



Preliminary Site Investigation Report

Project
Waverly Council Chambers Upgrade
49A Bondi Road, Bondi Junction NSW 2022

Prepared for
Lahznimmo Architects

Date
24/09/2021

Report No
13416-ER-1-1_Rev02



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Executive Summary

Alliance Geotechnical Pty Ltd (Alliance) was engaged by Lahznimmo Architects to undertake a preliminary site investigation (PSI) at Lot 32 in DP 1087365, 49A Bondi Road, Bondi Junction NSW 2022 (refer Figure 1, with the 'site' boundaries outlined in Figure 2).

At the commencement of the project, Alliance had the following project appreciation:

- The portion of the land that is subject to the PSI assessment is legally defined as Lot 32 in DP 1084365 and will be referred to as the 'the site' from hereon in;
- The site is currently owned by Waverley Council and a portion of the existing building on site along the eastern boundary extends offsite to Lot 1 in DP 10359858, owned by Sydney Water, and not part of this investigation.
- The site is currently occupied and being used as Waverley Council Chambers;
- The site is proposed for refurbishment of the existing council chambers including service upgrade and soft fits, selective removal of load bearing walls, construction of new front facade, and complete removal of pre-1960's structure. In the context of NEPC (2013a), this is considered to be a land use scenario¹ comprising
 - Commercial / industrial such as shops, offices, factories and industrial sites.
- The proposed land use scenario assumes a reticulated potable water supply will be available at the site;

This PSI is required to address development consent decision making processes set out in State Environmental Planning Policy (SEPP) No. 55

The objectives of this project were to:

- Assess the potential for land contamination to be present at the site as a result of current and previous land use activities.
- Assess whether identified potential land contamination would present an unacceptable human health or ecological exposure risk, based on the proposed land use scenario;
- Assess whether the site is suitable, in the context of land contamination, for the proposed land use scenario; and
- Provide recommendations for further investigations, and management or remediation of land contamination (if warranted).

The following scope of works was undertaken address the project objectives:

- A desktop review of site history;
- A site walkover to inform an understanding of current site conditions; and
- Reporting.

¹ Adopted from Section 2.2 of NEPC (2013a) and Section 3 of NEPC (2013e)

The nominated scope of works was undertaken with reference to relevant sections of NEPC (2013), NSW EPA (2020b), HEPA (2020) and WA DOH (2009).

An area of environmental concern (AEC) and contaminants of potential concern (COPC) associated with potential land contaminating activities undertaken at the site, have been identified as part of this project. The AEC, land contaminating activity and COPC are presented in the Table below. The locations of the identified AEC are presented in Figure 3.

ID	AEC	Land Contaminating Activity (Source)	COPC
AEC01	Building Levelling Surface	Uncontrolled filling (~1.0m thick)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos and anthropogenic materials
AEC02	Sealed Asphalted Driveways and paved areas	Uncontrolled filling (~350m ² and ~1.0m thick)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos and anthropogenic materials
AEC03	Garden Beds	Uncontrolled filling (~450m ² and ~0.5m thick)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos and anthropogenic materials
AEC04	Historical Structure	Hazardous building materials	Pesticides, polychlorinated biphenyl, metals, asbestos

Based on the assessment undertaken by Alliance of site history information and site walkover observations, in the context of the proposed land use scenario and objectives of this project, Alliance has made the following conclusions:

- There is a potential for unacceptable land contamination to be present at the site as a result of current and previous land use activities.
- The identified potential land contamination may present a human health exposure risk for the site;
- The site could be made suitable for a 'commercial / industrial such as shops, offices, factories and industrial sites' land use scenario, subject to:
 - Undertaking a detailed site investigation (DSI) at site;
 - Management or remediation of land contamination risks identified as unacceptable in the DSI, and validation of those management or remediation works; and
- Specific assumptions that apply to the adopted land use scenario, are presented in Section 9 of this report.

Based on those conclusions, Alliance makes the following recommendations:

- A detailed site investigation (DSI) should be undertaken to address potential human health risks identified in this PSI;
- A remedial action plan (RAP) should be prepared to address unacceptable human health risks (if identified in the DSI);
- A site remediation and validation report (SRVR) should be prepared, following management or remediation of any unacceptable human health risks; and

- The DSI , RAP and SRVR should be prepared by a suitably experienced environmental consultant, with reference to the relevant sections of NSW EPA 2020 'Consultants reporting on contaminated land'.

This report must be read in conjunction with the ***Important Information About This Report*** statements at the front of this report.

TABLE OF CONTENTS

1	Introduction	1
1.1	Background.....	1
1.2	Objectives	1
1.3	Scope of Work	2
2	Site Identification	3
2.1	Site Details.....	3
2.2	Site Layout.....	3
3	Site Environmental Setting.....	4
3.1	Geology.....	4
3.2	Site Topography and Elevation	4
3.3	Acid Sulfate Soils.....	4
3.4	Hydrogeology and Hydrology	4
4	Regulatory Records	6
4.1	Contaminated Land Management Act 1997	6
4.2	Protection of the Environment Operations (POEO) Act 1997	6
4.3	Work Health and Safety Regulation 2017	6
4.4	Environmental Planning and Assessment (EP&A) Act 1979.....	7
5	Site History	8
5.1	Historical Land Titles	8
5.2	Aerial Photography	8
5.3	Meteorology	14
5.4	Incidents.....	15
5.5	Complaints	15
5.6	Anecdotal Evidence	15
5.7	Previous Contamination Assessments	15
6	Site Walkover.....	16
6.1	Current Land Use	16
6.2	Site Boundaries	16
6.3	Surfaces and Buildings	17
6.4	Infrastructure.....	17
6.5	Surface Water and Drainage	19
6.6	Hazardous Materials.....	19
6.7	Chemical Handling and Storage	19
6.8	Underground and Aboveground Storage Tanks.....	19
6.9	Septic Systems	19

6.10	Waste.....	19
6.11	Fill Material.....	20
6.12	Staining and Odours	21
6.13	Phytotoxicity.....	21
6.14	Use on Adjacent Land	21
7	Per and Poly-Fluoroalkyl Substances (PFAS)	23
8	Conceptual Site Model.....	25
8.1	Preamble.....	25
8.2	Land Use.....	25
8.2.1	Adopted Land use Scenario.....	25
8.2.2	Assumptions for Adopted Land Use Scenario	25
8.3	Sources of Contamination	26
8.4	Receptors.....	26
8.4.1	Identified Receptors	26
8.4.2	Assumptions for Identified Receptors	26
8.5	Exposure Pathways	26
8.5.1	Human Health	26
8.5.2	Management Limits for Petroleum Hydrocarbons.....	28
8.5.3	Hazardous Ground Gases	28
8.5.4	Aesthetics.....	29
8.5.5	Terrestrial Ecosystems.....	30
8.5.6	Groundwater	31
8.6	Source, Pathway and Receptor Links	34
9	Duty to Report Contamination	37
10	Conclusions and Recommendations	38
11	References	39

FIGURES

Figure 1	Site Locality Plan
Figure 2	Site Layout Plan
Figure 3	Areas of Environmental Concern

APPENDICES

APPENDIX A – Land Titles
APPENDIX B – Groundwater Records

APPENDIX C – Bureau of Meteorology Information
APPENDIX D – NSW EPA Records
APPENDIX E – Council Records
APPENDIX F – Detail and Level Survey

1 Introduction

1.1 Background

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At the commencement of the project, Alliance had the following project appreciation:

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- The site is proposed for refurbishment of the existing council chambers including service upgrade and soft fits, selective removal of load bearing walls, construction of new front facade, and complete removal of pre-1960's structure. In the context of NEPC (2013a), this is considered to be a land use scenario² comprising
 - Commercial / industrial such as shops, offices, factories and industrial sites.
- The proposed land use scenario assumes a reticulated potable water supply will be available at the site;

This PSI is required to address development consent decision making processes set out in State Environmental Planning Policy (SEPP) No. 55

1.2 Objectives

The objectives of this project were to:

- Assess the potential for land contamination to be present at the site as a result of current and previous land use activities.
- Assess whether identified potential land contamination would present an unacceptable human health or ecological exposure risk, based on the proposed land use scenario;
- Assess whether the site is suitable, in the context of land contamination, for the proposed land use scenario; and

² Adopted from Section 2.2 of NEPC (2013a) and Section 3 of NEPC (2013e)

- Provide recommendations for further investigations, and management or remediation of land contamination (if warranted).

1.3 Scope of Work

The following scope of works was undertaken address the project objectives:

- A desktop review of available mapping (geological, soil, topographical, etc.) and hydrological data covering the site and surrounding area;
- A site walkover to inform an understanding of current site conditions; and
- Reporting.

The nominated scope of works was undertaken with reference to relevant sections of NEPC (2013), NSW EPA (2020b), HEPA (2020) and WA DOH (2009).

2 Site Identification

2.1 Site Details

Site identification details are presented in **Table 2.1**.

Table 2.1 Site Identification Details

Cadastral Identification	Lot 32 in DP 1087365
Geographic Coordinates (Google Earth)	33°53'36" S and 151°15'24" E
Site Area	Approximately 1,700 m ²
Local Government Authority	Waverley Council
Current Zoning	SP2 – Public Administration Building

2.2 Site Layout

The layout of the site is present in **Figure 2**. The layout plan also includes locations on site of:

- Site access points;
- Current buildings / structures within property boundary;

3 Site Environmental Setting

3.1 Geology

The Department of Mineral Resources Geological Survey of NSW Sydney 1:100,000 Geological Series Sheet 9130 (Edition 1) 1983, indicated that the site is likely to be underlain by Hawkesbury Sandstone, comprising medium to coarse grained quartz sandstone, very minor shale and laminite lenses.

3.2 Site Topography and Elevation

A detail and level survey plan of the site indicated that:

- the topography of the site is generally flat with some localised minor north and east facing slopes; and
- the surface of the site was located at an elevation of approximately 101m Australian Height Datum (AHD) in the east and 101m AHD in the west.

3.3 Acid Sulfate Soils

A review of <https://www.environment.nsw.gov.au/eSpade2Webapp> indicated that the site is located in an area mapped as:

- N: no known occurrence

Further assessment of acid sulfate soils, in the context of this project is considered not warranted.

3.4 Hydrogeology and Hydrology

A review of maps held on file by Alliance, indicated that surface water bodies located on or near the site included:

- An unnamed pond located approximately 1430m to the south west;
- Bondi Beach, located approximately 1500m to the east
- Lily pond located approximately 1620m to the south west; and

Based on the location of the identified surface water bodies and the site surface topography, the inferred groundwater flow direction at the site is considered likely to be towards the east.

Based on site surface topography and site elevation, the inferred surface water flow direction at the site is considered likely to be towards the east.

A search of <https://www.environment.nsw.gov.au/eSpade2WebApp> was undertaken by Alliance and the site was found to be outside the area captured by eSPADE, and so hydrogeological data was not provided.

A search of <https://realtimedata.waternsw.com.au/water.stm> indicated that:

- there are twelve registered groundwater features located within a 500m radius of the site;
- authorised uses of these monitoring wells include:

- monitoring; and
 - recreational.
- The monitoring wells are located upgradient to the inferred groundwater flow of the site
- The recreational well is located upgradient to the inferred groundwater flow of the site.

Information presented in records obtained for these registered groundwater monitoring wells, indicated that:

- boreholes were drilled to depths of between 2.8m and 130.4m below ground level;
- the geology encountered during drilling (using rotary methods) included fractured SANDSTONE, silty Shale, Sandstone quartz, siltstone, light grey.
- Eight of the wells have been discontinued.

A copy of the online search record is presented in **Appendix B**.

4 Regulatory Records

4.1 Contaminated Land Management Act 1997

A search of the NSW EPA online contaminated land record of notices indicated that the site (and land located immediately adjacent to the site) was not the subject of:

- orders made under Part 3 of the Contaminated Land Management (CLM) Act 1997;
- notices available to the public under section 58 of the CLM Act
- an approved voluntary management proposal under the CLM Act that has not been fully carried out and where NSW EPA approval has not been revoked;
- site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- where practicable, copies of anything formerly required to be part of the public record; or
- actions taken by NSW EPA (or the previous State Pollution Control Commission) under section 35 or 36³ of the Environmentally Hazardous Chemicals Act 1985.

A copy of the search record is presented in **Appendix D**.

A search of the NSW EPA online list of NSW contaminated sites notified to NSW EPA indicated that the site (and land located immediately adjacent to the site) was not on the list. A copy of a relevant extract of the search record is presented in **Appendix D**.

4.2 Protection of the Environment Operations (POEO) Act 1997

A search of the NSW EPA online POEO public register indicated that the site (and land located immediately adjacent to the site) was not the subject of a licence, application, notice, audit, pollution study or reduction program.

A copy of the search record is presented in **Appendix D**.

4.3 Work Health and Safety Regulation 2017

A SafeWork NSW Schedule 11 hazardous chemicals (dangerous goods)⁴ search for the site was not undertaken.

³ Sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985 have been repealed. Notices under these sections are treated by the CLM Act as management orders.

⁴ Under the Work Health and Safety Regulation

The review of historical aerial photography and historical land title ownership records undertaken by Alliance (refer Section 5.1 and 5.2 of this report), did not suggest a potential for licensable quantities of Schedule 11 hazardous chemicals (dangerous goods) to have been stored on the site.

Alliance considers that further assessment of the storage of licensable quantities of Schedule 11 hazardous chemicals (dangerous goods), within the context and objectives of this project, is considered not warranted.

4.4 Environmental Planning and Assessment (EP&A) Act 1979

A copy of the planning certificates issued under section 10.7(2) & (5) of the EP&A Act was obtained, and indicated that within the meaning of the CLM Act, the site was not:

- significantly contaminated land;
- subject to a management order;
- the subject of an approved voluntary management proposal;
- subject to an ongoing maintenance order; or
- the subject of a site audit statement.

A copy of the certificates is presented in **Appendix E**.

5 Site History

5.1 Historical Land Titles

Alliance undertook a review of a selection of historical land title ownership records of the site. Information obtained during that review, indicated that registered proprietors of the site since 1910, have included:

- The site is located within Waverley Park and has been dedicated for Waverley Council Chambers since 1913.

There were no leases reported for the site

There were no easements reported for the site.

The review of historical land titles didn't indicate potential for land contaminating activities to have been undertaken on the site.

Further assessment of land contaminating activities, in the context of historical land title records is considered not warranted.

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

5.2 Aerial Photography

Alliance undertook a desktop review of a selection of readily available historical aerial photographs of the site. Copies of each of the aerial photographs reviewed, including an indicative site boundary, are presented below.

Image 5.2.1 Aerial Photograph - 1943



Image 5.2.2 Aerial Photograph - 1955



Image 5.2.3 Aerial Photograph - 1965



Image 5.2.4 Aerial Photograph - 1975



Image 5.2.4 Aerial Photograph – 1982



Image 5.2.5 Aerial Photograph - 1991



Image 5.2.6 Aerial Photograph - 2005



Image 5.2.7 Aerial Photograph - 2009



Image 5.2.8 Aerial Photograph - 2016



Image 5.2.9 Aerial Photograph - 2021



The findings of the historical aerial photography review are presented in **Table 5.2**.

Table 5.2 Historical Aerial Photography Review

Photograph Date	Observations of Site	Observations of Surrounding Land
1943	The site is being used as council chambers	The surrounding land use is predominantly low density residential with open space (recreation) to the east and some minor commercial to the north
1955	No significant change since previous image.	No significant change since previous image.
1965	The Council Chambers look to have undergone development although the extent of the development is unclear.	No significant change since previous image.
1975	No significant change since previous image	No significant change since previous image.
1982	The building on site looks to have undergone some development as it covers more area than the previous image.	No significant changes since previous image.
1991	No significant change since previous image except an increase in vegetation.	No significant change since previous image
2005	No significant change since previous image	No significant change since previous image.
2009	No significant change since previous image	No significant change since previous image.
2016	Landscaping on the northern portion of the site has changed.	No significant change since previous image.
2021	Minor changes to the landscaping on the northern portion of the site.	No significant change since previous image.

The review of historical aerial photography indicated a potential for land contaminating activities to have been undertaken on the site, specifically:

- Uncontrolled filling used on building levelling surface;
- Uncontrolled filling on the garden beds at the northern and western portions of the site;
- Uncontrolled filling underneath asphalted driveways and paved areas; and
- Potential hazardous materials used for construction of the building.

Further assessment of these identified potential land contaminating activities, is considered warranted.

5.3 Meteorology

The Bureau of Meteorology website (<http://www.bom.gov.au/climate/data/index.shtml?bookmark=200>) was accessed and a search conducted for climatic information measured by the nearest bureau station to the site. A summary of data obtained from that search is presented in **Table 0**.

Table 0 Local Meteorology Data Summary

Weather Station Location and Identifier	Mean Annual Temperature (°C)		Mean Annual Rainfall (mm)
	Maximum	Minimum	
Sydney Airport AMO - 066037	26.7	7.3	1,079.1

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

5.4 Incidents

There was no evidence provided to Alliance regarding incidents at the site.

5.5 Complaints

There was no evidence provided to Alliance regarding complaints about the site.

5.6 Anecdotal Evidence

There was no anecdotal evidence regarding the site, provided to Alliance.

5.7 Previous Contamination Assessments

A geotechnical investigation report was being prepared by Alliance but was not completed at the time of preparation of this investigation.

6 Site Walkover

A virtual site walkover was undertaken by a suitably experienced Alliance environmental consultant Ayodeji Awopetu, on 23 August 2021 (with assistance from Craig Cowper). During the walkover, Alliance made observations of the general condition of the site and of land use activities being undertaken on the site, as well as land use activities on the land located immediately adjacent to the site. Information on these observations is presented in **Section 6.1** to **Section 6.14**.

6.1 Current Land Use

The land use scenario at the time of the walkover appeared to be commercial/industrial comprising four storey council chambers.

Image 6.1.1 View of council chambers facing south west



6.2 Site Boundaries

There was no boundary fencing around the site.

Image 6.2.1 View of the eastern portion of the building that overlaps from the site across the eastern boundary



6.3 Surfaces and Buildings

The council chambers building is approximately 900m², located on the southern portion of the site with its eastern boundary extending to the adjoining land owned by Sydney Water. The building was observed to be predominantly made from concrete and brick.

- The northern portion of the site had an asphalted driveway that links Bondi Road to Paul Street.
- Garden beds were observed on the northern and western portions of the site.

Image 6.3.1 Representative view of the council chambers facing south east



6.4 Infrastructure

The following infrastructure was observed during the walkover:

- A driveway linking Bondi Road to Paul Street

Image 6.4.1 View of driveway linking Bondi Road to Paul Street



- Paved walkway along the northern entrance to the building

Image 6.4.2 View of walkway linking the Paul Street to the northern entry to the chambers



- Grease trap located on the western portion of the site

Image 6.4.3 View of grease trap located on the western portion of the site



6.5 Surface Water and Drainage

There were no surface water bodies observed on site.

Based on observations made during the walkover, site drainage mechanisms on site are considered likely to include:

- Infiltration into site soils, if soil permeability allows it;
- Overland surface flow following site topography, towards subsurface drainage pipes.

6.6 Hazardous Materials

There was no visual evidence observed during the walkover, of potential asbestos containing materials on the surface of the site.

There was no evidence of paint flakes observed on the surface of the site, directly beneath ground floor painted window frames.

However, due to the age of the building there is possibility for hazardous building materials to have been used during construction of the building.

Alliance understands that a hazardous materials survey has been conducted by Hibbs & Associates (ref: S10345-R01, dated July 2018) on the Waverley Council Chambers building located at the site. Review of the hazardous building materials survey was not within the scope of this project.

6.7 Chemical Handling and Storage

There was no evidence of chemical storage on site.

6.8 Underground and Aboveground Storage Tanks

There was no visual evidence observed during the walkover of underground storage tanks (UST).

There was no visual evidence observed during the walkover, of aboveground storage tanks (AST).

6.9 Septic Systems

There was no visual evidence of septic system on the site

6.10 Waste

There was no visual evidence observed during the walkover, to indicate the storage of wastes on site.

6.11 Fill Material

There was visual evidence of shallow filling on raised garden beds located on site. The garden beds were located on the northern and western portions of the site and appeared to be between 0.3m and 0.5m above ground level.

Image 6.11.1 View of garden bed on the north western portion of the building



Image 6.11.2 View of garden bed on the northern portion of the building



6.12 Staining and Odours

There was evidence of a very limited oil staining on the asphalted driveway leading from Bondi Road to Paul Street, likely associated with very minor oil leaks from transient vehicles parked on the driveway. The asphalt surface was observed to be in good condition with no significant cracking.

There was no olfactory evidence detected of significant or widespread odours at the site.

Image 6.12.1 View of oil stains as observed during walkover



6.13 Phytotoxicity

There was no visual evidence observed to suggest widespread or significant phytotoxic impact in the form of plant stress and/or dieback in vegetation present on the site. Similar observations were made of vegetation on land immediately beyond the site boundaries.

6.14 Use on Adjacent Land

Observations made from the site boundary, indicated land use activities on adjacent land were comprised of the following:

- North – Low density residential and some commercial;
- East – Open space recreation;
- West – Low density residential; and
- South – Low density residential.

Image 6.14.1 View of adjacent land use facing north



Image 6.14.1 View of adjacent land use facing east



7 Per and Poly-Fluoroalkyl Substances (PFAS)

Per and Poly-Fluoroalkyl Substances (PFAS) are a group of chemicals that are manufactured for their unique properties. There are numerous PFASs that may be present in the environment. Perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA) are two major PFASs, that were originally found as components in products used to provide stain resistance or as firefighting foams. Some PFASs have been recognised as highly persistent, potentially bio-accumulative and toxic, and have been detected in the environment, wildlife, people and food. When considering potential for PFAS to be present on a site, Section 6 of HEPA (2020) advises that consideration should be given to identifying the presence of:

- Major primary sources of PFAS, including major commercial, industrial and government facilities, infrastructure and activities that historically or currently use or store PFAS containing products, noting that all PFAS formulations should be considered, such as surfactants used in chrome plating or firefighting, hydraulic fluids and lubricants, and wastes and liquid wastes;
- Other primary sources where PFAS is or has been used, such as firefighting training facilities, foam deluge system installations, metal plating works, car washes, and electricity generation and distribution facilities;
- Secondary sources where diffuse PFAS inputs are or have been received, such as landfills, wastewater treatment facilities, liquid waste treatment facilities, and bio-solids stockpiles.

Along with the guidance in Section 6 of HEPA (2020), Alliance has also adapted the PFAS decision matrix presented in EnRisk (2016), to facilitate a preliminary screening of the potential for PFAS to be present on site. That screening process is presented in Table 7.

