 2022. Note: This restriction applies to the land, but it may not apply to all of the land. Please refer to the Inner West Local Environmental Plan 2022 Heritage Map for further information.

Industrial and Business Buildings Code

No. Complying Development may not be carried out on this land because the land is:

Identified as a Heritage Item in Inner West Local Environmental Plan 2022. Note: This restriction applies to the land, but it may not apply to all of the land. Please refer to the Inner West Local Environmental Plan 2022 Heritage Map for further information.

Container Recycling Facilities Code

No. Complying Development may not be carried out on this land because the land is:

Identified as a Heritage Item in Inner West Local Environmental Plan 2022. Note: This restriction applies to the land, but it may not apply to all of the land. Please refer to the Inner West Local Environmental Plan 2022 Heritage Map for further information.

Subdivisions Code

YES. Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Demolition Code

No. Complying Development may not be carried out on this land because the land is:

Identified as a Heritage Item in Inner West Local Environmental Plan 2022. Note: This restriction applies to the land, but it may not apply to all of the land. Please refer to the Inner West Local Environmental Plan 2022 Heritage Map for further information.

Fire Safety Code

No. Complying Development may not be carried out on this land because the land is:

Identified as a Heritage Item in Inner West Local Environmental Plan 2022. Note: This restriction applies to the land, but it may not apply to all of the land. Please refer to the Inner West Local Environmental Plan 2022 Heritage Map for further information.

5. Exempt Development - *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

Can exempt development be carried out on the land?

YES. Exempt Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Note: Despite any references above advising that Exempt Development may be undertaken on the land, certain Exempt Development may be precluded from occurring on the land due to requirements contained in the remainder of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.* It is necessary to review the Policy in detail to ensure that specific types of exempt development may be undertaken on the land.

6. Affected building notices and building product rectification orders

Is the council aware of an affected building notice (as defined under the Part 4 of the *Building Products (Safety) Act 2017*) in force in relation to the land?

NO

Is the council aware of a building product rectification order (as defined under the *Building Products (Safety) Act 2017*) in force in relation to the land that has not been fully complied with?

NO

Is the council aware of any outstanding notice of intention (as defined under the Part 4 of the *Building Products (Safety) Act 2017*) to make a building product rectification order that has been given in relation to the land?

NO

7. Land reserved for acquisition

Is Council aware of an environmental planning instrument or proposed environmental planning instrument that makes provision in relation to the acquisition of the land by an authority of the State, as referred to in section 3.15 of the Act?

NO

8. Road widening and road realignment

Is the land affected by any road widening or road realignment?

NO

9. Flood related development controls

Is the land or part of the land located within a flood planning area and subject to flood related development controls?

NO

Is the land or part of the land between the flood planning area and the probable maximum flood and subject to flood related development controls?

YES

In this section—

- **flood planning area** has the same meaning as in the Flood Risk Management Manual.
- **Flood Risk Management Manual** means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.
- **probable maximum flood** has the same meaning as in the Flood Risk Management Manual.

Note:

- The property is located within the affected area of the Probable Maximum Flood, as determined through Inner West Council's adopted Flood Studies.
- Clause 5.22 – Special Flood Considerations of the *Inner West Local Environment Plan 2022* applies to Sensitive and Hazardous development or development that may require the evacuation of vulnerable people.
- Further information on flooding, including copies of Council's adopted Flood Studies, can be found on Council's Flooding webpage at https://www.innerwest.nsw.gov.au/live/environment-and-sustainability/in-your-neighbourhood/rivers-and-waterways/flooding.
- If you wish to obtain specific information about flood levels in the vicinity of the property you may choose to apply for a Flood Certificate. Please see https://www.innerwest.nsw.gov.au/live/environment-and-sustainability/in-your-neighbourhood/flood-certificate for further information.
- For further information, please contact Council's Stormwater and Asset Planning Team.

10. Council and other public authority policies on hazard risk restrictions

Is the land affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding?

a) Land slip	**NO**
b) Bushfire	**NO**
c) Tidal inundation	**NO**
d) Subsidence	**NO**
e) Acid sulfate soils	**NO**
f) Contamination	**NO**
g) Aircraft noise	**YES** - The land has been identified in an ANEF contour greater than 25. Clause 6.8 of the *Inner West Local Environmental Plan 2022* restricts development on land within certain ANEF contours.
h) Salinity	**NO**
i) Coastal hazards	**NO**
j) Sea level rise	**NO**

11. Bush fire prone land

Is any part of the land bushfire prone land as designated by the Commissioner of the NSW Rural Fire Service under section 10.3 of the *Environmental Planning and Assessment Act 1979*?

NO

12. Loose-fill asbestos insulation

Does the land include residential premises that are listed in the loose-fill asbestos insulation register maintained by the NSW Fair Trading as containing loose-fill asbestos ceiling insulation?

NO

13. Mine subsidence

Is the land declared to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*?

NO

14. Paper subdivision information

Does any development plan adopted by a relevant authority (or proposed plan subject to a consent ballot) apply to the land?

NO

15. Property vegetation plans

Has council been notified that a property vegetation plan is approved (and in force) in relation to the land under Part 4 of the *Native Vegetation Act 2003*?

NO

16. Biodiversity stewardship sites

Has council been notified that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*?

NO

17. Biodiversity certified land

Is the land biodiversity certified under Part 8 of the *Biodiversity Conservation Act 2016*?

NO

18. Orders under *Tree (Disputes Between Neighbours) Act 2006*

Has council been notified of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land?

NO

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

Has a current (or previous owner) provided written consent to the land being subject to annual charges for coastal protection services under the section 496B *Local Government Act 1993* that relates to existing coastal protection works?

NO

20. Western Sydney Aerotropolis

Does Chapter 4 of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Aerotropolis Chapter) apply to the land?

NO

21. Development consent conditions for seniors housing

Does Chapter 3 of Part 5 of the *State Environmental Planning Policy (Housing) 2021* apply to the land?

NO

Do any conditions of a development consent granted after 11 October 2007 that are of the kind set out in Section 88(2) of *State Environmental Planning Policy (Housing) 2021* apply to the land?

NO

22. Site compatibility certificates and development consent conditions for affordable rental housing

1. Is the council aware of a current (or former) site compatibility certificate in relation to proposed development on the land under the *State Environmental Planning Policy (Housing) 2021*?
   NO

2. Do any conditions of development consent that are of the kind referred to in sections 21(1) or 40(1) of *State Environmental Planning Policy (Housing) 2021* apply to the land?
   NO

3. Do any conditions of development consent that are of the kind referred to in clauses 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* apply to the land?
   NO

23. Water or sewerage services

If water or sewerage services are, or are to be, provided to the land under the *Water Industry Competition Act 2006*.

- **NO.** Properties in the Inner West are not provided water or sewerage services under the *Water Industry Competition Act 2006*.

MATTERS PRESCRIBED BY ACTS OTHER THAN THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 TO BE INCLUDED IN S10.7(2) PLANNING CERTIFICATE

Section 59(2) of the *Contaminated Land Management Act 1997* (CLM Act)

Is the land:

(a) Significantly contaminated land within the meaning of the CLM Act?
NO

(b) Subject to a management order within the meaning of the CLM Act?
NO

(c) Subject of an approved voluntary management proposal within the meaning of the CLM Act?
NO

(d) Subject to an ongoing maintenance order within the meaning of the CLM Act?
NO

(e) Subject of a site audit statement within the meaning of the CLM Act?
NO

THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

State Environmental Planning Policy (Planning Systems) 2021

In March 2022, the NSW State Government introduced *State Environmental Planning Policy (Planning Systems) 2021* that allows the Secretary of the Department of Planning, Industry and Environment (the Planning Secretary) to act on behalf of an approval body that requires concurrence under the following environmental planning instruments: *State Environmental Planning Policy (Transport and Infrastructure) 2021*, and *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

Australian Noise Exposure Forecast (ANEF)

The subject land is in the 30-35 ANEF contour.

Further information about forecast changes in aircraft noise impacts are contained in Sydney Airport's Masterplan and the Australian Noise Exposure Forecast (ANEF) 2039 map is available here www.sydneyairport.com.au

For more information please contact:
Airservices Australia
National Noise Enquiry Line: 1800 802 584
The national number rings at the nearest local noise enquiry office.
Head Office Address: Alan Woods Building, 25 Constitution Avenue, Canberra ACT 2601
Postal Address: GPO Box 367, Canberra ACT 2601
Additional ANEF information can be found under the Airservices Australia web site: http://www.airservicesaustralia.com

Sydney Ports Corporation

Some land in the Inner West (located in the vicinity of the White Bay and Glebe Island ports) may be affected by noise from port operations. If you consider that the subject land is, or is likely to be affected by port noise, please contact:

The Environment Operations Manager at:
Sydney Ports Corporation
Level 4, 20 Windmill Street
Walsh Bay NSW 2000
Telephone (02) 9296 4999

Information regarding outstanding notices and orders

For information regarding outstanding notices and orders a Certificate for outstanding notices or intention and/or an Order under section 735A of the *Local Government Act 1993* may be applied for at any of the Inner West Council's Service Centres in Ashfield, Leichhardt, or Petersham.

