



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site (Contamination) Investigation

2040 Masterplan

SCEGGS Darlington, 215 Forbes Street,
Darlington

Prepared for
SCEGGS Darlington Limited

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

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2040 Masterplan

SCEGGS Darlinghurst, 215 Forbes Street, Darlinghurst

1. Introduction

This report presents the results of a preliminary site (contamination) investigation (PSI) undertaken by Douglas Partners Pty Ltd (DP) for the 2040 masterplan on Sydney Church of England Girls Grammar School (SCEGGS) Darlinghurst, located at 215 Forbes Street, Darlinghurst (the site). The investigation was commissioned in an email dated 2 August 2018 by Robert Denton of Tanner Kibble Denton Architects Pty Ltd (TKDA) on behalf of SCEGGS Darlinghurst Limited and was undertaken in general accordance with DP's proposal SYD180462 dated 1 August 2018.

The investigation is required to support the 2040 Masterplan for the site. Therefore, whilst this PSI is for the whole site, given some areas have already been developed in recent years (e.g. primary school, science, art and technology centre) it has primarily focused on areas where new buildings are proposed. In this regard the Masterplan comprises the following main developments which are located on the main precinct of the site, south of St Peters Street:

- Redevelopment of Wilkinson House (involves possible demolition);
- A new Multipurpose building (involves up to 12 m deep excavation); and
- A new Administration Building.

The first priority of the Masterplan is the demolition and redevelopment of the Wilkinson House. The locations of these new buildings are shown on the TKDA Drawing AR.MP.1104 rev P3 included in Appendix A.

The objectives of the PSI were to:

- Identify potential sources of contamination and determine the potential contaminants of concern;
- Identify potential human and environmental receptors;
- Obtain a preliminary contamination status of the site from limited soil sampling (from six test bores and two surface samples); and
- Provide recommendations on the need for further investigation.

The PSI was undertaken in conjunction with a desktop geotechnical assessment by DP¹. Six test bores were augered and two surface samples were collected as part of this investigation. The results from the investigation and recommendations are detailed in this report.

¹ Douglas Partners Pty Ltd, 'Report on Preliminary Geotechnical Assessment, SCEGGS Darlinghurst, Masterplan Redevelopment, 215 Forbes St, Darlinghurst', DP ref: 86514.01.R.001.Rev0, October 2018 (DP, 2018).

2. Scope of Works

The scope of works for this PSI was as follows:

- Review of desktop information including:
 - o Previous DP reports;
 - o Lotsearch Report;
 - o Historical land titles;
 - o NSW SafeWork dangerous goods search;
 - o Council records available online; and,
 - o Council planning certificate;
- A site walkover was undertaken by an environmental scientist to observe site features and activities that may indicate the potential for contamination of the site from present or past land uses;
- Prior to undertaking the fieldwork, a Dial-Before-You-Dig search was undertaken and services were located;
- Using hand tools auger six test bores to a maximum depth of 1.15 m or prior refusal (whichever was the lesser). Collection of soil samples from each bore at regular intervals, changes in strata and upon signs of contamination;
- Collection of two soil surface samples from the exposed soils in the basement of the Wilkinson Building;
- Screen each soil sample for volatile organic compounds (VOC) using a photoionisation detector (PID);
- Dispatch of selected soil samples (plus QA/QC samples) to a NATA-accredited laboratory for analysis of a combination of the following common contaminants and parameters:
 - o Heavy metals;
 - o Benzene, toluene, ethylbenzene and xylene (BTEX);
 - o Total recoverable hydrocarbons (TRH);
 - o Polycyclic aromatic hydrocarbons (PAH);
 - o Organochlorine pesticides (OCP);
 - o Organophosphorus pesticides (OPP);
 - o Polychlorinated biphenyls (PCB);
 - o Phenols;
 - o Asbestos;
 - o pH;
 - o Cation exchange capacity (CEC); and
- Preparation of this PSI report which outlines the methodology and results of the assessment and includes a conceptual site model (CSM), discussion of field and analytical results and comments

on the risk and nature of contamination at the site and the site's suitability for its continued use as a school.

3. Site Identification and Location

SCEGGS is located in an intensely developed residential and commercial area of Darlinghurst about 1 km from the Sydney Central Business District. Overall the site occupies an irregular shaped area and is currently occupied by many school buildings which range in age from relatively recent to in excess of 50 years old. The school itself is located on the corner of Forbes Street and St Peters Street, with a site address of 215 Forbes Street. The school is intersected by St Peters Street, with the old church on the northern side of the street repurposed into a multipurpose hall space and performing arts buildings. Wilkinson House is a multi-storey brick building of some considerable age, located at the north eastern end of the campus.

Table 1: Site Identification

Item	Description
Site Address	215 Forbes Street, Darlinghurst
Legal Description	Lot 1, DP 557311 Lot 100, DP 1151279 Lot 1, DP 586075 Lot 8, DP 253598 Lot 18, DP 131188 Lot 9-11, DP 52048 Lot 17-18, DP 53158 Lot 1-5, DP 1139496 Lot C, D, E, DP 108903 Lot 1, DP 707816
Area	14 250 m ²
Zoning	Zone B4 Mixed Use (north of St Peters Street) Zone R1 General Residential (south of St Peters Street)
Local Council Area	City of Sydney

The site is shown in Drawing 1, Appendix A, and site photographs are also provided in Appendix A.

4. Review of Previous Reports

DP has undertaken a number of previous investigations at the site including:

- DP, 'Report on Geotechnical Investigation for Proposed Sports Hall, SCEGGS at Forbes Street, Darlinghurst', DP ref: 20080, July 1994 (DP, 1994);
- DP, 'Report on Preliminary Waste Classification Assessment for Proposed Science and Technology Building, Sydney Church of England Girls Grammar School Darlinghurst', DP ref: 45427, April 2008 (DP, 2008a);
- DP, 'Report on Geotechnical Investigation, Proposed Science and Technology Building Sydney Church of England Girls Grammar School Darlinghurst', DP ref: 45427, April 2008 (DP, 2008b); and,
- DP, 'Report on Pavement Investigation, SCEGGS Darlinghurst, St Peters Street Darlinghurst', DP ref: 45427.04, November 2012 (DP, 2012)

4.1 DP (1994) – Geotechnical Investigation for Sports Building

In June 1994 DP carried out a geotechnical investigation for the sports building which is located immediately to the south of the proposed sports hall. This investigation comprised six bores drilled to depths of up to 8.5 m below the existing surface level to obtain detailed information on the soil and rock stratigraphy. The results of the investigation were provided in a Report for Tierney & Partners, Consulting Engineers for the sports building design.

The investigation indicated that sandstone bedrock was generally located less than 0.5 m below surface level. Filling as identified above the sandstone in five of the bores and comprised of brown sand, sandy clay and sandstone rubble to a maximum depth of 2 m.

The investigation also comprised mapping of the sandstone cliff-face on the site which was eventually excavated for the sports complex.

4.2 DP (2008a) – Waste Classification Investigation for Science & Technology Building

In April 2008 DP undertook a preliminary waste classification assessment for the proposed Science and Technology building, located on St Peters Street (west of Wilkinson House).

The investigation involved a review of the site history, including a title deeds search, historical aerial photographs and a WorkCover (now known as SafeWork) Dangerous Goods search for the area of the proposed new development within the school.

The title deeds search and historical aerial photographs indicated that the northern part of the school, on St Peters Street was previously used for industrial purposes, including a metal and moulding manufacturing business during the 1950s. By the 1970s the site was owned by SCEGGS and used for the school. The WorkCover search found no records relating to the site.

Additionally, an intrusive investigation comprised of drilling of five test bores to a depth of 3 m or prior refusal. The intrusive investigation in the five bores indicated 1 m of filling overlying weathered sandstone. The filling comprised light grey brown sand with some gravel, as well as crushed sandstone to a maximum depth of 0.95 m. No free groundwater was observed during the investigation.

Samples were collected from the five bores and were tested against the waste classification criteria. High concentrations of TRH, total PAH and B(a)P were recorded. Slag was observed in one of the bores and may have been the cause of the high concentrations of total PAH and B(a)P. Moreover, TCLP results recorded generally low leachate concentrations for the analysed samples. The filling was generally classified as solid waste under the NSW EPA *Environmental Guidelines: Assessment Classification and Management of Liquid and Non-Liquid Wastes* (1999).

It is noted that the science and technology building has now been constructed which DP's understands included the excavation and disposal off-site of all fill and excavation into the bedrock.

4.3 DP (2008b) - Geotechnical Investigation for Science and Technology Building

A geotechnical investigation was undertaken in conjunction with DP (2008a) to provide advice on the subsurface conditions of the site near the Wilkinson Building.

The investigation reported the following observations about the subsurface soil and groundwater conditions:

A profile comprising about 1 m of filling overlying weathered sandstone and then medium and high strength sandstone from depths of 0.35 m to 1.0 m. The medium and high strength sandstone had some moderately weathered zones in the upper 2 m as indicated by some core loss and clay filled joints. Below depths of about 3 m, however, sandstone was generally medium and high strength fresh unbroken rock with few defects.

The results indicate relatively uniform conditions with approximately 1 m of filling and weathered material overlying medium or high strength bedrock. The bedrock surface appears to be dipping generally in a north-westerly direction, following the natural surface contours. The overall level difference diagonally across the proposed development site of the surface of the medium or high strength rock appears to be of the order of 4 m from the previously drilled Bore 5 to Bore 102 in the north-western corner of the site.

No free groundwater was observed during the current investigation phase and this is consistent with observations made during the previous investigation in 1994. It is expected, however, that after periods of heavy rainfall some seepage will occur along the bedrock surface. The permanent water table within the intact bedrock is expected to be at many tens of metres below the current site level with groundwater flow along bedding planes and through vertical joints being extremely low.

4.4 DP (2012) - Pavement Investigation for St Peters Street, Darlinghurst

DP (2012) reported a geotechnical investigation for the site, assessing the pavement and subgrade conditions of St Peters Street, Darlinghurst. The investigation involved the drilling of four bores.

The subsurface conditions observed during drilling were as follows:

- *Asphaltic concrete 50 – 110 mm thick.*
- *Filling (Roadbase) – well compacted gravelly sand (igneous gravel) to depths of 0.1 m – 0.2 m.*
- *Filling – slightly gravelly, sand filling (crushed sandstone) with some clay to depths of 0.4 m – 1.0 m. DCP tests indicate that the filling is moderately to well compacted.*
- *Sandstone – low to medium strength, medium to coarse grained sandstone intersected at depths of 0.4 m to 0.8 m in all bores.*

The investigation did not report on groundwater.

5. Environmental Setting

5.1 Topography

Based on the Lotsearch Report (Enviro Professional Report Ref: LS003975 EP, dated 13 August 2018, p. 135, Appendix B) the site is located in undulating country with gentle slopes to the north towards Woolloomooloo Bay estimated to be about 5%.

Furthermore, based on the Lotsearch Report the site topography is characteristic of the regional topography. The ground surface level across the site ranges from approximately reduced level (RL) 38 m relative to Australian Height Datum (AHD) at the south-eastern corner to RL 24 m AHD at the north western end of the site. A feature of the site is a high sandstone cliff, ranging up to about 8 m to 10 m high running in an approximately north-south direction through the centre of the site. The eastern side is higher than the western side (Drawing 1, Appendix A and Photograph 6, Appendix A). Previous work on the site has removed some of the sandstone.

5.2 Site Geology

The Lotsearch Report (pp. 148-149, Appendix B) indicates that the site is underlain by Triassic Hawkesbury Sandstone. This geological formation usually comprises of medium to coarse grained quartz sandstone with minor shale and laminite lenses. Previous investigations on the site confirm the geological mapping with Hawkesbury Sandstone at shallow depths below the surface. Sandstone was also exposed in cuttings throughout the site and along Forbes Street prior to excavation for the existing sports hall.

Within the 1 km buffer search zone reported by the Lotsearch Report, there were a number of other geological formations identified. The nearest surrounding geological units include man made fill to the north of the site, quaternary aged medium to fine grained marine sand with podosols to the east and Triassic aged Ashfield Shale from the Wianamatta Group to the south of the site.

The Lotsearch Report (pp. 151- 152, Appendix B) indicates that the site is underlain by two soil landscape groups. The southern part of the site is underlain by the erosional Gynea Soil Landscape

which is comprised of undulating to rolling rises and low hills on Hawkesbury Sandstone, with a local relief of 20-80 m, slopes of 10-25% and rock outcrops of less than 25%.

The northern part of the site is underlain by the colluvial Hawkesbury Landscape, which is comprised of rugged, rolling to very steep hills on Hawkesbury Sandstone, with a local relief of 40-200 m, slopes of greater than 25%, rock outcrops greater than 50%, narrow crests and ridges, narrow incised valleys, steep side slopes with rocky benches, broken scarps and boulders.

5.3 Acid Sulphate Soils (ASS)

Reference to the Lotsearch Report (pp.157-158, Appendix B) indicates that the site is classified as having a low probability (6-70%) of ASS occurring. The area 50 m to the north of the site is classified as extremely low probability (1-5%) of ASS occurring.

The onsite ASS Plan Class, as reported in the Lotsearch Report (p.155- 156, Appendix B), is Class 5, which means that works within 500 metres of adjacent Class 1- 4 land that is below 5 m AHD and works by which the water table is likely to be lowered below 1 m AHD on adjacent Class 1-4 land, present an environmental risk. The nearest soil class is Soil Class 2, 217 m to the north, which would only present an environmental risk if the proposed works lowered water table in that area below 1 m AHD. However, the permanent water table within the intact bedrock is expected to be at many tens of metres below the current site level.

Based on the previously observed geology, the site topography and the mapping ASS were not considered to be of concern for the site and hence have not been considered further.

5.4 Other Records

In addition to the above information Table 2 summarises the results of searches and data, relating to the environmental setting, acquired from the Lotsearch Report included in Appendix B.

Table 2: Summary of available information from Lotsearch Report

Record / Source of Information	Comments
Naturally occurring asbestos potential	No naturally occurring asbestos potential recorded within in the search buffer (p.150)
Dryland salinity	There are no known dryland salinity issues within the search buffer (p.158)
Mining subsidence districts	There are no mining subsidence districts within the search buffer (p.160).

5.5 Groundwater and Surface Water

Reference to the Lotsearch Report (pp. 137-143, Appendix B) indicates that there are nine registered groundwater bores within 500 m of the site. The nine groundwater bores from within 500 m of the site are summarised in Table 3. Work summaries for the available bores and the locations are included in the Lotsearch Report (pp. 144-147, Appendix B).

No water bearing zones were identified in the borehole logs from previous DP investigations (DP (1994), DP (2008a), DP (2008b), and DP (2012)).

Table 3: Summary of available information from nearby registered groundwater bores

Bore ID Authorised Purpose Completion Year Status	Location Relative to Site	Final Depth (m)	Standing Water Level
GW112175 Monitoring Bore 01/03/1999	34 m south west	30.0	-
GW112184 Monitoring Bore 01/03/1999	41 m west	30.0	-
GW112176 Monitoring Bore 01/03/1999	95 m south west	30.0	-
GW112183 Monitoring Bore 01/03/1999	104 m north	30.0	-
GW112177 Monitoring Bore 01/03/1999	104 m south west	30.0	-
GW114495 Monitoring Bore 20/12/2010	151 m north east	6.15	-
GW114497 Monitoring Bore 20/12/2010	159 m north east	5.5	-
GW114496 Monitoring Bore 20/12/2010	169 m north east	5.5	-
GW112178 Monitoring Bore 01/03/1999	340 m south	30.0	-

There are no water bodies or water courses present on site. The closest surface receptor to the site is Sydney Harbour, located approximately 720 m to the north of the site.

Based on local topography observed from the elevation contours in the Lotsearch (p. 135, Appendix B), groundwater is anticipated to flow north into Sydney Harbour. Of note, however, and as mentioned in Section 4, no free groundwater was observed during previous investigations. DP (2008b) suggested that it was expected that after periods of heavy rainfall some seepage will occur along the bedrock surface. The permanent water table within the intact bedrock is expected to be at many tens of metres below the current site level.

The site is located on aquifers described as porous, extensive and highly productive aquifers (p.136, Lotsearch, Appendix B).

The site does not fall within the Botany Groundwater Management Zones (p. 136, Lotsearch, Appendix B).

6. Site History

6.1 Title Deeds

A historic title deed search was conducted for section of the site by InfoTrack Pty Ltd and was used to obtain ownership and occupancy information including company names and the occupations of individuals for a selected spread of lots within the school boundary. The searched lots focused on those in the area of the proposed new buildings. Title Deeds are presented in Appendix B. The title information can assist in the identification of previous land uses by the company names or the site owners and can therefore assist in establishing whether there were potentially contaminating activities occurring at the site. Notwithstanding, it should be noted that whilst titles can assist they are not conclusive of land use and need to be used in conjunction with other site information (e.g. aerial photographs) to gain a better understanding of the likely land use.

A summary of the title deeds and possible land uses for the selected lots as show in Figures 1 and 2 are presented in Tables 4 to 7. A full copy of the search, including information on easements and leases is included in Appendix B.



Figure 1: Breakdown of lots within 159 – 163 Forbes Street, Darlinghurst, currently known as Lot 1 D.P. 557311.