Table 7 PFAS Screening Process

Preliminary PFAS Screening Questions	Evidence
Is there evidence of major commercial, industrial and government facilities, infrastructure and activities that historically or currently use or store PFAS containing products?	No
Is there evidence of fuel ⁵ fires on the site?	No
Is there evidence of foam deluge systems, metal plating works, car washes, or electricity generation / distribution on the site?	No
Is there evidence of landfill, wastewater treatment, liquid waste treatment, bio-solid stockpiles or paper mill wastes on site?	No
Is there evidence of fire training occurring at the site?	No
Is there evidence of fire training occurring up gradient or adjacent to the site?	No
Is there evidence of the presence of an airport or fire station, up-gradient of, or adjacent to, the site?	No

Based on the results of the preliminary PFAS screening questions above, further assessment of PFAS related land contamination Chemical Control Orders

⁵ Fuels could include solvents, petrol, diesel and kerosene

Chemical control orders (CCO) are created under Part 3, Division 5 of the Environmentally Hazardous Chemicals Act 1985, and are used to selectively and specifically control particular chemicals, or chemical wastes, to limit their potential or actual impact on the environment. Alliance has adopted the matrix presented in Table 0 (which is based on the NSW EPA CCO available at the time of this project), to facilitate a preliminary screening of the potential for those control order chemicals to be present on site.

Table 0 Chemical Control Order Preliminary Screening

Preliminary CCO Screening Questions	Assessment
Were aluminium smelter wastes used or stored on site? ⁶	No
Were dioxin contaminated wastes generated or stored on site? ⁷	No
Were organotin wastes generated or stored on site? ⁸	No
Were polychlorinated biphenyls (PCB) used or stored on site? ⁹	No
Were scheduled chemicals ¹⁰ used, or wastes stored, on site? ¹¹	Yes

Based on the results of the preliminary CCO screening questions above, further assessment of CCO related land contamination risks at the site, specifically chemical termite treatment of the building, is considered warranted.

⁶ SPCC 1986, 'Chemical Control Order In Relation to Aluminium Smelter Wastes Containing Fluoride and/or Cyanide' dated 21 March 1986

⁷ NSW EPA 1986, 'Chemical Control Order In Relation to Dioxin-Contaminated Waste Materials' dated 14 March 1986

⁸ NSW EPA 1989, 'Chemical Control Order In Relation to Organotin Wastes' dated 11 March 1989

⁹ NSW EPA 1997, 'Polychlorinated Biphenyl Chemical Control Order' dated 20 June 1997

¹⁰ Primarily organochlorine pesticide (OCP) compounds, with some industrial by-products

¹¹ NSW EPA 2004, 'Chemical Control Order in Relation to Scheduled Chemical Wastes'

8 Conceptual Site Model

8.1 Preamble

A conceptual site model (CSM) is a representation of site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The initial CSM is constructed from the information obtained during the PSI and it can be used to identify data gaps and inform a decision on whether a detailed site investigation (DSI) is required.

The CSM identifies complete and potential pathways between the known or potential source(s) and the receptors. Where a pathway between a source and a receptor is incomplete, the exposure to chemical substances via that pathway cannot occur, but the potential for that pathway to be completed (for example, by abstraction of groundwater or a change in land use) should be considered in the assessment.

8.2 Land Use

8.2.1 Adopted Land use Scenario

For the purpose of this project, Alliance understands that the proposed land use scenario for the site includes:

- Commercial / industrial such as shops, offices, factories and industrial sites.

8.2.2 Assumptions for Adopted Land Use Scenario

Section 3 of NEPC (2013e) advises that the commercial/industrial land use scenario, which assumes typical commercial or light industrial properties, consisting of single or multistorey buildings where work areas are on the ground floor (constructed on a ground level slab) or above subsurface structures (such as basement car parks or storage areas).

The dominant users of commercial / industrial sites are adult employees who are largely involved in office-based or light industrial activities.

The outdoor areas of the commercial/industrial facilities are largely covered by hardstand, with some limited areas of landscaping or lawns and facilities. Opportunities for direct access to soil by employees using these facilities are likely to be minimal, but there may be potential for employees to inhale, ingest or come into direct dermal contact with dust particulates derived from the soil on the site.

The land use scenario does not include more sensitive uses that may be permitted under relevant commercial or industrial zonings. These more sensitive uses include childcare, educational facilities, caretaker residences and hotels and hostels, etc. Information on uses permitted under local council zoning schemes for commercial/industrial land use can be obtained from local council planning zones/schemes. Should these more sensitive uses be permitted, then 'residential with accessible soil', 'residential with minimal access to soil', or 'public open space' land use scenarios should be considered.

8.3 Sources of Contamination

A number of potential land contaminating activities have been identified for the site, based on the site history review and site walkover observations. These include:

- Uncontrolled filling; and
- Use of hazardous building materials.

8.4 Receptors

8.4.1 Identified Receptors

Based on the adopted land use scenario in Section 8.2, receptors at the site may include commercial / industrial workers, intrusive maintenance workers, ecological (terrestrial and/or aquatic) ecosystems.

8.4.2 Assumptions for Identified Receptors

The receptors at a commercial/industrial site are predominantly adult employees, who are largely involved in office-based or light indoor industrial activities. The employees who are most susceptible to health risks associated with volatile soil contaminants are the employees who work in offices on the ground floor, as the greatest potential for vapour intrusion occurs with workspaces immediately overlying contaminated soil.

Employees may make use of outdoor areas of a commercial/industrial premises for activities such as meal breaks. Opportunities for direct access to soil by employees using these facilities are likely to be minimal, but there may be potential for employees to inhale, ingest or come into direct dermal contact with dust particulates derived from the soil on the site.

8.5 Exposure Pathways

8.5.1 Human Health

8.5.1.1 *Dermal Contact / Ingestion / Dust Inhalation*

Site history information and observations made during the site walkover, indicated a potential for contaminants to be present in soils at the site, which could present a dermal contact, ingestion or dust inhalation risk to human health.

The proposed land use scenario is likely to include unsealed and open space areas, where a pathway between identified receptors and direct contact, ingestion and dust inhalation contaminant sources, may be complete.

Further assessment of dermal contact, dust inhalation and ingestion risk is considered warranted.

8.5.1.2 Vapour Intrusion / Inhalation

A vapour intrusion / inhalation exposure risk to human health can be present when a vapour source (either primary or secondary¹²) is present.

Site history information and observations made during the site walkover, did not indicate a potential for a primary or secondary source of vapour to be present on the site. Further assessment of vapour intrusion / inhalation risks associated with the underground storage tank, solvent spills and potential contaminated groundwater, is considered not warranted.

Site history information and observations made during the site walkover, indicated a potential for a historical uncontrolled filling to be present at the site. However, Alliance notes that the activity of transporting, placement and spreading of uncontrolled fill soils would typically include significant disturbance of those soils, that can result in the volatilisation of those contaminants that could normally present a vapour intrusion / inhalation risk (e.g., light fraction petroleum hydrocarbons, naphthalene and chlorinated hydrocarbons); and

On that basis, Alliance considers that the potential for contaminants to be present in the uncontrolled filling, at concentrations which could present a vapour intrusion / inhalation risk, would be low.

Further assessment of vapour intrusion / inhalation risks associated with the uncontrolled filling, is considered not warranted.

8.5.1.3 Asbestos

Bonded asbestos containing material (ACM) is comprised of asbestos bound in a matrix (including cement or resin), which is in sound condition, although possibly broken or fragmented.

Fibrous asbestos (FA) comprises friable asbestos material and includes severely weathered cement sheeting, insulation products and woven asbestos material. This type of friable asbestos is defined here as asbestos material that is in a degraded condition such that it can be broken or crumbled by hand pressure. This material is typically unbonded or was previously bonded and is now significantly degraded (crumbling).

Asbestos fines (AF) include free fibres, small fibre bundles and small fragments of ACM¹³ that would pass through a 7mm x 7mm aperture sieve.

FA and AF are considered to be 'friable' asbestos, which is material that is in a powder form or that can be crumbled, pulverised or reduced to powder by hand pressure when dry.

Asbestos poses a risk to human health when asbestos fibres are made airborne and inhaled. The assessment of sites contaminated with asbestos in soil should aim to describe the nature and quantity of asbestos in soil in sufficient detail to enable a risk management plan to be developed for the proposed land use scenario.

¹² Primary sources typically include underground storage tanks. Secondary sources typically include significantly contaminated soil or groundwater.

¹³ For bonded ACM fragments to pass through a 7mm x 7mm sieve implies a substantial degree of damage which increases the potential for fibre release.

Site history information and observations made during the site walkover, indicated a potential for ACM, FA and/or AF to be present in soils at the site.

Alliance understands that a hazardous materials survey has been conducted by Hibbs & Associates (ref: S10345-R01, dated July 2018) on the Waverley Council Chambers building located at the site. Review of the hazardous building materials survey was not within the scope of this project.

The proposed land use scenario is likely to include unsealed and open space areas, where a pathway between identified receptors and asbestos in soils, may be complete.

Further assessment of asbestos exposure risk is considered warranted.

8.5.2 Management Limits for Petroleum Hydrocarbons

Section 2.9 of NEPC (2013a) states that there are a number of policy considerations which reflect the nature and properties of petroleum hydrocarbons:

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

Section 2.9 of NEPC (2013a) notes that:

- CME (2008) includes management limits to avoid or minimise these potential effects. Application of management limits requires consideration of site-specific factors such as depth of building basements and services, and depth to groundwater, to determine the maximum depth to which the limits should apply.
- management limits may have less relevance at operating industrial sites (including mine sites) which have no or limited sensitive receptors in the area of potential impact.
- the presence of site total petroleum hydrocarbon (TPH) contamination at the levels of the management limits does not imply that there is no need for administrative notification or controls in accordance with jurisdiction requirements.

Site history information and walkover observations indicated a potential for these policy considerations to be associated with relevant identified areas of environmental concern (AEC) at the site, in the context of the proposed future land use scenario. On that basis, further assessment of petroleum hydrocarbons in soil in the context of those policy considerations, is considered warranted.

8.5.3 Hazardous Ground Gases

NSW EPA (2020a) provides advice on ground gases that if present in the pore space of soils and rocks, and can adversely impact human health and safety or the integrity of structures. The ground gases that are generally of concern in this context are:

- Bulk ground gases, including methane, carbon dioxide, carbon monoxide, hydrogen, hydrogen sulphide, and petroleum vapours; and
- Trace ground gases including radon, volatile organic compounds and mercury vapour.

Alliance has reviewed site history information review and site walkover observations in the context of sources and origins of hazardous ground gases in Table 1 and Table 2 of NSW EPA (2020a). Based on that review, Alliance considers that further assessment of hazardous ground gases in the context of this project, is considered not warranted.

8.5.4 Aesthetics

Aesthetic issues generally relate to the presence of low-concern or non-hazardous inert foreign material (refuse) in soil or fill resulting from human activity. Sites that are assessed as being acceptable from a human health and environmental perspective may still contain foreign material¹⁴. Sites may have some soil discolouration from relatively inert chemical waste (e.g., ferric metals) or residual odour (e.g., natural sulfur odour).

Assessment should be undertaken in the context of the sensitivity of the proposed land use scenario (e.g., higher expectations apply to residential properties with gardens compared with industrial settings). General assessment considerations should include:

- That chemically discoloured soils or large quantities of various types of inert refuse, particularly if unsightly, may cause ongoing concern to site users;
- The depth of the materials, including chemical residues, in relation to the final surface of the site;
- The need for, and practicality of, any long-term management of foreign material;
- The presence of small quantities of non-hazardous material and low odour residue (e.g., weak petroleum odours) that will decrease over time should not be a cause of concern in most circumstances
- Sites with large quantities of well-covered known inert material that present no health hazard such as brick fragments and cement wastes, are usually of low concern for non-sensitive and sensitive land uses; and
- Caution should be used when assessing sensitive land uses, such as residential, when large quantities of various fill types and demolition rubble are present.

Alliance has adapted guidance in Section 3.6.2 and Section 3.6.3 of NEPC (2013a) to facilitate a preliminary assessment of potential aesthetic risks, identified during review of site history information and site walkover observations. The results of the preliminary assessment are presented in Table 8.5.4, and they are used to assess whether the need for further assessment to be undertaken, has been triggered.

¹⁴ Geotechnical issues related to the presence of fill should be treated separately to assessment of site contamination.

Table 8.5.4 Preliminary Aesthetics Screening

Preliminary Aesthetics Screening Questions	Assessment
Is there potential for highly malodorous soils or extracted groundwater (e.g., strong residual petroleum hydrocarbon odours, hydrogen sulphide in soil or extracted groundwater, organosulfur compounds) to be present on site?	No
Is there hydrocarbon sheen on surface waters at site?	No
Is there potential for discoloured chemical deposits or soil staining with chemical waste other than of a very minor nature, to be present in site soils;	No
Is there potential for large monolithic deposits of otherwise low risk material, e.g., gypsum as powder or plasterboard or cement kiln dust, to be present in site soils;	No
Is there potential for putrescible refuse including material that may generate hazardous levels of methane such as a deep fill profile of green waste or large quantities of timber waste, to be present in site soils?	No
Is there potential for residue from animal burial (e.g., former abattoir sites) to be present in site soils.	No
Is there potential for large quantities of non-hazardous inert material to be present in site soils?	Yes
Is there potential for high odour residue material to be present in site soils?	No
Is there potential for large quantities of various fill types and demolition rubble to be present in site soils proposed for residential land use?	No

Site history information and observations made during the site walkover, and considered during the aesthetics risk assessment, indicated the following potential aesthetic risks for the site.

- Uncontrolled fill

Further assessment of aesthetic risks is considered warranted.

8.5.5 Terrestrial Ecosystems

Site history information and observations made during the site walkover, indicated a potential for contaminants, which may present a risk to terrestrial ecosystems, may be present on site.

Section 3.4.2 of NEPC (2013a) states that:

- a pragmatic risk-based approach should be taken when assessing ecological risk in residential and commercial / industrial land use settings;
- in existing residential and urban development sites, there are often practical considerations that enable soil properties to be improved by addition of ameliorants with a persistent modifying effect or by the common practice of backfilling or top dressing with clean soil;
- in other cases, all of the site soils will be removed during site development works or relocated for the formation of new land forms;
- sites may also be backfilled with clean soil/fill and the fate of any excavated contaminated soil should be considered in process; and

- commercial and industrial sites may have large building structures and extensive areas covered with concrete, other pavement or hardstand materials and may have limited environmental values requiring consideration while in operational use.

Alliance has considered the potential for sensitive ecological receptors to be present at the site, in the context of site history information, site walkover observations and the proposed land use scenario.

Alliance notes that:

- Observations of flora onsite were limited to a limited number of scattered trees in the northern and western portions of the site, with limited evidence observed of herbaceous flora species in the northern and western portions;
- The proposed land use scenario will include covering a significant portion of the site with hardstand pavements and building footprints; and
- A review of the planning certificated presented in **Appendix E** notes that the site does not comprise critical habitat.

On the basis that, further assessment of terrestrial ecosystem risks is considered not warranted.

8.5.6 Groundwater

Section 2.2 of NSW DEC (2007) provides guidance on the need for the potential for groundwater contamination to be assessed, for the purposes of evaluating whether it may pose an unacceptable risk to human health and/or the environment.

Section 3.2 of NEPC (2013d) provides guidance on the environmental values (that are conducive to public benefit, welfare, safety or health) and that require protection from the effects of pollution, waste discharge and deposits. These values include:

- Ecosystem protection;
- Aquaculture and human consumers of food;
- Agricultural water (irrigation and stock water);
- Recreation and aesthetics;
- Drinking water; and
- Industrial water.

Each of these values is considered in sub-sections 8.5.6.1 to 8.5.6.6.

8.5.6.1 Aquatic Ecosystem Protection

In the context of aquatic ecosystems, ANZG (2018) defines level of protection is the degree of protection afforded to a water body based upon its ecosystem condition (current or desired health status of an ecosystem relative to the human degree of disturbance). Selecting a level of protection should consider:

- Maintaining the existing ecosystem condition, or
- Enhancing a modified ecosystem by targeting the most appropriate level of condition.

ANZG (2018) recognises three categories of current or desired ecosystems:

- High conservation or ecological value systems;
- Slightly to moderately disturbed ecosystems; and
- Highly disturbed ecosystems.

Alliance has undertaken an assessment of the likely nearest aquatic ecosystem to the site (refer Section 3.4) and considers that it is a marine aquatic system. Following review of site-specific attributes, and in the context of guidance provided in ANZG (2018)¹⁵, Alliance considers that the nearest aquatic ecosystem is a slightly to moderately disturbed ecosystem, on the basis that:

- aquatic biological diversity may have been adversely affected to a relatively small but measurable degree by human activity;
- the biological communities are likely to remain in a healthy condition and ecosystem integrity is largely retained.

The shallowest groundwater at the site is likely to be transient perched groundwater generally present at the soil-bedrock interface, after heavy rain events. Data on natural background water quality for transient groundwater is generally not available. Subsequently, comparison of site specific shallow transient groundwater data against background quality is therefore not practical.

However, the nature and extent of potential contaminants at the site are considered unlikely to be significantly leachable, and combined with the significant distance between the site and the nearest aquatic ecosystem, are unlikely to migrate to the nearest downgradient surface water body, at concentrations that would present an unacceptable risk to the marine ecosystem.

Further assessment of aquatic ecosystem protection as a groundwater value, is not warranted.

¹⁵ <https://www.waterquality.gov.au/anz-guidelines/resources/key-concepts/level-of-protection>

8.5.6.2 *Aquaculture and Human Consumers of Food*

Groundwater at the site is considered likely to discharge to the nearest surface water body identified for the site (refer Section 3.4).

The nearest surface water body to the site is not located on or adjacent to the site and is located a significant distance 1430m from the site. Alliance considers it unlikely that occupants of the site would frequent that surface water body for the collection and consumption of aquatic based foods, at a rate that the intake would present an unacceptable risk to human health.

Based on this, Alliance considers that further assessment of aquaculture and human consumers of food as a groundwater value, is not warranted.

8.5.6.3 *Agricultural (Irrigation and Stock Water)*

The groundwater bore search in Section 3.4 did not identify any registered groundwater bores within a 500m radius of the site, that were authorised for irrigation or stock watering purposes.

The shallowest groundwater at the site is likely to be transient perched groundwater generally present at the soil-bedrock interface, after heavy rain events, and therefore, unlikely to be a reliable groundwater abstraction source for irrigation and stock watering purposes.

Based on this, Alliance considers that further assessment of agricultural water as a groundwater value, is not warranted.

8.5.6.4 *Recreation and Aesthetics*

Section 3.4 of this report identified a licensed recreational water abstraction bore within a 500m radius of the site, however it was located upgradient of the site.

The current / future land use scenario for the site includes a reticulated drinking water system. Residential and commercial development surrounding the site is also considered likely to include a reticulated drinking water system. Alliance considers use of reticulated water for as a recreational water source (e.g., filling up swimming pools or ponds on site) is considered a more plausible scenario.

On that basis, installation of groundwater wells on the site for the purpose of groundwater abstraction and use as a recreational water source (e.g., filling up swimming pools or ponds on site) is considered unlikely.

Groundwater at the site is considered likely to discharge to the nearest surface water body identified for the site (refer Section 3.4).

The nearest surface water body identified for the site (refer Section 3.4) is Bondi Beach. Alliance considers it is likely that the surface water body would be used for:

- sports in which the user comes into frequent direct contact with water, either as part of the activity or accidentally, for example, swimming or surfing (primary contact);
- sports that generally have less-frequent body contact with the water, for example, boating or fishing (secondary contact); or

- visual passive recreational use, for example, pleasant places to be near or to look at (no body contact).

However, the nature and extent of potential contaminants at the site are considered unlikely to be significantly leachable, and combined with the significant distance between the site and the nearest aquatic ecosystem, are unlikely to migrate to the nearest downgradient surface water body, at concentrations that would present an unacceptable exposure risk to recreational users of Bondi Beach.

Based on this, Alliance considers that further assessment of recreation and aesthetics as a groundwater value, is not warranted.

8.5.6.5 *Drinking Water*

The groundwater bore search in Section 3.4 did not identify any registered groundwater bores within a 500m radius of the site, that were authorised for drinking water purposes.

The shallowest groundwater at the site is likely to be transient perched groundwater generally present at the soil-bedrock interface, after heavy rain events, and therefore, unlikely to be a reliable groundwater abstraction source for drinking water purposes.

The current / future land use scenario for the site includes a reticulated drinking water system. Residential / commercial / industrial development surrounding the site is also considered likely to include a reticulated drinking water system. Alliance considers use of reticulated water for as a drinking water source is a more plausible scenario.

Installation of rainwater collection tanks on site (for use as a secondary source of drinking water) is also consider a more plausible scenario.

On that basis, installation of groundwater wells on site for the purpose of drinking water abstraction is considered unlikely and that further assessment of drinking water as a groundwater value, is not warranted.

8.5.6.6 *Industrial Use*

The groundwater bore search in Section 3.4 did not identify any registered groundwater bores within a 500m radius of the site, that were authorised for industrial purposes.

Urban development on the site and urban development on land down gradient of the site, is considered likely to prevent industrial land use activities from being undertaken, which would mitigate the potential for abstraction of groundwater for industrial purposes.

The current / future land use scenario for the site includes a reticulated drinking water system. Urban development surrounding the site is also considered likely to include a reticulated drinking water system.

Based on this, Alliance considers that further assessment of industrial water as a groundwater value, is not warranted.

8.6 **Source, Pathway and Receptor Links**

Based on:

- The identified sources of contamination associated with the locations of where potential land contaminating activities have been undertaken at the site (areas of environmental concern or AEC);
- The identified contaminants of potential concern (COPC) associated with those land contaminating activities;
- The receptors identified for the site, based on the proposed land use scenario; and
- The exposure pathways between the identified sources and receptors that have been assessed as being potentially or actually complete,

a conceptual site model (CSM) that identifies plausible south-pathway-receptor linkages for the site, is presented **Table 8.6**.

The locations of the AEC are presented in **Figure 3**.

Table 8.6 Source, Pathway and Receptor Links

ID	AEC	Land Contaminating Activity (Source)	COPC	Exposure Pathway	Receptor
AEC01	Building leveling surface	Uncontrolled filling (~1.0m thick)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos, and anthropogenic materials	Dermal contact Soil Ingestion Dust inhalation Inhalation (asbestos) Aesthetics	Commercial / industrial workers Intrusive maintenance workers
AEC02	Sealed Asphalted Driveways and Paved areas	Uncontrolled filling (~1.0m thick)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos, and anthropogenic materials	Dermal contact Soil Ingestion Dust inhalation Inhalation (asbestos) Aesthetics	Commercial / industrial workers Intrusive maintenance workers
AEC03	Garden Beds	Uncontrolled filling (~0.5m thick)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos, and anthropogenic materials	Dermal contact Soil Ingestion Dust inhalation Inhalation (asbestos) Aesthetics	Commercial / industrial workers Intrusive maintenance workers
ACE04	Structure	Hazardous building material	Pesticides, metals, asbestos	Dermal contact soil ingestion Dust inhalation Inhalation (asbestos) Management limits aesthetics	Commercial/industrial workers Intrusive maintenance workers

9 Duty to Report Contamination

Section 1.3 of NSW EPA (2020b) states that contaminated land consultants should take reasonable steps to draw the client's attention to its potential duty to report contamination under section 60 of the Contaminated Land Management Act 1997.