General Message on matters not able to be included in this Certificate

The s10.7 Certificate provides information relating to the land itself. Persons should make their own enquiries into external matters which may affect the enjoyment of the land such as development consents on adjacent land, Park Plans of Management etc.

General Information

The absence of any reference to a matter affecting the land in this certificate shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 2 of the *Environmental Planning and Assessment Regulation 2021* and is provided only to the extent that the Council has been notified by relevant departments or public authorities.

When advice in accordance with section 10.7(5) is requested, the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and section 2 of schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State Environmental Planning Policies should be directed to NSW Department of Planning and Environment.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



DANIEL EAST
SENIOR MANAGER STRATEGIC PLANNING

PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Cert. No.: PCT/2025/1691

Fee: $156.00

Certificate Date: 14/04/2025

Applicant	Owner (as recorded by Council)
Lisa Teng 96 Hermitage Road West Ryde NSW 2114 LISA.TENG@DOUGLASPARTNERS.COM.AU	The Council Of Newington College

Subject property address (if applicable)	Legal description
235 Stanmore Road STANMORE NSW 2048	Lot A DP 109269 Lot 1 DP 49 Lot B DP 330028

Information provided pursuant to *Environmental Planning and Assessment Act 1979* and *Environment Planning and Assessment Regulation 2021*

In accordance with the requirements of section 10.7 of the *Environmental Planning and Assessment Act 1979 ("the Act")* and Schedule 2 of the *Environment Planning and Assessment Regulation 2021,* the following prescribed matters relate to the land at the date of this certificate.

1. Names of relevant planning instruments and Development Control Plans

The following is a list of State Environmental Planning Policies (SEPPs) and proposed SEPPs that may apply to the carrying out of development on the land:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021*
- *State Environmental Planning Policy (Primary Production) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Resources and Energy) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*

The following Local Environmental Plan applies to the land:

- *Inner West Local Environmental Plan 2022*

The following Development Control Plan applies to the land:

- Marrickville Development Control Plan 2011

The following proposed Local Environmental Plan (which is, or has been, subject to community consultation or public exhibition) applies to the land:

NONE APPLICABLE

The following proposed Development Control Plan (which is, or has been, subject to community consultation or public exhibition) applies to the land:

NONE APPLICABLE

2. Zoning and land use under relevant environmental planning instruments

Inner West Local Environmental Plan 2022

Zone SP2 Infrastructure

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 protect and provide for land used for community purposes.
- To provide for public, community and social infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Environmental protection works; Recreation areas; 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

Do any additional permitted uses apply to the land?

NO

Are there any development standards that fix minimum land dimensions for the erection of a dwelling-house on the land?

NO

Is the land in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*?

NO

Is the land in a conservation area, (however described)?

NO

Is there an item of environmental heritage, however described, on the land?

NO

3. Contributions plans

1. The following contributions plans apply to the land under Division 7.1 of the *Environmental Planning and Assessment Act 1979*:
   - Section 7.11 and 7.12 Inner West Local Infrastructure Contributions Plan 2023.
   - *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.*
2. This land is identified as being within a region within the meaning of the *Environmental Planning and Assessment Act*, under Division 7.1, Subdivision 4 –
   (a) The name of this region is the Greater Sydney region.
   (b) The name of the Ministerial planning order in which this region is identified is *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.*
3. This land is not in a special contribution area to which a continued 7.23 determination applies.
4. In this section –

   Continue 7.23 determination means a s7.23 determination that –
   (a) Has been continued in force by the Act, Schedule 4, Part 1, and
   (b) Has not been repealed as provided by that part.

Note: The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section.

4. Complying Development - *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

Housing Code

NO. Complying Development may not be carried out on this land because the land is:

- In the 25 ANEF contour or a higher ANEF contour. **Note**: unless complying development cannot be carried out on this land for another reason (e.g. the site is a heritage item), then development for a detached outbuilding, detached development (other than a detached studio) or swimming pool may be carried out on the land subject to an assessment of compliance with the requirements of the SEPP.

Rural Housing Code

NO. The Rural Housing Code does not apply to land within the Inner West Local Government Area.

Low Rise Housing Diversity Code

NO. Complying Development may not be carried out on this land because the land is:

- In the 25 ANEF contour or a higher ANEF contour. **Note**: unless complying development cannot be carried out on this land for another reason (e.g. the site is a heritage item), then development for a detached outbuilding, detached development (other than a detached studio) or swimming pool may be carried out on the land subject to an assessment of compliance with the requirements of the SEPP.

Greenfield Housing Code

NO. The Greenfield Housing Code does not apply to land within the Inner West Local Government Area.

Inland Code

NO. The Inland Code does not apply to land within the Inner West Local Government Area.

Housing Alterations Code

YES. Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

4. Complying Development - *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

General Development Code

YES. Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Industrial and Business Alterations Code

YES. Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Industrial and Business Buildings Code

YES. Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Container Recycling Facilities Code

YES. Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Subdivisions Code

YES. Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Demolition Code

YES. Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Fire Safety Code

YES. Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

5. Exempt Development - *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

Can exempt development be carried out on the land?

YES. Exempt Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Note: Despite any references above advising that Exempt Development may be undertaken on the land, certain Exempt Development may be precluded from occurring on the land due to requirements contained in the remainder of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.* It is necessary to review the Policy in detail to ensure that specific types of exempt development may be undertaken on the land.

6. Affected building notices and building product rectification orders

Is the council aware of an affected building notice (as defined under the Part 4 of the *Building Products (Safety) Act 2017*) in force in relation to the land?

NO

Is the council aware of a building product rectification order (as defined under the *Building Products (Safety) Act 2017*) in force in relation to the land that has not been fully complied with?

NO

Is the council aware of any outstanding notice of intention (as defined under the Part 4 of the *Building Products (Safety) Act 2017*) to make a building product rectification order that has been given in relation to the land?

NO

7. Land reserved for acquisition

Is Council aware of an environmental planning instrument or proposed environmental planning instrument that makes provision in relation to the acquisition of the land by an authority of the State, as referred to in section 3.15 of the Act?

NO

8. Road widening and road realignment

Is the land affected by any road widening or road realignment?

NO

9. Flood related development controls

Is the land or part of the land located within a flood planning area and subject to flood related development controls?

NO

Is the land or part of the land between the flood planning area and the probable maximum flood and subject to flood related development controls?

NO

In this section—

- **flood planning area** has the same meaning as in the Flood Risk Management Manual.
- **Flood Risk Management Manual** means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.
- **probable maximum flood** has the same meaning as in the Flood Risk Management Manual.

10. Council and other public authority policies on hazard risk restrictions

Is the land affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding?

a) Land slip	**NO**
b) Bushfire	**NO**
c) Tidal inundation	**NO**
d) Subsidence	**NO**
e) Acid sulfate soils	**NO**
f) Contamination	**NO**
g) Aircraft noise	**YES** - The land has been identified in an ANEF contour greater than 25. Clause 6.8 of the *Inner West Local Environmental Plan 2022* restricts development on land within certain ANEF contours.
h) Salinity	**NO**
i) Coastal hazards	**NO**
j) Sea level rise	**NO**

11. Bush fire prone land

Is any part of the land bushfire prone land as designated by the Commissioner of the NSW Rural Fire Service under section 10.3 of the *Environmental Planning and Assessment Act 1979*?

NO

12. Loose-fill asbestos insulation

Does the land include residential premises that are listed in the loose-fill asbestos insulation register maintained by the NSW Fair Trading as containing loose-fill asbestos ceiling insulation?

NO

13. Mine subsidence

Is the land declared to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*?

NO

14. Paper subdivision information

Does any development plan adopted by a relevant authority (or proposed plan subject to a consent ballot) apply to the land?

NO

15. Property vegetation plans

Has council been notified that a property vegetation plan is approved (and in force) in relation to the land under Part 4 of the *Native Vegetation Act 2003*?

NO

16. Biodiversity stewardship sites

Has council been notified that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*?

NO

17. Biodiversity certified land

Is the land biodiversity certified under Part 8 of the *Biodiversity Conservation Act 2016*?