Table 4: Historical Title Deeds for 159 – 163 Forbes Street, Darlinghurst - Lot 1 D.P. 557311, as shown in Figure 1

Date of Acquisition and term held	Registered Proprietor(s) & Occupations	Land use
<u>As regards the part tinted blue in Figure 1</u>		
04.02.1898 (1898 to 1904)	Sydney Burdekin (Gentleman)	Unknown
15.03.1904 (1904 to 1914)	Catherine Burdekin (Widow) James Alison (Gentleman)	
05.03.1914 (1914 to 1916)	James Alison (Gentleman) Florence Hay (Married Woman)	
01.06.1916 (1916 to 1923)	The Municipal Council of Sydney (Resumed under the "Sydney Corporation Amendment Act, 1905" and the "Sydney Corporation Amendment Act, 1906" for the purpose of widening of William Street and Park Street public ways within the City of Sydney and for carrying out improvements in and re-modelling that portion of the city in the vicinity of such public ways)	Council use
12.04.1923 (1923 to 1993)	Church of England Property Trust Diocese of Sydney	Church
<u>As regards the part tinted green in Figure 1</u>		
04.02.1898 (1898 to 1904)	Sydney Burdekin (Gentleman)	Unknown
15.03.1904 (1904 to 1914)	Catherine Burdekin (Widow) James Alison (Gentleman)	
05.03.1914 (1914 to 1922)	James Alison (Gentleman) Florence Hay (Married Woman)	
06.09.1922 (1922 to 1931)	William Thomas Price (Clerk in Holy Orders) William James O'Neill (Journalist) Francis William Rutherford Seymour Shaw (Medical Student)	Residential
08.05.1931 (1931 to 1993)	Church of England Property Trust Diocese of Sydney	Church
<u>As regards the part tinted purple in Figure 1</u>		
12.04.1923 (1923 to 1993)	Church of England Property Trust Diocese of Sydney	Church
<u>As regards the part tinted pink in Figure 1</u>		
10.04.1931 (1931 to 1993)	Church of England Property Trust Diocese of Sydney	Church
<u>As regards the part tinted turquoise in Figure 1</u>		
04.01.1899 (1899 to 1993)	Church of England Property Trust Diocese of Sydney	Church
<u>Continued as regards the whole of the subject lands in Figure 1</u>		
13.09.1993 (1993 to Date)	# SCEGGS Darlinghurst Limited	School

Denotes Current Registered Proprietor

Easements: -

- 17.04.2003 (9450438) – Easement for Rock Anchors 2.44 wide and variable

Leases: -NIL

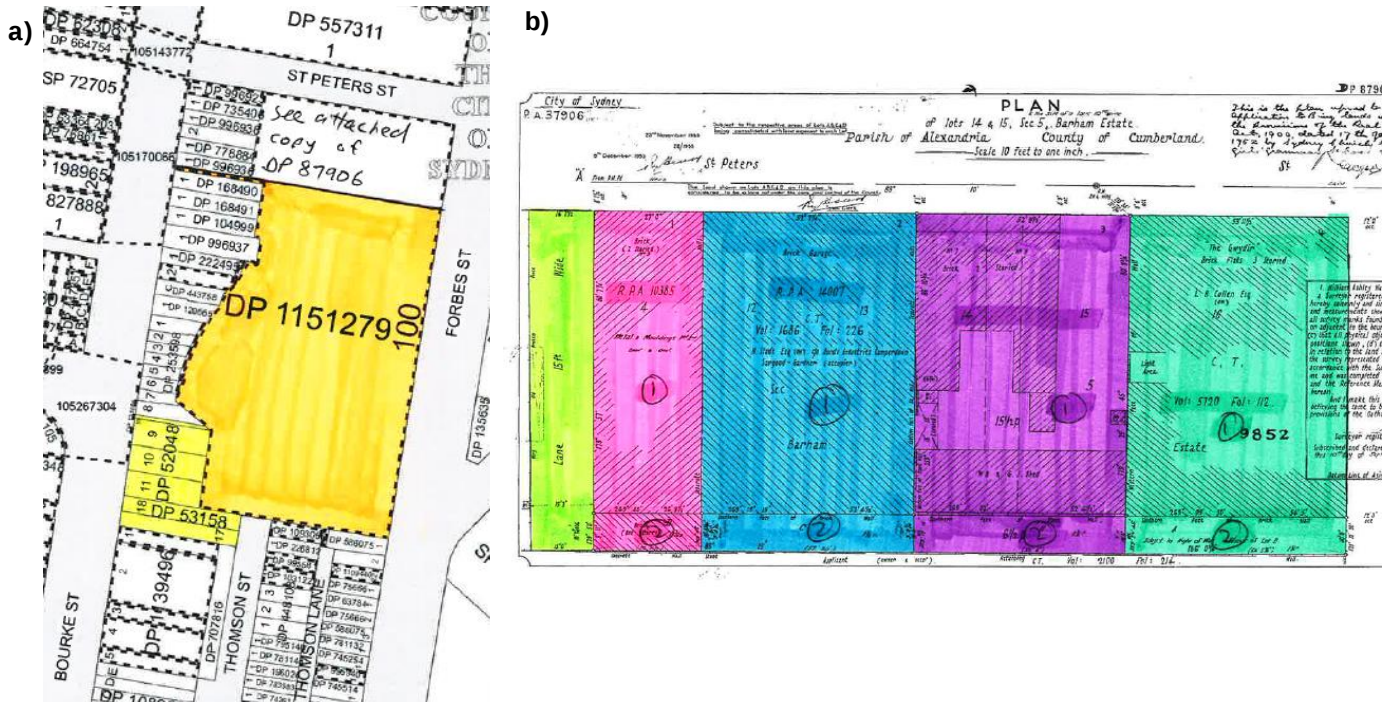


Figure 2: a) Breakdown of lots within 165 – 215 Forbes Street, Darlinghurst, including Lot 100 D.P. 1151279, Lot 8 D.P. 253598, Lot 18 D.P. 131188, Lots 9 to 11 D.P. 53158 & Lots 17 & 18 D.P. 53158. b) Historical breakdown of lots at the northern end of Lot 100 D.P. 1151279, previously known as DP 87906

Table 5: Historical Title Deeds for 165 – 215 Forbes Street, Darlinghurst, Lot 100 D.P. 1151279, as shown in Figure 2.

Date of Acquisition and term held	Registered Proprietor(s) & Occupations	Possible Land use
As regards the part tinted green in Figure 2b		
<i>Note: - This part would seem to have been a Lane 15 feet wide – see D.P. 87906, circa 1951</i>		
16.01.1835 (1935 to 1964)	Edward Deas Thomson (and his deceased estate)	Unknown
27.05.1964 (1964 to 1977)	Sydney Church of England Girls Grammar School Council	School
20.10.1977 (1977 to 1984)	Annie Margaret Childs (Married Woman)	Unknown
09.07.1984 (1984 to 2010)	S.C.E.G.G.S. Darlinghurst Limited	School
As regards the part tinted pink numbered (1) in Figure 2b		
24.05.1910 (1910 to 1913)	Charles Henry Breakwell (Cabinet)	Unknown
15.09.1913 (1913 to 1938)	James Walker (Brewer)	Industrial
07.01.1938 (1938 to 1938)	Douglas Vincent Walker (Retired Company Manager) Keith Peter Walker (Company Director)	
19.01.1938 (1938 to 1947)	Garnet Clive Singleton (Manufacturer)	
31.03.1947 (1947 to 1952)	Metal and Moulding Manufacturers Pty Ltd	
24.01.1952 (1952 to 1952)	Joseph Janssen (Electrical Manufacturer)	
26.09.1952 (1952 to 1954)	J.J. Hoelle Pty Limited	
27.05.1954 (1954 to 1977)	Sydney Church of England Girls Grammar School Council	School
14.12.1977 (1977 to 1984)	Annie Margaret Childs (Married Woman)	Unknown
09.07.1984 (1984 to 2010)	S.C.E.G.G.S. Darlinghurst Limited Now Sceggs Darlinghurst Limited	School
As regards the part tinted pink numbered (2) in Figure 2b		
<i>Note: - Formerly part of a Lane 10 feet wide, we are aware of the following events</i>		
11.12.1952 (1952 to 1977)	Sydney Church of England Girls Grammar School Council	School
14.12.1977 (1977 to 1984)	Annie Margaret Childs (Married Woman)	Unknown
09.07.1984 (1984 to 2010)	S.C.E.G.G.S. Darlinghurst Limited Now Sceggs Darlinghurst Limited	School
As regards the part tinted blue numbered (1) in Figure 2b		
01.05.1906 (1906 to 1966)	William Hermon Slade (Produce Merchant Now Manufacturers Representative)	Industrial
31.10.1966	William Hermon Slade (Company Director)	

Date of Acquisition and term held	Registered Proprietor(s) & Occupations	Possible Land use
(1966 to 1977)	George Hermon Slade (Company Director) William Russell Slade (Company Director)	
02.12.1977 (1977 to 1977)	George Hermon Slade (Company Director) William Russell Slade (Company Director)	
02.12.1977 (1977 to 1986)	Kalends Pty Limited Kilderkini Pty Limited	
08.07.1986 (1986 to 2010)	S.C.E.G.G.S. Darlinghurst Limited Now Sceggs Darlinghurst Limited	School
<u>As regards the part tinted blue numbered (2) in Figure 2b</u>		
<i>Note: - Formerly part of a Lane 10 feet wide, we are aware of the following events</i>		
11.12.1952 (1952 to 1966)	William Hermon Slade (Manufacturers Representative)	Industrial
31.10.1966 (1966 to 1977)	William Hermon Slade (Company Director) George Hermon Slade (Company Director) William Russell Slade (Company Director)	
02.12.1977 (1977 to 1977)	George Hermon Slade (Company Director) William Russell Slade (Company Director)	
02.12.1977 (1977 to 1986)	Kalends Pty Limited Kilderkini Pty Limited	
08.07.1986 (1986 to 2010)	S.C.E.G.G.S. Darlinghurst Limited Now Sceggs Darlinghurst Limited	School
<u>As regards the part tinted purple numbered (1) in Figure 2b</u>		
<i>Note: - Formerly part of a Lane 10 feet wide, we are aware of the following events</i>		
27.02.1896 (Mortgage) (1896 to 1950)	Frederick Penny (Butcher) & his deceased estate	Unknown
28.11.1950 (1950 to 1977)	Sydney Church of England Girls Grammar School Council	School
07.02.1977 (1977 to 2010)	S.C.E.G.G.S. Darlinghurst Limited Now Sceggs Darlinghurst Limited	
<u>As regards the part tinted purple numbered (2) in Figure 2b</u>		
<i>Note: - Formerly part of a Lane 10 feet wide, we are aware of the following events</i>		
11.12.1952 (1952 to 1977)	Sydney Church of England Girls Grammar School Council	School
07.02.1977 (1977 to 2010)	S.C.E.G.G.S. Darlinghurst Limited Now Sceggs Darlinghurst Limited	
<u>As regards the part tinted turquoise numbered (1) in Figure 2b</u>		
10.04.1872 (1872 to 1924)	Charles Edwards (Master Mariner)	Industrial
08.10.1924 (1924 to 1925)	Osman Adams Edwards (Government Official) Walter Scott Harkness (Estate Agent)	Commercial
08.12.1925 (1925 to 1926)	Annie MacKintosh (Spinster)	
07.07.1926	Kenneth Stewart Williams (Estate Agent)	

Date of Acquisition and term held	Registered Proprietor(s) & Occupations	Possible Land use
(1926 to 1927)		
29.06.1927 (1927 to 1929)	Charles Arthur Green (Investor) Julia May Green (Married Woman)	
26.11.1929 (1929 to 1930)	Robert James Garrett (Gentleman)	
15.12.1930 (1930 to 1941)	Cecilia Rosenberg (Married Woman)	
11.11.1941 (1941 to 1947)	William Bernard Pilling (Investor)	
23.01.1947 (1947 to 1960)	Leo Bernard Cullen (Flat Proprietor)	
20.06.1960 (1960 to 1977)	Sydney Church of England Girls Grammar School Council	School
07.02.1977 (1977 to 2010)	Sceggs Darlinghurst Limited	
<u>As regards the part tinted turquoise numbered (2) in Figure 2b</u>		
<u>Note:</u> - Formerly part of a Lane 10 feet wide, we are aware of the following events		
11.12.1952 (1952 to 1960)	Leo Bernard Cullen (Flat Proprietor)	Commercial
20.06.1960 (1960 to 1977)	Sydney Church of England Girls Grammar School Council	School
07.02.1977 (1977 to 2010)	Sceggs Darlinghurst Limited	
<u>As regards the part tinted orange in Figure 2a</u>		
30.11.1910 (1910 to 1949)	The Most Reverend the Lord Archbishop of Sydney	Church
03.06.1949 (1949 to 1977)	Sydney Church of England Girls Grammar School Council (Application under Section 14 of the Real Property (Amendment) Act 1921 not investigated)	School
07.02.1977 (1977 to 2010)	Sceggs Darlinghurst Limited	
<u>Continued as regards the whole of Lot 100 D.P. 1151279 in Figure 2a</u>		
14.07.2010 (210 to Date)	# Sceggss Darlinghurst Limited	School

Denotes Current Registered Proprietors

Table 6: Historical Title Deeds for 165 – 215 Forbes Street, Darlinghurst, Lot 8 D.P. 253598, as shown in Figure 2a.

Date of Acquisition and term held	Registered Proprietor(s) & Occupations	Possible Land use
28.12.1911 (1911 to 1928)	Florence Elizabeth Haigh (Spinster) Louisa Mary Haigh (Spinster) Laura Jane Evelyn Haigh (Spinster) Edith Anna Maria Haigh (Spinster)	Unknown
27.02.1928 (1928 to 1944)	Florence Elizabeth Haigh (Spinster) Laura Jane Evelyn Haigh (Spinster)	
26.06.1944 (1944 to 1955)	Laura Jane Evelyn Haigh (Spinster) & her deceased estate	
01.11.1955 (1955 to 1977)	Sydney Church of England Girls Grammar School Council	School
31.03.1977 (1977 to Date)	Sceggs Darlinghurst Limited	

Denotes Current Registered Proprietor

Table 7: Historical Title Deeds for 165 – 215 Forbes Street, Darlinghurst, Lot 18 D.P. 131188, Lots 9 to 11 D.P. 53158 & Lots 17 & 18 D.P. 53158, as shown in Figure 2a.

Date of Acquisition and term held	Registered Proprietor(s) & Occupations	Possible Land use
29.06.1898 (1898 to 1927)	Harry Hillier (Saddler)	Industrial/ Commercial
30.05.1927 (1927 to 1929)	Frank Biggs (Solicitor)	
28.06.1929 (1929 to 1940)	John Clark Reynolds (Builder)	
19.6.1940 (1940 to 1948)	Harry Clifford Hillier (Department Manager)	
14.05.1948 (1948 to 1953)	Charles Augustus Battle (Builder) Ada Caroline Battle (Married Woman)	
16.07.1953 (1953 to 1955)	Ada Caroline Battle (Widow)	
10.05.1955 (1955 to 1958)	Hilda Alice Hines (Married Woman)	School
31.10.1958 (1958 to 1977)	Sydney Church of England Girls Grammar School Council	
07.02.1977 (1977 to Date)	# Sceggs Darlinghurst Limited	

Denotes Current Registered Proprietor

6.2 Historical Aerial Photography

The history of the site's land use and development has been reviewed by reference to historical aerial photographs included in the Lotsearch Report (pp. 110-120, Appendix B), and the findings are summarised in Table 8 below.

Table 8: Aerial Photograph Review

Year	Site	Surrounding Land Use
1943	The northern side of St Peters Street consisted of a large church building and some smaller buildings next to it. On the main school site (the southern side St Peters Street), the site consisted of some large buildings (possible industrial/commercial) along St Peters Street with the main school building with a few trees in the centre of the site. The far southern end of the site consisted of townhouses, likely residential.	The surrounding areas consisted of townhouses to the west and south, larger buildings and a large vacant lot to the east of the site, and medium rise, possibly commercial buildings to the north of the site.
1951	The site appeared to remain mostly unchanged when compared to the 1943 image, with the exception of some renovations that occurred on the building at the northern end of the main school site.	The surrounding area remained mostly unchanged when compared to the 1943 image.
1955	The site remained mostly unchanged when compared to the 1951 image, with the exception of the removal of some trees and the addition of a new building along the western boundary of the site and cleared area on the eastern boundary of the site (possibly used as a tennis court).	The surrounding land appeared to remain mostly unchanged when compared to the 1951 image.
1961	The site appeared to remain mostly unchanged when compared to the 1955 image, with the exception of the addition of a tennis court on the previously cleared area on the eastern boundary of the site.	The surrounding land appeared to remain mostly unchanged when compared to the 1955 image.
1965	The site appeared to remain mostly unchanged when compared to the 1961 image.	The surrounding land appeared to remain mostly unchanged when compared to the 1961 image.
1970	Some areas of the site had undergone significant changes particularly on the western boundary of the site. Three new multistorey buildings were added to the site, whilst the residential townhouses at the southern end of the site had been demolished.	The surrounding land appeared to remain mostly unchanged when compared to the 1965 image.