Section 2 in NSW EPA (2015) includes guidance on how to address reporting obligations under section 60 of the Contaminated Land Management Act 1997, including those parties required to notify EPA as soon as practical after they become aware of contamination. Those parties include:

- Anyone whose activities have contaminated land; or
- An owner of land that has been contaminated.

Alliance understands that the client is:

- not the occupier of the land, and as a consequence, is unlikely to have undertaken activities on the site that have contaminated the land, or
- not the owner of the land that may have been contaminated

On that basis, further assessment of the duty to report in the context of the guidance provided in NSW EPA (2015) is considered not warranted.

However, if the client was to become the owner and/or occupier of the land that the site is located on, and

- the client undertakes activities on the site that contaminates the land; or
- the client is the owner of the land that may have been contaminated;

then NSW EPA (2015) includes guidance on when the client should seek further advice about site contamination and its obligations regarding the duty to report. Additional information on the client's duty to report can be found at www.epa.nsw.gov.au.

10 Conclusions and Recommendations

Based on the assessment undertaken by Alliance of site history information and site walkover observations, in the context of the proposed land use scenario and objectives of this project, Alliance has made the following conclusions:

- There is a potential for unacceptable land contamination to be present at the site as a result of current and previous land use activities.
- The identified potential land contamination may present a human health exposure risk for the site;
- The site could be made suitable for a 'commercial / industrial such as shops, offices, factories and industrial sites' land use scenario, subject to:
 - Undertaking a detailed site investigation (DSI) at site;
 - Management or remediation of land contamination risks identified as unacceptable in the DSI, and validation of those management or remediation works; and
- Specific assumptions that apply to the adopted land use scenario, are presented in Section 9 of this report.

Based on those conclusions, Alliance makes the following recommendations:

- A detailed site investigation (DSI) should be undertaken to address potential human health risks identified in this PSI;
- A remedial action plan (RAP) should be prepared to address unacceptable human health risks (if identified in the DSI);
- A site remediation and validation report (SRVR) should be prepared, following management or remediation of any unacceptable human health risks; and
- The DSI, RAP and SRVR should be prepared by a suitably experienced environmental consultant, with reference to the relevant sections of NSW EPA 2020 'Consultants reporting on contaminated land'.

This report must be read in conjunction with the ***Important Information About This Report*** statements at the front of this report.

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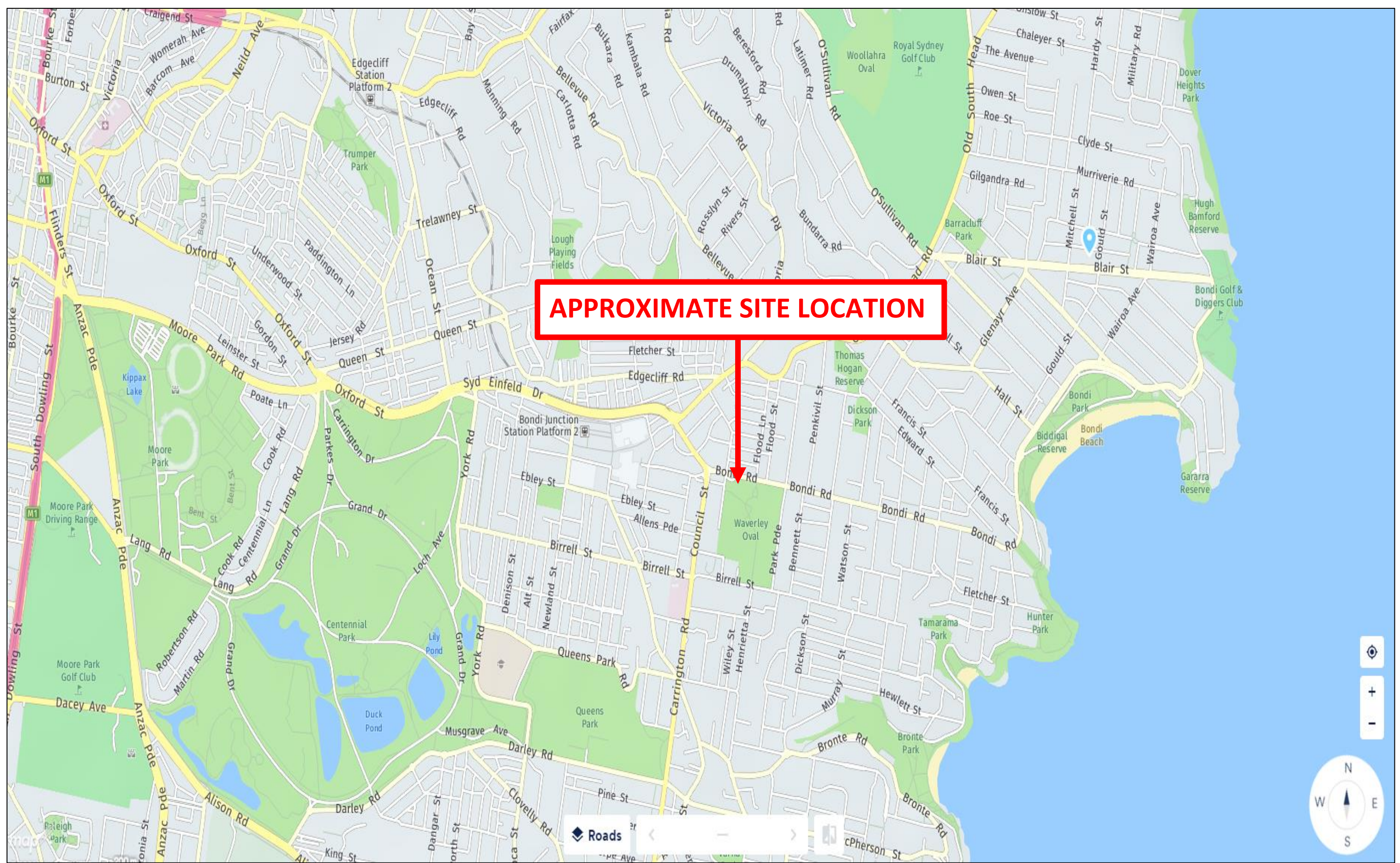
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FIGURES



SOURCE: www.nearmap.com

Site Locality

	Client Name:	Lahznimmo Architects	Figure / Drawing Number:	1	
	Project Name:	Preliminary Site Investigation (Waverley Council Chambers Upgrade)	Figure / Drawing Date:	18 August 2021	
	Project Location:	49A Bondi Road, BONDI JUNCTION NSW 2022	Report Number:	13416-ER-1-1	



Site Layout

	Client Name:	Lahznimmo Architects	Figure / Drawing Number:	2	
	Project Name:	Preliminary Site Investigation (Waverley Council Chambers Upgrade)	Figure / Drawing Date:	18 August 2021	
	Project Location:	49A Bondi Road, BONDI JUNCTION NSW 2022	Report Number:	13416-ER-1-1	

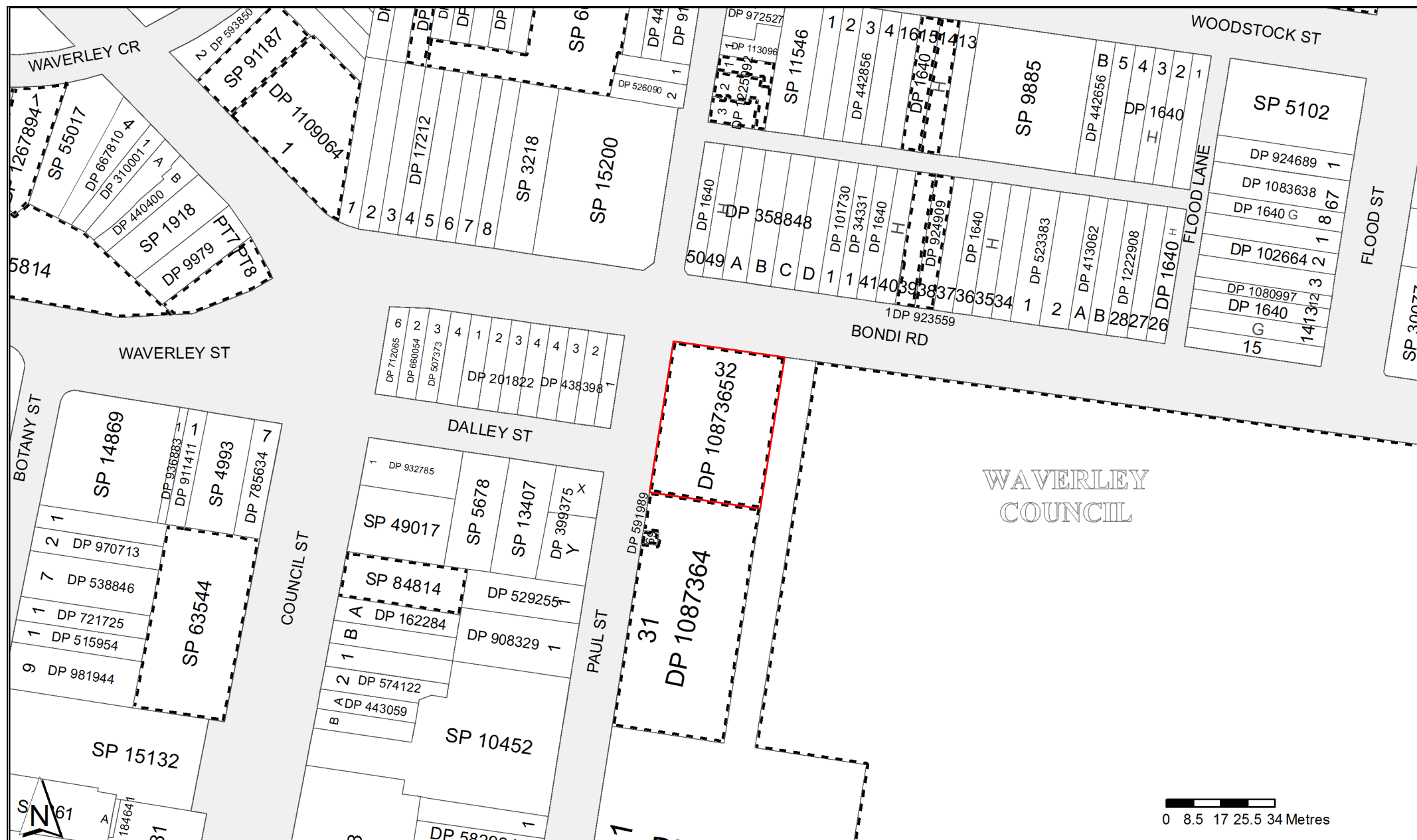


SOURCE: www.nearmap.com

Areas of Environmental Concern

	Client Name:	Lahznimmo Architects	Figure / Drawing Number:	2	
	Project Name:	Preliminary Site Investigation (Waverley Council Chambers Upgrade)	Figure / Drawing Date:	18 August 2021	
	Project Location:	49A Bondi Road, BONDI JUNCTION NSW 2022	Report Number:	13416-ER-1-1	

APPENDIX A – Land Titles



The portion of the General Cemetery at Marengo, dedicated 14th February, 1873, set apart for Church of England Burial Ground:—

The Lord Bishop of Goulburn (in lieu of Mr. E. Richens, resigned).
[Ms. 1913-11,721]

The portion of the General Cemetery at Wyalong, dedicated 17th May, 1895, set apart for Roman Catholic Burial Ground:—

The Right Reverend John Gallagher, D.D., the Reverend Edward Laide, Messrs. Roderick Joseph King and John Kelly (in lieu of the Reverend W. Lanigan, the Reverend J. Fogarty, Messrs. A. E. Walsh and P. Barrett, deceased).
[Ms. 1913-11,603]

The portion of the General Cemetery at Fifield, dedicated 29th August, 1896, set apart for Presbyterian Burial Ground:—

Messrs. Henry Ewin, John Dick Williams, and Charles Henry Buerckner.
[Ms. 1913-11,972]

Recreation Ground at Upper Tellewang, county of Bligh, parish of Rouse, area 22 acres, dedicated 9th March, 1894:—

Messrs. William John Copelin and Martin O'Connor, junior (in lieu of Messrs. J. Wilson, deceased, and M. P. Russell, removed).
[Ms. 1913-10,879]

J. L. TREFLÉ.

[1289] Department of Lands,
Sydney, 3rd September, 1913.

IT is hereby notified, for public information, that, in accordance with the provisions of the Public Parks Act, 1912, His Excellency the Governor, with the advice of the Executive Council, has been pleased to approve of the appointment of the undermentioned gentlemen as Trustees of Emu Park, Emu Plains:—

Reverend Joseph Reynolds, Messrs. Albert George Chapple and Charles Quiney Spence (in lieu of Messrs. G. Walker, A. T. Chapple, and G. H. Woods, deceased).
[Ms. 1913-11,848]

J. L. TREFLÉ.

[1299] Department of Lands,
Sydney, 3rd September, 1913.

HIS Excellency the Governor, with the advice of the Executive Council, has been pleased to approve of

Arthur Hulance Bray, Esquire, being relieved of his position of Member of the Local Land Board for the Land District of Corowa,—to take effect from the 12th August, 1913 (Ml. 1913-7,606).

J. L. TREFLÉ.

[1298] Department of Lands,
Sydney, 3rd September, 1913.

NOTIFICATION OF CLOSING OF UNNECESSARY ROADS AND PARTS OF ROADS.

HIS Excellency the Governor, with the advice of the Executive Council, directs it to be notified that, in pursuance of the provisions of the 20th section of the "Public Roads Act, 1902," the roads and parts of roads hereunder described, which are now no longer required, are hereby closed, and the lands comprised therein freed and discharged from any rights of the public or any person to the same as highways.
[Roads 1910-581-29]

J. L. TREFLÉ.

DESCRIPTION.

Unnecessary part of road between portions 65 and 66; unnecessary parts of reserved road through portion 66; unnecessary parts of road through portion 67; unnecessary part of reserved road through portion 74, parish of Nullum; unnecessary reserved roads within portion 5; unnecessary reserved road through portion 6; unnecessary parts of reserved road within portion 8; unnecessary part of road between portion 8 and reserve on eastern side of Perch Creek, parish of Gooninbar, county of Rous, Tweed Shire.

[1335] Department of Lands,
Sydney, 3rd September, 1913.

PROPOSED CLOSING OF UNNECESSARY ROADS.

NOTICE is hereby given that the Minister for Lands is of opinion that it is expedient to close, under the provisions of the 19th and 20th sections of the "Public Roads Act, 1902," the roads hereunder described; and all persons interested are hereby called upon to set forth in writing, addressed to the Minister, within one month from date of this notice, any objections which may appear to them to exist to the closing of the said roads.

[Roads 1913-651-1]

J. L. TREFLÉ.

The unnecessary boundary roads on the west of portions 15 and 20, north (part) and west of portion 22, and north of portion 21, parish of Lynch, county of Canbelego, and east of portion 35 and north of portion 29, parish of Miandetta, county of Flinders, Bogan Shire.

[1059] Department of Lands,
Sydney, 3rd September, 1913.

WHEREAS under the 105th section of the Crown Lands Act of 1884, the 41st section of the Crown Lands Act of 1889, and the 7th section of the Public Trusts Act, 1897, power is given for the revocation of part of any dedication of Crown Land dedicated by the Crown, and for making any new dedication thereof: Now, therefore, I do hereby declare that all preliminary action in connection with the proposed revocation of the dedication for Public Recreation at Waverley, area 27 acres 2 roods 10 perches, purchased for a Public Park, and known as Waverley Park, so far only as it affects the part of the said area containing 1 rood 27 perches, and described in the Schedule hereto, and for the rededication of the said area of 1 rood 27 perches for Council Chambers site, has been duly taken: And I do hereby wholly revoke the said dedication in so far as it applies to or affects the said area of 1 rood 27 perches of land described in the Schedule hereto, and rededicate the said area of 1 rood 27 perches for Council Chambers site:—

J. L. TREFLÉ,
Minister for Lands.

THE SCHEDULE REFERRED TO.

DESCRIPTION OF 1 rood 27 perches, part of the 27 acres 2 roods 10 perches originally dedicated for Public Recreation, the dedication of which part is hereby revoked, and which is hereby rededicated for Council Chambers site.

All that piece or parcel of land situated at Waverley Park, in the Municipality of Waverley, parish of Alexandria, county of Cumberland, in the State of New South Wales, containing an area of 1 rood 27 perches: Commencing at the intersection of the southern side of Bondi-road with the eastern side of Paul-street; and bounded thence by part of the southern side of Bondi-road aforesaid bearing north 89 degrees 38 minutes east 1 chain 75 links to the northernmost north-west corner of 1 acre 3 roods 24½ perches, resumed for water supply by Gazette notice of the 9th January, 1883; thence by part of a western boundary of that area bearing south 0 degrees 36½ minutes west 2 chains 40½ links; thence by a line bearing south 89 degrees 38 minutes west 1 chain 75 links to the eastern side of Paul-street aforesaid; and thence by that side of that street bearing north 0 degrees 36½ minutes east 2 chains 40½ links, to the point of commencement,—as shown upon plan in the Department of Lands catalogued Ms. 3,961 Sy.
[Ms. 1913-386]

[307] Department of Lands,
Sydney, 16th July, 1913.

IT is hereby notified, for public information, that the Surveyors' Board will conduct an examination of candidates for licenses to survey under the Crown Lands Acts, commencing at 10 a.m. on Friday, 26th September, 1913, at the Surveyor-General's Office, Department of Lands.

Candidates are informed that their applications, together with documentary evidence of having complied with the preliminary conditions, must reach the Secretary to the Board at least ten days before the date fixed for the examination.

[Ml. 1913-6,112]

J. L. TREFLÉ.



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

27/8/2021 8:56AM

FOLIO: 32/1087365

First Title(s): OLD SYSTEM

Prior Title(s): GZ 03091913 FOL 5520

Recorded	Number	Type of Instrument	C.T. Issue
17/8/2005	DP1087365	DEPOSITED PLAN	LOT RECORDED
17/8/2005	CA95774	CONVERSION ACTION	FOLIO NOT CREATED
			FOLIO CREATED
			EDITION 1
16/3/2011	AG120736	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

Bondi Junction 49A Bondi Road

PRINTED ON 27/8/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



FOLIO: 32/1087365

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2021	8:56 AM	1	17/8/2005

LAND

LOT 32 IN DEPOSITED PLAN 1087365
AT BONDI JUNCTION
LOCAL GOVERNMENT AREA WAVERLEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1087365

FIRST SCHEDULE

WAVERLEY COUNCIL (CA95774)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 3 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

APPENDIX B – Groundwater Records

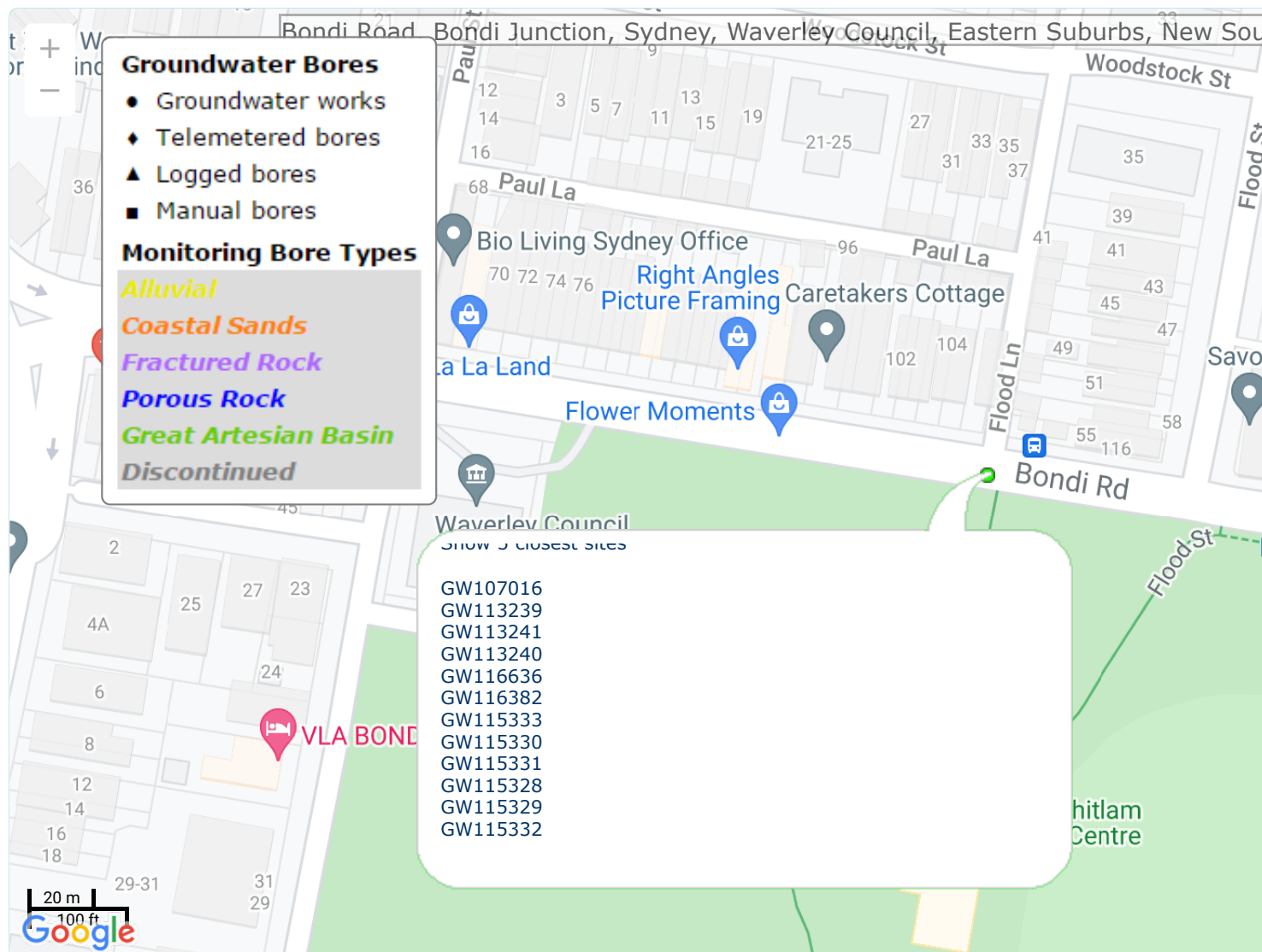
All Groundwater Site Details

ALL GROUNDWATER MAP

[bookmark this page](#)