NO

18. Orders under *Tree (Disputes Between Neighbours) Act 2006*

Has council been notified of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land?

NO

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

Has a current (or previous owner) provided written consent to the land being subject to annual charges for coastal protection services under the section 496B *Local Government Act 1993* that relates to existing coastal protection works?

NO

20. Western Sydney Aerotropolis

Does Chapter 4 of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Aerotropolis Chapter) apply to the land?

NO

21. Development consent conditions for seniors housing

Does Chapter 3 of Part 5 of the *State Environmental Planning Policy (Housing) 2021* apply to the land?

NO

Do any conditions of a development consent granted after 11 October 2007 that are of the kind set out in Section 88(2) of *State Environmental Planning Policy (Housing) 2021* apply to the land?

NO

22. Site compatibility certificates and development consent conditions for affordable rental housing

1. Is the council aware of a current (or former) site compatibility certificate in relation to proposed development on the land under the *State Environmental Planning Policy (Housing) 2021*?
   NO
2. Do any conditions of development consent that are of the kind referred to in sections 21(1) or 40(1) of *State Environmental Planning Policy (Housing) 2021* apply to the land?
   NO
3. Do any conditions of development consent that are of the kind referred to in clauses 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* apply to the land?
   NO

23. Water or sewerage services

If water or sewerage services are, or are to be, provided to the land under the *Water Industry Competition Act 2006*.

- **NO.** Properties in the Inner West are not provided water or sewerage services under the *Water Industry Competition Act 2006*.

MATTERS PRESCRIBED BY ACTS OTHER THAN THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 TO BE INCLUDED IN S10.7(2) PLANNING CERTIFICATE

Section 59(2) of the *Contaminated Land Management Act 1997* (CLM Act)

Is the land:

(a) Significantly contaminated land within the meaning of the CLM Act?
NO

(b) Subject to a management order within the meaning of the CLM Act?
NO

(c) Subject of an approved voluntary management proposal within the meaning of the CLM Act?
NO

(d) Subject to an ongoing maintenance order within the meaning of the CLM Act?
NO

(e) Subject of a site audit statement within the meaning of the CLM Act?
NO

THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

State Environmental Planning Policy (Planning Systems) 2021

In March 2022, the NSW State Government introduced *State Environmental Planning Policy (Planning Systems) 2021* that allows the Secretary of the Department of Planning, Industry and Environment (the Planning Secretary) to act on behalf of an approval body that requires concurrence under the following environmental planning instruments: *State Environmental Planning Policy (Transport and Infrastructure) 2021*, and *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

Australian Noise Exposure Forecast (ANEF)

The subject land is in the 30-35 ANEF contour.

Further information about forecast changes in aircraft noise impacts are contained in Sydney Airport's Masterplan and the Australian Noise Exposure Forecast (ANEF) 2039 map is available here www.sydneyairport.com.au

For more information please contact:
Airservices Australia
National Noise Enquiry Line: 1800 802 584
The national number rings at the nearest local noise enquiry office.
Head Office Address: Alan Woods Building, 25 Constitution Avenue, Canberra ACT 2601
Postal Address: GPO Box 367, Canberra ACT 2601
Additional ANEF information can be found under the Airservices Australia web site: http://www.airservicesaustralia.com

Sydney Ports Corporation

Some land in the Inner West (located in the vicinity of the White Bay and Glebe Island ports) may be affected by noise from port operations. If you consider that the subject land is, or is likely to be affected by port noise, please contact:

The Environment Operations Manager at:
Sydney Ports Corporation
Level 4, 20 Windmill Street
Walsh Bay NSW 2000
Telephone (02) 9296 4999

Information regarding outstanding notices and orders

For information regarding outstanding notices and orders a Certificate for outstanding notices or intention and/or an Order under section 735A of the *Local Government Act 1993* may be applied for at any of the Inner West Council's Service Centres in Ashfield, Leichhardt, or Petersham.

General Message on matters not able to be included in this Certificate

The s10.7 Certificate provides information relating to the land itself. Persons should make their own enquiries into external matters which may affect the enjoyment of the land such as development consents on adjacent land, Park Plans of Management etc.

General Information

The absence of any reference to a matter affecting the land in this certificate shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 2 of the *Environmental Planning and Assessment Regulation 2021* and is provided only to the extent that the Council has been notified by relevant departments or public authorities.

When advice in accordance with section 10.7(5) is requested, the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and section 2 of schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State Environmental Planning Policies should be directed to NSW Department of Planning and Environment.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.



DANIEL EAST
SENIOR MANAGER STRATEGIC PLANNING

Appendix C5

SafeWork Search

Cathy Li

From: Licensing <licensing@safework.nsw.gov.au>
Sent: Wednesday, 29 October 2025 9:07 AM
To: Cathy Li
Subject: SafeWork NSW: 01131408 –Site Search application – Result not found [thread::y2IwtfhofGa_jP4EI2PtqHw::]

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

Dear Cathy

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

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW on 17th September 2025 for the following site: 200-244 and 221-235 Stanmore Road, STANMORE, NSW, 2048.

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

If you have any questions, please contact SafeWork NSW using one of the following options, quoting the SafeWork NSW enquiry reference number 01131408:

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

May Neill
Licensing Representative | SafeWork Licensing

SafeWork NSW

T 13 10 50 **E** licensing@safework.nsw.gov.au

safework.nsw.gov.au

92-100 Donnison Street
Gosford, NSW 2250

I acknowledge the Traditional Custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

thread::y2IwtfhofGa_jP4EI2PtqHw::

Appendix C6

Summary of Development Consents – Urbis

CONSENT NO.	DETAILS
MAIN CAMPUS – 200-244 Stanmore Road, Stanmore	
DA2011/00141 - approved 18 July 2011 and modified 23 January and 9 February 2012	*Sesquicentenary Building Project at Newington College involving the refurbishment of existing classrooms, erection of an additional storey to the science west building, demolition of the design and technology building, erection of three new buildings, tree removal, landscaping improvement works, minor relocation of Buchanan Oval sports pitches and relocation of the cricket practice nets.*
DA2014/00370 - approved 17 December 2014	*Demolish Chaplain's Residence and Glasson Pavilion, excavation to accommodate new underground Old Boys Sporting Complex and car parking for 219 spaces, reconstruction of Old Boys Oval with synthetic turf, new tennis pavilion, raised tennis court over new vehicle access from Stanmore Road, new college entry forecourt and new signage and landscaping works.*
DA2014/00369 – approved 22 December 2014	*Partially demolish existing improvement to construct a 3 level Year 7 centre, a 3 level drama centre, installation of water storage facilities, removal of 22 trees, alterations to an existing car park adjacent to the old chapel, excavation, landscaping works & upgrade of site services.*
DA2011/00615 – approved 2 April 2012	*Erect 2 new scoreboards, fencing along the eastern side of the Old Boys Oval and Buchanan Oval with associated tree planting, carry out alterations and external works to the existing grounds department facility along the southern boundary and construct a timber deck to northern end of Old Boys Oval to connect two existing timber decks*
DA2012/00304 – approved 13 September 2012	*Carry out refurbishment works to the Le Couteur Building and M Block Building.*
DA2009/00222 – approved 9 September 2009	*Carry out alterations to the premises and for the temporary use of the premises to relocate some senior student facilities in the art, drama and technology areas of Newington College and ancillary college functions including the uniform store and property department and to erect associated signage.*
DA2008/00245 – approved 22 August 2008	*Use the former Concordia club for temporary storage and carparking in association with Newington College.*
42/92 – approved 28 February 1993	*Carry out alterations and additions to Newington College, involving the erection of a four (4) level building containing six (6) classrooms, a one (1) bedroom residential flat, offices and toilet facilities.*
147/97– approved 7 July 1997	*Carry out noise attenuation works to the Prescott Hall and Old Chapel buildings.*
185/96 – approved 2 October 1996	*Carry out noise attenuation works to the Prescott Block, War Memorial, L Block, Nesbitt Wing, Founders Wing, Centenary Hall and Wyvern House buildings.*

