



**Aargus**

Environmental - Remediation - Engineering - Laboratories - Drilling

# **DETAILED SITE INVESTIGATION**

**TSC Stevenson Library, The Scots College  
29-53 Victoria Road,  
Bellevue Hill NSW**

*Prepared for*

**The Scots College C/- Impact Group Pty Ltd**

28<sup>th</sup> March 2018

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## ABBREVIATIONS

AIP	Australian Institute of Petroleum Ltd
ADWG	Australian Drinking Water Guidelines
AEC	Areas of Environmental Concern
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethyl benzene and Xylene
COC	Contaminants of Concern
DQOs	Data Quality Objectives
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
HIL	Health-Based Soil Investigation Level
LGA	Local Government Area
NEHF	National Environmental Health Forum
NEPC	National Environmental Protection Council
NHMRC	National Health and Medical Research Council
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PID	Photo Ionisation Detector
PQL	Practical Quantitation Limit
PSH	Phase Separated Hydrocarbon
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance / Quality Control
RAC	Remediation Acceptance Criteria
RAP	Site Remediation Plan
RPD	Relative Percentage Difference
SAC	Site Assessment Criteria
SMP	Site Management Plan
SVC	Site Validation Criteria
TCLP	Toxicity Characteristics Leaching Procedure
TPH	Total Petroleum Hydrocarbons
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
VHC	Volatile Halogenated Compounds

## EXECUTIVE SUMMARY

Aargus Pty Ltd ('Aargus') was appointed by Impact Group Pty Ltd on behalf of The Scots College (the 'client') to undertake a Detailed Site Investigation (DSI) beneath the TSC Stevenson Library building within The Scots College located at 29-53 Victoria Road, Bellevue Hill NSW (the 'site'). The site is proposed to be refurbished, with partial internal demolition and renovation to take place. The building will continue to be used as a ground floor café with library on the upper levels.

At the time of the inspection (11<sup>th</sup> March 2018), the site was a café on the ground floor with a library on the upper levels. The site was fully covered by concrete pavement.

The land title information provided suggested that the site was owned by Presbyterian Church (New South Wales) Property Trust since at least 1920s. This was consistent with the aerial photography which appeared to show the land use of the site within a school area since at least the 1920s.

A summary of the soil results for this assessment are provided below:

- All of heavy metals concentrations from the samples analysed met their respective assessment criteria under the HIL 'B'.
- The TRH, BTEX, naphthalene and/or benzo(a)pyrene concentrations from the samples met their respective HSLs, and/or Management Limits.
- The benzo(a)pyrene (as TEQ), Total PAH, OCP & PCB concentrations were below the Health Investigation Level (HIL) for residential with minimal opportunities for soil access, that being the HIL 'B'.
- Asbestos results in all samples were either not detected or below their assessment criteria.

Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil contamination at the site are negligible within the context of the proposed use of the site to be refurbished, with partial internal demolition and renovation to take place. The building will continue to be used as a ground floor café with library on the upper levels. . The site is therefore considered to be suitable for the proposed use.

Any soils requiring removal from the site, as part of future site works, should be classified in accordance with the “Waste Classification Guidelines, Part 1: Classifying Waste” NSW EPA (2014).



# 1 INTRODUCTION

## 1.1 Background

Aargus Pty Ltd ('Aargus') was appointed by Impact Group Pty Ltd on behalf of The Scots College (the 'client') to undertake a Detailed Site Investigation (DSI) beneath the TSC Stevenson Library building within The Scots College located at 29-53 Victoria Road, Bellevue Hill NSW (the 'site'). The location of the property is presented in Figure 1 of Appendix A.

The site is proposed to be refurbished, with partial internal demolition and renovation to take place. The building will continue to be used as a ground floor café with library on the upper levels. The proposed development plans can be found in Appendix B.

A site investigation was requested by City of Woollahra to determine the potential for onsite contamination as part of the Development Application (DA).

## 1.2 Objective

The primary objectives of this DSI are as follows:

- Identify potential areas where contamination may have occurred from current and historical activities;
- Identify potential contaminants associated with potentially contaminating activities;
- Assess the potential for soils to have been impacted by current and historical activities; and
- Assess the suitability of the site to be refurbished renovated based on its current condition and the findings of this investigation.

### 1.3 Scope of Works

The scope of works for this DSI includes:

- Review of the physical site setting and site conditions based on a site inspection, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc. (where applicable);
- Research and review of the information available, including previous environmental investigations, current and historical titles information, review of aerial photographs, groundwater bore searches, Section 149 Certificates, EPA notices, Council records, anecdotal evidence, site survey and site records on waste management practices;
- Development of a preliminary Conceptual Site Model (CSM) to demonstrate the interactions between potential sources of contamination, exposure pathways and human/ecological receptors identified;
- A targeted soil boring/sampling investigative study – formulating and conducting a sampling plan and borehole investigation;
- Laboratory analysis and results from sample analysis – findings and comparison to regulatory guidelines;
- Field and laboratory Quality Assurance/Quality Control (QA/QC); and
- Recommendations for additional investigations should any data gaps be identified or possible strategies for the management of the site, where relevant.

This report was prepared with reference to the NSW Environment Protection Authority (EPA) "*Guidelines for Consultants Reporting on Contaminated Sites*" (2011).

## 2 SITE IDENTIFICATION AND DESCRIPTION

### 2.1 Site Identification

Site identification information and land use is summarised in the table below.

**Table 1: Site Identification**

<b>Lot and DP Number (Address)</b>	Part Lot 1 in DP231713 (29-53 Victoria Road, Bellevue Hills NSW)
<b>Coordinates*</b>	(SE Corner) Latitude: -33.874933, Longitude: 151.253322 (SW Corner) Latitude: -33.874868, Longitude: 151.25319 (NW Corner) Latitude: -33.874599, Longitude: 151.253311 (NE Corner) Latitude: -33.874639, Longitude: 151.253469
<b>Approx. Site Area</b>	620m <sup>2</sup>
<b>Local Government Area</b>	City of Woollahra
<b>Parish</b>	Alexandria
<b>County</b>	Cumberland
<b>Current Land Zoning**</b>	SP2 – Infrastructure: Education Establishment
<b>Proposed Land Use</b>	Educational facility with café and library
<b>Current Site Owner</b>	Presbyterian Church (New South Wales) Property Trust
<b>Site End Users</b>	Students, teachers , visitors, workers

Notes: \* refer to <http://maps.six.nsw.gov.au/>

\*\* refer to [https://www.planningportal.nsw.gov.au/find-a-property/property/3925804\\_38\\_Atchison\\_Street\\_1\\_Wollongong\\_DP1202226/38\\_atchison\\_street\\_wollongong\\_2500](https://www.planningportal.nsw.gov.au/find-a-property/property/3925804_38_Atchison_Street_1_Wollongong_DP1202226/38_atchison_street_wollongong_2500)

The site boundary and Lot and DP numbers are presented in Figure 2 of Appendix A. A survey plan provided by the client is included in Appendix B.

## 2.2 Site Inspection

A site visit was carried out on Sunday 11<sup>th</sup> March 2018 by an Aargus field scientist to inspect the site for any potential sources of contamination and document any observations made regarding the current site conditions. At the time of the site inspection, the following observations were made:

- The site was used as a café on the ground floor.
- A library was present on the upper levels.
- The site was fully covered by concrete pavement with no visible cracks.
- The site was flat.
- The site was bounded by a concrete pathway then grass covered playground to the east, garden bed area to the north, brick buildings to the west and a concrete courtyard to the south.
- Grass observed in the garden area outside the site was generally healthy with no visible signs of stress.
- No surface standing water was noticed at the site.

The site features are presented in Figure 3 of Appendix A. Site photographs are included in Appendix C.

## 2.3 Topography and Surface Water Drainage

The following observations were made during the site inspection carried out on the Sunday 11<sup>th</sup> March 2018:

- The site topography is generally flat.
- Stormwater runoff from the site is expected to flow in a north-easterly direction.

## 2.4 Surrounding Land Uses

The surrounding land uses identified are described in the table below:

**Table 2: Surrounding Land Uses**

Orientation	Description
North	Garden bed area, then Buildings for Educational facility
East	Concrete pathway and then playground covered by grass
South	Concrete courtyard
West	Buildings for Educational facility

### 3 SITE HISTORY

#### 3.1 Land Titles

A review of historical documents held at the NSW Department of Lands offices was undertaken to identify the current and previous land owners, and potential land uses. The results of the title search are summarised in the following table.

**Table 3: Land Title Information**

<b>Year</b>	<b>Lot 1 in 231713 (29- 53 Victoria Road, Bellevue Hills NSW)</b>
1987-Current	Presbyterian Church (New South Wales) Property Trust
2002-2038 (Lease)	Ausgrid of substation No.6228 together with right of way and easement for electricity purposes
2017-2038 (Sub-lease)	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
2017-2038 (Sub-lease)	Blue Op 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
	<b>Prior: Vol 10739 Fol 128</b>
1968-1987	Presbyterian Church (New South Wales) Property Trust
1929-1968	Dame Harriet Cooper, T. R. Raine, Trustees of the Presbyterian Church of Australia in the state of New South Wales

In summary, the land title information provided suggested that the site was owned by Presbyterian Church (New South Wales) Property Trust since at least 1920s.

The Lot has also been leased or sub-leased for use as an electrical substation, however, this was not located near the site nor observed near the site during the site inspection.

A copy of the historical land titles information obtained by Aargus can be found in Appendix D.

### 3.2 Aerial Photographs

Selected aerial photographs obtained from the NSW Department of Lands were reviewed to describe the site features and surrounding areas at various timelines. A summary of the review is presented in the table below.

**Table 4: Summary of Historical Aerial Photos**

Year	Site	Surrounding areas
1943	The site was vacant land covered by grass.	N: Open grass and tree covered area S: Pathway and trees E: Open vacant lands W: Open grass area then buildings
1961	The site was occupied by a building.	No apparent changes were observed from the previous photo with the exception of: S: A courtyard W: A building
1972	The layout of the structures appeared to be similar to that observed in the 1961 photo.	No apparent changes were observed from the previous photo.
1994	The site was occupied by a new building; however, the resolution was very poor.	No apparent changes were observed from the previous photo.
2002	The resolution was very poor and the site appeared to be similar to that observed in the 1994 photo.	No apparent changes were observed from the previous photo.
2017	The site layout appeared to be similar to that observed in the 2002 photo.	No apparent changes were observed from the previous photo.

In summary, land use of the site appeared to have been vacant from at least 1943, thereafter, between 1943 and 1961 the site and its adjacent land was occupied by a building with tile roof. A new building was constructed at some stage prior to 1994.

The general land use of the adjacent properties were all part of the school, with either buildings and/or playing fields evident.

Copies of current and historical aerial photographs are presented in Appendix E.



### **3.3 EPA Records**

#### **3.3.1 CLM Act 1997**

The NSW EPA publishes records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. However, it should be noted that the EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

A search of the EPA database revealed that the suburb Bellevue Hill is not listed.

Copies of the EPA records are included in Appendix F.

#### **3.3.2 POEO Register**

A search of the POEO Register revealed that the site was not listed. A copy of the POEO register search is included in Appendix F.

#### **3.3.3 List of NSW contaminated sites notified to EPA**

A search of NSW contaminated sites notified to EPA revealed that the site was not listed.

### **3.4 Council Search Records**

A search request for Council documents related to the site was submitted to Woollahra Council on 23<sup>rd</sup> March 2018. The results of the search request are summarised below:

- BA 260/96 – Approval for alterations and additions for storeroom to main stair at levels 1 & 2 at existing library building in 1996.
- DA 947/2002/1 – Approval for adding new partition wall, enclosing two sides of the undercroft area of library building and upgrading steps to main auditorium in 2002.

### 3.5 Section 149 Certificates

The Planning Certificate – Section 149 (2) of the Environmental Planning & Assessment Act 1979 for the site was obtained by the client and provided to Aargus for review. A summary of the information pertaining to the site is provided below:

- The site is zoned SP2 – Infrastructure under the provision of the *Woollahra Local Environmental Plan 2014*.
- Roads development may be carried out within the zone without development consent.
- The land does not include or comprise 'critical habitat' under the provisions of the local environmental plan.
- The land is not located in a heritage conservation area, but there is an item of environmental heritage situated on the land under the provisions of the LEP.
- The land is not affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1979*.
- The land is not within a proclaimed mine subsidence district.
- The land is not affected by flood related development controls.
- The land is not biodiversity certified land.
- The property is not affected by a road widening or road realignment under the Roads Act.
- The land is not reserved for acquisition.
- The land is not recorded as bushfire prone land.
- The land is not affected by Property Vegetation Plans issued under the Native Vegetation Act 2003.
- The land is not affected by State Environmental Planning Policy (House for seniors or people with a disability, Infrastructure, Affordable rental housing).
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Copies of the certificates are included in Appendix G.

### **3.6 Industrial Processes / Products Manufactured**

At the time of inspection and based on historical information, the site comprised a café and library which has been within The Scots College since 1990s. No visible signs of industrial processes and/or products manufactured were observed and/or were likely to have occurred at the site.

### **3.7 Former Chemical Storage / Transfer Areas**

No visible signs of chemical storage and transfer areas were observed at the site.

### **3.8 Product Spill & Loss History**

It was indicated by the client, that to their knowledge no serious land or water contamination had occurred.

The site is currently occupied by sealed surfaces. At the time of the inspections, the sealed surfaces were in generally good condition with only minor cracks observed. In addition, there were no visible signs of oil and/or chemical staining, indicating that any surface spills (if they did occur at all) were cleaned up immediately and did not appear to penetrate the existing slab.

### **3.9 Historical Use of Adjacent Land**

It was indicated by the client that to their knowledge, the adjacent lands to the site have been used primarily for commercial developments.

### 3.10 Discussion and Summary of Site History

Based on available information, the site historical usage is summarised as follows:

- The land title information provided suggested that the site was owned by Presbyterian Church (New South Wales) Property Trust since at least the 1920s.
- The aerial photography indicates that the land use of the site appeared to have been vacant from at least 1943, thereafter, between 1943 and 1961 the site was occupied by a building. At least from 1994 until now the site was occupied by a new building.
- The general land use of the adjacent properties to the west has been changed from vacant land to buildings before 1961. The land to the east of the site has always been vacant.
- A search of the EPA database revealed that the suburb Bellevue Hills is not listed.
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

## **4 ENVIRONMENTAL SETTING**

### **4.1 Sensitive Environmental Receptors**

The nearest down-gradient watercourse is Rose Bay, approximately 500m north of the site. The nearest recreation area is Woollahra Golf Course, located approximately 300m east of the site.

### **4.2 Geology**

The Geological Map of Sydney (Geological Series Sheet 9130, Scale 1:100,000, 1983), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain by Quaternary Age soils consisting of medium to fine grained “marine” sand with podsols.

### **4.3 Acid Sulfate Soils**

To determine whether there is a potential for acid sulphate soils to be present at the site, reference was made to the NSW Department of Land & Water Conservation (DLWC) *Acid Sulphate Soil Risk Maps* (Edition Two, December 1997, Scale 1:250,000), specifically Map No. 94 – “Bondi”. A review of the map indicated that there is “no known occurrence” of acid sulphate soil materials at the site, and the presence of acid sulphate soils was considered to be unlikely.

### **4.4 Hydrogeology**

Based on available information, our desktop study indicates that groundwater from site is likely to be flowing towards Rose Bay, approximately 500m north of the site, that eventually discharges into the ocean.

A search of the Department of Primary Industry (DPI) borehole database information revealed thirty-five (35) groundwater bores within a 500m radius of the site.

A summary of the five closet groundwater bores information provided by the registered groundwater bore record search is provided in the following table:

**Table 5: Summary of Registered Groundwater Bore Records**

<b>GW Bore ID</b>	<b>Intended Purpose</b>	<b>Construction date</b>	<b>Depth (m bgl)</b>	<b>Standing Water Level (m bgl)</b>
GW109378	Recreation	02/10/2008	150.00	68.00
GW109248	Domestic	20/08/2008	-	-
GW106478	Domestic	26/10/2004	6.00	2.00
GW107058	Domestic	25/02/2005	7.00	3.00
GW107613	Domestic	10/01/2005	7.00	3.00

A copy of the groundwater bore search records can be found in Appendix H.

#### **4.5 Summary of Local Meteorology**

The monthly rainfall of the local area can be represented by the data collected by Bureau of Meteorology (BOM) from the rainfall gauge located in Rose Bay (Royal Sydney Golf Club), which is located approximately 1km east of the site. Records indicate that the total monthly rainfall for December 2017 was 51.4 mm and that the annual mean since 1928 is 1223.7 mm.

Reference can be made to Appendix I – Local Meteorology.

## 5 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Based on the site inspection, site history, previous reports and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoC) for the site were identified. These are summarised in the following table.

**Table 6: Summary of Potential Areas and Contaminants of Concern**

Potential AEC	Potentially contaminating activity	Potential CoCs	Likelihood of Site Impact	Justification
Entire site	Importation of fill material from unknown origin	Metals, TPH, BTEX, PAH, OCP, PCB, Asbestos	Low	The site was observed to be fully sealed by concrete pavement with minimal fill likely.
Metal degradation	Degradation of metal features	Metals	Low	The site was currently observed to be fully sealed by concrete pavement, however, the site was previously open, so if degradation occurred, it would likely be restricted to the surface soils.
Pesticide	Pesticide use	OCP	Low	Pesticide use would likely be restricted to beneath existing slabs.
Former Building Structures	Potential Asbestos/Fibro Features	Asbestos	Low	If present, these will be removed by licensed contractors.



## **6 DATA QUALITY OBJECTIVES**

### **6.1 Step 1 – State the Problem**

#### **6.1.1 Problem Statement**

The site is proposed to be refurbished, with partial internal demolition and renovation to take place. The building will continue to be used as a ground floor café with library on the upper levels. As part of the DA application, it is a Council requirement that a site investigation report be prepared by a consultant to assess whether the site is suitable for the proposed development.

However, the desktop study identified some areas of potential environmental concern, in relation to imported fill of unknown origin, metal degradation, pesticide uses, and former asbestos based building products, which may pose risks to human and environmental receptors.

#### **6.1.2 Objectives**

The objectives of the DSI are:

- To assess the potential for the soils to have been impacted by current and historically contaminating activities; and
- To assess the suitability of the site to be refurbished renovated as part of Council's requirements for the DA.

#### **6.1.3 Project Team**

The nominated core project team and their responsibilities are listed in the table below.