All data times are Eastern Standard Time

Map Info



Scale = 1 : 1693

338825, 6248451, 56

WaterNSW

Work Summary

GW107016

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): RECREATION (GROU

Work Type: Bore

Work Status:

Construct.Method: Rotary Air

Owner Type:

Commenced Date:

Completion Date: 12/11/2004

Final Depth: 130.40 m

Drilled Depth: 130.40 m

Contractor Name: INTERTEC DRILLING SERVICES

Driller: Colin Leslie Barden

Assistant Driller:

Property:

Standing Water Level 21.600

(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s): 0.700

Site Details

Site Chosen By:

County
Form A: CUMBERLAND
Licensed:

Parish
ALEXANDRI

Cadastre
332 752011

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6248167.000

Latitude: 33°53'40.5"S

Elevation Unknown

Easting: 338947.000

Longitude: 151°15'29.8"E

Source:

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.60	204			Down Hole Hammer
1		Hole	Hole	5.60	130.40	158			Down Hole Hammer
1	1	Casing	Pvc Class 9	-0.30	41.70	140			Screwed and Glued
1	1	Casing	Steel	-0.30	5.70	158	148		Driven into Hole
1	1	Opening	Slots - Diagonal	33.70	41.70	140		0	Sawn, PVC Class 9, SL: 100.0mm, A: 3.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
30.00	36.00	6.00	Unknown			0.45	36.00		170.00
84.00	85.00	1.00	Unknown			0.25	85.00		150.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	SANDY LOAM	Loam	
2.00	4.00	2.00	RED BROWN SANDSTONE/W	Sandstone	
4.00	6.00	2.00	L/GREY SANDSTONE/ W.	Sandstone	
6.00	17.00	11.00	L/GREY SANDSTONE	Sandstone	
17.00	30.00	13.00	GREY SANDSTONE	Sandstone	
30.00	36.00	6.00	GREY , FRACTURED SANDSTONE	Sandstone	
36.00	39.80	3.80	DARK GREY SANDSTONE	Sandstone	
39.80	40.00	0.20	SHALE	Shale	
40.00	42.00	2.00	DARK,FRACTURED SANDSTONE	Sandstone	
42.00	53.70	11.70	LT, GREY SANDSTONE	Sandstone	
53.70	54.00	0.30	LT, GREY FRACTURED SANDSTONE	Sandstone	
54.00	80.00	26.00	GREY SANDSTONE	Sandstone	
80.00	82.00	2.00	SILTY SHALE,SANDSTONE	Sandstone	
82.00	84.00	2.00	GREY SANDSTONE QUARTZ	Sandstone	
84.00	86.00	2.00	GREY SANDSTONE	Sandstone	
86.00	88.00	2.00	GREY SANDSTONE/SILTSTONE	Sandstone	
88.00	92.80	4.80	LT GREY SANDSTONE	Sandstone	
92.80	93.00	0.20	GREY FRACTURED SANDSTONE	Sandstone	
93.00	95.80	2.80	CREAM FRACTURED SANDSTONE	Sandstone	
95.80	106.00	10.20	LT/GREY SANDSTONE	Sandstone	
106.00	106.30	0.30	LT GREY FRACTURED SANDSTONE	Sandstone	
106.30	121.00	14.70	LT GREY SANDSTONE	Sandstone	
121.00	127.00	6.00	LT GREY CREAM SANDSTONE	Sandstone	
127.00	130.40	3.40	CREAM/LT GREY SANDSTONE	Sandstone	

Remarks

01/05/2006: Previous Lic No:10BL164341

*** End of GW107016 ***

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

WaterNSW

Work Summary

GW113241

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 18/11/2008

Final Depth: 2.80 m

Drilled Depth: 2.80 m

Contractor Name: Macquarie Drilling

Driller: Unkown Unknown

Assistant Driller:

Property:

Standing Water Level

(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

Form A: CUMBERLAND
Licensed:

County

Parish

ALEXANDRI

Cadastre

1//214480

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6248284.000

Latitude: 33°53'36.8"S

Elevation: Unknown

Easting: 339122.000

Longitude: 151°15'36.6"E

Source:

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Remarks

29/07/2014: Nat Carling, 29-July-2014; Added status, drill method, depth, updated work type.

*** End of GW113241 ***

WaterNSW

Work Summary

GW113240

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 14/11/2008

Final Depth: 4.50 m

Drilled Depth: 4.50 m

Contractor Name: Macquarie Drilling

Driller: Unknown Unknown

Assistant Driller:

Property:

Standing Water Level

(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

Form A: CUMBERLAND
Licensed:

County

Parish

ALEXANDRI

Cadastre

1//214480

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6248261.000

Latitude: 33°53'37.5"S

Elevation: Unknown

Easting: 339117.000

Longitude: 151°15'36.4"E

Source:

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Remarks

29/07/2014: Nat Carling, 29-July-2014; Added status, drill method, depth, updated work type.

*** End of GW113240 ***

WaterNSW

Work Summary

GW113239

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 14/11/2008

Final Depth: 3.50 m

Drilled Depth: 3.50 m

Contractor Name: Macquarie Drilling

Driller: Unkown Unknown

Assistant Driller:

Property:

Standing Water Level

(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

Form A: CUMBERLAND
Licensed:

County

Parish

ALEXANDRI

Cadastre

1//212818

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6248262.000

Latitude: 33°53'37.5"S

Elevation: Unknown

Easting: 339086.000

Longitude: 151°15'35.3"E

Source:

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Remarks

29/07/2014: Nat Carling, 29-July-2014; Added status, drill method, depth, updated work type.

*** End of GW113239 ***

APPENDIX C – Bureau of Meteorology Information



Climate statistics for Australian locations

Monthly climate statistics

All years of record

Site information

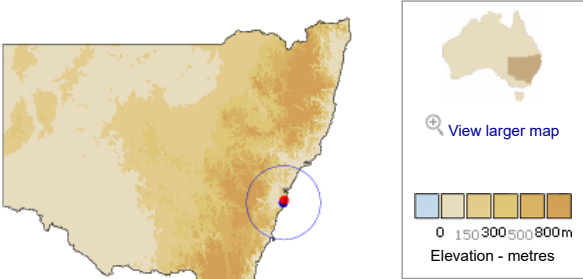
Site name: SYDNEY AIRPORT AMO
Site number: 066037
Latitude: 33.95 °S Longitude: 151.17 °E
Elevation: 6 m
Commenced: 1929 Status: Open
Latest available data: 26 Aug 2021

Additional information

Additional site information

Nearest alternative sites

- 066194 CANTERBURY RACECOURSE AWS (7.1km)
- 066009 CENTENNIAL PARK ROUND HOUSE (7.7km)
- 066062 SYDNEY (OBSERVATORY HILL) (9.9km)



View:

☒ Main statistics ☐ All available

Period:

Use all years of data

Text size:

☒ Normal ☐ Large

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Temperature														
Mean maximum temperature (°C)	26.7	26.5	25.4	23.0	20.2	17.7	17.2	18.4	20.7	22.7	24.2	25.9	22.4	82 1939 2021
Mean minimum temperature (°C)	19.0	19.1	17.6	14.3	11.1	8.8	7.3	8.2	10.6	13.4	15.6	17.6	13.5	82 1939 2021
Rainfall														
Mean rainfall (mm)	93.8	114.3	120.7	105.0	95.2	124.5	68.9	75.6	59.7	70.1	79.5	72.8	1079.1	90 1929 2021
Decile 5 (median) rainfall (mm)	71.4	84.3	90.6	80.5	77.7	100.5	50.5	44.6	46.9	47.5	66.3	62.5	1045.6	92 1929 2021
Mean number of days of rain ≥ 1 mm	8.1	8.6	9.5	8.3	8.2	8.9	6.6	6.8	6.8	7.8	8.3	7.7	95.6	92 1929 2021
Other daily elements														
Mean daily sunshine (hours)	7.5	7.2	6.8	7.0	6.4	5.9	6.7	7.9	8.0	7.9	7.7	7.8	7.2	42 1976 2021
Mean number of clear days	6.8	5.5	7.7	8.8	9.3	9.1	12.0	13.2	11.0	8.2	6.4	6.5	104.5	71 1939 2010
Mean number of cloudy days	13.0	12.2	12.0	10.6	10.8	10.7	8.5	7.7	8.4	11.1	11.9	12.3	129.2	71 1939 2010
9 am conditions														
Mean 9am temperature (°C)	22.4	22.3	21.1	18.2	14.6	11.9	10.8	12.5	15.7	18.4	19.9	21.6	17.4	71 1939 2010
Mean 9am relative humidity (%)	70	73	73	71	73	74	71	65	62	61	64	66	69	60 1939 2010
Mean 9am wind speed (km/h)	14.4	13.8	12.9	12.9	12.6	13.4	13.3	14.4	15.5	16.3	16.0	14.8	14.2	70 1939 2010
3 pm conditions														
Mean 3pm temperature (°C)	24.8	24.8	23.9	21.7	19.0	16.6	16.1	17.2	19.0	20.7	22.1	23.9	20.8	71 1939 2010
Mean 3pm relative humidity (%)	60	63	61	59	58	57	52	49	51	54	56	58	57	60 1939 2010
Mean 3pm wind speed (km/h)	24.1	23.0	21.0	19.3	17.1	17.8	18.2	20.8	23.1	24.6	25.3	25.2	21.6	70 1939 2010

red = highest value blue = lowest value

Product IDCJCM0028 Prepared at Thu 26 Aug 2021 02:43:57 AM EST

Monthly statistics are only included if there are more than 10 years of data. The number of years (provided in the 2nd last column of the table) may differ between elements if the observing program at the site changed. More detailed data for individual sites can be obtained by contacting the Bureau.

Related Links

- This page URL: http://www.bom.gov.au/climate/averages/tables/cw_066037.shtml
- About climate averages: <http://www.bom.gov.au/climate/cdo/about/about-stats.shtml>
- Bureau of Meteorology website: <http://www.bom.gov.au>

Page created: Thu 26 Aug 2021 02:43:57 AM EST

This page was created at on

APPENDIX D – NSW EPA Records

[Home](#) [Public registers](#) [Contaminated land record of notices](#)

Search results

Your search for:Suburb: BONDJUNCTION

did not find any records in our database.

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

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

More information about particular sites may be available from:

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

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

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

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

17 August 2021

[Search Again](#)

[Refine Search](#)

Search TIP

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

... [more search tips](#)

For business and industry

For local government

Con

131 5E

Online
websit

info@e
(mailto

EPA Of
(https;
us/loc

[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)

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[Home](#) [Public registers](#) [POEO Public Register](#) [Licences, applications and notices search](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - BONDI JUNCTION

returned 2 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
7134	STATE TRANSIT AUTHORITY OF NSW	CNR OXFORD ST & YORK ROAD, BONDI JUNCTION, NSW 2022	POEO licence	No longer in force	26 Jun 2000
1048161	STATE TRANSIT AUTHORITY OF NSW	CNR OXFORD ST & YORK ROAD, BONDI JUNCTION, NSW 2022	s.58 Licence Variation	Issued	26 May 2005

17 August 2021

For business and industry

For local government

Con

131 55

Online
websit

info@e
(mailto:

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Background

A strategy to systematically prioritise, assess and respond to notifications under Section 60 of the *Contaminated Land Management Act 1997* (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under *Government Information (Public Access) Act 2009*.

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

After receiving a report, the first step is to confirm that the report does not relate to a pollution incident. The Protection of the Environment Operations Act 1997 (POEO Act) deals with pollution incidents, waste stockpiling or dumping. The EPA also has an incident management process to manage significant incidents (<https://www.epa.nsw.gov.au/reporting-and-incidents/incident-management>).

In many cases, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any significant risks for the community or environment. Such sites may still need to be cleaned up, but this can be done in conjunction with any subsequent building or redevelopment of the land. These sites do not require intervention under the CLM Act, and are dealt with through the planning and development consent process. In these cases, the EPA informs the local council or other planning authority, so that the information can be recorded and considered at the appropriate time (<https://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/role-of-planning-authorities>).

Where indications are that the contamination could cause actual harm to the environment or an unacceptable offsite impact (i.e. the land is 'significantly contaminated'), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site. If the reported contamination could present an immediate or long-term threat to human health NSW Health will be consulted. SafeWork NSW and Water NSW can also be consulted if there appear to be occupational health and safety risks or an impact on groundwater quality.

As such, the sites notified to the EPA and presented in the list of contaminated sites notified to the EPA are at various stages of the assessment and remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The list provides an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the person who notified the site.

The following questions and answers may assist those interested in this issue.

Frequently asked questions

Why does my land appear on the list of notified sites?

Your land may appear on the list because:

- the site owner and/or the polluter has notified the EPA under section 60 of the CLM Act
- the EPA has been notified via other means and is satisfied that the site is or was contaminated.

If a site is on the list, it does not necessarily mean the contamination is significant enough to regulate under the CLM Act.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that EPA is aware of. If a site is not on the list, it does not necessarily mean the site is not contaminated.

The EPA relies on responsible parties and the public to notify contaminated sites.

How are notified contaminated sites managed by the EPA?

There are different ways the EPA can manage notified contaminated sites. Options include:

- regulation under the CLM Act, POEO Act, or both
- notifying the relevant planning authority for management under the planning and development process
- managing the site under the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2014.

There are specific cases where contamination is managed under a tailored program operated by another agency (for example, the Resources & Geoscience's Legacy Mines Program).

What should I do if I am a potential buyer of a site that appears on the list?

You should seek advice from the seller to understand the contamination issue. You may need to seek independent contamination or legal advice.

The information provided in the list is indicative only and a starting point for your own assessment. Land contamination from past site uses is common, mainly in urban environments. If the site is properly remediated or managed, it may not affect the intended future use of the site.

Who can I contact if I need more information about a site?

You can contact the Environment Line at any time by calling 131 555 or by emailing info@environment.nsw.gov.au.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

Site Status	Explanation
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or <i>Protection of the Environment Operations Act 1997</i> .
Under Preliminary Investigation Order	The EPA has issued a Preliminary Investigation Order under s10 of the <i>Contaminated Land Management Act 1997</i> , to obtain additional information needed to complete the assessment.
Regulation under CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the <i>Contaminated Land Management Act 1997</i> is not required.

Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> . A regulatory approach is being finalised.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record.
Contamination currently regulated under POEO Act	Contamination is currently regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA as the appropriate regulatory authority reasonably suspects that a pollution incident is occurring/ has occurred and that it requires regulation under the POEO Act. The EPA may use environment protection notices, such as clean up notices, to require clean up action to be taken. Such regulatory notices are available on the POEO public register.
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the <i>Protection of the Environment Operations Act 1997</i> (POEO Act).

Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record.

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
BOMADERRY	Caltex Service Station	341 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.84561952	150.5946978
BOMADERRY	Caltex Service Station Bomaderry	246 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.83833824	150.5958799
BOMADERRY	Former Mobil Emoleum Depot	7 Victa WAY	Other Petroleum	Regulation under CLM Act not required	-34.84454618	150.6139462
BOMADERRY	Former Shell Depot	44 Railway STREET	Other Petroleum	Regulation under CLM Act not required	-34.85193621	150.6117038
BOMADERRY	SRA Land	Lot 2 Meroo STREET	Unclassified	Regulation under CLM Act not required	-34.85314813	150.6099573
BOMADERRY	Bomaderry Works Depot	10 McIntyre WAY	Other Petroleum	Regulation under CLM Act not required	-34.84576748	150.6131411
BOMADERRY	Commercial Land	320 Princes HIGHWAY	Other Industry	Contamination currently regulated under CLM Act	-34.84424073	150.5958149
BOMBALA	Caltex Service Station Bombala	159-161 Maybe STREET	Service Station	Regulation under CLM Act not required	-36.91234945	149.2374622
BOMBALA	Former Bright Street Timber Mill	Bright STREET	Other Industry	Regulation under CLM Act not required	-36.91547645	149.2302454
BOMBALA	Caltex Bombala Service Station	High Street corner Stephen STREET	Service Station	Regulation under CLM Act not required	-36.90447935	149.241292
BOMBALA	Prime Pine site	Sandy LANE	Other Industry	Regulation under CLM Act not required	-36.9315425	149.2110959
BOMEN	Caltex Terminal	34 Lewington STREET	Other Petroleum	Regulation under CLM Act not required	-35.0700202	147.4121955
BOMEN	Enirgi Power Storage Recycling	509 Byrnes ROAD	Other Industry	Under assessment	-35.058638	147.428731
BONDI	BP-branded Service Station	185 Bondi ROAD	Service Station	Regulation under CLM Act not required	-33.89432208	151.2647671
BONDI	Caltex Service Station Bondi	51 Bondi ROAD	Service Station	Regulation under CLM Act not required	-33.8936307	151.260001
BONDI JUNCTION	Waverley Bus Depot	1-15 Oxford STREET	Other Industry	Regulation under CLM Act not required	-33.89165341	151.2421246

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
BONNY HILLS	Bonny View Store	923 Ocean DRIVE	Service Station	Regulation under CLM Act not required	-31.59075636	152.8392935
BONNYRIGG	Metro (Formerly United & AP SAVER) Service Station Bonnyrigg	709 Cabramatta (W) ROAD	Service Station	Regulation under CLM Act not required	-33.89297085	150.8925935
BONNYRIGG HEIGHTS	BP-Branded Service Station Bonnyrigg	451 North Liverpool ROAD	Service Station	Regulation under CLM Act not required	-33.89416327	150.8578378
BOOLAROO	Cardiff West Estate - Pasminco Cockle Creek	Adjacent to PCC Smelter at 13A Main ROAD	Metal Industry	Regulation under CLM Act not required	-32.93950137	151.6349183
BOOLAROO	Cockle Creek and Cockle Bay Sediments	Off Creek Reserve ROAD	Metal Industry	Contamination currently regulated under CLM Act	-32.96079541	151.6141327
BOOLAROO	Pasminco Cockle Creek Smelter	Lake ROAD	Metal Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-32.94434593	151.6307345
BOOLAROO	Incitec Pivot	13 Main STREET	Other Industry	Contamination formerly regulated under the CLM Act	-32.94803538	151.6302187
BOOLAROO	Bunnings Site - Pasminco Cockle Creek	13a Main ROAD	Metal Industry	Contamination formerly regulated under the CLM Act	-32.94364503	151.6252316
BOOLAROO	Part Lot 2 DP1127713 (proposed Lot G) - Pasminco Cockle Creek Smelter site	13a Main ROAD	Metal Industry	Contamination formerly regulated under the CLM Act	-32.94404392	151.6267695
BOOLAROO	Lot 600 DP1228699 (formerly Part Lot 2 DP1127713 & proposed 'Lot D') - Pasminco Cockle Creek Smelter site	Main ROAD	Metal Industry	Contamination formerly regulated under the CLM Act	-32.94440875	151.6264143
BOOROWA	Former Mobil Depot	14-16 Brial STREET	Other Petroleum	Regulation under CLM Act not required	-34.43673234	148.7300821
BOOROWA	Mobil Service Station	63-69 Marsden STREET	Service Station	Contamination formerly regulated under the CLM Act	-34.44157331	148.7162391
BOTANY	Former Aerosols of Australia	1617 Botany ROAD	Chemical Industry	Regulation under CLM Act not required	-33.9529386	151.2037468
BOTANY	Allnex	49-61 Stephen ROAD	Chemical Industry	Contamination currently regulated under CLM Act	-33.952588	151.21101
BOTANY	Former Tannery	2 Daniel STREET	Other Industry	Regulation under CLM Act not required	-33.94126194	151.1991087
BOTANY	Botany, Underwood	14a Underwood AVENUE	Unclassified	Contamination being managed via the planning process (EP&A Act)	-33.94508532	151.1947626

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
BOTANY	Roads and Maritime Service	5 - 9 Lord STREET	Other Industry	Regulation under CLM Act not required	-33.94100279	151.1968763
BOTANY	Former Industrial Site	28 Folkestone PARADE	Unclassified	Contamination being managed via the planning process (EP&A Act)	-33.95187539	151.1960537
BOURKE	Caltex Service Station	82-86 Anson STREET	Service Station	Regulation under CLM Act not required	-30.09500388	145.9414388
BOURKE	Former Shell Bourke Depot	94-106 Anson STREET	Service Station	Regulation under CLM Act not required	-30.09548497	145.9436745
BOWENFELS	Bowenfels Field Support Centre	9-13 Coerwull ROAD	Other Petroleum	Regulation under CLM Act not required	-33.47514572	150.1323899
BOWRAL	Shell Coles Express Bowral Service Station	430 Bong Bong STREET	Service Station	Regulation under CLM Act not required	-34.48269596	150.417389
BOWRAL	Former Gasworks	Merrigang STREET	Gasworks	Contamination currently regulated under CLM Act	-34.4783957	150.4255053
BOX HILL	Former Waste Management Facility	25 Terry ROAD	Landfill	Regulation under CLM Act not required	-33.65559259	150.8977986
BOX HILL	Former Poultry Farm	27-33 Boundary ROAD	Other Industry	Regulation under CLM Act not required	-33.64866563	150.8815467
BOX HILL	Former Poultry Farm	19-25 Boundary ROAD	Other Industry	Regulation under CLM Act not required	-33.65038071	150.8813725
BRANXTON	Former Service Station Branxton	Part of 70 Maitland STREET	Service Station	Contamination currently regulated under CLM Act	-32.65631582	151.3516243
BRANXTON	Branxton Wastewater Treatment Works	2151 New England HIGHWAY	Other Industry	Regulation under CLM Act not required	-32.66069944	151.3625572
BREWARRINA	Dowell's Fuel	39 Doyle STREET	Service Station	Regulation under CLM Act not required	-29.96152786	146.8612561
BRIGHTON-LE-SANDS	Shell Service Station Brighton Le Sands & adjacent land	2 General Holmes DRIVE	Service Station	Contamination formerly regulated under the CLM Act	-33.9579214	151.1578665
BRIGHTON-LE-SANDS	Cook Park	General Holmes DRIVE	Service Station	Contamination formerly regulated under the CLM Act	-33.9581072	151.1579572
BROADMEADOW	Former Industrial Site	16 Broadmeadow ROAD	Service Station	Regulation under CLM Act not required	-32.91444096	151.7300112

APPENDIX E – Council Records

PLANNING CERTIFICATE

UNDER SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



W A V E R L E Y
C O U N C I L

Page No: 1

Waverley Council
PO Box 9
BONDI JUNCTION NSW 1355

Cert. No.47746
Date: 25 August 2021
Receipt No. 999999
Your reference: REFURBISHMENT

Property location **Council Chambers, Bondi Road, BONDI JUNCTION NSW 2022**

Parcel description: **Lot 32 DP 1087365**

Owner: **Waverley Council**
PO Box 9
BONDI JUNCTION NSW 1355

[The next page is page 2]

Waverley Council | ABN: 12 502 583 608

PO Box 9, Bondi Junction NSW 1355 | DX 12006 Bondi Junction

PHONE **9083 8000** | FAX **9387 1820**

EMAIL waver@waverley.nsw.gov.au | WEB www.waverley.nsw.gov.au

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

The information in this certificate is provided under section 10.7(2) Environmental Planning & Assessment Act 1979 and the Environmental Planning & Assessment Regulation 2000, specifically Schedule 4.

