

Manage the earth, eliminate the risk

Alliance Geotechnical

Engineering | Environmental | Testing

Report Type:
Preliminary Site Investigation

Project Address:
27 Albert Road, Strathfield NSW

Client Name:
Texco Architecture

12 August 2020

Report No: 11428-ER-1-1

STRATHFIELD COUNCIL
RECEIVED

DA2020/156
8 September 2020

We give you the right information to make the right decisions

Alliance Geotechnical Pty Ltd | ABN: 62 106 885 214

PO Box 275, Seven Hills NSW 1730 - 10 Welder Road, Seven Hills, NSW

Phone: 1800 288 188 - Office Email: office@allgeo.com.au - Web: allgeo.com.au

Document Control

Revision	Date	Comment
Revision 0	12 August 2020	-

Author	Reviewer
	
Isabelle Figatowski Environmental Consultant	Nathan Foster Principal Environmental Consultant

Executive Summary

Alliance Geotechnical Pty Ltd (AG) was engaged by Texco Architecture, to undertake a Preliminary Site Investigation for the site located at 27 Albert Road, Strathfield NSW (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

The objectives of this investigation were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities.
- Consider the potential risk posed to human health and the environment from potential contamination (soil and groundwater), with due regard to the possible land use scenario.
- Provide recommendations for further investigation, were warranted.

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

- A review of available historical records within and adjacent to the proposed project area to identify areas and sources of potential contamination;
- A review of publicly accessible government databases relating to contaminated land, hydrogeology, topography, geology, and soil for the project area and surrounds;
- A visual inspection and walkover of the proposed project area to identify areas of potential environmental concern;
- Development of a Conceptual Site Model (CSM) to identify potential source – pathway – receptors linkages to identify possible risks to end users of the site; and
- Preparation of this PSI report in accordance with the NSW EPA (2020) *Contaminated Land Guidelines: Consultants Reporting on Contaminated Sites*.

Based on AG's assessment of the desktop review information and our site walkover, in the context of the proposed future development at the site, the following conclusions are made:

- A review of available historical records indicates that the site has been used historically for residential purposes. Demolition activities occurred between 1950 and 1960 within the northern portion of the site.
- Surrounding areas consisted predominantly of residential land use to the east, south and west, with historic light-commercial/industrial land use to the north (pre-1970), no information could be found regarding the business, however, due to it being hydraulically down-gradient to the site, it poses a low risk to the site.
- The site and neighbouring properties were largely free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. The site was not included on the list of NSW Contaminated Sites notified to the EPA.
- AG consider that low level contamination is likely to be present onsite given historical site activities, however, contamination is likely to be restricted to fill or shallow surface soils. Potential impacts to groundwater are considered low.
- A conceptual site model (CSM) has been developed for the site in association with future development at the site. Based on available records and observations, the CSM identifies potential contamination sources and associated contaminants of potential concern, and presents relevant exposure pathways and receptor linkages to potential sources.

AG consider that any contamination present is unlikely to preclude redevelopment of the site, and the site can be made suitable for the proposed use, subject to the implementation of the following recommendations:

- A limited soil investigation should be completed for the southern portion of the site where existing surface soils are to be retained. This area is proposed for landscaping where dermal contact, biota uptake and/or ingestion exposure pathways exist. The limited soil investigation will identify any possible risk posed to end users of the site from contamination that may be present. The findings of this investigation can be utilised to derive a method of management should any risk to end users be identified.
- A Hazardous Materials Survey (HMS) should also be completed by a suitably qualified and experienced consultant, before commencement of any demolition works, to identify any hazardous materials that may be present within existing structures.
- Should hazardous building materials be identified by the HMS, a clearance certificate, as required by the *Work Health and Safety Regulation 2017*, should be obtained from a suitably experienced occupational hygienist following removal of hazardous building materials at the conclusion of demolition works.
- A waste classification assessment for soils to be disposed offsite is to be obtained from a suitably qualified environmental consultant prior to the excavation and disposal of the soil materials. Waste classification is to be completed in accordance with the NSW EPA (2014) *Waste Classification Guidelines*.
- A visual assessment, via a site walkover, should be undertaken to confirm the removal of all fill soils and shallow surface soils from the basement footprint.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 8**.

Abbreviations

ACM	Asbestos Containing Material
AEC	Areas of Environmental Concern
ASS	Acid Sulfate Soils
BTEXN	Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene
CEC	Cation Exchange Capacity
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
DA	Development Application
DCP	Development Control Plan
DP	Deposited Plan
F1	TRH C ₆ -C ₁₀
F2	TRH >C ₁₀ -C ₁₆
LEP	Local Environmental Plan
mAHD	Metres Australian Height Datum
mBGL	Metres Below Ground Level
NEMP	National Environmental Management Plan
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW DEC	New South Wales Department of Environment and Conservation
NSW EPA	New South Wales Environmental Protection Authority
OCP	Organochlorine Pesticides
OPP	Organophosphorous Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PFAS	Polyfluorinated Alkyl Sulfonate
PSI	Preliminary Site Investigation
SEPP	State Environmental Protection Plan
TPH	Total Petroleum Hydrocarbon
TRH	Total Recoverable Hydrocarbons
VOC	Volatile Organic Compounds

Table of Contents

Document Control	ii
Executive Summary.....	iii
Abbreviations.....	iii
1. Introduction	1
1.1. Background	1
1.2. Proposed Development.....	1
1.3. Objectives.....	1
1.4. Scope of Work.....	1
2. Site Setting	2
2.1. Site Identification	2
2.2. Ground Conditions and Physiographic Setting	2
2.3. Hydrogeology and Groundwater Use.....	3
3. Historical Site Records and Land Use Activities.....	4
3.1. Historical Records	4
3.1.1. Land Titles.....	4
3.1.2. Aerial Photography.....	4
3.2. Regulatory Records and Government Databases	5
3.3. Previous Investigation Reports	6
4. Site Walkover.....	7
5. Data Integrity Assessment	9
6. Site Characterisation	10
6.1. Rationale	10
6.2. PFAS Assessment	10
6.3. Evaluation of Potential Contamination Sources.....	11
6.4. Potential Contamination in Context of the Site	12
6.5. Conceptual Site Model	12
6.5.1. Sources of Contamination.....	13
6.5.2. Contaminants of Potential Concern	13
6.5.3. Source – Pathway – Receptor Linkages.....	13
7. Conclusions and Recommendations	15
8. Statement of Limitations	16
9. References.....	17

Figures

- Figure 1 Site Locality
- Figure 2 Site Layout
- Figure 3 Areas of Environmental Concern (AEC)

Appendices

- A Proposed Plans
- B Groundwater Bore Records
- C Land Title Records
- D NSW EPA Records
- E Section 10.7 Planning Certificate
- F Site Photographs

1. Introduction

1.1. Background

Alliance Geotechnical Pty Ltd (AG) was engaged by Texco Architecture to undertake a Preliminary Site Investigation (PSI) at 27 Albert Road, Strathfield NSW. The location of the site presented in **Figure 1**.

AG understand that the site will be redeveloped for use as a boarding house childcare centre, and a contamination assessment of land is required to be submitted to Strathfield City Council as part of a development application (DA).

1.2. Proposed Development

Based on proposed plans provided by the Client, existing structures will be demolished and a multi-storey boarding house consisting of fifty-seven (57) boarding rooms will be constructed at the site. Three (3) levels of basement car parking will cover much of the site footprint, except for two retained deep soil setback areas located in northern and southern areas of the site. AG understand that deep soil setback areas will consist of outdoor open space and landscaping.

Proposed development plans are present in **Appendix A**.

1.3. Objectives

The objectives of this project were to:

- Assess the potential for site contamination resulting from former and current land use activities.
- Consider the potential risk posed to human health and the environment from potential contamination (soil and groundwater), with due regard to the possible land use scenario.
- Provide recommendations for further investigation where warranted.

1.4. Scope of Work

The following scope of works will be utilised to address the project objectives:

- A review of available historical records within, and adjacent to, the proposed project area to identify areas and sources of potential contamination.
- A review of publicly accessible government databases relating to contaminated land, hydrogeology, topography, geology, and soil for the project area and surrounds.
- A visual inspection and walkover of the proposed project area to identify areas of environmental interest.
- Development of a Conceptual Site Model (CSM) to identify potential source – pathway – receptors linkages to identify possible risks to end users of the site; and
- Preparation of this PSI report in accordance with the NSW EPA (2020) *Consultants Reporting on Contaminated Sites: Contaminated Land Guidelines*.

2. Site Setting

2.1. Site Identification

Site identification details and associated information is present in **Table 2-1**. The locality of the site is presented in **Figure 1**, with the general layout and site boundaries depicted in **Figure 2**.

Table 2-1 Site Identification Information

Site Address	27 Albert Road, Strathfield NSW
Cadastral Identification	Lot 1 DP914078
Geographical Coordinates	Northern corner of site (datum GDA94-MGA56): Easting: 1435033.124 Northing: 6206037.356 (Source: SixMaps - https://maps.six.nsw.gov.au/)
Site Area	810 m ² (Source: SixMaps - https://maps.six.nsw.gov.au/)
Zoning	R3 – Medium Density Residential (Strathfield Local Environmental Plan 2012)
Current Land Use	Residential
Local Government Agency	Strathfield Council
County	Cumberland
Parish	Concord

2.2. Ground Conditions and Physiographic Setting

A summary of available data relating to topography, geology, soils, and hydrology is provided in presented in **Table 2-2**.

Table 2-2 Ground Conditions and Physiographic Background Information

Geology	Ashfield Shale, a formation of the Wianamatta Group, consists of black to dark grey shale and laminite (Sydney 1:100,000 Geological Series Sheet (1st Edition)).
Soil Landscape	The Disturbed Terrain Soil Landscape consists of turfed fill areas commonly capped with up to 40 cm of sandy loam or up to 60 cm of compacted clay over fill or waste materials. The landscape consists of level plain to hummocky terrain, extensively disturbed by human activity, including complete disturbance, removal or burial of soil. Soil pH typically ranges between pH 3.5 to pH 8.0. (Source: https://www.environment.nsw.gov.au/eSpade2WebApp)
Topography and Site Elevation	The site is located at an elevation between approximately 13 m to 17 m Australian Height Datum (AHD). The site has a slight slope falling to the south-east. Regional topography consists of gently undulating rises on Wianamatta Group shales, with local relief of 2 m to 10 m and slopes generally <3%. In terraced cut and fill areas short rises may be steeper than 30%. (Source: https://www.environment.nsw.gov.au/eSpade2WebApp)

Acid Sulfate Soil Risk	Review of acid sulfate soil mapping provided for the Strathfield Local Environment Plan 2012 indicates that the site is lies in Class 5 ASS risk area. Department of Land and Water Conservation Acid Sulfate Soil Risk Map (2 nd Edition) for Prospect-Parramatta (91 30N3) indicates that the site lies in an area mapped as 'No Known Occurrence' with respect to acid sulfate soils (ASS).
Soil Profile	Likely to consist of minor filling and / or topsoils, overlying residual clay soils.
Site Drainage	Drainage in hardstand areas is likely to be collected and discharged to the municipal stormwater system. Precipitation in unpaved areas of the site is likely to infiltrate directly into site soils, or flow to the south-east- as overland flow.
Nearest Surface Waterbodies	Powells Creek, located approximately 110 m north-east of the site.