CONSENT NO.	DETAILS
205/93– approved 8 September 1993	*Toilet facility at the rear of the College hall*
205/97 – approved 1 July 1997	*Carry out noise attenuation to New Chapel*
207/90 – approved 4 July 1990	*Tennis court including site clearing and earthworks, resurfacing of existing tennis court and landscaping.*
274/97 – approved 7 October 1997	*Erect a pedestrian footbridge over Stanmore Road at Holt Street*
490/91 – approved 20 December 1991	*Two-storey structure containing an enclosed swimming pool on the ground floor and gymnasium with associated facilities on the first floor.*
496/97 – approved 6 January 1998	*Carry out noise attenuation to the Headmaster's Cottage*
DA1999/901732 – approved 29 August 2000	*Upper storey addition to music building adjacent to College Lane*
DA2000/00614 – approved 4 April 2001	*Replace the seven tennis courts within the grounds of Newington College with six championship courts and two recreational courts and carry out associated works and to erect a pavilion.*
DA2003/00093 – approved 26 May 2003	*Alterations to existing staffroom and female toilets.*
DA2003/00821 – approved 2 April 2004	*Refurbish ground floor of the founders building.*
DA2006/00243 – approved 28 August 2006	*Demolish and refurbishment works to existing male staff change rooms*
DA2006/00553 – approved 3 October 2007	*Reconstruct an entry road and construct a 30 space at grade car park within the grounds of Newington College including some shade structures and to carry out associated works.*
DA2009/00332 – approved 1 December 2009	*Alterations and additions to Newington College including additions to create a new classroom and a new circulation corridor between the existing L and N Block Buildings, alterations to allow for the new Design and Technology department within the existing L & N Block buildings, internal refurbishment of existing classrooms, internal modifications to the Founder's Wing, new loading bay fronting College Lane limited to*

CONSENT NO.	DETAILS
	small rigid trucks and the first stage of major accessibility upgrade throughout the campus.
DA2016/00275 – approved 26 August 2016	*Remove trees within the grounds of Newington College.*
DA/2019/00341 – approved 26 June 2020	*To repair the damaged front boundary fence,* *remove trees and provide associated* *landscaping*
CONCORDIA – 221-235 Stanmore Road, Stanmore	
DA2009/00222 - approved on 9 Sept 2009	*Temporary use of the premises to relocate some senior student facilities in the art, drama and technology areas of Newington College and ancillary college functions including the uniform store and property department.*
DA2008/00245 - approved 22 August 2008	*The use of former Concordia Club for temporary storage and car parking in association with Newington College.*

Appendix D

Site Photographs

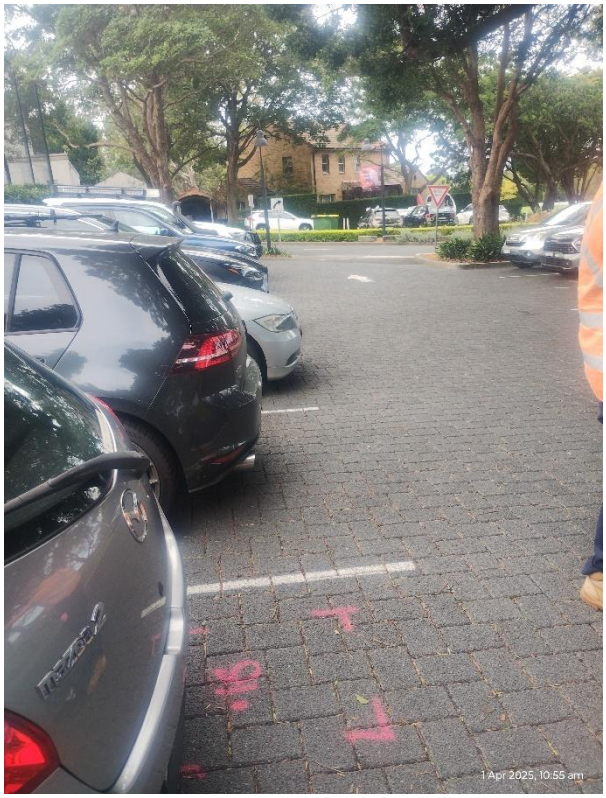


Photo 1: Stage 01 - carpark area



Photo 2: Stage 01 - eastern boundary

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	1
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	



Photo 3: Stage 01 - general surface



Photo 4: Stage 01 - general view

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	2
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	

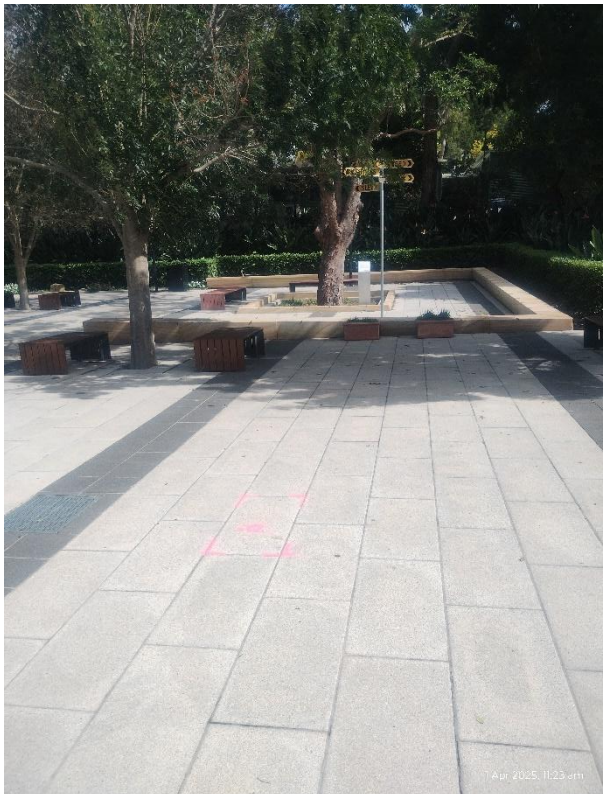


Photo 5: Stage 01 - western portion



Photo 6: Stage 02 - General site view

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	3
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	



Photo 7: Stage 03 – general view

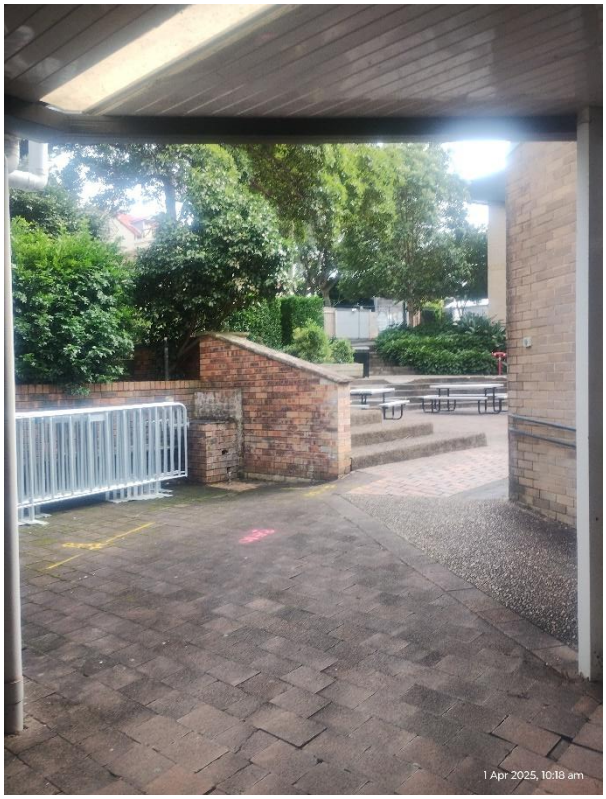


Photo 8: Stage 03 - location of BH10

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	4
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	