The Council warns that:

- other authorities may hold information in respect of the land to which this certificate relates;
- the Council's records may not be complete or accurate in respect of the land; and
- the absence of a reference to any matter affecting the land does not imply that the land is not affected by any matter not referred to in this certificate.

Further information about this certificate may be available from Council's Duty Planner.

ITEM 1

Names of relevant planning instruments and DCPs

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

The following environmental planning instruments apply to the carrying out of development on the land:

Waverley Local Environmental Plan 2012 *as published on the NSW Legislation website (www.legislation.nsw.gov.au) and updated from time to time.*

- SEPP No. 19 Bushland in Urban Areas
- SEPP No. 33 Hazardous and Offensive Development
- SEPP No. 50 Canal Estates
- SEPP No. 55 Remediation of Land
- SEPP No. 64 Advertising and Signage
- SEPP No. 65 Design Quality of Residential Flat Development
- SEPP No. 70 Affordable Housing (Revised Schemes)
- SEPP (Affordable Rental Housing) 2009
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Coastal Management) 2018
- SEPP (Educational Establishments and Child Care Facilities) 2017
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Infrastructure) 2007
- SEPP (State and Regional Development) 2011
- SEPP (State Significant Precincts) 2005
- SEPP (Vegetation in Non-Rural Areas) 2017
- SREP (Sydney Harbour Catchment) 2005

Any enquiries regarding these SEPPs should be directed to the Department of Planning and Environment on: **1300 305 695** or <http://www.planning.nsw.gov.au>

- (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 Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

The following proposed environmental planning instruments apply to the carrying out of development on the land:

- Draft Waverley Local Strategic Planning Statement.
- Infrastructure SEPP (Review)
- SEPP 64 (Advertising and Signage) Amendment
- Draft SEPP (Housing) 2021

Note: Any enquiries regarding these SEPPs should be directed to the Department of Planning and Environment on: **1300 305 695** or <http://www.planning.nsw.gov.au>

- (3) The name of each development control plan that applies to the carrying out of development on the land.

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

Waverley Development Control Plan 2012 (WDCP 2012)

Please note the WDCP 2012 is amended from time to time. It is the responsibility of the applicant to ensure that the correct version is applied.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ITEM 2

Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2(a)”);
- (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 within the zone except with development consent,
- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Waverley Local Environmental Plan 2012 *as published on the NSW Legislation website (www.legislation.nsw.gov.au) and updated from time to time.*

Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from

the provision of infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

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

4 Prohibited

Any development not specified in item 2 or 3.

- (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,

The land is **not** subject to any development standards that fix minimum land dimensions for the erection of a dwelling house.

- (f) whether the land includes or comprises critical habitat,

The land does **not** comprise critical habitat.

- (g) whether the land is in a conservation area (however described),

The land is **not** within a Heritage Conservation Area.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does **not** contain an Item of Environmental Heritage.

ITEM 2A

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

To the extent that the land is within any zone (however described) under:

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

the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is **not** subject to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

ITEM 3

Complying development

- (1) The extent to which 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 (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Housing Code

Complying development under the Housing Code **may** be carried out on the land.

Rural Housing Code

There are no lands within the Waverley Council area that are affected by this Code.

Low Rise Medium Density Housing Code

Complying development under the Low Rise Medium Density Housing Code **may** be carried out on the land.

Greenfield Housing Code

There are no lands within the Waverley Council area that are affected by this Code.

Housing Alterations Code

Complying development under the Housing Alterations Code **may** be carried out on the land.

General Development Code

Complying development under the General Development Code **may** be carried out on the land.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alteration Code **may** be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

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

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code **may** be carried out on the land.

Subdivisions Code

Complying development under the Subdivisions Code **may** be carried out on the land.

Demolition Code

Complying development under the Demolition Code **may** be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code **may** be carried out on the land.

Disclaimer: If a restriction applies to the land, the restriction may not apply to all of the land. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Complying development may be able to be carried out on the land provided it meets the requirements and standards of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

ITEM 4, 4A (Repealed)

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 services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

No.

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

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.

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

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.

The land is **not** affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, or any environmental planning instrument or any resolution of the Council.

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 land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

- (a) The land is **not** affected by a policy adopted by Council that restricts the development of land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).
- (b) The land is **not** affected by a policy adopted by another 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 land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

ITEM 7A

Flood related development controls information

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

The land is **not** within the flood planning area and is **not** subject to flood related development controls.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

This information is currently unavailable.

- (3) In this clause—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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.

The land is **not** affected by any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 that provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

ITEM 9

Contributions plans

The name of each contributions plan applying to the land.

Waverley Council Development Contribution Plan 2006

Please note the Development Contribution Plan is amended from time to time. It is the responsibility of the applicant to ensure that the correct version is applied.

ITEM 9A

Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016, a statement to that effect.

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.

The land is **not** biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

ITEM 10

Biodiversity stewardship sites

If 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).

Note. Biodiversity stewardship agreements include biobanking 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.

Council has **not** been notified of any biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 relating to the land.

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).

Council has **not** been notified of the existence of any set aside area by Local Land Services.

ITEM 11

Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is **not** 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).

Council has **not** been notified of any property vegetation plans under the Native Vegetation Act 2003 applying to the land.

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).

No.

ITEM 14

Directions under Part 3A

If 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.

There is **no** direction under Part 3A.

ITEM 15

Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, andCouncil is **not** aware of any Site Compatibility Certificate (Seniors Housing) for this property.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

Council is **not** aware of any Site Compatibility Certificate (Seniors Housing) for this property.

ITEM 16

Site compatibility certificates for infrastructure, school or TAFE establishments

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

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

- (b) that a copy may be obtained from the head office of the Department.

Council is **not** aware of a site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments).

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, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.

Council has **not** been notified of any site compatibility certificate and condition for affordable rental housing.

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

Council has **not** been notified of any site compatibility certificate and condition for affordable rental housing.

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.

Council is **not** aware 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.

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

There is **no** subdivision order applying to the land.

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

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 Secretary'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.

Council has **not** been notified of any site verification certificates.

ITEM 20

Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect

Council has **not** been notified of a residential dwelling erected on this land containing loose-fill asbestos ceiling insulation. Contact NSW Fair Trading for more information.

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.

Council is **not** aware of any affected building notice 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

Council is **not** aware of any building product rectification order that is in force in respect of the land and has not been fully complied with.

- (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.

Council is **not** aware of any notice of intention to make a building product rectification order in respect of the land and is outstanding.

- (3) In this clause:

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

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

ITEM 22

State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

For land to which State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 applies, whether the land is—

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or
- (b) shown on the Lighting Intensity and Wind Shear Map under that Policy, or
- (c) shown on the Obstacle Limitation Surface Map under that Policy, or
- (d) in the “public safety area” on the Public Safety Area Map under that Policy, or
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map under that Policy.

The land parcel is **not** subject to the State Environmental Planning Policy (Western Sydney Aerotropolis).

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act-if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act-if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act-if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act-if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act-if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Additional information may be provided under section 10.7(5) of the Environmental Planning & Assessment Act 1979. The provision of any such additional information in this certificate is in good faith and subject to section 10.7(6) of the Environmental Planning & Assessment Act 1979.

- **BOARDING HOUSES:** State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) includes provisions for Boarding Houses. The ARHSEPP is to be consulted if it is intended to demolish, alter or add to, or change the fabric or furnish of a boarding house or to change its use.
- The land **has** a frontage to an Arterial Road.

View recent Development Applications relating to the land via the Development Application Tracking Tool available at Council's website [Track a Development Application](#).

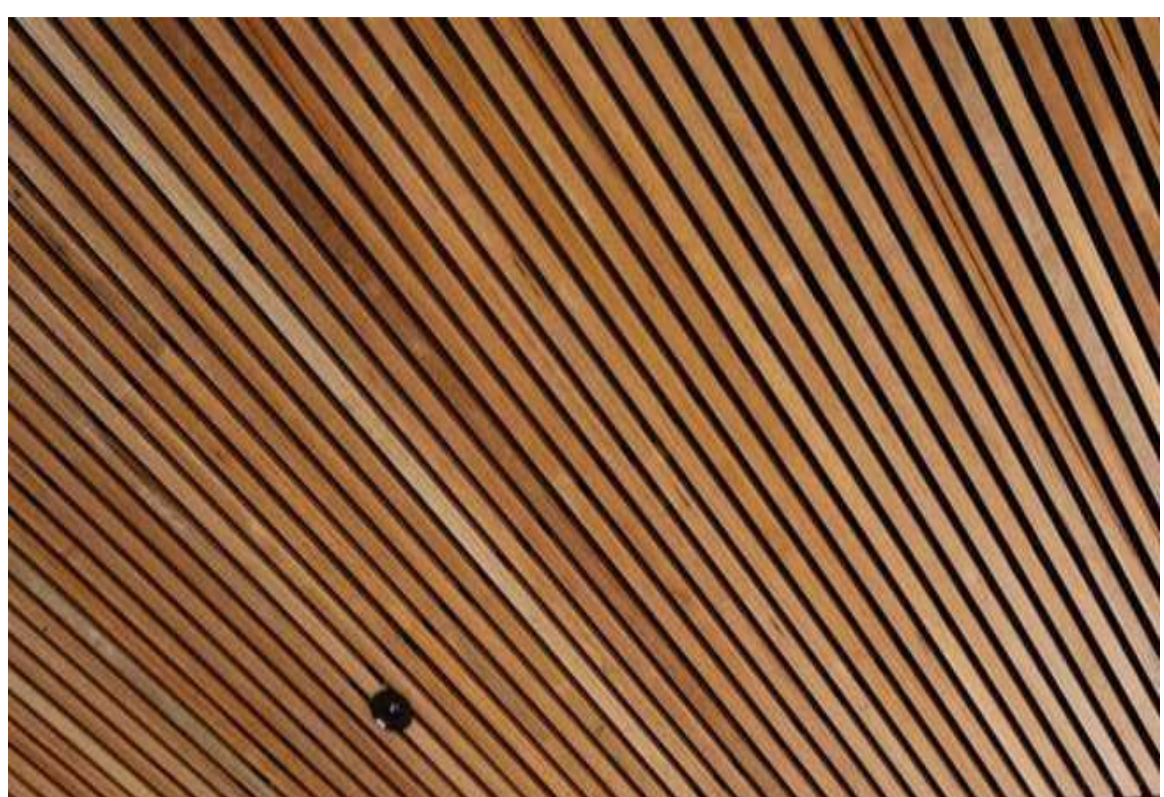
Further information about this certificate may be available from Council's Duty Planner.



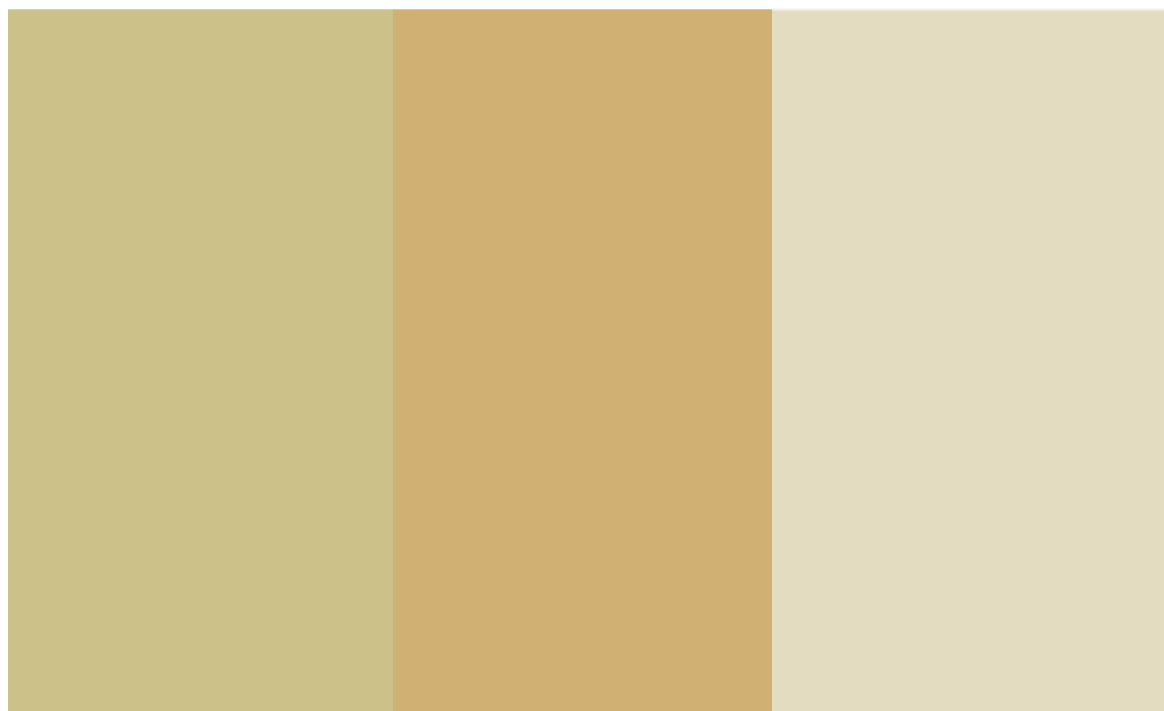
.....
Emily Scott
GENERAL MANAGER

APPENDIX F – Detail and Level Survey

WAVERLEY COUNCIL CHAMBERS UPGRADE



TM - TIMBER BATTEN SOFFIT



AL - POWDERCOATED ALUMINIUM BATTENS AND SHADING ELEMENTS



TL - FEATURE TILE WALL

STEEL PAINT FINISH - DULUX SHOJI WHITE



**CFC - COMPRESSED FIBRE CEMENT
CLADDING, INTEGRAL COLOUR FINISH**



PAV-01 RESIN BASED SEAMLESS FLOORING





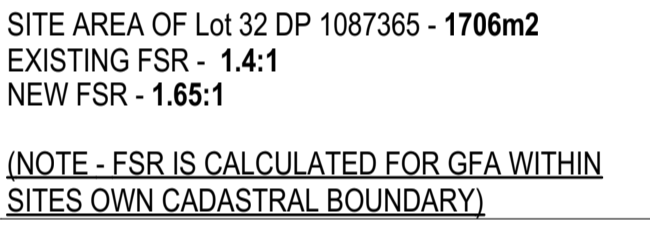
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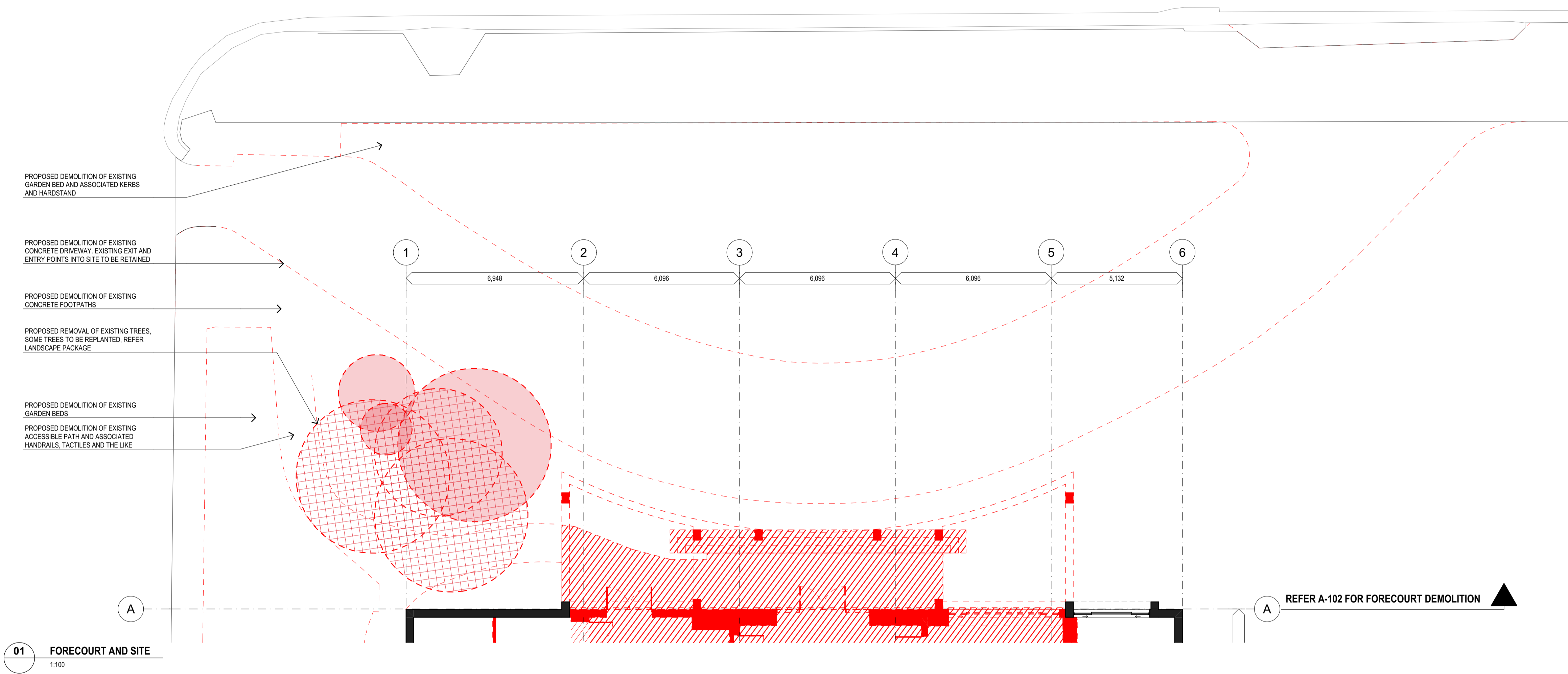
00 COVER			
	A-001	COVER PAGE	
10 PLANS			
	A-100	SITE ANALYSIS	1:200
	A-101	SITE PLAN	1:200
	A-102	FORECOURT DEMOLITION PLAN	1:100
	A-103	GROUND FLOOR DEMOLITION PLAN	1:100, 1:200
	A-104	FIRST FLOOR DEMOLITION PLAN	1:100, 1:200
	A-105	SECOND FLOOR DEMOLITION PLAN	1:100, 1:200
	A-106	THIRD FLOOR DEMOLITION PLAN	1:100, 1:200
	A-107	EXISTING AND NEW DIAGRAMS	1:200
	A-108	GROUND FLOOR PLAN	1:100
	A-109	LEVEL 1 FLOOR PLAN	1:100
	A-110	LEVEL 2 FLOOR PLAN	1:100
	A-111	LEVEL 3 FLOOR PLAN	1:100
	A-112	ROOF FLOOR PLAN	1:100
	A-117	SUN DIAGRAMS	1:500
20 ELEVATIONS			
	A-200	NORTH AND EAST ELEVATIONS	1:100
	A-201	SOUTH AND WEST ELEVATIONS	1:100
30 SECTIONS			
	A-300	CROSS SECTION	1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

NO	DESCRIPTION	DATE	AMENDMENTS IN CURRENT REVISION (SHOWN CLOUDED ON DRAWINGS)	TITLE	TITLE	TITLE	TITLE	LEGEND	NORTH	CLIENT	PROJECT TITLE	<div> <div> lahznimmo architects Suite 404, Flourmill Studios 3 Gladstone St Newtown NSW 2042 Australia T 02 9550 5200 F 02 9550 5233 www.lahznimmo.com </div> </div>	TITLE
01	DRAFT REF ISSUE	17/09/2021		Workplace Planning KDP Antelope Consulting Pty Ltd 224 Alt Street Haberfield NSW 2045	Service Engineers and ESD KDP Level 17, 456 Kent Street Sydney NSW 2000	PCA Steve Watson Partners Level 17, 456 Kent Street Sydney NSW 2000				Waverley Council	Waverley Council Chambers Upgrade	<div> <div> COVER PAGE </div> </div>	
02	REF FOR COMMUNITY CONSULTATION	12/10/2021										<div> <div> Suite 404, Flourmill Studios 3 Gladstone St Newtown NSW 2042 Australia T 02 9550 5200 F 02 9550 5233 www.lahznimmo.com </div> </div>	
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												<div> <div> 02 </div> </div>	

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- TREES TO BE TRANSPLANTED
- TREES TO BE REMOVED
- FLOOR / LOW STRUCTURE TO BE DEMOLISHED
- WALLS TO BE DEMOLISHED
- WINDOWS TO BE DEMOLISHED
- GENERAL TO BE DEMOLISHED

REV	DESCRIPTION	DATE	No.	AMENDMENT DESCRIPTION
01	DRAFT REF ISSUE	17/09/2021		
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TITLE FORECOURT DEMOLITION PLAN					
REVIEW	DIRECTOR SIGNATURE	DATE	DRAWN	PLOT DATE	SCALE @A1
TENDER			LW	12/10/2021	1:100
CHECKED	AN	21-01	PROJECT NO.	DRAWING NO.	REV. NO.
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HATCHED AREA INDICATES PROPOSED
DEMOLITION OF EXISTING HARDSTAND
AND ASSOCIATED STAIRS / RAMPS

EXTENT OF PROPOSED DEMOLITION OF
NORTHERN FACADE

EXISTING WINDOWS TO BE REMOVED AND
REPLACED ON WESTERN FACADE

EXTENT OF FLOOR AND STRUCTURE
UNDER TO BE DEMOLISHED

EXTENT OF PROPOSED DEMOLITION OF
EXISTING CONCRETE GARDEN KERB WALL

EXISTING WINDOWS TO BE REMOVED AND
REPLACED ON SOUTHERN FACADE

REFER A-102 FOR FORECOURT DEMOLITION

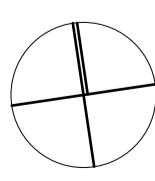
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- FLOOR / LOW
STRUCTURE TO BE
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- WALLS TO BE
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- WINDOWS TO BE
DEMOLISHED
- GENERAL TO BE
DEMOLISHED

REV	DESCRIPTION	DATE	No.	AMENDMENT DESCRIPTION
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GROUND FLOOR DEMOLITION PLAN					REV. NO
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TENDER			LW	12/10/2021	1:100, 1:200
CHECKED	AN		PROJECT NO.	DRAWING NO.	
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EXISTING WINDOWS TO GROUND, LEVELS
1 AND 2 PROPOSED TO BE REMOVED AND
REPLACED TO EAST FACADE