2.3. Hydrogeology and Groundwater Use

Available hydrogeological data obtained for this investigation is summarised below in **Table 2-3**.

Table 2-3 Background Hydrogeological Information

Aquifer Type	Semi-confined to unconfined bedrock.
Water-bearing Zones	Groundwater is likely to be present in discontinuities (joints, faults, weathered bedding plans or parting, etc.) in the rock mass. Intermittently water-bearing zones may also be present at the interface between fill and less permeable natural soils.
Inferred Groundwater Flow Direction	Based on distance to the nearest surface water course and the prevailing site topography, groundwater flow direction in the vicinity of the site is inferred to be towards the north.
Depth to Watertable	Approximately >5.0 mBGL
Background Groundwater Quality	Ashfield Shale is typically brackish to saline, with acidic to near-neutral pH. The salinity typically ranges between about 2,000 mg/L and 20,000 mg/L as total dissolved solids, and pH ranges between about 4 and 8 (Jacobs, 2020a).
Local Groundwater Bore Records (\leq 500 m of site)	Review of the Water NSW groundwater database (www.realtimedata.watarnsw.com.au/water.stm) did not identify any registered groundwater bores within a 500 m radius of the site. Water NSW search records are presented in Appendix B .
Local Groundwater Use	Extraction of groundwater for beneficial use was not identified in the vicinity of the site.
Groundwater Dependent Ecosystems	Groundwater dependent ecosystems were not identified within 500 m of the site. (Source: Bureau of Meteorology Groundwater Dependant Ecosystem Atlas).
Potential Groundwater Receptors (including vapour flux receptors)	Potential groundwater receptors include: <ul style="list-style-type: none"> ▪ Residential occupants (vapour). ▪ Service and infrastructure workers (vapour) ▪ Basement users (on and offsite). ▪ Biota within receiving waterbodies.
Embargoes on Groundwater Use	None identified.

3. Historical Site Records and Land Use Activities

3.1. Historical Records

3.1.1. Land Titles

A search of historical land title ownership was undertaken as part of the review of site history. Land title records stemming from 1920 indicate long-term private residential ownership of the site by various proprietors up to the current to date.

No easements or leases are reported for the site.

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

3.1.2. Aerial Photography

A review of selected historical aerial imagery of the site was undertaken. Observations made of the imagery considered relevant to this investigation, are presented in **Table 3-1**.

Table 3-1 Aerial Imagery Observations

Image Date	Site Features	Surrounding Land Use Settings
1943	A large residential dwelling is present within the southern portion of the site. Due to poor image quality, the northern portion of the site appears to be vacant although this is unclear.	Surrounding land uses include residential in all directions and a large potential warehouse to the north of the site.
1951	A structure has appeared across the northern portion of the site. An awning has appeared at the northern end of the residential dwelling.	No significant change from previous image.
1961	The structure across the northern portion of the site appears to have been demolished. A small building has appeared directly north-west of the residential dwelling.	No significant change from previous image.
1978	A structure has appeared within the north-western portion of the site along the western boundary of the site.	The Lot immediately west of the site appears to have been demolished and a large residential dwelling (potential apartment block) appears in its place. The large warehouse north of the site appears to have been extended east. Residential Lots south of the site have been demolished and redeveloped into a high-density structure.
1986	A structure has appeared between the dwelling and the structure within the north-western portion of the site.	Two Lots west of the site, the dwellings appear to have been demolished and a large residential dwelling (potential apartment block) appears in its place.

Image Date	Site Features	Surrounding Land Use Settings
1999	No significant change from previous image.	The large warehouse to the north of the site has been demolished and three large residential dwellings (potential apartment blocks) appear in its place. The residential lots north-west of the site appear to have been demolished and two large residential dwellings appear to be in their place (potential apartment blocks).
2002	No significant change from previous image.	No significant change from previous image.
Nov 2009 (Nearmap)	No significant change from previous image.	No significant change from previous image.
June 2020 (Nearmap)	No significant change from previous image.	No significant change from previous image.

Note: Historical aerial photography images (ex. NearMap and SixMap imagery) are available upon request.

Historical aerial imagery indicates that the site has been used predominantly for residential purposes. Given localised redevelopment within the site, potential activities relating specifically to uncontrolled demolition and possible filling may have occurred within the northern portion of the site.

No business records were investigated for the warehouse observed north of the site from 1943 to 1978 as the potential commercial/industrial warehouse was demolished approximately 40 years ago and is located hydraulically down gradient from the site.

3.2. Regulatory Records and Government Databases

A summary of information gathered from available regulatory records and government databases is presented **Table 3-2**.

Table 3-2 Regulatory Records and Government Databases

NSW EPA CLM Act Record of Notices	A search of the publicly available online NSW EPA CLM Act Record of Notices (accessed 21 July 2020) indicated that the site and localities ≤500 m of the site were not recognised as notified sites. (Source: https://apps.epa.nsw.gov.au/prclmapp/searchregister.aspx) A copy of the search is presented in Appendix D .
NSW EPA CLM Act Register of Notified Sites	A search of the publicly available online register of sites notified to the NSW EPA under Section 60 of the <i>Contaminated Land Management Act 1997</i> indicated that the site and localities ≤500 m of the site were not recognised as notified sites. (Source: https://www.epa.nsw.gov.au/your-environment/contaminated-land/notified-and-regulated-contaminated-land/list-of-notified-sites) A copy of the search is presented in Appendix D .
NSW EPA POEO Act Register of Licences, Applications and Notices	A search of the publicly available online NSW EPA Record of Notices (accessed 21 July 2020), indicated that the site was not the subject of any licences, applications, notices, audits or pollution studies or reduction programs under Section 308 of the <i>Protection of the Environment Operations Act 1997</i> . (Source: https://apps.epa.nsw.gov.au/prpoeoapp/) A copy of the search is presented in Appendix D .

Section 10.7 Planning Certificate	<p>A copy of the planning certificate issued for the site under Section 10.7 of the <i>Environmental Planning and Assessment Act 1979</i> was reviewed. The certificate indicated that, within the meaning of the <i>Contaminated Land Management Act 1997</i>, the site was not:</p> <ul style="list-style-type: none">▪ Significantly contaminated land.▪ Subject to a management order.▪ The subject of an approved voluntary management proposal.▪ Subject to an ongoing maintenance order.▪ The subject of a site audit statement. <p>A copy of the planning certificate is presented in Appendix E.</p>
SafeWork NSW Stored Chemical Information Database (SCID)	<p>A search of Safe Work NSW stored chemical information database (SCID) was not undertaken for the site. Historical aerial imagery did not indicate a potential for licensable quantities of dangerous goods to have been stored historically on the site, given the long-standing residential use of land. AG considers that further assessment of storage of licensable quantities of dangerous goods on the site is not warranted</p>
NSW Government PFAS Investigation Program	<p>Review of available mapping associated with the NSW Government PFAS Investigation Program did not identify locations ≤ 500 m of the site currently being investigated for PFAS.</p> <p>(Source: https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program)</p>
Unexploded Ordnance (UXO)	<p>Review of the Australian Department of Defence UXO Mapping Application did not indicate potential for UXO to be present on the site.</p> <p>(Source: https://www.defence.gov.au/UXO/Where/Default.asp)</p>

3.3. Previous Investigation Reports

No previous reports were supplied by the Client during the undertaking of this project.

4. Site Walkover

A site walkover was undertaken on 5 August 2020 by an experienced AG environmental consultant. The purpose of the site walkover was to make observations of land use activities on the site and on properties immediately adjacent to the site. Observations were recorded beyond property boundaries, and are summarised in **Table 4-1**.

Table 4-1 Summary of Site Walker Observations

Buildings and General Infrastructure	<p>A residential dwelling observed on the site was of painted brick veneer construction, with tile roofing. Observations indicated that all structures were constructed with a sub-floor crawl space, but no access was observed. Two (2) standalone structures were observed in the northern portion of the site, a brick veneer outhouse and laundry, and a fibrous cement sheeting clad structure. External features of structures were generally in good condition. A lean-to wooden garage was attached to the dwelling on the central eastern boundary.</p> <p>The lot contained both front and rear yard space, localised pavement, garden, and grassed areas.</p> <p>Example images are provided in Appendix F (see Image 1 to Image 6).</p>
Adjacent Land Use Activities	<p>Observations made during the site walkover indicated the following land use activities adjacent to the site:</p> <ul style="list-style-type: none">▪ North – high-density residential housing.▪ East – low-density residential housing.▪ West – high-density residential housing.▪ South – medium- to high-density residential housing. <p>Example images are provided in Appendix F (see Image 1 to Image 6).</p>
Odours and Staining	<p>Olfactory or visual evidence of gross contamination was not observed during the site walkover.</p>
Chemical Storage	<p>Visual evidence of chemical storage was not observed on the site.</p>
Underground Storage Tanks and Aboveground Storage Tanks	<p>Visual evidence of underground storage tanks (USTs) was not observed on the site.</p>
Fill Materials	<p>Observations compiled during the walkover indicate that fill materials are likely to have been used in the areas beneath structural footings during the construction of site buildings, and in landscaped areas.</p> <p>Areas of significant filling were not identified.</p>
Wastes	<p>Significant widespread waste was not observed during the time of the site visit.</p>
Asbestos Containing Materials	<p>Visual evidence of potential asbestos containing materials (PACM) was not observed during the site walkover, with the exception of a PACM fibrous cement sheeting clad structure in the north west corner of the site.</p> <p>AG note that the completion of a hazardous material building survey was not within the scope of this project, however given the age of structures at the site, and the observed fibrous cement sheeting, the probability of asbestos products being used in construction is high.</p>
Phytotoxicity	<p>Visual evidence suggesting widespread phytotoxic effects (in the form of vegetation dieback or plant stress) was not observed on the site. Similar observations were made of visible vegetation on adjacent land.</p>

Surface Water and Site Drainage	Visual observations made in the context of site drainage during the walkover, indicated that drainage in hardstand areas is likely to be collected by pit and pipe drainage infrastructure, discharging to the municipal stormwater system. Surface water in pervious areas of the site is likely to infiltrate into underlying soils, where soil permeability permits.
Adjacent Ecological Receptors	No significant ecological receptors were identified in proximity the site.

5. Data Integrity Assessment

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

- AG field observations during the site walkover.
- Strathfield Council.
- Department of Land and Water Conservations.
- Department of Primary Industries – Water.
- Australian Soil Resource Information System.
- Google Earth.
- National Environment Protection Council.
- Nearmap.
- NSW Environment Protection Authority.
- NSW Land and Property Information.
- Water NSW.

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

6. Site Characterisation

6.1. Rationale

The primary purpose of this assessment is to evaluate the environmental and human-health risks associated with potential contamination at the site. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour or groundwater contamination, which may require that the site be remediated.

For the purposes of assessing risk, the degree of contamination risk at this site is indicated in this section with due regard for site contamination experienced on typical residential site within the Sydney metropolitan area.