**Table 7: Project Team and Responsibilities**

Project Team Member	Responsibilities
Mark Kelly – Environmental Manager	Project Director and Technical Review
Setareh Kazemi – Environmental Scientist	Field Representative
Lance Chen – Environmental Scientist	Field Representative and Report Author

## 6.2 Step 2 - Identify the Decisions of the Study

The decisions required to address the contamination problem are as follows:

- Is soil contamination present within the areas of potential environmental concern identified?
- Is soil contamination likely to present an unacceptable risk of harm to humans or the environments?
- Is the site currently suitable for the proposed land use that being a café and library within a secondary school?
- Is there a potential for onsite/offsite migration issues?
- If not, does the site require further investigation and/or remediation works?

## 6.3 Step 3 - Identify Information Inputs

The following information is required for input into the decisions identified in Step 2:

- Identification of potential areas and contaminants of concern as detailed in Section 5 of this report;
- Selection of soil assessment criteria from appropriate guidelines as detailed in Section 8 of this report;
- Collection of soil samples from site;
- Headspace analysis for screening of VOCs present within soils using a PID; and
- Comparison and interpretation of results against the adopted soil assessment criteria.

## 6.4 Step 4 – Define the Study Boundaries

The spatial and temporal aspects of the investigation area that the data must represent to support the decisions identified in Step 2 are as follows:

- The lateral extent of the study boundary is defined by the site boundaries as shown in the Site Location Plans (refer to Figure 1).
- The vertical extent of the study boundary is defined by the maximum depth of 1.0m BGL in BH1 .

## 6.5 Step 5 – Develop the Analytical Approach

The acceptable limits for laboratory QA/QC parameters are shown in the table below and are based upon the laboratory reported acceptable limits and those stated within the NEPM 2013 Guidelines.

**Table 8: Acceptable Limits for QC Samples**

Type of QC Sample	Control Limit
<b>FIELD</b>	
Rinsate Blanks	Analytes <LOR
Intra-Laboratory Duplicates	RPD's <50%
Inter-Laboratory Duplicates	RPD's <50%
Trip Blanks	Volatiles <LOR
Trip Spike Recovery	>70%
<b>LABORATORY</b>	
Method Blanks	< Laboratory LOR
Matrix Spike	Recovery targets: <ul style="list-style-type: none"><li>• Metals: 70% to 130%</li><li>• Organics: 60% to 140%</li></ul>
Laboratory Duplicate	RPD's <30%
Laboratory Control Samples	70% to 130%
Surrogate Spike	60% to 140%

The following conditions should be adopted:

- If the control limits are exceeded, then an assessment of the significance of the results should be carried out;
- If the results of the DQI assessment indicate that the data set is reliable, then the data set will be deemed to be acceptable for the purposes of the investigation; and
- If the measured concentrations of soil samples analysed meet their respective validation criteria, then no additional assessment is required.

## 6.6 Step 6 - Specify Limits on Decision Errors

There are two types of decision errors:

- **Sampling errors**, which occur when the samples collected are not representative of the conditions within the investigation area; and
- **Measurement errors**, which occur during sample collection, handling, preparation, analysis and data reduction.

These errors may lead to following (null hypothesis):

- Deciding that the site is not suitable for the proposed development when it actually is (Type I error);
- Deciding that the site is suitable for the proposed development when it is actually not (Type II error);

A 5% significance level has been selected for Type I errors on the basis that 95% of the data set will satisfy the DQIs. Therefore, the acceptable limit of the decision errors is based on a 5% probability of the hypothesis being incorrect.

An assessment will be made as to the likelihood of a decision error being made based on:

- The acceptable limits for inter/intra laboratory duplicate sample comparisons as specified in Step 5 of the DQOs; and
- The acceptable limits for laboratory QA/QC parameters are based upon the laboratory reported acceptable limits and those stated within the NEPM Guidelines.

If the concentration of a particular contaminant of concern exceeds its assessment criteria, then a further assessment is required to address the significance of the result. Statistical analysis based on 95% UCL may be used to assess the significance of the data provided the following conditions are met:

- the arithmetic mean of the data set must be less than its respective threshold level; that is, it is acceptable for individual results to exceed its respective threshold level, but the cumulative mean of the data set of soil sample results must not exceed the threshold level;
- the standard deviation of the data set is less than 50% of the relevant threshold level; and
- no individual sample result should be greater than 250% of the relevant threshold level.

## **6.7 Step 7 - Optimise the Design for Obtaining Data**

The optimum design for obtaining data in order to achieve the Data Quality Objectives is as follows:

- Only NATA-accredited environmental testing laboratories will be commissioned to analyse soil samples and will implement a quality control plan conforming to the NEPM (Assessment of Site Contamination) Measure Schedule B(3) Guidelines for Analysis of Potentially Contaminated Soils;
- Review of previous contaminated land reports (if available) relevant to the site and the surrounding area;
- An assessment of the Data Quality Indicators to determine if the field procedures and laboratory analytical results are reliable;
- The investigation will be carried out by an experienced and qualified Environmental Scientist, who is trained in sampling at contaminated sites in accordance with Aargus protocols based on best practice industry standards;
- Collection of QA/QC samples at frequencies prescribed in the NEPM Guidelines; and
- In accordance with the NSW EPA “Sampling Design Guidelines” (September 1995) a minimum of six (6) sampling points for a site area of 620m<sup>2</sup> will be adopted to provide general site coverage.

## 7 DATA QUALITY INDICATORS

### 7.1 General

The five Data Quality Indicators (DQIs) comprising completeness; comparability; representativeness; precision and accuracy provide an assessment of the reliability of field procedures and laboratory analytical results in accordance with the 'Guidelines for the NSW Site Auditor Scheme (2<sup>nd</sup> Edition), 2006. These are addressed in the following sub-sections.

### 7.2 Completeness

Data Completeness is a measure of the amount of useable data (expressed as %) from a data collection activity. The completeness is equal to the percentage of valid quality assurance and quality control results.

The assessment should address the following:

**Table 9: Data Completeness**

Field	Laboratory
<ul style="list-style-type: none"><li>• All critical locations are sampled;</li><li>• All samples collected from critical grids and depths;</li><li>• Consistency in the use of standard operating procedures, equipment, sampler;</li><li>• Completion and correctness of field documentation.</li></ul>	<ul style="list-style-type: none"><li>• All critical samples and analytes are analysed in accordance with the DQOs;</li><li>• Appropriateness of laboratory methods and PQLs.</li></ul>

The minimum target frequency for each type of QA/QC sample should be carried out in accordance with the following tables:



**Table 10: QA/QC Requirements**

Field QA/QC Sample	Frequency
Intra-Laboratory Duplicate	1 in 20 samples
Inter-Laboratory Duplicate	1 in 20 samples
Field Blanks	1 per day (rinsate)
Trip Blank	1 per sample batch
Trip Spike	1 per sample batch

Where any of the above objectives are not achieved for particular samples, steps will be taken to rectify the non-conformance, if possible. Alternatively, data qualifiers detailing the nature of the quality problem will be documented in the report and attached to relevant data in the result summary tables.

The target for overall completeness for each data set is a minimum of 95%. A data completeness of less than 95% may be accepted where it can be justified that the non-conformance does not have a significant effect on the outcome of the results.

### **7.3 Comparability**

Data Comparability is the confidence (expressed qualitatively) that data may be considered to be equivalent for each sampling and analytical event.

The qualitative assessment should address the following:

**Table 11: Data Comparability**

Field	Laboratory
<ul style="list-style-type: none"> <li>Consistency in the use of standard operating procedures, equipment, sampler</li> <li>Consistency in the method of sample collection for each media</li> <li>Quantification of influence by climatic conditions</li> </ul>	<ul style="list-style-type: none"> <li>Consistency of analytical methods and limits of reporting (LOR) for each analyte</li> <li>Whether laboratory limits of reporting are set at &lt; 20% of the adopted site criteria value for each analyte</li> <li>Consistent use of one primary and one secondary laboratory</li> </ul>

## 7.4 Representativeness

Data Representativeness is the confidence (expressed qualitatively) that data are representative of each media present on the site.

The qualitative assessment should address the following:

**Table 12: Data Representativeness**

Field	Laboratory
<ul style="list-style-type: none"><li>• Samples are collected in accordance with the proposal</li><li>• Receipt of samples within holding times</li><li>• Receipt of intact samples</li><li>• Receipt of adequately preserved samples</li></ul>	<ul style="list-style-type: none"><li>• All samples are extracted and analysed within their respective holding times</li></ul>

## 7.5 Precision

Data Precision is a quantitative measure of the variability (or reproducibility) of data.

Intra-laboratory or Inter-laboratory Duplicate Samples (B) results are compared with Primary Sample (A) results using Relative Percentage Differences (RPDs) according to the following formula:

$$\%RPD = \left| \frac{A - B}{A + B} \right| \times 200$$

Duplicate sampling rates for this assessment (**for each separate sample batch**) are to be tested for all the same analytes as the primary sample:

**Table 13: Data Precision**

Type of QC Sample	Control Limit
Field Intra-Laboratory Duplicate (Blind)	RPD < +/- 50%
Field Inter-Laboratory Duplicate (Split)	RPD < +/- 50%

Where the laboratory has reported results for a particular analyte below the limit of reporting for either the primary sample or a duplicate sample, the RPD is reported as 'Not Calculable' or NC. A discussion should be made as to which sample should be adopted and compared against the relevant assessment criteria. However, no discussion is required where both the primary sample and the duplicate sample for a particular analyte are below the limit of reporting.

## **7.6 Accuracy**

Data Accuracy is a quantitative measure of the closeness of reported data to the true value. Laboratory measured recovery of analytes in lab control samples with known concentrations. Laboratory QA/QC testing is to include:

**Table 14: Data Accuracy**

Laboratory QA/QC Sample	Frequency
Method Blank	1 per 20 samples
Matrix Spike	1 per 20 samples
Laboratory Duplicate	Laboratory defined
Laboratory Control	Laboratory defined
Surrogate Spike	All organic samples

## 8 SITE INVESTIGATION AND SCREENING LEVELS

### 8.1 General

The selection of appropriate human health and ecological site assessment criteria were based on the “National Environmental Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1)”, NEPC (2013).

Full details of the site investigation and screening levels for each potential contaminant of concern in soils identified in Section 5 are presented in Appendix L.

### 8.2 Soils Investigation and Screening Levels

#### 8.2.1 Health Investigation Levels (HILs)

The NEPM presents Tier 1 Health Investigation Levels (HILs) for a broad range of chemicals such as metals, inorganics, PAHs, phenols, pesticides and other organics. The HILs are applicable to generic land uses such as residential, commercial/industrial or public open space and all soil types, generally within the first 3 metres of soil below ground level. The HILs have been applied to assess human health risks via all relevant pathways of exposure.

Based on the proposed development, soil investigation results within the site will be assessed against the **HIL ‘B’** - *Residential use with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.*

#### 8.2.2 Health Screening Levels (HSLs)

The NEPM presents Tier 1 Health Screening Levels (HSLs) for the following petroleum compounds and fractions:

- Benzene, Toluene, Ethylbenzene and Xylenes (BTEX);
- Naphthalene; and
- TPH C6-C10 and TPH >C10-C16 fractions

The HSLs are applicable to generic land uses such as residential, commercial/industrial or recreational/public open space and different soil types between the ground surface and soils >4 metres below ground level. The HILs have been applied to assess human health risks via the inhalation and direct contact pathways of exposure.

### 8.2.3 Petroleum Hydrocarbon Management Limits

Table 1B (7) of the NEPM presents petroleum hydrocarbon management limits for application to TPH fractions C<sub>6</sub>-C<sub>10</sub>, >C<sub>10</sub>-C<sub>16</sub>, >C<sub>16</sub>-C<sub>34</sub> and >C<sub>34</sub>-C<sub>40</sub>. The management limits are applicable for coarse or fine soils in residential, parkland, public open space or commercial/industrial land uses following consideration of relevant ESLs and HSLs.

### 8.2.4 Asbestos

Health screening for asbestos in soil, which are based on scenario-specific likely exposure levels, are adopted from the WA DoH guidelines and are referred in Table 7 in Schedule B1.

**Table 15 Health screening levels for asbestos contamination in soil**

Form of asbestos	Health Screening Level (w/w)			
	Residential A <sup>1</sup>	Residential B <sup>2</sup>	Recreational C <sup>3</sup>	Commercial/Industrial D <sup>4</sup>
Bonded ACM	0.01%	0.04%	0.02%	0.05%
FA and AF <sup>5</sup> (friable asbestos)	0.001%			
All forms of asbestos	No visible asbestos for surface soil			

1. Residential A with garden/accessible soil also includes children's day care centres, preschools and primary schools.
2. Residential B with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.
3. Recreational C includes public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and unpaved footpaths.
4. Commercial/industrial D includes premises such as shops, offices, factories and industrial sites.
5. The screening level of 0.001% w/w asbestos in soil for FA and AF (i.e. non-bonded/friable asbestos) only applies where the FA and AF are able to be quantified by gravimetric procedures (refer Section 4.10). This screening level is not applicable to free fibres.

### **8.3 Export of Waste**

To assess the waste classification of materials to be disposed of off-site, the NSW EPA refers to the NSW EPA (2014) “*Waste Classification Guidelines, Part 1: Classifying Waste*”.

## **9 SOIL INVESTIGATION**

### **9.1 General Methodology**

The soil investigation was carried out on 11<sup>th</sup> March 2018 and was designed to meet the Data Quality Objectives. The fieldwork procedures adopted were carried out in general accordance with the Aargus fieldwork protocols, which are based on industry standard practice as prescribed in the NEPM.

Prior to the commencement of the intrusive investigation, a Dial-Before-You-Dig (DBYD) search was carried out and a professional services locator was engaged to clear the proposed sampling locations for underground services.

Each borehole was drilled using a concrete corer and hand auger. The boreholes were backfilled with clean spoil or clean sand/gravel.

A description of sub-surface conditions observed during drilling are presented in borehole logs included in Appendix J.

### **9.2 Sampling Design Rationale**

Six boreholes (BH1 to BH6) were drilled by adopting a targeted sampling pattern across the site to provide general site coverage with consideration given to access.

It is considered that the number of sampling points adopted meets the minimum requirements of the NSW EPA “Sampling Design Guidelines” (1995) for a site area of 620m<sup>2</sup> and to detect a hotspot diameter of 15.2m. The borehole locations are shown in Figure 4 of Appendix A.

### **9.3 Sampling Density and Sampling Depth**

Boreholes were advanced through fill material and terminated at least 0.5m into natural soils to allow for the collection of fill and natural soil samples.

### **9.4 Sampling Methodology**

Soil sampling was carried out in general accordance with Aargus Fieldwork Protocols. In summary:

- Soil samples were collected using a hand auger from each soil type or change in lithology and approximately every 1 metre depth where no change in material was apparent.
- Samples were transferred into clean laboratory supplied containers using a hand trowel.
- In general, each soil sample was divided into two sub-samples. One of the sub-samples was placed into a laboratory-supplied container and a second sub-sample was placed in a separate zip-lock bag for field headspace screening using a PID.
- A minimum 500ml sample from each sample location was recovered for asbestos analysis.

### **9.5 Field Tests**

A calibrated Photo-ionisation Detector (PID) meter was used to obtain the following field measurements:

- Background concentrations of ionisable volatile organic compounds (VOCs) in the ambient air taken approximately 5 to 10 metres upwind of the general work area; and
- Headspace analysis of bagged soil samples collected to detect the presence of ionisable VOCs.



The PID readings were observed before and after each measurement of a sample to ensure that the PID was operating correctly. The procedures followed in performing field headspace on soil samples can be found in the Aargus Field Protocols.

Readings of PID maximums, fluctuations and general comments of observation were recorded in Aargus field record forms included in Appendix K. The PID calibration certificate can be found in Appendix K.

## **9.6 Soil Laboratory Analysis**

Soil samples were submitted to their respective laboratories as specified in Section 10.2. The schedules of analysis for each sampling batch are presented in Appendix P.

## 10 QUALITY ASSURANCE / QUALITY CONTROL

### 10.1 Field QA/QC

#### 10.1.1 General

The frequency required for each field quality assurance / quality control (QA/QC) sample is presented in the table below.

**Table 16: QA/QC Sampling Frequency**

	Intra-Lab Duplicates	Inter-Lab Duplicates	Rinsates	Trip Blanks	Trip Spikes
<b>Sampling Frequency</b>	1 in 20 primary samples	1 in 20 primary samples	1 / Day	1 / Day	1 / Day

#### 10.1.2 Field Duplicates

Duplicates of primary samples were collected to enable the assessment of variability in analyte concentrations between samples collected from the same sampling point. The table below list the duplicate soil samples collected with their corresponding primary samples.

**Table 17: Soil Field Duplicate Samples**

Primary Sample ID	Sample Depth (m bgl)	Blind Duplicate ID	Split Duplicate ID	Date Sampled
BH4	0.2 – 0.3	D1	SS1	11 March 2018

#### 10.1.3 Rinsates

Rinsate samples recovered for each day in which sampling took place to identify possible cross contamination between the sampling locations are listed in the table below.

**Table 18: Rinsate Samples**

Sample ID	Equipment Type	Sample Media	Date Collected
R1	Hand Auger	Soil	11 March 2018

#### 10.1.4 Trip Blanks / Spikes

Trip spike and trip blank samples were collected to assess the effect of sample handling on volatile concentrations in the samples collected and are listed in the table below.

**Table 19: Trip Blank/Trip Spikes**

Sample ID	QC Sample Type	Media	Date Collected
TB1	Trip Blank	Soil	11 March 2018
TS1	Trip Spike	Soil	11 March 2018

#### 10.1.5 Sample Handling, Storage and Transport

The following sampling handling, storage and transport procedures were adopted to ensure sample integrity:

- Samples were collected in laboratory supplied containers. A list of sample preservation methods and the types of sample containers used are attached in Appendix M.
- Soil sample containers were placed immediately into a chilled cooler box and dispatched to their respective analytical laboratories on the same day. If this was not possible, samples were temporarily held overnight in the Aargus office refrigerator at a temperature of no greater than 4 °C and dispatched the following day.
- A Chain of Custody form (COC) was completed for all samples collected and included with the samples for transport to their respective laboratories for chemical analysis. Copies of COCs are included in Appendix N.
- All glass bottles were individually bubble wrapped for protection and insulated containers/coolers were used for sample shipment.
- Disposable nitrile gloves were used for OH&S purposes and were changed between every sample location.

### **10.1.6 Decontamination Procedures**

The decontamination of non-dedicated sampling equipment was achieved by washing with phosphate-free detergent and tap water, followed by a final rinse with distilled water. Decontamination was conducted after the collection of samples at each sample location. A clean pair of disposable gloves was used when handling each sample.