PRINT / UTILITY

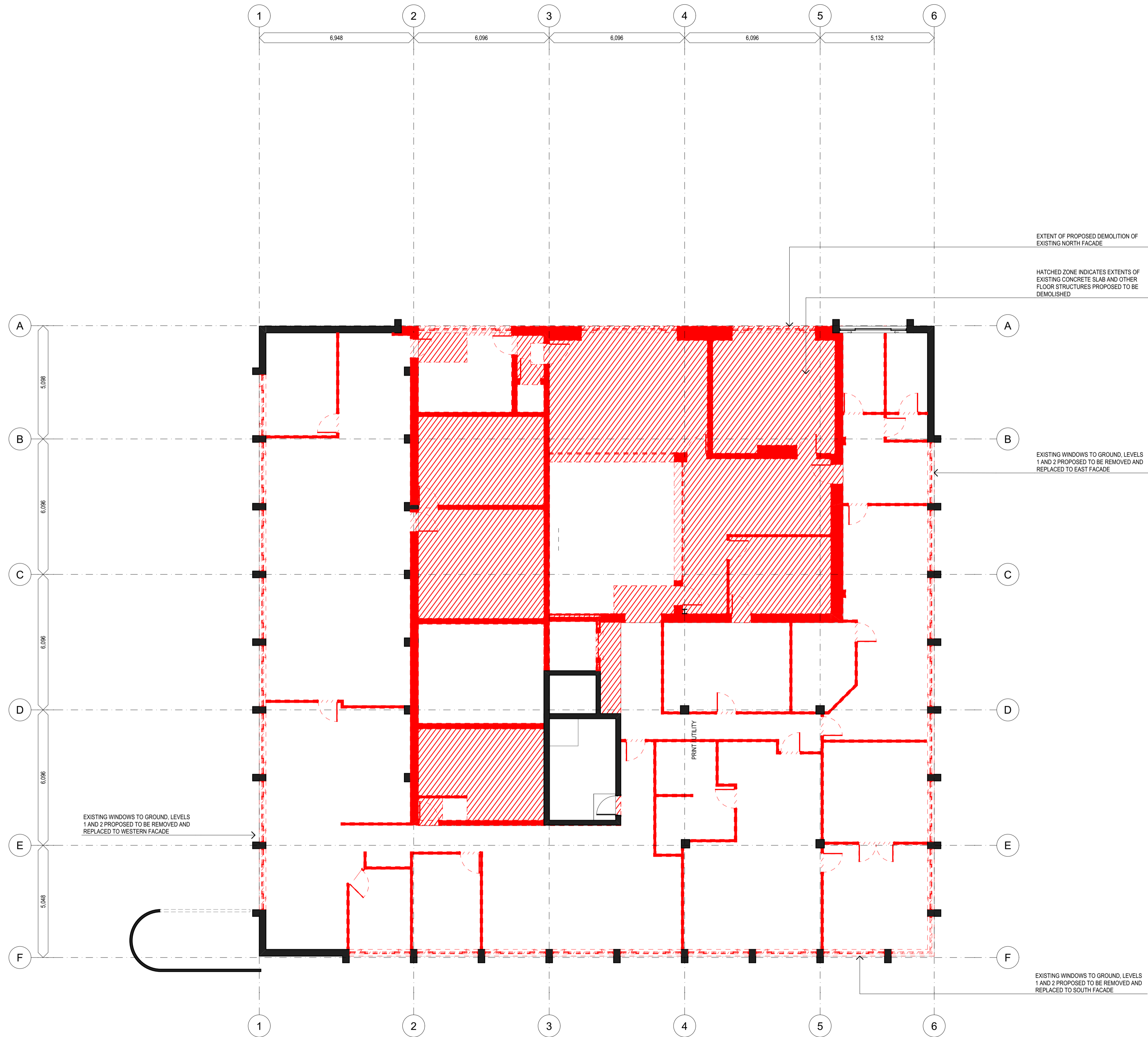
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 WALLS TO BE DEMOLISHED

 WINDOWS TO BE DEMOLISHED

 GENERAL TO BE DEMOLISHED

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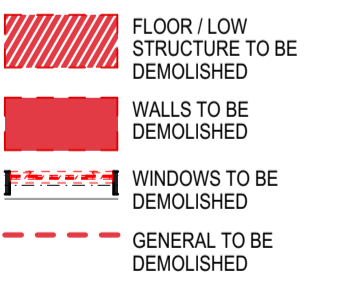
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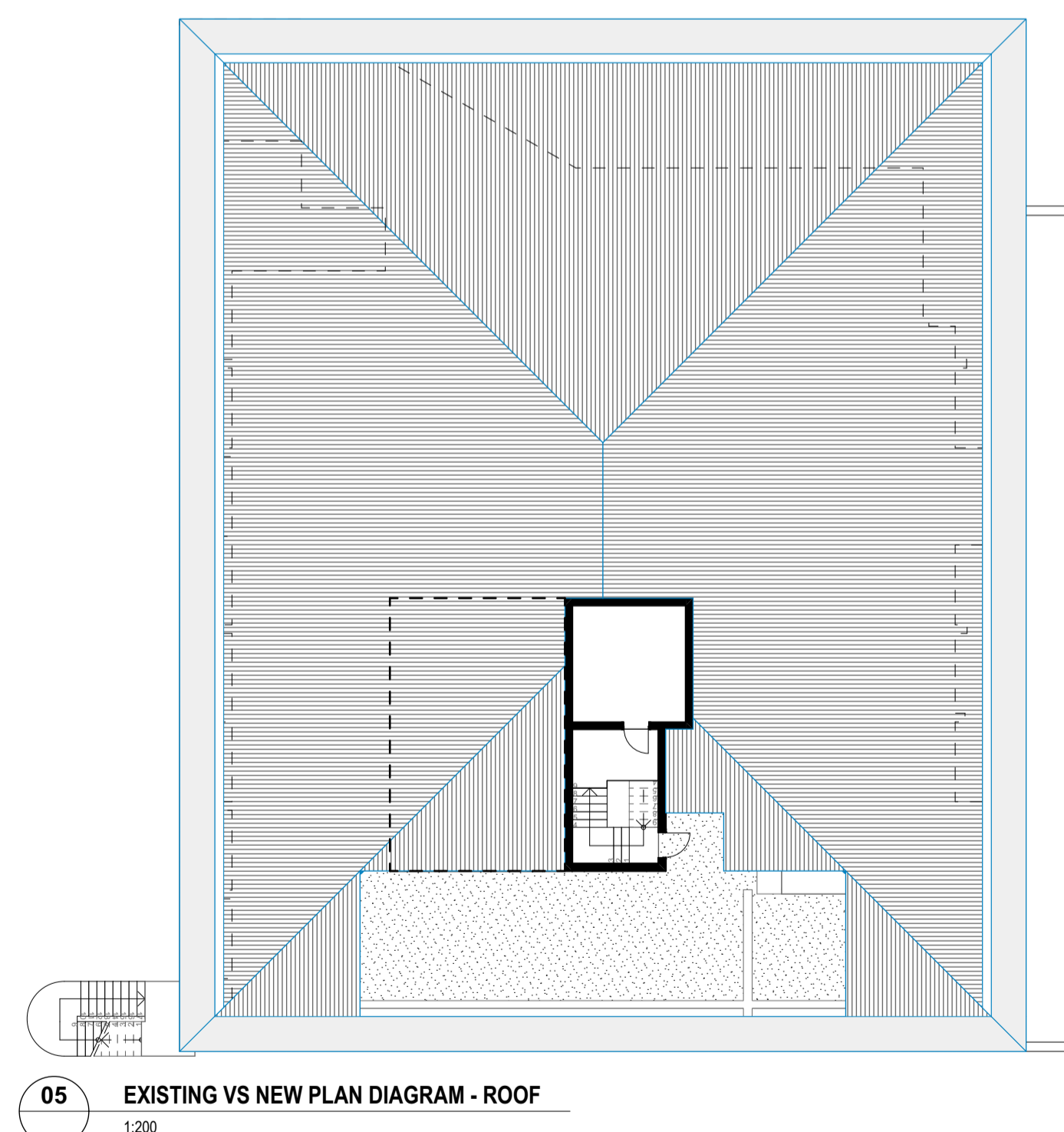
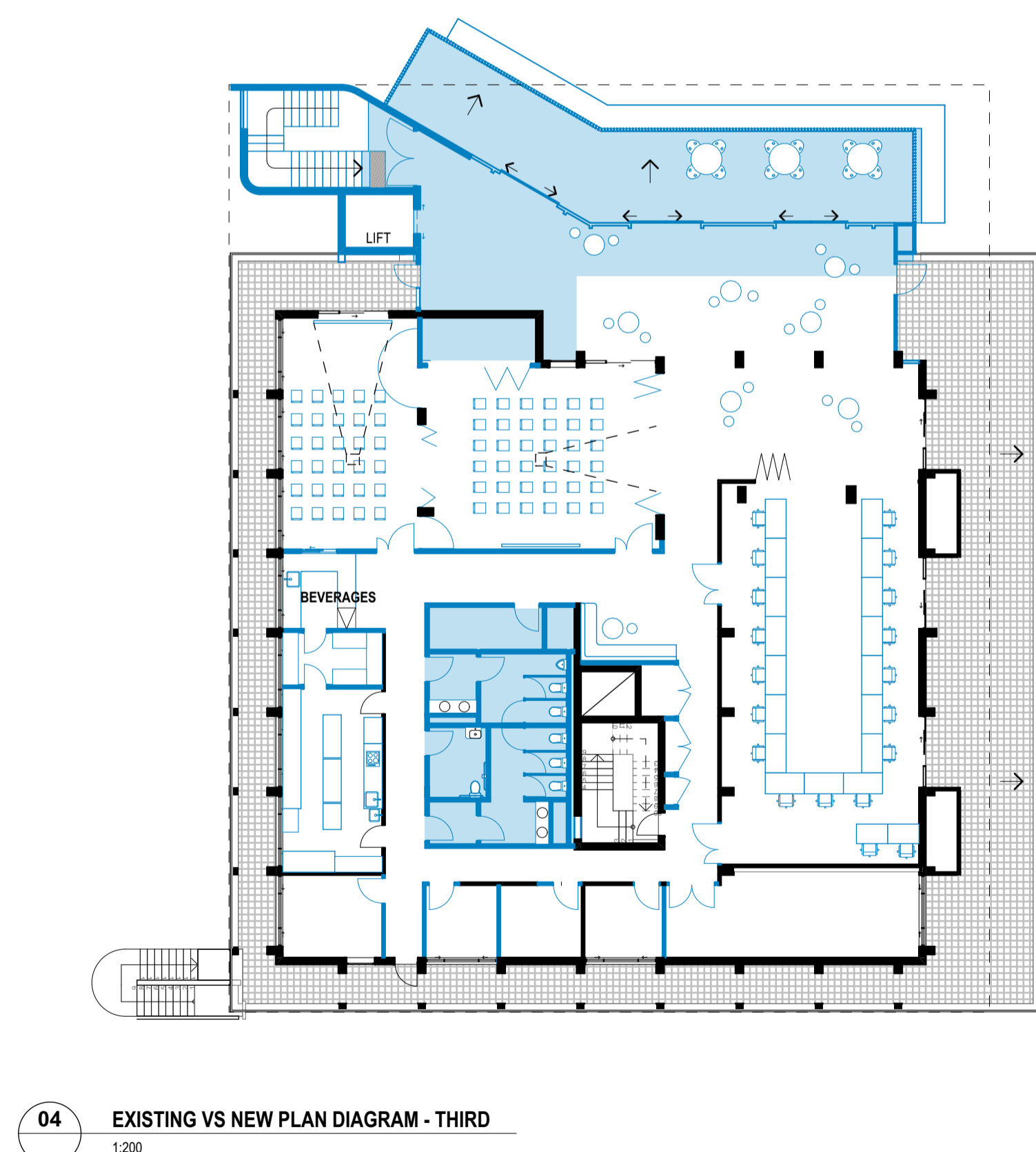
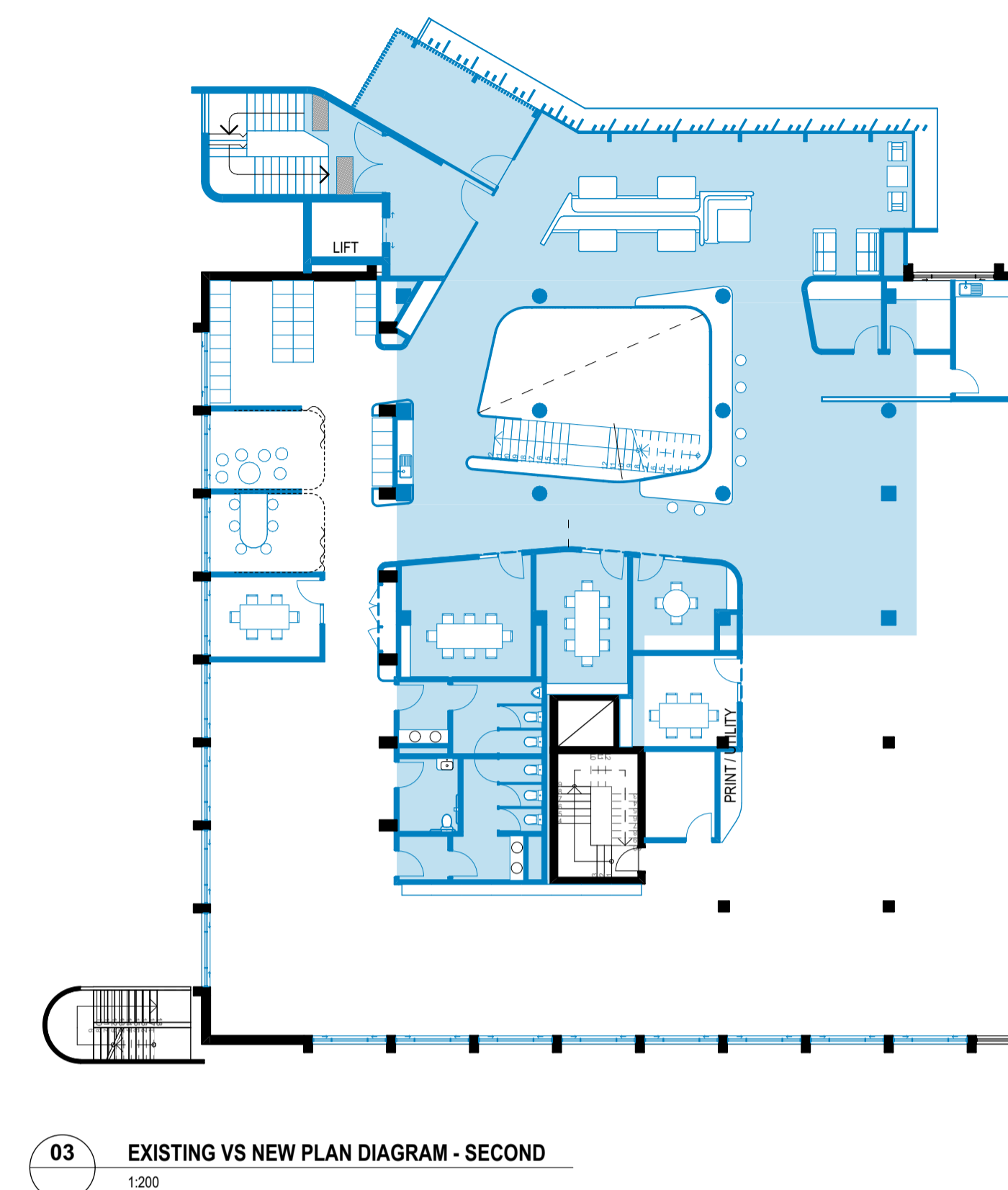
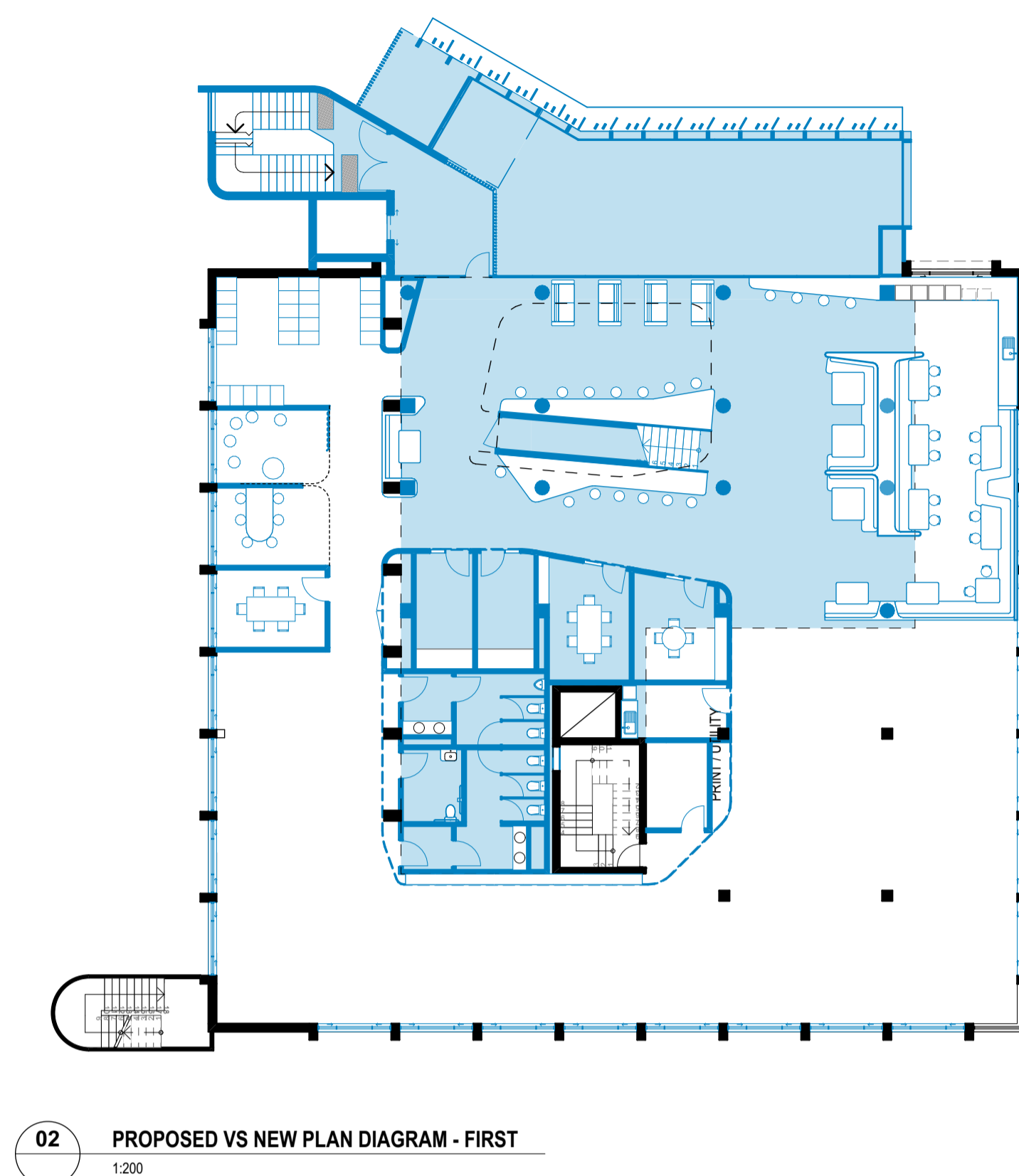
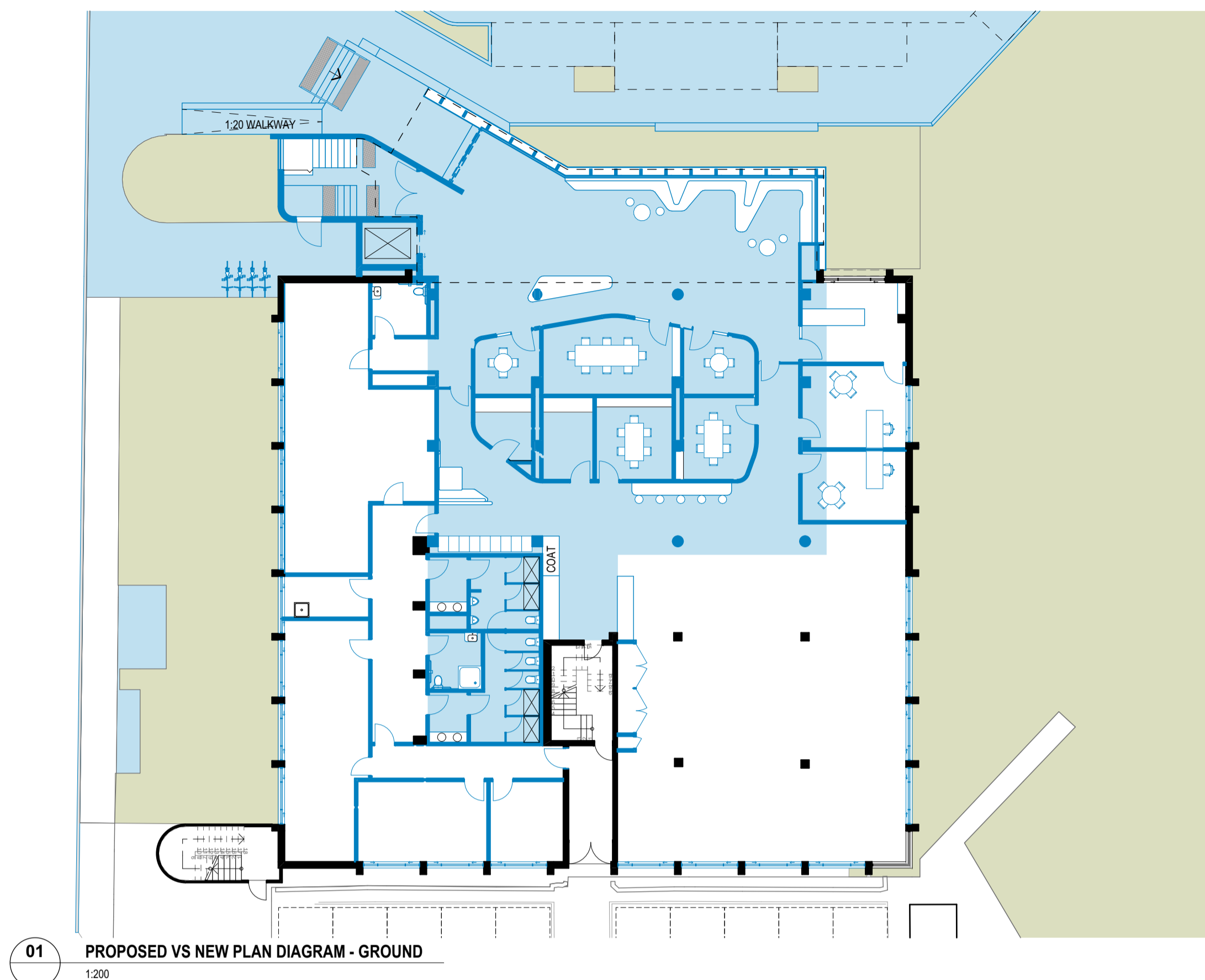
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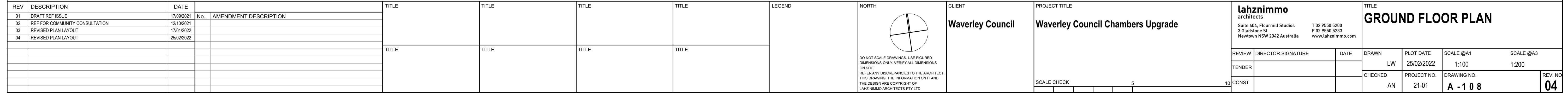
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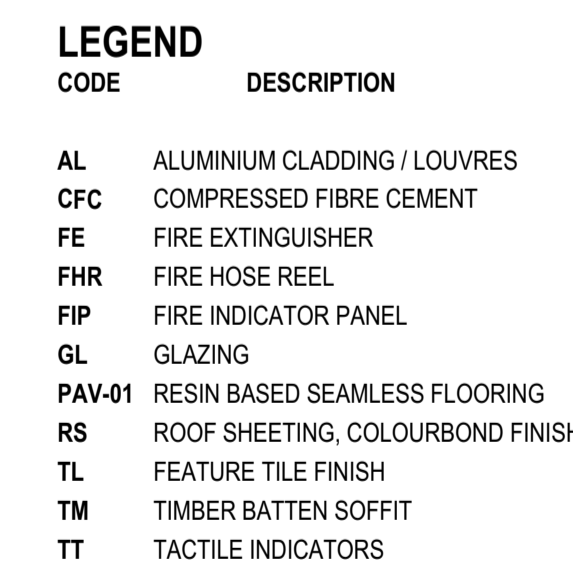
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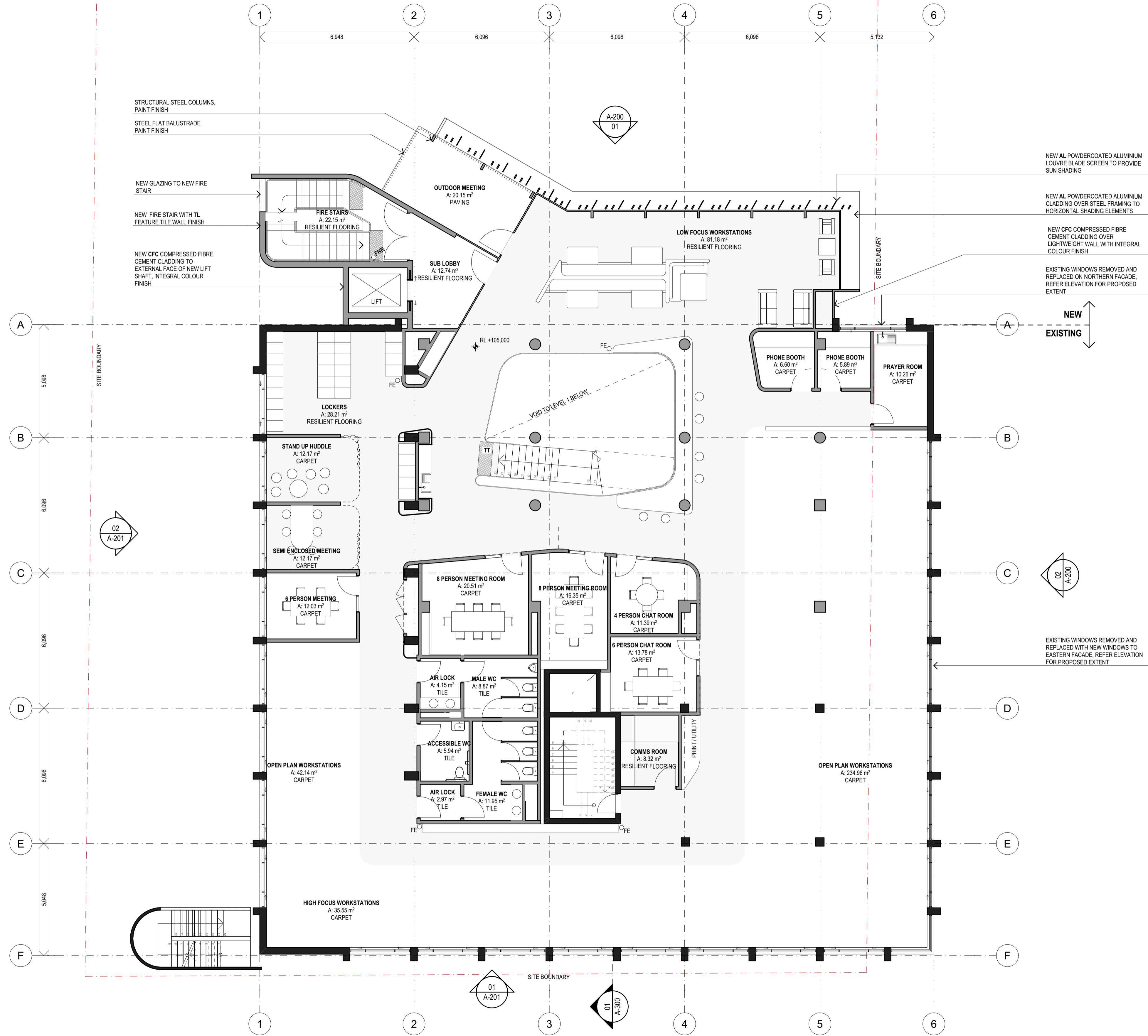