Since this assessment is based on the findings of a preliminary site investigation, not including sampling and analysis of soils, soil vapours or groundwater, risks have been assessed on the basis of:

- Information sourced from available site history records in relation to previous use of the site.
- Site surface conditions, as deduced from visual observations.
- The geological, hydrogeological, and hydrological setting of the site.
- Professional judgement based on previous experience on similar sites.

Whilst this approach provides a framework for preliminary assessment only, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site.

6.2. PFAS Assessment

Per- and poly-fluorinated substances (PFAS) have recently been highlighted as a persistent and mobile contaminant, of significant toxicity. The potential risk posed by PFAS contamination has been evaluated by using available site history information, in combination with the decision tree developed EnRisk (2016). The potential risk presented by PFAS contamination is presented in **Table 6-1**.

Table 6-1 PFAS Decision Tree

Preliminary Screening	Probability ¹	Justification
Did fire training occur on-site?	L	-
Is an airport or fire station up gradient of or adjacent to the site? ²	L	None in the vicinity
Have "fuel" fires ever occurred on-site? e.g. ignition of fuel (solvent, petrol, diesel, kerosene) tanks.	L	Site history is not consistent with significant use or storage of fuel.
Have PFAS been used in manufacturing or stored on-site? ³	L	Site use is not consistent with manufacturing or storage of PFAS compounds.

Notes:

¹ L = Low, M = Medium, H = High.

² Runoff from fire training areas may impact surface water, sediment, and groundwater.

³ PFAS is used in a wide range of industrial processes and consumer products (<https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas>)

6.3. Evaluation of Potential Contamination Sources

The available historical information indicated that the site has been used historically for residential purposes. Based on information gathered from the review of site history and from site walkover observations, several potential contaminating sources were identified. The assessment of these sources in relation to the end use of the site is presented in **Table 6-2**.

Table 6-2 Assessment of Potential Contamination

Potential Sources	Media	Contaminants of Potential Concern	Potential for Contamination to Influence Site End Use
Fill soils of unknown origin / quality	Soils	HM, TRH, PAH, OCP/OPP, PCB, asbestos	While evidence of significant filling was not observed, limited filling was noted, and is expected to be distributed across the site. Where accessible soil areas are present in an end-use scenario, sensitive receptors could be potentially exposed to contaminants where exposure pathways exist.
Uncontrolled demolition of historic structures	Soils	Lead, PCB, asbestos	Although no widespread wastes were observed across the site, historical aerial photography indicated demolition of historic structures had occurred within the northern portion of the site. As asbestos containing materials (ACM) were used historically in structures from the early- to mid-1900s, ACM and other hazardous building materials could potentially be present in site soils due to former uncontrolled demolition. Receptor exposure is possible, particularly if respirable asbestos fibres are present in site soils.
Contaminated soils from weathering of painted and metallic building surfaces	Soils	HM, asbestos	Given the age of site structures and the likelihood for long term weathering of building surfaces, it likely that exposed soils surrounding the perimeter of structures have been contaminated to some degree by metals. Contamination present is likely to be restricted to surface soils.
Potential pesticide residues beneath building footprints.	Soils	HM, OCP, OPP, PCB	Any pesticide derived contamination, if present, is likely to be restricted to the subfloor space of the residential structure. Any contamination is likely to be of limited soil depth, given the typical surface application method of pesticide products.
Spills and leaks from parked vehicles.	Soil	HM, TRH, BTEXN, PAH	Low level impacts from spills and leaks from vehicles parked onsite could potentially be present in surface soils onsite, however, any impacts are likely to be localised to former vehicle parking areas.
Migration of contamination onto site from adjoining properties and unknown contamination sources	Soil and groundwater	HM, TRH, BTEXN, PFAS, VOC	No significantly contaminated properties were identified on NSW EPA databases within a radius of 500 m of the site. Additionally, land use both immediately surrounding, and hydraulically up-gradient, has been used historically for residential purposes. It is considered that there is a low risk of offsite derived contamination impacting the site.

Potential Sources	Media	Contaminants of Potential Concern	Potential for Contamination to Influence Site End Use
Hazardous materials, including ACM from building products used onsite.	Site Structures	Asbestos, HM	Due to the age of the structures onsite, hazardous building products are likely to be present in the existing structures, especially the structure present within the north-east portion of the site. Potential risks to construction workers and end users of the site can be managed prior to demolition by identifying potential hazardous materials within structures, followed by a clearance inspection at the conclusion of demolition to confirm the removal of ACM from soil surfaces.

Note:

¹ HM – Heavy Metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc) unless otherwise indicated, TRH – Total Recoverable Hydrocarbons, PAH – Polycyclic Aromatic Hydrocarbons, BTEXN – Benzene, Toluene, Ethylene, Xylene, and Naphthalene, OCP - Organochlorine Pesticides, OPP - Organophosphorus Pesticides, PCB - Polychlorinated Biphenyls, VOC – Volatile Organic Compounds, and PFAS - Per- and poly-fluorinated substances.

6.4. Potential Contamination in Context of the Site

Based on the review of possible contamination sources at the site provided in **Table 6-2**, the potential for significant soil and groundwater contamination to prohibit future redeveloped and use is low. In light of the above review, potential sources of contamination including, filling soils, debris from uncontrolled demolition, hazardous building fabrics in existing structures, products of weathered building fabrics in surface soils, and pesticide residues located within building footprints, should be further investigated in in areas outside of the basement footprint.

Contaminants from applicable sources identified at the site, if present, are likely to occur within fill soils or within the upper portion of the soil profile. Considering that the proposed basement excavation will cover a large portion of the site, soils located within the basement footprint will be managed during bulk excavation activities, in combination with appropriate waste classification and offsite soil disposal. Areas of retained soil within northern and southern portions of the site, represent primary areas of risk at the site with concern to exposure. To evaluate the potential risk to end users of the site, it is recommended that limited sampling be completed in these areas to characterise soil and identify possible human health / ecological risks associated and any potential contamination that may be present. The findings of this limited investigation can be utilised to derive a method of management should an unacceptable risk to end users be identified.

Based on the historic use of the site, including an absence of mobile contamination sources (petroleum/fuel products, solvents, etc), the potential for groundwater to be contaminated from site derived sources is low, and groundwater assessment is not further considered. Potential risk to beneficial groundwater users and neighbouring land is also reduced by the absence of mobile contamination sources, and the limited use of groundwater use in the area. Potential offsite sources of contamination with potential to contaminate groundwater at the site were also not identified on NSW EPA databases for land immediately surrounding and hydraulically up-gradient of the site. In light of this, the risk of groundwater contamination affecting end land use and offsite receptors is considered low.

6.5. Conceptual Site Model

Based on the information gathered from a review of site history records and from observation compiled during the completion of a site walkover, a conceptual site model (CSM) has been developed identifying source – pathway – receptor linkages and that may be present at the site. A summary of the CSM is provided in the following sections.

6.5.1. Sources of Contamination

Potentially contaminating activities that have been identified include:

- Unknown type and concentration of contaminants within any imported fill soils across the entire site.
- Debris derived from historic uncontrolled demolition of former site structures.
- Surface weathering of building fabrics (i.e. painted surfaces, metallic structures, cement-fibre sheeting, etc).
- Historic pesticide uses beneath building footprints.
- Hazardous building materials in existing buildings.

6.5.2. Contaminants of Potential Concern

Potential sources of contamination were revealed, with potential to contaminate the site. Given the above sources, the COPC are:

- Soil – the eight priority heavy metals (HMs) being: *arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc*, total recoverable hydrocarbons (TRH), polycyclic aromatic hydrocarbons (PAH), benzene, toluene, ethylbenzene, xylenes, and naphthalene (BTEXN), organochlorine and organophosphorus pesticides (OCP/OPP), polychlorinated biphenyls (PCB), and asbestos.

6.5.3. Source – Pathway – Receptor Linkages

A summary of potential source – pathway – receptor linkages identified for the site and proposed redevelopment is presented in **Table 6-3**.

Table 6-3 Summary of Source – Pathway – Receptor Linkages for the Site

Potential Sources	Impacted Media	Contaminants of Potential Concern	Transport mechanism	Exposure pathway	Potential receptor
Placement of imported filling for levelling purposes Uncontrolled demolition Historic pesticide use Weathering of building structures	Soil	HM, TRH, PAH, PCB, OCP/OPP, BTEXN, asbestos.	Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post-redevelopment	Ingestion Dermal contact Inhalation of dust particulates Mechanical transport	Construction and maintenance workers End users of the site post redevelopment
			Atmospheric dispersion from soil to outdoor and indoor air spaces	Ingestion Inhalation dust particulates	
			F1 and F2 TRH, BTEXN	Volatilisation of contamination from soil and diffusion to indoor air spaces	
		HM, TRH, PAH, OCP, BTEXN	Plant uptake of contamination present in root zone	Biota uptake	Future ecological receptors (e.g. site vegetation in landscaped areas post redevelopment)
Building fabrics containing hazardous materials	-	Lead, PCB, and asbestos	Release of hazardous materials during uncontrolled demolition of building fabrics	Ingestion Dermal contact Inhalation of airborne contaminants	Construction and maintenance workers

7. Conclusions and Recommendations

Based on AG's assessment of the desktop review information and our site walkover, in the context of the proposed future development at the site, the following conclusions are made:

- A review of available historical records indicates that the site has been used historically for residential purposes. Demolition activities occurred between 1950 and 1960 within the northern portion of the site.
- Surrounding areas consisted predominantly of residential land use to the east, south and west, with historic light-commercial/industrial land use to the north (pre-1970), no information could be found regarding the business, however, due to it being hydraulically down-gradient of the site, it poses a low risk to the site.
- The site and neighbouring properties were largely free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. The site was not included on the list of NSW Contaminated Sites notified to the EPA.
- AG consider that low level contamination is likely to be present onsite given historical site activities, however, contamination is likely to be restricted to fill or shallow surface soils, historic demolition activities, pesticide application, and weathering of building fabrics. Potential impacts to groundwater are expected to be low.
- A conceptual site model (CSM) has been developed for the site in association with future development at the site. Based on available records and observations, the CSM identifies potential contamination sources and associated contaminants of potential concern, and also presents relevant exposure pathways and receptor linkages to potential sources.

AG consider that any contamination present is unlikely to preclude redevelopment of the site, and the site can be made suitable for the proposed use, subject to the implementation of the following recommendations:

- A limited soil investigation should be completed in the northern and southern portions of the site where soils are to be retained. This area is proposed for landscaping where dermal contact, biota uptake, and/or ingestion exposure pathways exist. The limited soil investigation will identify any possible risk posed to end users of the site from contamination that may be present. The findings of this investigation can be utilised to derive a method of management should any risk to end users be identified.
- A Hazardous Materials Survey (HMS) should also be completed by a suitably qualified and experienced consultant, before commencement of any demolition works, to identify any hazardous materials that may be present within existing structures.
- Should hazardous building materials be identified by the HMS, a clearance certificate, as required by the *Work Health and Safety Regulation 2017*, should be obtained from a suitably experienced occupational hygienist following removal of hazardous building materials at the conclusion of demolition works.
- A waste classification assessment for soils to be disposed offsite is to be obtained from a suitably qualified environmental consultant prior to the excavation and disposal of the soil materials. Waste classification is to be completed in accordance with the NSW EPA (2014) *Waste Classification Guidelines*.
- A visual assessment, via a site walkover, should be undertaken to confirm the removal of fill soils and shallow surface soils from the basement footprint.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 8**.