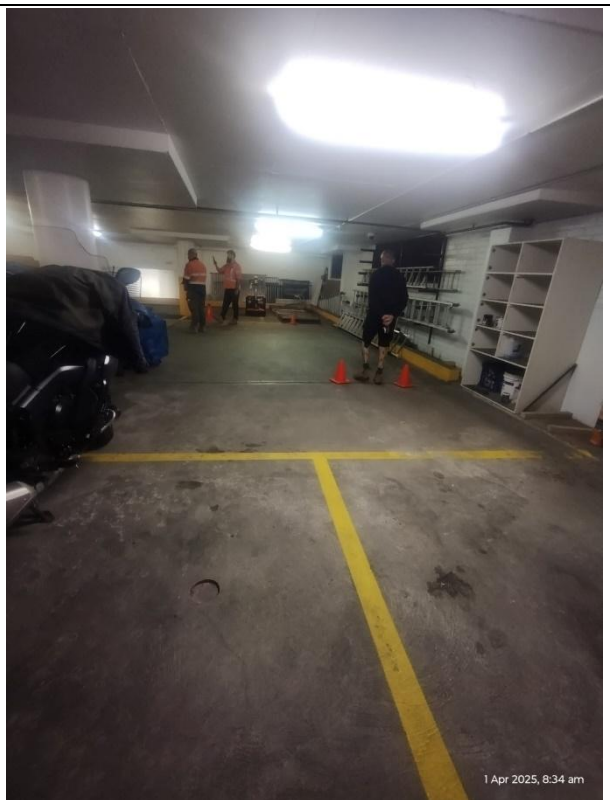


Photo 9: Stage 06 - at-grade carpark storage area

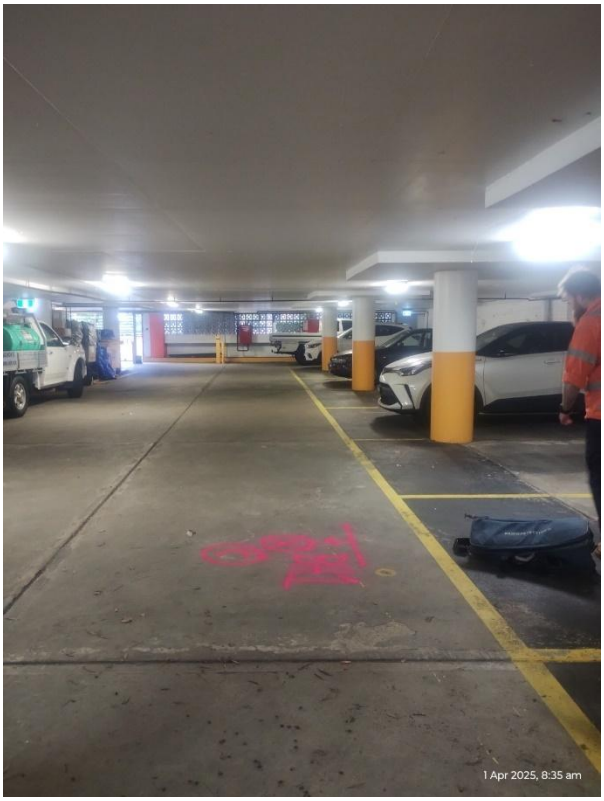


Photo 10: Stage 06 - at-grade carpark

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	5
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	



Photo 11: Stage 06 - BH3 soil profile



Photo 12: Stage 06 - elevated eastern portion - facing east

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	6
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	



Photo 13: Stage 06 - Entrance to at-grade carpark



Photo 14: Stage 06 - natural soil profile

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	7
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	



Photo 15: Stage 06 - Open-space carpark - eastern portion

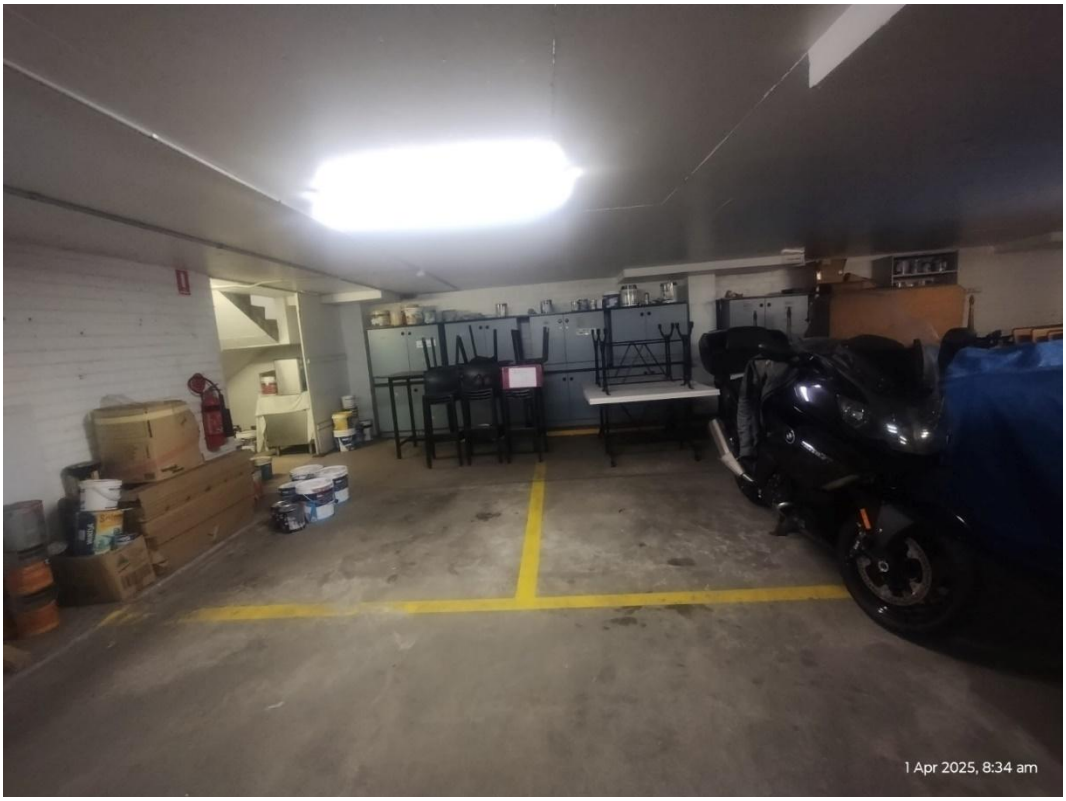


Photo 16: Stage 06 -at-grade carpark storage area

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	8
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	



Photo 17: Stage 04 northern end - facing north – Stage 05 to the west of Stage 04



Photo 18: Stage 04 - facing south

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	9
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	



Photo 19: Stage 04 southern end - facing south

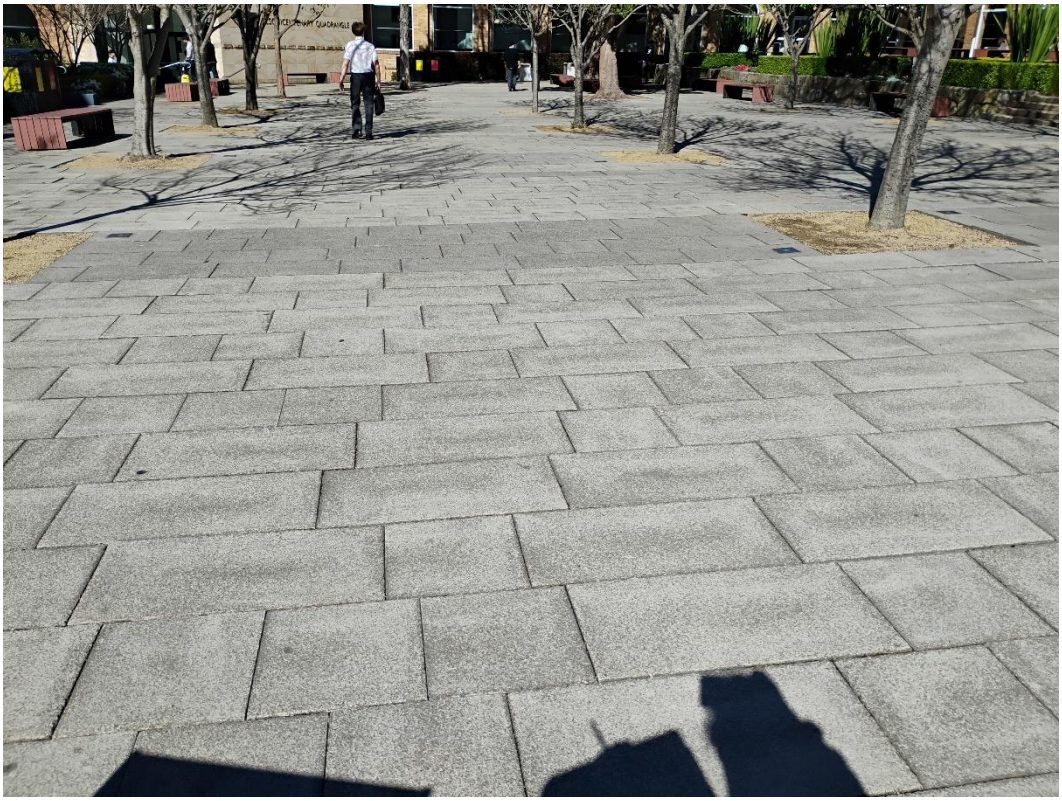


Photo 20: Stage 04 southern end - facing south 2

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	10
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	



Photo 21: Stage 05 - facing west



Photo 22: Stage 05 - stairs to stage 05

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	11
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	



Photo 23: Stage 05 classroom area



Photo 24: Stage 05 classroom area

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	12
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	



Photo 25: Fire sprinkler in the northeast corner of Stage 05



Photo 26: Fire sprinkler in the northeast corner of Stage 05

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	13
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	



Photo 27: Northern boundary of Stage 05

Douglas PARTNERS	**Site Photographs**	PROJECT:	234875.01
	Concept and Stage 1 - Redevelopment of Newington College	PLATE No:	14
	200-244 and 221-235 Stanmore Road, Stanmore NSW	REV:	1
	CLIENT	Newington College, c/o AJC	

Appendix E

Data Quality Objectives

1. Data quality objectives

The PSI has been devised broadly in accordance with the seven-step data quality objectives (DQO) process which is provided in Appendix B, Schedule B2 of NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013).