### **10.1.7 Calibration of Equipment**

The 10.6eV lamp of the PID was calibrated with isobutylene gas at 100ppm prior to commencement of fieldwork and prior to commencement of each day's fieldwork. The battery in the PID unit was recharged after every day's use in the field.

Copies of calibration records for each relevant item of equipment used can be found in Appendix M.

## **10.2 Laboratory QA/QC**

### **10.2.1 Laboratories Used**

The following NATA-accredited laboratories were commissioned to carry out laboratory analysis of soil samples collected:

- Primary Laboratory – ALS Sydney
- Secondary Laboratory – ALS Melbourne
- Australian Safer Environmental & Technology (ASET) was commissioned to carry out all asbestos analysis of soil samples

These laboratories also operate Quality Systems that are designed to comply with ISO/IEC 17025.

All primary samples, blind duplicates, rinsate samples, trip blank/spikes were dispatched to the primary laboratory. All split samples were dispatched to the secondary laboratory.

Laboratory Certificates of Analysis are included in Appendix N.

### **10.2.2 Holding Times**

The holding times for chemicals analysed are presented in Appendix P and were based on USEPA methods, Standard Methods for the Examination of Water and Wastewater (APHA).

### **10.2.3 Test Methods and Practical Quantitation Limits**

The test methods adopted by the laboratories are listed in Appendix M and Practical Quantitation Limits (PQLs) adopted are specified within the Laboratory Certificates of Analysis included in Appendix N.

The methods used by the laboratories generally comply with those listed in the NEPM and the Australian and New Zealand Environment and Conservation Council (ANZECC)-1996 “*Guidelines for the Laboratory Analysis of Contaminated Soils*”. Alternate methods used by the laboratories (i.e. not identified in the NEPM and ANZECC guidelines) have been validated by the laboratories, as recommended in the NEPM and ANZECC guidelines, and endorsed by NATA.

### 10.3 QA/QC Data Evaluation

A full evaluation of the Data Quality Indicators (DQIs) for both fieldwork and laboratory procedures is presented in Appendix O. These were assessed with reference to Appendix S of the NEPM and Guidelines for the NSW Site Auditor Scheme (2<sup>nd</sup> ed.), 2006. In summary, the findings of the QA/QC evaluation indicated the following:

- Data Completeness – The data set is considered to be adequately complete.
- Data Comparability – The data set is considered to be adequately comparable.
- Data Representativeness – The data set is considered to be adequately representative.
- Data Precision – The data set is considered to be adequately precise.
- Data Accuracy – The data set is considered to be adequately accurate. However, the following minor non-conformances were identified:
  - Matrix spike were within control limits, with the exception of Total Recoverable Mercury by FIMS in SS1. Given that the majority of matrix spike were within control limits, the data set is considered to be adequately accurate.

The sampling methods (including sample preservation, transport and decontamination procedures) and laboratory methods followed during this investigation works were consistent with Aargus protocols and were found to meet the DQOs for this project.

It is therefore considered that the data is sufficiently reliable and that the results can be used for the purpose of this project.

## 11 FIELD OBSERVATIONS

### 11.1 Geology

Based on surface and sub-surface conditions observed during the intrusive investigation, the surface and sub-surface profile across the site is summarised in the table below.

**Table 20: Summary of Geological Observations**

Geological Unit	Lithological Description	Depth Ranges: Top to Base (m bgl)
Concrete	Concrete	0.0m to 0.2m (BH3 to BH6) 0.0m to 0.4m (BH1 & BH2)
Fill	Sand, fine to medium grained, brown / light grey	0.2m to 0.4 m (BH3 to BH6) 0.4m to 0.6m (BH1 & BH2)
Natural	Sand, medium grained, yellow	0.4m to 1.0m (BH3 to BH6) 0.6m to 1.0m (BH1 & BH2)

The following additional observations were made:

- No hydrocarbon odour or staining was observed within any of the borehole locations.
- No fibre-containing fragments or sheeting were observed in any of the borehole samples.

We recommend that this section be read in conjunction with Figure 4 (Borehole Location Plan) in Appendix A, the Daily Work Sheets in Appendix K and the borehole logs in Appendix J.

### 11.2 Field Headspace Results

Ionisable VOC detections in PID readings taken from soil samples subjected to field headspace analysis are listed in the following table.

**Table 21: Summary of PID Results**

Sample ID	Depth Range (m bgl)	PID Readings	Stratum
BH1	0.4-0.5	<0.1 ppm	Fill
BH1	0.6-0.7	<0.1 ppm	Natural
BH2	0.4-0.5	<0.1 ppm	Fill
BH2	0.6-0.7	<0.1 ppm	Natural
BH3	0.2-0.3	<0.1 ppm	Fill
BH3	0.4-0.5	<0.1 ppm	Natural
BH4	0.2-0.3	<0.1 ppm	Fill
BH4	0.4-0.5	<0.1 ppm	Natural
BH5	0.2-0.3	<0.1 ppm	Fill
BH5	0.4-0.5	<0.1 ppm	Natural
BH6	0.2-0.3	<0.1 ppm	Fill
BH6	0.4-0.5	<0.1 ppm	Natural
D1	-	<0.1 ppm	Fill
SS1	-	<0.1 ppm	Fill

The PID field record forms can be found in Appendix K



## **12 LABORATORY RESULTS**

### **12.1 General**

A comparison of soil laboratory results against their respective assessment criteria (as specified in Section 8) are presented in the summary tables in Appendix P. Certificates of laboratory analysis are attached in Appendix N. A discussion of the results is presented in the following sub-sections.

### **12.2 Soil Results**

#### **12.2.1 Heavy Metals**

##### **12.2.1.1 Health Investigation Levels (HILs)**

As indicated in Table A, the concentrations of the discrete heavy metals were below the Health Investigation Level (HIL) for residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high rise buildings and apartments., that being the HIL 'B'.

#### **12.2.2 TRH, BTEX & NAPHTHALENE**

##### **12.2.2.1 Health Screening Levels (HSLs)**

As indicated in Table B, the F1 (C<sub>6</sub>-C<sub>10</sub>), F2 (>C<sub>10</sub>-C<sub>16</sub>), benzene, toluene, ethyl benzene, xylenes and naphthalene concentrations were below the HSL 'A' & HSL 'B' for a sand soil profile for all sampled source depths.

##### **12.2.2.2 Management Limits**

As indicated in Table C, the F1 (C<sub>6</sub>-C<sub>10</sub>), F2 (>C<sub>10</sub>-C<sub>16</sub>), F3 (C<sub>16</sub>-C<sub>34</sub>), F4 (C<sub>34</sub>-C<sub>40</sub>) concentrations were below the Management Limits for a coarse grained soil texture in a "residential parkland and public open space" environment.

### **12.2.3 PAH, OCP, PCB**

#### **12.2.3.1 Health Investigation Levels (HILs)**

As indicated in Table D, the concentrations of the benzo(a)pyrene (as TEQ), Total PAH, OCP & PCB were below the Health Investigation Level (HIL) for residential with minimal opportunities for soil access, that being the HIL 'B'.

#### **12.2.4 Asbestos**

As indicated in Table E, asbestos was not detected in the samples analysed.

## 13 DISCUSSION OF RESULTS

### 13.1 Soil Quality

A summary of the soil results for this assessment are provided below:

- All of heavy metals concentrations from the samples analysed met their respective assessment criteria under the HIL 'B', EILs.
- The TRH, BTEX, naphthalene and/or benzo(a)pyrene concentrations from the samples met their respective HSLs, and/or Management Limits.
- The benzo(a)pyrene (as TEQ), Total PAH, OCP, PCB, Phenols & Cyanide concentrations were below the Health Investigation Level (HIL) for residential with minimal opportunities for soil access, that being the HIL 'B'.
- Asbestos results in all samples were either not detected or below their assessment criteria.

## 14 CONCLUSION AND RECOMMENDATIONS

Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil contamination at the site are negligible within the context of the proposed use of the site to be refurbished, with partial internal demolition and renovation to take place. The building will continue to be used as a ground floor café with library on the upper levels. The site is therefore considered to be suitable for the proposed use.

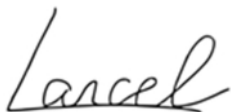
Any soils requiring removal from the site, as part of future site works, should be classified in accordance with the “Waste Classification Guidelines, Part 1: Classifying Waste” NSW EPA (2014).

Thank you for the opportunity to undertake this work. We would be pleased to provide further information on any aspects of this report.

For and on behalf of

**Aargus Pty Ltd**

**Written by:**



**Lance Chen**

Environmental Scientist

**Reviewed By:**



**Mark Kelly**

Environmental Manager

## LIMITATIONS

The Aargus assessment is based on the result of limited site investigations and sample testing. Neither Aargus, nor any other reputable consultant, can provide unqualified warranties nor does Aargus assume any liability for site conditions not observed or accessible during the time of the investigations.

Despite all reasonable care and diligence, the materials encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions, truck movement or contractor movement of soils and other events, e.g. groundwater movement and or spillages of contaminating substances. These changes may occur subsequent to Aargus investigations and assessment.

This report and associated documentation and the information herein have been prepared solely for the use of the client and interested parties at the time of writing the report and is valid (for the purposes of management or transport of material) for a period of one month only from the date of issue. Any other reliance assumed by third parties on this report shall be at such parties' own risk. Any ensuing liability resulting from use of the report by third parties cannot be transferred to Aargus.

Whilst this report provides a review of site conditions encountered at sampling locations within the investigation, it should be noted that if materials are proposed to be moved from site - Part 5.6, Section 143 of the Protection of the Environment Operations (POEO) Act 1997 states that it is an offence for waste to be transported to a place that cannot lawfully be used as a facility to accept that waste. It is the duty of the owner and transporter of the waste to ensure that all material removed from a site must be accompanied by an appropriate waste classification report and materials are disposed of appropriately. An environmental or validation report does not constitute a waste classification report and results are treated

differently. Aargus accepts no liability for the unlawful disposal of waste materials from any site. Aargus does not accept any responsibility for the material tracking, loading, management, transport or disposal of waste from the site. If material is to be removed from a site, before disposal of any material to a licensed landfill is undertaken, the site owner must ensure an appropriate waste classification exists for all materials on the site planning to be removed, the waste producer will need to obtain prior consent from the licensed landfill/recycler. The receiving site should check to ensure that the material received matches the description provided in the report.

Opinions are judgements, which are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

Appendix Q – Important information about your environmental site report should also be read in conjunction with this report.

## REFERENCES

This report was prepared with reference to the following guiding documents:

- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra.
- Department of Urban Affairs and Planning – EPA (1998) “Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land”.
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1).
- NSW DEC “Guidelines for the NSW Site Auditor Scheme” (2006, 2<sup>nd</sup> edition). NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) – “Waste Classification Guidelines, Part 1: Classifying Waste”.
- NSW EPA “Guidelines for Consultants Reporting on Contaminated Sites” (2011). NSW Environment Protection Authority, Sydney.
- NSW EPA “Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997” (2009). NSW Environment Protection Authority, Sydney.
- NSW EPA “Sampling Design Guidelines” (1995). NSW Environment Protection Authority, Sydney.

# APPENDIX A

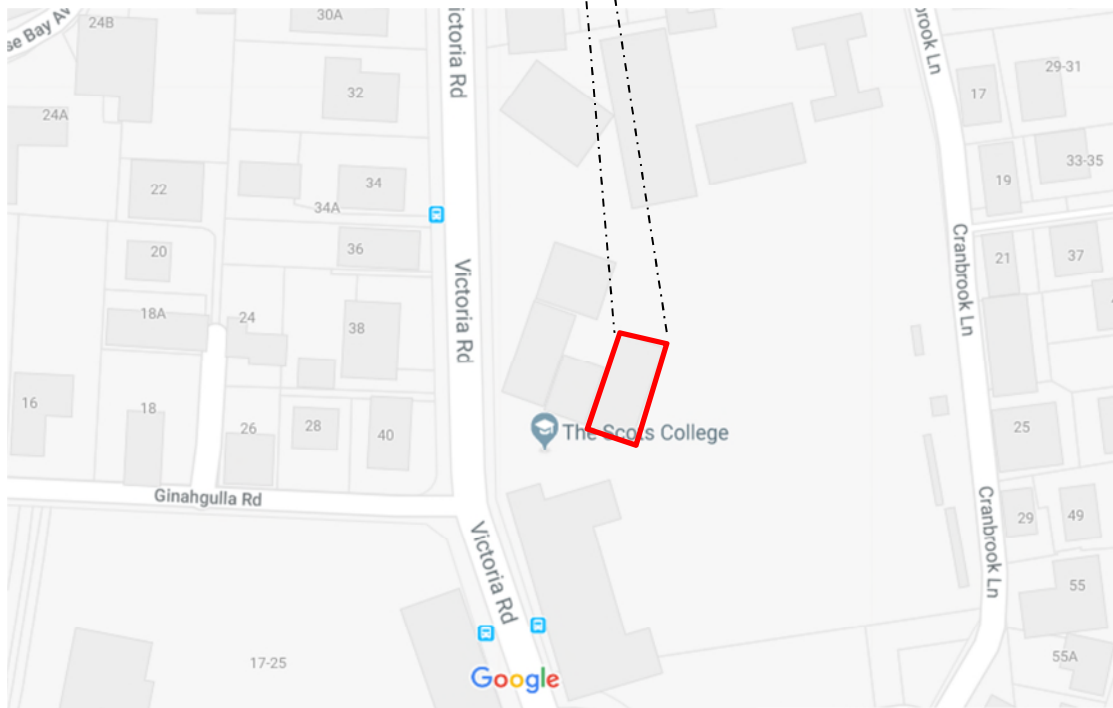
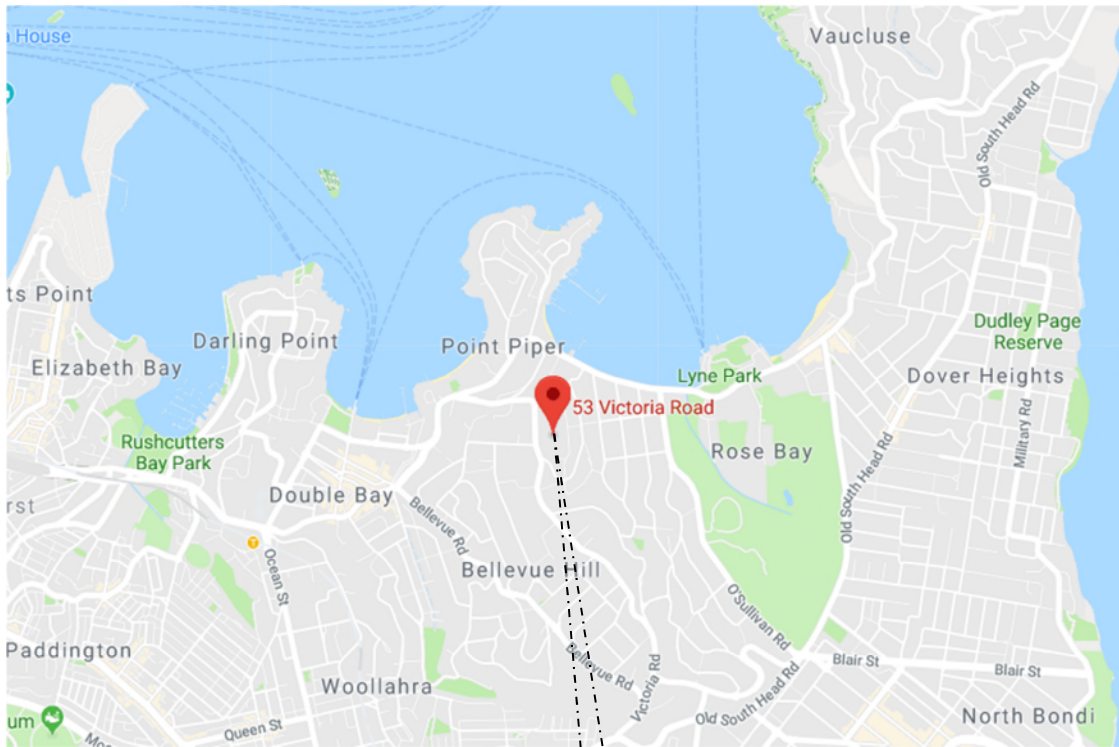
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## SITE PLANS





# SITE LOCALITY MAP



Source: <http://maps.google.com.au>

## PROJECT DETAILS

Project Title	Detailed Site Investigation
Project No.	ES7155/2
Client	Impact Group Pty Ltd on behalf of The Scots College
Site Address	29-53 Victoria Road, Bellevue Hill NSW



## DRAWING DETAILS

Figure No.	1	Rev No.	0
Scale	As above	Size	A4
Drawn by	LC	Date	29.01.18
Approved by	MK	Date	27.03.18