8. Statement of Limitations

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

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

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

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

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

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

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

9. References

Bureau of Meteorology 2020, *Groundwater Dependent Ecosystem Atlas*, viewed 7 August 2020, <http://www.bom.gov.au/water/groundwater/gde/service/simple-gde.php>

Strathfield Local Environmental Plan 2012

EnRisks 2016, *Proposed Decision Tree for Prioritising Sites Potentially Contaminated with PFASs*, dated 25 February 2016.

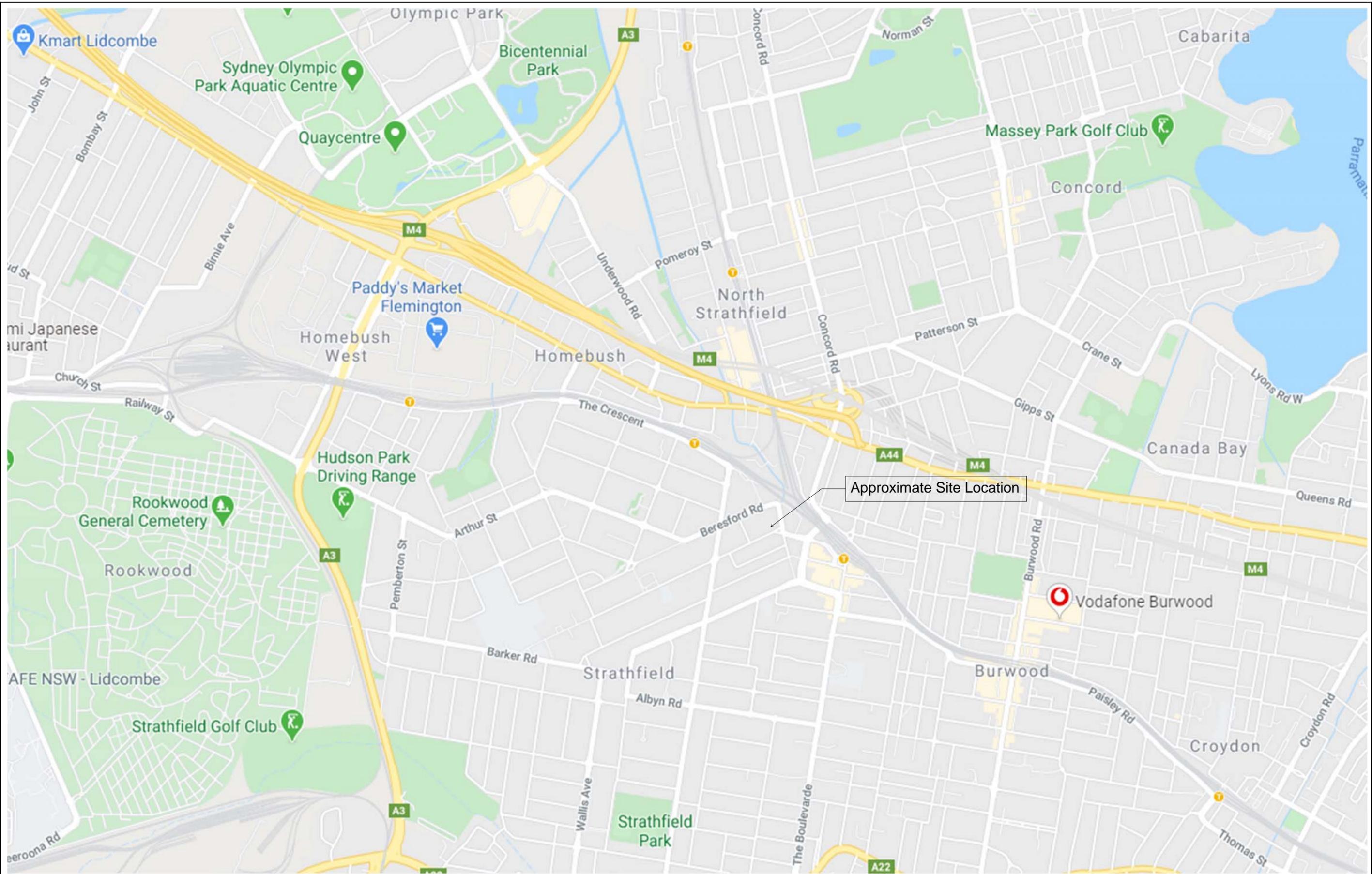
National Environment Protection Council (NEPC) 1999b, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

NSW EPA 2014, *Waste Classification Guidelines*, EPA 2014/7096, November 2014

NSW EPA 2017, *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme.*, EPA 2017/P0269, October 2017.

NSW EPA 2020, *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*, NSW Environment Protection Authority, EPA 2020/P2233, April 2020.

FIGURES



Approximate Site Location

Site Locality	
Client Name:	Texco Architecture
Project Name:	Preliminary Site Investigation
Project Location:	27 Albert Road, Strathfield, NSW 2153

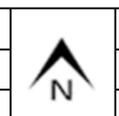


Figure Number:	1
Figure Date:	7 August 2020
Report Number:	11428-ER-1-1



Approximate Site Boundary

Executive Life

31

39

Albert Rd

Albert Rd

Albert Rd

Albert Rd

Site Layout

Client Name:	Texco Architecture
Project Name:	Preliminary Site Investigation
Project Location:	27 Albert Road, Strathfield, NSW 2153

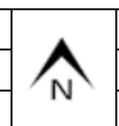


Figure Number:	2
Figure Date:	7 August 2020
Report Number:	11428-ER-1-1



Areas of Environmental Concern (AEC)

Client Name:	Texco Architecture
Project Name:	Preliminary Site Investigation
Project Location:	27 Albert Road, Strathfield, NSW 2153

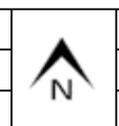
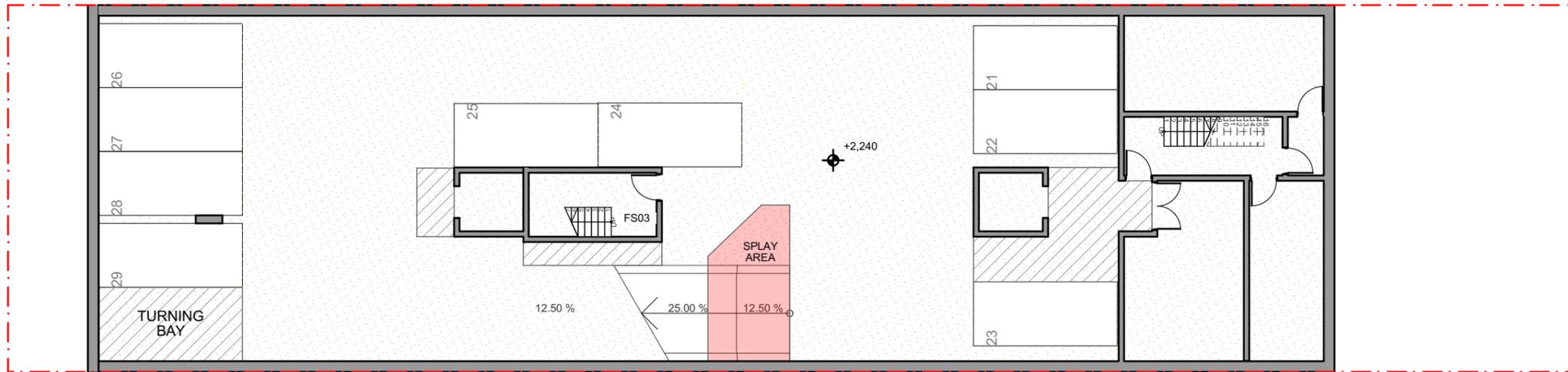


Figure Number:	3
Figure Date:	7 August 2020
Report Number:	11428-ER-1-1

APPENDIX A

PROPOSED PLANS



-3.
-

BASEMENT 03
1:200

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by #Contact Company and is to be used only for work when authorised in writing by #Contact Company.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

- Builder	- #Builder
- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

RevID	Issue Date	Approved by	RevNote

Project Designer



TEXCO ARCHITECTURE
E: Terence@texcoarchitecture.com P: +61 449 984 889



Drawn Checked	#Drawn By
Plot Date: 7/08/2020	#Site Full Name
Project NO.	#Site Full Address
Project Status	#Climate Zone
	#Wind Region
	#Project ID
	#Project Status

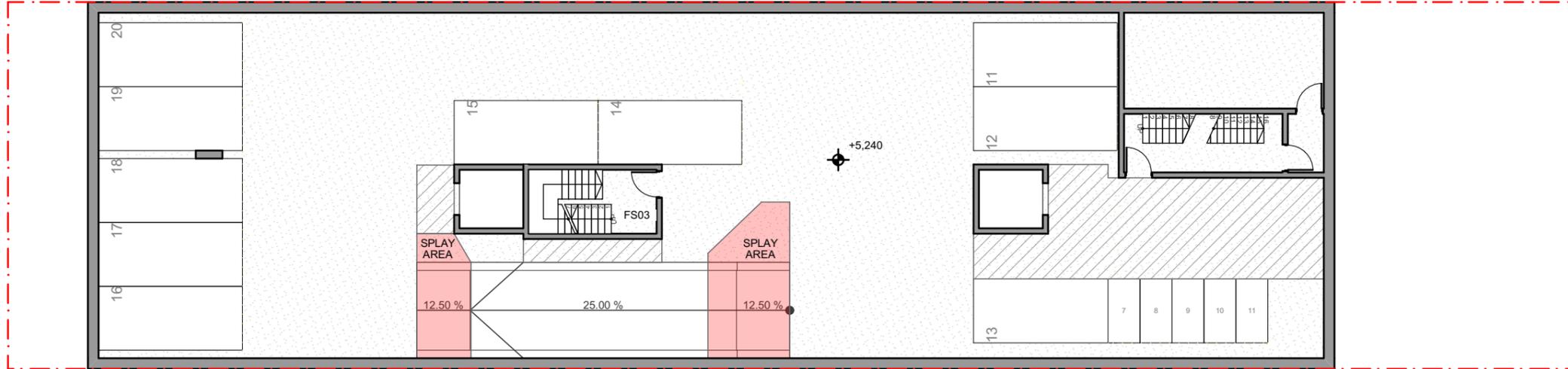
PAPER
A3
1:200

DRAWING TITLE :
PLANS
BASEMENT 03

PROJECT NAME :
27 ALBERT RD STRATHFIELD

REVISION NO.