Table 1: Data quality objectives

Step	Summary
1: State the problem	The objective of the investigation is to assess the contamination status of the site with respect to the proposed land use. The investigation is being undertaken as the site is to be redeveloped. A preliminary conceptual site model (CSM) has been prepared (Section 8) for the proposed development. The project team consist of experienced environmental engineers and scientists working in the roles of Project Principal, Project Reviewer, Project Manager and field staff.
2: Identify the decisions / goal of the study	The site history has identified possible contaminating previous uses which are identified in the CSM (Section 8). The CSM identifies the associated contaminants of potential concern (CoPC) and the likely impacted media. The site assessment criteria (SAC) for each of the CoPC are detailed in Appendix G. The decision is to establish whether or not the results fall below the SAC or whether or not the 95% upper confidence limit of the arithmetic mean of the sample population falls below the SAC. On this basis, an assessment of the site's suitability from a contamination perspective will be derived and a decision made on whether (or not) further assessment and/or remediation will be required.
3: Identify the information inputs	Inputs will be the analytical results for the CoPC and media (identified in the CSM, Section 8) from NATA accredited laboratories and methods, where possible. The SAC for each of the CoPC are detailed in Appendix G. A photoionisation detector (PID) was used on-site to screen soils and soil vapour for VOC. PID readings were used to inform sample selection for laboratory analysis.
4: Define the study boundaries	The lateral boundaries of the investigation area are shown on Drawing 1, Appendix A. The vertical boundaries are to the extent of contamination impact as determined from the site history assessment and site observations. The assessment is limited to the timeframe over which the field works were undertaken. Constraints to the assessment are identified and discussed in the conclusions of the report, Section 13.
5: Develop the analytical approach (or decision rule)	The decision rule is to compare all analytical results with the SAC (Appendix G, based on NEPC (2013)). Where guideline values are absent, other sources of guideline values accepted by NEPC (2013) shall be adopted where available and warranted.

Step	Summary
	Where a sample result exceeds the adopted criterion, a further qualitative site-specific assessment will be made as to the risk posed by the presence of that contaminant(s). Initial comparisons will be with individual results then, where appropriate and warranted, summary statistics (including mean, standard deviation and 95% upper confidence limit (UCL) of the arithmetic mean (95% UCL)) to further assess potential risks posed by the site contamination. Quality control results are to be assessed according to their relative percent difference (RPD) values. For field duplicates, triplicates and laboratory results, RPD values should generally be below 30%; for field blanks and rinsates, results should be at or less than the limits of reporting (NEPC, 2013). The field and laboratory quality assurance assessment are included in Appendix K.
6: Specify the performance or acceptance criteria	Baseline condition: Contaminants at the site and / or statistical analysis of data (in line with NEPC (2013)) exceed the human health and environmental SAC and pose a potentially unacceptable risk to receptors (null hypothesis). Alternative condition: Contaminants at the site and statistical analysis of data (in line with NEPC (2013)) comply with the human health and environmental SAC and therefore, do not pose a potentially unacceptable risk to receptors (alternative hypothesis). Unless conclusive information from the collected data is sufficient to reject the null hypothesis, it will be assumed that the baseline condition is true. Uncertainty that may exist due to the above potential decision errors shall be mitigated as follows: • As well as a primary screening exercise, the use of the 95% UCL as per NEPC (2013) may be applied, i.e. 95% is the defined confidence level associated with the UCL on the geometric mean for contaminant data. The resultant 95% UCL shall subsequently be screened against the corresponding SAC. • The statistical assessment will only be able to be applied to certain datasets, such as those obtained via systematic sampling. Identification of areas for targeted sampling will be via professional judgement and errors will not be able to have a probability assigned to them. • Interpreting results with reference to the CSM, field observations and known data gaps.
7: Optimise the design for obtaining data	As the purpose of the investigation is to assess the contamination status of the site, the sampling program is reliant on professional judgement to identify and sample the potentially affected areas. Further details regarding the sampling plan are in Section 9.

2. References

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

Appendix F

Fieldwork Methodology

1. Guidelines

The following key guidelines were consulted for the field work methodology:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013).
- HEPA *PFAS National Environmental Management Plan (NEMP)* (HEPA, 2025).

2. Soil sampling

Soil sampling is carried out in accordance with Douglas' standard operating procedures. The general sampling and sample management procedures comprise:

- Collect soil samples directly from at the nominated sample depth from SPT sample tube / solid flight auger;
- Collect near surface samples using hand tools;
- Place samples into laboratory-prepared glass jars with Teflon lined lids, capping immediately and minimising headspace within the sample jar;
- Place samples into laboratory-prepared containers (specific for PFAS), capping immediately and minimising headspace within the sample jar;
- Collect replicate samples in zip-lock bags for photoionisation detector (PID) screening;
- Collect ~500 ml samples in zip-lock bags for fibrous asbestos and asbestos fines (FA and AF) analysis. Where collection of the full 500 mL volume is not possible due to limited sample recovery, collect as much sample as reasonably practicable from the recovered soil;
- Collect ~40 g to 50 g samples in zip-lock bags for asbestos (presence / absence) analysis;
- Wear a new disposable nitrile glove for each sample point thereby minimising potential for cross-contamination;
- Collect 10% replicate samples for quality control (QC) purposes;
- Label sample containers with individual and unique identification details, including project number, sample location and sample depth (where applicable);
- Place samples into a cooled, insulated and sealed container for transport to the laboratory; and
- Use chain of custody documentation.

Reference was made to HEPA (2025) for requirements specific to PFAS.

2.1 Field testing

Field testing is carried out in accordance with Douglas' standard operating procedures. The general sampling and sample management procedures comprise:

PID field test

- Calibrate the PID with isobutylene gas at 100 ppm and with fresh air prior to commencement of each successive day's field work;
- Allow the headspace in the PID zip-lock bag samples to equilibrate; and
- Screen using the PID.

3. Groundwater sampling

3.1 Monitoring well installation

Monitoring wells are constructed using class 18 uPVC machine slotted screen and blank sections with screw threaded joints. The screened section of each well is backfilled with a washed sand filter pack to approximately 0.5 m above the screened interval. Each well is completed with a hydrated bentonite plug of at least 0.5 m thick and then bentonite / cement grout to the surface, finished as a with cast iron road-box

3.2 Monitoring well development

Groundwater monitoring wells are developed as soon as practicable following well installation. The purpose of well development is to remove sediments and/or drilling fluid introduced to the well during drilling and to facilitate connection of the monitoring well to the aquifer. The wells are developed by pumping / bailing to remove a minimum of five well volumes, or until dry.

3.3 Groundwater sampling

3.3.1 Bladder pump

Groundwater sampling is carried out in accordance with Douglas' standard operating procedures. Groundwater samples are collected using a positive displacement low flow bladder pump via the micro-purge (minimal drawdown) method. The method minimises aeration of the sample and disturbance to the water column thereby enhancing the quality of results for oxygen sensitive analytes. The sampling method is described as follows:

- Measure the static water level using an electronic interface probe and record the thickness of LNAPL (if encountered);
- Decontaminate the interface probe and cable between monitoring wells by rinsing in a diluted Liquinox solution and then rinsing in demineralised water;
- Fit the pump with a well-dedicated bladder and tubing. Lower the pump into the well then clamp at a level estimated to be 1 m below the top of the water column (provided the depth of the pump is within the screened section) or to the approximate mid-point of the well screen;
- Set the pump at the lowest rate possible that could produce laminar flow to minimise drawdown of the water column;
- Measure physical parameters by continuously passing the purged water through a flow cell; and

- Following stabilisation of the field parameters, collect samples in laboratory-prepared bottles minimising headspace within the sample bottle and cap immediately.

3.3.2 Sample handling

The general groundwater sample handling and management procedures comprise:

- Collect 10% replicate samples for QC purposes;
- Label sample containers with individual and unique identification details, including project number and sample location;
- Place the sample jars into a cooled, insulated and sealed container for transport to the laboratory; and
- Use chain of custody documentation.

4. References

HEPA. (2025). *PFAS National Environmental Management Plan (NEMP).* Version 3.0: Heads of EPAs Australia and New Zealand.