Year	Site	Surrounding Land Use
1982	There appeared to be no significant changes to the site since the 1982 photograph, with the exception of some minor renovations and the addition of an outdoor swimming pool at the northern end of the site.	There appeared to be no significant changes to surrounding areas the site when compared to the 1970 photograph, with the exception of a new high rise building north west of the site.
1991	There appeared to be no significant changes to the site since the 1982 photograph.	There was no apparent significant change to surrounding areas when compared to the 1982 photograph, with the exception of the demolition of houses and construction of a road west of the site and the removal of the large warehouse to the east, replaced by further high rise buildings.
2000	There appeared to be no significant changes to the site since the 1991 photograph, with the exception of the removal of the swimming pool and addition of a tennis court the middle of school.	There appeared to be some changes to surrounding areas of the site when compared with the 1991 photograph, including the demolition of a previous high rise building and construction of a new high rise building adjacent to the site to the east, as well as further construction to the road to the west of the site.
2009	The southern end of the site had undergone significant change with the demolition of the previous buildings and construction of an extensive new building occupying the southern portion of the site (currently known as the Junior School).	There appeared to be no significant changes to surrounding areas the site since when compared to the 2000 photograph.
2015	The northern end of the main precinct of the site, bordering on St Peters Street had undergone some change with the construction of a new building. The rest of the site remained mostly unchanged.	There appeared to be no significant changes to surrounding areas of the site when compared with the 2009 photograph.
2016	There appeared to be no significant changes to the site since the 2015 photograph.	There appeared to be no significant changes to surrounding areas of the site when compared with the 2016 photograph.

6.3 Historical Maps

A review of historical maps from 1917, 1936, 1938-1950, 1956 and 1975 presented in the Lotsearch report (pp. 122-126, Appendix B) indicate that the site and its immediate surrounds have remained as a mixed residential, industrial and commercial land use since at least 1917.

6.4 Historical Business Directory

A review of historical business activities was undertaken by reviewing the UBDs Business to Business Directories for 1950, 1961, 1965, 1970, 1975, 1978, 1982, 1986 and 1991 (Lotsearch Report, pp. 19-109). Noting the site's location south of a commercial precinct, the search results have listed an extensive number and types of businesses in the area. Given this, the following comments are limited to those businesses which were located on the site (thereby informing likely site use) or those indicating activities that are immediately adjacent or located up-gradient (within 50 m) and have the greatest potential to be a source of contamination which may have potentially impacted the site. Further details are provided in the Lotsearch Report, Appendix B.

The key findings of the search are as follows:

- 1950 - Onsite: presence of a metals and moulding manufacturer, residential flats. Offsite: dry cleaner adjacent to the site (2 m south west) and electric, tractor and concrete manufacturers approximately 14 m to the north;
- 1961 - Onsite: presence of a metals and moulding manufacturer. Offsite: motor body builder/repairer adjacent to the site (13 m north west);
- 1965 – Onsite: presence of a metals and moulding manufacturer, manchester manufacturer and wholesaler, indent agent and Church of England school. Offsite: motor body builder/ repairer/ painter/ panel beater approximately 13 m to the north west;
- 1970 - Onsite: presence of tinsplate printers and metals and moulding manufacturer. Offsite: motor body repairs/ converter approximately 13 m to the north west;
- 1975 – Onsite: presence of plastic and sign manufacturer and distributor. Offsite: no business activities identified as potential sources of contamination;
- 1978- Onsite: presence of a plastics and sign manufacturer and distributor electric light fitting manufacturer. Offsite: no business activities identified as potential sources of contamination;
- 1982 and 1986 - Onsite: presence of a plastics and sign manufacturer and distributor electric light fitting manufacturer. Offsite: motor garage and service station 13 m north west;
- 1991 - No business activity identified onsite, directly adjacent or up gradient of the site.

Of note there were a number of other service stations not mentioned above but located within 50 m of the site. All were hydraulically down gradient of the site and hence not considered to be of significant concern. These included a motor garage 14 m north in 1965, a service station 14 m north east between 1950 and 1970, a service station 15 m north between 1950 and 1975, a motor garage and service station 33 m north east between 1965 and 1970 and a motor garage 39 m north west between 1950 and 1961.

In broad terms, the area appears to have progressively become more residential focused, with medium to high density housing and less oriented around manufacturing.

6.5 NSW EPA Information

The following sections summarise the results of searches and data acquired from the Lotsearch Report included in Appendix B.

6.5.1 Contaminated Land and Waste Management Facilities

The EPA publishes records of contaminated sites under section 58 of the *Contaminated Land Management Act 1997* (CLM Act) on a public database accessed via the internet. The notices relate to investigation and/or remediation of sites considered to be significantly contaminated under the definition in the CLM Act. More specifically the notices cover the following:

- Actions taken by the EPA under sections 15, 17, 19, 21, 23, 26 or 28 of the CLM Act;
- Actions taken by the EPA under sections 35 or 36 of the Environmentally Hazardous Chemicals Act 1985; and
- Site audit statements provided to the EPA under section 52 of the CLM Act on sites subject to an in-force remediation order.

A search of the public database undertaken in the Lotsearch report indicated that the site was not listed as a contaminated site. It is noted that there were six sites currently listed as contaminated sites located within 1 km of the site. The sites are outlined in Table 9 below and are shown in the Lotsearch Report (pp 7-9, Appendix B).

Table 9: Contaminated Sites as Currently Listed by the EPA within 1 km of the Site.

Site	Address	Activity	Management Class	Distance and Direction from site
Proposed Retail Unit	139-155 Palmer Street, Darlinghurst	Unclassified	Regulation under CLM Act not required	101 m, North West
Cross City Tunnel	Riley Street and William Street Darlinghurst	Service Station	Contamination was addressed via the planning process (EP&A Act)	187 m, North West
Former BP Service Station	2 Dowley Street, Woolloomooloo	Service Station	Contamination being managed via the planning process (EP&A Act)	627 m, North East
7-Eleven Service Station	59 Oxford Street, Paddington	Service Station	Contamination currently regulated under CLM Act	698 m, South
Ausgrid Road Reserve	Mary Street, Surry Hills	Other Industry	Regulation under CLM Act not required	775 m, South West
18-28 Neild Avenue Darlinghurst	18-28 Neild Avenue Darlinghurst	Landfill	Regulation under CLM Act not required	835 m, East

The management classes for the six sites currently listed vary, with the EPA considering only two of the sites to be contaminated enough to warrant regulation. These two sites are the 'Former BP Service Station' and the '7-Eleven Service Station'. The other four sites do not currently require regulation under the CLM Act 1997, both of which are located over 600 m north-east of the site and hence were not considered to have a potential impact on the site.

The search found that the aforementioned '7-Eleven Service Station' was the only property with a Record of Notice within the 1 km radius buffer of the site. It should be noted that the EPA record of Notices for contaminated land does not provide a record of all contaminated land in NSW.

There were no former gasworks or sites on the National Waste Management Site Database located within the dataset buffer (p. 10, Lotsearch, Appendix B).

The NSW EPA also issues environmental protection licenses under section 308 of the *Protection of the Environment Operations Act 1997* (POEO Act). The register contains:

- Environmental protection licenses;
- Applications for new licenses and to transfer or vary existing licenses;
- Environment protection and noise control licenses;
- Convictions in prosecutions under the POEO Act;
- The result of civil proceedings;
- License review information;
- Exemptions from provisions of the POEO Act or Regulations;
- Approvals granted under Clause 9 of the POEO (Control of Burning) Regulation; and
- Approvals granted under Clause 7a of the POEO (Clean Air) Regulation.

A search of the public register undertaken in the Lotsearch report indicated that there are two current Environment Protection Licence issued to sites within 1 km search buffer. These are to Sydney Trains for 'railway systems activities' (206 m north west) and to John Holland Pty Ltd for 'concrete works, railway systems activities' (858 m west) (Lotsearch Report, p.14).

Four delicensed activities were identified within the 1 km search buffer of the site. These were all associated with hospital activities at St Vincents Hospital (the public and private hospital, 384 m south east and 406 m south, respectively), St Luke's Hospital (622 m east) and Sydney Hospital (819 m north west). The activity for each of these sites was 'Hazardous, industrial or Group A Waste Generation or Storage'.

There were eight surrendered licensed activities identified within the 1 km search buffer zone. The two closest activities to the site with surrendered licences, were for 'road construction' activities associated with the Eastern Distributor (21 m south) and the Cross City tunnel (29 m north west). The other six sites with surrendered licences were more than 620 m from the site and were for activities identified as 'other activities/ non-scheduled activity- application of herbicides', 'metal coating; hazardous, industrial or group A waste generation or storage' and 'hazardous, industrial or Group A waste generation or storage'.

The EPA activities search results are presented on pages 7-18 of the Lotsearch Report, Appendix B.

6.5.2 EPA PFAS investigation programme

A search of the EPA PFAS Investigation Program undertaken in the Lotsearch Report found no sites were under investigation within the 1 km search buffer of the site (p. 11, Appendix B).

6.5.3 UPSS Sensitive Zones

The site is located within a UPSS Sensitive Zone (p. 18, Lotsearch Appendix B).

6.6 Safework Search

A search of the database held by SafeWork NSW was conducted on the 31 August 2018. The search did not locate any records pertaining to the storage of dangerous goods at the site. A copy of the response from SafeWork NSW is included in Appendix B.

6.7 Planning Records

6.7.1 Section 10.7 Planning Certificate

The Planning Certificate under Section 10.7 of the *Environmental Planning and Assessment Act, 1979* was obtained for the main precinct of the site (i.e. south of St Peters Street) and is provided in Appendix B. The main precinct of the school is zoned as 'R1 General Residential' (south of St Peters Street). The lot located north of St Peters Street, which contains the old church building, is zoned as 'B4 Mixed Use'.

The certificate states (under Section 10.7(2)) that, as prescribed by section 59 (2) of the *Contaminated Land Management Act, 1997*, Council has not identified that a site audit statement has been received in respect of the site and the land to which the certificate relates are not:

- Declared to be significantly contaminated land;
- Subject to a management order;
- Subject of an approved voluntary management proposal; or
- Subject of an ongoing maintenance order.

6.7.2 Other Records

In addition to the above information, Table 10 below summarises the results of searches and data acquired from the Lotsearch Report included in Appendix B.

Table 10: Summary of available information from Lotsearch Report

Record / Source of Information	Comments
State Environmental Planning (SEP)	There are no SEP Policy protected areas onsite or within the dataset buffer. There was one site (Caritas Site) listed as a SEP Policy Major Developments (2005), located 197 m south of the site. (p.16, Appendix B).
Heritage	St Peter's Church and precinct, located at the northern end of the site was identified as a State Heritage item. There were four items located onsite identified as local heritage items, including two terrace groups (pp.172- 190, Appendix B).
Natural Hazards	There were no Bush Fire Prone Land Categories located within the dataset buffer (p. 191, Appendix B).
Ecological Constraints	There were no ecological constraints identified onsite, however, there was urban exotic/ native vegetation located within the dataset buffer (pp. 192- 201, Appendix B).

6.8 Council Records

An online review of the available records on the City of Sydney Archives Investigation website was undertaken on 13 August 2018 and found a number of records attributed to the site. However, the viewed records were in relation to development applications associated with construction works at the school and there were no records of concern with regards to contamination on site.

6.9 Site Walkover

A walkover of the site was undertaken by an environmental scientist from DP on 23 August 2018. Observations of the site and surrounding areas, in particular with respect to the potential for contamination, are summarised below with photographs provided in Appendix A.

The site layout appears to have remained relatively unchanged from the 2016 aerial photograph (p. 6, Lotsearch, Appendix B). The general site topography was consistent with that described in Section 5.1.

The site currently contains the Primary and Secondary Schools of SCEGGS Darlinghurst, with a large range of buildings currently present on site for this use.

The northern most part of the site, north of St Peter's Street, contained an old sandstone church building, previously known as St Peter's Anglican Church Darlinghurst, which was erected in 1866 (Photograph 1). Additionally, a church hall and rectory from the same era, as well as a modern building were present on the block. Each of the old buildings associated with the church have been

renovated and repurposed into educational facilities such as the 'Great Hall' and performing arts facilities. The Great Hall contained a commercial sized kitchen, which had general cleaning chemicals stored in it (Photograph 2). There was no grease trap observed associated with this kitchen. The buildings were in good condition and the foot paths and small garden beds surrounding the buildings were well maintained.

The northern half of the main precinct of the school (south of St Peters Street) was the Secondary School. This part of the school contained the Wilkinson Senior Study Centre (Wilkinson House), the Science, Art and Technology Centre, Sports Centre, Science Block, Auditorium, lawn, staff rooms, a small car park and administration buildings. The buildings ranged in age from Wilkinson House and Barham House being erected in the nineteenth Century (Photograph 3), to the new Science, Art and Technology Centre constructed in 2010 (Photograph 4). The buildings within this part of school appeared to be well maintained.

The southern half of the main precinct of the school was the primary school. The primary school was made up of a modern, well maintained four storey building containing classrooms, with an outdoor playground area on the first floor (Photograph 5). On the ground floor of the building, below the playground area was a car park at street level, with an entrance off Bourke Street located to the west of the site.

Other notable observations from the site walkover included:

- Below Thomson Street, on the western side of the primary school building, there was a sandstone cutting running north to south, approximately 8 m in height and the length of the primary school (Photograph 6). This cutting extended into the senior school between the science block and old gym and then along the eastern boundary of the school, adjacent to the townhouses;
- The majority of the site was paved or concreted, with the exception of some garden beds and the lawn in the centre of the site (Photograph 7);
- A grease trap was observed adjacent to Barham House and was associated with the commercial kitchen in the building. Waste disposal bins were also stored in this area (Photograph 8);
- A store room with site maintenance equipment and chemicals was observed in the basement beneath Barham House (accessed off walkway on the western side of the building). The floor of this storeroom was a combination of concrete and sandstone (Photograph 9); and,
- Sandstone was observed in the basements of many of the buildings during the site walkover, including the pump room and basement of Wilkinson House (Photograph 10) and along the eastern site boundary along the wall of the basketball court, beneath the tennis court.

In summary the site is surrounded by the following:

- North: St Peters Lane and commercial outlets;
- East: Forbes Street with medium to high density residential buildings;
- South: Medium density residential buildings; and
- West: Bourke Street with medium density residential buildings.

7. Preliminary Conceptual Site Model

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

7.1 Potential Contamination Sources and Contaminants of Concern

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified and are outlined in Table 11 below.

Table 11: Potential Contamination Sources and Contaminants of Concern

Potential Source	Description of Potential Contaminating Activity	Contaminants of Concern
Filling of unknown origin	Used historically for levelling purposes.	Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols and asbestos.
Former buildings on site	Demolition of former buildings impacting the fill and surficial soils.	Asbestos, lead based paints, PCB capacitors and synthetic mineral fibres (SMF).
Existing buildings on site	Presence of hazardous building materials in the existing building foundation and frame.	Asbestos, lead based paints, PCB capacitors and synthetic mineral fibres (SMF).
Historic and current site uses	Inappropriate disposal of wastes and associated leaking pipework or tanks (e.g. grease trap associated with food preparation). Storage and use of solvents for cleaning of premises and equipment. Application of pesticides and herbicides for building and garden management.	Metals, TRH, BTEX, PAH, OCP, OPP, PCB and phenols.
Historic and current adjacent and offsite site uses	Inappropriate disposal of wastes and associated leaking pipework or tanks (e.g. mechanic west of site). Storage and use of solvents for cleaning of premises and equipment (e.g. dry cleaner west of site). Application of pesticides and herbicides for building and garden management.	Metals, TRH, BTEX, PAH, VOC, VCH, OCP, OPP, PCB and phenols.

Notes:

TRH -	total recoverable hydrocarbon
BTEX-	benzene, toluene, ethylbenzene, xylene
PAH -	polycyclic aromatic hydrocarbons

PCB -	polychlorinated biphenyls
OCP -	organochlorine pesticides
OPP -	organophosphorus pesticides
VOC -	volatile organic compounds
VCH -	volatile chlorinated hydrocarbons

With respect to the risk of contamination from off-site sources due to current or past land uses, the properties of greatest concern were considered to be either of significant distance from the site or hydraulically down-gradient. Moreover, the risk of contamination from such sites is considered most likely via a groundwater migration pathway and as noted previously groundwater is expected to be at depth within the bedrock at this site. Given this, the risk of contamination at the site associated with off-site sources was considered to be low and are not considered herein.

Therefore, the potential sources of contamination and contaminants of concern can be summarised as below:

S1 – Filling and impacted surficial soils [including filling from unknown sources, historic site uses and former buildings onsite]; and,

S2 – Current buildings onsite.

7.2 Potential Receptors

Human Health Receptors

- R1 Current site users (school);
- R2 End users (school);
- R3 Construction and maintenance workers; and
- R4 Adjacent site users (residential / commercial).

Environmental Receptors

- R5 Groundwater;
- R6 Terrestrial Ecology

Surface water was not considered as a potential environmental receptor for this investigation as the nearest surface water body was Sydney Harbour approximately 750 m north of the site.

7.3 Potential Pathways

Potential pathways for the identified contamination to impact on the receptors include the following:

- P1 Ingestion and dermal contact;
- P2 Inhalation of dust and / or vapour;
- P3 Leaching of contaminants and vertical migration into groundwater; and,
- P4 Contact with terrestrial ecology.