DRAWING NO.
101



-2.
-

BASEMENT 02
1:200

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by #Contact Company and is to be used only for work when authorised in writing by #Contact Company.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

- Builder	- #Builder
- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

RevID	Issue Date	Approved by	RevNote

Project Designer



TEXCO ARCHITECTURE
E: Terence@texcoarchitecture.com P: +61 449 984 889



Drawn Checked	#Drawn By
Plot Date:	7/08/2020
Project NO.	#Project ID
Project Status	#Project Status
Client	#Client Full Name
Site:	#Site Full Address
Climate Zone	#Climate Zone
Wind Region	#Wind Region

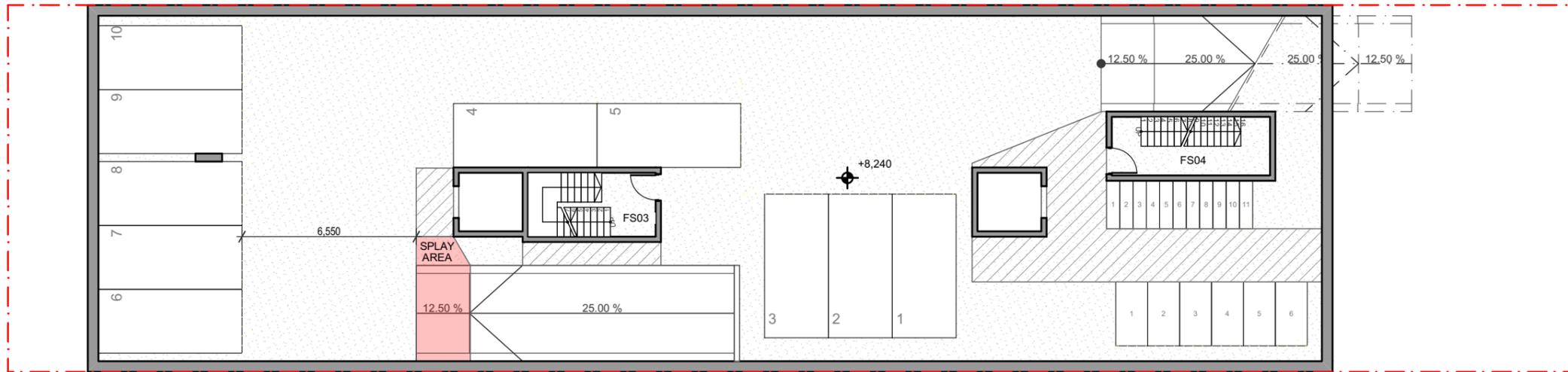
PAPER
A3
1:200

DRAWING TITLE :
PLANS
BASEMENT 02

PROJECT NAME :
27 ALBERT RD STRATHFIELD

REVISION NO.

DRAWING NO.
102



-1.
-

BASEMENT 01
1:200

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by #Contact Company and is to be used only for work when authorised in writing by #Contact Company.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

- Builder	- #Builder
- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

RevID	Issue Date	Approved by	RevNote

Project Designer



TEXCO ARCHITECTURE
E: Terence@texcoarchitecture.com P: +61 449 984 889



Drawn Checked	#Drawn By
Plot Date:	7/08/2020
Project NO.	#Project ID
Project Status	#Project Status
Client	#Client Full Name
Site:	#Site Full Address
Climate Zone	#Climate Zone
Wind Region	#Wind Region

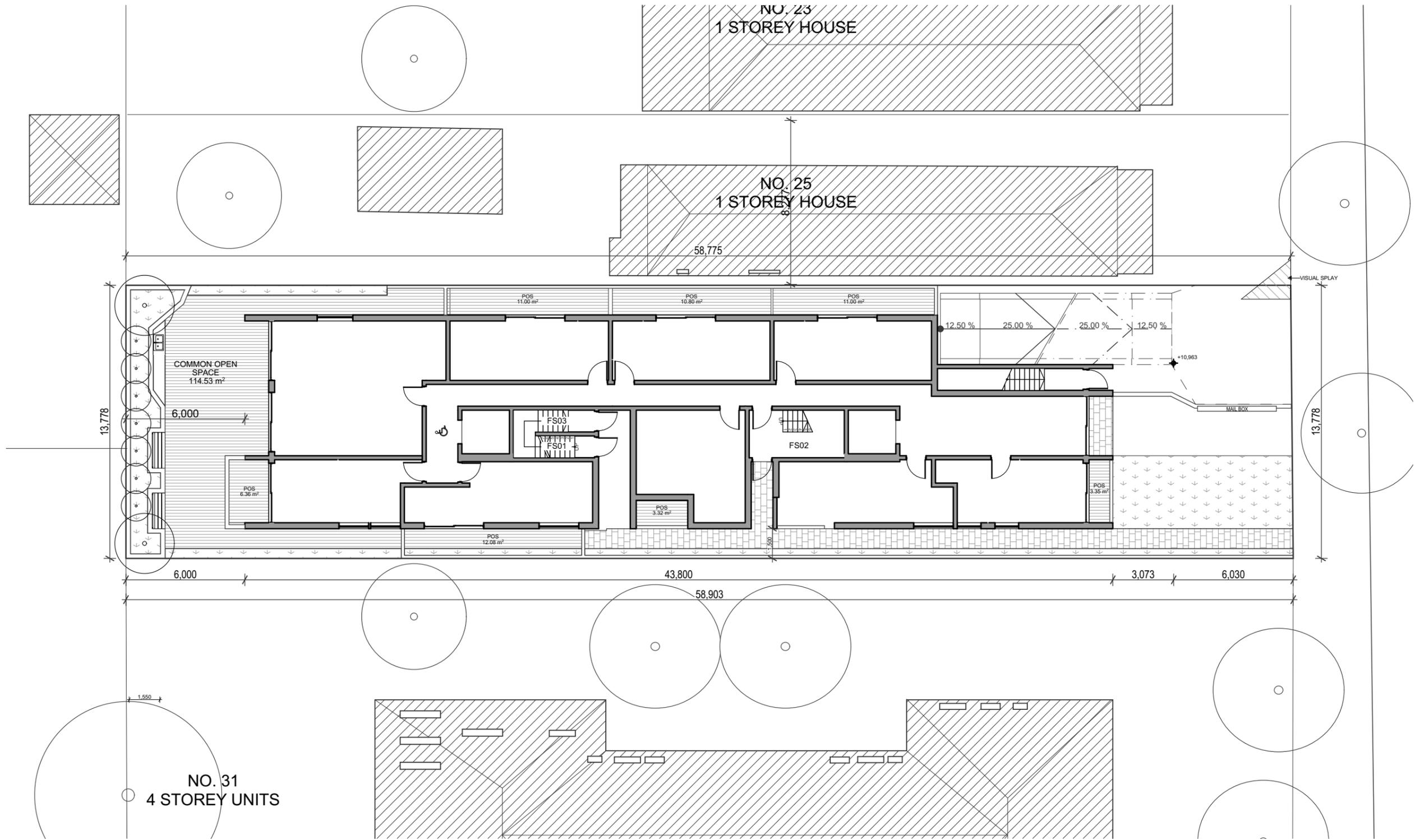
PAPER
A3
1:200

DRAWING TITLE :
**PLANS
BASEMENT 01**

PROJECT NAME :
27 ALBERT RD STRATHFIELD

REVISION NO.

DRAWING NO.
103



0.
-

GROUND FLOOR
1:200

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by #Contact Company and is to be used only for work when authorised in writing by #Contact Company.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

- Builder
- Planning Consultant
- Structural Engineer
- Mechanical Engineer
- Hydraulic Engineer
- Fire Engineer
- Fire Service
- Electrical Engineer
- Landscape Designer
- Traffic Engineer
- Surveyor
- #Builder
- #Planning Consultant
- #Structural Engineer
- #Mechanical Engineer
- #Hydraulic Engineer
- #Fire Engineer
- #Fire Service
- #Electrical Engineer
- #Landscape Consultant
- #Traffic Engineer
- #Surveyor

RevID	Issue Date	Approved by	RevNote

Project Designer



TEXCO ARCHITECTURE
E: Terence@texcoarchitecture.com P: +61 449 984 889



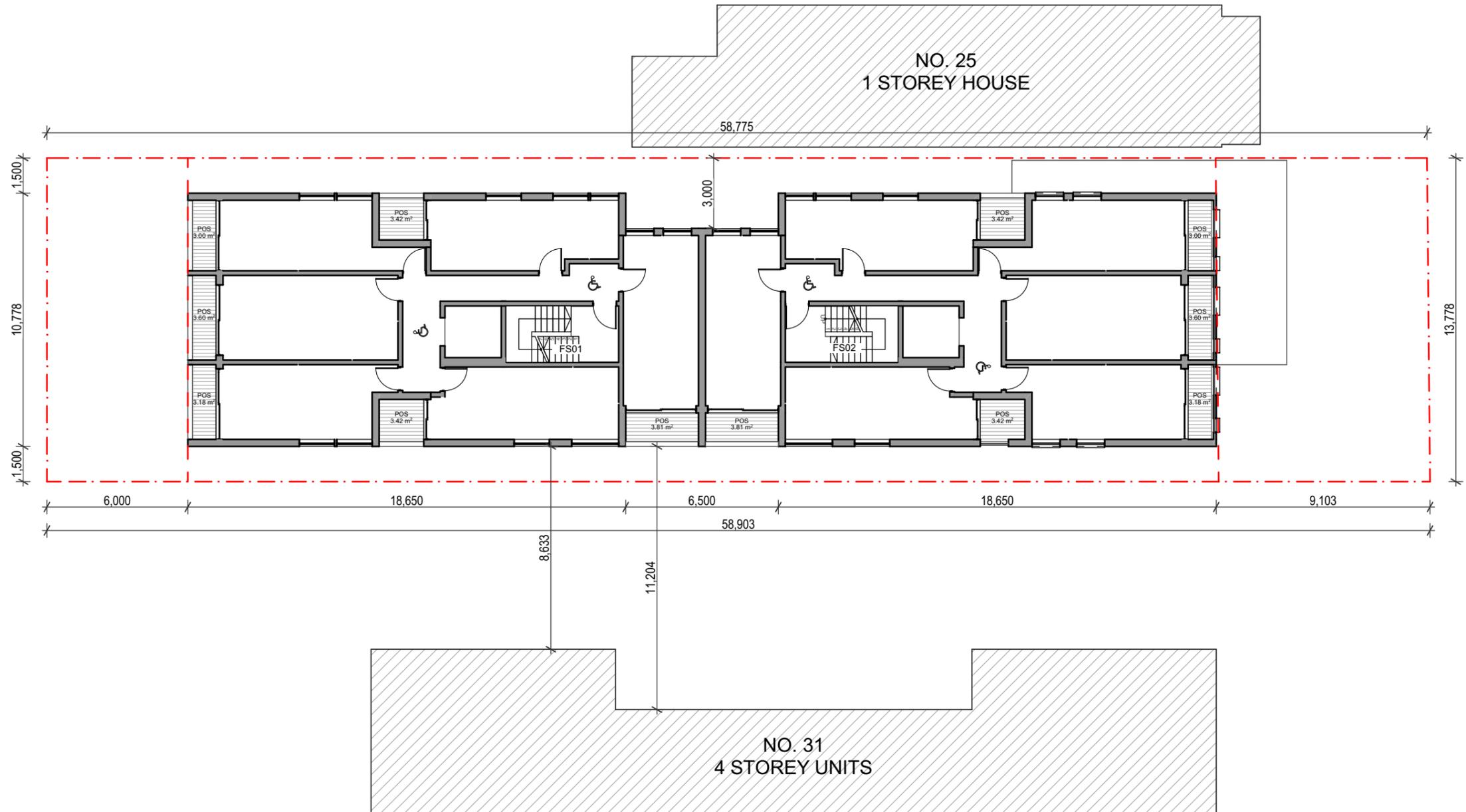
Drawn Checked	#Drawn By
Plot Date: 7/08/2020	#Site Full Name
Project NO.	#Site Full Address
Project Status	#Project ID
	#Project Status
Client	#Client Full Name
Site: Climate Zone	#Site Full Address
Wind Region	#Climate Zone
	#Wind Region