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

Appendix G

Site Assessment Criteria

1. Introduction

1.1 Guidelines

The following key guidelines were consulted for deriving the site assessment criteria (SAC):

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013).
- CRC CARE *Health screening levels for petroleum hydrocarbons in soil and groundwater* (CRC CARE, 2011).
- ANZG *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZG, 2018).
- ANZECC *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZECC, 2000).
- HEPA PFAS National Environmental Management Plan (NEMP) (HEPA, 2025).

1.2 General

The SAC applied in the current investigation are informed by the CSM which identified human and environmental receptors to potential contamination at the site. Analytical results are assessed (as a Tier 1 assessment) against the SAC comprising primarily the investigation and screening levels of Schedule B1 of NEPC (2013).

Given the Newington College Stanmore Campus have students from year 7 to 12, the following inputs are relevant to the selection and / or derivation of the SAC:

- Land use: School buildings and associated sports complex:
    - Corresponding to land use category 'A', residential with garden / accessible soil (home grown produce <10% fruit and vegetable intake, (no poultry)), also includes children's day care centres, preschools and primary schools. This has been adopted herein as a screening level given Newington College also has a nearby primary school, and students from the primary school may access the secondary campus. Where an exceedance of this threshold is identified, further consideration of the risk will be undertaken.
    - Corresponding to land use category 'C', public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths. It does not include undeveloped public open space (such as urban bushland and reserves) which should be subject to a site-specific assessment where appropriate.
- Soil type: sand / clay.

2. Soils

2.1 Health investigation and screening levels

The generic health investigation levels (HIL) and health screening levels (HSL) are considered to be appropriate for the assessment of human health risk via all relevant pathways of exposure associated with contamination at the site. The adopted soil HIL and HSL for the contaminants of concern are in Table 1 and Table 2.

Table 1: Health investigation levels (mg/kg)

Contaminant	HIL-A	HIL-C
Metals		
Arsenic	100	300
Cadmium	20	90
Chromium (VI)	100	300
Copper	6000	17 000
Lead	300	600
Mercury (inorganic)	40	80
Nickel	400	1200
Zinc	7400	30 000
PAH		
B(a)P TEQ	3	3
Total PAH	300	300
Phenols		
Phenol	3000	40 000
Pentachlorophenol	100	120
OCP		
DDT+DDE+DDD	240	400
Aldrin and dieldrin	6	10
Chlordane	50	70
Endosulfan	270	340
Endrin	10	20
Heptachlor	6	10
HCB	10	10
Methoxychlor	300	400

Contaminant	HIL-A	HIL-C
OPP		
Chlorpyrifos	160	250
PCB		
PCB	1	1

Table 2: Health screening levels (mg/kg)

Contaminant	HSL-A&B
SAND	**0 m to <1 m**
Benzene	0.5
Toluene	160
Ethylbenzene	55
Xylenes	40
Naphthalene	3
TRH F1	45
TRH F2	110
CLAY	**0 m to <1 m**
Benzene	0.7
Toluene	480
Ethylbenzene	NL
Xylenes	110
Naphthalene	5
TRH F1	50
TRH F2	280

Notes: TRH F1 is TRH C_6-C_{10} minus BTEX
TRH F2 is TRH >C_{10}-C_{16} minus naphthalene
The soil saturation concentration (Csat) is defined as the soil concentration at which the porewater phase cannot dissolve any more of an individual chemical. The soil vapour that is in equilibrium with the porewater will be at its maximum. If the derived soil HSL exceeds Csat, a soil vapour source concentration for a petroleum mixture could not exceed a level that would results in the maximum allowable vapour risk for the given scenario. For these scenarios, no HSL is presented for these chemicals and the HSL is shown as 'not limiting' or 'NL'

Table 3: Health screening levels for direct contact (mg/kg)

Contaminant	DC HSL-A	DC HSL-C
Benzene	100	120
Toluene	14 000	18 000
Ethylbenzene	4500	5300
Xylenes	12 000	15 000

Contaminant	DC HSL-A	DC HSL-C
Naphthalene	1400	1900
TRH F1	4400	5100
TRH F2	3300	3800
TRH F3	4500	5300
TRH F4	6300	7400

Notes: TRH F1 is TRH C_6-C_{10} minus BTEX
TRH F2 is TRH >C_{10}-C_{16} minus naphthalene

2.2 Health investigation levels for per- and poly-fluoroalkyl substances in soil

The laboratory analytical results for per- and poly-fluoroalkyl substances (PFAS) in soil have been assessed against HIL published in HEPA (2025). The HIL represent a nationally agreed suite that should be used to inform site investigations. The HIL are intentionally conservative, and an exceedance of these criteria may not constitute a risk if other exposure pathways are controlled. An exceedance of the HIL should trigger further investigations, such as a site-specific risk assessment. At the time of this investigation, screening values were available only for perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA) and perfluorohexane sulfonate (PFHxS).

The HIL derived from Table 5 of HEPA (2025) are in Table 4.

Table 4: Health investigation levels (mg/kg)

Contaminant	HIL-A	HIL-C
PFOS and PFHxS *	0.003	1
PFOA	0.06	10

Notes: * Includes PFOS only, PFHxS only and the sum of the two.

2.3 Asbestos in soil

The HSL for asbestos in soil are based on likely exposure levels for different scenarios published in NEPC (2013) for the following forms of asbestos:

- Bonded asbestos containing material (ACM); and
- Fibrous asbestos and asbestos fines (FA and AF).

The HSL are in Table 5.

Table 5: Health screening levels for asbestos

Form of asbestos	HSL-A
ACM	0.01%
FA and AF	0.001%
FA and AF and ACM	No visible asbestos for surface soil *

Notes: Surface soils defined as top 10 cm.
* Based on site observations at the sampling points and the analytical results of surface samples.

Where insufficient sample recovery is possible for FA and AF analysis the presence or absence of asbestos at a limit of reporting of 0.1 g/kg (AS 5370:2024) were for the assessment as an initial screen.

2.4 Ecological investigation levels

Ecological investigation levels (EIL) and added contaminant limits (ACL), where appropriate, have been derived in NEPC (2013) for arsenic, copper, chromium (III), nickel, lead, zinc, DDT and naphthalene. The adopted EIL derived using the interactive (excel) calculation spreadsheet on the NEPM toolbox website are shown in Note: site specific data (pH and CEC) of Site B was adopted for Site A given the pH and CEC measured from Site A was an outlier (pH was 11.1 and CEC was 82) Table 7 with inputs into their derivation shown in Table 6.

Table 6: Inputs to the derivation of the ecological investigation levels

Variable	Input	Rationale
Age of contaminants	"Aged" (>2 years)	Assumed based on site history
pH	Stage 01 to Stage 05 *: 5 (Natural), 8.9 (fill) Stage 06: 4.85 (Natural), 8.7 (fill)	Average of laboratory results
CEC	Stage 01 to Stage 05*: 2.4 $cmol_c/kg$ (natural) 18 $cmol_c/kg$ (fill) Stage 06: 3.85 (Natural), 6.6 (fill)	Average of laboratory results
Clay content	All sites: 10%	Clay being the predominant soil type observed within development area
Traffic volumes	High	The site is bounded by public roads
State / Territory	NSW	Site locality

*Note: site specific data (pH and CEC) of stage 02-04 site was adopted for stage 01 site given the pH and CEC measured from stage 01 site was an outlier (pH was 11.1 and CEC was 82)

Table 7: Ecological investigation levels (mg/kg)

Contaminant	EIL-A-B-C
Metals	
Arsenic	100
Copper	Stage 01 to 05: 230 (fill), 70 (natural) Stage 06: 150 (fill), 100 (natural)
Nickel	Stage 01 to Stage 05: 250 (fill), 10 (natural) Stage 06: 65 (fill), 20 (natural)
Chromium III	410 (all site)
Lead	1100
Zinc	Stage 01 to Stage 05: 760 (fill), 200 (natural) Stage 06: 410 (fill), 220 (natural)
PAH	
Naphthalene	170
OCP	
DDT	180

Notes: EIL-A-B-C urban residential and public open space

2.5 Ecological screening levels

Ecological screening levels (ESL) are used to assess the risk of selected petroleum hydrocarbon compounds, BTEX and benzo(a)pyrene to terrestrial ecosystems. The adopted ESL are shown in Table 8.