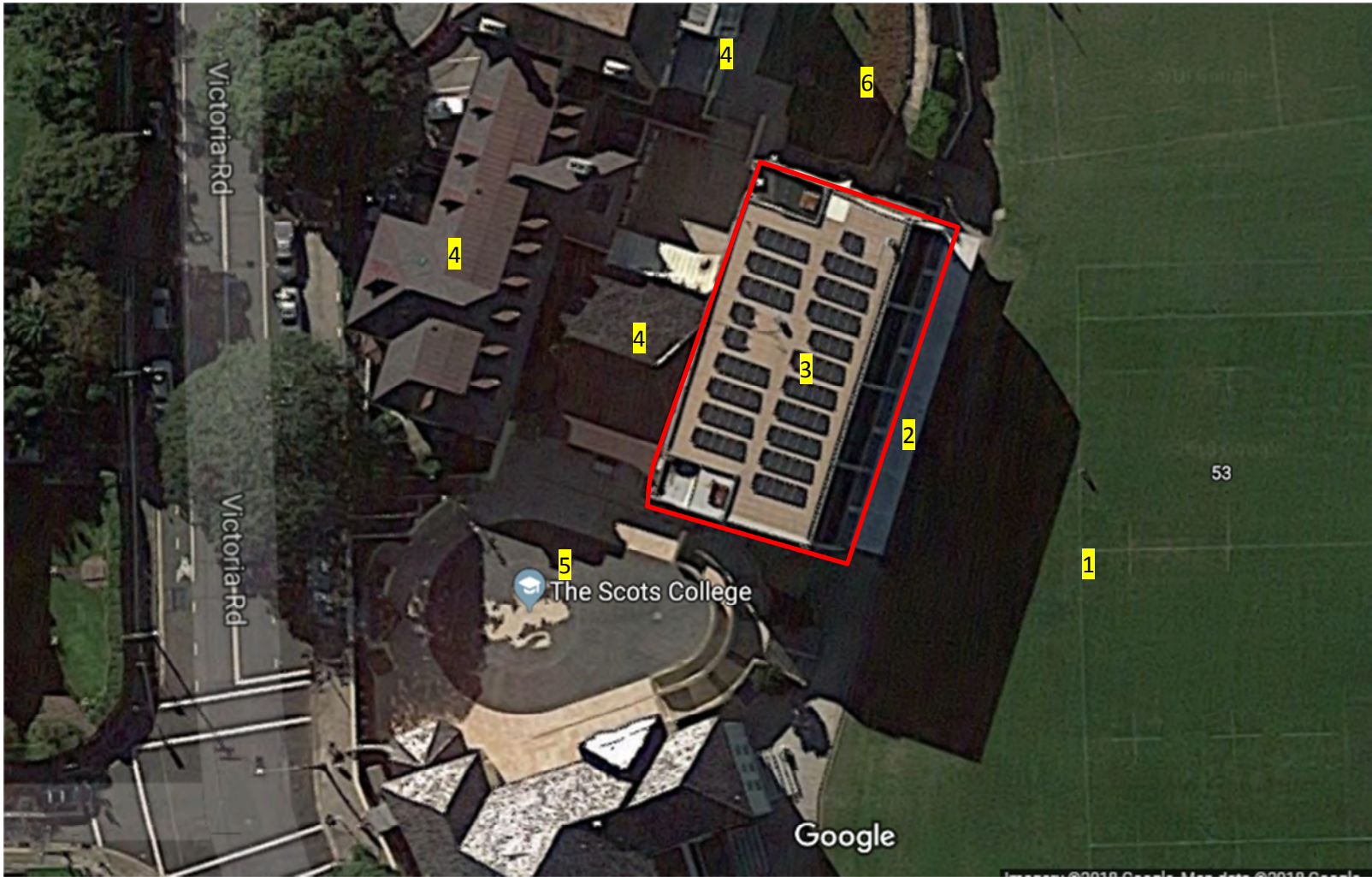
# SITE LOT & DP PLAN



Drawn by	LC	Date	29.01.18	Project title	Detailed Site Investigation		Figure No.2	Revision No.
Approved by	MK	Date	27.03.18	Client	Impact Group Pty Ltd on behalf of The Scots College		Source	Six Maps
Approx. scale	As Above			Site address	29-53 Victoria Road, Bellevue Hill NSW		Project number	ES7155/2



SITE FEATURES



- 1. Grass covered playground
- 2. Concrete pathway
- 3. Café (ground floor) and Library (upper levels)
- 4. Brick Building with tile roof
- 5. Concrete courtyard
- 6. Garden bed area



Site Boundary





Drawn by	LC	Date	29.01.18	Project title	Detailed Site Investigation		Figure No.3	Revision No.
Approved by	MK	Date	27.03.18	Client	Impact Group Pty Ltd on behalf of The Scots College		Source	Google Maps
Approx. scale	As above			Site address	29-53 Victoria Road, Bellevue Hill NSW		Project number	ES7155/2



BOREHOLE LOCATIONS ON AERIAL VIEW

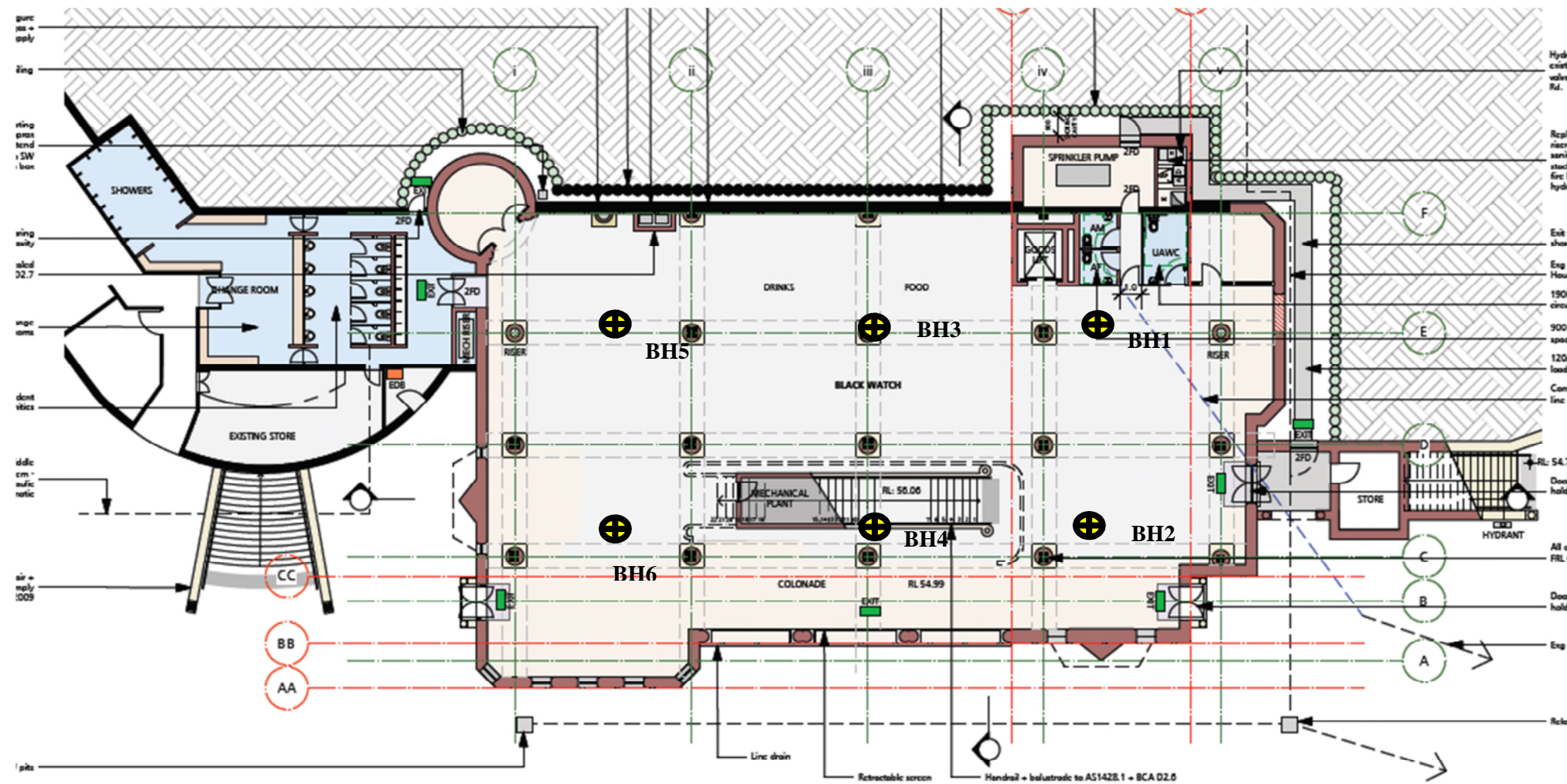




Legend	
	Site Boundary
	Aargus Borehole Location

Drawn by	LC	Date	11.03.18	Project title	Detailed Site Investigation		Figure No.4	Revision No.
Approved by	MK	Date	27.03.18	Client	Impact Group Pty Ltd on behalf of The Scots College		Source	Six Viewer
Approx. scale	NTS			Site address	29-53 Victoria Rd, Bellevue Hill NSW		Project number	ES7155/2



## BOREHOLE LOCATIONS ON PROPOSED PLAN



Legend	
	Site Boundary
	Aargus Borehole Location

Drawn by	LC	Date	11.03.18	Project title	Detailed Site Investigation		Figure No.5	Revision No.
Approved by	MK	Date	27.03.18	Client	Impact Group Pty Ltd on behalf of The Scots College		Source	Six Viewer
Approx. scale	NTS			Site address	29-53 Victoria Rd, Bellevue Hill NSW		Project number	ES7155/2









# **APPENDIX B**

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## **PROPOSED DEVELOPMENT PLANS & SITE SURVEY PLANS**





LEGEND	
	Exg floor area
	Exg structure
	Additional floor area
	New masonry - 120/120/120 FRL construction of load bearing walls
	Render / Sandstone capping
	New concrete
	Entry matt
	Wet area
HYD	Fire hydrant
1FD	1hr fire door set
2FD	2hr fire door set



CAD REFERENCE: 1601403_180723.DWG	
BY: JG	DATE: 23/7/18
AMENDMENTS: BUSINESS STUDIES BUILDING ADDED DETAIL	
UPDATED AS SPANIAL PRESENT, ROOF DETAIL	
UPDATED ON BUILDING WEST OF DINING HALL	
DRAWN: DH	CHECKED: DGW
DATE: 24 JULY 2009	
SHEET: 1 OF 2	
DRAUGHT: AHD	

SURVEYORS REF: 1601403	
VERSION: B	DATE: 24 JULY 2009
SHEET: 1 OF 2	

ORIGINAL SCALE: 1:500	SHEET SIZE: A1
LENGTHS ARE IN METRES	



**Beveridge Williams**  
Incorporating Dunlop Thorpe  
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ANY REPRINTED, DOWNLOADED, ELECTRONIC STORAGE, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD THIS NOTICE MUST NOT BE ERASED.

CLIENT: THE SCOTS COLLEGE	TITLE: PLAN OF THE SCOTS COLLEGE
DETAILS: C/- JCA ARCHITECTS	VICTORIA ROAD
FEATURE & LEVEL SURVEY	AT BELLEVUE HILL
	L.G.A. WOOLLAHRA

NOTES:	
- THE PURPOSE OF THIS SURVEY WAS TO OBTAIN TOPOGRAPHICAL DETAIL AS REPRESENTED ON THIS PLAN	
- BOUNDARIES HAVE BEEN SURVEYED BASED ON PUBLIC RECORDS.	
- PRIOR TO CONSTRUCTION CORNERS SHOULD BE MARKED.	
- LEVELS SHOWN HEREON ARE RELATED TO AUSTRALIAN HEIGHT DATUM (AHD).	
- TREE CANOPIES AND HEIGHTS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY DETAILED SURVEY IF CRITICAL TO DESIGN SERVICES AND PIT INFORMATION SHOWN RELATES TO VISIBLE DATA AT GROUND SURFACE AND DOES NOT INDICATE SIZE OR POSITION OF BELOW SURFACE FEATURES. SYMBOLS SHOWN ON PLAN MAY NOT BE ACTUAL DIMENSIONS.	
- CONTRACTORS SHOULD CONSULT WITH SERVICE AUTHORITIES (OBRD) PRIOR TO ANY WORKS AT SITE.	
- THIS PLAN MUST NOT BE ALTERED IN SCALE.	



- LEGEND:**
- BW BOTTOM OF WALL
  - ELP ELECTRICAL LIGHT POLE
  - FH FIRE HYDRANT
  - FLR FLOOR LEVEL
  - RIG RIDGE
  - RR ROOF RIDGE
  - TC TOP OF CHIMNEY
  - TG TOP OF GUTTER
  - TK TOP OF KERB
  - TD TOP OF DRIVE
  - TR TOP OF RAIL
  - TW TOP OF WALL
  - UAC UNIDENTIFIED ACCESS CHAMBER
  - US UNDERSIDE OF GUTTER
  - US UNDERSIDE OF FLOOR
- NOTES:**
- THE PURPOSE OF THIS SURVEY WAS TO OBTAIN TOPOGRAPHICAL DETAIL AS REPRESENTED ON THIS PLAN
  - BOUNDARIES HAVE BEEN SURVEYED BASED ON PUBLIC RECORDS.
  - PRIOR TO CONSTRUCTION CORNERS SHOULD BE MARKED.
  - LEVELS SHOWN HEREON ARE RELATED TO AUSTRALIAN HEIGHT DATUM (AHD).
  - TREE CANOPIES AND HEIGHTS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY DETAILED SURVEY IF CRITICAL TO DESIGN SERVICES AND PIT INFORMATION SHOWN RELATES TO VISIBLE DATA AT GROUND SURFACE AND DOES NOT INDICATE SIZE OR POSITION OF BELOW SURFACE FEATURES. SYMBOLS SHOWN ON PLAN MAY NOT BE ACTUAL DIMENSIONS.
  - CONTRACTORS SHOULD CONSULT WITH SERVICE AUTHORITIES (OBRD) PRIOR TO ANY WORKS AT SITE.
  - THIS PLAN MUST NOT BE ALTERED IN SCALE.





- LEGEND:
- BW BOTTOM OF WALL
  - EIP ELECTRICAL POLE
  - PH FIRE HYDRANT
  - FLR FLOOR LEVEL
  - RIG RIDGE
  - RR ROOF RIDGE
  - TC TOP CHIMNEY
  - TK TOP OF GUTTER
  - TG TOP OF KERB
  - TOD TOP OF GRATE
  - TR TOP OF ROCK
  - UAC UNIDENTIFIED ACCESS CHAMBER
  - US UNDERSIDE OF GUTTER
  - U/S UNDERSIDE OF FLOOR
- NOTES:
- THE PURPOSE OF THIS SURVEY WAS TO OBTAIN TOPOGRAPHICAL DETAIL AS REPRESENTED ON THIS PLAN
  - BOUNDARIES HAVE BEEN SURVEYED BASED ON PUBLIC RECORDS. PRIOR TO CONSTRUCTION CORNERS SHOULD BE MARKED
  - LEVELS SHOWN HEREON ARE RELATED TO AUSTRALIAN HEIGHT DATUM (AHD)
  - TREE CANOPIES AND HEIGHTS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY DETAILED SURVEY IF CRITICAL TO DESIGN
  - SERVICES AND PIT INFORMATION SHOWN RELATES TO VISIBLE DATA AT GROUND SURFACE AND DOES NOT INDICATE SIZE OR POSITION OF BELOW SURFACE FEATURES. SYMBOLS SHOWN ON PLAN MAY NOT BE ACTUAL DIMENSIONS
  - CONTRACTORS SHOULD CONSULT WITH SERVICE AUTHORITIES (BODY) PRIOR TO ANY WORKS AT SITE
  - THIS PLAN MUST NOT BE ALTERED IN SCALE

COA REFERENCE: 1601403\_180723.DWG

BY: JG

AMENDMENTS: UPDATED IN ASPHALT PRECINCT POLE DETAIL

DATE: 23/7/18

CHECKED: DGW

DATUM: AHD

SURVEYOR'S REF: 1601403

VERSION: B

24 JUL 2009

ORIGINAL SCALE: 1:250

SHEET SIZE: A1

LENGTHS ARE IN METRES

**Beveridge Williams**  
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Sydney ph: 02 9283 6677  
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CLIENT: THE SCOTS COLLEGE

c/- JCA ARCHITECTS

VICTORIA ROAD

BELLEVUE HILL

FEATURE & LEVEL SURVEY

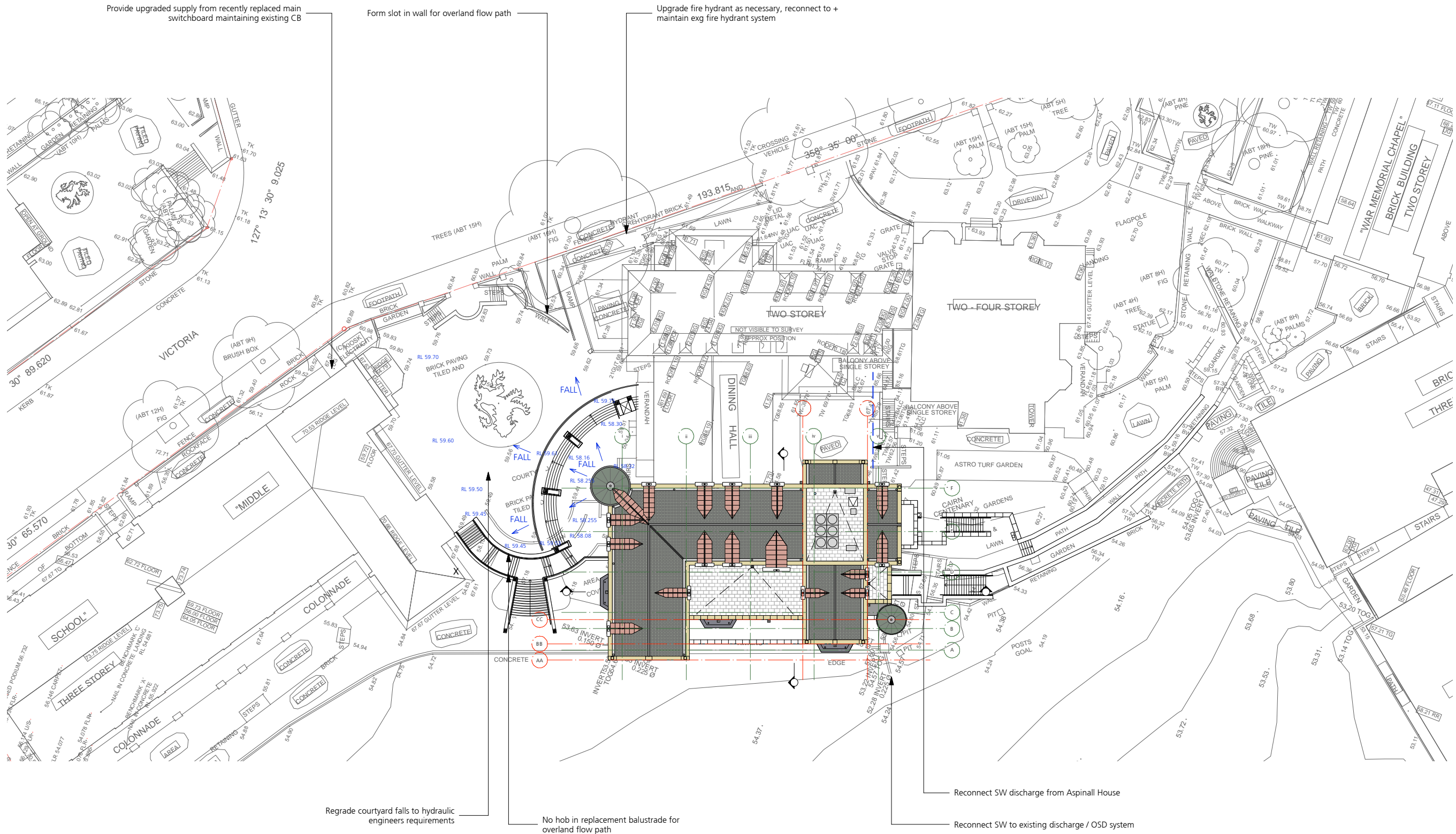
TITLE: PLAN OF THE SCOTS COLLEGE

VICTORIA ROAD

AT BELLEVUE HILL

L.G.A. WOOLLAHRA





1 Proposed Site Plan  
Scale: 1:500

**GENERAL NOTES**

- Consult with ALL relevant authorities prior to commencing works
- DO NOT scale. All dimensions are nominal + should be confirmed on site prior to commencement
- Obtain setting out information from architect PRIOR to commencement
- Bring discrepancies to the immediate attention of the Architect
- If unsure of any aspect of the works seek instruction from the Architect before proceeding
- All drawings must be read in conjunction with the council consent, specification, schedules, site notes + instructions issued by the Architect
- This material / work is protected by Copyright