PAPER
A3
1:200

DRAWING TITLE :
**PLANS
GROUND FLOOR**

PROJECT NAME :
27 ALBERT RD STRATHFIELD

REVISION NO.
104



1.
-

LEVEL 01-03
1:200

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by #Contact Company and is to be used only for work when authorised in writing by #Contact Company.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

- Builder	- #Builder
- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

RevID	Issue Date	Approved by	RevNote

Project Designer



TEXCO ARCHITECTURE
E: Terence@texcoarchitecture.com P: +61 449 984 889



Drawn Checked	#Drawn By
Plot Date:	7/08/2020
Project NO.	#Project ID
Project Status	#Project Status
Client	#Client Full Name
Site:	#Site Full Address
Climate Zone	#Climate Zone
Wind Region	#Wind Region

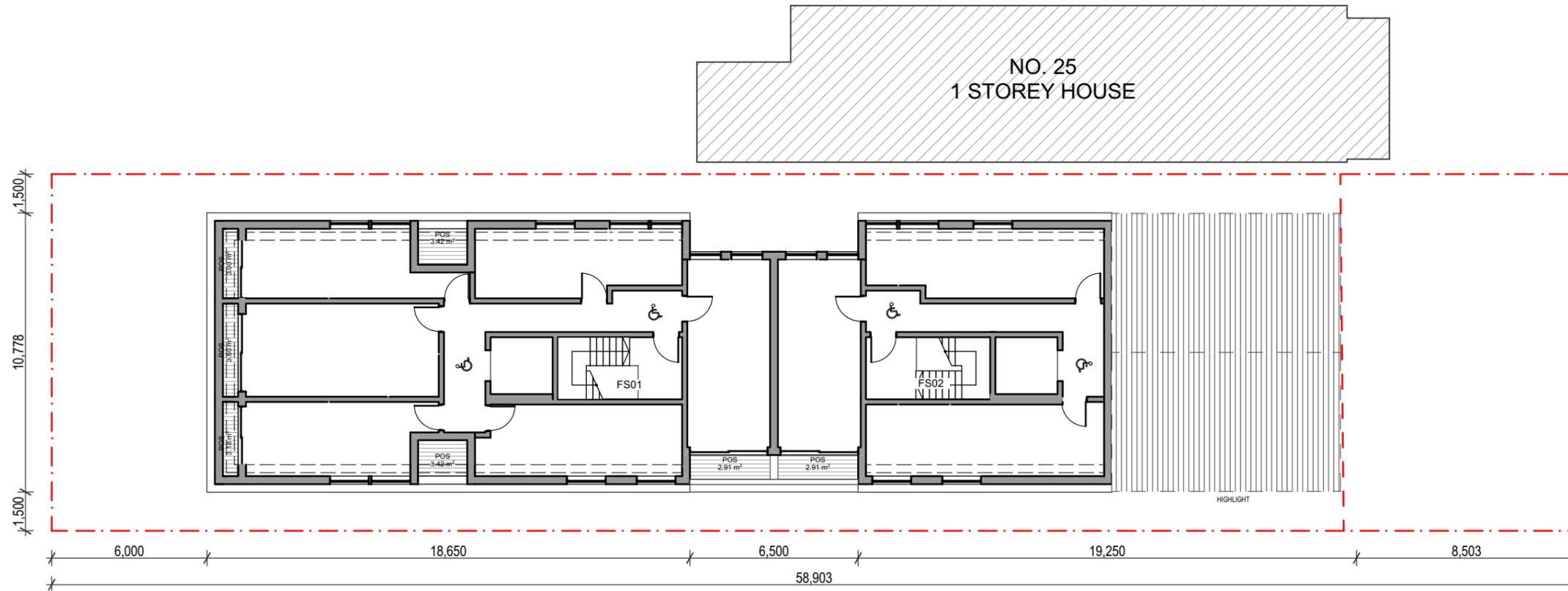
PAPER
A3
1:200

DRAWING TITLE :
PLANS
LEVEL 01-03

PROJECT NAME :
27 ALBERT RD STRATHFIELD

REVISION NO.

DRAWING NO.
105



4.
-

LEVEL 04
1:200

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by #Contact Company and is to be used only for work when authorised in writing by #Contact Company.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

- Builder	- #Builder
- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

RevID	Issue Date	Approved by	RevNote

Project Designer



TEXCO ARCHITECTURE
E: Terence@texcoarchitecture.com P: +61 449 984 889



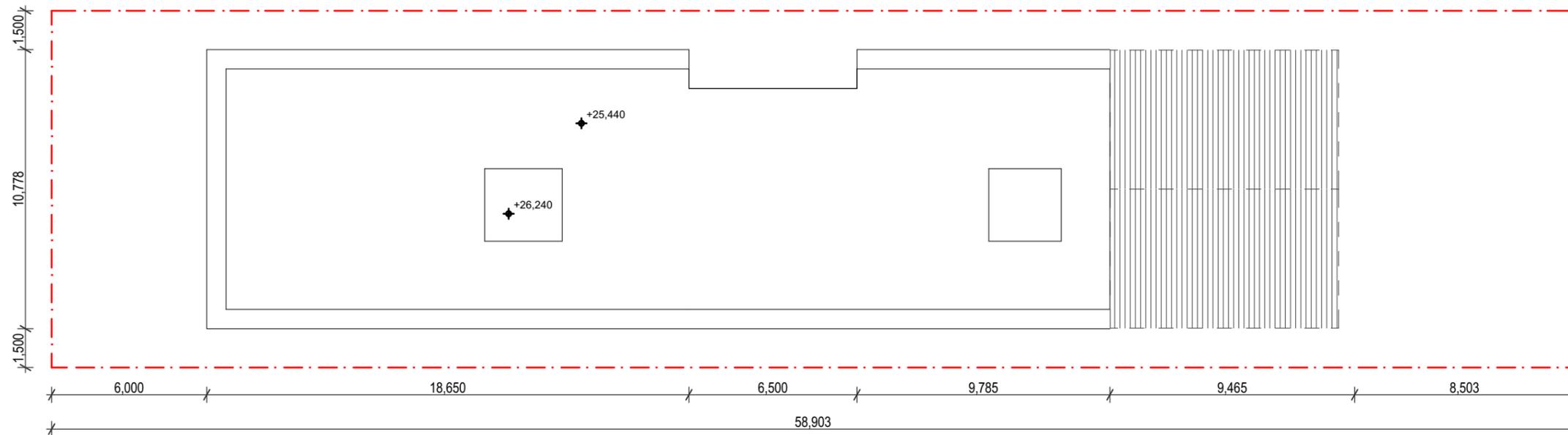
Drawn Checked	#Drawn By
Plot Date:	7/08/2020
Project NO.	#Project ID
Project Status	#Project Status
Client	#Client Full Name
Site:	#Site Full Address
Climate Zone	#Climate Zone
Wind Region	#Wind Region

PAPER
A3
1:200

DRAWING TITLE :
PLANS
LEVEL 04

PROJECT NAME :
27 ALBERT RD STRATHFIELD

REVISION NO.
DRAWING NO.
106



5.
-

ROOF
1:200

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by #Contact Company and is to be used only for work when authorised in writing by #Contact Company.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

- Builder	- #Builder
- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

RevID	Issue Date	Approved by	RevNote

Project Designer



TEXCO ARCHITECTURE
E: Terence@texcoarchitecture.com P: +61 449 984 889



Drawn Checked	#Drawn By
Plot Date: 7/08/2020	#Site Full Name
Project NO.	#Site Full Address
Project Status	#Climate Zone
	#Wind Region

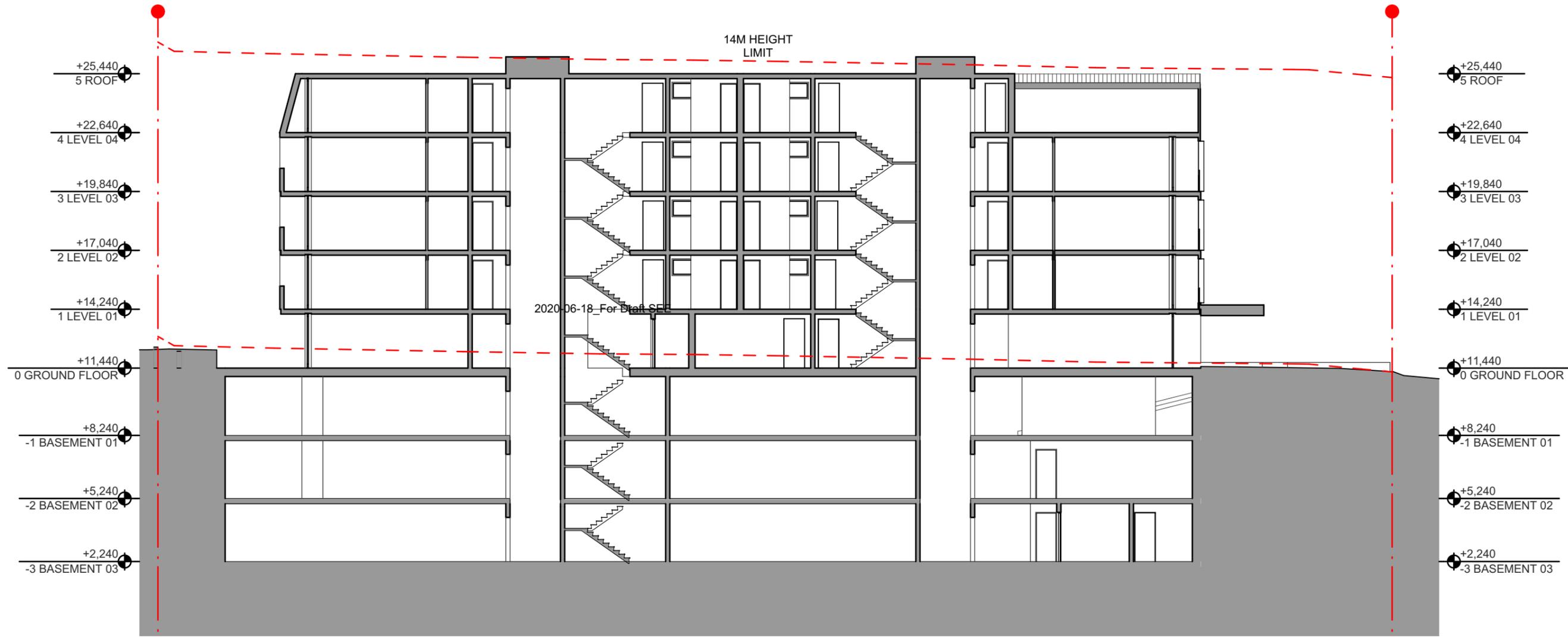
PAPER
A3
1:200

DRAWING TITLE :
**PLANS
ROOF PLAN**

PROJECT NAME :
27 ALBERT RD STRATHFIELD

REVISION NO.