Table 8: Ecological screening levels (mg/kg)

Contaminant	Soil type	ESL-A-B-C
Benzene	Coarse	50
Toluene	Coarse	85
Ethylbenzene	Coarse	70
Xylenes	Coarse	105
TRH F1	Coarse / Fine	180*

Contaminant	Soil type	ESL-A-B-C
TRH F2	Coarse / Fine	120*
TRH F3	Coarse	300
TRH F4	Coarse	2800
B(a)P	Coarse	0.7
Benzene	Fine	65
Toluene	Fine	105
Ethylbenzene	Fine	125
Xylenes	Fine	45
TRH F1	Coarse / Fine	180*
TRH F2	Coarse / Fine	120*
TRH F3	Fine	1300
TRH F4	Fine	5600
B(a)P	Fine	0.7

Notes: ESL are of low reliability except where indicated by * which indicates that the ESL is of moderate reliability
TRH F1 is TRH C_6-C_{10} minus BTEX
TRH F2 is TRH >C_{10}-C_{16} including naphthalene
ESL-A-B-C urban residential and public open space

2.6 Ecological soil guideline values

The interim ecological soil guideline values (EGV) derived from Table 6 of HEPA (2025) are in Table 9.

Table 9: Ecological soil guideline values (mg/kg) – all land uses

Contaminant	Direct exposure	Indirect exposure
PFOS	1	0.003
PFOA	10 / 0.005	0.003
PFHxS	NC	NC

Notes: NC no criterion
*For intensely developed sites with no secondary consumers and minimal potential for indirect ecological exposure, a higher criterion of up to 0.14 mg/kg PFOS may be appropriate.

2.7 Management limits

In addition to appropriate consideration and application of the HSL and ESL, there are additional considerations which reflect the nature and properties of petroleum hydrocarbons, including:

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

The adopted management limits are in Table 10.

Table 10: Management limits (mg/kg)

Contaminant	Soil type	ML-A-B-C
TRH F1	Coarse	700
TRH F2	Coarse	1000
TRH F3	Coarse	2500
TRH F4	Coarse	10 000
TRH F1	Fine	800
TRH F2	Fine	1000
TRH F3	Fine	3500
TRH F4	Fine	10 000

Notes: TRH F1 is TRH C_6-C_{10} including BTEX
TRH F2 is TRH >C_{10}-C_{16} including naphthalene
ML-A-B-C residential, parkland and public open space

3. Groundwater

3.1 Introduction

The groundwater investigation levels (GIL) used for interpretation of the groundwater data (as a Tier 1 assessment) have been selected based on the potential risks posed from contamination sourced from the site to receptors at or down-gradient of the site, as identified by the conceptual site model (CSM). The receptors, exposure points and pathways are summarised in Table 11.

Table 11: Summary of potential receptors and potential risks

Receptor	Location	Exposure point	Exposure pathway
Surface water aquatic ecosystem	Down-gradient from site.	Receiving surface water body at the groundwater discharge point.	Exposure to contaminants.
Occupants of buildings	On site and down-gradient from site.	Enclosed buildings (existing or proposed).	Inhalation of VOC (including TRH and BTEX) overlying VOC impacted groundwater via the vapour intrusion pathway.

The rationale for the selection of GIL is in Table 12.

Table 12: Groundwater investigation level rationale

Receptor / beneficial use	GIL	Source	Comments / rationale
Aquatic ecosystem	DGV	ANZG (2018)	95% LOP for non-bioaccumulative contaminants 95% LOP for non-bioaccumulative contaminants

Receptor / beneficial use	GIL	Source	Comments / rationale
Aquatic ecosystem	DGV	HEPA (2025)	Freshwater 99% LOP as recommended for potential bioaccumulation Screening values were only available for PFOS and PFOA at the time of this investigation.
Building occupants (vapour intrusion)	HSL	NEPC (2013)	2 m to 4

Notes: DGV default guideline value
% LOP percentage level of protection of species
HSL health screening level
GV guideline value
LTV long term value (up to 100 years)
STV short term value (up to 20 years)

3.2 Groundwater investigation levels for aquatic ecosystems

Table 13: Groundwater investigation levels for protection of aquatic ecosystems (µg/L)

Contaminant	Freshwater DGV 95% LOP	Notes
Metals / metalloids		
Arsenic	24 / 13	Levels provided for As III / As IV respectively. Moderate reliability.
Cadmium	0.2	Very high reliability.
Chromium (VI)	1	Chromium VI levels adopted as initial screen for total chromium. Very high reliability.
Copper	1.4	Very high reliability.
Lead	3.4	Moderate reliability.
Mercury (inorganic)	0.06	99% LOP adopted as recommended due to potential for bioaccumulation. Moderate reliability.
Nickel	11	Low reliability.
Zinc	8	Very high reliability.
BTEX		
Benzene	950	Moderate reliability.
Ethylbenzene	80	Unknown reliability.
m-Xylene	75	Unknown reliability.
o-xylene	350	Low reliability.
p-Xylene	200	Low reliability.
Toluene	180	Unknown reliability.

Contaminant	Freshwater DGV 95% LOP	Notes
PAH		
Anthracene	0.01	99% LOP adopted as recommended due to potential for bioaccumulation. Unknown reliability.
Benzo(a)pyrene	0.1	99% LOP adopted as recommended due to potential for bioaccumulation. Unknown reliability.
Fluoranthene	1	99% LOP adopted as recommended due to potential for bioaccumulation. Unknown reliability.
Naphthalene	16	Low reliability.
Phenanthrene	0.6	99% LOP adopted as recommended due to potential for bioaccumulation. Unknown reliability.
Phenols		
Phenol	320	Moderate reliability.
Pentachlorophenol	3.6	99% LOP adopted as recommended due to potential for bioaccumulation. Moderate reliability.
2,4,6-Trichlorophenol	3	99% LOP adopted as recommended due to potential for bioaccumulation. Moderate reliability.
OCP		
Aldrin	0.001	Unknown reliability and LOP.
Chlordane	0.03	99% LOP adopted as recommended due to potential for bioaccumulation. Moderate reliability.
DDT	0.006	99% LOP adopted as recommended due to potential for bioaccumulation. Moderate reliability.
Dieldrin	0.01	Unknown reliability and LOP.
Endosulfan	0.03	99% LOP adopted as recommended due to potential for bioaccumulation. Moderate reliability.
Endrin	0.01	99% LOP adopted as recommended due to potential for bioaccumulation. Moderate reliability.
Heptachlor	0.01	99% LOP adopted as recommended due to potential for bioaccumulation. Moderate reliability.
Methoxychlor	0.005	Unknown reliability and LOP.
OPP		
Chlorpyrifos	0.01	Moderate reliability.
Diazinon	0.01	Moderate reliability.
Dimethoate	0.15	Low reliability.
Fenitrothion	0.2	Moderate reliability.

Contaminant	Freshwater DGV 95% LOP	Notes
Malathion	0.05	Moderate reliability.
Parathion	0.004	Moderate reliability.
PCB		
Aroclor 1242	0.3	99% LOP adopted as recommended due to potential for bioaccumulation. Low reliability.
Aroclor 1254	0.01	99% LOP adopted as recommended due to potential for bioaccumulation. Moderate reliability.
VOC		
Tetrachloroethene (PCE)	70	Unknown reliability.
Trichloroethene (TCE)	330	Unknown reliability.
cis-1,2-dichloroethene (DCE)	700	Unknown reliability.
Chloroethene (vinyl chloride / VC)	100	Unknown reliability.
Tetrachloromethane (carbon tetrachloride / CT)	240	Unknown reliability.
Trichloromethane (chloroform / TCM)	370	99% LOP adopted as recommended to protect key species from chronic toxicity. Unknown reliability.

Notes: 95% LOP for non-bioaccumulative contaminants
99% LOP for bioaccumulative contaminants

3.3 Health screening levels for vapour intrusion

The HSL to evaluate potential vapour intrusion risks derived from NEPC (2013) are in Table 14. There are no generic HSL for groundwater within 2 m of the ground (or basement) level.

Table 14: Groundwater health screening levels for vapour intrusion (µg/L)

Contaminant	HSL-A&B	Solubility limit
CLAY	**2 m to <4 m**	**-**
Benzene	5000	59 000
Toluene	NL	61 000
Ethylbenzene	NL	3900
Xylenes	NL	21 000
Naphthalene	NL	170

Contaminant	HSL-A&B	Solubility limit
TRH F1	NL	9000
TRH F2	NL	3000

Notes: TRH F1 is TRH C_6-C_{10} minus BTEX
TRH F2 is TRH >C_{10}-C_{16} minus naphthalene
The solubility limit is defined as the groundwater concentration at which the water cannot dissolve any more of an individual chemical based on a petroleum mixture. The soil vapour that is in equilibrium with the groundwater will be at its maximum. If the derived groundwater HSL exceeds the water solubility limit, a soil vapour source concentration for a petroleum mixture could not exceed a level that would result in the maximum allowable vapour risk for the given scenario. For these scenarios, no HSL is presented for these chemicals and the HSL is shown as 'not limiting' or 'NL'.

4. References

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Appendix H

Borehole Logs