**CONSULTANTS**

TPUS  
Quantity Surveyors

BBC  
Planning Consultant

ADV  
Mechanical Engineer

BGA Access  
Accessibility Consultant

PBE  
Structural Engineer

BCG  
BCA Consultant

JCL  
Hydraulic Engineer

Riley Mac  
Fire Consultant

MCD  
Fire Engineer

UMEA  
Electrical Engineer



**CLIENT**  
STEVEN ADAMS  
THE SCOTS COLLEGE

**PROJECT**  
PROPOSED REFURBISHMENT OF  
THE STEVENSON LIBRARY

**ADDRESS**  
29-53 Victoria Rd  
Bellevue Hill, NSW

**DRAWING TITLE**  
PROPOSED SITE PLAN

**DRAWN BY**  
JC, CF, JW

**SCALE**  
1:500 @ A3

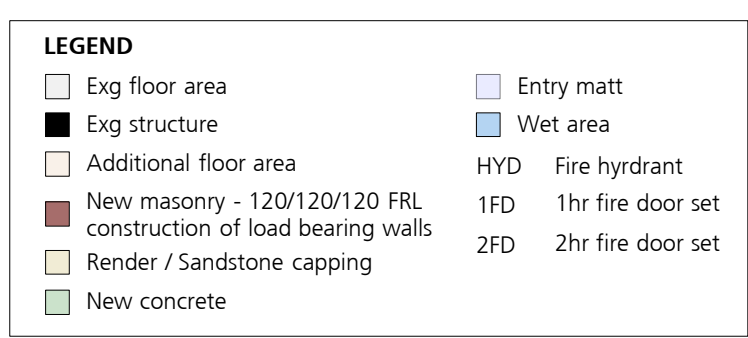
**ISSUE**  
PRELIMINARY

**REVISION**  
P2

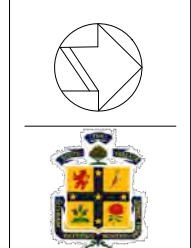
**DATE**  
MARCH 2018

**DRAWING NUMBER**

SSD1.02/17-200







**CLIENT**  
 STEVEN ADAMS  
 THE SCOTS COLLEGE

**PROJECT**  
 PROPOSED REFURBISHMENT OF  
 THE STEVENSON LIBRARY

**ADDRESS**  
 29-53 Victoria Rd  
 Bellevue Hill, NSW

**DRAWING TITLE**  
 PROPOSED FIRST FLOOR PLAN

**DRAWN BY**  
 JC, CF, JW

**SCALE**  
 1:200 @ A3

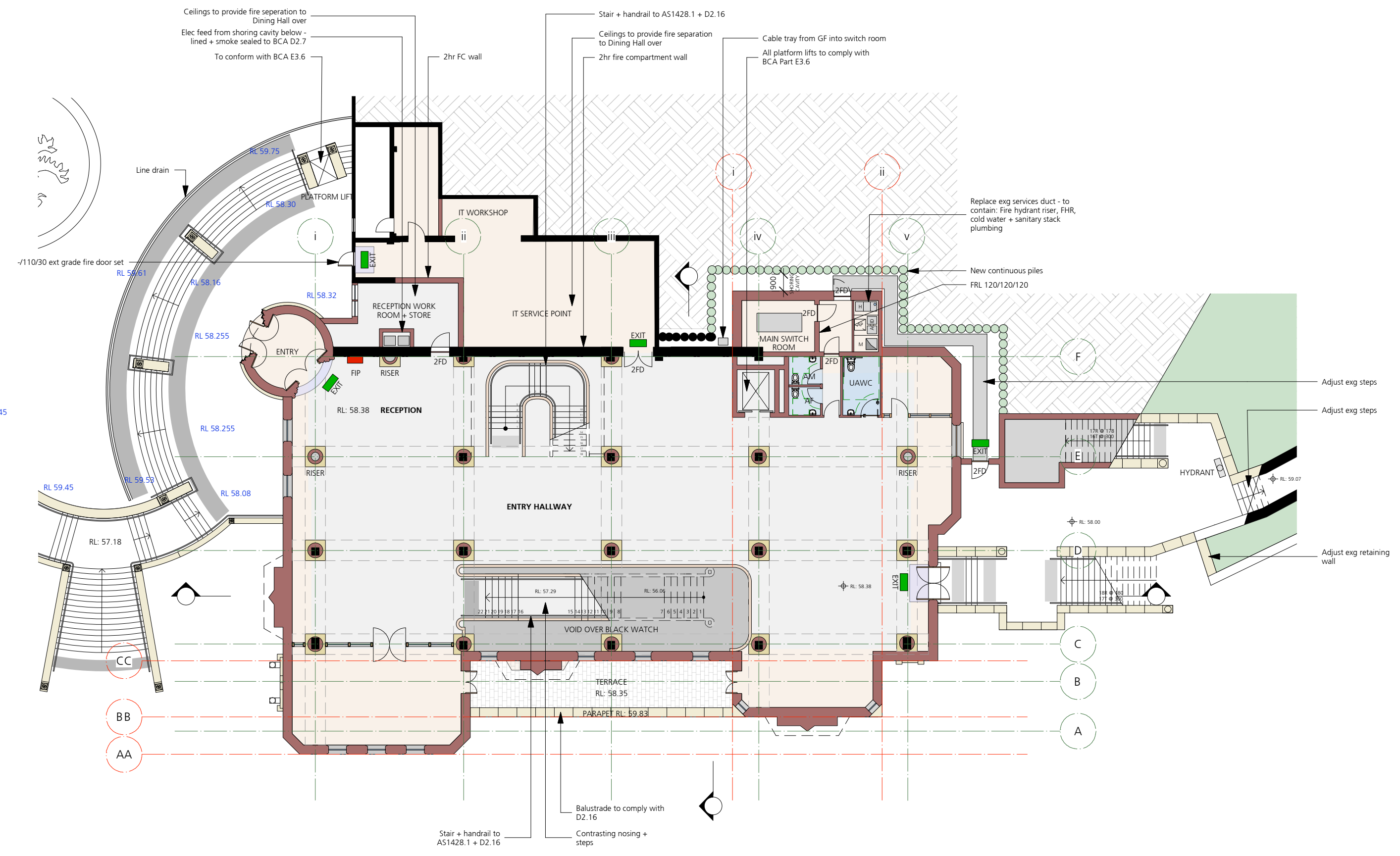
**ISSUE**  
 PRELIMINARY

**REVISION**  
 P6

**DATE**  
 MARCH 2018

**DRAWING NUMBER**

**SSD1.02/17-202**



1 Proposed First Floor Plan RL 58.38  
 Scale: 1:200

GFA: 668m2

LEGEND	
	Exg floor area
	Exg structure
	Additional floor area
	New masonry - 120/120/120 FRL construction of load bearing walls
	Render / Sandstone capping
	New concrete
	Entry matt
	Wet area
HYD	Fire hydrant
1FD	1hr fire door set
2FD	2hr fire door set

**GENERAL NOTES**

- Consult with ALL relevant authorities prior to commencing works
- DO NOT scale. All dimensions are nominal + should be confirmed on site prior to commencement
- Obtain setting out information from architect PRIOR to commencement
- Bring discrepancies to the immediate attention of the Architect
- If unsure of any aspect of the works seek instruction from the Architect before proceeding
- All drawings must be read in conjunction with the council consent, specification, schedules, site notes + instructions issued by the Architect
- This material / work is protected by Copyright

**CONSULTANTS**

TPQS  
Quantity Surveyors

BBC  
Planning Consultant

ADV  
Mechanical Engineer

BCA Access  
Accessibility Consultant

PBE  
Structural Engineer

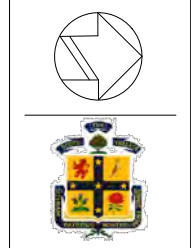
BCG  
BCA Consultant

JCL  
Hydraulic Engineer

Riley Mac  
Fire Consultant

MCD  
Fire Engineer

UMEA  
Electrical Engineer



**CLIENT**  
 STEVEN ADAMS  
 THE SCOTS COLLEGE

**PROJECT**  
 PROPOSED REFURBISHMENT OF  
 THE STEVENSON LIBRARY

**ADDRESS**  
 29-53 Victoria Rd  
 Bellevue Hill, NSW

**DRAWING TITLE**  
 PROPOSED SECOND FLOOR  
 PLAN

**DRAWN BY**  
 JC, CF, JW

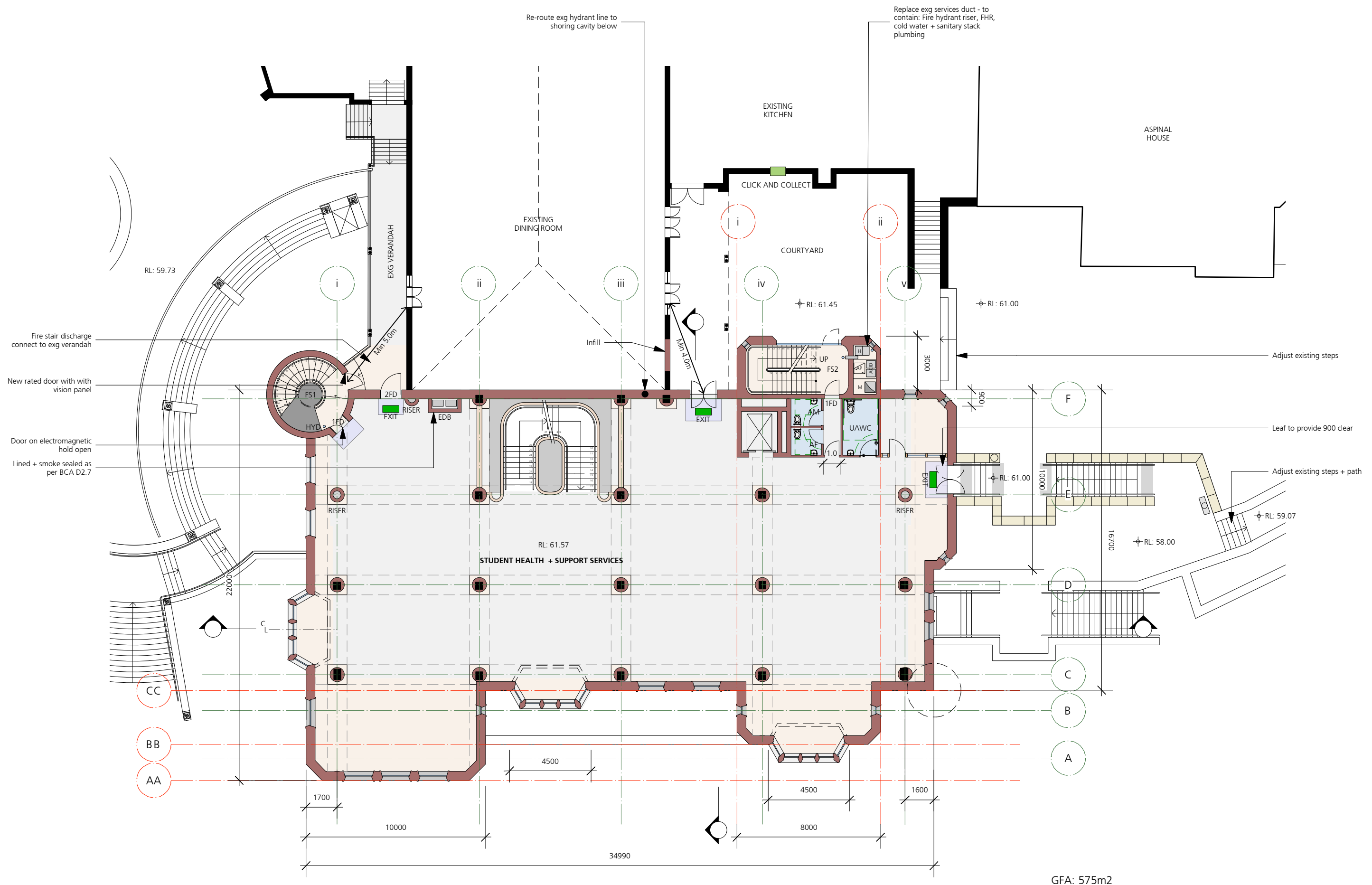
**SCALE**  
 1:200 @ A3

**ISSUE**  
 PRELIMINARY

**REVISION**  
 P5

**DATE**  
 FEBRUARY 2018

**DRAWING NUMBER**  
 SSD1.02/17-203










**1** Proposed Second Floor Plan RL 61.57  
 Scale: 1:200

GFA: 575m2

LEGEND	
	Exg floor area
	Exg structure
	Additional floor area
	New masonry - 120/120/120 FRL construction of load bearing walls
	Render / Sandstone capping
	Entry matt
	Wet area
HYD	Fire hydrant
1FD	1hr fire door set
2FD	2hr fire door set



 Exg floor area	 Entry matt
 Exg structure	 Wet area
 Additional floor area	HYD Fire hydrant
 New masonry - 120/120/120 FRL construction of load bearing walls	1FD 1hr fire door set
 Render / Sandstone capping	2FD 2hr fire door set

DRAWING NUMBER



### LEGEND

- Exg structure

 New masonry

Render / Sandstone capping

 Wet area

1FD 1hr fire door

210      211      212      213      214      215      216      217      218      219      220      221      222      223      224      225      226      227      228      229      230      231      232      233      234      235      236      237      238      239      240      241      242      243      244      245      246      247      248      249      250      251      252      253      254      255      256      257      258      259      260      261      262      263      264      265      266      267      268      269      270      271      272      273      274      275      276      277      278      279      280      281      282      283      284      285      286      287      288      289      290      291      292      293      294      295      296      297      298      299      300      301      302      303      304      305      306      307      308      309      310      311      312      313      314      315      316      317      318      319      320      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876      877      878      879      880      881      882      883      884      885      886      887      888      889      890      891      89



**GENERAL NOTES**

- Consult with ALL relevant authorities prior to commencing works
- DO NOT scale. All dimensions are nominal + should be confirmed on site prior to commencement
- Obtain setting out information from architect PRIOR to commencement
- Bring discrepancies to the immediate attention of the Architect
- If unsure of any aspect of the works seek instruction from the Architect before proceeding
- All drawings must be read in conjunction with the council consent, specification, schedules, site notes + instructions issued by the Architect
- This material / work is protected by Copyright