7.4 Summary of Preliminary CSM

A 'source – pathway – receptor' approach has been used to assess the potential risks of harm being caused to human, water or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways. The possible pathways between the above sources (S1 and S2) and receptors (R1 to R6) are provided in Table 12 below.

Table 12: Summary of Potential Complete Pathways

Potential Source and Contaminants of Concern	Pathway	Receptor	Risk Management Action Recommended
S1- Filling and impacted surficial soils Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols and asbestos.	P1 – Ingestion and dermal contact	R1 - Current users	An intrusive investigation is recommended to assess potential contamination of soils and the suitability of soils to be retained on site. Included in this report.
	P2 – Inhalation of dust and/or vapours	R2 – End users	
	P2 – Inhalation of dust and/or vapours	R3 - Construction and maintenance workers	Intrusive investigation of groundwater if risk identified by the soil investigation and/or final development.
	P3 – Leaching and vertical migration into groundwater	R4 – Adjacent site users	
	P4- Contact with terrestrial ecology	R5 – Groundwater	
		R6- Terrestrial ecology	
S2- Existing buildings on site Asbestos, lead based paints, PCB capacitors, SMF.	P1 – Ingestion and dermal contact P2 – Inhalation of dust and/or vapours	R1 - Current users R3 - Construction and maintenance workers	A hazardous building materials assessment is required for the existing buildings. Hazardous materials, if present, will need to be removed in accordance with relevant legislation and guidelines prior to demolition and managed appropriately in the interim or where buildings are to be retained.

8. Field Work Methods

8.1 Data Quality Objectives and Project Quality Procedures

This PSI has been devised in general accordance with the seven step data quality objective (DQO) process which is provided in Appendix B, Schedule B2 of NEPC (2013). The DQO process is outlined as follows:

- State the problem;
- Identify the decision;
- Identify inputs into the decision;
- Define the boundary of the assessment;
- Develop a decision rule;
- Specify acceptable limits on decision errors; and
- Optimise the design for obtaining data.

Referenced sections for the respective DQOs listed above are provided in Appendix C.

8.2 Data Quality Indicators

The performance of the assessment in achieving the DQO was assessed through the application of data quality indicators (DQI) as defined by:

Precision:	A quantitative measure of the variability (reproducibility) of data;
Accuracy:	A quantitative measure of the closeness of reported data to the “true” value;
Representativeness:	The confidence (expressed qualitatively) that data are representative of each media present on the site;
Completeness:	A measure of the useable data from a data collection activity; and
Comparability:	The confidence (expressed qualitatively) that data can be considered equivalent for each sampling and analytical event.

Further comments on the DQIs are presented in Appendix C.

8.3 Soil Sampling Locations and Rationale

Environmental field work, including augering and soil sampling, was undertaken 3 October 2018.

The bore locations are shown on Drawing 1, Appendix A. The bores were located in readily accessible areas of the site (e.g. in garden beds) to gain a reasonable (albeit preliminary) coverage of the soil profile and contamination status. Particular focus for the investigation was in the vicinity of the proposed new buildings, the grease trap and in areas where building rubble was observed.

Boreholes were hand augered to a maximum depth of 1.15 m or to prior refusal.

Soil (fill) samples were collected from all six bores. A further two surface samples (SS1 and SS2) were collected from basement areas in the Wilkinson Building where exposed sandstone bedrock was observed.

Two material samples were collected as potential asbestos containing material from the garden bed adjacent to the location of BH5 (AS1) and at SS1 (AS2).

Selected soil samples were analysed for the chemicals of concern listed in Section 7. Samples were selected based on site observations (odour, composition etc.), and their location within the subsoil strata (i.e. fill or natural).

8.4 Soil Sampling Procedures

Environmental sampling was performed with reference to standard operating procedures outlined in the DP *Field Procedures Manual*. All sampling data was recorded on borehole logs (Appendix D) and samples selected for laboratory analysis were recorded on DP chain-of-custody (COC) sheets (Appendix E). The general soil sampling procedure comprised:

- Soil samples were recovered directly from augers;
- Use of disposable sampling equipment including disposal nitrile gloves;
- Transfer of samples into laboratory-prepared glass jars and capping immediately with Teflon lined lids;
- Labelling of sampling containers with individual and unique identification, including project number, sample location and sample depth;
- Field screening of replicate soil samples collected in sealed plastic bags for Total Photo-ionisable Compounds (TOPIC) using a calibrated photo-ionisation detector (PID); and
- Placement of sample containers and bags into a cooled, insulated and sealed container for transport to the laboratory; and
- COC was maintained at all times and countersigned by the receiving laboratory on transfer of the samples.

EnviroLab Services Pty Ltd (EnviroLab), accredited by NATA for the analysis undertaken, was employed to conduct the sample analysis. The laboratory is required to carry out in-house QC procedures.

8.5 Analytical Rationale

The analytical scheme for soil samples was designed to obtain an indication of the main potential presence and possible distribution of identified contaminants of potential concern identified for the site by the CSM, being metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols and asbestos. The results of the analytical testing were compared with the adopted site assessment criteria (SAC) discussed in Section 9.

The surface, near surface and fill samples were selected for analysis, being the most likely samples to contain contaminants at the sampled locations.

8.6 Field Quality Assurance and Quality Control

The field QC procedures for sampling were in general accordance with Douglas Partners' *Field Procedure Manual*, and are outlined in Section 8.4.

Field replicates were recovered and analysed for a limited suite of contaminants by means of intra-laboratory analysis. This is consistent with standard industry practice and guidelines.

8.7 Laboratory QA / QC

The analytical laboratory, Envirolab Services Pty Ltd (ELS), accredited by NATA, is required to conduct in-house QA/QC procedures. These are normally incorporated into every analytical run and include reagent blanks, spike recovery, surrogate recovery and duplicate samples. These results are included in the laboratory certificates in Appendix E. The results of the DP assessment of laboratory QA/QC are shown in Appendix C.

9. Site Assessment Criteria

The Site Assessment Criteria (SAC) applied in the current investigation are informed by the CSM which identified human and ecological receptors to potential contamination on the site (refer to Section 7). Analytical results were assessed (as a Tier 1 assessment) against the SAC comprising the investigation and screening levels of Schedule B1, National Environment Protection Council, National Environment Protection Measure 1999, as amended (NEPC, 2013). The NEPC guidelines are endorsed by the EPA under the CLM Act 1997. Petroleum based health screening levels for direct contact have been adopted from the *Cooperative Research Centre for Contamination Assessment and Remediation of the Environment (CRC CARE) Technical Report no.10 Health screening levels for petroleum hydrocarbons in soil and groundwater* (2011) as referenced by NEPC (2013).

The investigation levels, screening levels and management limits are applicable to generic land use settings and include consideration of, where relevant, the soil type and the depth of contamination. The investigation and screening levels are not intended to be used as clean up levels. Rather, they establish concentrations above which further appropriate investigation (e.g. Tier 2 assessment) should be undertaken. They are intentionally conservative and are based on a reasonable worst-case scenario.

As mentioned previously, the proposed developments are part of the 2040 Masterplan for the school, which involves the whole school site. This therefore includes both the primary and secondary schools. Thus, the SAC adopted for this investigation are investigation levels, screening levels and management limits for a generic primary school land use (i.e. generic land use category 'A' from NEPC, 2013), which are a more conservative approach than the SAC values for a secondary school. It should be noted however, that the focus of this contamination investigation and the proposed new

buildings are located in the secondary school area of the school, rather than the recently refurbished primary school area.

9.1 Health Investigation and Screening Levels

The Health Investigation Levels (HIL) and Health Screening Levels (HSL) are scientifically-based, generic assessment criteria designed to be used in the first stage (Tier 1) of an assessment of potential human health risk from chronic exposure to contaminants.

HIL are applicable to assessing health risk arising via all relevant pathways of exposure for a range of metals and organic substances. The HIL are generic to all soil types and apply generally to a depth of 3 m below the surface.

HSL are applicable to selected petroleum compounds and fractions to assess the risk to human health via the inhalation pathway. The HSL depend on the soil types (i.e. sand, clay and silt) and depths to contamination. HSL for the direct contact pathway have been included even though direct contact HSL values are significantly higher than most other soil screening levels and are unlikely to be drivers for further investigation or site management.

The generic HIL and HSL are considered to be appropriate for the assessment of contamination at the site. Given the proposed land use and based on the CSM (Section 7) the adopted HIL and HSL are:

- **HIL-A** – Residential with garden/ accessible soil, includes primary schools; and
- **HSLA & B** – Residential with garden/ accessible soil, includes primary schools

It should be noted that as the masterplan covers the whole school, and hence incorporates the primary school, a Residential A land use scenario has been adopted. Notwithstanding, the new buildings will be located in an area for the secondary school and hence if this assessment was limited to the area of the secondary school a less conservative Residential B land use scenario would be more appropriate for the new buildings.

Moreover, given the HSL-A criteria have been adopted which are more conservative than the intrusive maintenance worker scenario, the latter is considered to be addressed by the SAC

Soil types considered were:

- Sand (conservative), given the general variability of soil types at the site.

Depth to contamination considered was:

- 0 to <1 m for soil HSL have been adopted as an initial conservative screen; and
- HIL apply generally to the top 3 m of soil for residential land use.

The adopted HIL and HSL are shown in Table 13.

Table 13: HIL and HSL for Soil Contaminants

Contaminant	HIL A (mg/kg)	HSL A for vapour intrusion (mg/kg)	HSL A for direct contact (mg/kg)
Metals and Inorganics			
Arsenic	100	-	-
Cadmium	20	-	-
Chromium (VI)	100	-	-
Copper	6,000	-	-
Lead	300	-	-
Mercury (inorganic)	40	-	-
Nickel	400	-	-
Zinc	7,400	-	-
TRH			
C ₆ – C ₁₀ (less BTEX)	-	45	4,400
>C ₁₀ -C ₁₆ (less Naphthalene)	-	110	3,300
>C ₁₆ – C ₃₄	-	-	4,500
>C ₃₄ – C ₄₀	-	-	6,300
BTEX			
Benzene	-	0.5	100
Toluene	-	160	14,000
Ethylbenzene	-	55	4,500
Xylenes	-	40	12,000
PAHs			
Benzo(a)pyrene TEQ	3	-	-
Naphthalene	-	3	1,400
Total PAHs	300	-	-
OCP			
DDT+DDE+DDD	240	-	-
Aldrin + Dieldrin	6	-	-
Chlordane	50	-	-
Endosulfan (total)	270	-	-
Endrin	10	-	-
Heptachlor	6	-	-
HCB	10	-	-
Methoxychlor	300	-	-
OPP			
Chlorpyrifos	160	-	-
Phenols (pentachlorophenol used as a screen)	100	-	-
Other Organics			
PCBs (non dioxin- like PCB only)	1	-	-

Note: TEQ is Toxic Equivalency Quotient.

9.2 Ecological Investigation Levels

Ecological Investigation Levels (EIL) have been derived for selected metals and organic compounds and are applicable for assessing risk to terrestrial ecosystems (NEPC, 2013). EIL depend on specific soil physiochemical properties and land use scenarios and generally apply to the top 2 m of soil, which corresponds to the root zone and habitation zone of many native species. The EIL is determined for a contaminant based on the sum of the ambient background concentration (ABC) and an added contaminant limit (ACL). The ABC of a contaminant is the soil concentration in a specific locality that is the sum of naturally occurring background levels and the contaminants levels that have been introduced from diffuse or non-point sources (e.g. motor vehicle emissions). The ACL is the added concentration (above the ABC) of a contaminant above which further appropriate investigation and evaluation of the impact on ecological values is required.

The EIL is calculated using the following formula:

$$\text{EIL} = \text{ABC} + \text{ACL},$$

The ABC is determined through direct measurement at an appropriate reference site (preferred) or through the use of methods defined by Olszowy et al *Trace element concentrations in soils from rural and urban areas of Australia*, Contaminated Sites monograph no. 4, South Australian Health Commission, Adelaide, Australia 1995 (Olszowy, 1995) or Hamon et al, *Geochemical indices allow estimation of heavy metal background concentrations in soils*, Global Biogeochemical Cycles, vol. 18, GB1014, (Hamon, 2004). ACL is based on the soil characteristics.

The *Interactive (Excel) Calculation Spreadsheet* was used for calculating site-specific EIL for these contaminants. Input values included:

- A high traffic volume in NSW;
- A conservative organic carbon content of 0.1% in the absence of site specific test results;
- A conservative clay content of 0.1% in the absence of site specific test results;
- A pH of 7.8 which is the average pH obtained from site specific testing; and
- A cation exchange capacity (CEC) of 7.5 meq/100g which is the average of CEC values obtained from site specific testing.

In addition, given the site history, the contamination was considered to be aged (i.e. not fresh). The EIL are presented in Table 14.

Table 14: Ecological Investigation Levels

Analyte		EIL (mg/kg)
Metals	Arsenic	100
	Copper	90
	Nickel	90
	Chromium III	100
	Lead	1100
	Zinc	440
Polycyclic Aromatic Hydrocarbons	Naphthalene	170
Organochlorine Pesticides	DDT	180

9.3 Ecological Screening Levels

Ecological Screening Levels (ESL) is used to assess the risk of selected petroleum hydrocarbon compounds, BTEX and benzo(a)pyrene to terrestrial ecosystems. ESL's also apply to the top 2 m of the soil profile as for EIL's. The adopted ESL, from Table 1B(6), Schedule B1 of NEPC (2013) are shown in Table 15 and are for applicable to a residential land use. The ESL are for coarse textured soils given the predominantly sand type soil at the site.

Table 15: Ecological Screening Levels

Analyte		ESL (mg/kg)	Comments
Total Petroleum Hydrocarbons	C6 – C10 (less BTEX)	180*	All ESLs are low reliability apart from those marked with * which are moderate reliability
	>C10-C16	120*	
	>C16-C34	300	
	>C34-C40	2800	
BTEX	Benzene	50	
	Toluene	85	
	Ethylbenzene	70	
	Xylenes	105	
Polycyclic Aromatic Hydrocarbons	Benzo(a)pyrene	0.7	

9.4 Management Limits for Petroleum Hydrocarbons

In addition to appropriate consideration and application of the HSL, there are additional considerations which reflect the nature and properties of petroleum hydrocarbons, including:

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

Management Limits to avoid or minimise these potential effects have been adopted in NEPC (2013) as interim Tier 1 guidance. The adopted Management Limits, from Table 1B(7), Schedule B1 of NEPC (2013) are shown in Table 16. The following site specific data and assumptions have been used to determine the Management Limits:

- The Management Limits will apply to any depth within the soil profile;
- The Management Limits are for a generic residential, parkland and public open space land use scenario; and
- The most conservative Management Limits for coarse textured soils have been adopted as various soil types are present at the site.

Table 16: Management Limits

Contaminant	Management Limit – Residential, Parkland and Open Space (mg/kg)
TRH C ₆ – C ₁₀	700
TRH >C ₁₀ -C ₁₆	1000
TRH >C ₁₆ -C ₃₄	2500
TRH >C ₃₄ -C ₄₀	10 000

9.5 Asbestos in Soil

Bonded asbestos-containing material (ACM) is the most common form of asbestos contamination across Australia, generally arising from:

- Inadequate removal and disposal practices during demolition of buildings containing asbestos products;
- Widespread dumping of asbestos products and asbestos containing fill on vacant land and development sites; and
- Commonly occurring in historical fill containing unsorted demolition materials.

Mining, manufacturing or distribution of asbestos products may result in sites being contaminated by friable asbestos including free fibres. Severe weathering or damage to bonded ACM may also result in the formation of friable asbestos comprising fibrous asbestos (FA) and/or asbestos fines (AF).

Asbestos only poses a risk to human health when asbestos fibres are made airborne and inhaled. If asbestos is bound in a matrix such as cement or resin, it is not readily made airborne except through substantial physical damage. Bonded ACM in sound condition represents a low human health risk, whilst both FA and AF materials have the potential to generate, or be associated with, free asbestos fibres. Consequently, FA and AF must be carefully managed to prevent the release of asbestos fibres into the air.

A detailed asbestos assessment was not undertaken as part of this investigation. The presence or absence of asbestos as well as a visual assessment for the presence or absence of ACM at the test locations has been adopted for this assessment as an initial screen.

10. Field Work Results

10.1 Field Observations

As noted in Section 2, the fieldwork for the PSI comprised the hand augering of six bore locations (BH1 to BH6) and collection of two surface samples. The general sequence of subsurface materials encountered in the bores is described below in increasing depth order. Details of the subsurface conditions encountered are given in the borehole logs in Appendix D, together with notes defining classification methods and descriptive terms:

CONCRETE:	Approximately 0.09 m thick concrete slab in BH1;
FILLING:	Brown silty sand filling, to depths of up to 0.85m bgl, in all boreholes with trace of rootlets (all bores), sandstone gravel (BH1), asphalt (BH1), plastic fragments (BH1), clay (BH2) and charcoal (BH4);
SILTY SAND:	Grey silty sand with trace rootlets between 0.8 m and 1.15 m bgl, turning grey yellow between 0.85 m and 1.0 m bgl in BH2 and BH3;
SAND	Yellow and white sand with trace sandstone gravel between 0.4 m and 0.45 m bgl in BH6; and
SANDSTONE:	Light brown sandstone in all boreholes from between 0.4 m and 1.15 m bgl.