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FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE	No.	AMENDMENT DESCRIPTION
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02	REF FOR COMMUNITY CONSULTATION	12/10/2021		

TITLE	TITLE	TITLE	TITLE

LEGEND

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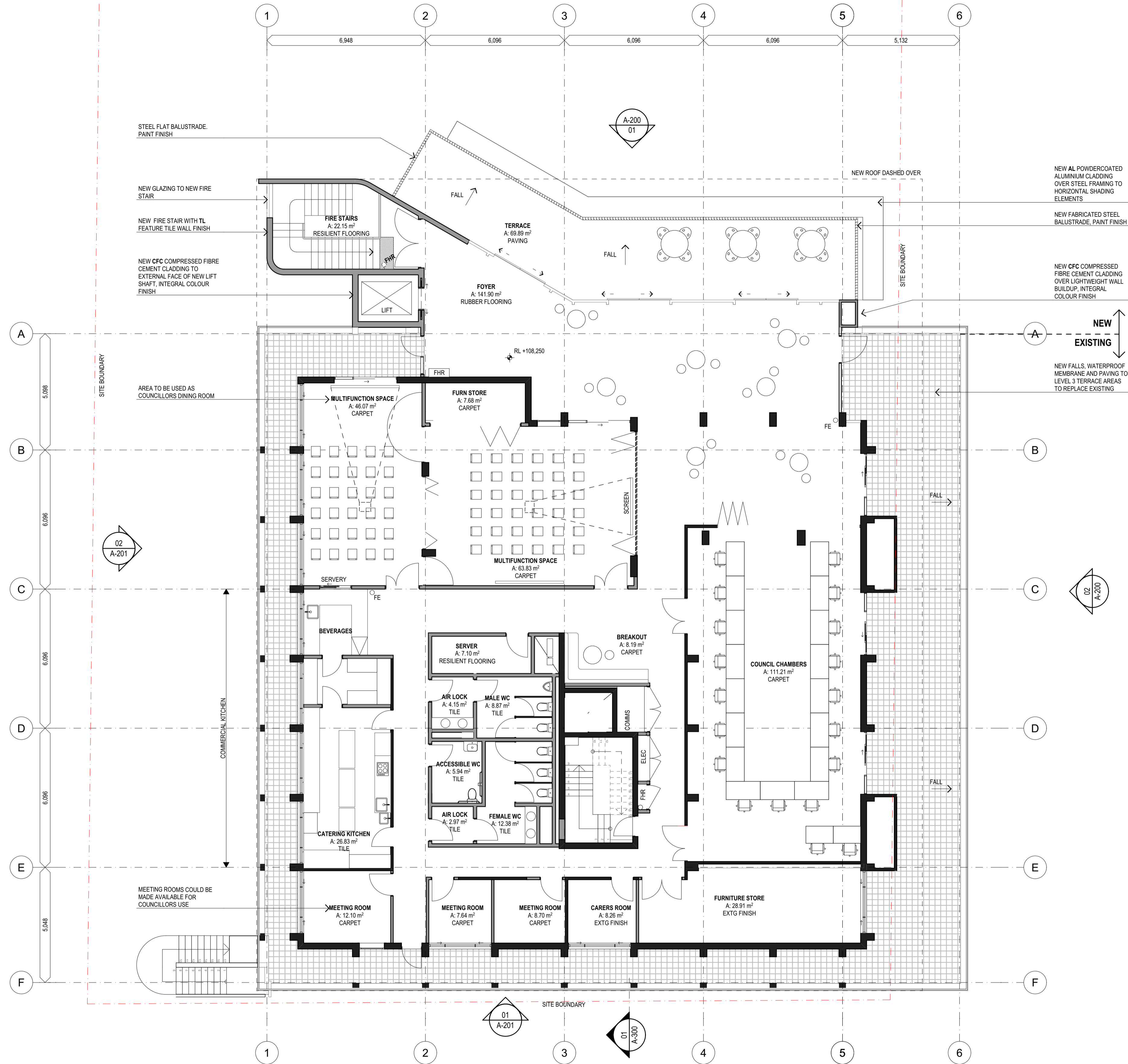
CLIENT
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PROJECT TITLE
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TITLE
LEVEL 2 FLOOR PLAN

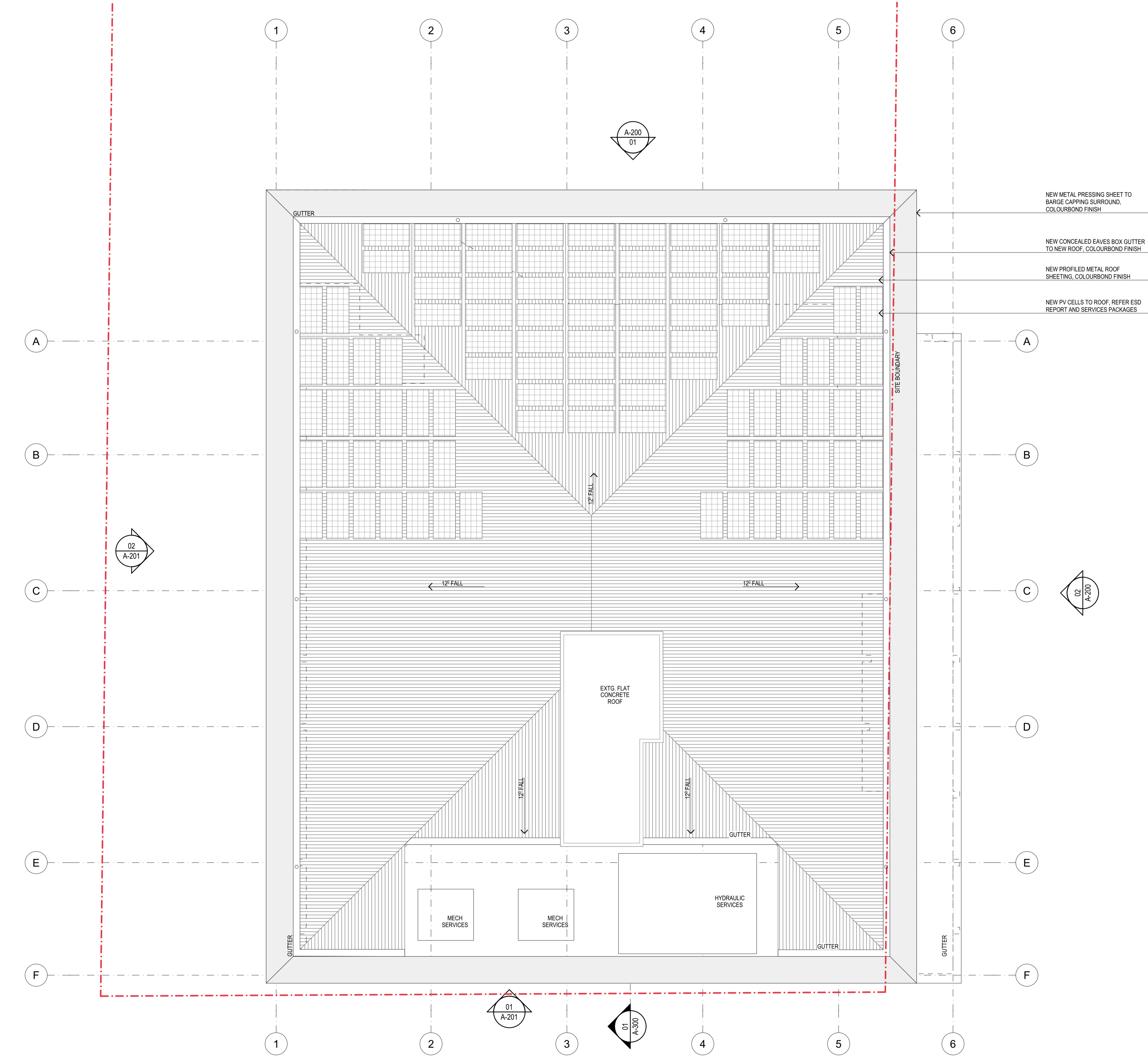
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LEGEND	
CODE	DESCRIPTION
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CFC	COMPRESSED FIBRE CEMENT
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FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

01 LEVEL 3
1:100

REV	DESCRIPTION	DATE			TITLE	TITLE	TITLE	TITLE	LEGEND	NORTH	CLIENT	PROJECT TITLE	lahznimmo architects		TITLE						
01	DRAFT REF ISSUE	17/09/2021	No.	AMENDMENT DESCRIPTION						 DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING, THE INFORMATION ON IT AND THE DESIGN ARE COPYRIGHT OF LAHZNIMMO ARCHITECTS PTY LTD	Waverley Council	Waverley Council Chambers Upgrade	Suite 404, Flourmill Studios 3 Gladstone St Newtown NSW 2042 Australia		T 02 9550 5200 F 02 9550 5233 www.lahznimmo.com		LEVEL 3 FLOOR PLAN				
02	REF FOR COMMUNITY CONSULTATION	12/10/2021																			
03	REVISED PLAN LAYOUT	12/01/2022																			

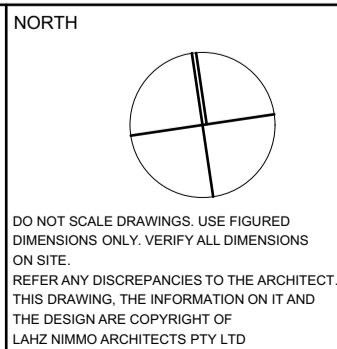


01 ROOF UPPER
1:100

REV	DESCRIPTION	DATE	No.	AMENDMENT DESCRIPTION
01	DRAFT REF ISSUE	17/09/2021		
02	REF FOR COMMUNITY CONSULTATION	12/10/2021		