**CONSULTANTS**

TPDS  
Quantity Surveyors

BBC  
Planning Consultant

ADV  
Mechanical Engineer

BGA Access  
Accessibility Consultant

PSE  
Structural Engineer

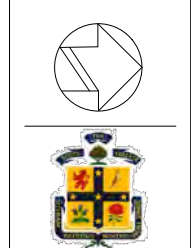
BCG  
BCA Consultant

JCL  
Hydraulic Engineer

Riley Mac  
Fire Consultant

MCD  
Fire Engineer

UMEA  
Electrical Engineer



**CLIENT**

STEVEN ADAMS  
THE SCOTS COLLEGE

**PROJECT**

PROPOSED REFURBISHMENT OF  
THE STEVENSON LIBRARY

**ADDRESS**

29-53 Victoria Rd  
Bellevue Hill, NSW

**DRAWING TITLE**

PROPOSED FOURTH FLOOR PLAN

**DRAWN BY**

JC, CF, JW

**SCALE**

1:200 @ A3

**ISSUE**

PRELIMINARY

**REVISION**

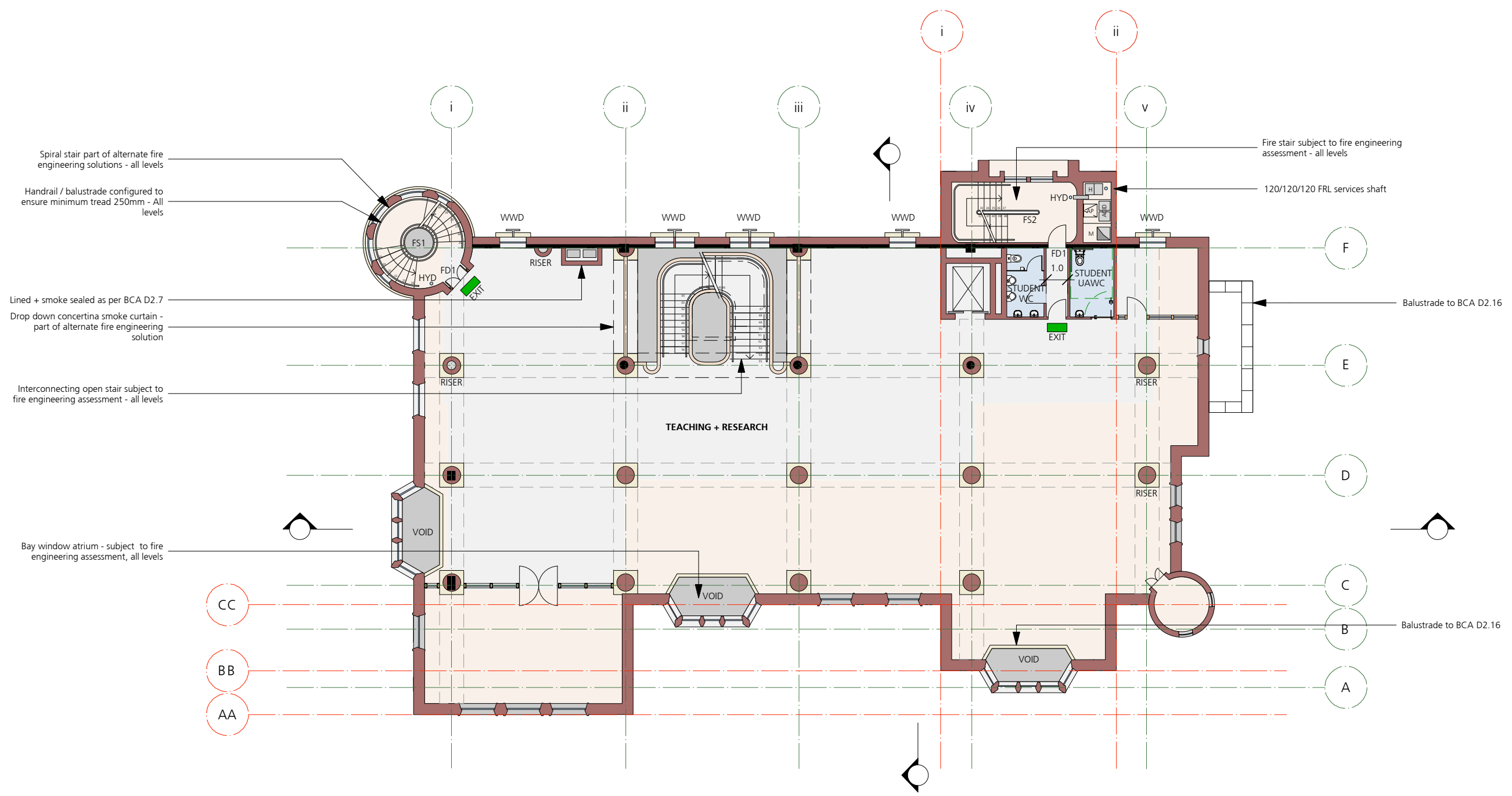
P5

**DATE**

FEBRUARY 2018

**DRAWING NUMBER**

**SSD1.02/17-205**



Spiral stair part of alternate fire engineering solutions - all levels

Handrail / balustrade configured to ensure minimum tread 250mm - All levels

Lined + smoke sealed as per BCA D2.7

Drop down concertina smoke curtain - part of alternate fire engineering solution

Interconnecting open stair subject to fire engineering assessment - all levels

Bay window atrium - subject to fire engineering assessment, all levels

Fire stair subject to fire engineering assessment - all levels

120/120/120 FRL services shaft

Balustrade to BCA D2.16

Balustrade to BCA D2.16

1 Proposed Fourth Floor Plan RL 67.95  
Scale: 1:200

GFA: 655m2

**LEGEND**

Exg floor area

Exg structure

Additional floor area

New masonry - 120/120/120 FRL construction of load bearing walls

Render / Sandstone capping

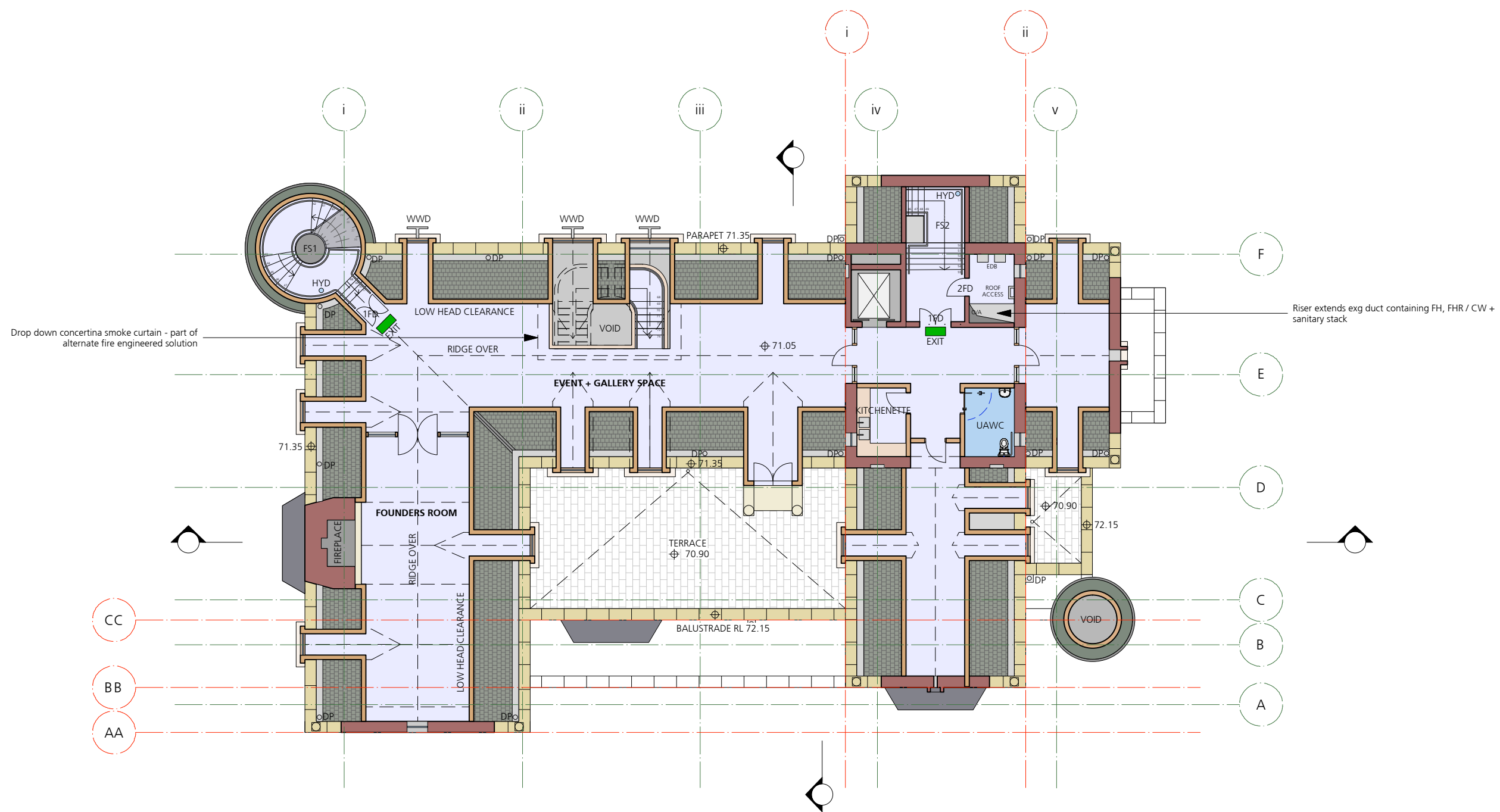
Wet area

HYD Fire hydrant

1FD 1hr fire door set

2FD 2hr fire door set





1 Proposed Fifth Floor Plan RL 71.05  
Scale: 1:200

GFA: 312m2

#### LEGEND

	New flooring		Welsh slate roof
	Wet area		Roof leadwork
	Timber frame	HYD	Fire hydrant
	New masonry - 120/120/120 FRL construction of load bearing walls	1FD	1hr fire door set
	Render / Sandstone capping	2FD	2hr fire door set

**GENERAL NOTES**

- Consult with ALL relevant authorities prior to commencing works
- DO NOT scale. All dimensions are nominal + should be confirmed on site prior to commencement
- Obtain setting out information from architect PRIOR to commencement
- Bring discrepancies to the immediate attention of the Architect
- If unsure of any aspect of the works seek instruction from the Architect before proceeding
- All drawings must be read in conjunction with the council consent, specification, schedules, site notes + instructions issued by the Architect
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**CONSULTANTS**

TPDS  
Quantity Surveyors

BBC  
Planning Consultant

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Mechanical Engineer

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PBE  
Structural Engineer

BCG  
BCA Consultant

JCL  
Hydraulic Engineer

Riley Mac  
Fire Consultant

MCD  
Fire Engineer

UMEA  
Electrical Engineer



**CLIENT**  
STEVEN ADAMS  
THE SCOTS COLLEGE

**PROJECT**  
PROPOSED REFURBISHMENT OF  
THE STEVENSON LIBRARY

**ADDRESS**  
29-53 Victoria Rd  
Bellevue Hill, NSW

**DRAWING TITLE**  
PROPOSED FIFTH FLOOR PLAN

**DRAWN BY**  
JC, CF, JW

**SCALE**  
1:200 @ A3

**ISSUE**  
PRELIMINARY






**REVISION**  
P5

**DATE**  
FEBRUARY 2018

**DRAWING NUMBER**

**SSD1.02/17-206**



-  Welsh slate
-  Roof leadwork
-  Standing seam copper
-  Sandstone capping
-  Pavers
- HYD Fire hydrant

SSD1.0

# **APPENDIX C**

---

## **SITE PHOTOGRAPHS**

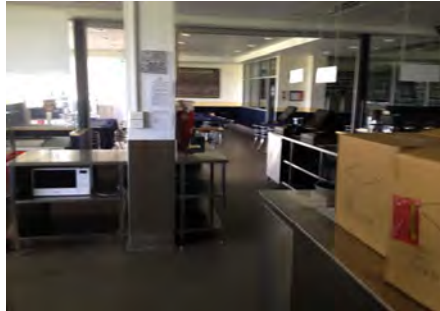


## SITE PHOTOGRAPHS

<b>Client:</b>	Impact Group Pty Ltd on behalf of The Scots College
<b>Project:</b>	DSI
<b>Site Location:</b>	29-53 Victoria Road, Bellevue Hill NSW
<b>Job No.:</b>	ES7155-2
<b>Photos Taken By:</b>	SP



**Photograph N° 1**



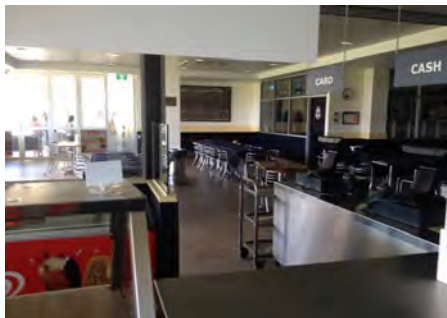
View of: kitchen area  
Inspected on 11.03.2018

**Photograph N° 2**



View of: kitchen area  
Inspected on 11.03.2018

**Photograph N° 3**



View of: cafe  
Inspected on 11.03.2018

**Photograph N° 4**



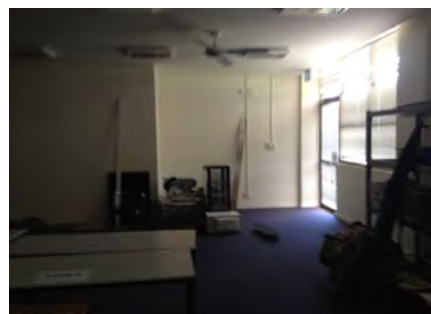
View of: outside of building  
Inspected on 11.03.2018

**Photograph N° 5**



View of: the site  
Inspected on 11.03.2018

**Photograph N° 6**



View of: the site  
Inspected on 11.03.2018

# APPENDIX D

---

## LAND TITLE INFORMATION



# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

No. 35

Search certified to:

2/2/2018 10:21 AM

COMPUTER FOLIO REFERENCE	
1/231713	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
3	18/11/2016

Page 1

LAND

LOT 1 IN DEPOSITED PLAN 231713

AT BELLEVUE HILL

LOCAL GOVERNMENT AREA WOOLLAHRA

PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND

TITLE DIAGRAM DP231713

FIRST SCHEDULE

PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 9156095 LEASE TO AUSGRID (SEE AJ71566) OF SUBSTATION  
NO.6628 TOGETHER WITH RIGHT OF WAY AND EASEMENT FOR  
ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND  
ABOVE DESCRIBED AS SHOWN IN PLAN WITH 9156095.  
EXPIRES: 30/4/2038.

\* AK971351 LEASE OF LEASE 9156095 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

END OF PAGE 1 - CONTINUED OVER

jsteyns

PRINTED ON 2/2/2018

35

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

\* 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.



Registrar General

# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

No. 35

Search certified to:

2/2/2018 10:21 AM

COMPUTER FOLIO REFERENCE	
1/231713	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
3	18/11/2016

Page 2

SECOND SCHEDULE (3 NOTIFICATIONS) (CONTINUED)

- 
- \* AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY  
SERVICES PTY LTD
  - \* AK971571 CHANGE OF NAME AFFECTING LEASE 9156095 LESSEE  
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING  
CORPORATION
- 3 AE344527 POSITIVE COVENANT

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

jsteyns

PRINTED ON 2/2/2018

35

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

\* 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.



Registrar General

# HISTORICAL TITLE SEARCH

Certificate issued under Section 96G  
of the Real Property Act 1900

No. 98

Search certified to: 2/2/2018 10:22AM

Computer Folio Reference: 1/231713

Page 1

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

Prior Title(s): VOL 10739 FOL 128

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/12/2002	9156095	LEASE	EDITION 1
24/11/2008	AE344527	POSITIVE COVENANT	EDITION 2
11/3/2015	AJ321406	DEPARTMENTAL DEALING	
23/3/2015	AJ71566	CHANGE OF NAME	
1/8/2015	AJ701432	DEPARTMENTAL DEALING	
18/11/2016	AK934599	DISCHARGE OF MORTGAGE	EDITION 3
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
1/3/2017	AK995132	DEPARTMENTAL DEALING	

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

jsteyns

PRINTED ON 2/2/2018

98

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.

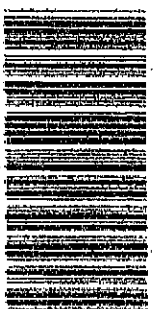


Registrar General



NEW SOUTH WALES

STATE OF TITLE  
PROPERTY ACT, 1900, as amended.



10739128

Application No. 45394

Vol. 10739 Fol. 128

Edition issued 20-2-1968



MA

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

**CANCELLED**

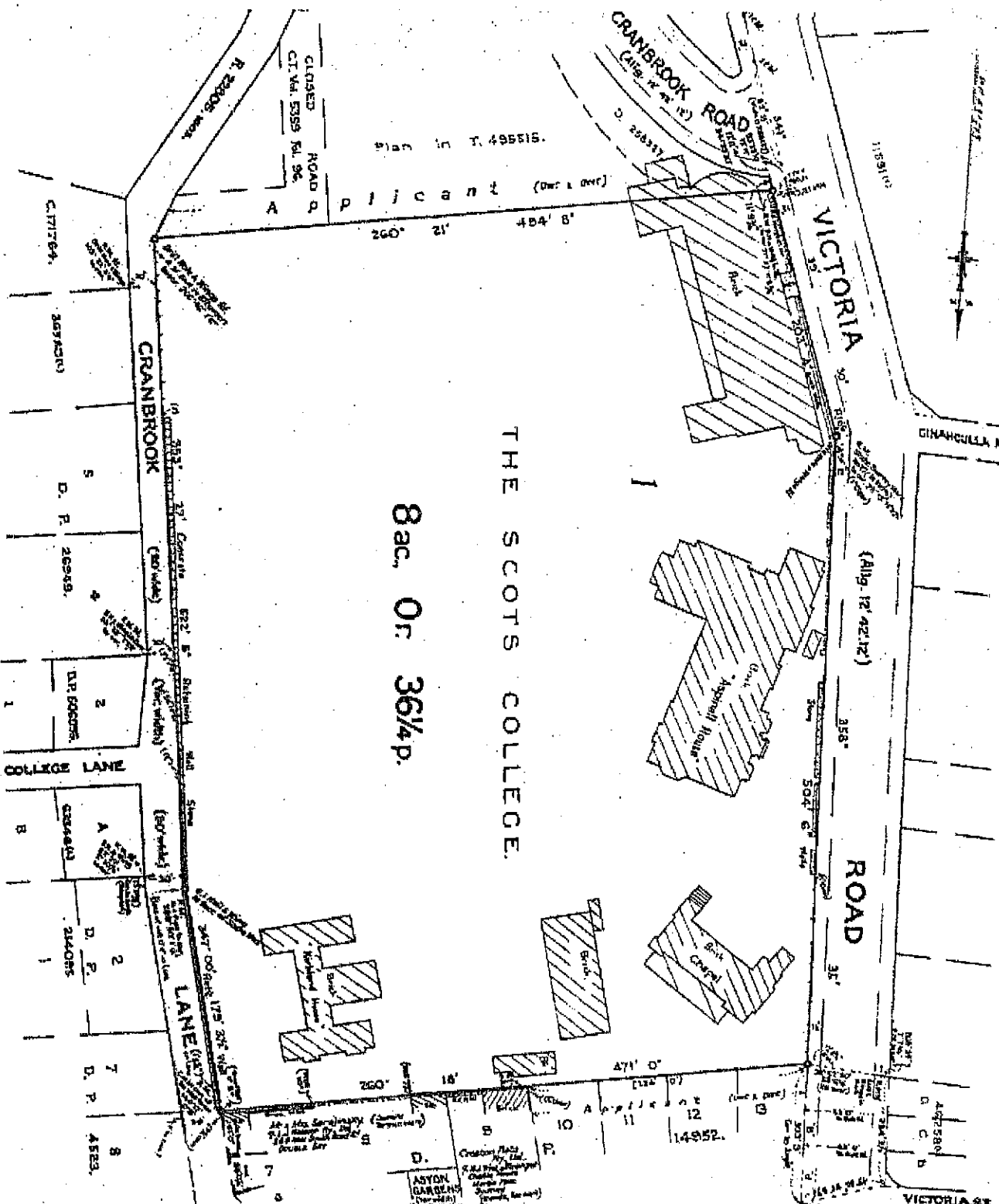
Witness

*Am. S. A. S.*

SEE WORD PORTIO



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO  
Estate in Fee Simple in Lot 1 in Deposited Plan 231713 at Bellevue Hill in the Municipality of Woollahra Parish of Alexandria and County of Cumberland being part of 190 acres granted to John Piper on 10-2-1820.

FIRST SCHEDULE (continued overleaf)

PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST.

SECOND SCHEDULE (continued overleaf)

- GRY M M
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
  2. Mortgage No. K780784 dated 22-8-1967 to the Bank of New South Wales.
  3. Mortgage No. K783210 dated 22-8-1967 to the Bank of New South Wales Savings Bank Limited.

*Janetson*  
Registrar General.

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

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

(Page 1) Vol. 10739 Fol. 128

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

V. C. N. ALIGHT, GOVERNMENT PRINTER

**FIRST SCHEDULE (continued)**[illegible]**SECOND SCHEDULE (continued)**[illegible]

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

No. 45394

NEW SOUTH WALES  
APPLICATION TO BRING LANDS  
THE REAL PROPERTY DUTY PAID  
FEE SIMILAR

This form may be modified  
to suit the case of a lease-  
hold title.



CAUTION.—Applicants are reminded that by virtue of the provisions of the Real Property Act, 1900, the penalties of perjury are attached to a false declaration concerning any matter or procedure under the Act, and that the utmost care is therefore necessary in framing (or reading over, if this form be filled up by an Attorney) every particular statement herein.  
It is further provided by Section 138 of the Real Property Act, 1900, that any applicant procuring a Certificate through any fraud, error, omission, misrepresentation, or misdescription will, notwithstanding the issue of such Certificate, remain liable for damages to any person thereby prejudiced, and any person who fraudulently procures, assists in fraudulently procuring, or is privy to the fraudulent procurement of any Certificate of Title, is declared guilty of a misdemeanour, and liable to a penalty not exceeding £500, or imprisonment not exceeding three years, and any Certificate thereby procured is rendered void as between all parties or parties to the fraud.