No signs of gross contamination (e.g. odours, staining) were observed at the time of sampling.

Water was observed during hand auguring from 0.8 m and 0.85 m in BH2 and BH3 respectively. These boreholes were located within garden beds and the water was observed in the soils near to soil/bedrock interface, hence the water encountered is not considered to be associated with a groundwater table but most likely associated with infiltration either from precipitation or irrigation of the garden beds.

10.2 Photo-ionisation Detections

A PID was used onsite to screen for VOC in the samples. The majority of readings were below 5ppm, with the exception of a reading in BH6 at 0.1-0.2 m bgl (23 ppm). The reading indicated a low potential for VOC in the filling and surficial soils.

11. Laboratory Testing

The results of the laboratory analysis undertaken are presented in the results summary table in Appendix F. The full NATA laboratory certificates of analysis together with the chain of custody and sample receipt information are attached in Appendix E.

Reported concentrations of BTEX, OCP, OPP, PCB, phenols and asbestos in the soil samples were below the SAC (Appendix F).

Laboratory testing was undertaken on two fragments of potential ACM (AS1 and AS2). No asbestos was detected in either of the samples.

Reported concentrations of metals were below SAC with the exception of:

- Lead in samples BH1/0.3-0.4 (370 mg/kg), BH2/0.1-0.2 (530 mg/kg) and BH3/0.2-0.3 (370 mg/kg)- exceeding the HIL (300 mg/kg), and SS1 (1400 mg/kg) which exceeded both the HIL and EIL (1100 mg/kg); and
- Zinc in sample BH1/ 0.3-0.4 (660 mg/kg) and SS1 (460 mg/kg) – exceeding the EIL (440 mg/kg).

ESL were also exceeded for the following:

- Reported concentrations of TRH were below SAC with the exception of C₁₆- C₃₄ in sample BH3 0.2-0.3 (360 mg/kg), which exceeded the ESL (300 mg/kg); and
- Reported concentrations of PAH were below the SAC with the exception of B(a)P in sample BH1/0.3-0.4 (1.3 mg/kg) and BH3/0.2-0.3 (0.96 mg/kg), which exceeded the ESL (0.7 mg/kg).

All of the above exceedances occurred at or close to the surface, in the filling layers. The results are considered likely to be associated with the nature of the fill.

Toxicity characteristic leaching procedure (TCLP) was undertaken on selected samples with elevated heavy metals (e.g. lead and zinc) and PAH to gain an understanding of their leachable characteristics and hence the potential to impact the groundwater. All results recorded low leachate concentrations, with the exception of lead in SS1. It is noted that TCLP analysis was undertaken with acidic base which is considered to provide more conservative results than what would be expected in the general environment (i.e. generally a neutral pH is associated with water from precipitation and irrigation).

The recorded lead concentration at SS1 is considered a hot spot given it exceeds 2.5 times the adopted HIL of 300 mg/kg.

Additionally, statistical analysis of the lead, zinc, TRH C₁₆- C₃₄ and B(a)P were undertaken, using the USEPA ProUCL program. The results were as follows:

- Statistical analysis of the total lead results was undertaken on the results of the lead samples, excluding SS1 (as it was considered a hotspot). The 95% upper confidence level of the arithmetic mean for lead in the samples was 279.9 mg/kg which is below the SAC for HIL (300 mg/kg) and EIL (1100 mg/kg);
- Statistical analysis of the total zinc results found that the 95% upper confidence level of the arithmetic mean for zinc in the samples was 374.5 mg/kg which is below the SAC for EIL (440 mg/kg);
- Statistical analysis of the TRH C₁₆- C₃₄ results found that the 95% upper confidence level of the arithmetic mean for TRH C₁₆- C₃₄ in the samples was 186 mg/kg which is below the SAC for ESL (300 mg/kg); and
- Statistical analysis of the B(a)P results found that the 95% upper confidence level of the arithmetic mean for B(a)P in the samples was 0.58 mg/kg which is below the SAC for ESL (0.7 mg/kg).

Therefore the lead concentrations reported for the samples analysed (excluding SS1), as well as the zinc, B(a)P and TRH C₁₆- C₃₄ are not considered to be statistically significant.

The results of the statistical analyses are included in Appendix G.

12. Conclusions and Recommendations

Based on the information available from the site history review and the site walkover, the site appears to have undergone significant change as it transitioned from mixed use residential housing and commercial/ industrial uses to the school during the 1900s. Since SCEGGS bought and moved in to Barham House in 1901, the school expanded purchasing surrounding properties. Over time, the school has demolished many of the old buildings and constructed a range of new educational facilities and in the process removed filling from the footprints of these new buildings and excavated into the natural bedrock. These changes were evident in the historical aerial photographs and historical title deeds. The surrounding land use appears to have progressively changed from some residential with commercial and industrial and to a higher density residential land use, with some small commercial businesses still present.

Based on the scope of the works undertaken and results presented in this PSI, it is considered that there appears to be a low risk of widespread gross contamination of the site. The main risk appears to be primarily associated with the lead (SS1) and to a lesser extent zinc, TRH and PAH (with respect to terrestrial ecology) present in the filling at the site, in particular within areas that have not been recently developed. It is noted that both of these contaminants are non-volatile and hence a vapour intrusion pathway into site buildings is not of concern. The sampling, which has been undertaken in the areas of the three new proposed buildings (identified herein), observed relatively shallow filling whilst the laboratory analysis indicates the contaminants have generally low leachability characteristics with the exception of lead in sample SS1.

With respect to sample SS1, this was collected from the surface in a dry area with limited fill (as indicated by the exposed sandstone bedrock) within the basement of the Wilkinson Building. This suggests the potential source of the lead contamination (i.e. the fill) and its potential to leachate into the groundwater is likely to be limited due to the groundwater being at depth. Moreover, it is recommended that the lead contamination identified at SS1 is managed by restricting direct exposure to the area, which should be feasible given its location in a restricted access basement. Such management could be incorporated into the hazardous building materials register noted below.

The following is recommended prior to or following demolition of existing structures (as appropriate):

- **Detailed site investigation:**
 - o **Soil:** The intrusive investigation undertaken across the site was limited and a detailed site investigation is recommended as part of any of the future developments on the site. The additional investigations will need to provide additional coverage for soils, including sampling beneath existing building footprints, once demolished, within the area of the new development layout. Soils are to be assessed for their suitability to remain on-site. It is expected based on recent site building constructions coupled with the shallow bedrock, filling would be disposed off-site, thereby removing the primary potential contaminant source from the new building footprint;
 - o **Groundwater:** Intrusive investigation of groundwater is required if risk is identified by the soil investigation and/or the final development (e.g. bulk excavation to depth). Given the likely depth to groundwater table (within the bedrock), the shallow fill and the development of the new buildings on the site post other non-school related land use (e.g. science and technology building) which has removed fill from these development footprints, investigation of groundwater is not likely to be required;
- **Waste classification:** The soils requiring offsite disposal will require a waste classification undertaken to inform the lawful disposal of excess spoil. The waste classification must be undertaken in accordance with the POEO Act (1997), and the NSW EPA *Waste Classification Guidelines* (2014);
- **Unexpected finds protocol** - An unexpected finds protocol is prepared and implemented during site works to address any potentially impacted fill (e.g. asbestos contamination); and
- **Hazardous Building Materials Survey:** As some of the buildings on the site are likely to contain hazardous building materials given their age, a hazardous material building survey and subsequent appropriate removal of any identified hazardous materials in accordance with relevant legislation and guidelines is to be undertaken prior to demolition (if not already undertaken). Appropriate management of hazardous building materials, including *inter alia* development of a hazardous building materials register, is to be undertaken where buildings are to be retained or not demolished in the near future.

Based on the findings of this preliminary contamination investigation, it is considered that the site can be made suitable for the proposed new buildings, from a contamination perspective, subject to implementation of the aforementioned stated recommendations.

It should be noted that this PSI has addressed the overall 2040 Masterplan for SCEGGS and thus the whole school site. Once more detailed plans are developed for the new buildings and the site more broadly, the requirement and nature of future investigations (and any remedial requirements) should be reviewed and updated accordingly.

13. Limitations

Douglas Partners (DP) has prepared this report (or services) for this project at SCEGGS Darlinghurst, 215 Forbes Street, Darlinghurst in accordance with DP's proposal dated 1 August 2018 and acceptance received from Robert Denton of Tanner Kibble Denton Architects Pty Ltd dated 2 August 2018 on behalf of SCEGGS Darlinghurst Limited. The work was carried out under an agreed contract between DP and SCEGGS Darlinghurst Limited. This report is provided for the exclusive use of Tanner Kibble Denton Architects Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

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

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

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

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

Asbestos has not been detected by laboratory analysis, either on the surface of the site, or in filling materials at the test locations sampled and analysed. Building demolition materials, such as plastic fragments were, however, located in previous below-ground filling and these are considered as indicative of the possible presence of hazardous building materials (HBM), including asbestos.

Although the sampling plan adopted for this investigation is considered appropriate to achieve the stated project objectives, there are necessarily parts of the site that have not been sampled and analysed. This is either due to undetected variations in ground conditions or to budget constraints, or to parts of the site being inaccessible and not available for inspection/sampling (due to buildings present onsite), or to vegetation preventing visual inspection and reasonable access (in garden beds). It is therefore considered possible that HBM, including asbestos, may be present in unobserved or untested parts of the site, between and beyond sampling locations, and hence no warranty can be given that asbestos is not present.

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

Douglas Partners Pty Ltd

Appendix A

About This Report

Drawing

Site Photographs

About this Report

Douglas Partners



Introduction

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

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

Copyright

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

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

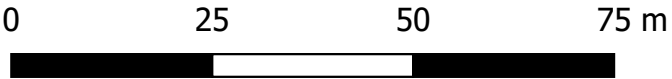
Site Inspection

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



Legend

- Site Boundary
- Exposed rock face*
- Surface Samples
- Boreholes



* This was not the only rock face observed onsite.





Photo 1 - Old church building repurposed in to the Great Hall, with garden beds out the front.



Photo 2 - Commerical kitchen in the Great Hall, with cleaning chemicals stored within it.



Site Photographs Preliminary Site Investigation SCEGGS Darlinghurst, 215 Forbes Street, Darlinghurst CLIENT: Tanner Kibble Denton Architects Pty L	PROJECT:	86514.00
	PLATE No:	1
	REV:	A
	DATE:	11-Oct-18



Photo 3 - Wilkinson House, used as the senior study centre, is one of the older buildings onsite.



Photo 4 - The new Science, Art and Technology Centre which was constructed in 2010.

 Douglas Partners Geotechnics Environment Groundwater	Site Photographs Preliminary Site Investigation SCEGGS Darlinghurst, 215 Forbes Street, Darlinghurst	PROJECT: 86514.00
		PLATE No: 2
		REV: A
	CLIENT: Tanner Kibble Denton Architects Pty Ltd DATE: 11-Oct-18	



Photo 5 - Newly refurbished primary school with outdoor playground.

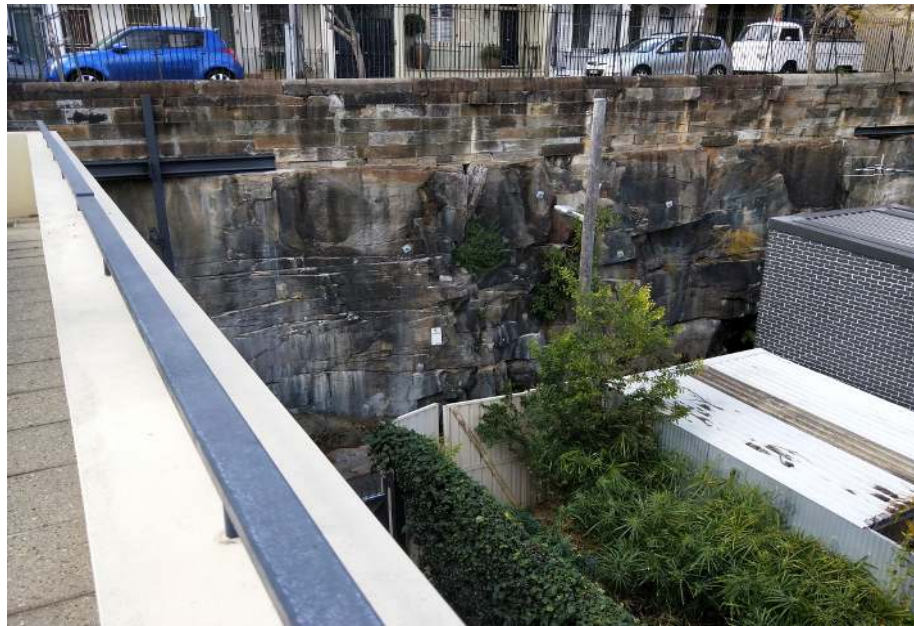


Photo 6 - Sandstone cutting along Thomson Street



Site Photographs

Preliminary Site Investigation

**SCEGGS Darlinghurst, 215 Forbes Street,
Darlinghurst**

CLIENT: Tanner Kibble Denton Architects Pty Ltd

PROJECT: 86514.00

PLATE No: 3

REV: A

DATE: 11-Oct-18



Photo 7 - Lawn and garden beds at the centre of the site.



Photo 8 - Grease trap and garbage bins stored near by.



Site Photographs

Preliminary Site Investigation

**SCEGGS Darlinghurst, 215 Forbes Street,
Darlinghurst**

CLIENT: Tanner Kibble Denton Architects Pty Ltd

PROJECT: 86514.00

PLATE No: 4

REV: A

DATE: 11-Oct-18



Photo 9 - Storeroom containing maintenance equipment and chemicals beneath Barham House.



Photo 10 - Sandstone observed in the Pump room (L) and basement (R) of the Wilkinson House.



Site Photographs

Preliminary Site Investigation

SCEGGS Darlinghurst, 215 Forbes Street,
Darlinghurst

CLIENT: Tanner Kibble Denton Architects Pty Ltd

PROJECT: 86514.00

PLATE No: 5

REV: A

DATE: 11-Oct-18

Appendix B

Site History Information



ABN: 36 092 724 251
Ph: 02 9099 7400

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

Report

NSW LRS
(Formerly LPI)

Sydney

Address: 159 – 163 Forbes Street, Darlinghurst

Description: - Lot 1 D.P. 557311

As regards the part tinted blue on the attached Cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.02.1898 (1898 to 1904)	Sydney Burdekin (Gentleman)	Vol 1239 Fol 226
15.03.1904 (1904 to 1914)	Catherine Burdekin (Widow) James Alison (Gentleman) (Application by Transmission not investigated)	Vol 1239 Fol 226
05.03.1914 (1914 to 1916)	James Alison (Gentleman) Florence Hay (Married Woman) (Trustee)	Vol 1239 Fol 226
01.06.1916 (1916 to 1923)	The Municipal Council of Sydney (Resumed under the “Sydney Corporation Amendment Act, 1905” and the “Sydney Corporation Amendment Act, 1906” for the purpose of widening of William Street and Park Street public ways within the City of Sydney and for carrying out improvements in and re-modelling that portion of the city in the vicinity of such public ways)	Vol 1239 Fol 226 Now Vol 3496 Fol 125
12.04.1923 (1923 to 1993)	Church of England Property Trust Diocese of Sydney	Vol 3496 Fol 125 Now 1/557311

As regards the part tinted green

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.02.1898 (1898 to 1904)	Sydney Burdekin (Gentleman)	Vol 1239 Fol 226
15.03.1904 (1904 to 1914)	Catherine Burdekin (Widow) James Alison (Gentleman) (Application by Transmission not investigated)	Vol 1239 Fol 226
05.03.1914 (1914 to 1922)	James Alison (Gentleman) Florence Hay (Married Woman) (Trustee)	Vol 1239 Fol 226 Now Vol 2835 Fol 221
06.09.1922 (1922 to 1931)	William Thomas Price (Clerk in Holy Orders) William James O'Neill (Journalist) Francis William Rutherford Seymour Shaw (Medical Student)	Vol 2835 Fol 221
08.05.1931 (1931 to 1993)	Church of England Property Trust Diocese of Sydney	Vol 2835 Fol 221 Now 1/557311



ABN: 36 092 724 251
Ph: 02 9099 7400

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

As regards the part tinted purple

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
12.04.1923 (1923 to 1993)	Church of England Property Trust Diocese of Sydney	Book 1304 No. 219 Now 1/557311

As regards the part tinted pink

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
10.04.1931 (1931 to 1993)	Church of England Property Trust Diocese of Sydney	Book 1625 No. 249 Now 1/557311

As regards the part tinted turquoise

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.01.1899 (1899 to 1993)	Church of England Property Trust Diocese of Sydney	Book 634 No. 680

Continued as regards the whole of the subject lands

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.09.1993 (1993 to Date)	# SCEGGS Darlinghurst Limited	1/557311