DRAWING NO.
107



A
-

Section
1:200

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by #Contact Company and is to be used only for work when authorised in writing by #Contact Company.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

- Builder	- #Builder
- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

RevID	Issue Date	Approved by	RevNote

Project Designer



TEXCO ARCHITECTURE
E: Terence@texcoarchitecture.com P: +61 449 984 889



Drawn Checked	#Drawn By
Plot Date:	7/08/2020
Project NO.	#Project ID
Project Status	#Project Status
Client	#Client Full Name
Site:	#Site Full Address
Climate Zone	#Climate Zone
Wind Region	#Wind Region

PAPER
A3
1:200

DRAWING TITLE :
SECTION SECTION AA

PROJECT NAME :
27 ALBERT RD STRATHFIELD

REVISION NO.
301

APPENDIX B

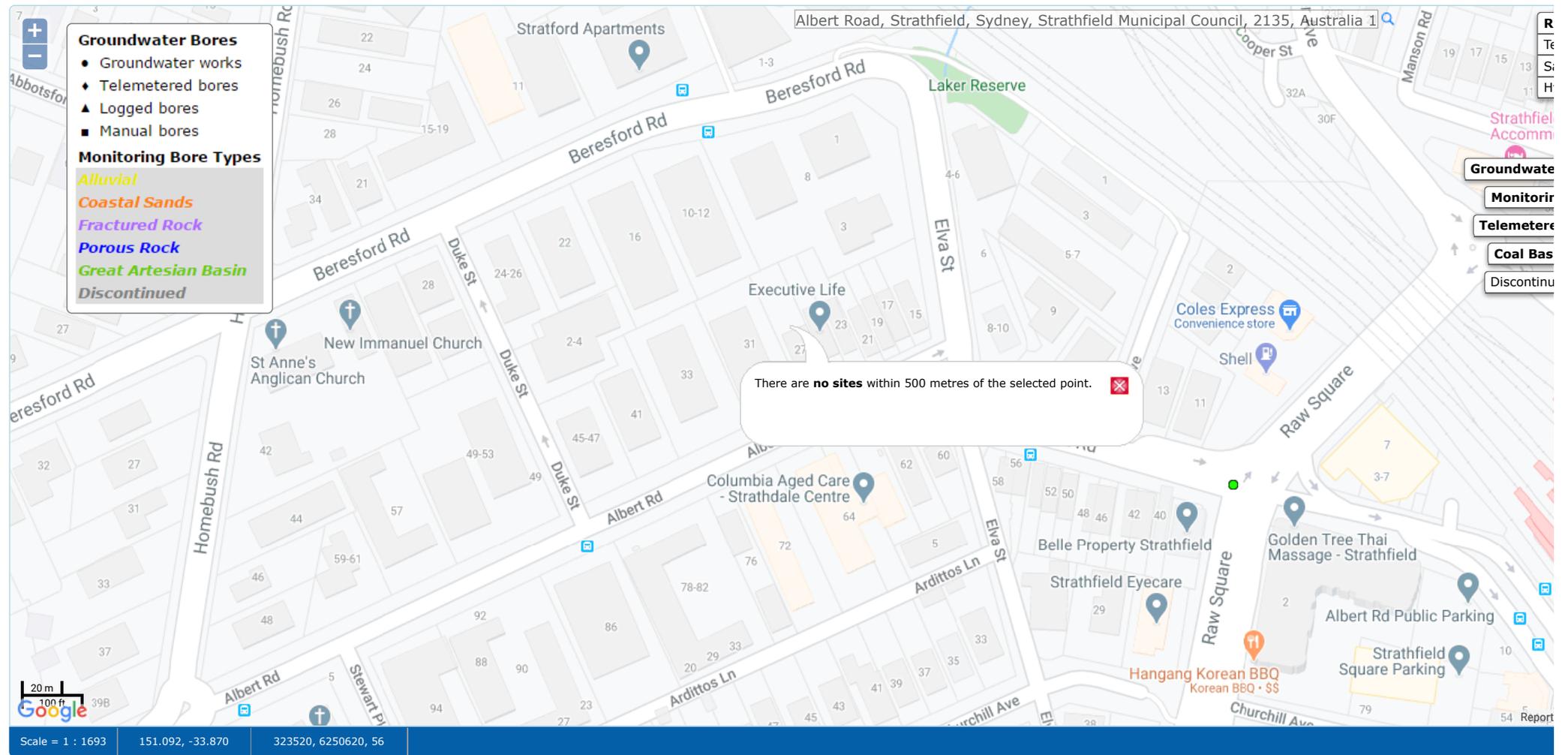
GROUNDWATER BORE RECORDS

ALL GROUNDWATER MAP

bookmark this page

All data times are Eastern Standard Time

Map Info



APPENDIX C

LAND TITLE RECORDS

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol.



12036-198

Appln. No. 5343

Edition issued 30-1-1973
M949034

Prior Title Vol.4526 Fol.10



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

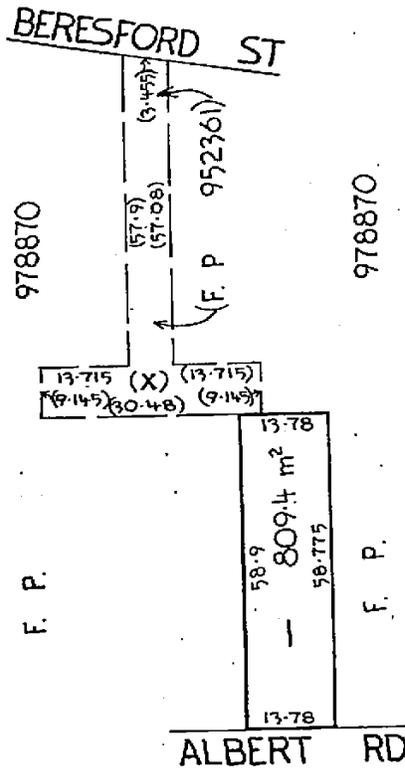
Jawatson



Registrar General.
SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



REDUCTION RATIO 1:1000

ESTATE AND LAND REFERRED TO

S Estate in Fee Simple in Lot 1 in plan lodged with Transfer No.220207 (filed as F.P.914078) in the Municipality of Strathfield Parish of Concord and County of Cumberland being part of Portion 243 granted to Thomas Rose on 28-5-1793.

FIRST SCHEDULE

~~LEONID CHABAN of Bondi, Labourer and LUDMILA CHABAN, his wife, as Joint Tenant~~

SECOND SCHEDULE

- GR1 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- BWZ 2. Right of Way created by Transfer No.A615699 appurtenant to the land within described affecting the piece of land designated (X) in the plan hereon.

Jawatson

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

12036-198 Fol. 198

(Page 1) Vol.

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

M949035
6

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<i>Admiral Caprice of Strathfield, Process Worker.</i>	<i>T-transfer</i>	<i>M949035</i>	<i>13-10-1972</i>	<i>5-3-1973</i>	<i>Jackson</i>

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
<i>Mortgage</i>	<i>M949036</i>	<i>23-8-1972</i>	<i>To Bank of New South Wales</i>	<i>5-3-1973</i>	<i>Jackson</i>		

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

Vol. 12036 Fol 198

M

(Page 2 of 2 pages)



SEARCH DATE

5/8/2020 11:30AM

FOLIO: 1/914078

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

Prior Title(s): VOL 12036 FOL 198

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/5/1997	3081539	DISCHARGE OF MORTGAGE	EDITION 1
28/8/1997	3340399	TRANSFER RELEASING EASEMENT	EDITION 2
17/3/1998	3813425	TRANSFER RELEASING EASEMENT	EDITION 3
28/7/2020	AQ277545	TRANSFER	
28/7/2020	AQ277546	MORTGAGE	EDITION 4 CORD ISSUED

*** END OF SEARCH ***



FOLIO: 1/914078

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
5/8/2020	12:19 PM	4	28/7/2020

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY COMMONWEALTH BANK OF AUSTRALIA.

LAND

LOT 1 IN DEPOSITED PLAN 914078
LOCAL GOVERNMENT AREA STRATHFIELD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP914078

FIRST SCHEDULE

CAIRICH ENTERPRISE PTY LTD (T AQ277545)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AQ277546 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

APPENDIX D
NSW EPA RECORDS

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

Search results

Your search for: Suburb: STRATHFIELD

did not find any records in our database.

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

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

[Search Again](#)

[Refine Search](#)

Search TIP

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

... [more search tips](#)

More information about particular sites may be available from:

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

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

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

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

5 August 2020

For business and industry

For local government

Contact us

- 131 555 (tel:131555)
- Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)
- info@epa.nsw.gov.au (mailto:info@epa.nsw.gov.au)
- EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

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

[Disclaimer](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer) (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer>)

[Privacy](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy) (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy>)

[Copyright](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright) (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright>)

[https://au.linkedin.com/company/nsw-environment-protection-authority-](https://au.linkedin.com/company/nsw-environment-protection-authority)

Find us on <https://www.youtube.com/channel/UC...>

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
ST MARYS	Old Drycleaning location	1-7 Queen STREET	Other Industry	Under assessment	-33.73873	150.771747
ST PETERS	Cooks River Rail Terminal	20 Canal ROAD	Unclassified	Regulation under CLM Act not required	-33.91943986	151.1726689
ST PETERS	Camdenville Park	May STREET	Other Industry	Regulation under CLM Act not required	-33.90911815	151.176951
ST PETERS	Former Tidyburn Facility	53 Barwon Park ROAD	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.9130091	151.1809912
ST PETERS	BP Express Service Station	2 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-33.90982281	151.1809936
ST PETERS	Former Industrial Manufacturing Facility (Taubman's Paints)	75 Mary STREET	Other Industry	Regulation under CLM Act not required	-33.91307297	151.1731383
ST PETERS	Burrows Industrial Estate	1-3 Burrows ROAD	Landfill	Under assessment	-33.920035	151.17854
STANMORE	125 Corunna Road	125 Corunna ROAD	Unclassified	Regulation under CLM Act not required	-33.88937382	151.1644589
STOCKTON	Former Coroba Landfill	310 Fullerton STREET	Landfill	Regulation under CLM Act not required	-32.89807537	151.7896891
STRATHFIELD	7-Eleven (former Mobil) Service Station	577 Liverpool ROAD	Service Station	Regulation under CLM Act not required	-33.88736091	151.0743474
STRATHFIELD SOUTH	Former Landfill Site	7-9 Dunlop STREET	Landfill	Regulation under CLM Act not required	-33.89509698	151.0796751
STROUD	Stroud Fuel Supplies (Former Caltex) Service Station	1 Cowper STREET	Service Station	Regulation under CLM Act not required	-32.39092749	151.9563089
SUFFOLK PARK	BP Service Station	207-209 Broken Head ROAD	Service Station	Regulation under CLM Act not required	-28.68800088	153.6083821
SUFFOLK PARK	Suffolk Park dip site	Cnr Broken Head Road & Beech DRIVE	Cattle Dip	Regulation under CLM Act not required	-28.6874242	153.6072824
SURRY HILLS	Woolworths Petrol Surry Hills	475 Cleveland STREET	Service Station	Regulation under CLM Act not required	-33.89223271	151.2161434

APPENDIX E
SECTION 10.7 PLANNING CERTIFICATE



65 Homebush Road, Strathfield NSW 2135
PO Box 120, Strathfield NSW 2135 | P 02 9748 9999 | F 02 9764 1034
E council@strathfield.nsw.gov.au | www.strathfield.nsw.gov.au | ABN 52 719 940 263

PC1018/1718/T
P004027
Ref. CAPLUC

O'Hara & Company
PO BOX 98
STRATHFIELD NSW 2135

Issue Date : 14/05/2018
Receipt No. : 380318
Fee Paid : \$133.00

Address : 27 ALBERT ROAD STRATHFIELD NSW 2135
Description : LOT 1 DP 914078
Owner : L CAPLUC

Fees : Planning Certificate under Section 10.7(2) - \$53.00
Planning Certificate under Section 10.7(5) - \$80.00
Urgency fee - \$153.00 (includes GST)

PLANNING CERTIFICATE

Section 10.7 (2) Environmental Planning & Assessment Act 1979

This certificate refers to the following matters prescribed under s10.7(2) of the above Act.