Lodgment # 8-00  
Certificate  
Advertising  
Office Copy  
Plan  
Total 100-00

b. Here state Christian and surname (or names) in full with present address and occupation.

a. "I am" or if the declaration is made by an attorney, "I do" as the case may be.  
c. Here give description of the property in full. If the land is shown on a plan lodged with the application or is fully described in a deed, it will be sufficient to refer to a reference to the area, town, parish, and county and words indicating that the land is shown on the plan or described in the deed in question. The application may include an appropriate statement expressly created by an instrument not registered under the Real Property Act, 1900 (see section 14A). Unless the Registrar-General has previously dispensed with a plan of survey, an accurate plan, prepared and certified by a surveyor registered under the Surveyors Act, must accompany the application.  
If there be any rights of way or other rights or claims affecting the premises the particulars should be stated.  
If the space for description is insufficient, it may be completed by annexure which must however be identified as part of the declaration by memorandum signed by the declarant and attested affiant.  
The full name of the land should be stated.  
State whether the land is or is not  
g. Insert allotment with reference to subdivision and section on plan, if any, or if not, number of acres granted.  
h. Name of Grantee.

KENNETH CHARLES AULD of 44 Margaret Street, Sydney, General Secretary, the duly appointed Attorney of the Presbyterian Church (New South Wales) Property Trust, a body corporate of 44 Margaret Street, Sydney do solemnly and sincerely declare, that: the Presbyterian Church (New South Wales) Property Trust, seized for an Estate in fee simple of ALL THAT piece or parcel of land containing eight acres or thereabouts situate in the Parish of Alexandria, County of Cumberland as shown in the Plan of Mr. Surveyor Bryan Maxwell Brown dated 25th day of March, 1964 lodged with this Application.

which land is part of 190 acres originally granted to John Piper by Crown grant, under the hand of the Governor of the Colony, dated the Tenth day of February 1820.

and I further declare, that I do verily believe 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 follows: SEE ANNEXURE "A" Paragraph 1.

Also, that there does not exist any mortgage, lien, writ of execution, charge or encumbrance, will or settlement, or any deed or writing, contract, or dealing (other than such lease or tenancy as aforesaid), giving any right, claim, or interest in or to the said land, or any part thereof, to any other person than the Presbyterian Church (New South Wales) Property Trust except as follows: SEE ANNEXURE "A" paragraph 2.

i. If there be any mortgage, lien, etc., as the words "except as follows" and insert particulars thereof.  
j. Insert "unoccupied" or "in the occupation of" adding names and addresses of tenants in full. State also nature of tenancy, if not under some lease before mentioned. When the applicant is not in actual occupation, but has a certificate or agreement in occupation, the name of such certificate or agreement should be stated, together with the nature of the occupation.  
k. Here insert names and residences of adjacent owners and occupiers on all sides.

and I further declare, that there is no person in possession or occupation of the said land or any part thereof adversely to the Applicant's Estate or interest therein, and that the said land is now in the occupation of the Scots College whose Council controls the land on behalf of the Applicant.

and that the owners and occupiers of adjacent lands are as follows:—

State whether on North, South, East, or West.	Name	State whether owner or occupier	Address
North	1. Mr. & Mrs. Sarajinsky	Owner	c/- L.J. Hooker Pty. Limited, 354 New South Head Road, Double Bay
	Various Tenants	Occupiers	
East	2. Creston Hats Pty. Limited	Owner	c/- H.J. Trist & Stranger, Challis House, Martin Place, Sydney
	Various Tenants	Occupiers	
South	Cranbrook Lane		
West	The Applicant	Owner and Occupier	
	Victoria Road		

Part. of 1 and Vol. 10759  
Dated 20 FEB 1968

591464 03

And I/we further declare, that the annexed Schedule, to which my ~~signature~~ is/are affixed, and which is to be taken as part of this Declaration, contains a full and correct list commencing with Lease dated 26th September 1881 registered Number 68 Book 231 of all settlements, deeds, documents, or instruments, maps, plans and papers relating to the land comprised in this application, so far as I/we have any means of ascertaining the same, distinguishing such as being in my/~~our~~ possession or under my/~~our~~ control, are herewith lodged and indicating where or with whom, so far as known to me/~~us~~ any others thereof are deposited. Also, that there does not exist any fact or circumstance whatever material to the title, which is not hereby fully and fairly disclosed to the utmost extent of my/~~our~~ knowledge, information, and belief; and that there is not, to my/~~our~~ knowledge and belief, any action or suit pending affecting the said land, nor any person who has or claims any estate, right, title or interest therein, or in any part thereof, otherwise than by virtue and to the extent of some lease or tenancy hereby fully disclosed.

If made in New South Wales this Declaration must be attested by the Registrar General or Deputy, or by a Notary Public, or by a Justice of the Peace, or Commissioner for Affidavits. If made outside the State it should be made according to the law of the State where made, before a person authorized by that law to take declarations. If the signature is by more than one person, the attestation must state the date, the document was made over to the declarant, and that he appeared fully to understand the contents. This applies also to the substituted direction, particularly if a different person is nominated to receive certificate.

Made and subscribed by the abovesigned  
**KENNETH CHARLES AULD**  
this 28th day of January 1966  
in the presence of

*Robertson J.P.*  
*John G. Heenan*  
To the Registrar-General

**KENNETH CHARLES AULD** of 44 Margaret Street, Sydney General Secretary the above declarant, do hereby apply to have the land described in the above declaration brought under the provisions of the Real Property Act, and request you to issue the Certificate of Title in the name of PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST of 44 Margaret Street, Sydney.

DATED at Sydney this twenty eighth day of January 1966  
Witness to Signature—  
*Robertson J.P.*  
For and on behalf of  
THE PRESBYTERIAN CHURCH (NEW SOUTH WALES)  
PROPERTY TRUST  
(Signature of Applicant) *Kenneth Charles Auld*  
General Secretary

\*N.B.—The Schedule below and Certificate indorsed on fourth page should be also signed.  
In no case can any alterations, however trifling, be allowed to be made after the application has been once declared, unless all the parties resign and re-declare the same. If it is discovered that any alterations are necessary, the applicant may make a statutory declaration setting out in what manner he desires the application to be altered, which declaration will then (unless the Registrar General considers that a fresh application ought to be made) be read as one with the application.

(RULE UP ALL BLANKS BEFORE SIGNING.)

SCHEDULE REFERRED TO.\*  
(TO BE SIGNED BY APPLICANT IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.)  
To include not only Title Deeds, Probates, Letters of Administration, etc., but also the Surveyor's Plan or Statement in lieu thereof.

\* For the particulars with which this Schedule must comply, see concluding part of Declaration, to which particular attention is directed, as any omission or mis-statement will render applicant liable to the penalties of false declaration.

No.	Date.	Nature of Instrument.	Parties.	Registration.		For Office use only.
				Book.	No.	By whom Produced.
1	26.9.1881	Lease	Sir D. Cooper one part J. F. Josephson other part	68	231	✓ 6808 26P
2	26.9.1881	Confirmation of above.		672	242	✓ 6808 26P
3	30.3.1885	Underlease	J. B. Donkin one part J.F. Josephson other part	826	307	✓ 6808 26P
4	28.6.1901	Assign-ment	T.F. Josephson & Ors. one part A.A. Aspinall other part	506	696	✓ 6808 26P
5	29.6.1901	Mortgage	A.A. Aspinall one part T.F. Josephson other part	507	696	✓ 6808 26P
6	18.10.1905	Transfer of Mtge.	T.J. Josephson & Ors. 1st part A.A. Aspinall 2nd part The Bank of North Queensland Limited 3rd part	256	790	✓ 6808 26P

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 this 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.

ANNEXURE " A "

PARAGRAPH 1.

Lease dated the 26th day of September, 1881 between Sir D. Cooper of the one part and J. F. Josephson of the other part registered number 68 book 231 assignment made the 28th day of June, 1901 between J. F. Josephson and others of the one part and A. A. Aspinall of the other part registered number 506 book 696 further assignment made the 14th day of February 1907 between the said A. A. Aspinall of the one part and the Trustees of the Presbyterian Church in the State of New South Wales of the other part.

PARAGRAPH 2.

- (i) Mortgage dated 12th day of April, 1929 between the Presbyterian Church of Australia in the State of New South Wales of the one part and the Bank of New South Wales of the other part registered number 300 book 1565.
- (ii) Mortgage dated 12th day of April, 1929 between the Presbyterian Church of Australia in the State of New South Wales of the one part and the Bank of New South Wales of the other part registered Number 301 book 1565.
- (iii) Mortgage dated 2nd day of December, 1963 between the Presbyterian Church (New South Wales) Property Trust of the one part and the Bank of New South Wales Savings Bank Limited., of the other part registered number 132 book 2694.
- (iv) Mortgage dated 2nd day of December, 1963 between the Presbyterian Church (New South Wales) Property Trust of the one part and the Bank of New South Wales Savings Bank Limited., of the other part registered Number 133 book 2694.

THIS is the annexure marked with the letter "A" referred to in Real Property Application made this *Twenty eighth* day of *January* 1966 1965 in my presence:

*John Robert JP*  
*Justice of the Peace*

ANNEXURE "D"

BANK OF NEW SOUTH WALES being the mortgagee of the land comprised in the within written application  
HEREBY CONSENTS to such application and to the Certificate(s) of Title issuing in the name of the said  
PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST subject and without prejudice however to  
the security of the said Bank and subject to a substituted mortgage under the Real Property Act 1900 in lieu  
of the existing mortgage being given to the said Bank in such form as the said Bank may require.

DATED this *thirteenth* day of *May* 19 *66*.

SIGNED for and on behalf of the  
Bank of New South Wales by  
ROY ARTHUR PAGE  
who is personally known to me.

For and on behalf of the  
BANK OF NEW SOUTH WALES  
*R. A. Page*  
MORTGAGEE  
Assistant to Chief Security Officer.

*CC Dolan*  
*J.P.*

BANK OF NEW SOUTH WALES SAVINGS BANK LIMITED being the mortgagee of the land comprised in the  
within written application HEREBY CONSENTS to such application and to the Certificate(s) of Title issuing  
in the name of the said PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST subject and without  
prejudice however to the security of the said Bank and subject to a substituted mortgage under the Real Property  
Act 1900 in lieu of the existing mortgage being given to the said Bank in such form as the said Bank may require.

DATED this *thirteenth* day of *May* 19 *66*.

SIGNED for and on behalf of the  
Bank of New South Wales Savings  
Bank Limited by ROY ARTHUR PAGE  
who is personally known to me.

For and on behalf of the  
BANK OF NEW SOUTH WALES SAVINGS BANK LIMITED  
*R. A. Page*  
MORTGAGEE  
Assistant to Chief Security Officer.

*CC Dolan*  
*J.P.*



SCHEDULE REFERRED TO—(continued).\*

(TO BE SIGNED BY APPLICANT, IF UTILISED, IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.)

No.	Date.	Nature of Instrument.	Parties.	Registration.		For Office use only. By whom Produced.
				Book.	No.	
7.	13.2.1907	Discharge	(endorsed on Mortgage of 29.6.1901)	411	821	✓
8.	13.2.1907	Discharge	(endorsed on Transfer of Mortgage of 18.10.1905)	412	821	✓
9.	14.2.1907	Assignment	A.A. Aspinall one part The Trustees of the Presbyterian Church of Australia in the State of New South Wales other part	413	821	✓
10.	18.1.1929	Conveyance	Dame Harriet Cooper & Others 1st part, T.R. Raine & Others 2nd part, Trustees of the Presbyterian Church of Australia in the State of New South Wales 3rd Part	373	1021	✓
11.	12.4.1929	Mortgage	Presbyterian Church of Australia in the State of New South Wales to The Bank of New South Wales	1565	300	✓
12.	12.4.1929	Mortgage	Presbyterian Church of Australia in the State of New South Wales to the Bank of New South Wales	1565	301	✓
13.	2.12.1963	Mortgage	Presbyterian Church of Australia in the State of New South Wales to the Bank of New South Wales Savings Bank Limited	2694	132	✓
14.	2.12.1963	Mortgage	Presbyterian Church of Australia in the State of New South Wales to the Bank of New South Wales Savings Bank Limited	2694	133	✓
15.		Power of Attorney	Presbyterian Church (New South Wales) Property Trust and Kenneth Charles Auld	91118	misc	✓
16.	25.3.1964	Survey Cert.	of Mr. Surveyor Bryan Maxwell Brown. Mason			✓
<p>For and on behalf of          THE PRESBYTERIAN CHURCH OF NEW SOUTH WALES          PROPERTY TRUST.</p> <p>Doc. 15 h. with  <i>[Signature]</i>          These documents will be produced          by Bank of N.S.W.</p>						
17.	31.10.1964	Agmt	Tras of will of Daniel Cooper to the Trustees of the Presbyterian Church of Australia in the State of New South Wales	1022	373	✓
18.	26.10.1964	Agmt	Kenneth Charles Auld			✓
19.	26.10.1964	Agmt	Kenneth C. Auld			✓

See indorsement overleaf.

I certify that the within application is correct for the purposes of the Real Property Act, 1900.

Section 117 requires that this Certificate be signed by Applicant or his Solicitor and renders liable any person falsely or negligently certifying to a fee payable not exceeding £50, also to damages recoverable by parties injured. And that I am the Solicitor of the within named Applicant, and should add his own address to his signature. The signature should be that of the Solicitor himself and not of his firm.

... and on behalf of  
THE PRESBYTERIAN CHURCH (NEW SOUTH WALES)  
PROPERTY TRUST

(Signature)

*[Handwritten Signature]*  
General Manager

(RULE UP ALL BLANKS BEFORE SIGNING, EXCEPT SPACE IN SCHEDULE BELOW APPLICANT'S SIGNATURE.)

FEES.

DP231713

PAYMENT OF THESE MUST ACCOMPANY THE APPLICATION.

	£	s	d
Certificate of Title	—	—	2 10 0
Office Copy of Plan (when a Plan is furnished)	—	1 0 0	—
Preparation of Plan (when a Plan is not furnished)	—	1 0 0	—
Advertisement	—	8 0 0	—
Lodgment fee	—	1 0 0	—

80.00e36/4e  
1/12/66

State to whom all correspondence relating to this Application should be sent, with address, as under, viz.:-

Name HUNT & HUNT

Occupation Solicitors

Post Town 2 Hunter St. Sydney.



# **APPENDIX E**

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## **CURRENT AND HISTORICAL AERIAL PHOTOGRAPHS**



# HISTORICAL AERIAL PHOTOGRAPHS - 1943



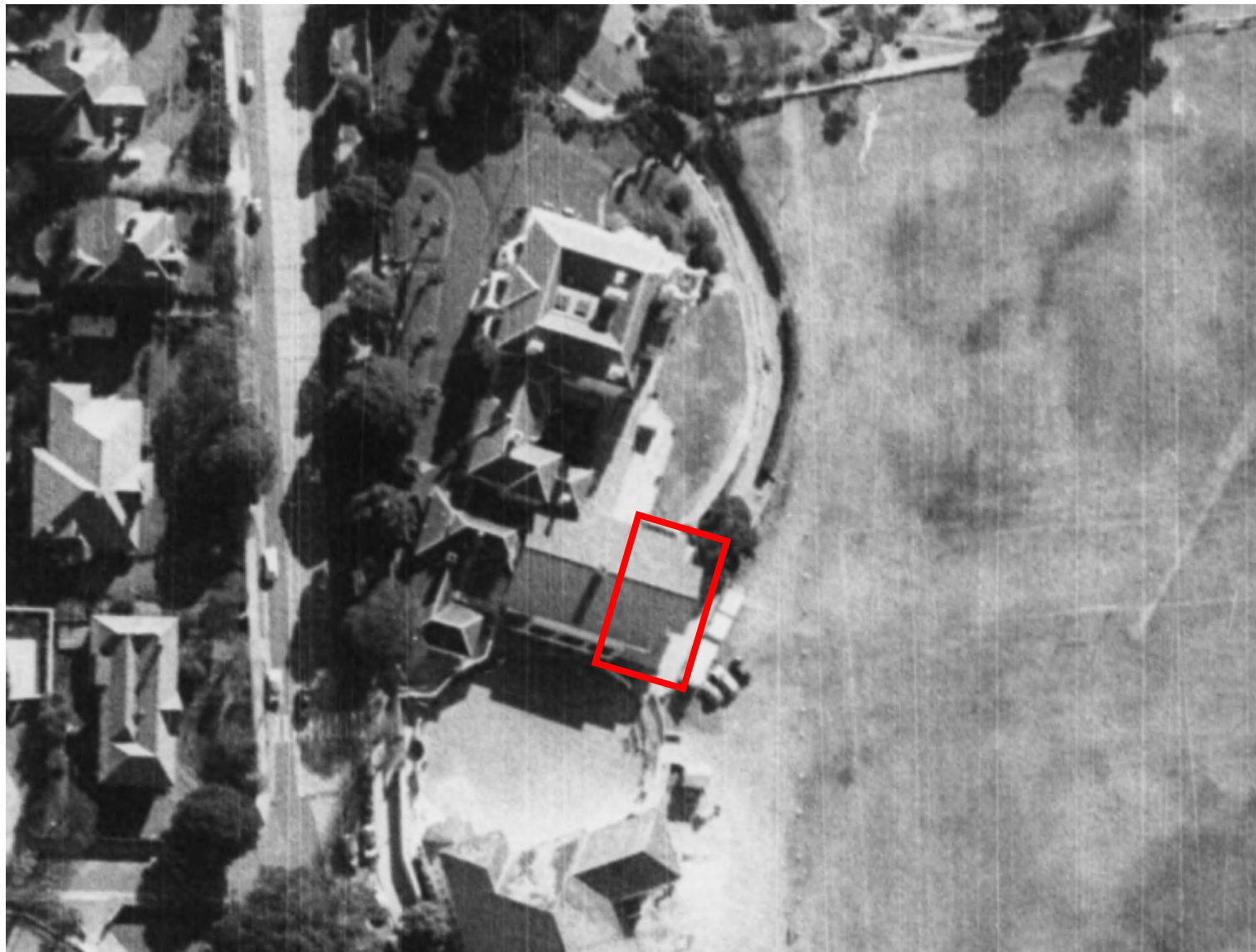
**LEGEND**

Site Boundary



PROJECT DETAILS			DRAWING DETAILS			
Project Title	Detailed Site Investigation		Figure No.	A	Rev No.	0
Project No.	ES7155/2		Scale	NA	Size	A3
Client	Impact Group Pty Ltd on behalf of The Scots College		Drawn by	LC	Date	31.01.2018
Site Address	29-53 Victoria Road, Bellevue Hill NSW		Approved by	MK	Date	27.03.2018