Denotes Current Registered Proprietor

Easements: -

- 17.04.2003 (9450438) – Easement for Rock Anchors 2.44 wide and variable

Leases: -NIL

Yours Sincerely
James McDonnell
14 September 2018

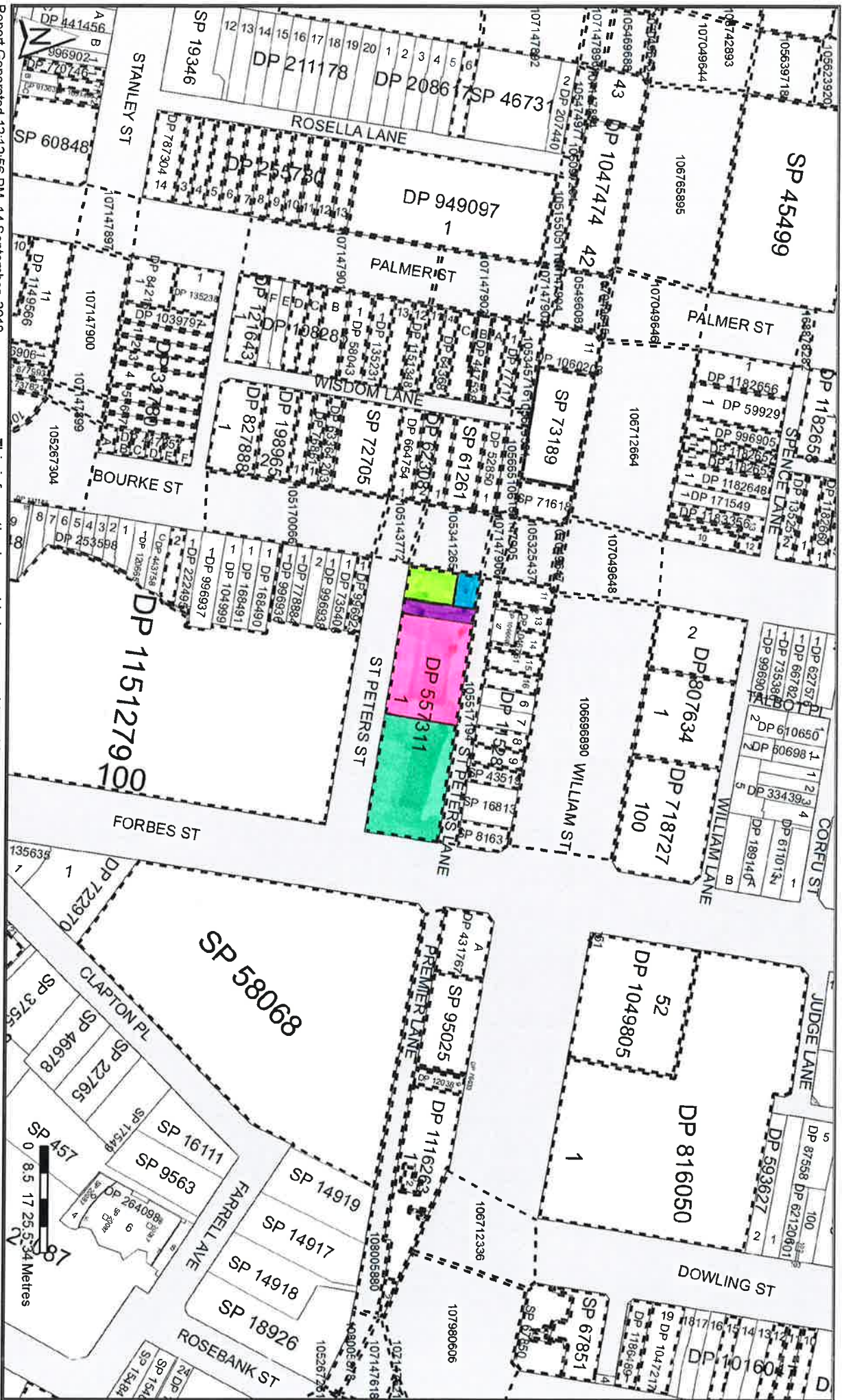
Email: james.mcdonnell@infotrack.com.au



Cadastral Records Enquiry Report : Lot 1 DP 557311
Locality : DARLINGHURST
LGA : SYDNEY

Parish : ALEXANDRIA
County : CUMBERLAND

Ref : NOUSER



Cadastral Records Enquiry Report : Lot 1 DP 557311

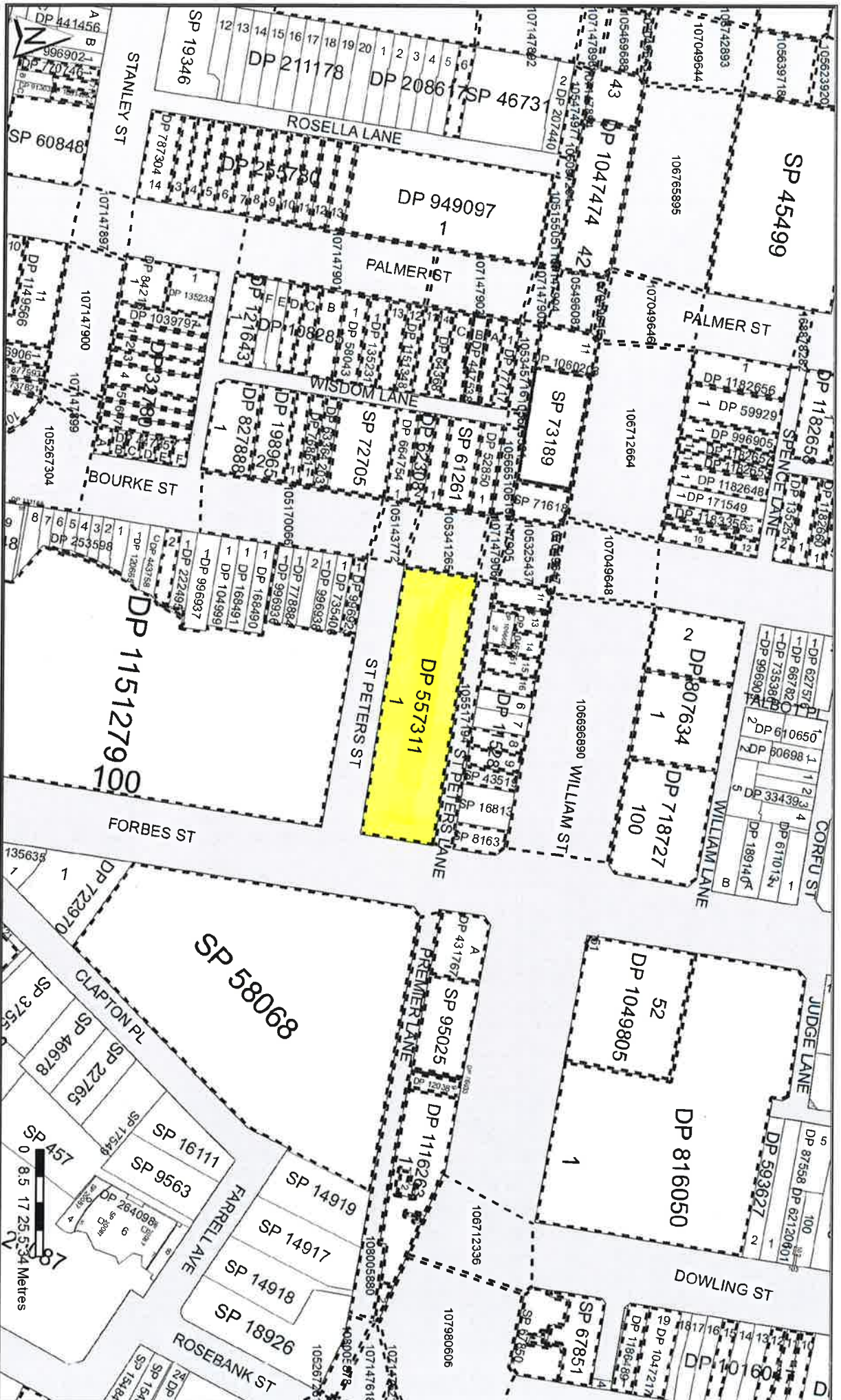
Locality : DARLINGHURST

LGA : SYDNEY

Parish : ALEXANDRIA

County : CUMBERLAND

Ref : NOUSER



[illegible][illegible]



SUPPLEMENT

TO THE

Government Gazette

OF THE STATE OF

NEW SOUTH WALES.

PUBLISHED BY AUTHORITY.

[REGISTERED AT THE GENERAL POST OFFICE, SYDNEY, FOR TRANSMISSION BY POST AS A NEWSPAPER.]

No. 96.]

THURSDAY, 1 JUNE.

[1916.]

NOTICE OF RESUMPTION OF LAND UNDER THE "SYDNEY CORPORATION AMEND- MENT ACT, 1905," AND THE "SYDNEY CORPORATION AMENDMENT ACT, 1906," BY THE MUNICIPAL COUNCIL OF SYDNEY, IN THE STATE OF NEW SOUTH WALES.

WHEREAS by an Act of Parliament of the said State, No. 39, 1905, intitled the "Sydney Corporation Amendment Act, 1905," as amended by an Act of Parliament of the said State, No. 16, 1906, intitled the "Sydney Corporation Amendment Act, 1906," the Municipal Council of Sydney (hereinafter called the said Council) is empowered, with the approval of the Governor, in pursuance of the provisions in the said Act mentioned, without further or other authority than the said Act, to purchase or resume (inter alia) all lands required for the opening of new public ways or the widening, enlarging, or extending of public ways within the City of Sydney, and all lands of which those required for such purposes form part, and any land required for carrying out improvements in or remodelling any portion of the said city, or for any of the purposes of the "Sydney Corporation Act, 1902 (therein called the Principal Act), or the Municipal Council of Sydney Electric Lighting Act: And whereas part of the lands described in the Schedule hereto is required by the said Council for the purpose of widening William-street and Park-street, public ways within the City of Sydney, and the remainder of such lands is required for carrying out improvements in and re-modelling that portion of the said city in the vicinity of such public ways: And whereas

on the tenth day of May, one thousand nine hundred and sixteen, His Excellency the Governor, with the advice of the Executive Council, approved of the resumption of the lands described in the said Schedule for such last-mentioned purposes: And whereas on the twenty-second day of May, one thousand nine hundred and sixteen, the said Council resolved to resume the lands described in the said Schedule for such last-mentioned purposes: And whereas on the twenty-fourth day of May, one thousand nine hundred and sixteen, His Excellency the Governor, with the advice of the Executive Council, approved of the said Council causing this notice of the resumption of the lands mentioned in the Schedule hereto, together with the description of the said lands in the said Schedule contained, to be published in the New South Wales Government Gazette and four of the Sydney daily newspapers: Now, therefore, the said Council, with the approval of His Excellency the Governor, with the advice of the Executive Council as aforesaid, doth hereby give notice that the lands described in the Schedule hereto are hereby resumed by the said Council, under the provisions of the "Sydney Corporation Amendment Act, 1905," and the "Sydney Corporation Amendment Act, 1906," aforesaid, and the said Council doth hereby also give notice that a plan of such lands has been deposited with the City Surveyor, at the Town Hall, Sydney, and with the Chief Surveyor, at the Department of Lands, Sydney, which plans are open for public inspection: and the said Council doth hereby also give notice that upon the publication of this notice and the description in the Schedule hereto, the lands therein described become, for the purposes

and subject to the provisions of the said Acts, vested in the said Council for an estate in fee simple, in possession, freed and discharged from all trusts, obligations, estates, interests, contracts, charges, rates, rights-of-way, or other encumbrances whatsoever.

In witness whereof the Common Seal of the Municipal Council of Sydney has been hereunto affixed, this thirtieth day of May, 1916, by me, Thomas Huggins Nesbitt, Town Clerk of the City of Sydney aforesaid.

(L.S.) R. D. MEAGHER,
Lord Mayor.

THOMAS H. NESBITT, Town Clerk.

THE SCHEDULE.

All those pieces or parcels of land situate, lying, and being in the City of Sydney, parish of St. Lawrence, county of Cumberland, and State of New South Wales:

Commencing at the intersection of the eastern building line of Elizabeth-street with the new southern building line of Park-street, as widened to 100 feet, and bounded on the north-west and north by the south-eastern and southern building lines of Park-street; thence on the north-east and east by the south-western and western building lines of College-street; thence on the south by the aforesaid new southern building line of Park-street, as widened to 100 feet, bearing westerly, to the point of commencement.

Also, commencing at the intersection of the eastern building line of College-street with the existing southern building line of Park-street; and bounded on the north by that building line of Park-street bearing easterly; thence on the north-east by the south-western building line of Yurong-street; thence on the south by the new southern building line of Park-street, as widened to 100 feet, bearing westerly to the aforesaid building line of College-street; thence on the west by that building line bearing northerly, to the point of commencement.

Also, all those pieces or parcels of land situate, lying, and being in the City of Sydney, parish of Alexandria, county of Cumberland, and State of New South Wales:

Commencing at the intersection of the eastern building line of Yurong-street with the southern building line of William-street; and bounded on the north by that building line of William-street bearing easterly to the western building line of Riley-street; thence on the east by that building line of Riley-street southerly to the northern building line of Yurong-lane; thence on the south by that building line bearing westerly to the aforesaid building line of Yurong-street; thence on the west by that building line northerly, to the point of commencement.

Also, commencing at the intersection of the eastern building line of Riley-street with the southern building line of William-street; and bounded on the north by that building line of William-street bearing easterly to the western building line of Crown-street; thence on the east by that building line bearing southerly to the northern building line of Yurong-lane; thence on the south by that building line bearing westerly to the aforesaid building line of Riley-street; thence on the west by that building line bearing northerly, to the point of commencement.

Also, commencing at the intersection of the eastern building line of Crown-street with the southern building line of William-street; and bounded on the north by that building line of William-street bearing easterly to the western building line of Palmer-street; thence on the east by that building line bearing southerly to the northern building line of Barnett-lane; thence on the south by that building line bearing westerly to the aforesaid building line of Crown-street; thence on the west by that building line bearing northerly, to the point of commencement.

Also, commencing at the intersection of the eastern building line of Palmer-street with the southern building line of William-street; and bounded on the north by that building line of William-street bearing easterly to the western building line of Bourke-street; thence on the east by that building line bearing southerly to the northern building line of Barnett-lane; thence on the south by that building line bearing westerly to the aforesaid building line of Palmer-street; thence on the west by that building line bearing northerly, to the point of commencement.

Also, commencing at the intersection of the eastern building line of Bourke-street with the southern building line of William-street; and bounded on the north by that building line of William-street bearing easterly to the western building line of Forbes-street; thence on part of the east by that building line bearing southerly to the northern building line of St. Peter's lane; thence on part of the south and the remainder of the east by the northern and western building lines of St. Peter's lane bearing westerly and southerly respectively to the northern boundary of premises known as No. 150 Bourke-street; thence on the remainder of the south by that boundary of those premises bearing westerly to the aforesaid eastern building line of Bourke-street; thence on the west by that building line northerly, to the point of commencement.

Also, commencing at the intersection of the eastern building line of Forbes-street with the southern building line of William-street; and bounded on the north by that building line of William-street bearing easterly to the north-western building line of Rosebank-street; thence on the south-east by that building line bearing south-westerly to the northern building line of Premier-lane; thence on part of the south, the east, and the remainder of the south by the northern, western, and again the northern building lines of Premier-lane bearing respectively westerly, southerly, and westerly to the aforesaid eastern building line of Forbes-street; thence on the west by that building line northerly, to the point of commencement.

Also, commencing at the intersection of the south-eastern building line of Rosebank-street with the southern building line of William-street; and bounded on the north by that building line of William-street bearing easterly to the north-western building line of Kirketon-road; thence on the south-east by that building line bearing south-westerly to the northern building line of Premier-lane; thence on the south by that building line bearing westerly to the south-eastern building line of Rosebank-street; thence on the north-west by that building line bearing north-easterly, to the point of commencement.

Also, commencing at the intersection of the south-eastern building line of Kirketon-road with the southern building line of William-street; and bounded on the north by that building line of William-street bearing easterly to the north-western building line of Darlinghurst-road; thence on the south-east by that building line bearing south-westerly to the north-eastern boundary of premises known as No. 55 Darlinghurst-road; thence on the south-west by that boundary of those premises bearing north-westerly to the south-eastern building line of Kirketon-road aforesaid; thence on the north-west by that building line bearing north-easterly, to the point of commencement.

Also, commencing at the intersection of the eastern building line of Forbes-street with the southern building line of Premier-lane, as shown on Real Property Application No. 12,628; and bounded on the north by that building line of Premier-lane bearing easterly to the north-east corner of land comprised in the above-mentioned Real Property Application; thence on the south-east by part of the south-eastern boundary of the land comprised within that application bearing south-westerly to a line distant 20 feet southerly from and parallel to the northern building line of Premier-lane; thence on the south by that line bearing westerly to the aforesaid eastern building line of Forbes-street; thence on the west by that building line bearing northerly, to the point of commencement.

3770

£3.

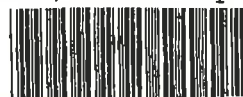
SYDNEY:

Printed and Published by WILLIAM AFFLEGATE GULLICK, Government Printer and Publisher of the State of New South Wales, at Phillip-street, 1st June, 1916.

[Price, 6d.]