Item 1. Names of relevant environmental planning instruments and development control plans.

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

REPLY: *Strathfield Local Environmental Plan 2012 commenced 29/3/13.*
Refer to attachment for relevant State Environmental Planning Policies.

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved). In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

REPLY: Not Applicable.

- (3) The name of each Development Control Plan (DCP) that applies to the carrying out of development on the land.

REPLY: Refer to attachment for relevant DCPs.

A decorative graphic at the bottom of the page consisting of several overlapping, wavy, shaded bands in various shades of gray and black.

Item 2. Zoning and land use under relevant Local Environmental Plans.

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (a) The identity of the zone, whether by reference to a name or by reference to a number.

REPLY: R3 - Medium Density Residential in the Strathfield Local Environmental Plan 2012.

- (b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent.

- (c) The purposes for which the instrument provides that development may not be carried out without development consent.

- (d) The purposes for which the instrument provides that the carrying out of development is prohibited within the zone.

REPLY: Refer to attachment for relevant land use table in the *Strathfield Local Environmental Plan 2012*.

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.

REPLY: Yes - Refer to Strathfield LEP 2012 Lot Size Map.

- (f) Whether the land includes or comprises critical habitat.

REPLY: No.

- (g) Whether the land is in a heritage conservation area.

REPLY: No.

- (h) Whether an item of environmental heritage is situated on the land.

REPLY: No.

Item 2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Is the land identified within any zone under Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act?

REPLY: No

Item 3. Complying Development

- (1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 and (e),(2),(3) and (4),1.18(1),(c3) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

General Housing Code

REPLY: Yes - Complying Development under the General Housing Code may be carried out on this land.

Rural Housing Code

REPLY: No – Complying Development under the Rural Housing Code may not be carried out on this land.

Housing Alterations Code

REPLY: Yes – Complying Development under the Housing Alterations Code may be carried out on this land.

Commercial and Industrial Code (New Building and Additions Code)

REPLY: Yes – Complying Development under the General Commercial and Industrial Code may be carried out on this land.

- Not in a Heritage Conservation Area
 - Not Reserved for Public Purpose
 - Not identified as Class 1 or Class 2 of Acid Sulphate Soil
 - Not in an Environmentally Sensitive Area
-

Subdivision Code

REPLY: Yes – Complying Development under the Subdivision Code may be carried out on this land.

General Development Code

REPLY: Yes – Complying Development under the General Development Code may be carried out on this land.

Demolition Code

REPLY: Yes – Complying Development under the Demolition Code may be carried out on this land.

Fire Safety Code

REPLY: Yes – Complying Development under the Demolition Code may be carried out on this land.

- No State Heritage Items Apply
- No Local Heritage Items Apply
- Not within an Environmentally Sensitive Area

Disclaimer: The information above addresses matters raised in Clause 1.17A (1) (b) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environment Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

NOTE: Council does not have sufficient information to ascertain the extent of a land based exclusion on a property. Despite any statement preventing the carrying out of complying development in the Codes listed above, complying development may still be carried out providing the development is not on the land affected by the exclusion and meets the requirements and standards of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Item 4. Coastal protection

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

REPLY: No.

Item 4A. Certain information relating to beaches and coasts

Strathfield Municipal Council is identified as a coastal council of NSW pursuant to Planning Circular PS-11-001, issued on 24 January 2011, to which the following applies:

In relation to a coastal council:

- (1) Whether an order has been made under part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land

(or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

REPLY: No - Council records at the date of this certificate do not indicate that the subject land is subject to an order under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

(2)(a) Whether the council has been notified under Section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land).

REPLY: No - Council records at the date of this certificate do not indicate that Council has been notified under Section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land).

(2)(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

REPLY: Not applicable.

(3) Whether any such information (if any) as required by the regulations under Section 56B of the *Coastal Protection Act 1979* to be included in the planning certificate and of which the council has been notified pursuant to those regulations.

REPLY: No - Council records indicate that Council has not been notified of such information (if any) as required by the regulations under Section 56B of the *Coastal Protection Act 1979* which should be included in the planning certificate.

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

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection works (within the meaning of Section 553B of that Act).

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

REPLY: No - Council records as at the date of this certificate do not indicate that the owner (or any previous owner) of the subject land has consented in writing to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of Section 553B of that Act).

Item 5. Mine subsidence

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

REPLY: No.

Item 6. Road widening and road realignment

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

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

REPLY: No.

Item 7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or;
- (b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

REPLY: Yes – Council has adopted by resolution a policy for the management of development on contaminated land. This policy will restrict development of land:

- Which is affected by contamination;
- Which has been used for certain purposes;
- In respect of which there is not sufficient information about contamination;
- Which is proposed to be used for certain purposes;
- In other circumstances contained in the policy.

Refer to Part K – Development on Contaminated Land of the *Strathfield Consolidated Development Control Plan 2005* for more information.

Item 7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not

including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

REPLY: No.

Item 8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

REPLY: No.

Item 9. Contributions plans

The name of each contributions plan applying to the land.

REPLY: Strathfield Indirect Development Contributions Plan 2010
(Amended 3 September 2010).

Strathfield Direct Development Contributions Plan 2010
(Amended 27 September 2016).

Item 9A. Biodiversity certified land

Whether or not the subject land is biodiversity certified land?

REPLY: Council has not been notified by the Chief Executive of the Office of Environment and Heritage, that the subject land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

Item 10. Bio-banking agreements

Whether or not the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but

only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

Reply: Council has not been notified by the Chief Executive of the Office of Environment and Heritage, that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Note: Biodiversity stewardship agreements include bio-banking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

Item 10A. Native vegetation clearing set asides

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

REPLY: Council has not been notified by the Local Land Services that the land contains a set aside area nor is the land registered in the public register under section 60ZC of the *Local Land Services Act 2013*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Item 11. Bush Fire Prone Land

Whether or not the land is bush fire prone land.

REPLY: No - No land in Strathfield LGA is identified as bush fire prone land as defined in the Act.

Item 12. Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the Council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

REPLY: No.

Item 13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the Council has been notified of the order).

REPLY: No.

Item 14. Directions under Part 3A

Whether or not there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

REPLY: No, the site has not been identified as a project on the land under Part 4 of the Act.

Item 15. Site compatibility certificates for infrastructure, school or TAFE establishments

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land, and:

- (a) The period for which the certificate is valid, and;
- (b) That a copy may be obtained from the head office of the Department of Planning.

REPLY: No – Council is not aware of a valid site compatibility certificate (infrastructure, schools or TAFE establishments) being issued in respect of the proposed development on the land.

Item 16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land, and:

- (a) The period for which the certificate is valid, and;
- (b) That a copy may be obtained from the head office of the Department of Planning.

REPLY: No – Council is not aware of a valid site compatibility certificate (infrastructure) being issued in respect of the proposed development on the land.

Item 17. Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land, and:

- (a) The period for which the certificate is valid, and;

- (b) That a copy may be obtained from the head office of the Department of Planning
- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38(1) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

REPLY: No – Council is not aware of a current site compatibility certificate (affordable rental housing) being issued in respect of the proposed development on the land.

Item 18. Paper Subdivision Information

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

REPLY: No – Council does not hold any paper subdivision within the meaning of this clause.

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

REPLY: Not applicable.

Item 19. Site verification certificates

A statement of whether there is a current site verification certificate, of which the Council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- (b) the date on which the certificate ceases to be current (if any), and

- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

REPLY: No – Council is not aware of a current site verification certificate (Mining, Petroleum Production and Extractive Industries) 2007 (Mining SEPP) being issued in respect of the proposed development on the land.

Item 20. Loose-fill asbestos insulation

Does the land include any residential premises listed on the Loose-Fill Asbestos Insulation Register maintained under Division 1A of Part 8 of the *Home Building Act 1989*?

REPLY: No

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

Item 21. Affected building notices and building product rectification orders

- 1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
- 2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

In this clause:

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

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

REPLY: No – Council is not aware of a building rectification order being issued in respect of the proposed development on the land.

No – Council is not aware of any notice of intention to make a building product rectification order in respect of the proposed development on the land.

Additional Matters: Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the *Contaminated Land Management Act 1997* prescribes the following additional matters to be specified in planning certificates:

- (a) At the date of this certificate, is the land to which this certificate relates significantly contaminated land?

REPLY: No - Council records as at the date of this certificate do not indicate that the subject land is declared by the Environment Protection Authority to be significantly contaminated land as defined under the Contaminated Land Management Act 1997.

- (b) At the date of this certificate, is the land to which this certificate relates subject to a management order?

REPLY: No – Council records as at the date of this certificate do not indicate that the subject land is subject to a management order.

- (c) At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?

REPLY: No – Council records do not indicate at the date of this certificate that the land to which this certificate relates is the subject of an approved voluntary management proposal.

(d) At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?

REPLY: No – Council records do not indicate at the date of this certificate that the land to which this certificate relates is subject to an ongoing maintenance order.

(e) At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?

REPLY: No - Council records do not indicate at the date of this certificate that the land to which this certificate relates is subject of a site audit statement and a copy of such a statement has been provided to the Council.


GEOFF BAKER
PUBLIC OFFICER

APPENDIX F

SITE PHOTOGRAPHS



Image 1 - View of residential dwelling at 27 Albert Road, Strathfield



Image 2 – View of yard area to the north of the dwelling.



Image 3 - View of laundry and outhouse structure



Image 4 - View of fibrous cement sheeting clad structure to the north western corner of the site.



Image 5 - View of the wood constructed garage in the central eastern portion of the boundary.