# HISTORICAL AERIAL PHOTOGRAPHS - 1961

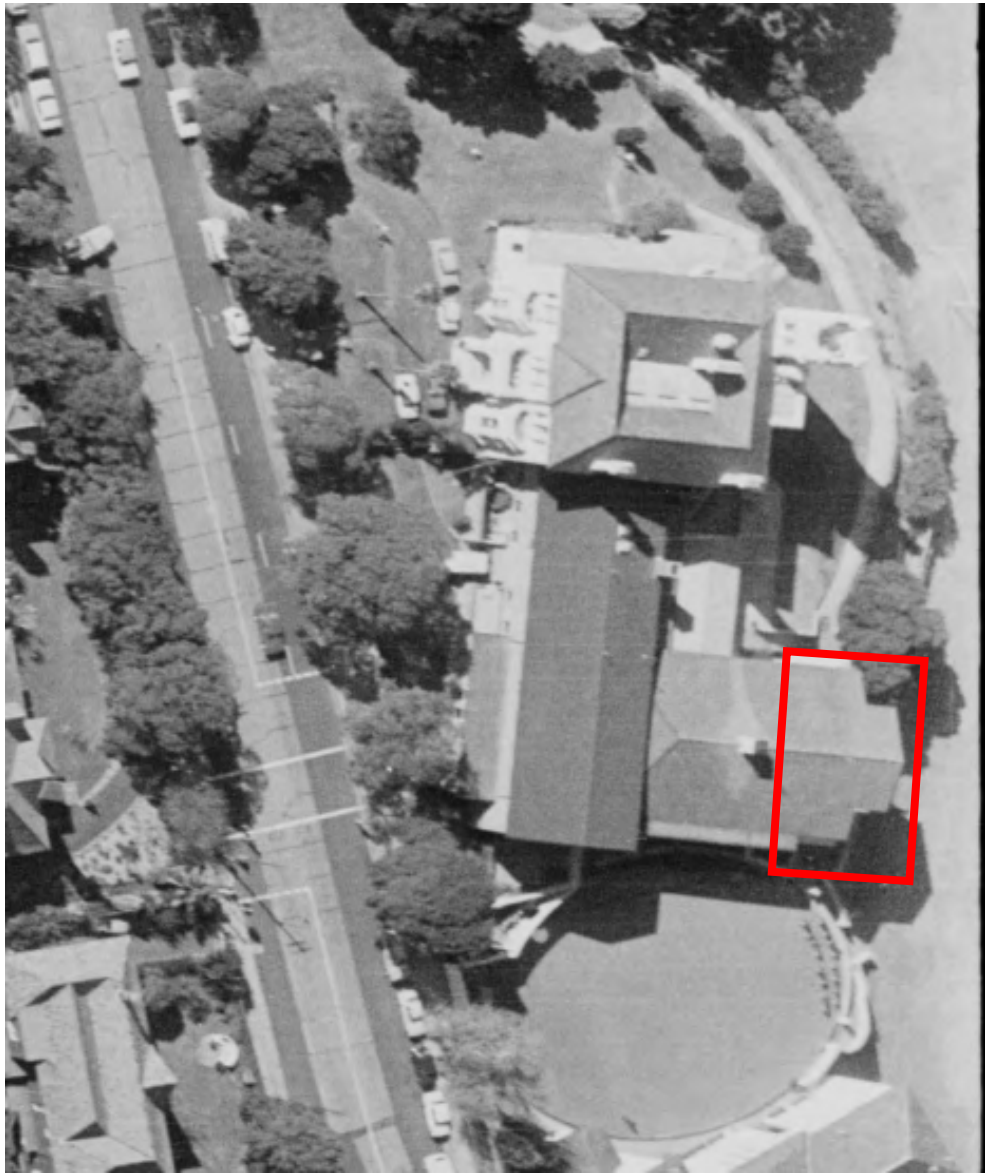
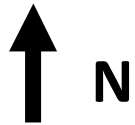


**LEGEND**

Site Boundary

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Detailed Site Investigation		Figure No.	B	Rev No.	0
Project No.	ES7155/2		Scale	NA	Size	A3
Client	Impact Group Pty Ltd on behalf of The Scots College		Drawn by	LC	Date	31.01.2018
Site Address	29-53 Victoria Road, Bellevue Hill NSW		Approved by	MK	Date	27.03.2018

# HISTORICAL AERIAL PHOTOGRAPHS - 1972



**LEGEND**

Site Boundary

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Detailed Site Investigation		Figure No.	C	Rev No.	0
Project No.	ES7155/2		Scale	NA	Size	A3
Client	Impact Group Pty Ltd on behalf of The Scots College		Drawn by	LC	Date	31.01.2018
Site Address	29-53 Victoria Road, Bellevue Hill NSW		Approved by	MK	Date	27.03.2018



# HISTORICAL AERIAL PHOTOGRAPHS - 1994



**LEGEND**

Site Boundary



PROJECT DETAILS		 <b>Aargus</b>	DRAWING DETAILS			
Project Title	Detailed Site Investigation		Figure No.	D	Rev No.	0
Project No.	ES7155/2		Scale	NA	Size	A3
Client	Impact Group Pty Ltd on behalf of The Scots College		Drawn by	LC	Date	31.01.2018
Site Address	29-53 Victoria Road, Bellevue Hill NSW		Approved by	MK	Date	27.03.2018

# HISTORICAL AERIAL PHOTOGRAPHS - 2002



## LEGEND

Site Boundary



PROJECT DETAILS		 <b>Aargus</b>	DRAWING DETAILS			
Project Title	Detailed Site Investigation		Figure No.	E	Rev No.	0
Project No.	ES7155/2		Scale	NA	Size	A3
Client	Impact Group Pty Ltd on behalf of The Scots College		Drawn by	LC	Date	31.01.2018
Site Address	29-53 Victoria Road, Bellevue Hill NSW		Approved by	MK	Date	27.03.2018




CURRENT AERIAL PHOTOGRAPHS - 2017



**LEGEND**

Site Boundary

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Detailed Site Investigation		Figure No.	F	Rev No.	0
Project No.	ES7155/2		Scale	NA	Size	A3
Client	Impact Group Pty Ltd on behalf of The Scots College		Drawn by	LC	Date	31.01.2018
Site Address	29-53 Victoria Road, Bellevue Hill NSW		Approved by	MK	Date	27.03.2018

# APPENDIX F

---

**NSW EPA RECORDS**





[Home](#) [Contaminated land](#) [Record of notices](#)

## Search results

Your search for: Suburb: BELLEVUE HILL

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)

Search Again

Refine Search

### Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

For

30 January 2018

business and industry () ^

For local government () ^

## Contact us

☎ 131 555 (tel:131555)

💻 Online (<http://www.epa.nsw.gov.au/about-us/contact-us/feedback/feedback-form>)

✉ [info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au) (mailto:info@epa.nsw.gov.au)

🏠 EPA Office Locations (<http://www.epa.nsw.gov.au/about-us/contact-us/locations>)

[Accessibility \(http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index\)](http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index)

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Find us on  
         
([https://twitter.com/NSW\\_EPA](https://twitter.com/NSW_EPA)) (<https://www.linkedin.com/company/epa-nsw>) (<https://www.youtube.com/user/NSWEPA>) (<https://www.facebook.com/NSWEPA>) (<https://www.instagram.com/NSWEPA>) (<https://plus.google.com/+NSWEPA>) (<https://www.snapchat.com/add/NSWEPA>) (<https://vimeo.com/NSWEPA>)

[Home](#) [Environment protection licences](#) [POEO Public Register](#) [Search for licences, applications and notices](#)

## Search results

Your search for: General Search with the following criteria

Suburb - BELLEVUE HILL

returned 0 result

Search Again

For business and industry ( ) ^

## For local government () ^

### Contact us

☎ 131 555 (tel:131555)

💬 Online (<http://www.epa.nsw.gov.au/about-us/contact-us/feedback/feedback-form>)

✉ [info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au) (mailto:info@epa.nsw.gov.au)

🏠 EPA Office Locations (<http://www.epa.nsw.gov.au/about-us/contact-us/locations>)

[Accessibility \(http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index\)](http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index)

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# **APPENDIX G**

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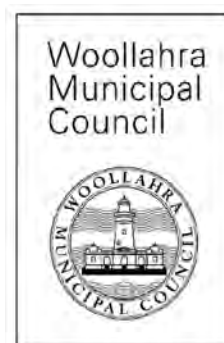
## **SECTION 149 CERTIFICATES**



## PLANNING CERTIFICATE UNDER SECTION 10.7 (2) ENVIRONMENTAL PLANNING & ASSESSMENT ACT

Darren D'Mello  
Level 1, 51 Walker Street  
North Sydney  
NSW 2060

**Applicant's reference:**  
201193



ABN 32 218 483 245

Redleaf Council Chambers  
536 New South Head Road  
Double Bay NSW 2028  
Correspondence to  
General Manager  
PO Box 61  
Double Bay NSW 1360  
DX 3607 Double Bay  
records@woollahra.nsw.gov.au  
www.woollahra.nsw.gov.au  
Telephone: (02) 9391 7000  
Facsimile: (02) 9391 7044

**Certificate number:** 660  
**Certificate issue date:** 20/03/2018  
**Transaction ID:** 425897  
**Certificate fee:** \$144.50 (expedite)

### DESCRIPTION OF PROPERTY

**Address:** 29-53 Victoria Road BELLEVUE HILL NSW 2023  
**Title:** LOT: 1 DP: 231713  
**Parish:** Alexandria  
**County:** Cumberland

This planning certificate should be read in conjunction with the Woollahra Local Environmental Plan 2014. This is available on the NSW legislation website at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in the Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land and Property Information. Applicants must verify all property and lot information with NSW Land and Property Information.

The information contained in this certificate relates only to the lot described on the certificate.

Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

## SECTION 10.7(2) DETAILS

In accordance with section 10.7(2) of the *Environmental Planning and Assessment Act 1979*, at the date of this certificate the following information is provided in respect of the prescribed matters to be included in a planning certificate.

### 1. NAMES OF RELEVANT LOCAL ENVIRONMENTAL PLANS

(a) The following local environmental plan applies to the land:

**Woollahra Local Environmental Plan 2014 (commenced 23 May 2015)**

(b) Zone:

**SP2 Infrastructure**

(c) **Development that may be carried out within the zone without development consent:**

**Roads**

(d) **Development that may be carried out within the zone with development consent:**

**Community facilities; Environmental protection works; Recreation areas; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose**

**Also refer to Schedule 1 of the LEP "Additional permitted uses" to see if this schedule applies to your land.**

(e) **Development that is prohibited within the zone:**

**Any development not specified in item (c) or (d) above.**

(f) Do any development standards apply to the land that set minimum land dimensions for the erection of a dwelling house on the land? If yes, what are the minimum dimensions?

**No**

(g) Does the land include or comprise 'critical habitat' under the provisions of the local environmental plan applying to the land?

**No**

(h) Is the land located in a heritage conservation area under the provisions of the local environmental plan applying to the land?

**No**

- (i) Is there an item of environmental heritage situated on the land under the provisions of the local environmental plan applying to the land?

**Yes. Refer to Woollahra Local Environmental Plan 2014, Schedule 5 Environmental Heritage and the Heritage Map for more information.**

---

## **2. NAMES OF RELEVANT EXHIBITED PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS**

The following proposed environmental planning instruments, including a planning proposal for a LEP or a draft environmental planning instrument have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved.)

**Properties affected: Ian Street and Wilberforce Avenue car parks in the Rose Bay Centre**

**Details:** A planning proposal has been prepared to amend the Woollahra Local Environment Plan 2014 by:

*Ian Street Car Park*

- rezoning the land from Special Purpose Zone SP2 Infrastructure (Car Park) to Business Zone B2 Local Centre,
- amending Schedule 1 to allow 'residential flat building' as an additional permitted use on the site,
- increasing the maximum building height from 10.5m (3 storeys) to 14.1m (4 storeys),
- applying a floor space ratio of 2:1 (none currently applies).

*Wilberforce Avenue Car Park*

- increasing the maximum building height from 14.1m (4 storeys) to 17.2m (5 storeys).

In summary, these changes would facilitate a four storey building on the Ian Street Car Park site and a five storey building on the Wilberforce Avenue Car Park site.

**Exhibition period:** 26 April 2017 to 2 June 2017.

---

**Properties affected: Dunara Reserve, Point Piper**

**Details:** A planning proposal has been prepared to reclassify the land from community land to operational land under the *Local Government Act 1993*. Reclassifying the land would allow the sale of the site.

**Re-exhibition period:** 25 October to 24 November 2017



---

**Properties affected: 42-58 Old South Head Road, Vaucluse**

**Details:** A planning proposal has been prepared to amend the *Woollahra Local Environment Plan 2014* to allow redevelopment of the site for medium density residential development, including residential flat buildings, to a maximum height of 10.5 metres (3 storeys) and a maximum floor space ratio (FSR) of 1:1.

The changes to the LEP involve the following:

- amending the zoning of the site from R2 Low Density Residential to R3 Medium Density Residential;
- increasing the maximum building height control of the site from 9.5m to 10.5m; and
- applying an FSR control of 1:1 to the site (no FSR control currently applies).

**Exhibition period:** Wednesday 18 October to Friday 17 November 2017.

---

### **3. NAMES OF RELEVANT DEVELOPMENT CONTROL PLANS**

The following table contains a list of development control plans that have been prepared by Council under Division 6 of Part 3 of the *Environmental Planning and Assessment Act 1979* (including any made by the Council under section 72 of the Act before repeal of that section). Please check the table to see the relevancy of the plans to the land that is the subject of this certificate.

(a) The following development control plan applies to the land:

**Woollahra Development Control Plan 2015 (commenced 23 May 2015)**

---

### **4. NAMES OF RELEVANT DEVELOPMENT CONTROL PLANS PREPARED BY THE DIRECTOR GENERAL**

The following development control plans have been prepared by the Director-General under Division 6 of Part 3 of the *Environmental Planning and Assessment Act 1979* (including any made by the Director-General under section 51A, before the repeal of that section).

**Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005**

**This DCP applies to certain land within the Woollahra Municipality being land within the Foreshores and Waterways area identified on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) Foreshores and Waterways Area Map.**

---

### **5. NAMES OF RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES**

Below is a list of all State environmental planning policies that apply to the Woollahra Municipality.

Depending on circumstances set down in each SEPP, the policy may be specifically applicable to the land that is the subject of this certificate. You are advised to peruse the policy for the necessary details. Refer to NSW Department of Planning and Environment.

- State Environmental Planning Policy No. 1 – Development Standards
- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- State Environmental Planning Policy No. 21 – Caravan Parks

- State Environmental Planning Policy No. 30 – Intensive Agriculture
- State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No. 50 – Canal Estate Development
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
- State Environmental Planning Policy No. 71 – Coastal Protection
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Major Development) 2005
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Deemed SEPPs:

- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005  
This REP applies to all land within the Woollahra Municipality except for land at Christison Park, Vaucluse as shown on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Sydney Harbour Catchment Map

---

## 6. NAMES OF PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

The following proposed State Environmental Planning Policies have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved.)

**There are currently no proposed State Environmental Planning Policies applying to the land.**

**Disclaimer:** This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

---

## 7. COMPLYING DEVELOPMENT

Is the land, land on which complying development may be carried out under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* ?

### **General Housing Code**

Complying development under the General Housing Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.
2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

### **Rural Housing Code**

Rural Housing Code is not applicable to Woollahra Local Government Area.

### **Housing Alterations Code**

Complying development under the Housing Alterations Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.
2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

### **General Development Code**

Complying development under the General Development Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.
2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

### **Commercial and Industrial Alterations Code**

Complying development under the Commercial and Industrial Alterations Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.
2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

### **Commercial and Industrial (New Buildings and Additions) Code**

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.
2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

### **Subdivisions Code**

Complying development under the Subdivisions Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.
2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

### **Demolition Code**

Complying development under the Demolition Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.
2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

### **Fire Safety Code**

Complying development under the Fire Safety Code may not be carried out on the land because it is land that comprises an item that is listed as a heritage item in Woollahra Local Environmental Plan (LEP) 2014.

Notwithstanding the above, complying development under that Code may be undertaken in either of the following circumstances:

1. If the development has been granted an exemption under section 57 (2) of the Heritage Act 1977, or is subject to an exemption under section 57 (1A) or (3) of that Act.
2. If the complying development is not located on that part of the land described and mapped as an item in Woollahra LEP 2014.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

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## **8. COASTAL PROTECTION**

Is the land affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979* , but only to the extent that Council has been so notified by the Department of Services, Technology and Administration?

**No**

**Disclaimer:** This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

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## 8A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

Has the council been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land)?

**No**

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## 8B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

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

**No**

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## 9. MINE SUBSIDENCE

Is the land proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961* ?

**No**

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## 10. ROAD WIDENING OR ROAD REALIGNMENT

Is the land affected by any road widening or road realignment under:

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

**No**

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## 11. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Is the land affected by a policy:

- (a) adopted by the Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

**Yes**

**Woollahra LEP 2014, clause 6.1 (Acid sulfate soils) may require an assessment of acid sulfate soils for certain types of development located on certain land identified on the Acid Sulfate Soils Map of the LEP.**

**Woollahra DCP 2015 includes a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Applicants must consider Council's DCP as well as State legislation including the State Environmental Planning Policy No. 55 – Remediation of Land.**

- (b) adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding)?

**No**

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## 12. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (a) Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) subject to flood related development controls?

**No**

- (b) Is development on the land or part of the land for any other purpose subject to flood related development controls?

**No**

**Note:** Words and expressions used in this item have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006* .

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## 13. LAND RESERVED FOR ACQUISITION

Does an environmental planning instrument or proposed environmental planning instrument applying to the land make provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the *Environmental Planning and Assessment Act 1979* ?

**No**

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## 14. CONTRIBUTIONS PLAN

The following contributions plan may apply to the land:

- Woollahra Section 94A Development Contributions Plan 2011 (31 August 2011)
- Woollahra Section 94 Contributions Plan (31 March 2003).

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## 15. BIODIVERSITY CERTIFIED LAND

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

No

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## 16. BIODIVERSITY STEWARDSHIP SITES

Is the land a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*?

No

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## 17. NATIVE VEGETATION CLEARING SET ASIDES

Does the land contain a set aside area under section 60ZC of the *Local Land Services Act 2013*?

No

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## 18. BUSH FIRE PRONE LAND

Is the land to which this certificate relates bush fire prone land?

No

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