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



12213064

Appln. Nos.9581, 10436
and 49353
Prior Titles (part)
Vol.2835 Fol.221
Vol.3496 Fol.125

Vol. **12213** Fol. **64**

Edition issued 14-9-1972



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

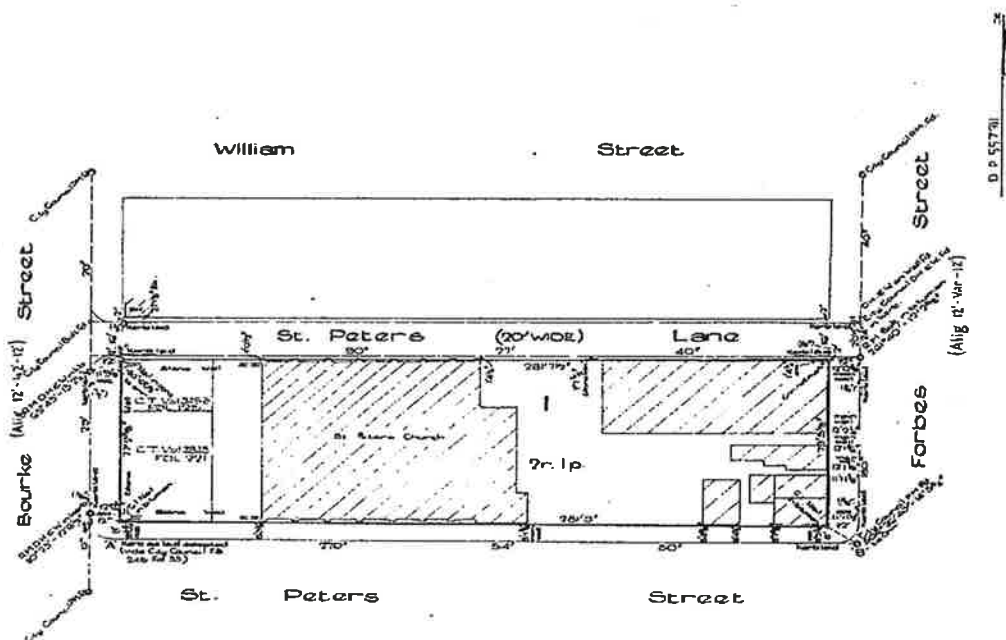
CANCELLED

Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 557311 at Darlinghurst in the City of Sydney Parish of Alexandria and County of Cumberland being part of 100 acres granted to John Palmer on 25-2-1793 and part of 6 acres 3 roods 25 perches granted to Edward Dea Thomson on 16-1-1835.

FIRST SCHEDULE

CHURCH OF ENGLAND PROPERTY TRUST DIOCESE OF SYDNEY.

GRY

SECOND SCHEDULE

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

Lawson

Registrar General

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

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

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

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

[illegible][illegible]



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

14/9/2018 9:16AM

FOLIO: 1/557311

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

Prior Title(s): VOL 12213 FOL 64

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/9/1993	I642170	TRANSFER	
13/9/1993	I642171	MORTGAGE	EDITION 1
26/5/1997		AMENDMENT: LOCAL GOVT AREA	
19/11/2002	DP1046751	DEPOSITED PLAN	
3/1/2003	9192536	REQUEST	
17/4/2003	9450438	REQUEST	
8/5/2003	9577486	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

scegg

PRINTED ON 14/9/2018

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Received: 14/09/2018 09:16:49



LAND REGISTRY SERVICES Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/557311

SEARCH DATE	TIME	EDITION NO	DATE
21/8/2018	10:28 AM	1	13/9/1993

LAND

LOT 1 IN DEPOSITED PLAN 557311
AT DARLINGHURST
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP557311

FIRST SCHEDULE

SCEGGS DARLINGHURST LIMITED

(T 1642170)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 1642171 MORTGAGE TO ANGLICAN CHURCH PROPERTY TRUST DIOCESE OF SYDNEY
- * 3 9450438 EASEMENT FOR ROCK ANCHORS 2.44 WIDE AND VARIABLE AFFECTING THE SITE DESIGNATED (E) IN DP1046751

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

scegg

PRINTED ON 21/8/2018

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



ABN: 36 092 724 251
Ph: 02 9099 7400

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

Report

NSW LRS
(Formerly LPI)

Sydney

Address: 165 – 215 Forbes Street, Darlinghurst

Description: - Lot 100 D.P. 1151279, Lot 8 D.P. 253598, Lot 18 D.P. 131188

Lots 9 to 11 D.P. 53158 & Lots 17 & 18 D.P. 53158

As regards Lot 100 D.P. 1151279

As regards the part tinted green on the attached copy of DP87906

Note: - This part would seem to have been a Lane 15 feet wide – see D.P. 87906, circa 1951

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.01.1835 (1935 to 1964)	Edward Deas Thomson (and his deceased estate)	Book L No. 591
27.05.1964 (1964 to 1977)	Sydney Church of England Girls Grammar School Council	Book 2703 No. 36
20.10.1977 (1977 to 1984)	Annie Margaret Childs (Married Woman)	Book 3301 No. 575 Now Vol 13904 Fol 151
09.07.1984? (1984 to 2010)	S.C.E.G.G.S. Darlinghurst Limited	Vol 13904 Fol 151 Now 100/1151279

As regards the part tinted pink numbered (1) on the attached copy of DP87906

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
24.05.1910 (1910 to 1913)	Charles Henry Breakwell (Cabinet)	Vol 1232 Fol 196
15.09.1913 (1913 to 1938)	James Walker (Brewer)	Vol 1232 Fol 196
07.01.1938 (1938 to 1938)	Douglas Vincent Walker (Retired Company Manager) Keith Peter Walker (Company Director) (Application by Transmission not investigated)	Vol 1232 Fol 196
19.01.1938 (1938 to 1947)	Garnet Clive Singleton (Manufacturer)	Vol 1232 Fol 196 Now Vol 4925 Fol 11
31.03.1947 (1947 to 1952)	Metal and Moulding Manufacturers Pty Ltd	Vol 4925 Fol 11
24.01.1952 (1952 to 1952)	Joseph Janssen (Electrical Manufacturer)	Vol 4925 Fol 11
26.09.1952 (1952 to 1954)	J.J. Hoelle Pty Limited	Vol 4925 Fol 11
27.05.1954 (1954 to 1977)	Sydney Church of England Girls Grammar School Council	Vol 4925 Fol 11 Now Vol 7240 Fol 233
14.12.1977 (1977 to 1984)	Annie Margaret Childs (Married Woman)	Vol 7240 Fol 233
09.07.1984 (1984 to 2010)	S.C.E.G.G.S. Darlinghurst Limited Now Sceggs Darlinghurst Limited	Vol 7240 Fol 233 Now 100/1151279

ABN: 36 092 724 251
Ph: 02 9099 7400

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

As regards the part tinted pink numbered (2) on the attached copy of DP87906

Note: - Formerly part of a Lane 10 feet wide, we are aware of the following events

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.12.1952 (1952 to 1977)	Sydney Church of England Girls Grammar School Council	Primary Application 37906 Now Vol 7240 Fol 233
14.12.1977 (1977 to 1984)	Annie Margaret Childs (Married Woman)	Vol 7240 Fol 233
09.07.1984 (1984 to 2010)	S.C.E.G.G.S. Darlinghurst Limited Now Sceggs Darlinghurst Limited	Vol 7240 Fol 233 Now 100/1151279

As regards the part tinted blue numbered (1) on the attached copy of DP87906

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.05.1906 (1906 to 1966)	William Hermon Slade (Produce Merchant Now Manufacturers Representative)	Vol 1686 Fol 226 Now Vol 7240 Fol 232
31.10.1966 (1966 to 1977)	William Hermon Slade (Company Director) George Hermon Slade (Company Director) William Russell Slade (Company Director)	Vol 7240 Fol 232
02.12.1977 (1977 to 1977)	George Hermon Slade (Company Director) William Russell Slade (Company Director)	Vol 7240 Fol 232
02.12.1977 (1977 to 1986)	Kalends Pty Limited Kilderkini Pty Limited	Vol 7240 Fol 232
08.07.1986 (1986 to 2010)	S.C.E.G.G.S. Darlinghurst Limited Now Sceggs Darlinghurst Limited	Vol 7240 Fol 232 Now 100/1151279

As regards the part tinted blue numbered (2) on the attached copy of DP87906

Note: - Formerly part of a Lane 10 feet wide, we are aware of the following events

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.12.1952 (1952 to 1966)	William Hermon Slade (Manufacturers Representative)	Primary Application 37906 Now Vol 7240 Fol 232
31.10.1966 (1966 to 1977)	William Hermon Slade (Company Director) George Hermon Slade (Company Director) William Russell Slade (Company Director)	Vol 7240 Fol 232
02.12.1977 (1977 to 1977)	George Hermon Slade (Company Director) William Russell Slade (Company Director)	Vol 7240 Fol 232
02.12.1977 (1977 to 1986)	Kalends Pty Limited Kilderkini Pty Limited	Vol 7240 Fol 232
08.07.1986 (1986 to 2010)	S.C.E.G.G.S. Darlinghurst Limited Now Sceggs Darlinghurst Limited	Vol 7240 Fol 232 Now 100/1151279

ABN: 36 092 724 251
Ph: 02 9099 7400

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

As regards the part tinted purple numbered (1) on the attached copy of DP87906

Note: - Formerly part of a Lane 10 feet wide, we are aware of the following events

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.02.1896 (Mortgage) (1896 to 1950)	Frederick Penny (Butcher) & his deceased estate	Book 573 No. 965 (Mortgage)
28.11.1950 (1950 to 1977)	Sydney Church of England Girls Grammar School Council	Book 2151 No. 116 Now Vol 7240 Fol 234
07.02.1977 (1977 to 2010)	S.C.E.G.G.S. Darlinghurst Limited Now Sceggs Darlinghurst Limited	Vol 7240 Fol 234 Now 100/1151279

As regards the part tinted purple numbered (2) on the attached copy of DP87906

Note: - Formerly part of a Lane 10 feet wide, we are aware of the following events

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.12.1952 (1952 to 1977)	Sydney Church of England Girls Grammar School Council	Primary Application 37906 Now Vol 7240 Fol 234
07.02.1977 (1977 to 2010)	S.C.E.G.G.S. Darlinghurst Limited Now Sceggs Darlinghurst Limited	Vol 7240 Fol 234 Now 100/1151279

As regards the part tinted turquoise numbered (1) on the attached copy of DP87906

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
10.04.1872 (1872 to 1924)	Charles Edwards (Master Mariner)	Vol 137 Fol 137
08.10.1924 (1924 to 1925)	Osman Adams Edwards (Government Official) Walter Scott Harkness (Estate Agent)	Vol 137 Fol 137
08.12.1925 (1925 to 1926)	Annie MacKintosh (Spinster)	Vol 137 Fol 137
07.07.1926 (1926 to 1927)	Kenneth Stewart Williams (Estate Agent)	Vol 137 Fol 137 Now Vol 3959 Fol 242
29.06.1927 (1927 to 1929)	Charles Arthur Green (Investor) Julia May Green (Married Woman)	Vol 3959 Fol 242
26.11.1929 (1929 to 1930)	Robert James Garrett (Gentleman)	Vol 3959 Fol 242
15.12.1930 (1930 to 1941)	Cecilia Rosenberg (Married Woman)	Vol 3959 Fol 242
11.11.1941 (1941 to 1947)	William Bernard Pilling (Investor)	Vol 3959 Fol 242
23.01.1947 (1947 to 1960)	Leo Bernard Cullen (Flat Proprietor)	Vol 3959 Fol 242 Now Vol 7240 Fol 231
20.06.1960 (1960 to 1977)	Sydney Church of England Girls Grammar School Council	Vol 7240 Fol 231
07.02.1977 (1977 to 2010)	Sceggs Darlinghurst Limited	Vol 7240 Fol 231 Now 100/1151279

ABN: 36 092 724 251
Ph: 02 9099 7400

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

As regards the part tinted turquoise numbered (2) on the attached copy of DP87906

Note: - Formerly part of a Lane 10 feet wide, we are aware of the following events

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.12.1952 (1952 to 1960)	Leo Bernard Cullen (Flat Proprietor)	Primary Application 37906 Now Vol 7240 Fol 231
20.06.1960 (1960 to 1977)	Sydney Church of England Girls Grammar School Council	Vol 7240 Fol 231
07.02.1977 (1977 to 2010)	Sceggs Darlinghurst Limited	Vol 7240 Fol 231 Now 100/1151279

As regards the part tinted orange on the attached Cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
30.11.1910 (1910 to 1949)	The Most Reverend the Lord Archbishop of Sydney	Vol 2100 Fol 214
03.06.1949 (1949 to 1977)	Sydney Church of England Girls Grammar School Council (Application under Section 14 of the Real Property (Amendment) Act 1921 not investigated)	Vol 2100 Fol 214
07.02.1977 (1977 to 2010)	Sceggs Darlinghurst Limited	Vol 2100 Fol 214 Now 100/1151279

Continued as regards the whole of Lot 100 D.P. 1151279

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
14.07.2010 (210 to Date)	# Sceggs Darlinghurst Limited	100/1151279

Denotes Current Registered Proprietors

Easements: -

- 03.04.2013 (D.P. 1183925) – Easement for Electricity and Other Purposes 2 & 3.3 metre(s) wide
- 03.04.2013 (D.P. 1183925) – Right of Carriageway 3.8 metre(s) wide

Leases: -

- 04.09.1912 (A44400) – Carlo Capo (Merchant) – expired due to effluxion of time 03.10.1917 (part tinted pink numbered (1))
- 21.08.1917 (A333325) – Allen Mark McKimmins (Confectioner) – expired due to effluxion of time 10.08.1925 (part tinted pink numbered (1))
- 17.10.1917 (A345360) – Norman Louis Frey Josephson (Engineer) – expired due to effluxion of time 09.02.1921 (part tinted blue numbered (1))
- 09.11.1920 (A661044) – Ernest Rathborne Free (Garage Proprietor) – surrendered 26.09.1923 (part tinted blue numbered (1))
- 08.10.1923 (B90970) – Frederick George Sargood (Merchant), Alfred Herbert Sargood (Merchant), Walter Louin Spier (Merchant), Arthur William Relp (Merchant), Clarence St John Bentley (Merchant) – expired due to effluxion of time 30.10.1931 (part tinted blue numbered (1))
- 05.06.1925 (B226739) – Allen Mark McKimmins (Confectioner) – expired due to effluxion of time 10.03.1938 (part tinted pink numbered (1))
- 26.10.1931 (C94711) – Sargood Gardiner Limited – expired due to effluxion of time 07.12.1934 (part tinted blue numbered (1))
- 16.11.1934 (C300646) – Sargood Gardiner Limited – expired due to effluxion of time 15.12.1937 (part tinted blue numbered (1))
- 29.04.1935 (C344825) – Edmund Beckett Haynes (Gentleman) & Margaret Norah Haynes (Married Woman) – surrendered 29.09.1938 (part tinted turquoise numbered (1))
- 29.10.1937 (C599959) – Sargood Gardiner Limited – expired due to effluxion of time – not investigated (part tinted blue numbered (1))
- 26.09.1938 (C722407) – James Joseph Hayes (Residential Proprietor) – expired due to effluxion of time 24.07.1944 (part tinted turquoise numbered (1))
- 10.07.1944 (D298938) – Leo Bernard Cullen (Investor) – merged into the fee simple 14.04.1947 (part tinted turquoise numbered (1))

Email: james.mcdonnell@infotrack.com.au



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As regards Lot 8 D.P. 253598

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
28.12.1911 (1911 to 1928)	Florence Elizabeth Haigh (Spinster) Louisa Mary Haigh (Spinster) Laura Jane Evelyn Haigh (Spinster) Edith Anna Maria Haigh (Spinster)	Vol 2304 Fol's 199 to 202
27.02.1928 (1928 to 1944)	Florence Elizabeth Haigh (Spinster) Laura Jane Evelyn Haigh (Spinster)	Vol 2304 Fol's 199 to 202 Now Vol 4114 Fol's 243 & 244
26.06.1944 (1944 to 1955)	Laura Jane Evelyn Haigh (Spinster) & her deceased estate	Vol 4114 Fol's 243 & 244 Now Vol 5433 Fol 44
01.11.1955 (1955 to)	Sydney Church of England Girls Grammar School Council	Vol 5433 Fol 44 Now Vol 7117 Fol 131
31.03.1977 (1977 to Date)	Sceggs Darlinghurst Limited	Vol 7117 Fol 131 Now 8/253598

Denotes Current Registered Proprietor

Easements: -

- 02.11.1979 (R256919) – Cross Easement affecting the Party Walls on the Common Boundary of Lots 7 and 8 D.P. 253598

Leases: - NIL



ABN: 36 092 724 251
Ph: 02 9099 7400

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GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards Lot 18 D.P. 131188, Lots 9 to 11 D.P. 53158 & Lots 17 & 18 D.P. 53158