TITLE	TITLE	TITLE	TITLE

LEGEND

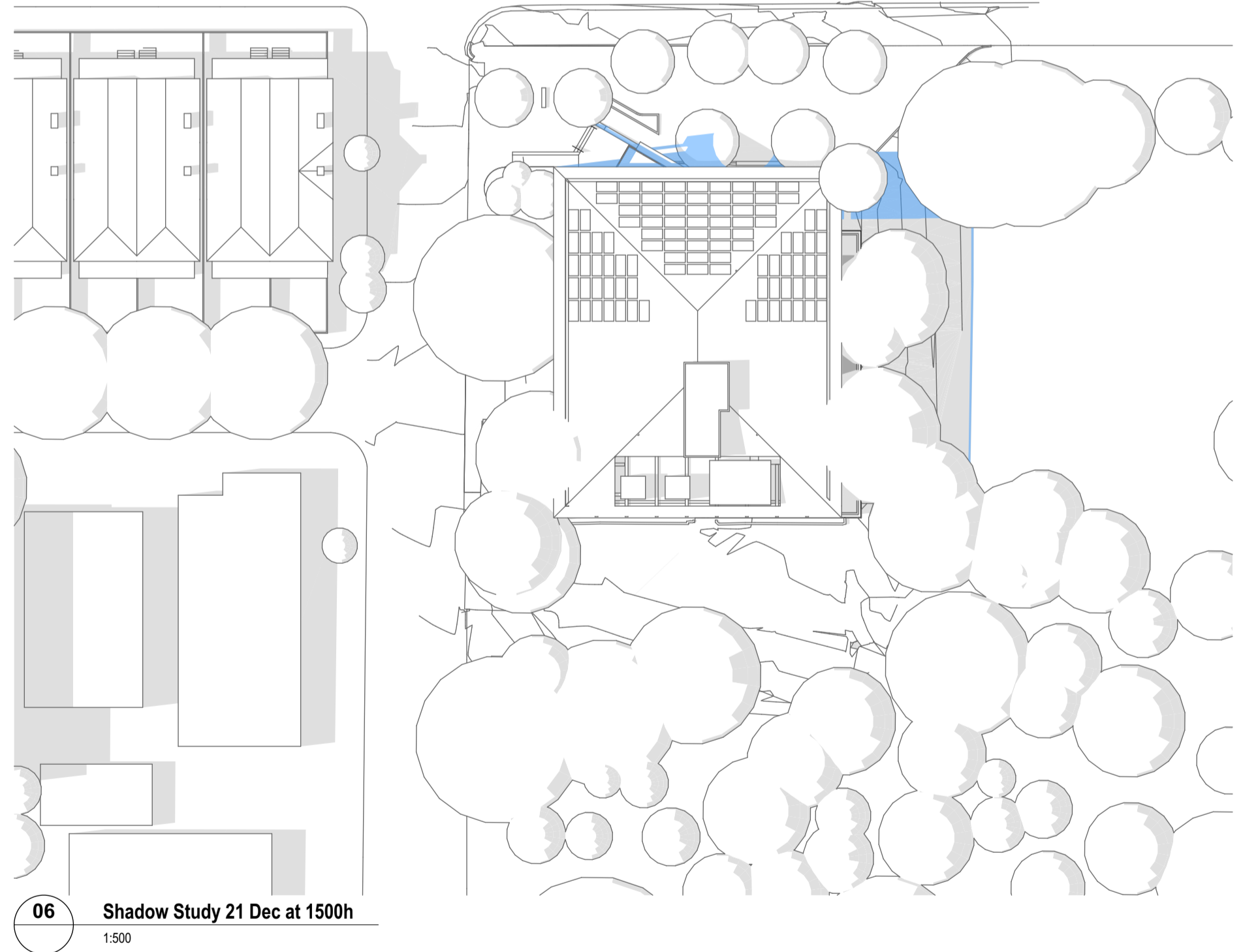
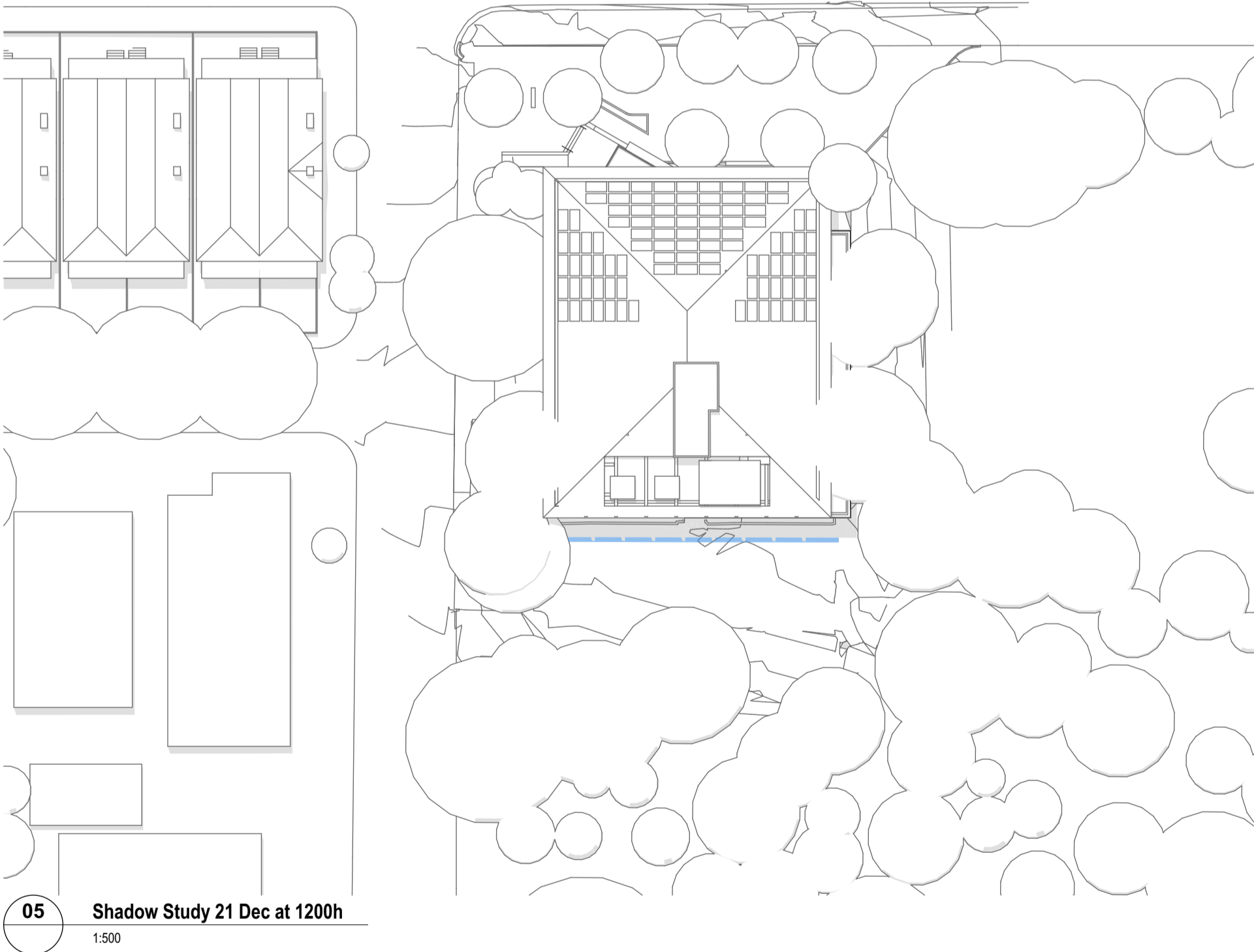
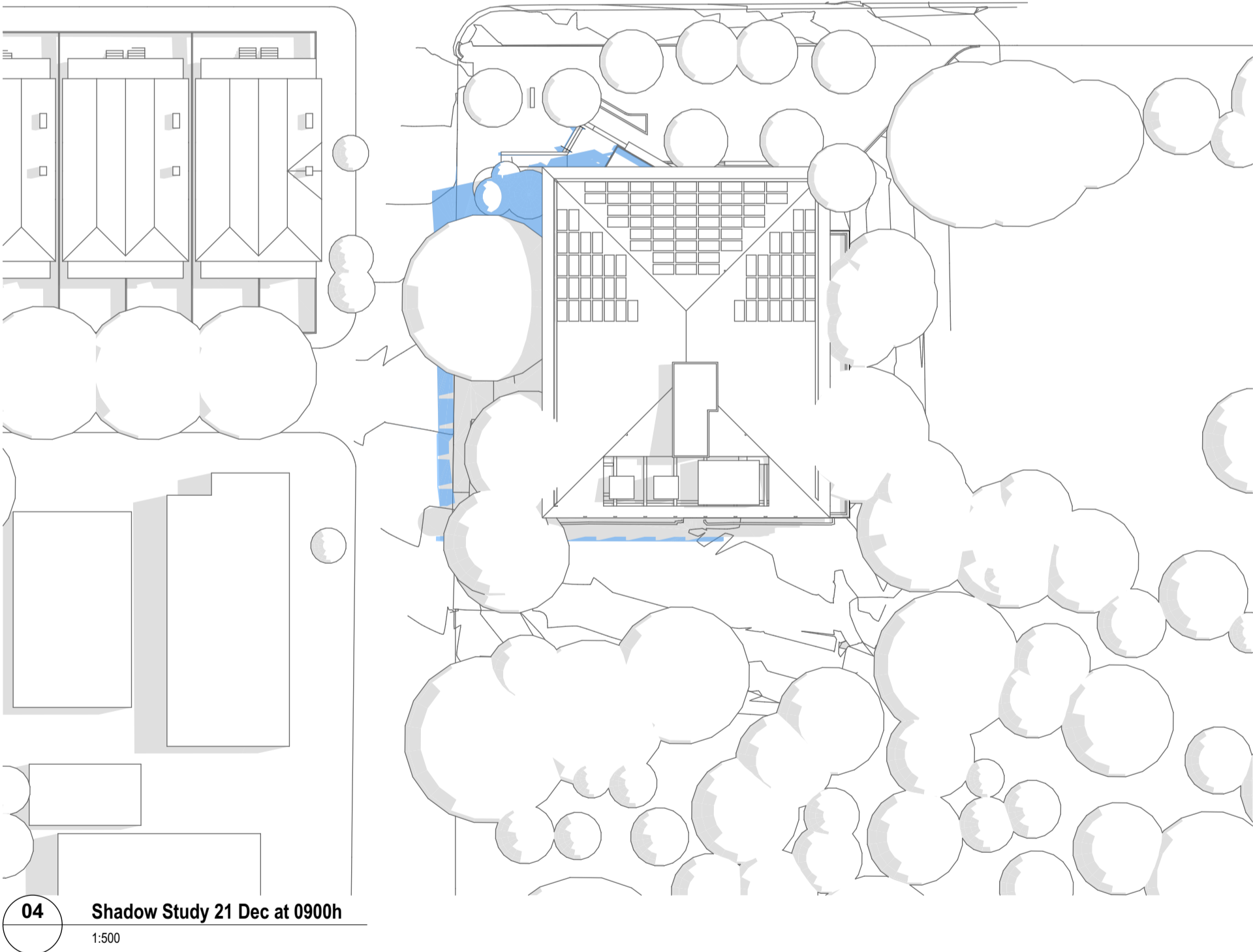
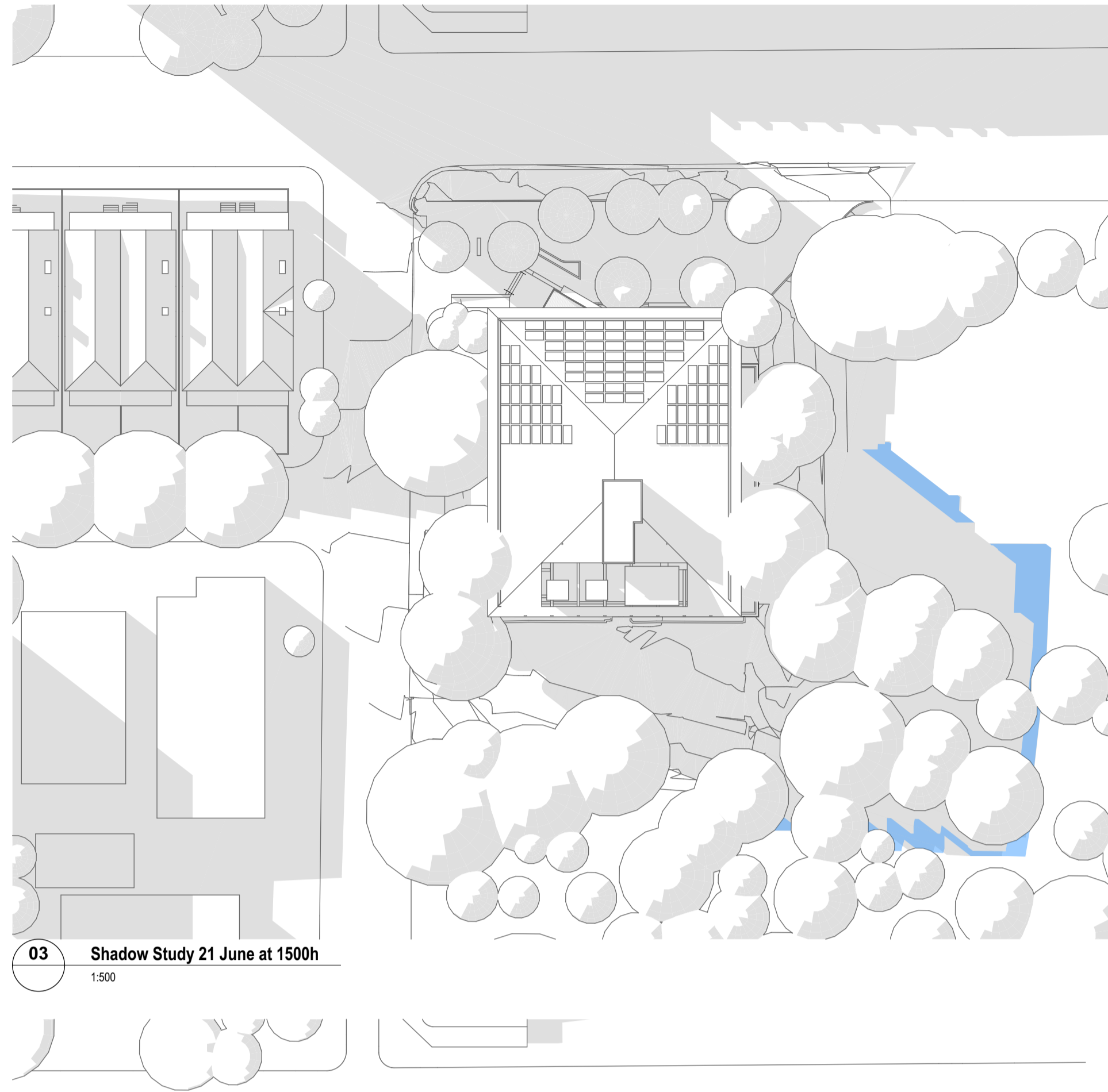
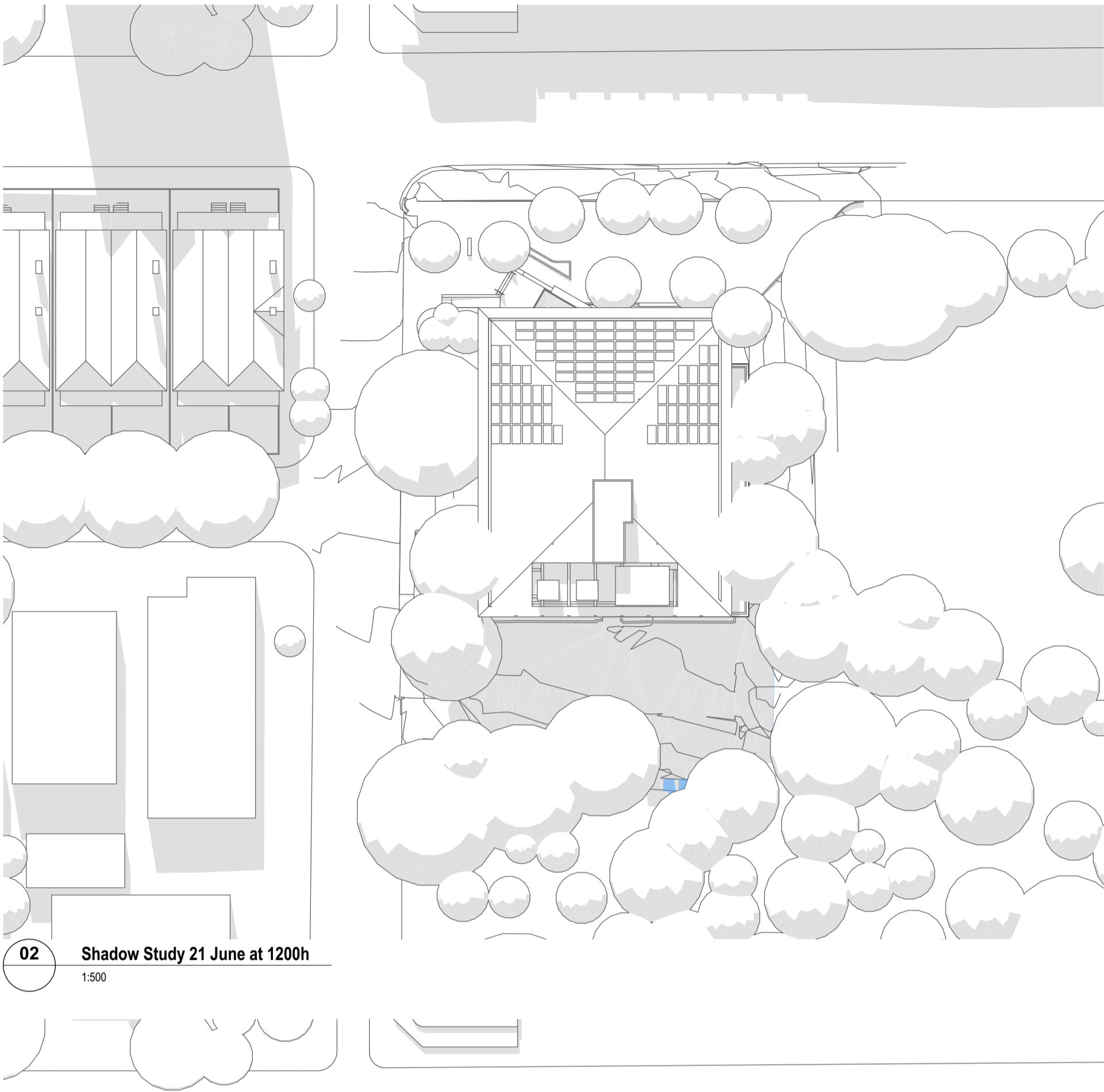
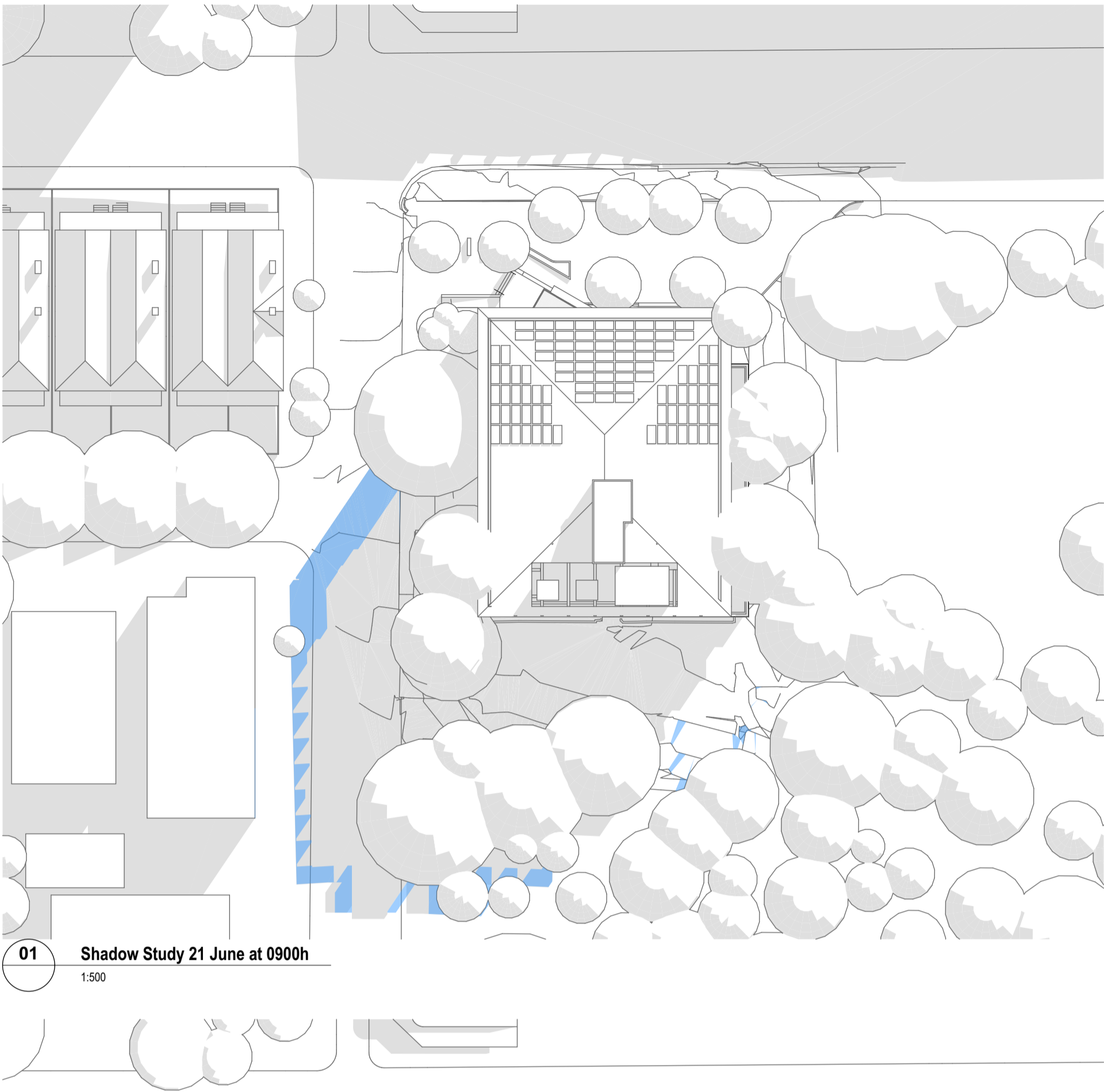


CLIENT
Waverley Council

PROJECT TITLE
Waverley Council Chambers Upgrade

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T 02 9550 5200
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www.lahznimmo.com

TITLE ROOF FLOOR PLAN					
REVIEW	DIRECTOR SIGNATURE	DATE	DRAWN	PLOT DATE	SCALE @A1
TENDER			LW	12/10/2021	1:100
CHECKED	AN	21-01	PROJECT NO.	DRAWING NO.	SCALE @A3
				A - 1 1 2	1:200



REV	DESCRIPTION	DATE	No.	AMENDMENT DESCRIPTION
01	DRAFT REF ISSUE	17/09/2021		
02	REF FOR COMMUNITY CONSULTATION	12/10/2021		

TITLE	TITLE	TITLE	TITLE

LEGEND
EXTG SHADOWS
NEW SHADOWS

NORTH

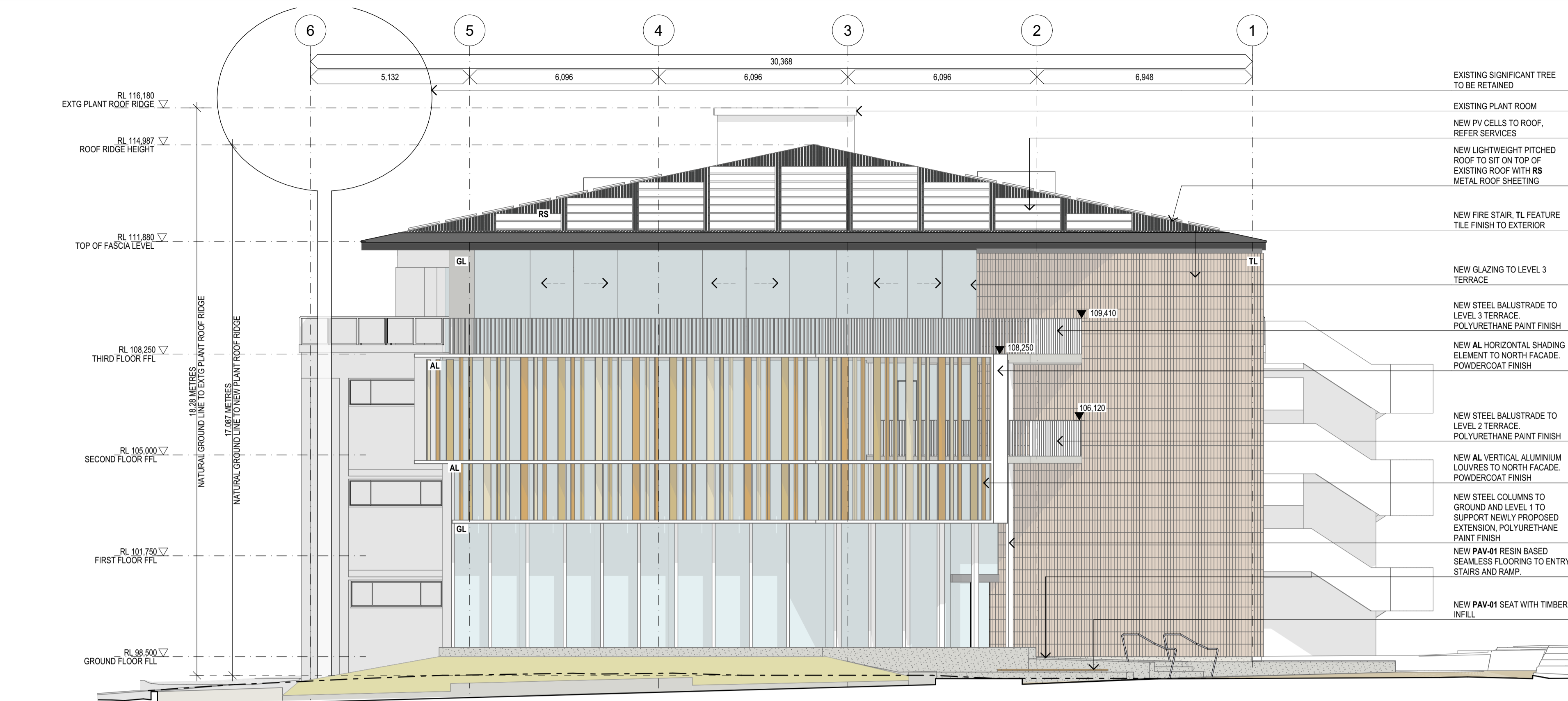
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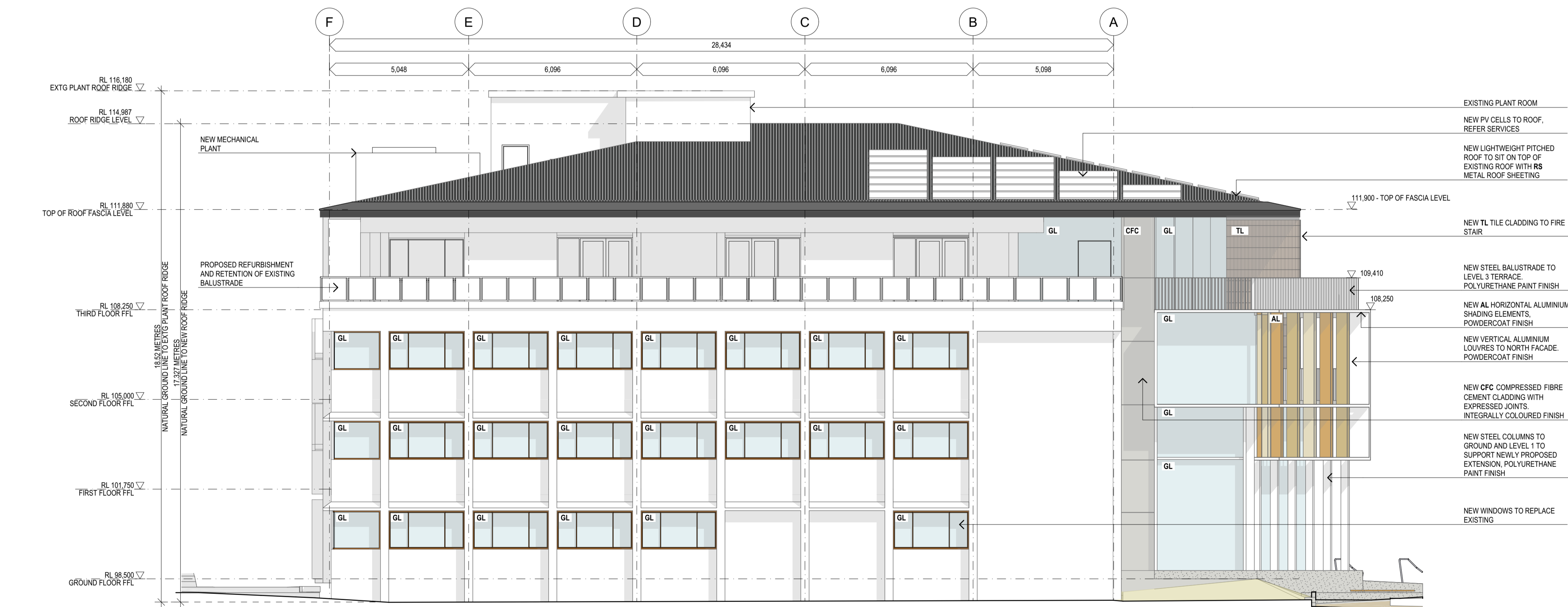
PROJECT TITLE
Waverley Council Chambers Upgrade

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TITLE SUN DIAGRAMS				
REVIEW	DIRECTOR SIGNATURE	DATE	DRAWN	PLOT DATE
TENDER			LW	12/10/2021
CHECKED	AN	21-01	PROJECT NO.	DRAWING NO.
			A - 1 1 7	



01 NORTH ELEVATION
1:100



02 EAST ELEVATION
1:100

LEGEND	
CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE	No.	AMENDMENT DESCRIPTION
01	DRAFT REF ISSUE	17/09/2021		
02	REF FOR COMMUNITY CONSULTATION	12/10/2021		

TITLE	TITLE	TITLE	TITLE

LEGEND

NORTH

CLIENT
Waverley Council

PROJECT TITLE
Waverley Council Chambers Upgrade

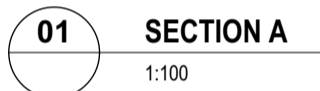
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NORTH AND EAST ELEVATIONS					



LEGEND	
CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

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