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.06.1898 (1898 to 1927)	Harry Hillier (Saddler)	Vol 131 Fol 52 & Vol 152 Fol 24
30.05.1927 (1927 to 1929)	Frank Biggs (Solicitor)	Vol 131 Fol 52 & Vol 152 Fol 24
28.06.1929 (1929 to 1940)	John Clark Reynolds (Builder)	Vol 131 Fol 52 & Vol 152 Fol 24 Now Vol 5140 Fol 133
19.6.1940 (1940 to 1948)	Harry Clifford Hillier (Department Manager)	Vol 5140 Fol 133
14.05.1948 (1948 to 1953)	Charles Augustus Battle (Builder) Ada Caroline Battle (Married Woman)	Vol 5140 Fol 133
16.07.1953 (1953 to 1955)	Ada Caroline Battle (Widow)	Vol 5140 Fol 133
10.05.1955 (1955 to 1958)	Hilda Alice Hines (Married Woman)	Vol 5140 Fol 133
31.10.1958 (1958 to 1977)	Sydney Church of England Girls Grammar School Council	Vol 5140 Fol 133
07.02.1977 (1977 to Date)	# Sceggs Darlinghurst Limited	Vol 5140 Fol 133 Now Auto Consol 13308-129

Denotes Current Registered Proprietor

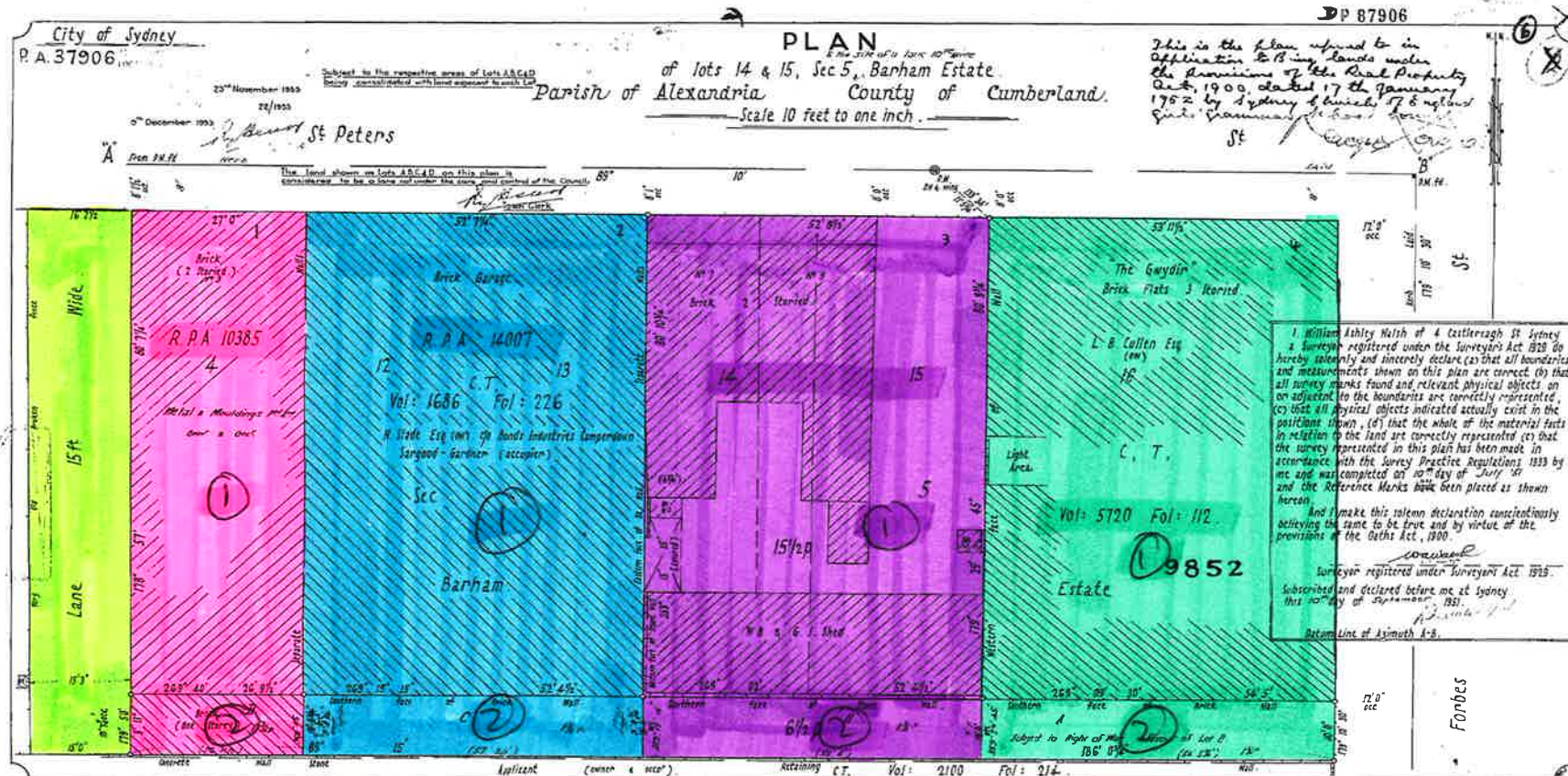
Easements: -

- 05.10.1870 (5310) – Right of Way 0.915 wide

Leases: - NIL

Yours Sincerely
James McDonnell
26 September 2018

Email: james.mcdonnell@infotrack.com.au



1

AMENDMENTS AND/OR ADDITIONS NOTED ON PLAN IN REGISTRAR GENERAL'S OFFICE.		1. Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.	
		21th June, 1902	

AC RD P	SB M	FEET INCHES	METRES
1	1	1/2	0.125
2	2	1/2	0.125
3	3	1/2	0.125
4	4	1/2	0.125
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100	100	1/2	0.125

Cadastral Records Enquiry Report : Lot 100 DP 1151279

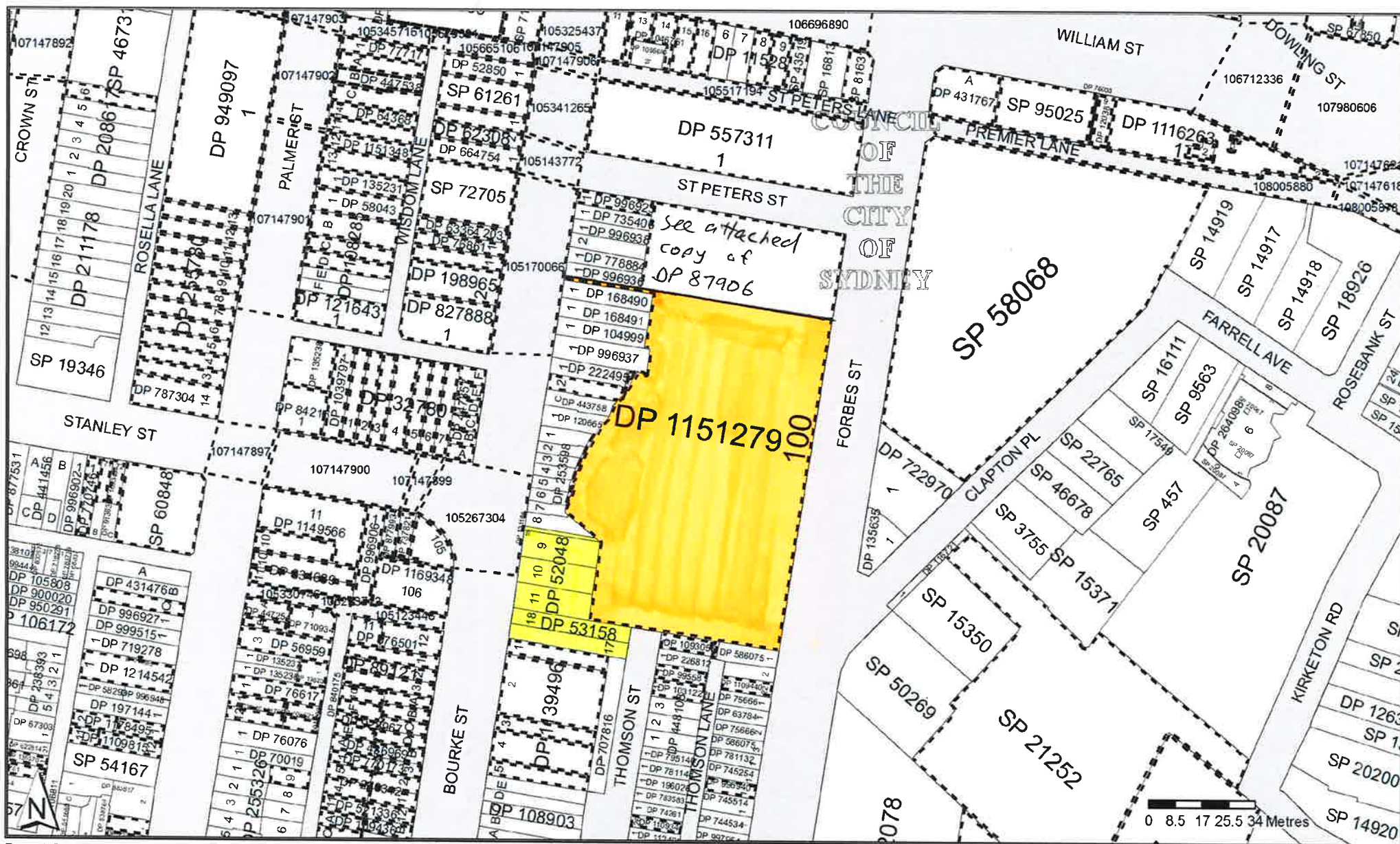
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LGA : SYDNEY

Parish : ALEXANDRIA

County : CUMBERLAND

Ref : NOUSER



Cadastral Records Enquiry Report : Lot 100 DP 1151279

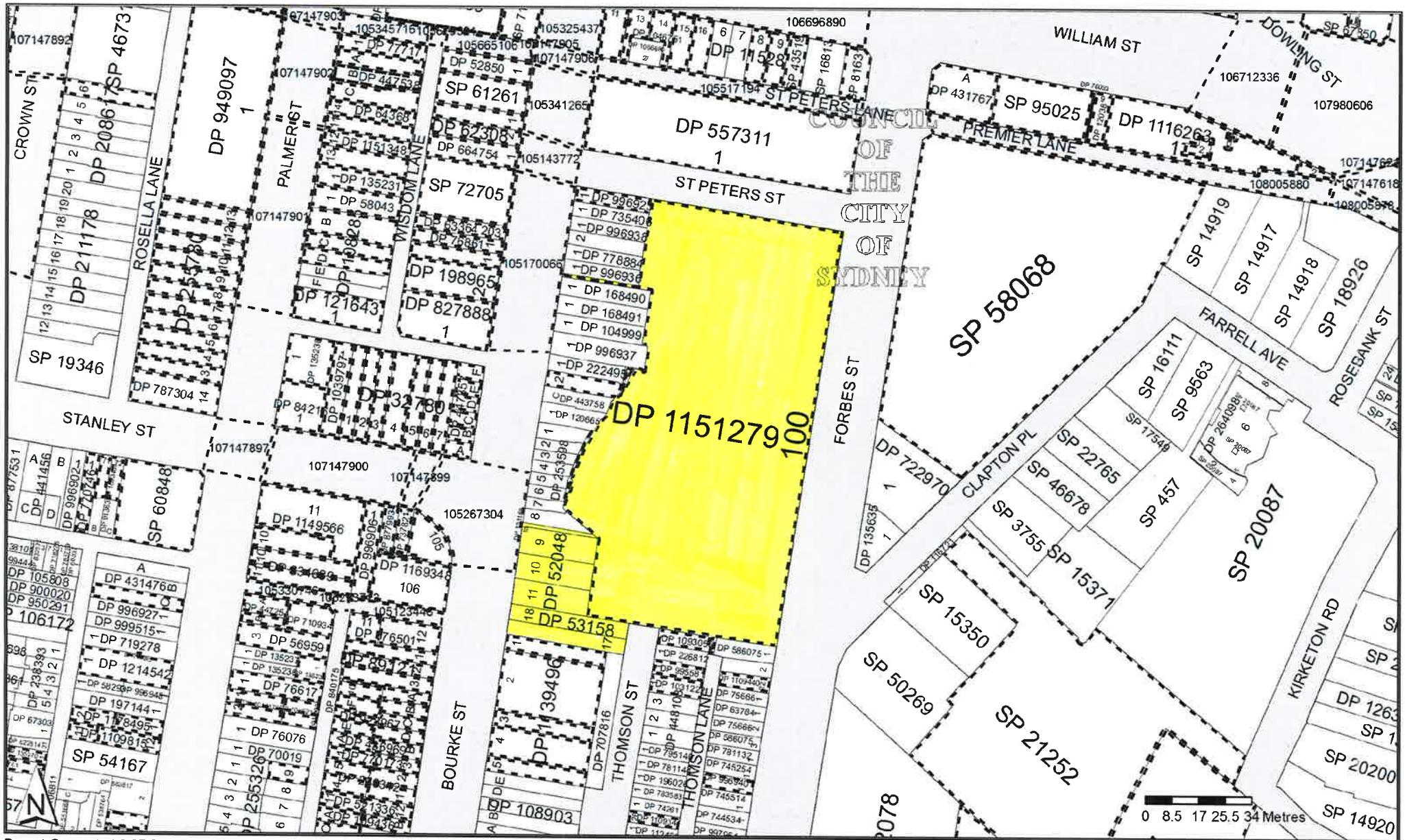
Locality : DARLINGHURST

LGA : SYDNEY

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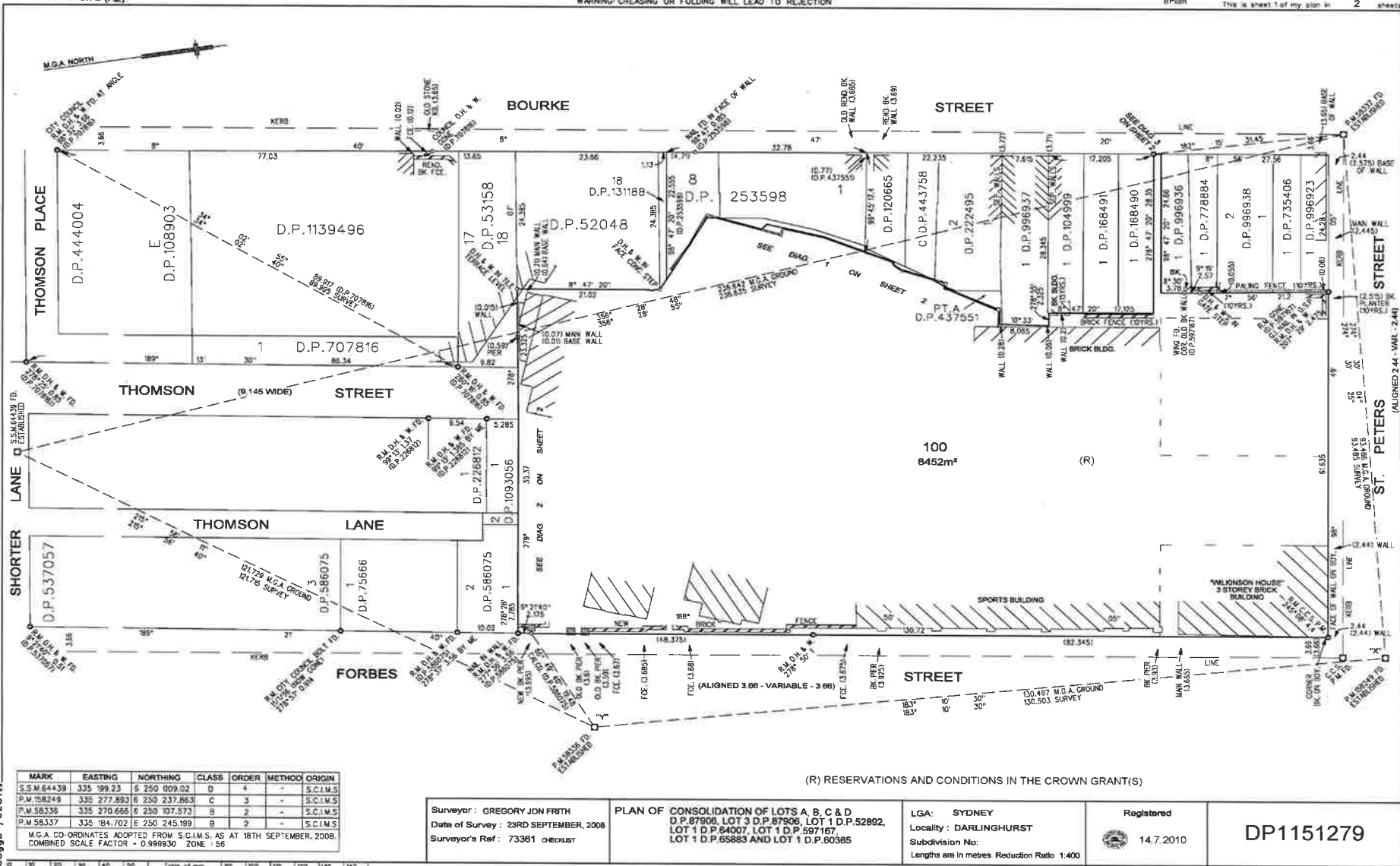


PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ePlan This is sheet 1 of my plan in 2 sheets

Reg: R272582 / Doc: DP 1151279 P / Rev: 15-Jul-2010 / Sta: SC OK / Fgs: ALL / Prc: 14-Sep-2018 14:26 / Seq: 1 of 4
Ref: sceggs / Src: M



(R) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

